

DATE: September 8, 2021
SUBJECT:
Certificate of Appropriateness Request: H-14-21
Applicant: Daniel Webber
Location of subject property: 78 Franklin Ave. NW
Staff Report prepared by: Katherine Godwin, Sr. Planner

BACKGROUND:

- The subject property, 78 Franklin Ave. NW, is designated as a “Contributing” structure in the North Union Street Historic District. (Exhibit A).
- Constructed: ca. 1900
- “Two-story, frame, Queen Anne style house with pronounced vertical emphasis created by high, nearly pyramidal roof and narrow, two-bay façade. Façade consists of two gables, one simply an interruption of the main roofline and the other a projecting bay with cut-away corners. Both gables have sawn ornaments with spindle work: the cut-away corners of the projecting gable are trimmed with bowed brackets. The porch is upheld with a combination of turned posts and recently added ornamental iron supports.” (Exhibit A).
- Applicant is proposing to:
 - Install metal handrails to the front stairs (Exhibit B).

DISCUSSION:

The applicant proposes to install two metal handrails to the front stairs leading to the front porch (Exhibit B). The handrails would be cast iron, painted black with Rococo S Scroll balusters measuring 31 ½” in height at the top left, top right, midway left, and midway right, decorative lambs tongue ends on the bottom hand railing and a molded top handrail from King Architecture Metals (Exhibit D). The applicant is installing the handrails at the request of their insurance carrier (Exhibit E).

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory Information
Exhibit B: Application for Certificate of Appropriateness
Exhibit C: Subject Property Map
Exhibit D: Images and Materials
Exhibit E: Message from Insurance Carrier

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Approval Requirement Needs Table

- *Porches: Removal of porches, adding a new porch, altering the porch or enclosing a porch require Commission Hearing and Approval.*
- *Stair or Steps: Removal, addition or alteration of external stairs or steps require Commission Hearing and Approval.*
- *Miscellaneous: Any type of alteration of exterior features of a building, site, or environment which is not specifically listed require Commission Hearing and Approval.*

Chapter 5- Section 6: Porches

- *Original steps should be retained and handrails should match the railing on the porch. The replacement of wooden steps with precast concrete should be avoided.*
- *Alterations to original porches that have no historic basis are not appropriate. Repair original materials if possible. If replacement is necessary, replace with matching material.*

RECOMMENDATION:

1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
 - City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
 - Completed project will be photographed to update the historic properties survey.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet	Item number	Page
Inventory List - North Union Street Historic District, Concord	#7	46

77. House
74 Franklin Avenue, N.W.
ca. 1905
C

One-story, frame cottage, the second of a pair of speculative dwellings said to have been erected by J.L. Hartsell. Originally nearly identical to #76, this cottage underwent some remodeling and enlargement at an undetermined date. Changes include substantial rear addition, replacement of shed-roofed porch with hip-roofed porch, and curbed extension of gable-front facade roof in a manner typical of the English cottage style. House has vinyl siding and ornamental iron porch posts.

78. House
78 Franklin Avenue, N.W.
ca. 1900
C

Two-story, frame, Queen Anne style house with pronounced vertical emphasis created by high, nearly pyramidal roof and narrow, two-bay facade. Facade consists of two gables, one simply an interruption of the main roofline and the other a projecting bay with cut-away corners. Both gables have sawn ornaments with spindlework; the cut-away corners of the projecting gable are trimmed with bowed brackets. The porch is upheld with a combination of turned posts and recently added ornamental iron supports.

79. J. Lee Crowell House
71 Franklin Avenue, N.W.
ca. 1895
P

Highly distinctive, two-story frame Queen Anne style residence. Unusual facade composed of two gables with flush board panels and small, single pane windows flanking a recessed balcony. Balcony is adorned with semi-circular spindle frieze. Full facade porch retains charming canvas awning and turned posts, sawn brackets, and a spindle frieze. Centrally placed, pedimented attice dormer. Unusual second-story flat-roofed sunroom at rear of house. One-story frame 'servants' quarters with hip roof, one of a handful of early outbuildings in the district, stands at the rear of the property.

General Requirements

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: FRONT PORCH STAIR RAILINGS
(Requested by insurance company - safety)
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Black metal iron stair railing on front porch stairs
4 Decorative iron balusters (will attach pictures) left, right, top left, top right
Decorative lamb's tongue ends on bottom hand railing
Top hand rail will be a molded hand rail to be more appealing

- Required Attachments/Submittals**
1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted. **Digital copies are preferred.**
 2. Detailed written description of the project.
 3. Photographs of site, project, or existing structures from a "before" perspective.
 4. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective if applicable.
 5. Samples of windows, doors, brick, siding, etc. must be submitted with application.
 6. Detailed list of materials that will be used to complete the project.

Certification

(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to insure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be made to update the City's historic districts inventory database.

8/24/21
 Date

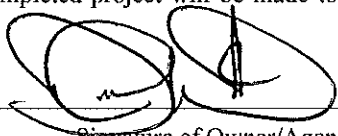
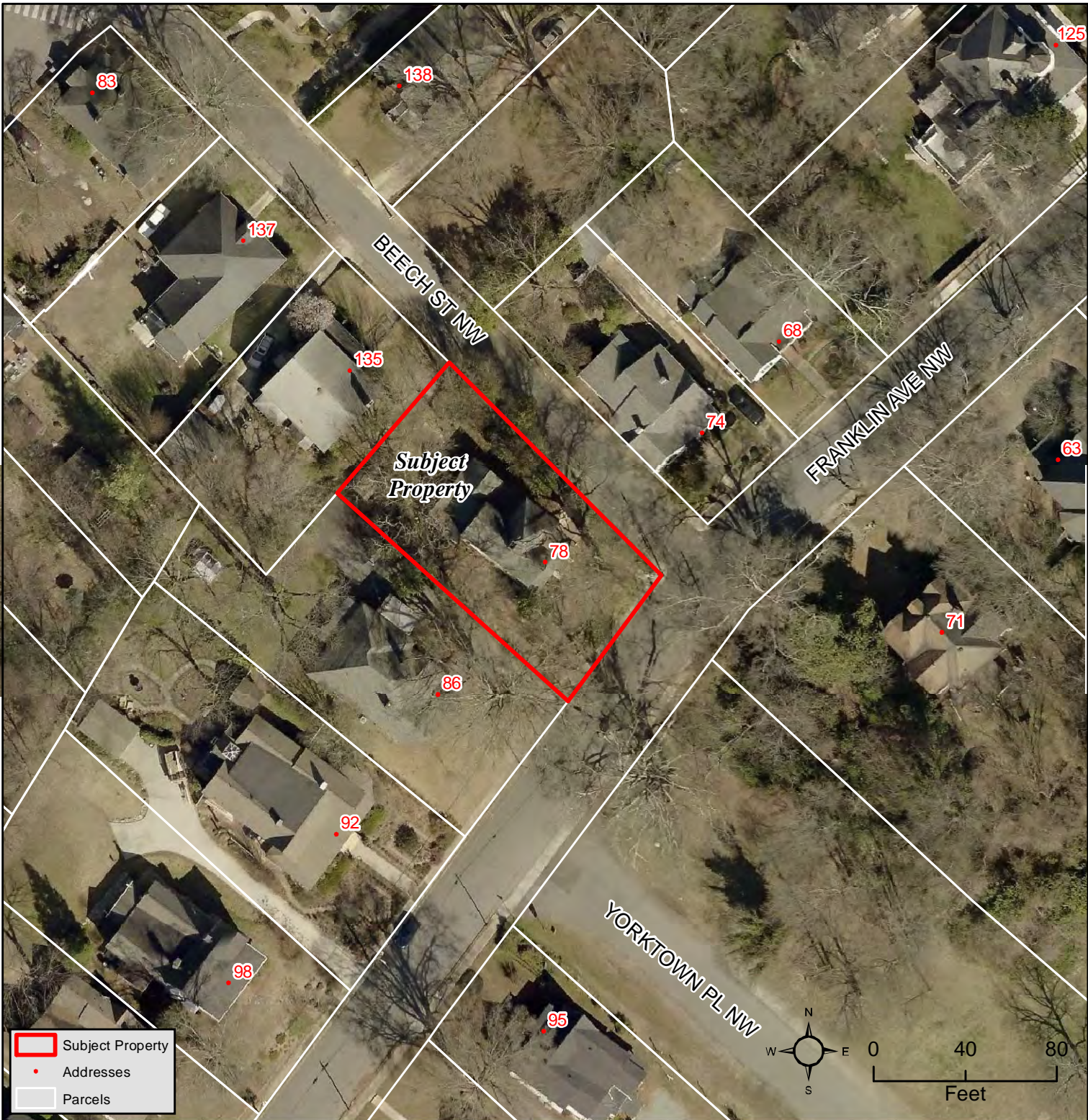

 Signature of Owner/Agent

EXHIBIT B

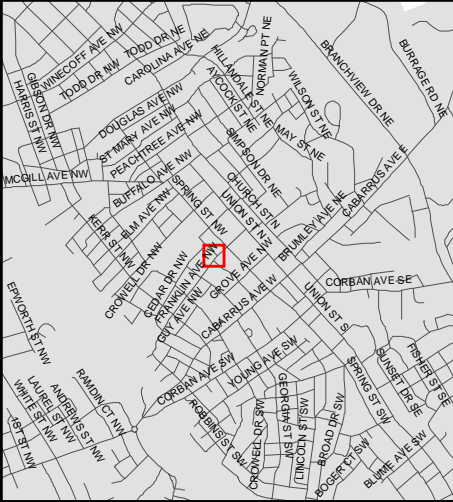


H-14-21

78 Franklin Ave NW

PIN: 5620-78-0567

EXHIBIT C



Source: City of Concord
Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.



EXHIBIT D

7:02

LTE

kingmetals.com

Item # 45-696-SF

Cast Iron Rococo S Scroll Panel. 31-1/2" Height



EXHIBIT D

NOTICE: EXTERNAL IMAGE

Good morning,

Attached I have included the decorative handrail railing, balustrade and spigots with the dimensions of the hand railings coming up the stairs (in red print).

Let me know if the help and or you need anything else.

Thanks much!

David Walker



EXHIBIT D



EXHIBIT D

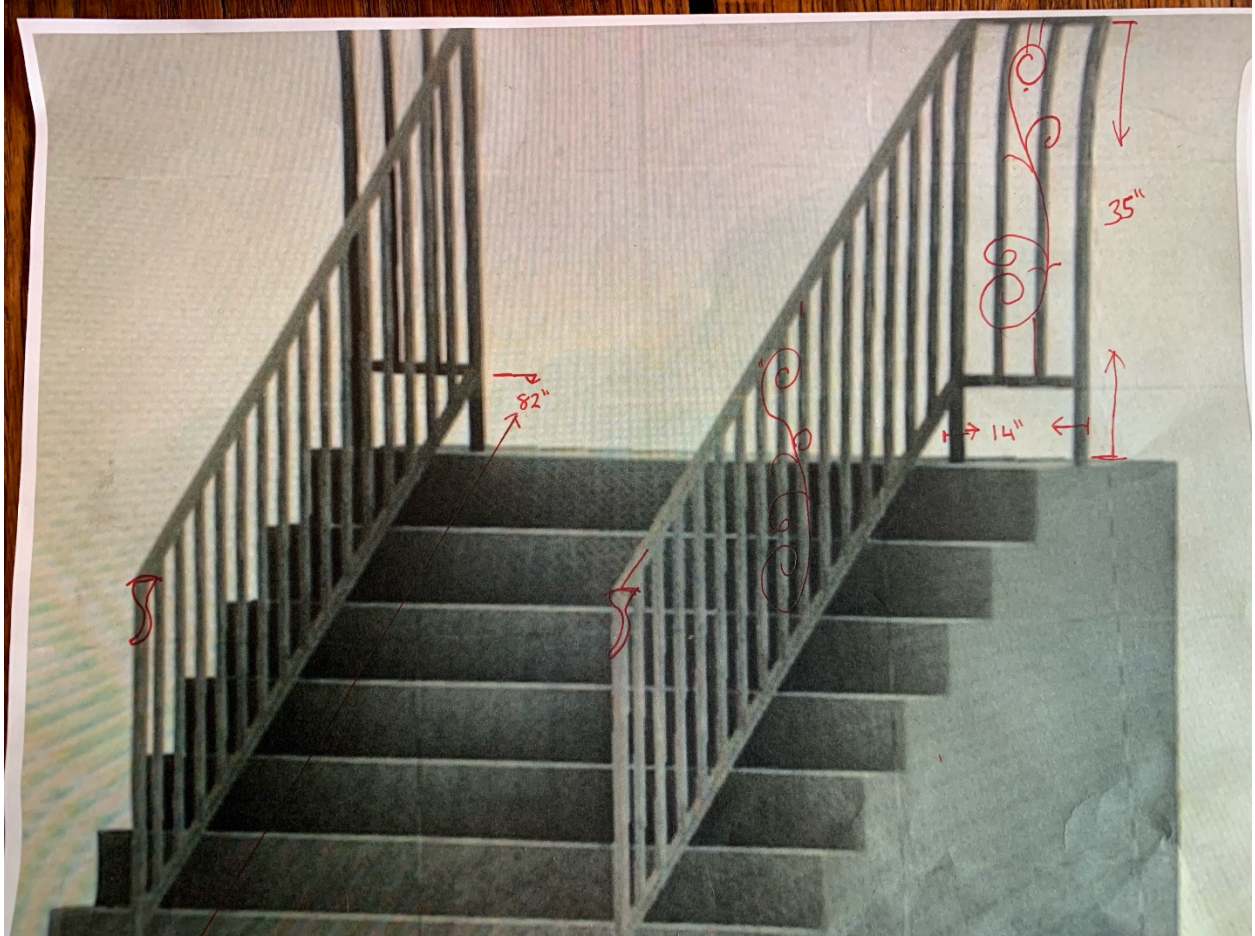


EXHIBIT D

Home Inspection

Hi Daniel,

I hope you had a great fourth of July!

In regards to your home inspection they need the following:

- Once the house is painted, they will need the house number.
- Railing needs to be installed on both sides of the front steps.

Thank you,

**Christina Smith(at Leslie's
Desk)**

Please note- I am out of the office on Mondays and Wednesdays. My email is monitored but, if you need immediate assistance, you can call the office at [704-659-2141](tel:704-659-2141).

EXHIBIT E