

**DATE**

September 13, 2023

**SUBJECT**

Certificate of Appropriateness Request:

H-15-23

Applicant:

Doobay Sangster

Location of subject property:

71 Franklin Ave NW

PIN:

5620-78-2479

Staff Report prepared by:

Kim Wallis, Senior Planner

**BACKGROUND**

- The subject property, 71 Franklin Ave. NW, is designated as a “Pivotal” structure in the North Union Street Historic District, ca 1895 (Exhibit A).
- “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 attic 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.” (Exhibit A).
- On June 21, 2023, Doobay Sangster, applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for modifications including paving a driveway, replacing a walkway, installing a fence and gates, and replacing an existing shed with a garage (Exhibit B).

**DISCUSSION**

This request was reviewed by the HPC on August 9, 2023, with the public hearing continued to the September 13, 2023, HPC meeting. The HPC concluded that they needed more information and clarification to make an informed decision, to include:

- the correct fence type depiction and dimension on elevations in the front and side yard fence,
- depicted gate types and locations on elevations and,
- detailed information on the materials, design, and color of the elements of the garage.

**New Fencing & Gates:** (Exhibit D & E)

The front and side yard fence will include:

- 4’ tall brick pillars and 18-24” brick walls with aluminum picket fence sections between each pillar which will extend along the front of the house to the side/halfway point of the house.
- 6’ natural treated pine wood privacy fence with 6” x .5” boards which will extend from the right side/halfway point of the house to the rear corner of the house in the side yard.
- A 4’ tall walkway gate will be made of heavy-duty black aluminum with an arched design will be located at the front entrance to the new concrete walkway off of the public sidewalk and attach to the front yard brick and aluminum fence on either side.
- A 4’ tall driveway gate made of heavy-duty black aluminum with an arched design will span the width of the 15’ driveway and attach to the brick and aluminum fence on either side.

The rear yard fence will include:

- 6’ natural treated pine wood privacy fence with 6” x .5” boards that will extend from the rear right corner of house back to the rear right property line and extend along the rear property. A partial 40-foot fence exists along the left side of the property.

**New Garage:** (Exhibit D & E)

The new garage will be located in the rear yard in the general location of an existing 36’ wide x 30’ deep dilapidated shed, that will be demolished to make way for the new garage.

The garage will include:

- A four-car detached garage, 1024 sq feet in size at 40’ 11.5” wide x 25” deep x 21’ high at roof top which meets the size and zoning setback requirements as set forth by the Concord Development Ordinance (CDO).
- A concrete slab foundation.
- A gable style roof to be covered by Owens Corning TruDefinition Duration asphalt in Black Sable, to match primary residence.
- Wood siding, 5/8 x 5.5-inch, painted white, to match the primary residence.
- Thirteen (13) 1/1 sash Jeld-wen type W-2500 wooden windows, painted white and double hung (three (3) located on each side elevation, four (4) on the rear elevation and three (3) in front dormers).
- Two (2) 36”x80” entry doors, located on the right and rear elevations, to be metal and painted white, with four panels and a semi-circle window design at top.
- Three (3) metal and painted white paneled garage doors with windows at top (two (2) 7’x8’ at left and one (1) 7’x16’ on the right).
- Four (4) black metal Victorian style wall sconces to be located near the entry doors and on either side of the front elevation.

**Driveway Modification:** (Exhibit D)

The existing gravel driveway will be paved concrete with a 20’ section at the start of the driveway to be stamped concrete and stained brown.

**Walkway Modification:** (Exhibit D)

The existing walkway will be removed, and new concrete walkway installed.

**ATTACHMENTS**

- Exhibit A: National Register of Historic Places Inventory
- Exhibit B: Application for Certificate of Appropriateness
- Exhibit C: Subject Property Map
- Exhibit D: Site Plan/Elevations
- Exhibit E: Applicant supplied Photographs/Information

**HISTORIC HANDBOOK DESIGN RECOMMENDATIONS**

**Chapter 4: Local Standards and General Policies**

*Alterations:* Alterations having no historical basis shall be avoided whenever possible. Any type of alteration of exterior features of a building, site, or environment within the Historic Districts which is not specifically listed within these regulations shall be referred to the Historic Preservation Commission for action on the issuance of a Certificate of Appropriateness.

- All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.
- Contemporary design for alterations and additions to existing properties shall be encouraged when such alterations and additions do not destroy significant historical, architectural or cultural material,

*and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.*

- *New additions or alterations shall be construed in such a manner as to preserve the essential form and integrity of the structure, should the addition or alteration be removed.*

#### **Approval Requirement Needs Table: Accessory Buildings**

*New construction, demolition, and moving of accessory buildings requires Commission Hearing and Approval.*

#### **Approval Requirement Needs Table: Fencing and Gates**

*All types of fences and gates require Commission Hearing and Approval.*

#### **Approval Requirement Needs Table: Patios, Walks, and Driveways**

*All new patios, walks, and driveways require Commission Hearing and Approval.*

### **Chapter 5 – Section 3: New Accessory Structure Construction**

- *Through their siting and relationship to the houses, the streets, and the alleys, the accessory buildings contribute to the historic character of the district as well.*
- *Early garages were typically single-bay structures located in the rear yard at the end of the driveway. Early storage buildings and sheds were usually small frame structures sited toward the back of the rear yard and were generally not visible from the street.*

#### **Design Guidelines and Recommendations**

- *If replacement of an element or a detail is necessary, replace only the deteriorated item to match the original in size, scale, proportion, material, texture, and detail.*
- *Keep the proportion of new garages and accessory structures compatible with the proportion of the main house. Typically, these buildings were smaller in scale than the main house.*
- *New garages and accessory structures must use traditional roof forms, materials, and details compatible with the main building or historic accessory structures in the district.*
- *Locate new garages and accessory structures in rear yards and in traditional relationship to the main buildings.*
- *All accessory structures shall remain detached from the main building.*
- *Accessory buildings for Pivotal and Contributing structures should complement the siding and roof material of the primary structure.*

### **Chapter 5 – Section 9: Fences and Walls**

- *All wooden fences should be “stick-built” on site.*
- *Wooden fences visible from the street and/or wooden fences in front yards and side yards of corner lots are required to be painted or stained white or a color matching the body or trim of the structure, including shutters, foundation color, etc.*
- *Painting or staining is recommended, but not required, for rear yard fences unless they are visible from the street.*
- *Front yard fences should not exceed four feet in height. Wooden fences should be painted or stained white or a color matching the body or trim of the structure, including shutters, foundation color, etc.*
- *Rear yard fences are defined as fences, which do not extend forward on the applicant’s property beyond the side centerline of the house in plain view. Approval of the location may also be handled on a case-by-case basis to determine the best natural break in the rear and front yards for placement of fences.*
- *Rear yard fences may be higher than four feet.*

- *Privacy fences are defined as fences with no spacing between pickets or fences of the shadowbox design. Privacy fences may be allowed at the discretion of the Commission in the following circumstances:*
  - *1. Privacy fences are most appropriate in rear yards.*
  - *2. Privacy fences may be allowed where the applicant's rear yard is directly adjacent to property that is either not in a historic district or is within a historic district but is non-contributing or intrusive in that district. The applicant shall show to the satisfaction of the Commission:*
    - *(a) that the adjacent property is unsightly in comparison to other properties surrounding the applicant's property,*
    - *(b) that the adjacent property or nearby property raises reasonable security concerns for the applicant, or*
    - *(c) that the adjacent property could reasonably be determined to negatively impact the property value of the applicant's property.*
    - *Privacy fences shall be allowed only on the applicant's property line directly adjoining the aforesaid adjacent property unless the Commission feels that such a partial privacy fence would not be visually appropriate or would not accomplish the purpose(s) of the privacy fence set forth above.*
  - *3. Privacy fences encompassing an area of no more than 250 square feet may be allowed at the discretion of the Commission when adjacent to the applicant's house, garage, or other outbuilding in order to screen from view trash cans, mechanical equipment, cars or other unsightly items, provided such fence does not unreasonably impact any neighbor by blocking windows or the like.*
- *Privacy fences allowed by the Commission should be landscaped where practical with appropriate shrubbery to soften the appearance of the fence.*

*Design Guidelines and Recommendations*

- *Do not use high walls or fences to screen front yards.*
- *Use materials such as natural stone, brick, wood, powder coated aluminum and iron.*
- *Materials and style should coordinate with building and neighboring buildings as well as other walls and fences in the area.*

**Chapter 5 – Section 10: Driveways, Walkways, and Parking**

- *Gravel and pavement are acceptable materials for driveways, as are some alternative materials such as cobblestone, brick, and pervious pavers.*
- *New walkways should consist of appropriate natural material including gravel, concrete, stone, brick or pervious pavers.*

*Design Guidelines and Recommendations*

- *Parking areas should not be the focal point of the property, and should be located in such a manner as to minimize their visibility from the street.*
- *Trees should be planted or retained in order to maintain the tree canopy and to minimize the focus of the parking areas.*
- *Excessive expanses of paving should be avoided.*
- *Use vegetation screen or berms to reduce reflection and visual confusion. Within residential areas, integrate parking areas into landscaping and surface with the appropriate materials such as concrete, brick, crushed stone or gravel. In general, asphalt should only be used for areas not visible from the street; its use will be considered on a case by case basis by the Historic Preservation Commission.*

## **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 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
<u>Inventory List - North Union Street Historic District, Concord</u>	#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.



**AN INCOMPLETE APPLICATION WILL NOT BE PLACED ON THE AGENDA UNTIL ALL OF THE REQUIRED ATTACHMENTS AND/OR ITEMS LISTED ON PAGE 2 ARE SUBMITTED.**

**APPLICANT INFORMATION**

Name: DOOBAY SANGSTER  
Address: 71 FRANKLIN AVE NW  
City: CONCORD State: NC Zip Code: 28025 Telephone: 980-521-6920

**OWNER INFORMATION**

Name: D SAME  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Telephone: \_\_\_\_\_

**SUBJECT PROPERTY**

Street Address: 71 FRANKLIN AVE NW P.I.N. # \_\_\_\_\_  
Area (acres or square feet): 0.6 Current Zoning: \_\_\_\_\_ Land Use: \_\_\_\_\_

**Staff Use  
Only:**

Application Received by: \_\_\_\_\_ Date: \_\_\_\_\_, 20 \_\_\_\_\_  
Fee: \$20.00 Received by: \_\_\_\_\_ Date: \_\_\_\_\_, 20 \_\_\_\_\_

*The application fee is nonrefundable.*



**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:

Install a driveway gate and walkway gate. (kw for JS)

1. Project or Type of Work to be Done: PAVE DRIVEWAY REMOVE & REPLACE walkway. Install fence and REPLACE EXISTING SHED WITH GARAGE
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):  
WOOD SIDING TO MATCH WHATS ON HOUSE CURRENTLY -  
FRONT FENCE WILL BE BRICK & METAL - 46" HIGH (White & Black)  
SIDE FENCE WILL BE 6" WOOD PRIVACY - (Natural)  
GARAGE WILL BE SAME FOOTPRINT AS EXISTING BUILDING. Driveway layout is attached in SITE PLAN!

**Required Attachments/Submittals**

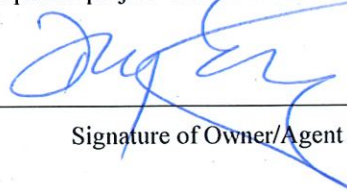
1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted. **Digital copies are preferred.**
2. Detailed written description of the project.
3. Photographs of site, project, or existing structures from a "before" perspective.
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.

06.21.23

Date



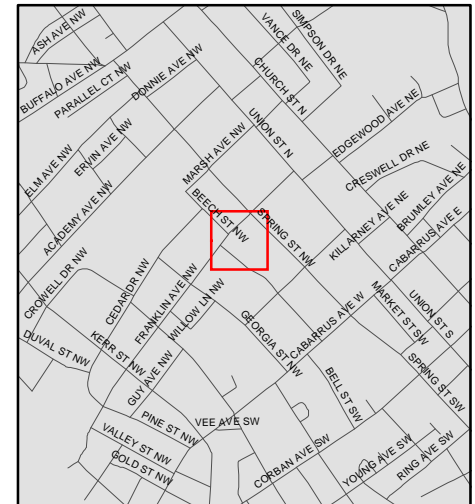
Signature of Owner/Agent



H-15-23

71 Franklin Ave NW

PIN: 5620-78-2479



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 C**





PROJECT NAME:  
**SANG  
RESIDENCE**

PROJECT OWNER:  
- JOHN SANG

PROJECT ADDRESS:  
- 71 FRANKLIN ST.  
CONCORD, NC. 28205

GOVERNMENT AGENCY:  
- 65 CHURCH ST. S.  
CONCORD, NC. 28205

SHEET TITLE:  
- SITE PLAN  
- CONSTRUCTION PLAN

REV.	DATE	DESCRIPTION
1	09/06/22	CONST. DRAWINGS COMPLETE

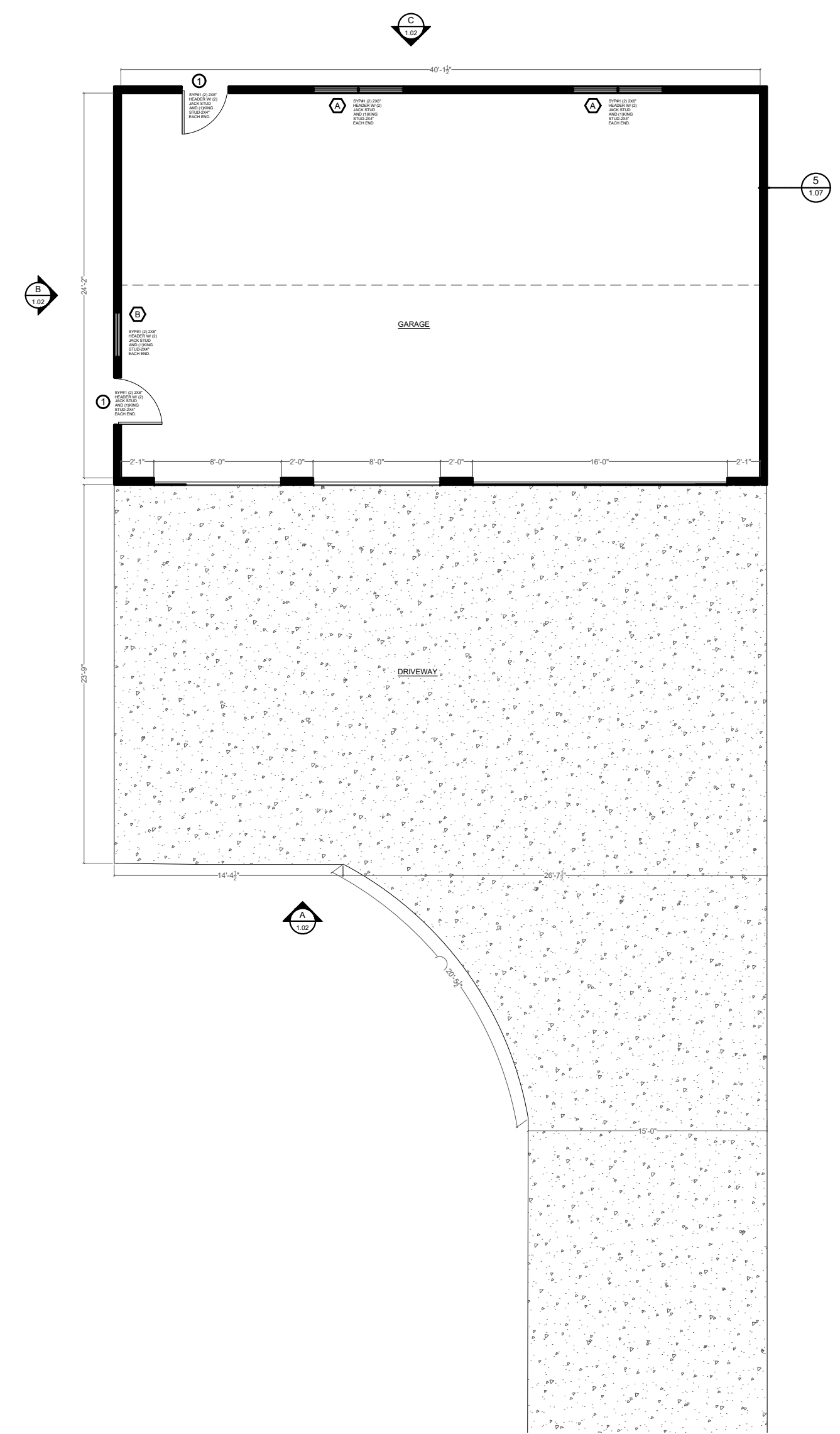
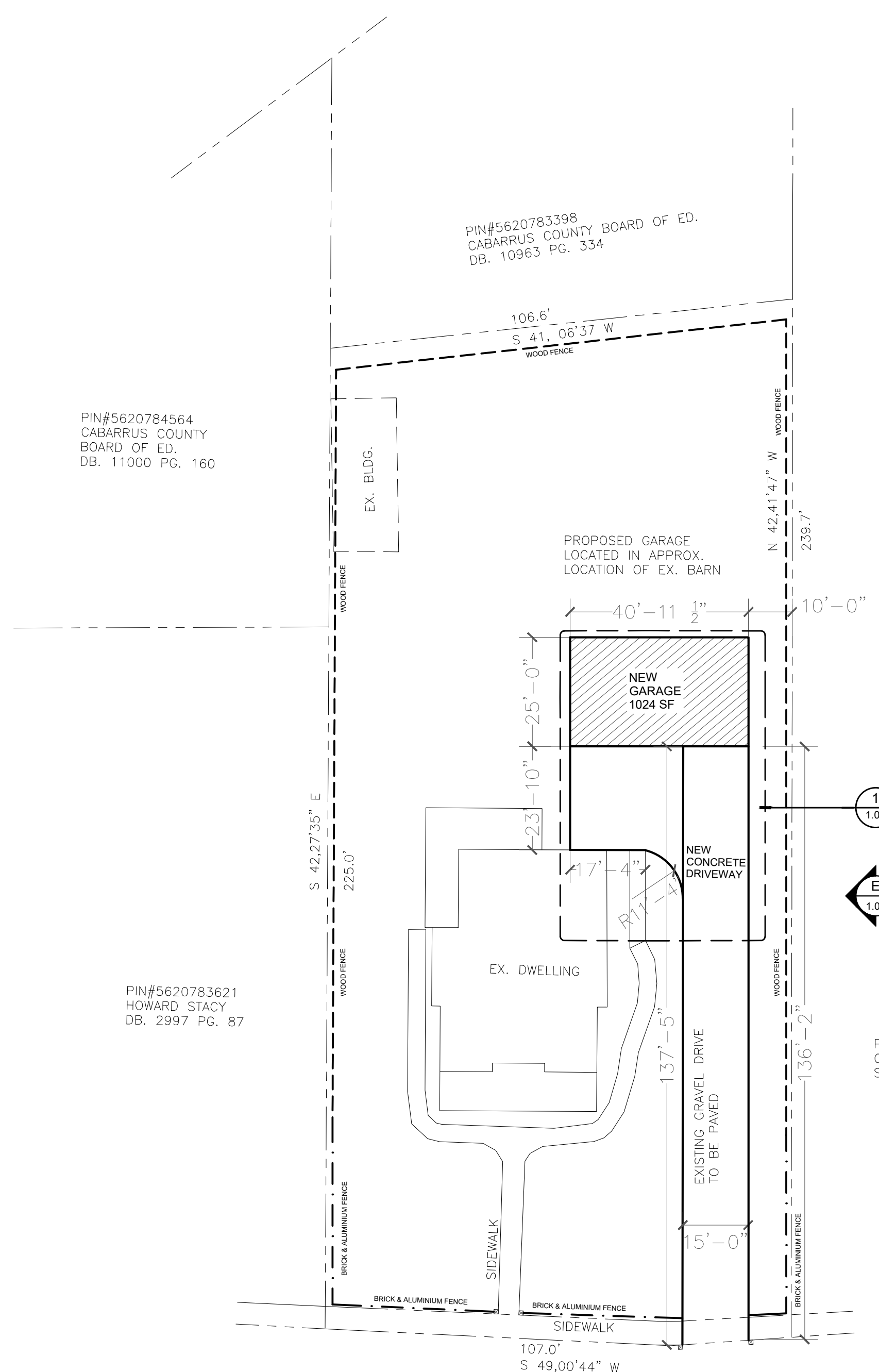
**SPECIFICATIONS:**

DATE DRAWN:  
- 10/25/2022  
SCALE:  
- NTS

**DESIGN TEAM:**

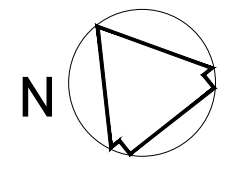
DESIGNER:  
- BURUCA design LLC  
ARCHITECTURAL DESIGNER:  
- JOSE LUNA  
- 414.573.9496  
- jose.luna@burucadesign.com

- DESIGN DEVELOPMENT
- PROGRESS CONST. DOC'S
- CITY SUBMITTAL
- CONSTRUCTION ISSUE
- RECORD DRAWINGS



**GARAGE  
CONSTRUCTION PLAN**  
SCALE: 3/32" = 1'-0"

**SITE PLAN**  
SCALE: N.T.S













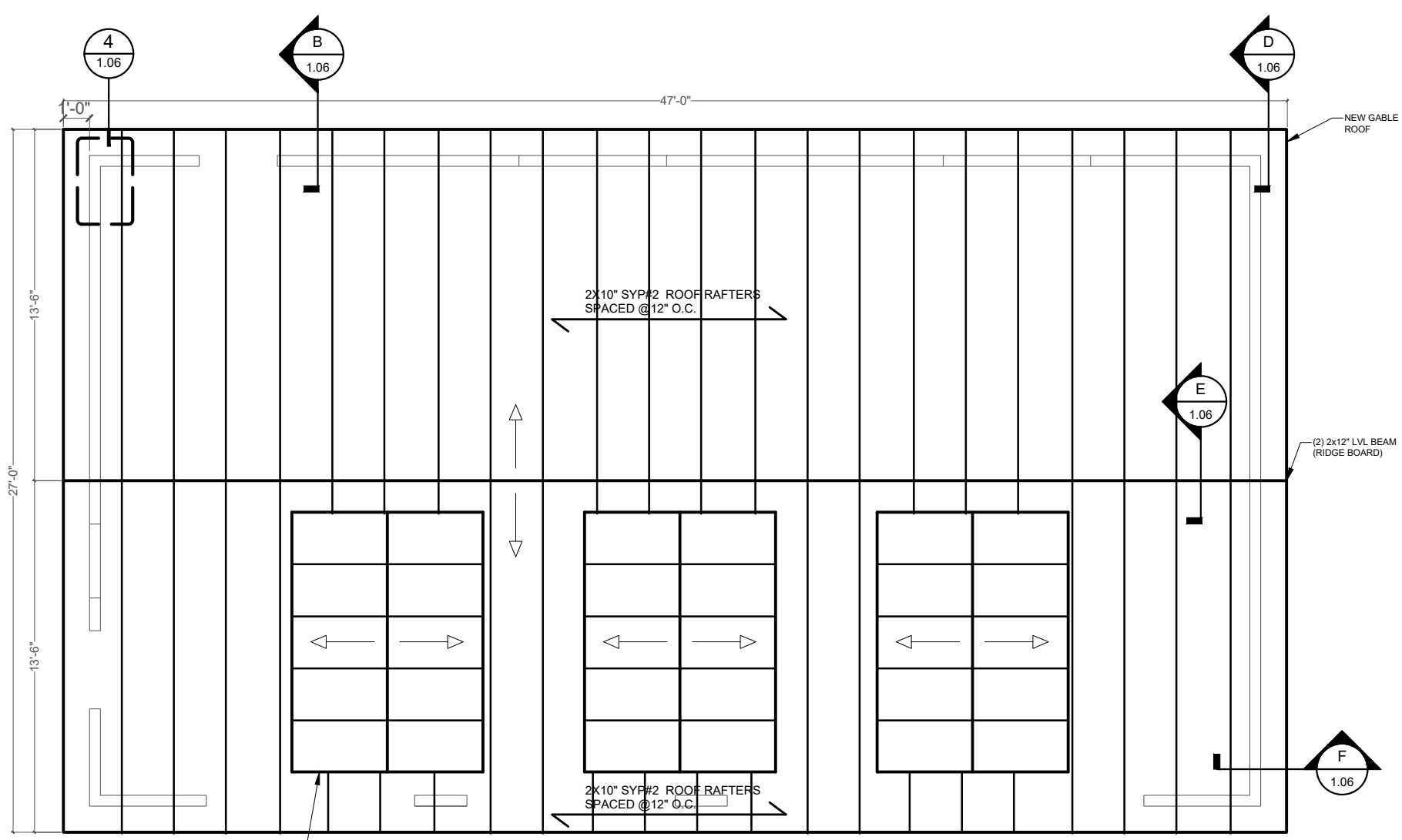
PROJECT NAME:  
**SANG RESIDENCE**

PROJECT OWNER:  
- JOHN SANG

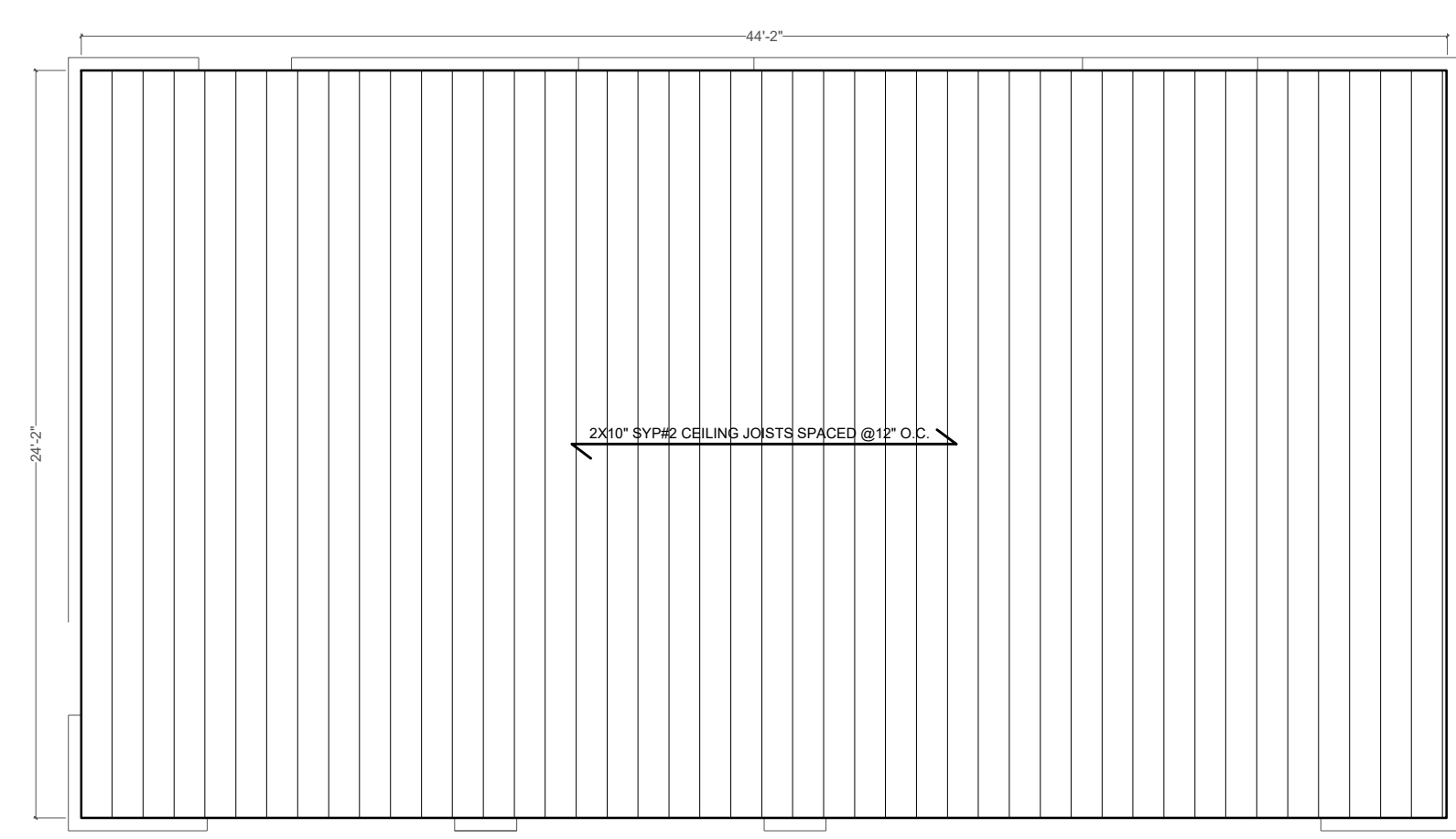
PROJECT ADDRESS:  
- 71 FRANKLIN ST.  
CONCORD, NC. 28205

GOVERNMENT AGENCY:  
- 65 CHURCH ST. S.  
CONCORD, NC. 28205

SHEET TITLE:  
- ROOF FRAMING PLAN  
- CEILING FRAMING PLAN  
- CONSTRUCTION DETAILS



**ROOF FRAMING PLAN**  
SCALE: 1/8" = 1'-0"



**CEILING FRAMING PLAN**  
SCALE: 1/8" = 1'-0"

REV.	DATE	DESCRIPTION
1	11/11/22	CONST. DRAWINGS COMPLETE

**SPECIFICATIONS:**

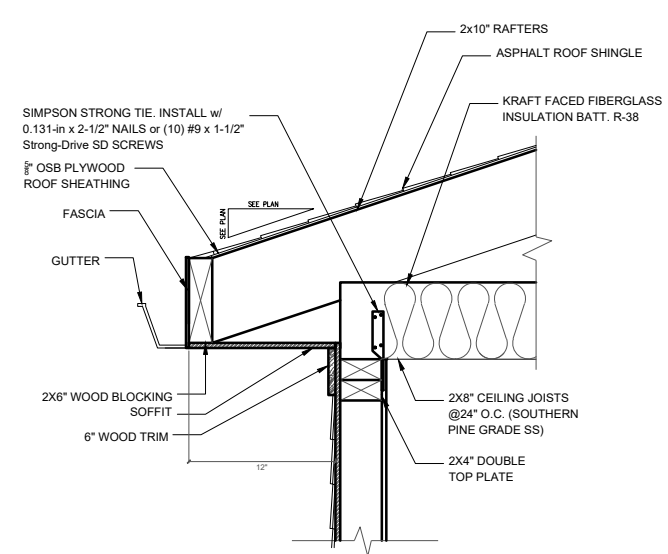
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- 11/11/2022

SCALE:  
- 1/8" = 1'-0"

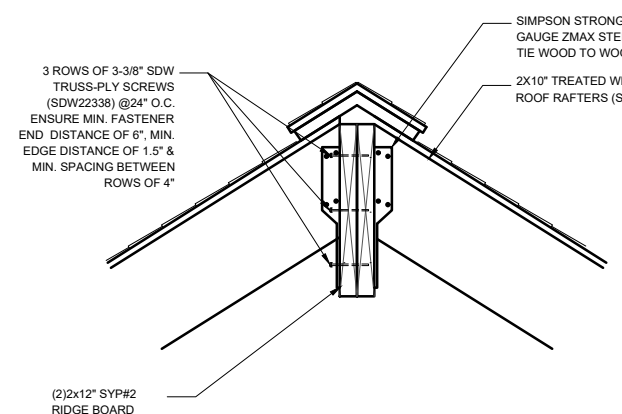
**DESIGN TEAM:**

DESIGNER:  
- BURUCA design LLC

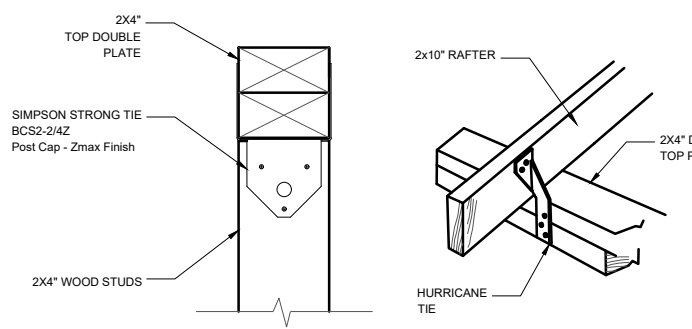
ARCHITECTURAL DESIGNER:  
- JOSE LUNA  
- 414.573.9496  
- jose.luna@burucadesign.com



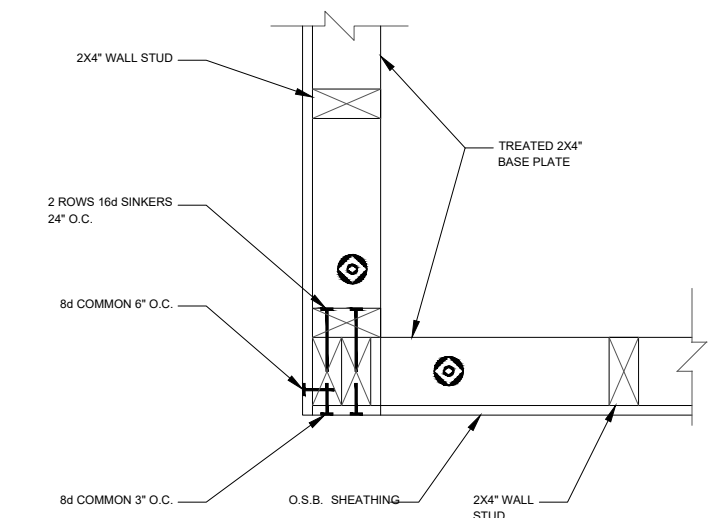
**D** SOFFIT, RAFTER TO WALL CONNECTION  
1/8" N.T.S.



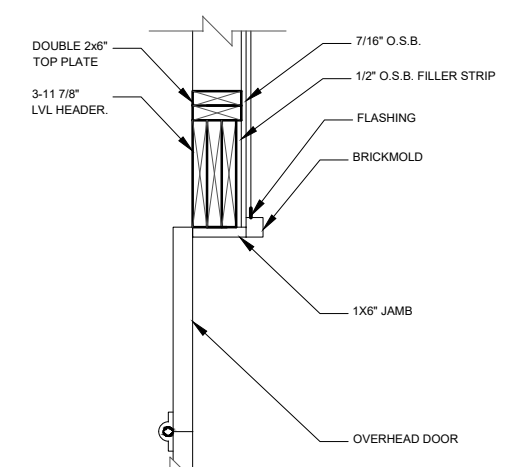
**E** RIDGE TO RAFTER CONNECTION DETAIL  
1/8" N.T.S.



**F** HEADER TO WALL CONNECTION  
1/8" N.T.S.



**4** TYP. CORNERS FRAMING DETAIL  
1/8" N.T.S.



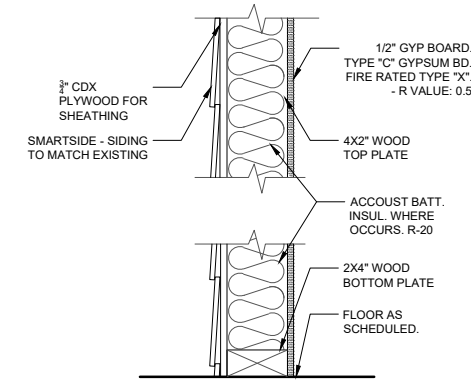
**B** SECTION THRU OHD HEADER  
1/8" N.T.S.

- DESIGN DEVELOPMENT
- PROGRESS CONST. DOC'S
- CITY SUBMITTAL
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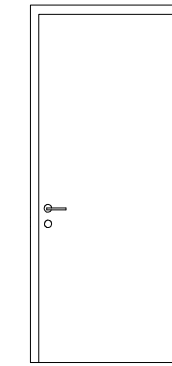
BRACED WALL PANEL SCHEDULE (TABLE R602.10.1 2018 NC RESIDENTIAL CODE)				
METHOD	PANEL TYPE	LOCATION	DESCRIPTION	FASTENERS
PORTAL FRAME (PF)	7/16" OSB	GARAGE DOOR	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL	6D OR 8D COMMON NAILS IN 3" PATTERN GRID AS SHOWN ON PLANS
CS-WSP (WOOD STRUCTURAL PANLE)	7/16" OSB	EXTERIOR WALLS	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL	6d COMMON NAILS, OR 1.25" LONG TYPE DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS
GB	1/2" GYPSUM BD.	INTERIOR PARTITION	INTERMITTENT GYPSUM BOARD INSTALLED ON BOTH SIDES OF WALL	6d COMMON NAILS, OR 1.25" LONG TYPE DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS

DOOR SCHEDULE								
DOOR NO.	DOOR SIZE	DOOR TYPE	DOOR MATERIAL	DOOR THICKNESS	FRAME MATERIAL	HARDWARE GROUP	FIRE RATED	REMARKS
1	3'-0" x 6'-8"	A	SOLID CORE WOOD, PAINT GRADE	1-3/4"	SOLID WOOD	1	20 MIN.	
GROUP #1 3 HINGES 1 DOOR STOP 1 CLOSER 1 LOCKSET								



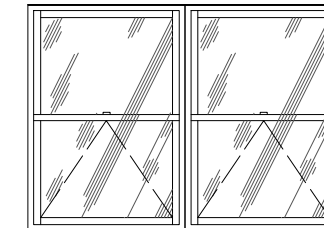
WALL HEIGHT: 8'-6"

5 TYP. EXTERIOR STUD WALL DETAIL N.T.S.

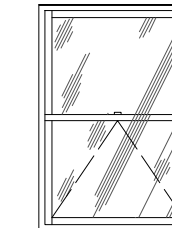


A SC DOOR TYPE 01

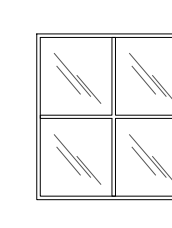
WINDOW SCHEDULE						
WINDOW ID.	WINDOW SIZE	SILL HEIGHT	WINDOW TYPE	FRAME MATERIAL	U-FACTOR	REMARKS
A	5'-8"x4'-4"	2'-3"	A	ALUMINUM/ POWDER COATED	0.20	
B	2'-10"x4'-4"	2'-3"	B	ALUMINUM/ POWDER COATED	0.20	
C	3'-10"x4'-0"	0'-8"	C	ALUMINUM/ POWDER COATED	0.20	



A DOUBLE HUNG WINDOW



B SINGLE HUNG WINDOW



C FIXED WINDOW

PROJECT NAME:  
**SANG RESIDENCE**

PROJECT OWNER:  
- JOHN SANG

PROJECT ADDRESS:  
- 71 FRANKLIN ST.  
CONCORD, NC. 28205

GOVERNMENT AGENCY:  
- 65 CHURCH ST. S,  
CONCORD, NC. 28205

SHEET TITLE:  
- SCHEDULE  
- WALL FRAMING DETAIL  
- CONSTRUCTION DETAIL

REV.	DATE	DESCRIPTION
1	11/11/22	CONST. DRAWINGS COMPLETE

**SPECIFICATIONS:**

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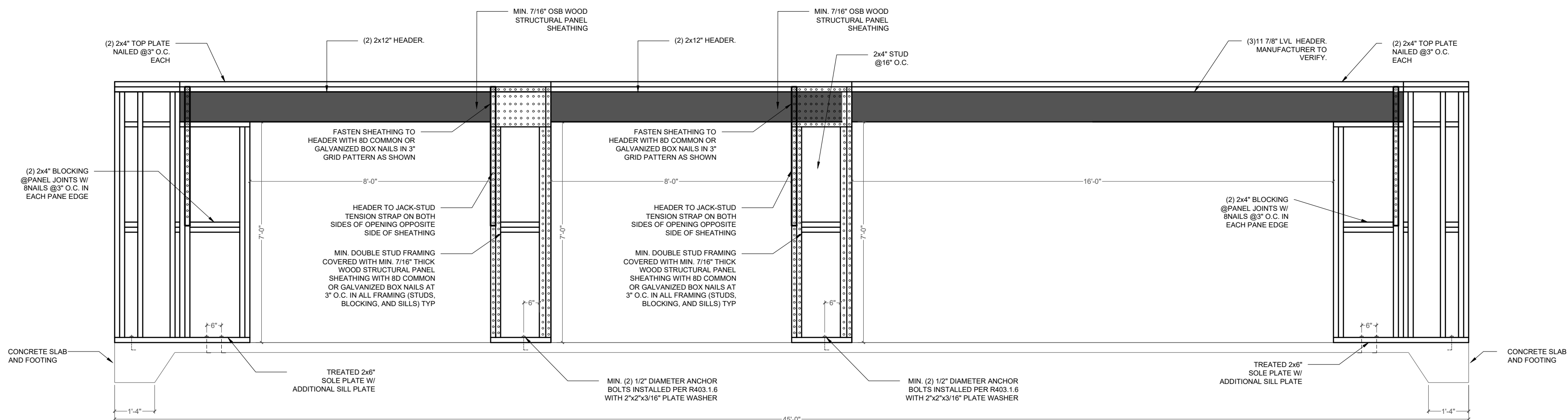
SCALE:  
- N.T.S

**DESIGN TEAM:**

DESIGNER:  
- BURUCA design LLC

ARCHITECTURAL DESIGNER:  
- JOSE LUNA  
- 414.573.9496  
- jose.luna@burucadesign.com

- DESIGN DEVELOPMENT
- PROGRESS CONST. DOC'S
- CITY SUBMITTAL
- CONSTRUCTION ISSUE
- RECORD DRAWINGS



**GARAGE DOOR FRAMING DETAIL**  
SCALE: 1/4" = 1'-0"



