

DATE: October 14th, 2020

SUBJECT:

Certificate of Appropriateness Request:

H-26-20

Applicant:

Casey Killough, 380 Contracting, LLC

Location of subject property:

78 Franklin Ave. NW

Staff Report prepared by:

Kristen Boyd Sullivan, 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:
 - A wooden privacy fence in the rear along with decorative aluminum fence and gates;
 - A new concrete driveway and stamped concrete apron

DISCUSSION:

The applicant proposes to enclose the rear yard with 5’ tall black aluminum decorative fencing, including two (2) double gates and two (2) single gates on the north, east and south perimeters, and add a 6’ tall wood privacy fence along the west (rear) property line (Exhibits B, E, and F).

The applicant is also proposing to add a new driveway consisting of two 40’ long runners, each measuring 2’ 6” wide. The approach (or apron) of the driveway, 8’ in length by 9’6” wide, is proposed to be stamped concrete (Exhibit B, D, and F). A grass strip measuring approximately 3’ down the center would remain unpaved (Exhibits B and D). The submitted Site Plans are representative of an overall Master Plan for the property. Per the applicant, this COA request is for the new driveway, apron, gates, and fence only (Exhibit G).

ATTACHMENTS

Exhibit A: Historic Inventory Information

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Subject Property Map

Exhibit D: Site Plan – Driveway

Exhibit E: Site Plan – Fence and gates

Exhibit F: Images and Materials

Exhibit G: Scope of Work

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

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.*
- *If a fence is designed as a single-sided fence, one with detailing on only one side, the finished detail should be on the outside face of the fence (facing neighboring property).*
- *Additionally, wood picket fences should have pickets spaced at a minimum of 1 inch or half the width of the picket. (See notes regarding “Privacy Fences” for allowable exceptions to this rule.)*
- *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.

Chapter 5 - Section 10: Driveways, Walkways, and Parking:

- *The first residential driveways constructed in the districts were fairly narrow, because cars were smaller than they are now. Some of these driveways consist of two parallel “runners” with a grass strip in between. These driveways should be retained and the style can serve as a model for new driveways. When new driveways are constructed, they should be separated from existing driveways by a grass strip, and should be narrow, since double width driveways are out of scale with the relatively small lots in the districts.*
- *Gravel and pavement are acceptable materials for driveways, as are some alternative materials such as cobblestone, brick, and pervious pavers.*

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.

EXHIBIT A

**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: CASEY KILLOUGH/380 CONTRACTING LLC
Address: 97 GROVE AVE NW
City: CONCORD State: NC Zip Code: 28025 Telephone: 704-993-8632

OWNER INFORMATION

Name: DANIEL WEBBER
Address: 78 FRANKLIN AVE NW
City: CONCORD State: NC Zip Code: 28025 Telephone: _____

SUBJECT PROPERTY

Street Address: 78 FRANKLIN AVE NW P.I.N. # 56207805670000
Area (acres or square feet): 9125 ft 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:

1. Project or Type of Work to be Done: NEW DRIVEWAY + WALKWAYS ;
WOODEN PRIVACY FENCE (REAR YARD) W/ 3 METAL GATES
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
DRIVEWAY: APPROX DIMENSIONS:
- 2 CAR PAD: 20' W X 28' L - MATERIALS: CONCRETE
-(2) 2'6" X 40' L DRIVEWAY RUNNERS: MATERIALS: CONCRETE
- 8' L X 9'6" W APPROACH PAD MATERIALS: CONCRETE (STAMPED)
WALKWAYS MATERIALS: MATCHING NATURAL STEPPING
FRONT FROM STONES W/ PERENNIALS IN BIT FENCE (SEE ATTACHED)

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 if **16 folded copies** are submitted for distribution.
2. A photograph of the front of the house.
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.
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.

Applications may be submitted electronically.

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.

9/3/2020

Date

Casy 8

Signature of Owner/Agent

Planning & Neighborhood Development

35 Cabarrus Ave W • P. O. Box 308 • Concord, NC 28025
Phone (704) 920-5152 • Fax (704) 920-6962 • www.concordnc.gov

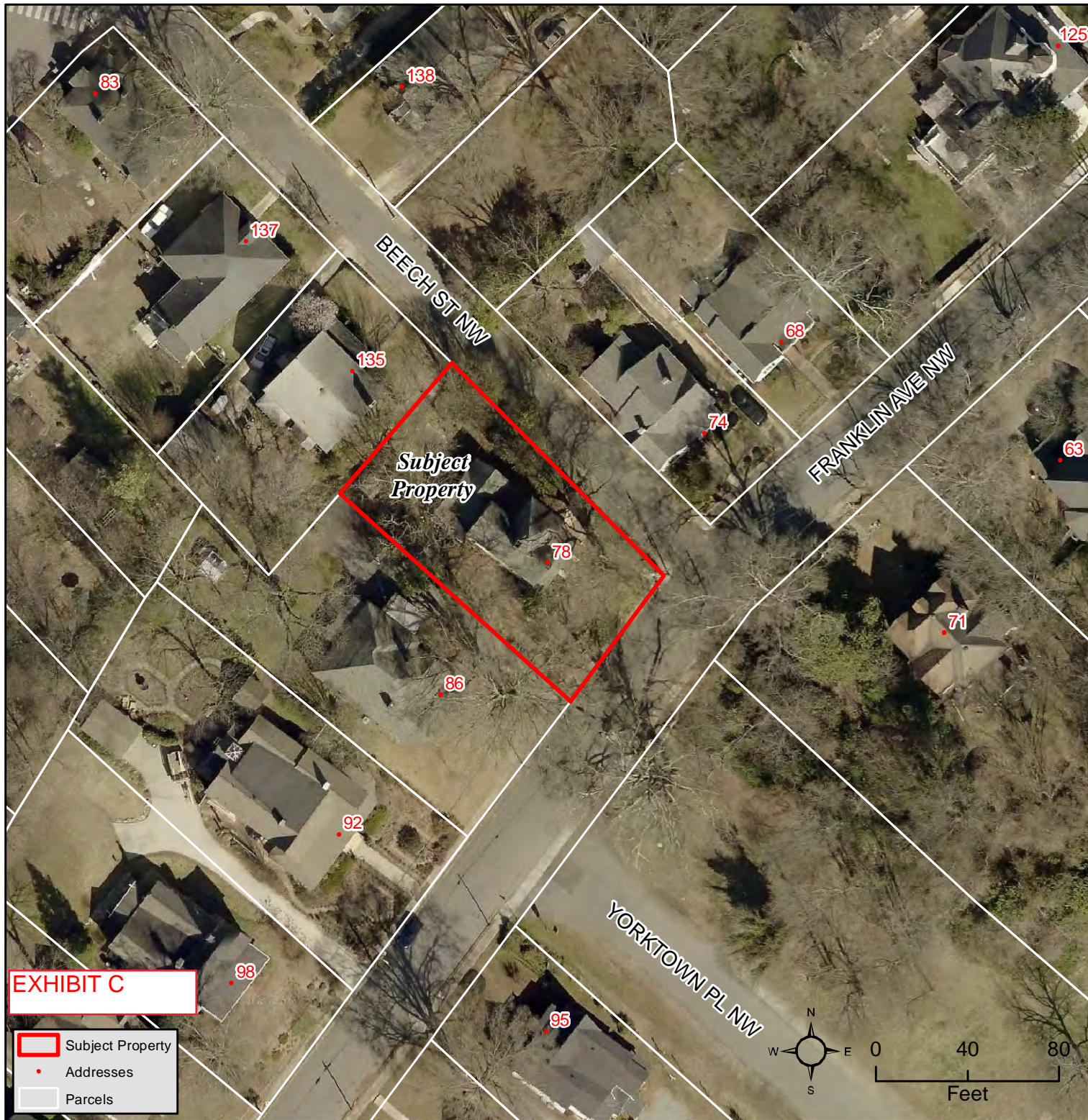





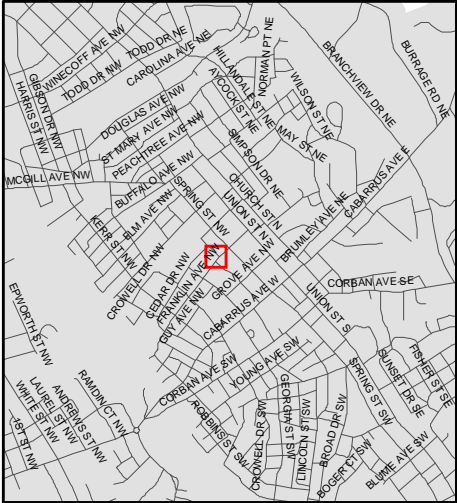
EXHIBIT C

-  Subject Property
-  Addresses
-  Parcels

H-26-20

78 Franklin Ave NW

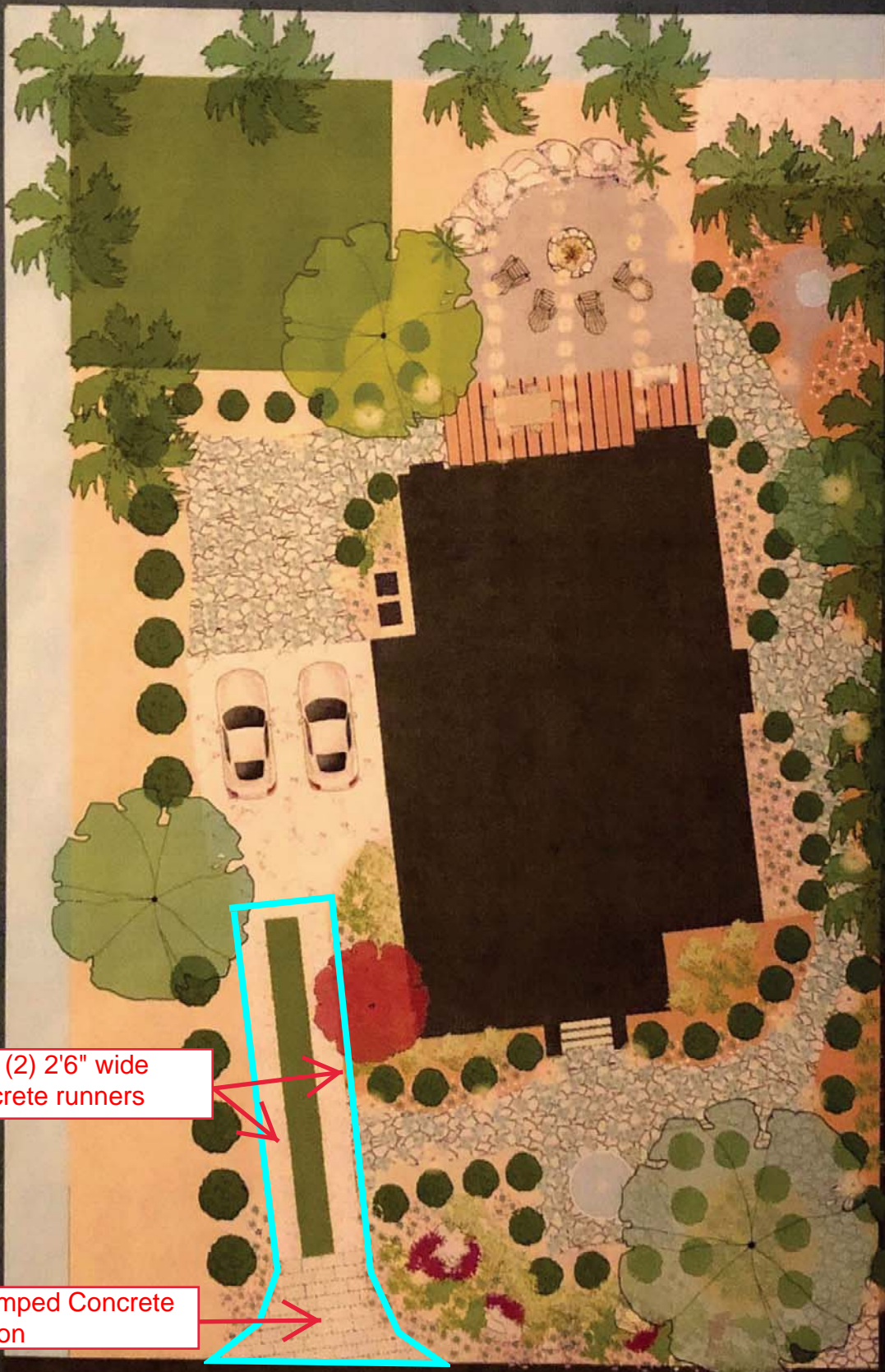
PIN: 5620-78-0567



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.



Two (2) 2'6" wide
concrete runners

Stamped Concrete
Apron

EXHIBIT D

Black Aluminum

Estate Arch Double < Driveways

All other gates < Arched Top

6' Wood Privacy

Claremont Smooth top w/ pickets entire Fence

6 Gates Total





EXHIBIT F

APPROXIMATE
LOCATION OF
PROPOSED DRIVEWAY

EXHIBIT F



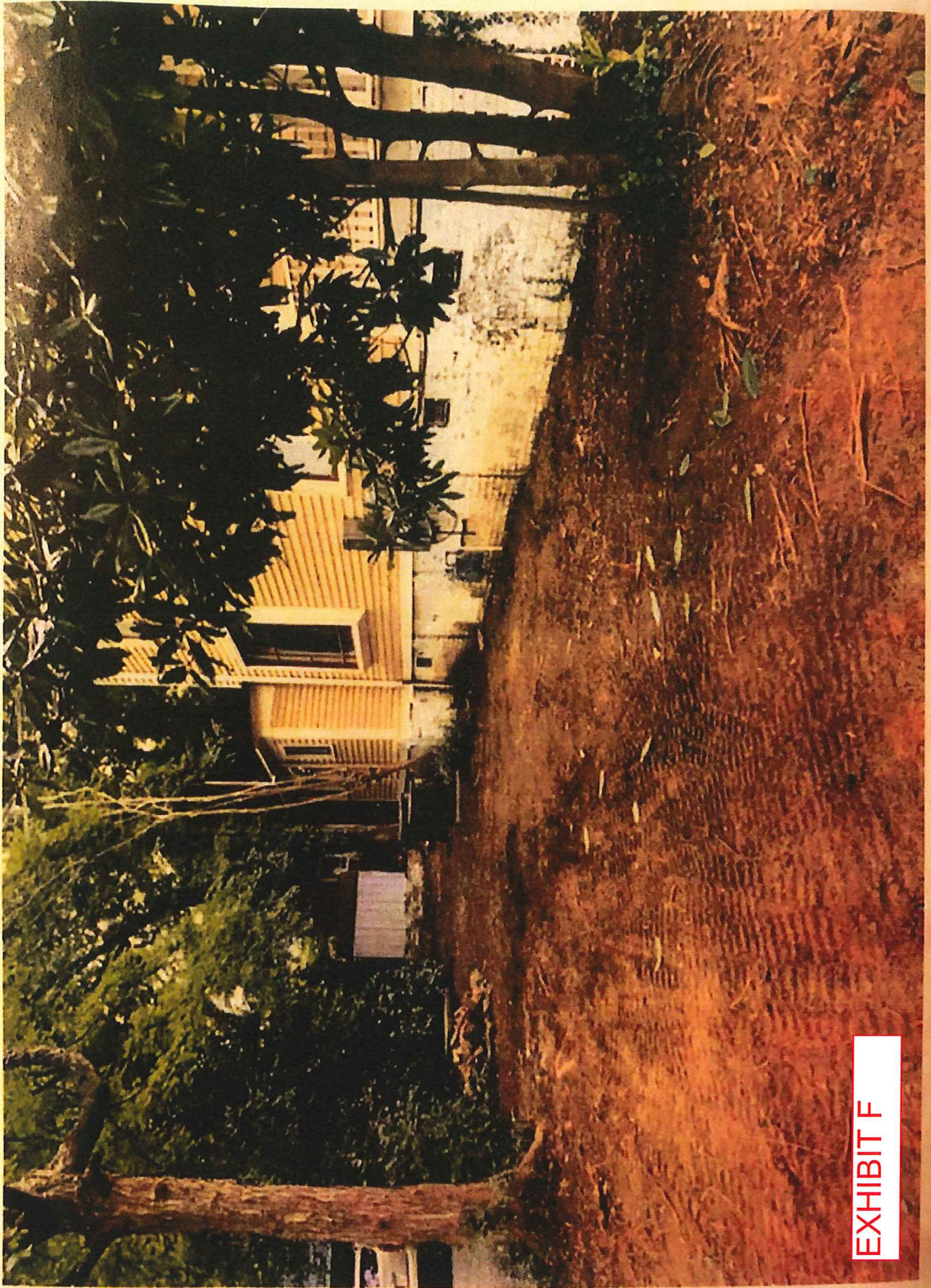
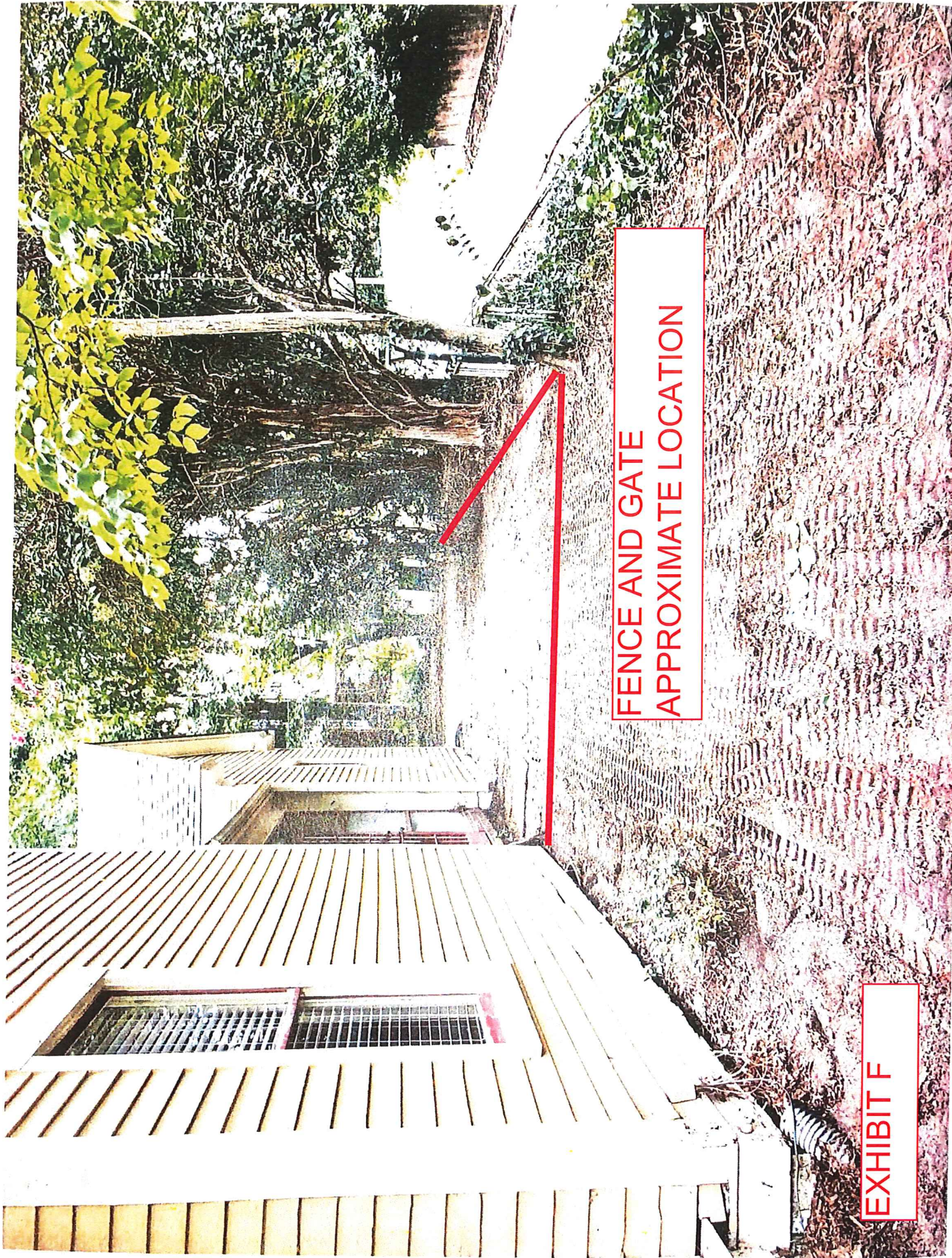


EXHIBIT F



FENCE AND GATE
APPROXIMATE LOCATION

EXHIBIT F

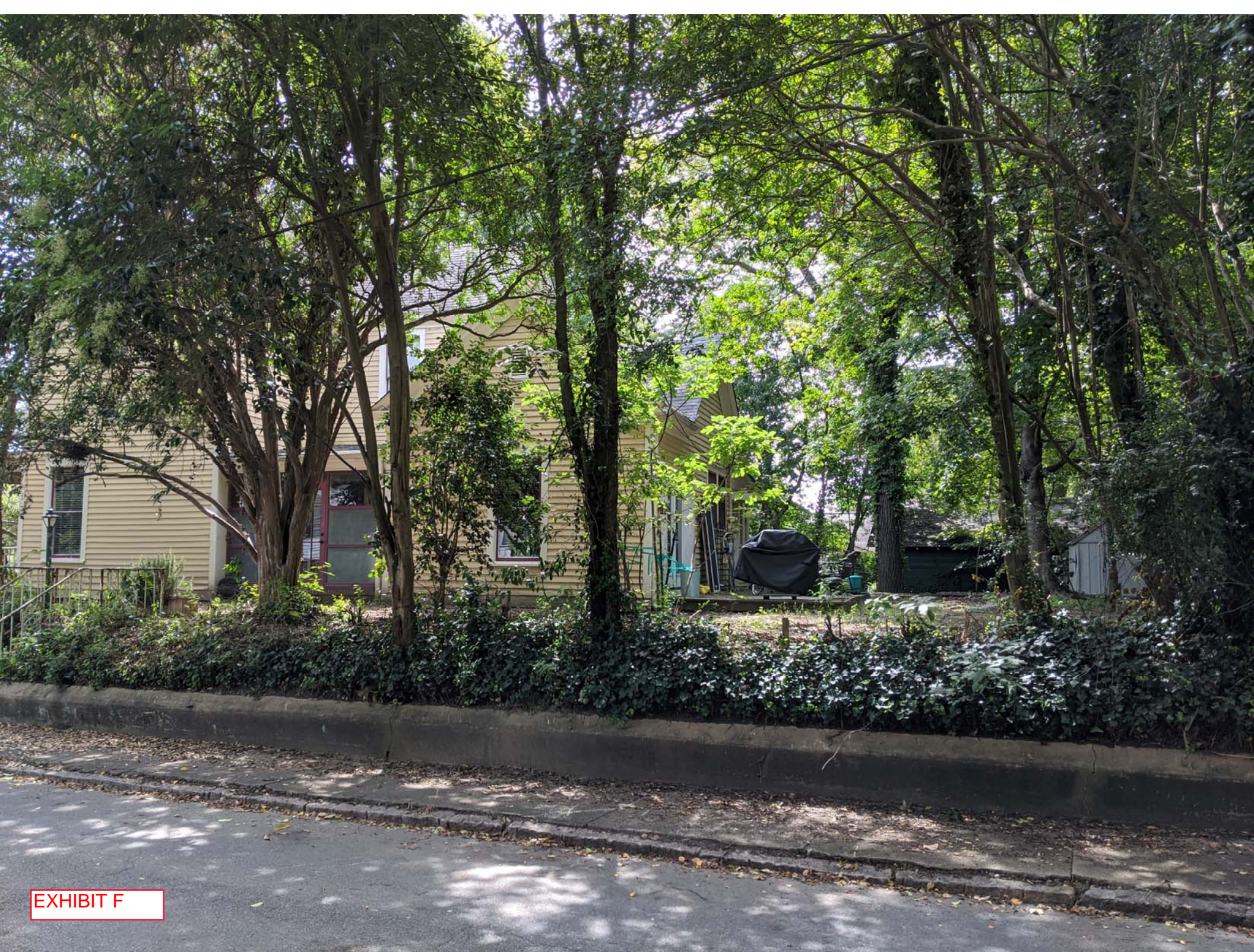


EXHIBIT F



EXHIBIT F



PROPOSAL/CONTRACT
Office /Cell (980) 785-4226
 420 Parallel Drive, Harrisburg, NC 28075
elitefencenc@gmail.com
www.elitefencenc.com

Proposal To: Amber McClintock

Address: 78 Franklin Ave. NW

City/State/Zip: Concord, NC 28025

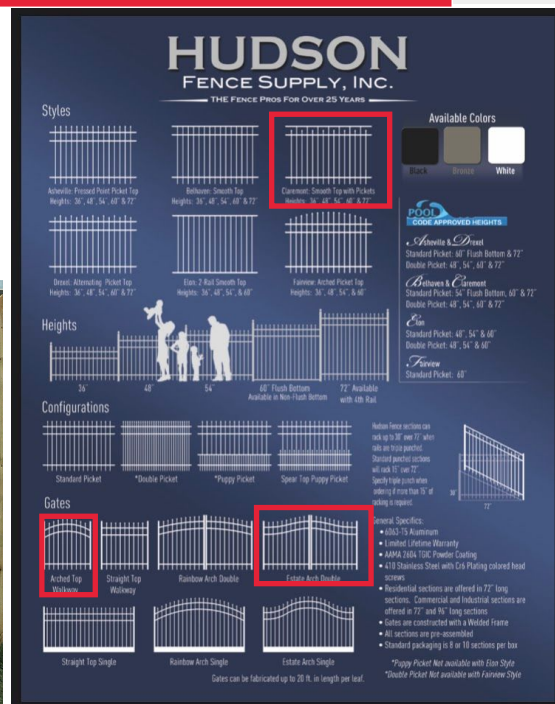
Phone(s): (434) 250-8791

E-Mail: amcclintock1007@gmail.com

SPECIAL INSTRUCTIONS:

- **All posts set in concrete. (45-60Lbs)**
- **Materials to be delivered 1-2 days prior to install.**
- **Fence comes with a 2 year workmanship warranty.**
- **Free Lifetime Gate Adjustments**

STYLE:	HEIGHT:	FOOTAGE:	COST :
Wood Full Privacy	6'	54'	\$864.00
Black Aluminum	5'	163'	\$3,300.00
5 Aluminum Gates (2 Doubles/1 Single)			\$1,250.00



Customer Signature:

Date:

Elite Fence NC Rep:

Jordan Doolittle

Total:

\$5,414.00

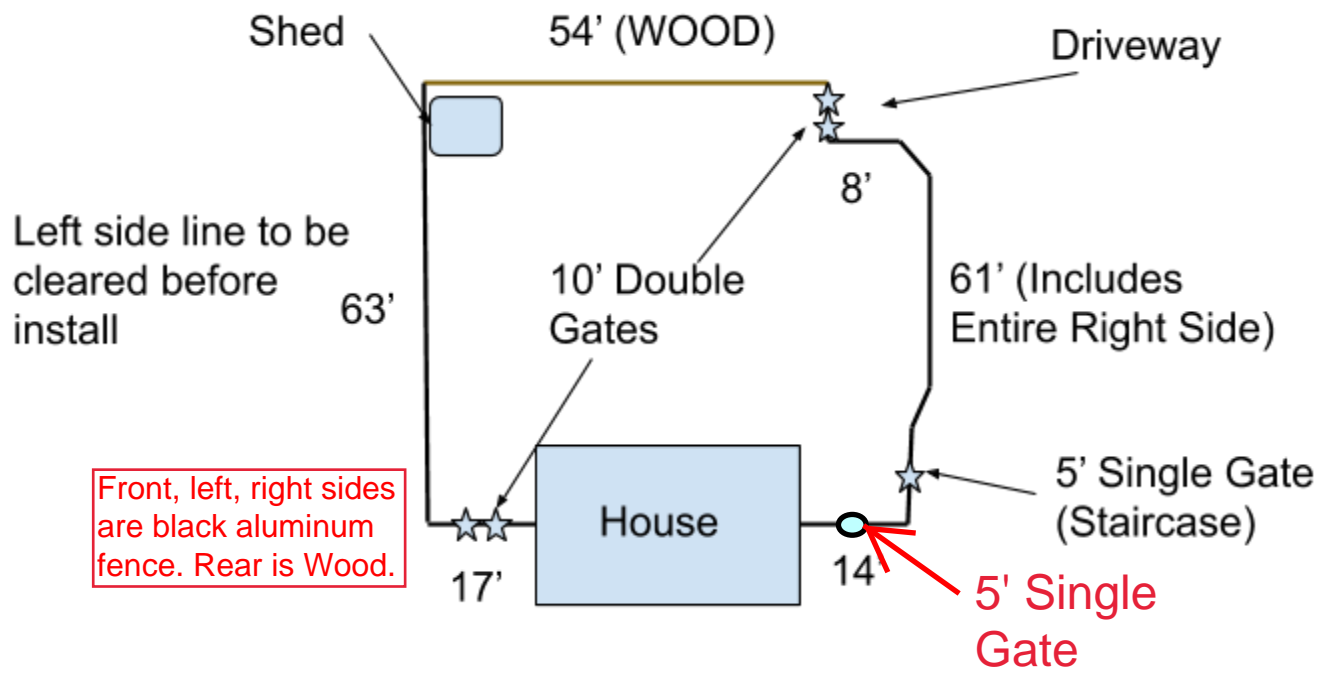
Deposit (60%):

\$3,248.00

Due On Completion:

\$2,165.00

EXHIBIT F



From: [380 Contracting LLC](#)
To: [Kristen Sullivan](#)
Subject: Re: 78 Franklin
Date: Friday, September 25, 2020 12:48:22 PM

[NOTICE: EXTERNAL EMAIL]

Hi Kristen,

We have spoken to the homeowner and for this COA, we will just focus on the driveway and the fence. The photo will be used as a master plan illustration but we will come back for all other requests at a later date.

Thanks,

Casey

On Sep 23, 2020, at 9:20 AM, Kristen Sullivan <sullivank@concordnc.gov> wrote:

Good morning Casey,

Please see attached site plan with some notes – just need a few more details as we advertise next week. I’m waiting for the fence contractor to send a marked plan showing the location of the fence on the site plan you provided.

I spoke with Bill Leake, and you don’t need HPC approval to remove the Crape Myrtle on the side of the house. It appears you’re proposing additional landscaping – are any ornamental trees proposed to replace the Crape Myrtle? There’s not a lot of room on the left side and back, but perhaps along the Beech Street side there’s space.

For the Flagstone, I would say from the example provided that it’s irregular flagstone, ranging from 18” to 24” in size – but please confirm.

Thank you Casey!

Kristen Boyd-Sullivan
Senior Planner
Planning & Neighborhood Development
City of Concord | 704-920-5153
35 Cabarrus Ave W, Concord, NC 28025
<image001.png>

EXHIBIT G