

DATE: December 12, 2018

SUBJECT:

Certificate of Appropriateness Request : H-31-18

Applicant: Joe and Nancy Hunter

Location of Subject Property: 81 Grove Ave NW

Staff Report prepared by: Scott Sherrill, Sr. Planner

BACKGROUND (Exhibit A):

- Property located in the North Union Historic District
- Date of Construction: 1900
- Classification: Contributing
- One-and-a-half-story, frame, double-pile house with high hip roof pierced by hip-roofed dormers on three sides and projecting, slanted bay with nearly conical roof on east side of house.
- This is a request to add back yard fencing in style and color approved as part of case H-01-18.

DISCUSSION:

The applicant proposes to install fence on the western side of the property. The total length would be approximately 35 feet, with a height of approximately 6 feet. The fence would be latticed and painted the color of the house's foundation.

Attachments include:

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Photographs of Proposed Fencing

Exhibit D: Photographs of Proposed Location

Exhibit E: Survey

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5- Section 9: Fences and Walls

The style of fence or wall should respond to the historic nature of the property. All wooden fences should be "stick-built" on site. The styles shown to the left are encouraged as well as custom designs with appropriate architectural detailing. 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 it is not appropriate to introduce walls or fences in front yards and side yards at corner lots that are more than 65% solid....

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. The portions of rear yard fences that face the street should be landscaped with shrubs and trees of a planting size that will fully hide the fence from the street within two years....If a front yard fence adjoins a rear yard fence, or an existing neighboring property fence, attention should be given to the transition between the two. Also, attention should be given to the design of fences placed along a sloping grade. All proposed fences and walls should not negatively effect existing trees and mature landscaping.

Design Guidelines and Recommendations

2. Use materials like stone, brick, wood and iron.

4. *Materials and styles should coordinate with building and neighboring buildings as well as other walls and fences in the area.*

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	52

Two-story, frame, single-pile house with hip roof and decorative facade gable. One-story wing at rear of house's west side has slanted bay topped with conical roof. Full facade porch with Tuscan columns and balustrade shelters central entrance with leaded glass sidelights. Decorative gable has flush boards laid in a herringbone pattern.

- 97. House
81 Grove Avenue, N.W.
ca. 1900
C

One-and-a-half-story, frame, double-pile house with high hip roof pierced by hip-roofed dormers on three sides and projecting, slanted bay with nearly conical roof on east side of house. The house wraps around a corner lot and is set very close to the street, and so its front and east elevations are visually prominent. A wrap-around porch with Tuscan columns and a balustrade carries across the full facade and the front bay of the east side. A mid-20th. century garage stands at the rear of the property facing White Street.

- 98. Dr. McFayden House
75 Grove Avenue, N.W.
ca. 1925
C

Two-story brick residence with some Colonial Revival features but a horizontal form characteristic of the bungalow style or Prairie School. The low height of the house in relation to its width, the gently pitched hip roof with broad eaves, a similar roof on the projecting entrance bay, and the rows of four 4/4 sash windows flanking the entrance combine to give the design its horizontal character. There is a one-story screened porch on the east side of the house and a sunroom at the rear. The entrance has leaded glass sidelights and a transom, and is framed by raised brickwork.

- 99. Dr. James E. Smoot House
67 Grove Avenue, N.C.
1897 IOI)
C

Two-story, frame, Queen Anne style house with fine porch. House side gable main block with two-story, gable front bay on east (left) side of facade; two one-story slanted bays project from the sides of the house. Wrap-around porch has turned and bracketed posts rising to a spindle frieze; the balustrade consists of square balusters and a row of spindles

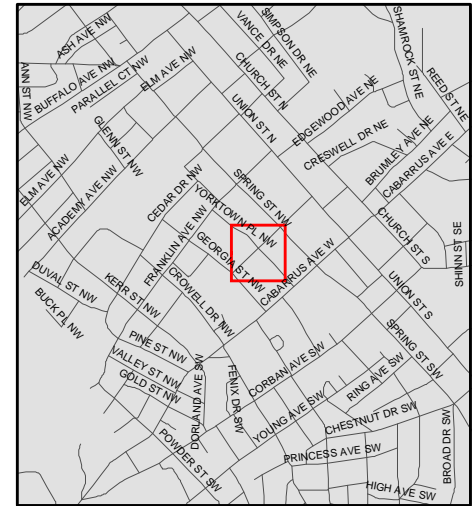
Exhibit A

H-31-18

Joe & Nancy Hunter

81 Grove Ave NW

PIN: 5620-77-6886



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.



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: Joseph C. Hunter
Address: 81 Grove Ave, NW
City: Concord State: NC Zip Code: 28025 Telephone: 704-560-5115

OWNER INFORMATION

Name: Nancy Aubitz Hunter
Address: Same as above
City: _____ State: _____ Zip Code: _____ Telephone: _____

SUBJECT PROPERTY

Street Address: 81 Grove Ave, NW P.I.N. # _____
Area (acres or square feet): _____ 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: add back yard fencing - in style & color already approved, not to exceed 6' on west side of property approx 35'
 2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
- _____
- _____
- _____
- _____

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.

Oct 24, 2018
 Date

Joseph Hunter
 Signature of Owner/Agent



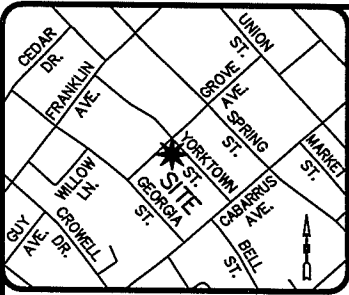












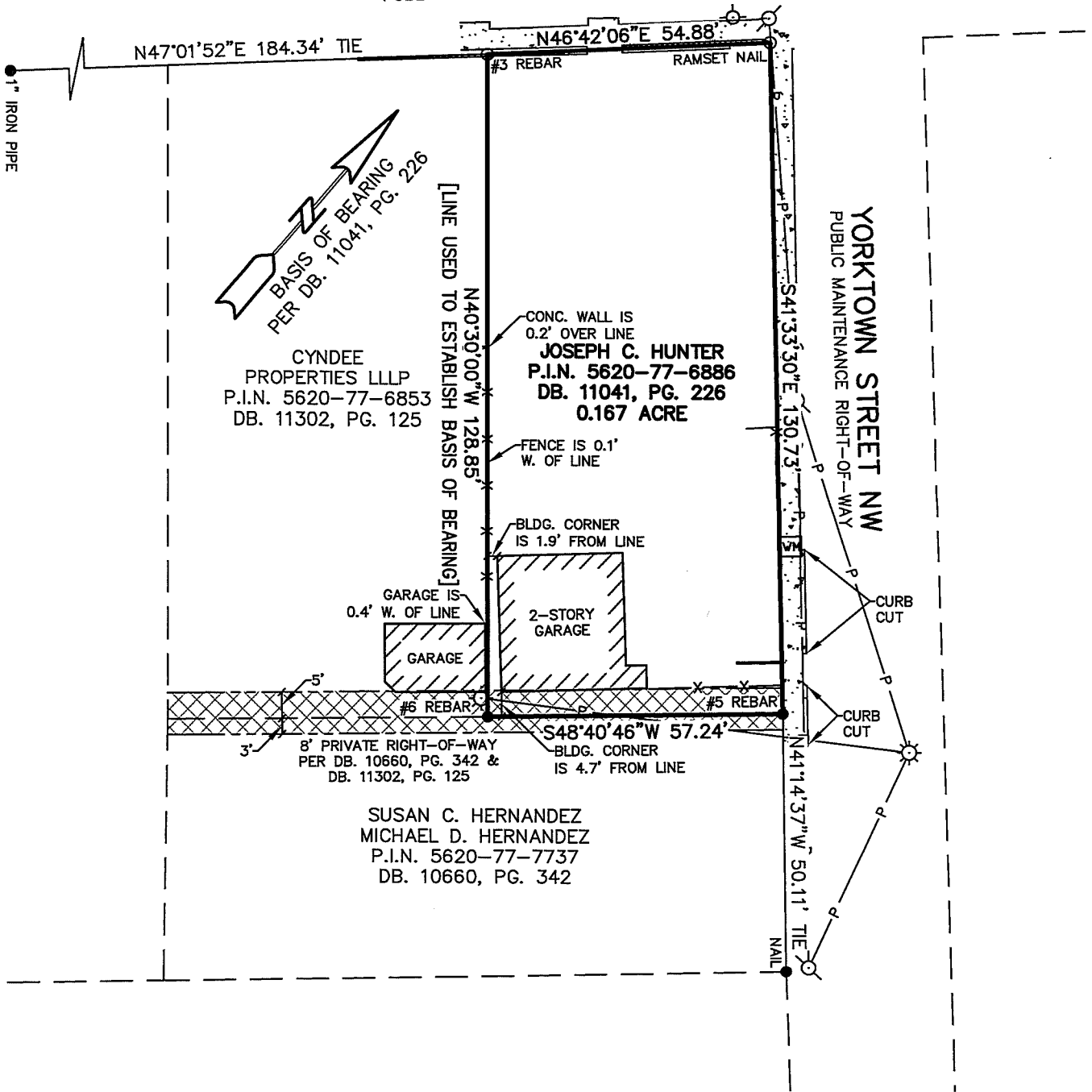
VICINITY MAP
NOT TO SCALE

- LEGEND**
- EXISTING IRON AS DESCRIBED
 - SET IRON AS DESCRIBED
 - ○ ○ UTILITY POLE
 - ○ ○ LIGHT POLE
 - ○ ○ GUY WIRE
 - ○ ○ FIRE HYDRANT
 - ○ ○ WATER METER
 - BOUNDARY LINE (AS SURVEYED)
 - - - BOUNDARY LINE (BY DEED OR MAP)
 - - - PRIVATE RIGHT-OF-WAY LINE
 - TIE LINE
 - P - OVERHEAD UTILITY LINE(S)
 - X - X - X - X - FENCE LINE
 - WALL LINE

- NOTES:**
1. TRAVERSE ADJUSTED BY LEAST SQUARES ADJUSTMENT METHOD.
 2. AREA COMPUTED BY COORDINATE COMPUTATIONS.
 3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 4. SUBJECT PROPERTY LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER F.I.R.M. MAP NUMBER 3710562000J, EFFECTIVE DATE NOVEMBER 5, 2008.
 5. THIS PLAT WAS NOT PREPARED IN ACCORDANCE WITH G. S. 47-30(M) AS REVISED.

- REFERENCES:**
1. ALL DEEDS AND MAPS SHOWN HEREON:
 2. CABARRUS COUNTY ON-LINE G.I.S. TAX MAP.

GROVE AVENUE NW
PUBLIC MAINTENANCE RIGHT-OF-WAY



PLAT CERTIFICATION

I, JAMES E. CRADDOCK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN REFERENCES AS SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN HEREON; THAT THE POSITIONAL ACCURACY DOES NOT EXCEED 0.10' AT THE 95% CONFIDENCE LEVEL; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 N.C.A.C. 554.600); AND THAT:

C.(1) THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 19th DAY OF APRIL, 2018.

JAMES E. CRADDOCK
LAND SURVEYOR
L-3039

PROFESSIONAL LAND SURVEYOR

LICENSE NO. L-3039

BOUNDARY SURVEY

PROPERTY OF: **JOSEPH C. HUNTER**

WARD NO. 1 ~ NO. 12 TOWNSHIP, **CABARRUS** CO., NC
ADDRESS: **81 GROVE AVENUE NW**, CONCORD, NC

DEED RECORDED IN DB. 11041, PG. 226

FOR CLIENT: **JOE HUNTER**

SCALE: 1 IN. = 30 FT. DATE: **APRIL 19**, 20 **18**