

DATE: January 13, 2020

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-32-20
<u>Applicant:</u>	Kevin and Casey Killough
<u>Location of subject property:</u>	97 Grove Ave. NW
<u>Staff Report prepared by:</u>	Kristen Boyd-Sullivan, Sr. Planner

BACKGROUND:

- The subject property is Contributing and is located in the North Union Street Historic District. (Exhibit A)
- Two-story, frame house with bungalow style details, a typical and well-preserved example of this house type. House has hip-roofed main block with two-bay façade division on first floor and four-bay division on second; one-bay porch occupies east (left) first floor façade bay. Bungalow style features include shingled second story, broad eaves with exposed rafters, and tapered wooden porch posts on brick bases.
- Ca. 1915
- Applicant is requesting to demolish a chimney and construct a detached garage with an apartment.

DISCUSSION:

On October 25, 2020, Casey Killough submitted an application to remove a non-functioning chimney in the center of the rear hip roof (Exhibit B). The chimney is not visible from the street from the north or west of the property (Exhibit F). The chimney is visible from the street on the south side of the property and from the rear yard on the east side of the property (Exhibit F). The chimney is obstructing ongoing interior modifications, the fire box has been bricked in, and there are concerns about the structural integrity of the chimney (Exhibit F).

On November 22, 2020, the applicant requested via email to add the construction of a new detached garage with an apartment to the application (Exhibit G). The new garage would be 1,520 square feet measuring 40' deep and 38' wide (Exhibit D). The garage would be located in the rear yard and be setback a minimum of 5 feet from the rear and side property lines (Exhibit D).

The garage would have three roll up garage doors (measuring 9' wide and 10' high), each featuring 10 light panes, similar to the aesthetic found in the nanawall at the rear of the house (Exhibit E). The front façade of the garage would have shake siding, exposed rafter tails, and trim and corner boards to match the house (Exhibit E). The proposed roof is a shed style roof, sloping to the rear of the garage with architectural shingles that would match the house and an average height of 15' (Exhibit E).

The two side elevations and the rear elevation would have wood siding, trim, and corner boards to match the house (Exhibit E). The southern side elevation would have a pedestrian entry/exit door (wood, two panel door with eight panes of glass) and copper awning leading to the apartment's kitchen that would match the house (Exhibit E). The northern side elevation would have two windows (in a nine over one pattern) to match the aesthetic and trim of the house (Exhibit E).

The rear elevation would also have one window (in a nine over one pattern) that will match the aesthetic and trim of the house (Exhibit E). Similar to the front elevation, the rear elevation would also have exposed rafter tails to match the house (Exhibit E).

ATTACHMENTS

Exhibit A: Historic Inventory Information
Exhibit B: Application for Certificate of Appropriateness
Exhibit C: Subject Property Map
Exhibit D: Site Plan
Exhibit E: Garage Elevations
Exhibit F: Applicant Photographs
Exhibit G: Email Correspondence

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 3: New Accessory Structure Construction

- *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.*
- *Accessory structures for Pivotal and Contributing structures should complement the siding and roof material of the primary structure.*

Chapter 4 – Section 4: Siding and Exterior Materials

- *There are a variety of materials available for use on the exterior of both existing structures and for new construction. Wood siding is the predominate exterior material within the Historic Districts, although some structures have masonry. The most common type of wood siding is clapboard, which consists of beveled boards that are thicker on the bottom, and are installed so there is some overlap. Other types of wood siding that may be encountered include rabbeted, drop, flush, and board and batten.*
- *Another type of exterior material found in the districts is cut wood which covers the frame of the building. Examples of cut wood shingles are spaced and cut, fish scale, feather cut, imbricated and beveled, and stagger butt.*

Chapter 5- Section 5- Fenestrations:

- *Windows on most of the historical homes are of the double hung variety. Emphasis is on vertical rather than horizontal orientation of windows. The number of lights (panes) in the sash varies with the style and period of the house.*
- *New windows should be consistent or compatible with existing units. The emphasis of the new windows should be vertical rather than horizontal. Wood is the most appropriate material, and vinyl and aluminum clad windows are inappropriate in most instances.*

- *The typical doors in the Historic Districts are solid-paneled or with one or more light panels. New doors should be compatible with the period and style of the structure. Doors to avoid include flat-surfaced doors and those with conventional light panels.*
- *Awnings and canopies constructed of canvas are appropriate with commercial structures and in some instances with residential structures. Types of residential structures with which awnings are most compatible are Bungalow, Queen Ann, and Colonial Revival. Awnings are not appropriate on structures where shutters were historically used. Aluminum awnings or canopies are inappropriate. Canopies and awnings shall reflect a close visual association with the fenestrations involved.*
- *Choose windows that are appropriate for the style of building, maintain vertical emphasis, and avoid large single paned units.*
- *Use doors that are appropriate for the style of building while avoiding flat-surfaced doors, those with small decorative glass panels, and pre-finished window/side lite art glass units.*
- *Awnings or canopies should be mounted within the opening, directly on the window or door frame, or as an alternate, just outside the opening. The awning or canopy should reflect a close visual association with the opening. Awnings and canopies attached to roofs are inappropriate.*

Chapter 5 – Section 7: Roofing

- *Original features on chimneys such as corbeling should be preserved. Enlarging, altering, removing, or shortening chimneys should be avoided.*
- *Typical roofing materials used are tin, copper, slate, tiles, wood, and composition shingles.*
- *New construction should avoid A-frame, dome, shed and flat-alone roof shapes.*
- *New construction should avoid the roof being more than one-half the building's height.*
- *Use materials in new construction that are consistent with the style of the building; materials should be unobtrusive in texture as well as color.*
- *Roof shapes, texture and material should be compatible with new construction as well as with immediate buildings.*

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	51

ends have simple intersecting tracery, introducing subtle Gothic note into design.

William Winslow Flowe was a merchant and industrialist who operated the Roberta Manufacturing Company and the White-Parks Hosiery Mill, two local textile plants, and was an officer of the White-Morrison-Flowe Department Store.

94. (Second) A.R. Hoover House
97 Grove Avenue, N.W.
ca. 1915
C

Two-story, frame house with bungalow style details, a typical and well-preserved example of this house type. House has hip-roofed main block with two-bay facade division on first floor and four-bay division on second; one-bay porch occupies east (left) first floor facade bay. Bungalow style features include shingled second story, broad eaves with exposed rafters, and tapered wooden porch posts on brick bases.

95. (First) A.R. Hoover House
91 Grove Avenue, N.W.
ca. 1904
C

Charming, two-story, frame house combining Queen Anne and Colonial Revival elements. Unusual, asymmetrical facade has three principal features; a hip roof that engages a broad, wrap-around porch in a long, uninterrupted sweep of the main roof line; a two-story gable-front bay; and a three-sided dormer with a conical roof. Eclectic detailing adds much interest to design. Porch has shingled retaining wall typical of Queen Anne design; paired Tuscan porch columns and vaguely-Palladian window in gable-front are Colonial Revival features; and latticed sash in upper panes of several windows introduce element of bungalow style.

A.R. Hoover, who built this house and the one next door (#94), was the proprietor of downtown clothing store who later founded the Hoover Hosiery Mill. He was the son of Daniel Rufus Hoover (see #83).

96. House
85 Grove Avenue, N.W.
ca. 1900
C



NORTH CAROLINA
High Performance Living

Application for
Certificate of Appropriateness

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
Address: 97 GROVE AVE NW
City: CONCORD State: NC Zip Code: 28025 Telephone: 704 993 8632

OWNER INFORMATION

Name: CASEY + KEVIN KILLOUGH
Address: SAME AS ABOVE
City: _____ State: _____ Zip Code: _____ Telephone: _____

SUBJECT PROPERTY

Street Address: 97 GROVE AVE NW P.I.N. # 56207746170000
Area (acres or square feet): _____ Current Zoning: RM-2 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: CHIMNEY REMOVAL
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Removal of chimney in center of rear hip roof. Chimney is not functional (see photos). Chimney is an obstruction to ongoing interior modifications. Not visible from North/East/West of property from public view.

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.

10/25/2020
Date

Cassie
Signature of Owner/Agent

Planning & Neighborhood Development

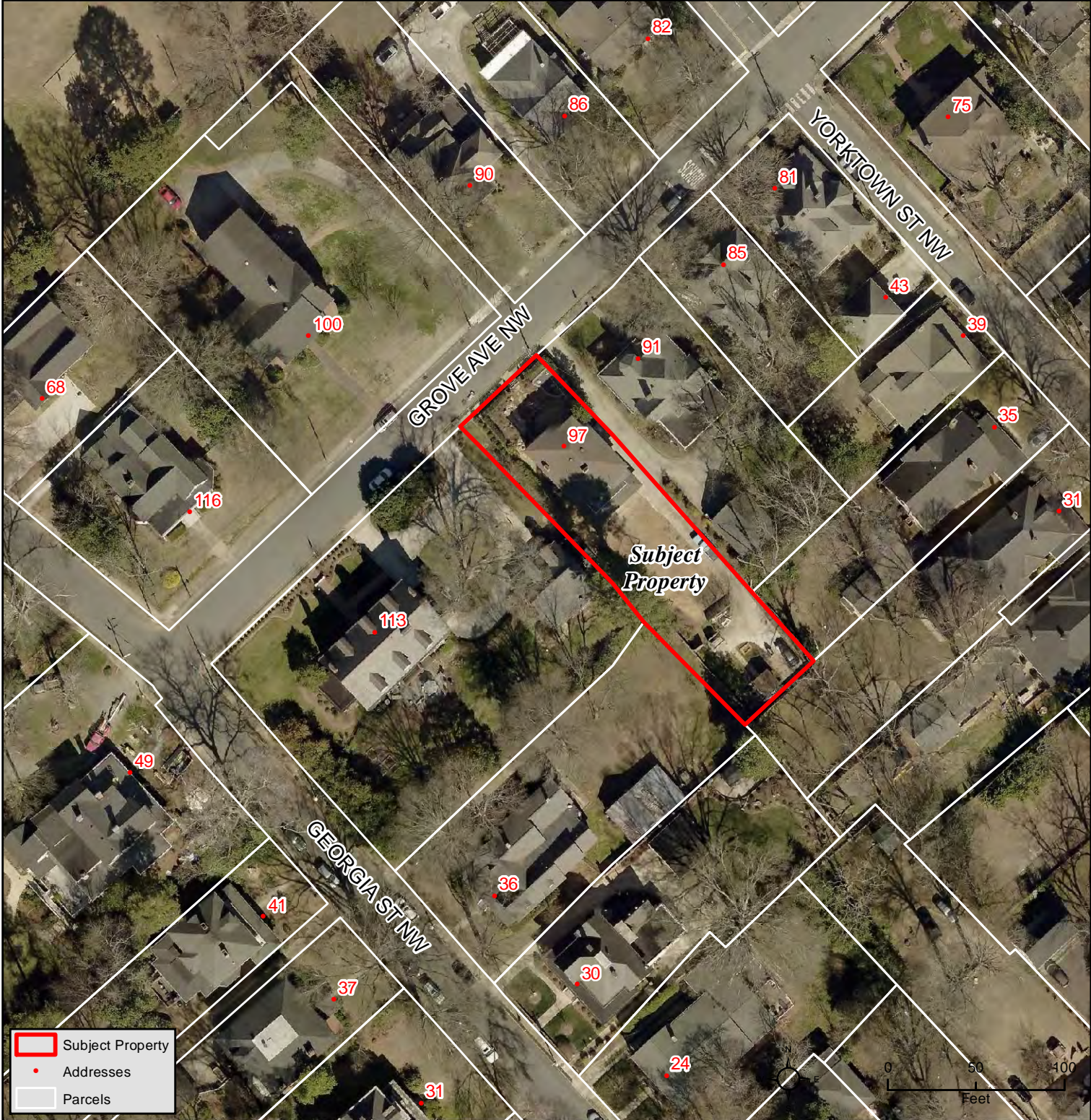
35 Cabarrus Ave W • P. O. Box 308 • Concord, NC 28025
Phone (704) 920-5152 • Fax (704) 920-6962 • www.concordnc.gov

H-32-20

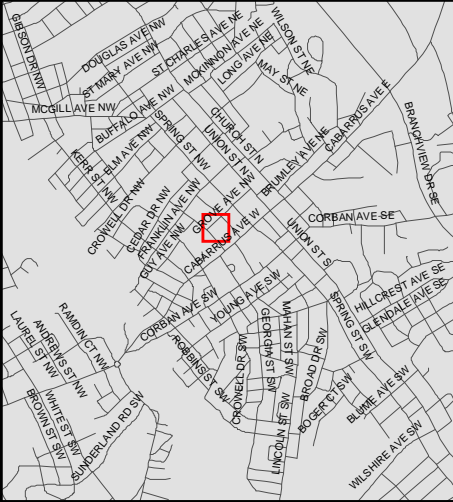
97 Grove Ave NW

PIN: 5620-77-6617

Exhibit C



Subject Property
• Addresses
 Parcels

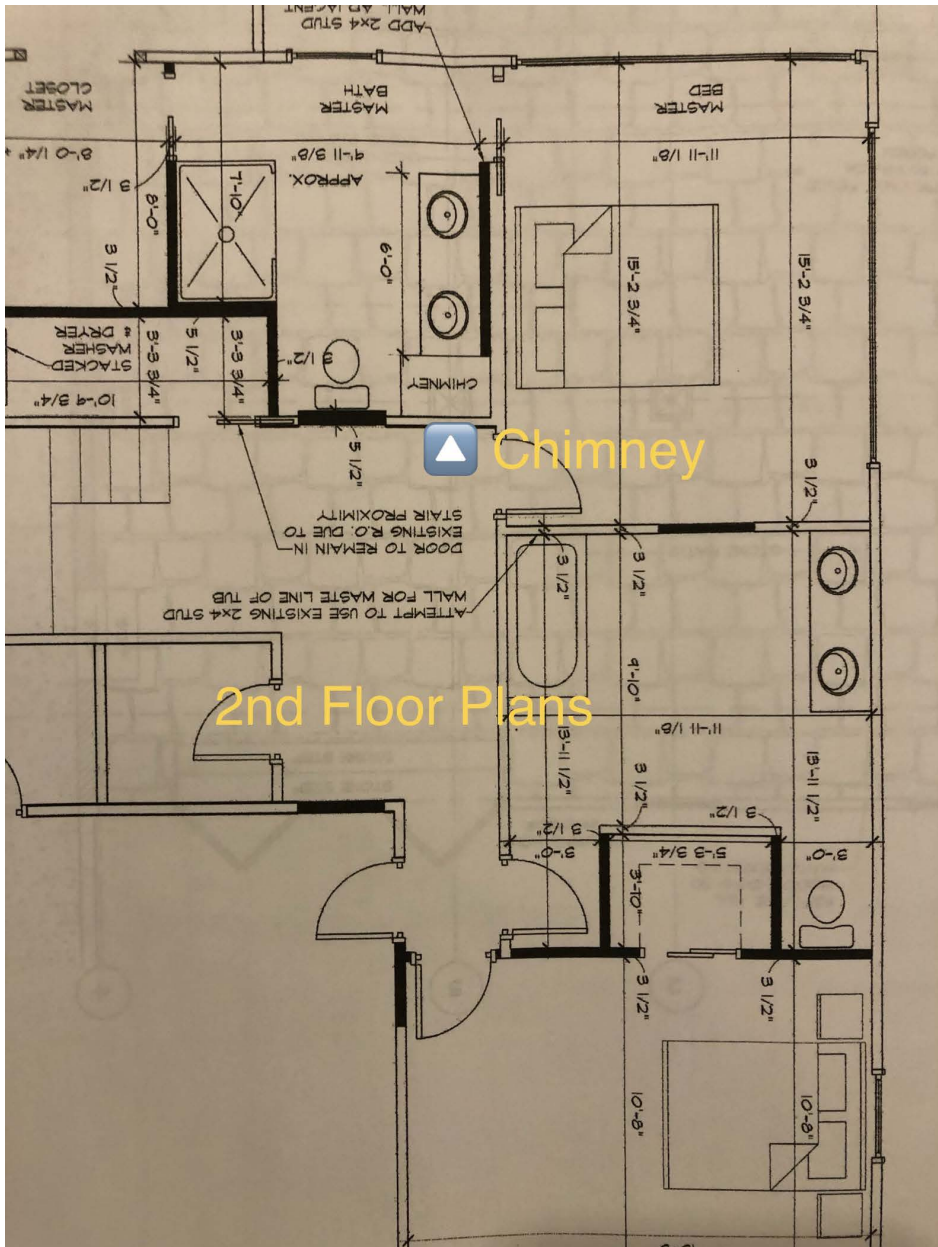


Source: City of Concord Planning Department

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.

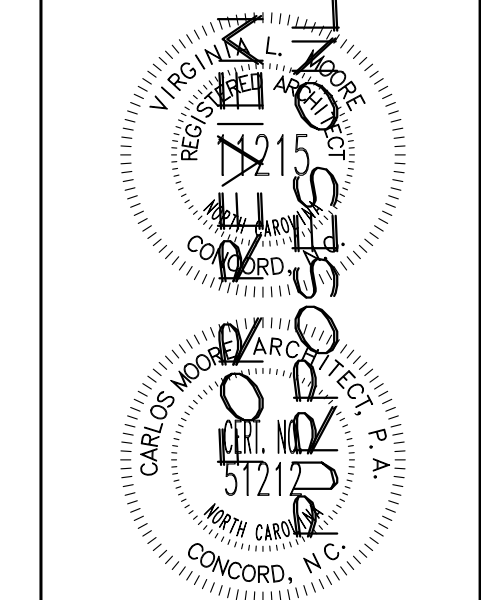




2nd Floor Plans

Exhibit D

NOTICE:
 ALL FEDERAL, STATE, LOCAL, CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF PLANS AND SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESIGNED OR IMPLIED HEREIN, UNLESS OTHERWISE SPECIFIED.
 THESE DRAWINGS ARE PRELIMINARY AND NOT INDICATING ALL CONDITIONS AND DETAILS, AND ARE INTENDED TO BE USED BY EXPERIENCED MECHANICAL ENGINEERS AND CONTRACTORS PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND COMPLIANCE WITH THE INTENT OF THESE DOCUMENTS ARE THE RESPONSIBILITY OF THE PERSONS PROVIDING THE WORK. LIMIT OF LIABILITY IS THE AMOUNT OF FEE CHARGED.
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 WWW.CMOOREARCH.COM

PROJECT TITLE:
NEW GARAGE FOR THE KILLOUGH'S
 97 GROVE AVE NW, CONCORD NC

SHEET TITLE:
BASIC SITE PLAN

TODAY'S DATE: 10.30.2020
 SCHEMATIC DESIGN APPR: XXXX
 ORIGINAL SEAL DATE: XXXX

REVISIONS:

DRAWING NUMBER: 200803 SP
 DRAWN BY: VLM
 PROJECT MGR: VLM
 CHECKED BY: V. MOORE

SHEET
SP-1

OF 1 TOTAL # OF SHEETS: X

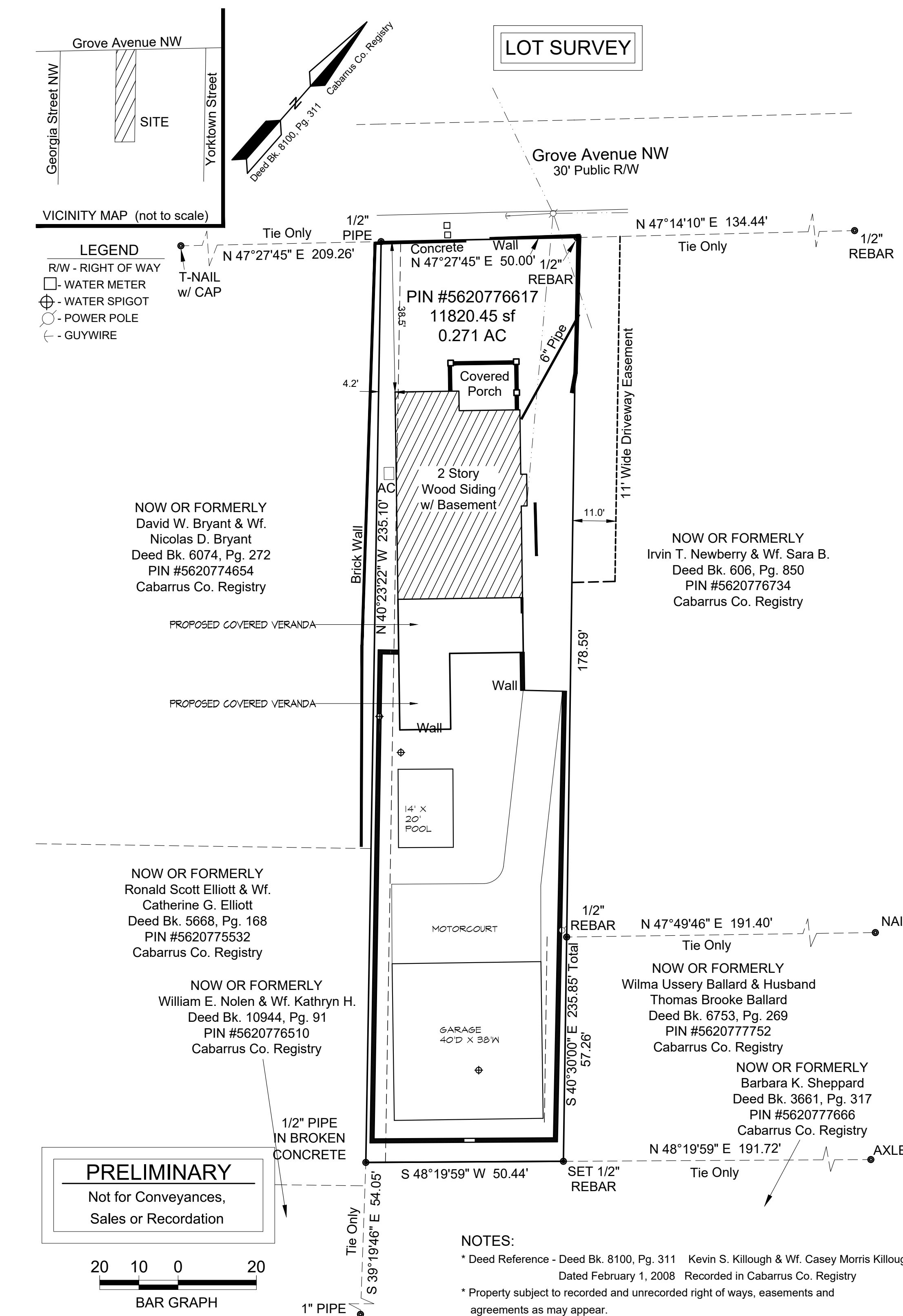


Exhibit D

From: [Celia Kilgus](#)
To: [Hannah Sullivan](#); [Katherine Seaman](#)
Cc: [Hannah Sullivan](#)
Subject: Kilgus COA Application for December meeting
Date: Sunday, October 26, 2020 5:26:04 PM
Attachments: [71 Kilgus Ave 300 Kilgus.pdf](#)

[NOTICE: EXTERNAL EMAIL]

Hi ladies!

Attached is a COA for our property to remove a chimney. Please let me know if you have questions. I've also attached photos to complete the application. Also, I would appreciate a listing of all chimneys approved for removal and any denied for approval in the district over the last two years. If you would also please include their historical designation.

I will stop by the front on Tuesday and pay for both COAs and pick up my copy for 78 Franklin Ave.





View from South



View From North



Exhibit F



Interior View of Chimney
First Floor



Bricked Up Fire Box
1st Floor



Wall to be removed



Chimney in Center
Kitchen/Dinning Area
1st Floor

Chimney 2nd Floor Master Bathroom





Chimney 2nd
Floor
Master
Bedroom

Thanks,
Casey



Exhibit F



Shed roof garage
Elliot Property

From: [Kristen Sullivan](#)
To: [Casey Killough](#)
Cc: [Katherine Godwin](#); [Starla Rogers](#)
Subject: RE: 97 Grove additional info.
Date: Monday, November 23, 2020 12:24:00 PM
Attachments: [image001.png](#)

Ok – the voicemail sounded like you had approval for everything, so thank you for clarifying!

Hope you have a good rest of your day!

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



From: Casey Killough <casey.killough@gmail.com>
Sent: Monday, November 23, 2020 12:15 PM
To: Kristen Sullivan <sullivank@ConcordNC.gov>
Cc: Katherine Godwin <godwink@ConcordNC.gov>; Starla Rogers <rogerss@ConcordNC.gov>
Subject: Re: 97 Grove additional info.

[NOTICE: EXTERNAL EMAIL]

Hi Kristen,

My voicemail should have said that we had approval for the veranda on file, not the other three items. **We are only seeking approval for the chimney and garage structure.**

Thanks,

Casey

On Nov 23, 2020, at 9:40 AM, Kristen Sullivan <sullivank@concordnc.gov> wrote:

Good morning Casey,

Exhibit G

Thank you for the additional information. We will modify the application to include the new garage. In your phone message last Friday, you mentioned having approval for the driveway, motor court and pool. However, we pulled all previous cases and do not see any of those items on previously approved site plans, elevations, or approval documents. Is the proposed driveway and motor court a replacement of an old existing one? If so, will it be the same dimensions and material? We can add the driveway, motor court and pool to your application if we have your permission. Please advise as to what you'd like to do, or if you have any details regarding previous approvals.

Since we need to have the newspaper ad sent in tomorrow morning, I'll need to know what it needs to include, so please let me know by close of business today. Thank you

—

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

From: Casey Killough <casey.killough@gmail.com>
Sent: Sunday, November 22, 2020 9:57 PM
To: Kristen Sullivan <sullivank@ConcordNC.gov>
Cc: Katherine Godwin <godwink@ConcordNC.gov>
Subject: Re: 97 Grove additional info.

[NOTICE: EXTERNAL EMAIL]

Hi Kristen and thanks for the clarification. I am granting my approval for staff to modify the application to include the garage addition. At this time, the chimney is still intact. If anything changes, I will let you know. We are documenting as time goes by! I will send you some additional pictures tomorrow.

Thanks,

Casey