

DATE: December 8, 2021
SUBJECT:
Certificate of Appropriateness Request: H-18-21
Applicant: Daniel Webber
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:
 - Add a 3’ masonry block with stone veneer retaining wall in the front yard with new stairs, as well as stone walkways and small patio in the front yard of the house, and new landscaping (Exhibits B, D, E, and F).

DISCUSSION:

The applicant proposes to install a 3’ retaining wall to create a leveled front yard and to eliminate the steep slope along the sidewalk that is difficult to maintain and has erosion problems. The proposed retaining wall will run along the front sidewalk (outside of the public right-of-way, on the applicant’s property), terminating at the stairs at the front right corner. The retaining wall will also extend from the front sidewalk up the driveway, terminating at the proposed steps (Exhibits D, E, and F). The retaining wall will be approximately 38” tall at the highest point, and will be constructed of masonry block with Field Stone Veneer in Tennessee Crab Orchard Brown. (Exhibits D, E, and F). The existing front stairs (near the corner of Franklin & Beach St. NW) will be faced with the same stone veneer to match the proposed retaining wall (Exhibits D, E, and F). The proposed stairs from the driveway to the proposed front walkway will be constructed of masonry with the same stone veneer (Exhibits D, E, and F).

Two new walkways are proposed leading from both sets of stairs, connecting to an 8’ diameter patio at the base of the front porch steps. The proposed walkways and patio will be constructed of Flagstone in the same color, Tennessee Crab Orchard Brown (Exhibit F).

New landscaping is proposed throughout the front yard and will be comprised of 50% native species, however, please note, landscape improvements do not require the Historic Commission’s approval (Exhibit B, E, and F).

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory Information

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Subject Property Map

Exhibit D: Site Plan

Exhibit E: Images

Exhibit F: Materials

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Approval Requirement Needs Table

- *Masonry Walls: All walls in public view or over 18 inches in height 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.*
- *Patios, Walks and Driveways: All new patios, walks, and driveways require Commission Hearing and Approval.*

Chapter 5 – Section 9: Fences and Walls

- *Where walls are concerned, natural stone or brick masonry walls are encouraged and should not be coated or painted.*
- *The type and color of stone and masonry should respond to the historic nature of the property.*
- *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

- *New walkways should consist of appropriate natural material including gravel, concrete, stone, brick or pervious pavers.*
- *Walkways should avoid prefabricated and imprinted stepping stones within front yards.*

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

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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

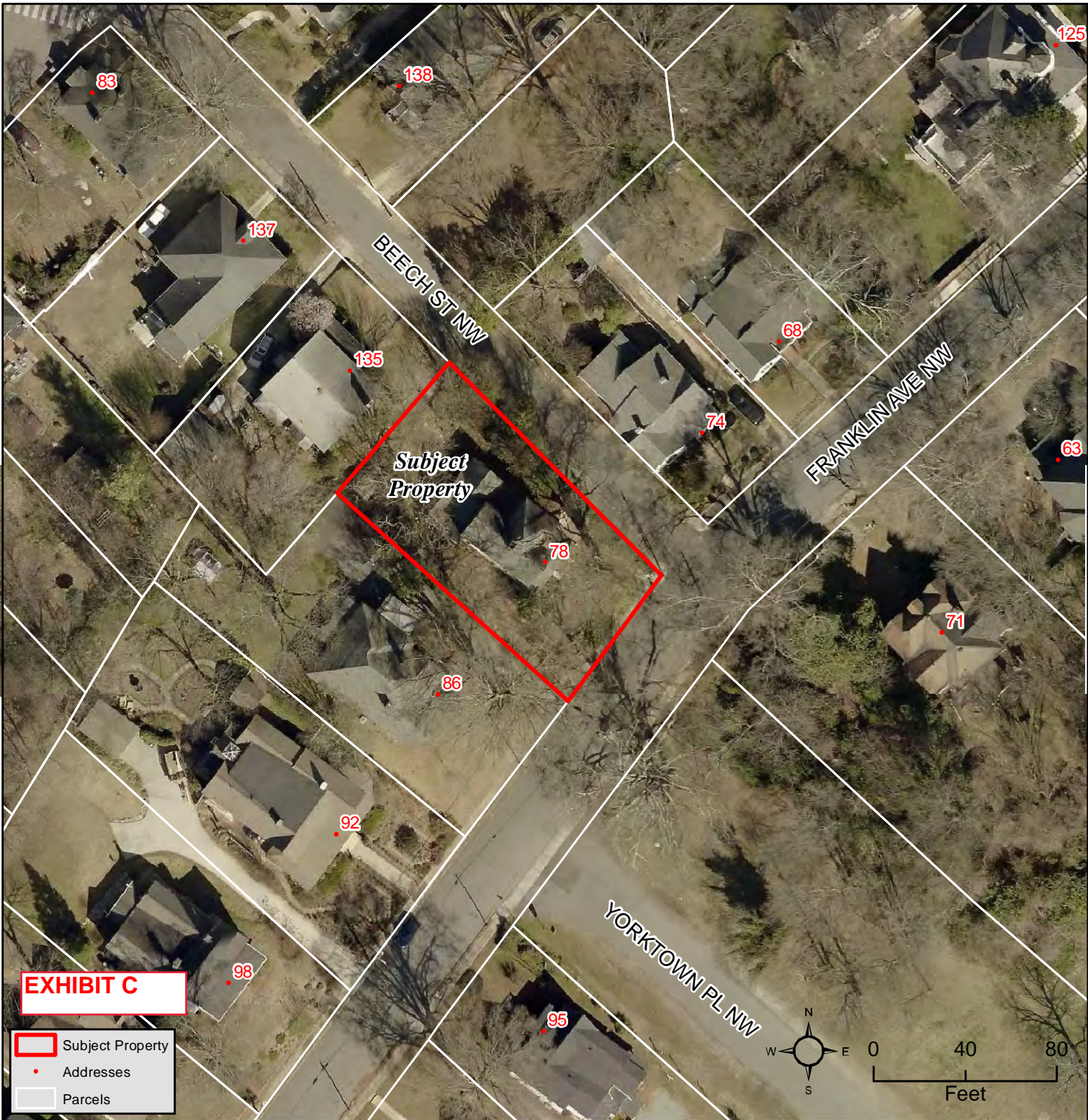


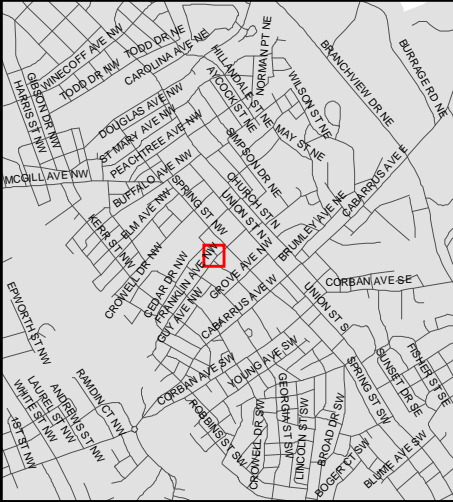
EXHIBIT C

- Subject Property
- Addresses
- Parcels

H-18-21

78 Franklin Ave NW

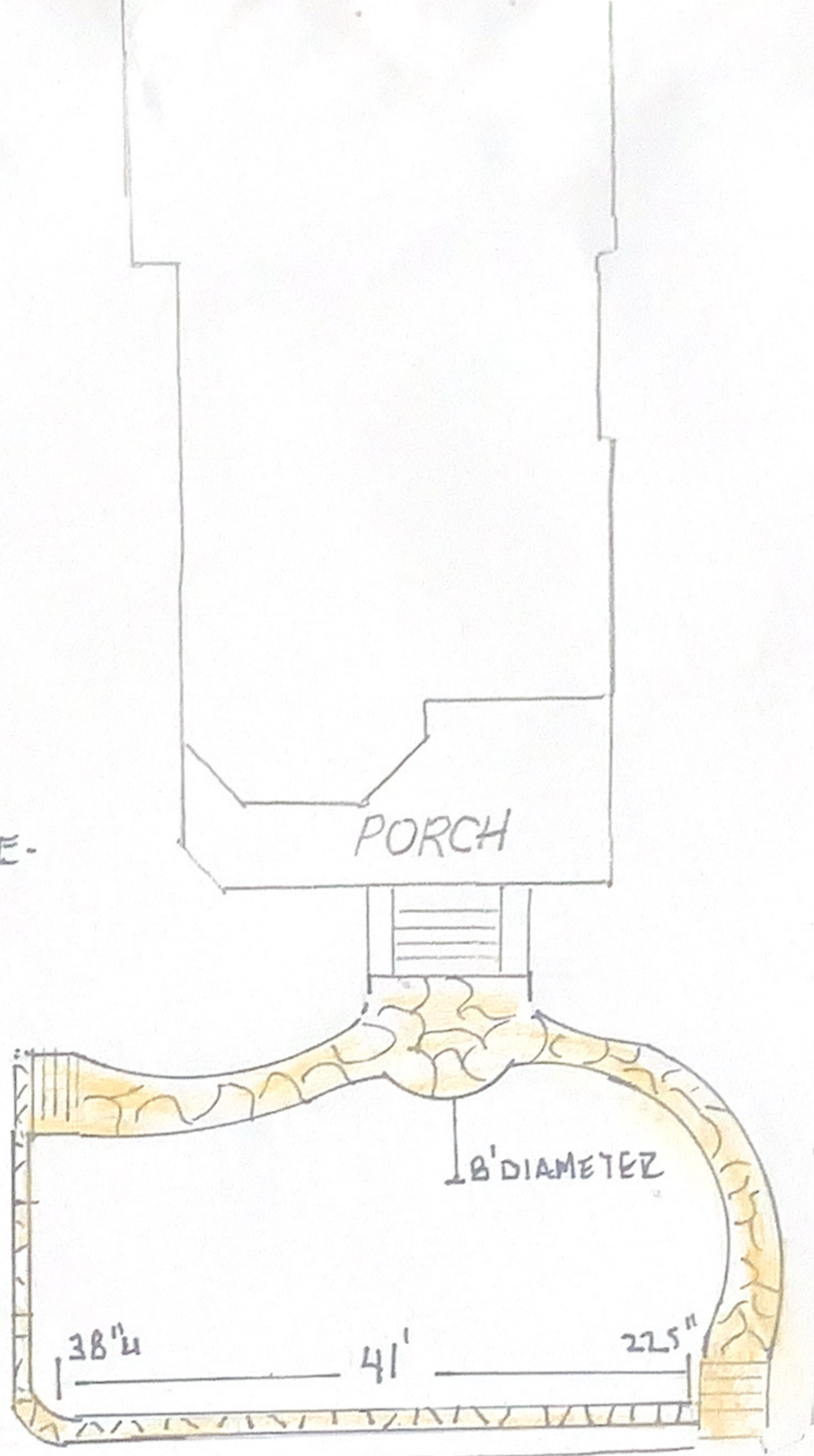
PIN: 5620-78-0567



Source: City of Concord
Planning Department

Disclaimer

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PORCH

18' DIAMETER

38"

41'

22.5"

CONC WALK

CONC WALL

BEECH ST NW

FRANKLIN AVE

WALL L 41' TO CORNER
WALL H 22.5 @ STEPS 38" @ CORNER
STEPS DOWN TO MEET DRIVE-
WAY STEPS

MATERIALS: BLOCK WALL FACED
WITH TENN. CRAB ORCH.
STEPS AND WALKWAYS
OF TENN. CRAB ORCH.



EXHIBIT E



EXHIBIT F



EXHIBIT F