

<u>DATE</u>	March 8, 2023
<u>SUBJECT</u>	
<u>Certificate of Appropriateness Request:</u>	H-03-23
<u>Applicant:</u>	William D. Tadlock III
<u>Location of subject property:</u>	68 Georgia St. NW
<u>PIN:</u>	5620-77-2769
<u>Staff Report prepared by:</u>	Autumn C. James, Senior Planner

BACKGROUND

- The subject property, 68 Georgia St. NW, is designated as a “Contributing” structure in the North Union Street Historic District (Exhibit A).
- “A typical frame, L-shape, one-story, cottage features a projecting northern bay with hip roof. Latter has hipped dormer with ventilator. Side wing has gable roof with hipped dormer. Slanted entrance of the central bay has flat roof. Porch is covered with a flat roof and wraps-around slanted bay and has shingled balustrade with unusual tapered classic columns. Northern elevation also has dormer with hipped roof. Chimneys are unoriginal. Fenestrations are nice two-over-ones.” (Exhibit A).

DISCUSSION

On February 3, 2023, William D. Tadlock III applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to construct a retaining wall in front of the structure at 68 Georgia St. NW. (Exhibit B).

The applicant is proposing to add a retaining wall in the front yard at the city sidewalk, across the front of the property, and up the driveway. The proposed wall will be 3’6” tall to match the existing sidewalk height in the front yard and will diminish into existing grade the top of the driveway. (Exhibit D).

The existing knee wall will be removed and new concrete footing will be excavated with rebar reinforcements and concrete will be placed for a new wall. The new wall will be constructed with CMU block will be filled with concrete and have a brick veneer. The brick will be an oversized tumbled brick that will match the brick on the foundation of the house. Precast concrete caps will be placed on the top of the wall to match the original front steps of the house and the wall will be painted to match the foundation of the house and the porch. New concrete steps will extend from the city sidewalk to the sidewalk leading to the front porch steps. These steps will be between the brick and retaining walls and will the same size and height of the existing steps.

After addition of retaining wall and proper drainage installation, wall will be backfilled to level yard and prevent erosion. The wall is being built to assist in creating a yard with grade and landscaping that will help to maintain the health of the two oak trees that are located in the front yard.

ATTACHMENTS

- Exhibit A: National Register of Historic Places Inventory
- Exhibit B: Application for Certificate of Appropriateness
- Exhibit C: Subject Property Map
- Exhibit D: Applicant Submitted Photographs
- Exhibit E: Example of brick veneer and concrete caps

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Masonry Walls

All walls in public view over 18” in height require Commission Hearing and Approval.

Approval Requirement Needs Table: Paintings and Coatings

Painting unpainted masonry—stone, brick, terra cotta requires Commission Hearing and Approval.

Chapter 5 – Section 9: Fences and Walls

- *Where walls are concerned, natural stone or brick 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.*
- *Poured-in-place concrete walls are discouraged.*
- *Concrete-masonry walls constructed of plain concrete-masonry-units (CMU’s) (often referred to as “concrete blocks” or “cinder blocks”) and walls constructed from railroad ties are prohibited.*
- *Concrete-masonry walls constructed of decorative concrete blocks (such as split-face blocks that are textured, colored, etc.) will be considered by the Commission on a case-by-case basis.*
- *Decorative concrete blocks shall not have a beveled face and shall not be stacked in a manner that allows the flat surface of the block to be visible on the wall’s front façade.*
- *Decorative concrete blocks shall have textured faces to mimic the shape irregularities of natural stone.*
- *Front yard walls equal to and taller than 36” may not utilize decorative concrete blocks.*

Design Standards: Fences and Walls

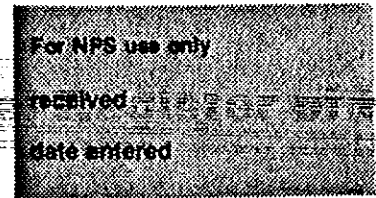
1. *Use materials such as natural stone, brick, wood, powder coated aluminum and iron.*
2. *Materials and style should coordinate with building and neighborhood buildings as well as other walls and fences in the area.*

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 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



Continuation sheet

Item number

Page

Inventory List - North Union Street
Historic District, Concord

#7

82

with decorative sawn work. Original Italianate front porch was replaced with Colonial Revival porch that extends two bays and is supported by Tuscan columns. Original foundation is of rock and house features a small rock cistern in back yard. Rear kitchen ell has side gable with boxed cornice. Fenestrations are two-over-two sash except for the transom window flanking the door. Northern porch was enclosed to form a sunroom with latticed sash bungalow windows. North side of house has projecting Queen Anne bay with stained glass. Chimneys have been replaced.

Pendleton Bernard Fetzer (1849-1912) was a native of Virginia and came to Cabarrus County after the Civil War. Fetzer became a leading cotton buyer by the 1870's and later formed a general merchandising firm with the Cannons.

- 184. House
59 Georgia Street, N.W.
1920
C

Two-story frame house with hipped dormer and ventilator. Second floor fenestrations are six-over-one. First floor features one pane window with transom. Front porch has molding and features open-paired posts.

- 185. House
68 Georgia Street, N.W.
ca. 1920
C

A typical frame, L-shape, one-story, cottage features a projecting northern bay with hip roof. latter has hipped dormer with ventilator. Side wing has gable roof with hipped dormer. Slanted entrance of the central bay has flat roof. Porch is covered with a flat roof and wraps-around slanted bay and has shingled balustrade with unusual tapered classical columns. Northern elevation also has dormer with hipped roof. Chimneys are unoriginal. Fenestrations are nice two-over-ones.

- 186. William Bingham
36 Georgia Street, N.W.
1912
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: WILLIAM D. TADLOCK III
Address: 68 GEORGIA ST NW
City: CONCORD State: NC Zip Code: 28027 Telephone: 704-622-9369

OWNER INFORMATION

Name: WILLIAM D. TADLOCK III
Address: 68 GEORGIA ST NW
City: CONCORD State: NC Zip Code: 28027 Telephone: 704-622-9369

SUBJECT PROPERTY

Street Address: 68 GEORGIA ST NW P.I.N. # 56207827690000
Area (acres or square feet): 66X131 Current Zoning: RESIDENTIAL 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: RETAINING WALL IN FRONT YARD AT CITY SIDEWALK ACROSS FRONT OF PROPERTY, UP DRIVEWAY.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
NEW CONCRETE FOOTING WITH VERTICAL REBAR, CMU BLOCK CONSTRUCTION WITH BRICK VENEER. WALL WILL HAVE CONCRETE CAP TO MATCH ORIGINAL PORCH FOUNDATION AND ENTRY WAY. WALL WILL BE PAINTED TO MATCH FOUNDATION OF HOME. YARD WILL BE BACKFILLED TO LEVEL YARD AND PREVENT EROSION. CONCRETE STEPS FROM SIDEWALK WILL BE FOUNDED NEW. WALL WILL BE 3'6" HIGH TOTALING 125' IN LENGTH.

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.

2/5/23

 Date

Will D. J. [Signature]

 Signature of Owner/Agent





68 Georgia St NW Retaining Wall

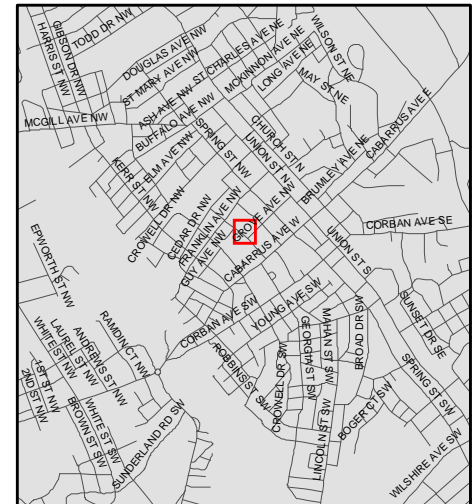
- Wall will be placed in front of the house at the city sidewalk from property line to driveway.
- Wall will be 3'6" tall to match existing sidewalk height in front yard and will diminish into existing grade at top of driveway.
- After removal of existing knee wall, a new concrete footing will be excavated, rebar will be installed and concrete will be placed for new wall.
- New wall will be constructed with CMU block filled with concrete and a brick veneer. Brick will be an oversized tumbled brick to attempt to create an historic look that will match the brick on the foundation of the house.
- Precast concrete caps will be placed on top of the wall to match the original front steps of the house.
- Wall will be painted to match the foundation of the house and porch.
- New concrete steps will be poured from the city sidewalk to the sidewalk leading to the front porch steps. These steps will be in between the brick retaining walls and exactly the same size and height as the existing steps.
- After proper drainage installation, wall will be backfilled to level up yard and prevent erosion.

- Existing grade and landscaping are no longer adequate for the two large oak trees in the front yard. After several failed attempts to sod and sow grass, the best option to create a yard and maintain the health of these trees is to build a retaining wall and level the yard.

H-03-23

68 Georgia St NW

PIN: 5620-77-2769



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.

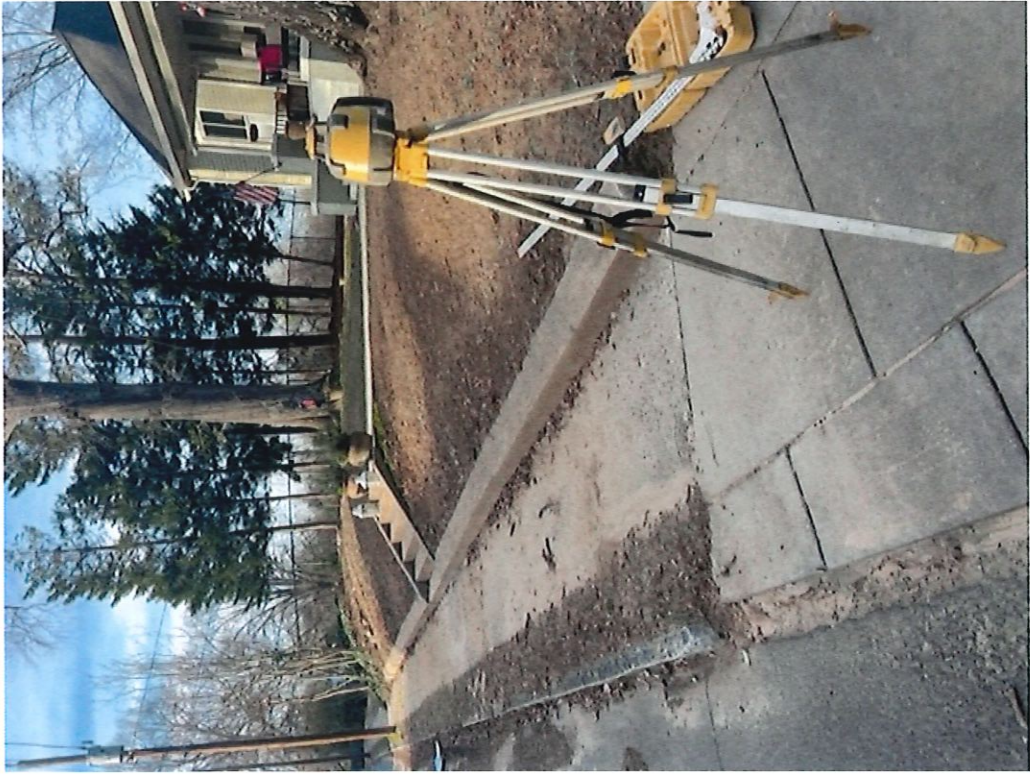
Exhibit C H-03-23



Proposed height and length of retaining wall at front of property



Existing Conditions at front of property



Example of concrete caps

