

DATE: May 11, 2022

SUBJECT:

Certificate of Appropriateness Request: H-12-22
Applicant: Kendall Hyanko
Location of Subject Property: 103 Church St N
PIN: 5620-89-2255
Staff Report Prepared by: Brad Lagano, Senior Planner

BACKGROUND

- The subject property at 103 Church St N is located in the North Union Street Historic District, but is not included in the survey inventory (Exhibit A).
- Classification: Unclassified – local historic district only (LHD)
- Applicant’s requested modification: replace the existing concrete stucco retaining wall with a decorative concrete block retaining wall (Exhibit B).

DISCUSSION

On March 22, 2022, Kendall Kyanko applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to replace the 3’ tall concrete stucco retaining wall running adjacent to the sidewalk and into the initial portion of the driveway with a 3’ tall decorative concrete block retaining wall (Exhibit B).

In the recent past, the retaining wall incurred severe damage as a result of a city bus and private car accident at the intersection of Church St N and Spencer Ave NW. The accident caused visible damage to the part of the wall left of the steps. The invisible or hidden damage to the remainder of the wall was undetermined. The wall was repaired and patched with concrete stucco. However, cracks and holes in the stucco have appeared over time rendering the wall unsightly with potential decreased structural integrity (Exhibits D, E).

The applicant proposes a scope of work (SOW) (Exhibit F) which includes, but is not limited to:

- Removing the existing concrete stucco retaining wall and hauling off debris.
- Excavating the side of the hill running along the front of the property and the beginning of the driveway to make room for the new wall.
- Digging a 12” x 24” footer with #67 stone to serve as the new wall’s foundation.
- Building a new decorative concrete block retaining wall with Keystone Anchor Diamond Pro wall block and cap (Exhibits G, H).
- New wall will be 3’ tall at its highest point and approximately 80’ long from end to end.
- Incorporating 4" corrugated pipe buried behind the wall which will be routed towards the low end of the wall for proper drainage.
- Backfilling the excavated area with #67 stone and remaining dirt.
- Reinforcing and stabilizing the dirt behind the wall with Geogrid as needed. (Geogrid is a geosynthetic material made of polymers that is used to reinforce soil behind retaining walls. Installed in horizontal layers between wall courses and extending into the soil behind a wall, geogrid stabilizes the soil and increases a wall system's mass and stability.)

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Photos of Accident Damage & Repair to Existing Concrete Stucco Retaining Wall

Exhibit E: Photos of Existing Concrete Stucco Retaining Wall

Exhibit F: Description of Project Work

Exhibit G: Photos of Proposed Decorative Concrete Block Retaining Wall

Exhibit H: Belgrade Diamond Pro Concrete Block Retaining Wall Cut Sheet

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Masonry Walls

- *All walls in public view over 18” in height require 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 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

Boundary Justification

#10

1

The boundaries of the North Union Street Historic District includes those portions of the district's thoroughfares that developed prior to 1930, and retain a high proportion of their original pre-1930 structures. The proposed district lies within the local historic district, and consists of six blocks of North Union Street, and small sections of Marsh Avenue N. W., Franklin Avenue N. W., Grove Avenue N. W., Spring Street N. W., Cabarrus Avenue West, Bell Street S. W., White Street N. W., Georgia Street N. W., two houses on Edgewood Avenue N. E., and two structures on Buffalo Avenue N. W. Fortunately, many of the properties rest on large lots and are within a two to four block radius of North Union Street, thus creating a cohesive district. Some of the houses that lie within the local historic district have been excluded from this proposal. These properties lie in a heavy commercial district and have either been adapted for local businesses or are in poor condition. Consequently, these structures distract from the refined neighborhood element that exist in the proposed North Union Street District.

The areas to east and west of the North Union Street District were excluded for several reasons. The boundary to the east runs parallel to North Union Street and Church Street. These properties have already been discussed in the preceding paragraph. The western boundary is extremely irregular. The area northwest of the district is comprised of mill house structures that have less architectural significance to the district at large. Also, there are a number of commercial buildings bordering the northwest boundary that would be considered serious intrusions. The southwest boundary extends further in a westerly direction because of the large number of contributing structures. However, the boundary ends in a somewhat dilapidated commercial district that obviously developed after 1930.

The northern boundary is the easiest to define as it borders along Peachtree Street N. W. and encloses the former Odell-Locke-Randolph Mill (#1). The latter marks the beginning of the district. The boundary excludes the area north of the district because it is the post-World War II commercial district that developed along Church Street as the city of Concord expanded in a northerly direction.

The southern boundary is erratic, however, the traditional business district borders the residences on North Union Street and Spring Street. This part of the boundary provides a good buffer to the district. The contributing and pivotal structures along Bell Street S. E. and Cabarrus Avenue West are surrounded by post 1950 commercial development. However, this area includes a large number of contributing properties with historical and architecture significance as well as several pivotal structures such as the (Former) All Saints Episcopal Church (#131) and the First United Presbyterian Church (#142). Moreover, the properties along Bell Street (#152-166) borders Barber Scotia College, which provides a strong measure of protection against commercial development in this vicinity.

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: Kendall Kyanko
Address: 103 Church Street NE
City: Concord _____ State: NC _____ Zip Code: 28025 _____ Telephone: 980-621-1617
Email: k.kyanko@gmail.com

OWNER INFORMATION

Name: Kendall Kyanko
Address: 80 Huie Street NW
City: Concord _____ State: NC _____ Zip Code: 28027 _____ Telephone: 980-621-1617.
Email: k.kyanko@gmail.com

SUBJECT PROPERTY

Street Address: 103 Church Street NW. P.I.N. # _____
Area (acres or square feet): _____ Current Zoning: Commercial _____ Land Use: Commercial _____

**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: replace deteriorating retaining wall

From the company that gave me an estimate::
remove old retaining wall and haul off debris. excavate the side of hill as discussed to make room for new wall. We will dig 12x24" footer with #67 stone for the wall to sit on. build wall with Keystone Anchor Diamond Pro wall block and cap. This wall be approx 80 ft long and its tallest point is 3 ft. we will use 4" corrugated pipe behind the wall for drainage and we will make drain out the wall or at low end of wall. We will back fill with #67 stone and left over dirt from excavation. Geo grid will be used as necessary to strengthen the dirt behind the wall.

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., may be submitted with application.
6. Detailed list of materials that will be used to complete the project.



High Performance Living

**Application
for Certificate of**

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.

3/22/22.

Date

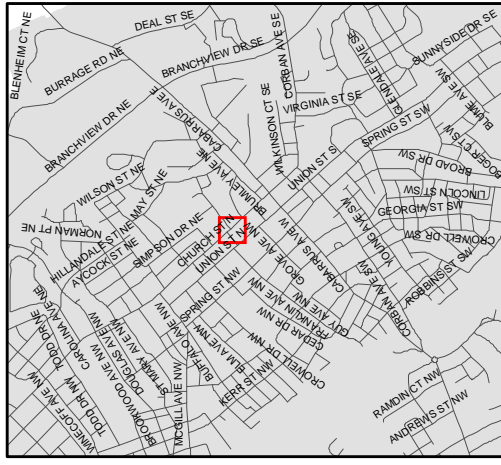
Kendall K Kyanko

Signature of Owner/Agent

H-12-22

103 Church St N

PIN: 5620-89-2255



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.

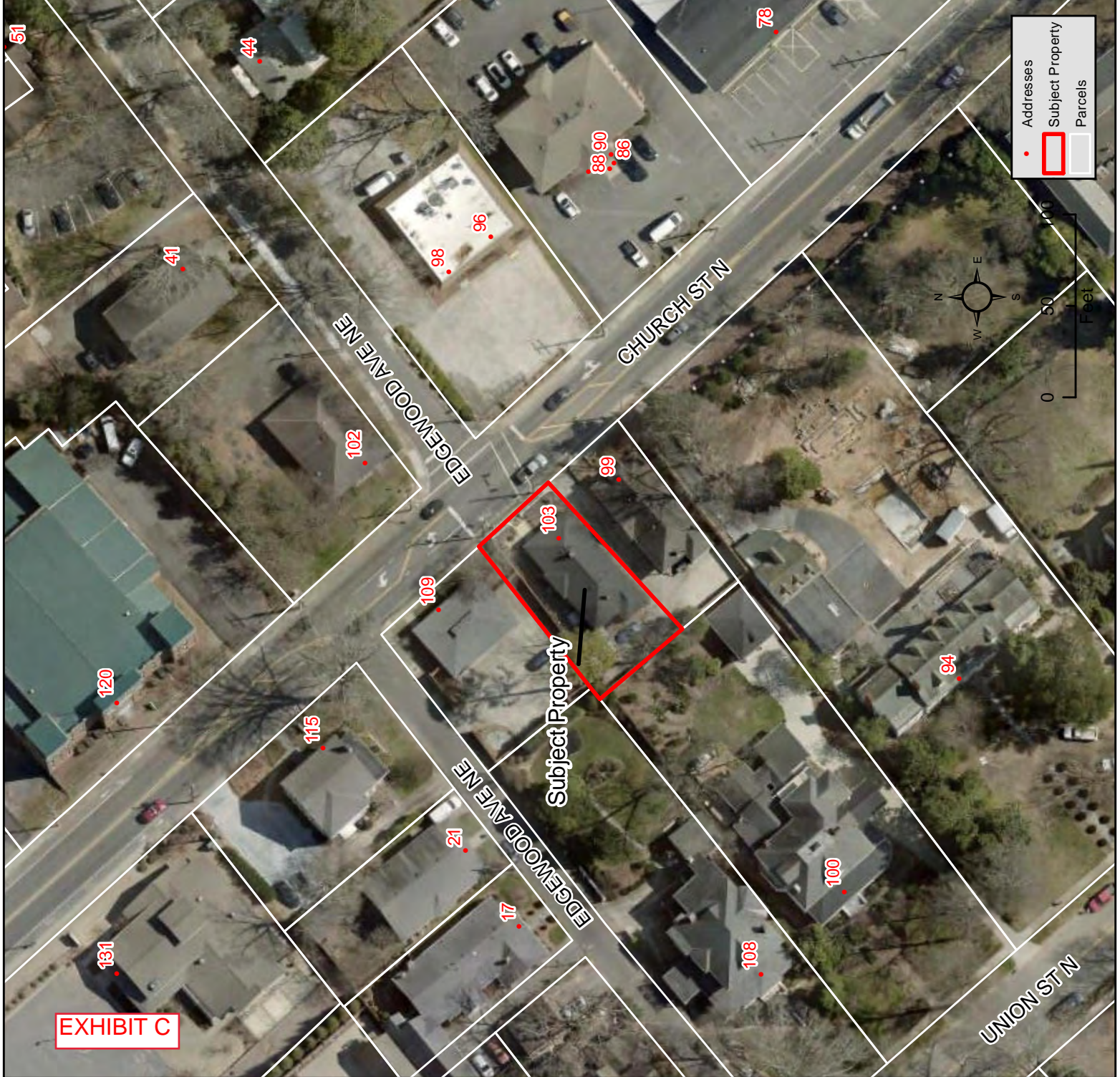


EXHIBIT C



EXHIBIT D







EXHIBIT E







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2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):

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5. Samples of windows, doors, brick, siding, etc., may be submitted with application.
6. Detailed list of materials that will be used to complete the project.



EXHIBIT G



EXHIBIT G



EXHIBIT G



Diamond Pro[®]

Retaining Wall Collection

Architects and engineers choose the Diamond Pro[®] retaining wall systems to create flexible, cost effective solutions for a broad range of large commercial, municipal and residential retaining wall projects. Contractors choose Diamond Pro wall systems due to their time-tested strength. Diamond Pro products can be used with geosynthetic reinforcement for tall-wall applications. Diamond Pro retaining wall blocks are now available with two installation options - rear lip or pin locator.

EXHIBIT H

Benefits of Diamond Pro®:

- Rear-lip block makes installation fast and accurate
- Gravity walls can be built up to 4 feet high, including embedded course, but excluding the cap*
- Setback/System Batter: 1"/7.1°

Benefits of Diamond Pro® PS:

- Pin system installation method allows for multiple batter options
- Large cores for ease in handling
- Large pin aligning cores for ease of installation
- Gravity walls can be built up to 4 feet high including buried course, but excluding the cap* with 7.1° batter
- Setback/System Batter: Near Vertical and 1"/7.1°; additional system batter can be created by alternating pin placement on each course of wall

Benefits by the numbers:

- One square foot of wall face per block
- Minimum outside radius, measured on the top course to the front of the units: 4 feet
- Minimum inside radius, measured on the base course to the front of the units: 6 feet
- Walls in excess of 50 feet have been built with Diamond Pro® when combined with geosynthetic reinforcement



*This height assumes cores are filled with drainage aggregate, level backfill and clean, compacted sand or gravel and no surcharge

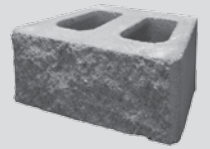
**Product dimensions are height by face length by depth. Actual dimensions may vary from these approximate values due to variations in manufacturing processes. Contact your Belgard representative for details.

***Contact your local manufacturer for color options.

Diamond Pro®

Approximate Dimensions (HxLxD)**

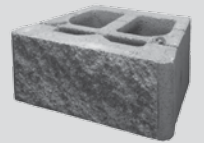
Diamond Pro
with rear-lip locator
8" x 18" x 12"



Diamond Pro Virtual Joint
with rear-lip locator
8" x 18" x 12"



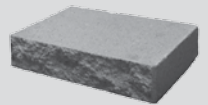
Diamond Pro PS
with pin aligning cores
8" x 18" x 12"



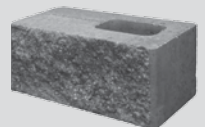
Fiberglass Pins
5" L x 0.5" diameter



Diamond Pro Cap
4" x 18" x 12"



Diamond Pro Corner Unit
8" x 18" x 9"



Wall Innovations By



ANCHOR™
WALL SYSTEMS



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