

DATE: June 8, 2022

SUBJECT:

Certificate of Appropriateness Request: H-16-22
Applicant: Jeff Fearn
Location of Subject Property: 31 Grove Ave NW
PIN: 5620-88-1330
Staff Report Prepared by: Brad Lagano, Senior Planner

BACKGROUND

- The subject property at 31 Grove Ave NW is designated as a “Contributing” structure in the North Union Street Historic District (ca. 1900) (Exhibit A).
- “One-story, frame, Queen Anne style cottage with two façade gables and notable porch. West (right) gable projects forward and has cut-away corners. Wrap-around porch has turned posts and a notable, cut-out balustrade. Entrance has transom and unusual decorative panels of pressed metal under sidelights (Exhibit A).
- Applicant’s requested modification: replace an existing masonry retaining wall running adjacent to the sidewalk and up the left side of the driveway with a new masonry and natural stone veneer and cap retaining wall (Exhibit B).

DISCUSSION

On April 3, 2022, Jeff Fearn applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to replace an existing masonry retaining wall running adjacent to the sidewalk and up the left side of the driveway with a new masonry and natural stone veneer and cap retaining wall (Exhibit B).

Viewing the house from Grove Ave NW, the first portion of the existing retaining wall extends approximately 40' from the right side of the steps to the left corner at the driveway. The existing retaining wall has an approximate height of 36” beginning on the right side of the steps and gradually increases to an approximate height of 48” at the left corner of the driveway. From the latter location, the second portion of the existing retaining wall proceeds up the driveway for approximately 35' with a beginning approximate height of 48” and gradually decreases to an approximate height of 30" at the other end up the driveway (Exhibit D).

The proposed stone is natural and referred to as "Tennessee field stone" (Exhibit G). The veneer and cap will be approximately 4” thick and provide a façade to cover the CMU blocks from view.

The existing retaining wall has deteriorated from the passage of time. Ivy has spread over the length of the wall adding visual interest, but also adding weight. A recent automobile collision with the right corner of wall at the beginning of the driveway has increased the potential for reduced 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 masonry 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.

- Installing a concrete footer with rebar to serve as the new wall's foundation.
- Building a new masonry retaining wall with 8" wide CMU's.
- Installing rebar #4 every 24" for the full height of the wall.
- Installing horizontal rebar #4 at the top of the wall in bond beam (notched CMU's).
- Grouting wall and rebar.
- New wall will approximately match the existing wall's dimensions and be approximately 48" tall at its highest point and approximately 75' long from end to end.
- Incorporating 3" drain tile with stone and fabric buried behind the wall along its base for proper drainage.
- Finishing with a natural stone veneer and cap approximately 4" thick to hide the CMU's and provide an appearance blending with the historic character of the area (Exhibit G).
- Backfilling the excavated area with landscaping fabric, stone, and remaining dirt.
- Site cleanup.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Photos of the Existing Masonry Retaining Wall

Exhibit E: Photos of Damage to the Existing Masonry Retaining Wall

Exhibit F: Description of Project Work

Exhibit G: Photos of Proposed Natural Stone for Veneer and Cap

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

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beneath the handrail. Pedimented gables with square, molded panels in a checkerboard pattern are set over the entrance and at the corner of the porch. A balcony with turned posts and a balustrade occupies the center second story bay. The house has an exceptional Queen Anne style stair.

Dr. James E. Smoot was a physician who pursued his avocation of history after illness forced an early retirement. The voluminous papers he collected are now part of the North Carolina State Archives.

100. House
61 Grove Avenue, N.W.
ca. 1900
C

Two-story, frame Queen Anne style residence with narrow, two-bay facade. House consists of two gable-roofed sections set at right angles; the gable-front section projects forward to form the most prominent facade bay. This bay has cut-away corners trim with brackets and pendant drops, decorative shingles in the gable, and a cut-out ventilator. The wrap-around porch has Tuscan columns, a balustrade, and a decorative gable on the east side of the house; the portion of the porch that wrapped around the west side was enclosed at an undetermined date.

101. House
31 Grove Avenue, N.W.
ca. 1900
C

One-story, frame, Queen Anne style cottage with two facade-gables and notable porch. West (right) gable projects forward and has cut-away corners. Wrap-around porch has turned posts and a notable, cut-out balustrade. Entrance has transom and unusual decorative panels of pressed metal under sidelights.

102. A.G. Odell House
21 Grove Avenue, N.W.
1911-1921, additions 1921-1927 (SM)
C

Two-story, frame, gable-front house with bungalow style features; perhaps the best two-story house built along bungalow lines in the district. Local tradition recalls that this is an "Aladdin" house that was ordered from a catalogue. Roof has broad eaves trimmed with large triangular

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 Failing Retaining wall
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Replace Failing retaining wall
See Statement of work and photos

Required Attachments/Submittals

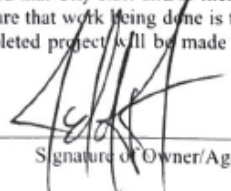
1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted if **16 folded copies** are submitted for distribution.
2. A photograph of the front of the house.
3. Photographs of site, project, or existing structures from 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.

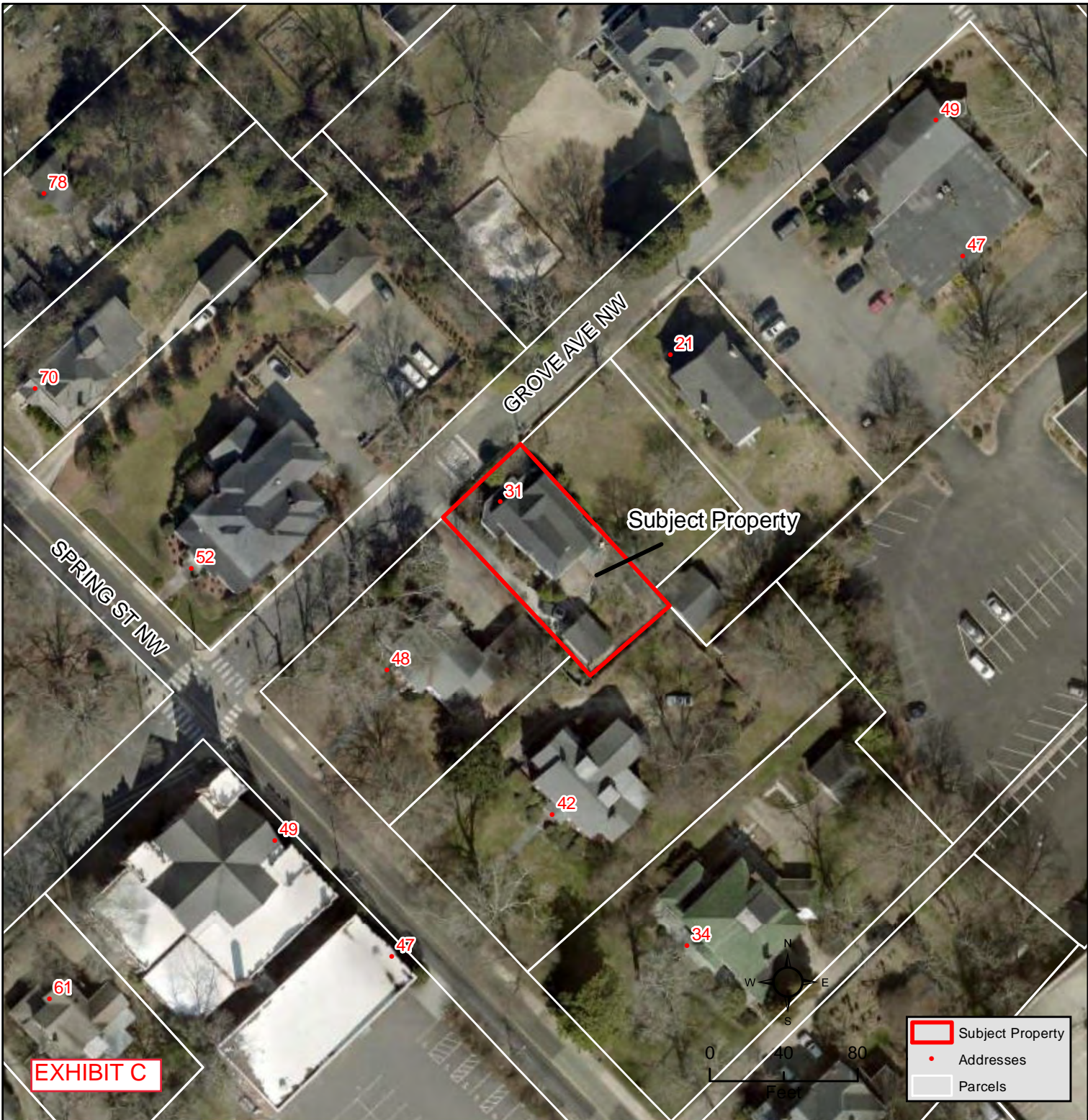
****Applications may be submitted electronically.****

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.

4/3/2027
 Date

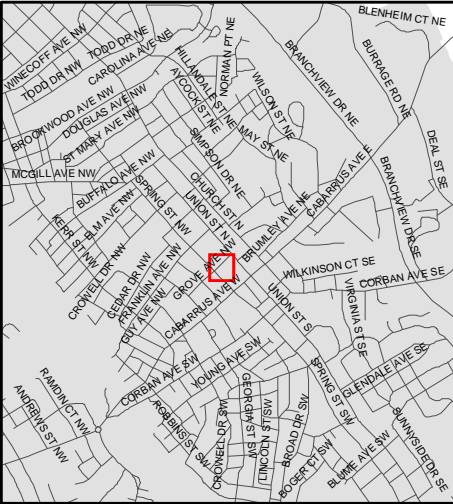

 Signature of Owner/Agent



H-16-22

31 Grove Ave NW

PIN: 5620-88-1330



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







Bulldog Masonry Restoration, LLC
349 Copperfield Blvd. NE STE. 313
Concord, NC 28025-2408
704-956-3930
bulldog@akabulldogmasonry.com

April 26, 2022

Jeff Fearn
31 Grove Ave. NW
Concord, NC 28025
Jfearn1@gmail.com

RE: *Quote: Labor, Equipment & Materials*

1. Demo. existing masonry wall.
2. Install new concrete footing.
3. Install new concrete blockwall 8".
4. Install rebar #4's every 2' full height of wall.
5. Install horizontal rebar (2) #4's at top of wall in bond beam.
6. Grout wall & rebar.
7. Install 3" drain tile with stone & fabric at inside wall base.
8. Install stone veneer & cap.
9. Backfill & cleanup site.

If you should have any questions or concerns, please do not hesitate to contact me at 704-956-3930

Thank you,

Daniel M. Bassett (owner)

