

DATE: September 14, 2022

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-19-22
<u>Applicant:</u>	Pamela M. Taylor
<u>Location of Subject Property:</u>	92 Spring St NW
<u>PIN:</u>	5620-78-7625
<u>Staff Report Prepared by:</u>	Brad Lagano, Senior Planner

BACKGROUND

- The subject property at 92 Spring St NW is designated as a “Noncontributing” structure in the North Union Street Historic District (ca. 2007) (Exhibit A).
- Prior to 2007, the subject property was a vacant lot located between 86 and 98 Spring St NW. A stone retaining wall along the sidewalk indicated it was formerly the site of a house (Exhibit A).
- The Historic Preservation Commission issued COA 1542 on May 17, 2007 to construct a new two-story single-family dwelling consisting of approximately 2,753 square feet.
- Applicant’s requested modification: replace an existing masonry retaining wall running adjacent to the sidewalk and the initial portion of the left side of the driveway with a new masonry and natural stone veneer and cap retaining wall (Exhibit B).

DISCUSSION

On August 1, 2022, Pamela M. Taylor 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 the initial portion of the left side of the driveway with a new masonry and natural stone veneer and cap retaining wall (Exhibit B).

Noncontributing properties do not have an especially negative impact on the general characteristics of the Historic District. They might be similar in form, height, and materials to contributing buildings in the Historic District, but cannot be considered contributing because of the date of construction.

The existing retaining wall is approximately +/-100 years old and is bowing towards to the sidewalk on the right side of the steps when viewing from Sprint St NW. The length of the left side of the wall from the steps toward the left property line is approximately 41.0’ while the length of the right side of the wall from the steps to the driveway is approximately 43.5’. The total length of the wall is approximately 84.5’.

The tallest portion of the existing retaining wall are the two 10 3/4” wide by 51” long front-to-back sections to the left and right of the steps with an approximate height of 37.0”. The tallest portion of the existing retaining wall sections running adjacent to the sidewalk is approximately 36.0” tall. The left portion of the wall from the steps towards the left property line tapers to approximately 23.0” tall while the right side of the wall from the steps towards the driveway tapers to approximately 24.5” tall. (Exhibit D).

The proposed stone is natural and referred to as "Tennessee fieldstone". The veneer and cap will be approximately 2” thick and provide a façade to cover the CMU blocks from view (Exhibit E).

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

- Removing the existing masonry retaining wall and hauling off debris.

- Installing a concrete footer with rebar to serve as the new wall's foundation.
- Installing drainage pipes to redirect water runoff.
- Building a new masonry retaining wall with 8" wide CMU's.
- New wall will approximately match the existing wall's dimensions and be approximately 37.5" tall at its highest point on both sides of the steps and approximately 84.5' long from end to end.
- Finishing with a natural stone veneer and cap approximately 2.0" thick to hide the CMU's and provide an appearance blending with the historic character of the area (Exhibit E).
- The existing granite slab caps will be saved and reused if possible. If not, new Tennessee fieldstone caps matching the veneer will be used.
- The front-to-back sections to the left and right of the steps will receive ½" Tennessee fieldstone veneer caps bringing their total height to approximately 37.5".
- 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: Existing Masonry Retaining Wall Photos

Exhibit E: Proposed Natural Stone for Veneer and Cap Photos

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
<u>Inventory List - North Union Street Historic District, Concord</u>	#7	55

106. Vacant Lot
between 98 and 86 Spring Street, N.W.
VL

Please note: COA 1542 was issued May 17, 2007 to construct a new residential structure on property.

Vacant lot with stone retaining wall along sidewalk indicating it was formerly site of a house.

107. House
86 Spring Street, N.W.
ca. 1920
C

Two-story, frame house with slight bungalow accent to design. House has hip roof and early full facade porch with square posts and molded capitals. Bungalow elements are second story clad in shingles and broad eaves. Facade windows are primarily paired with 6/6 sash.

108. House
84 Spring Street, N.W.
late nineteenth century, remodeled ca. 1905
C

One-story, frame house with late Greek Revival features and considerable early twentieth century embellishment. Most notable early exterior feature is entrance with dog-ear surround, sidelights, and transom. Interior retains two-part surround, sidelights, and transom. Interior retains two-part surrounds and one post-and-lintel mantel typical of late Greek Revival design. Early 20th. century features include decorative center facade gable clad in shingles and single-pane windows with stained glass transoms flanking entrance.

109. Caldwell House
74 Spring Street, N.W.
late nineteenth century, heavily remodeled 1941
F

Frame house following traditional, two-story piedmont form. Horizontal proportions and shallow hip roof suggest this may be a late Greek Revival dwelling. Remodeling removed nearly every remaining significant feature and makes it impossible to date house or to consider it a contributing building.

Caldwell was a Builder and Contractor.



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: Pamela Taylor
Address: 92 Spring St NW
City: Concord State: NC Zip Code: 28025 Telephone: 704 490 1778
Email: psmtaylor@yahoo.com

OWNER INFORMATION

Name: Same as above
Address: _____
City: _____ State: _____ Zip Code: _____ Telephone: _____
Email: _____

SUBJECT PROPERTY

Street Address: 92 Spring St NW P.I.N.# _____
Concord NC 28025
Area (acres or square feet): _____ Current Zoning: _____ Land Use: _____

Staff Use Only:
Application Received by: _____ Date: _____, 20____
Fee: \$20.00 Received by: _____ Date: _____, 20____ The



High Performance Living

Application for Certificate of Appropriateness

92 Spring St NW Concord NC 28025

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 existing stone and granite wall in front of Property with

new fieldstone and granite wall, due to significant

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

- a. New wall will be same size as current wall bowing on right side.
- b. Existing wall will be removed.
- c. Drainage pipes will be laid.
- d. Cement block secured with concrete will be laid.
- e. Flagstone veneer will be placed in front of blocks.
- f. Existing granite slabs will be laid on top of new wall.
- g. New wall will look like wall at 74 Franklin ave.
- h. 7 photos provided.

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.

8/1/22

Date

Pamela Taylor

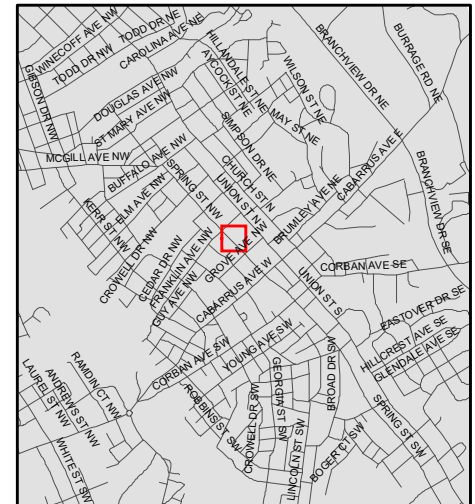
Signature of Owner/Agent



H-19-22

92 Spring St NW

PIN: 5620-78-7625



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.

H-19-22 EXHIBIT C

H-19-22 Existing Masonry Retaining Wall – Left Side



H-19-22 Existing Masonry Retaining Wall – Right Side



H-19-22 Existing Masonry Retaining Wall – Front to Back Along Driveway Entrance



H-19-22 Existing Masonry Retaining Wall – Bowing on Right Side



H-19-22 Proposed Natural Stone Veneer & Cap - Tennessee Fieldstone



H-19-22 Proposed Natural Stone Veneer & Cap - Tennessee Fieldstone



H-19-22 Existing Natural Stone Veneer & Cap - Tennessee Fieldstone Veneer on 74 Franklin Ave NW

