

DATE: November 9, 2022

SUBJECT:

Certificate of Appropriateness Request: H-24-22
Applicant: Terry D. and Ann F. Norwood
Location of Subject Property: 414 Union St S
PIN: 5630-14-7059
Staff Report Prepared by: Brad Lagano, Senior Planner

BACKGROUND

- The subject property at 414 Union St S is designated as a “Contributing” structure in the South Union Street Historic District (ca. 1921) (Exhibit A).
- “Two-story, frame, double-pile house with hip roof, simple details, and slightly asymmetrical form. One-story, shed-roofed porch with square-in-section wood posts on brick bases and balustrade. Façade has symmetrical fenestration with paired, 9/2 sash windows flanking entrance on first floor and single 9/2 window at second story. Asymmetrical features are the projecting north (right) first story façade bay and the slightly projecting southeast (left front) corner of the house. At rear is two-story garage and utility structure contemporary with house (Exhibit A).
- Applicant’s requested modification: install a new approximately 2.0’ tall by 50.0’ long retaining wall running adjacent to the front yard sidewalk (Exhibit B).

DISCUSSION

On September 27, 2022, Terry D. and Ann F. Norwood applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to install a new approximately 2.0’ tall by 50.0’ long masonry and natural stone veneer and cap retaining wall running adjacent to the front yard sidewalk.

The existing front yard is sloped toward the adjacent sidewalk on both sides of the existing concrete steps. Heavy ivy growth dominates each slope. There is no existing retaining wall underneath the ivy. The applicants plan to remove all the ivy and replace with Creeping Juniper groundcover and install a new masonry and natural stone veneer and cap retaining wall along the existing front yard sidewalk. The dimensions of the proposed wall are approximately 2.0’ tall by 50.0’ long excluding the concrete steps. The existing concrete steps have one safety railing on the left side and both features will remain.

The proposed stone is natural and typically referred to as “Tennessee fieldstone”. The veneer and cap will be approximately 2.0” thick and provide a façade to cover the Concrete Masonry Unit (CMU) blocks from view (Exhibit E).

Typical scope of work (SOW) would include, but not be limited to:

- Removing existing ivy 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.
- 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).
- 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 Front Yard 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 - South Union Street Historic District, Concord</u>	#7	10

accentuates impressive site of house on ridge overlooking S. Union St.

7. L. A. Weddington House
414 S. Union St.
by 1921 (SM)
C

Two-story, frame, double-pile house with hip roof, simple details, and slightly asymmetrical form. One-story, shed-roofed porch with square-in-section wood posts on brick bases and balustrade. Facade has symmetrical fenestration with paired, 9/2 sash windows flanking entrance on first floor and single 9/2 window at second story. Asymmetrical features are the projecting north (right) first story facade bay, and the slightly projecting southeast (left front) corner of the house. At rear is two-story garage and utility structure contemporary with house.

8. Dr. S. E. Buchanan House
406 S. Union Street
1921-1927 (SM)
C

One-and-a-half story, frame bungalow with side gable roof and deep, two-bay, gable-front porch. House has broad eaves trimmed with curved brackets and 4/1 sash windows characteristic of bungalow style; another typical feature is gable-roofed dormer over north (right) facade bay. Porch is upheld by brick piers trimmed with concrete and has an arched frieze; its eaves treatment echoes that of the house's main block. At rear is two-story garage and utility structure contemporary with the house.

9. R. C. Crook's House
398 S. Union St.
1921-1927 (SM)
C

One-and-a-half story, relatively tall and narrow frame bungalow with a brick veneer laid in Flemish bond. Side gable roof with semi-engaged, full-facade porch with tapered posts on brick bases and balustrade. Principal feature or facade is tall, gable-front dormer with three 6/1 sash windows and exposed rafters; dormer is clad in scallop-shaped, asbestos shingles. Ground floor facade symmetrical with pairs of unusually tall and narrow 6/1 sash windows flanking a central entrance with sidelights. Shallow raised foundation accentuates both the house's



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: Dale + Ann Norwood
Address: 414 Union St. S.
City: Concord NC 28025
State: NC
Zip Code: 28025
Telephone: 704.351.9759
Email: pollypoo@windstream.net

OWNER INFORMATION

Name: Dale + Ann Norwood
Address: 414 Union St. S.
City: Concord
State: NC
Zip Code: 28025
Telephone: 704.351.9759
Email: pollypoo@windstream.net

SUBJECT PROPERTY

Street Address: 414 Union St. S. P.I.N. #
Area (acres or square feet):
Current Zoning:
Land Use:

Concord logo, Staff Use Only, Application Received by: Dale + Ann Norwood, Date: , 20, Fee: \$20.00 Received by: , Date: , 20, The application fee is nonrefundable.

Application for Certificate of Appropriateness

H-24-22 EXHIBIT B

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: landscape front hill

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

Remove ivy from hill. Build 2' stone wall + replace ivy with creeping juniper. Both sides of the stairs will be done.

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 of the project from an "after" perspective. **Planning & Neighborhood Development**
5. Samples of windows, doors, brick, siding, etc. **35 Cabarrus Ave W P. O. Box 308 Concord, NC 28025**
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.

[Handwritten Signature]

Date

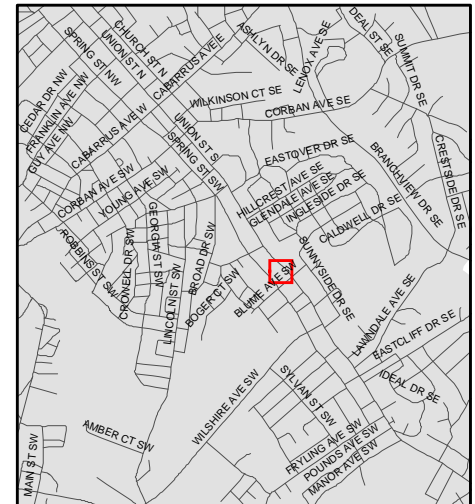
Signature of Owner/Agent

9.27.22

H-24-22

414 Union St S

PIN: 5630-14-7059



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-24-22 EXHIBIT C

FRONT YARD – LEFT SIDE



FRONT YARD – RIGHT SIDE



PROPOSED NATURAL STONE FOR VENEER AND CAP



TENNESSEE
FIELDSTONE

