

DATE: January 8, 2020

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-29-19
<u>Applicant/Owner:</u>	Cary J Gluf/Jeffrey & Sarah Fearn
<u>Location of subject property:</u>	31 Grove Ave NW
<u>Staff Report prepared by:</u>	Kristen Boyd-Sullivan, Senior Planner

BACKGROUND:

- The subject property is site of a “Contributing” structure and is located in the North Union Street Historic District. (Exhibit A)
- Date of construction: ca. 1900
- “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.”
- Applicant is seeking to 1) modify garage a detached, 2) add pervious brick pavers and stacked block retaining wall at the rear of the garage, 3) extend driveway to add two (2) parking spaces in the rear of the house, and 4) Demo two rear yard outbuildings (non-contributing).

NOTE TO COMMISSIONERS:

The current request is a part of a multiple phase project. This phase includes four (4) requests as noted above. The site plan titled “Existing Site Plan” depicts the property in its current state with the four (4) immediate requests called out in blue. The submitted site plan “A-2 Proposed Site & First Floor Plan” indicates many other potential future changes to the site and the residence. No other future/potential phase of this project is presented for consideration or approval beyond the four (4) items previously mentioned.

DISCUSSION:

Photographs of the existing site and a materials sheet have been included in the Commission’s packets.

- (1) Detached Garage Modifications** – The applicant proposes to convert the garage (ca. 2015) into a studio apartment. The detached garage is not original to the home, and was constructed after receiving a Certificate of Appropriateness in 2015. On the street-facing side, the applicant proposes to remove the existing garage door as shown on sheet “A-3,” and replace it with a pedestrian Craftsman Simulated Divided Light Fiberglass Pre-hung door, flanked by two aluminum clad casement windows with 5” wide wood trim and two exterior light fixtures. An overhang with a metal seam roof and wood support brackets, as well as a fixed window replacing the white vinyl passive louver above the overhang are also proposed. Per the applicant, all windows will include a “1-11/16” IG ADL mullion to create a true horizontal at the midpoint of the window to match the look of the double-hung windows in the house.”

A wooden trellis, new aluminum clad casement window, and dormer with a metal roof is proposed on the left side of the garage as shown on sheet "A-5." The second floor dormer, with a roof pitch of 1:12, includes wood siding to match the existing garage, and three (3) new aluminum clad casement windows with 5" side wood trim.

On the back (rear) side of the garage, a pedestrian Craftsman Simulated Divided Light Fiberglass Pre-hung door is proposed, as well as the same style overhang with metal roof and wood support brackets, and a new second floor aluminum clad casement window centered above.

The right side of the garage will remain with be modified to include two (2) 24" x 14" aluminum clad fixed transom windows with 5" wide wood trim.

A new raised paver patio, extending the width of the garage, is proposed adjacent to the rear wall. A new retaining wall and steps accessing the rear yard is also part of the request. According to the applicant, the retaining wall, over 24" in height, would be composed standard stacked, split-face concrete block material (Exhibit E).

(2) Driveway- The existing driveway will be expanded at the rear of the main structure with a pervious material, specified as "EasyPave Grid -Grass/Gravel Paving System" (Exhibit C). The new expansion area will provide 2 parking spaces for the new studio apartment and will not be visible from the street.

(3) Outbuildings – Two (2) existing outbuildings (non-contributing) at the rear of the property are proposed for removal.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory—Nomination Form

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Existing Conditions Site Plan, Proposed Site Plan (limits of work)

Exhibit D: Floor Plans, Elevations

Exhibit E: Images, Materials

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 3: New Accessory Structure Construction

- *Keep the proportion of new garages and accessory structures compatible with the proportion of the main house. Typically, these buildings were smaller in scale than the main house.*
- *New garages and accessory structures must use traditional roof forms, materials, and details compatible with the main building or historic accessory structures in the district.*
- *Accessory buildings for Pivotal and Contributing structures should complement the siding and roof material of the primary structure.*

Chapter 5 – Section 5: Fenestrations

- *New windows should be consistent or compatible with existing units. The emphasis of the new windows should be vertical rather than horizontal. Wood is the most appropriate material, and*

vinyl and aluminum clad windows are inappropriate in most instances. Modern window production includes hybrid windows that include synthetic components or mixed composition of wood and synthetic products. This type of window should not be used for replacement of traditional wooden windows or within structures designated as Pivotal or Contributing. Mixed composition synthetic windows may be used under the following circumstances: (1) New construction of primary structures, (2) New construction of accessory buildings on lots with buildings not designated as Pivotal or Contributing, and (3) New construction of additions to structures not designated as Pivotal or Contributing.

Chapter 5 – Section 7: Roofing

- *New construction should avoid A-frame, dome, shed and flat-alone roof shapes.*
- *Typical roofing materials used are tin, copper, slate, tiles, wood, and composition shingles.*

Chapter 5 – Section 9: Fences and Walls

- *Where walls are concerned, natural stone or brick-masonry 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. The transparency or openings in the walls will be considered on an individual basis. Concrete-masonry walls and walls constructed from railroad ties is prohibited.*

Chapter 5 – Section 10: Driveways, Walkways and Parking

- *Gravel and pavement are acceptable materials for driveways, as are some alternative materials such as cobblestone, brick, and pervious pavers.*
- *Excessive expanses of paving should be avoided.*

Chapter 5 – Section 11: Lighting and Transformers

- *Residential lighting is historically minimal. New exterior lighting units that produce higher levels of lighting or a fixture that is visible from the street are discouraged and require review and approval from the Historic Preservation Committee.*

Chapter 5-Section 13: Demolition

- *Demolition of any pivotal or contributing structure in any Historic District is undesirable. Historic Preservation Commission approval is required for any demolition.*

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

Inventory List - North Union Street
Historic District, Concord

#7

53

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

**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: CARY J GLUF
Address: 181 GLENDALE AVE SE
City: CONCORD State: NC Zip Code: 28025 Telephone: 980-621-0037

OWNER INFORMATION

Name: JEFFREY & SARAH FEARN
Address: 31 GROVE AVE NW
City: CONCORD State: NC Zip Code: 28025 Telephone: 704-497-3455

SUBJECT PROPERTY

Street Address: 31 GROVE AVE NW P.I.N. # 56208813300000
Area (acres or square feet): 13,652 SF Current Zoning: RM-2 Land Use: RESIDENTIAL

**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: SINGLE CAR GARAGE CONVERSION TO STUDIO APARTMENT. EXPAND DRIVEWAY TO ADD 2 PARKING SPACES. DEMO SHEDS.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
REMOVE GARAGE DOOR & REPLACE WITH MAN DOOR, WINDOWS, AND SHED ROOF STRUCTURE. ADD FULL BUSHED DORMER TO YARD SIDE OF GARAGE ROOF. ADD WINDOWS & DOORS PER PLANS & SPECS, ADD 2 PARKING SPACES WITH PERMEABLE PAVING SOLUTION PER SPECS, REPLACE PATIO WITH PERMEABLE PAVERS PER SPECS. REMOVE EXISTING OUT BUILDINGS. PLEASE SEE ATTACHED PLANS & SPECIFICATIONS.

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

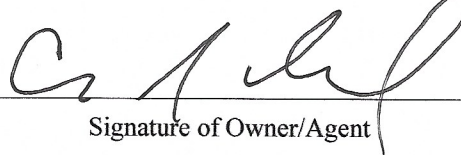
Applications may be submitted electronically.

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.

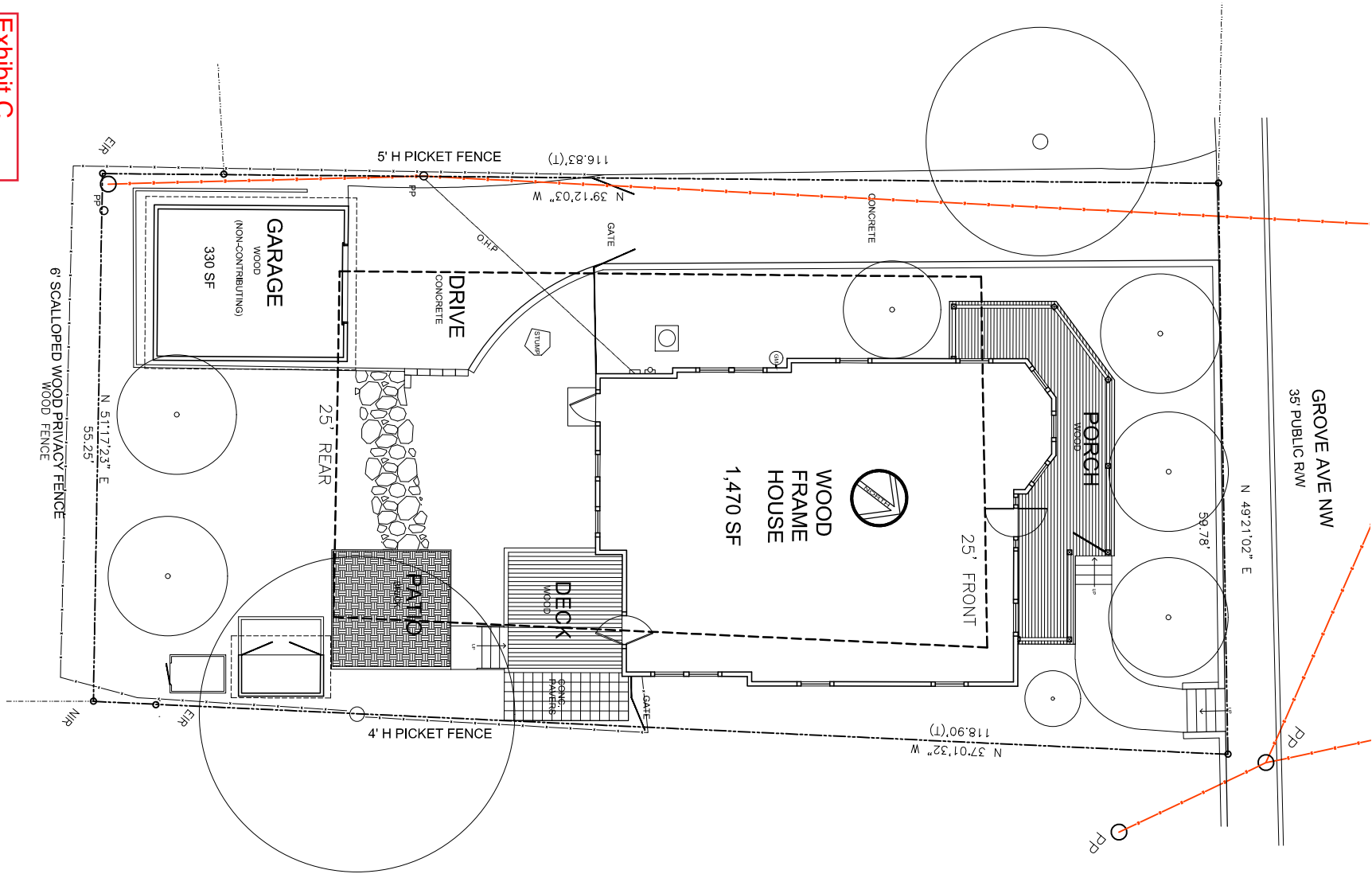
12.4.19

Date



Signature of Owner/Agent

Exhibit C



PROPERTY LINES AND BUILDING
LOCATIONS BASED ON SURVEY
BY SHM SURVEYING & MAPPING, P.A.
DATED 11.5.19.

1
A-1 EXISTING SITE PLAN
1/16" = 1'-0" 1,470 SF - FOOTPRINT 0.156 ac

CJG Designs
CARRY FORTH
181 GLENDALE AVE SE CONCORD NC 28055
C-980.621.0037
cjd@cjgdesigns.net
www.cjgdesigns.net

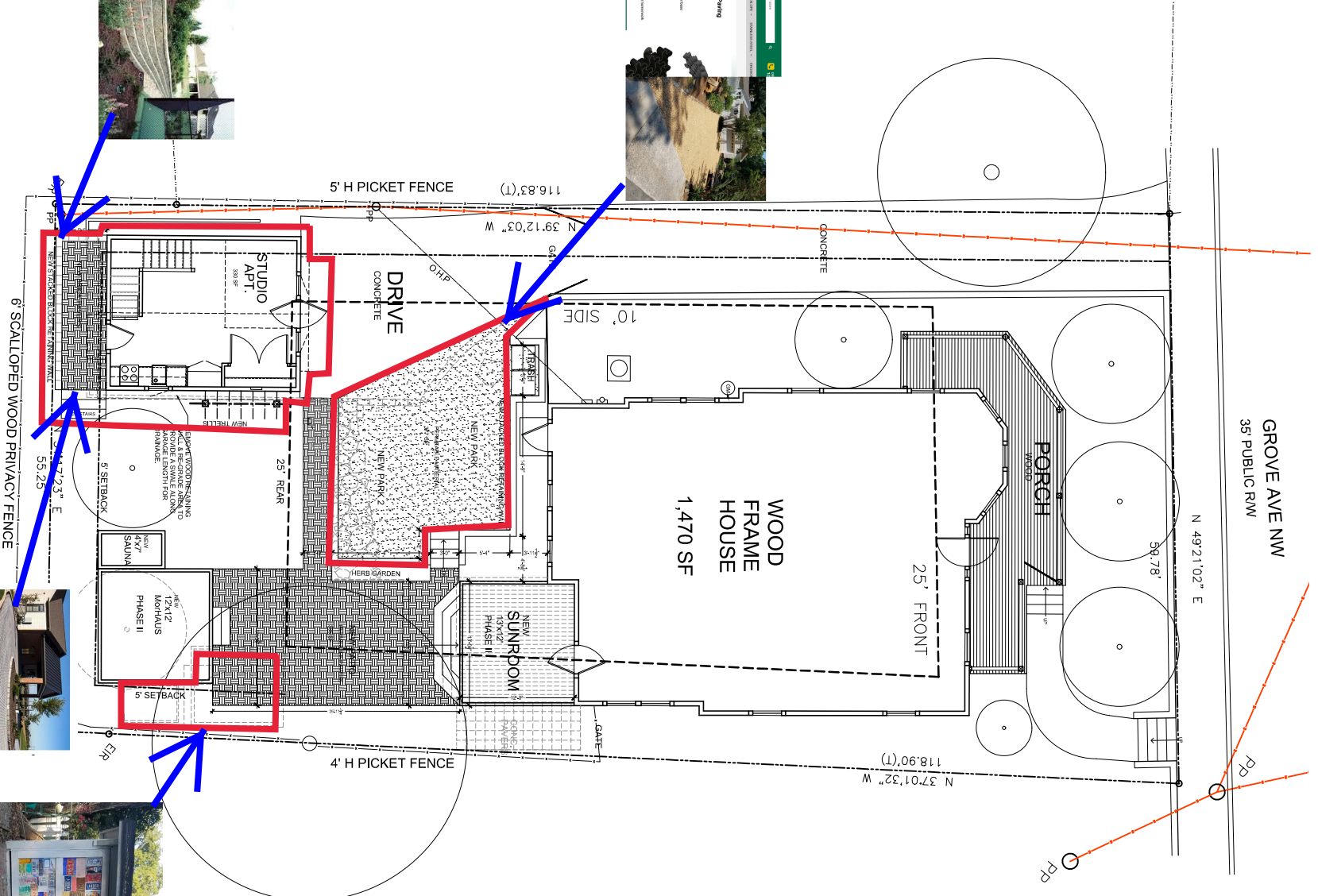
CONCORD, NC
JEFF & SARAH FEARN
31 GROVE AVE NW
PROJECT: GARAGE CONVERSION & DRIVEWAY EXPANSION

DATE: 12.03.2019

REVISIONS:
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DRAWING NUMBER: FRN- A-1
DRAWN BY: C. J. GLUF
CHECKED BY: CJG

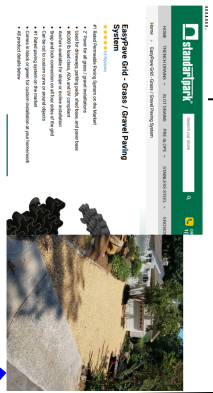
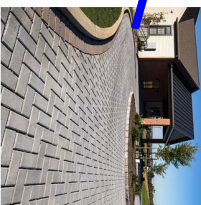
SHEET:
A-1



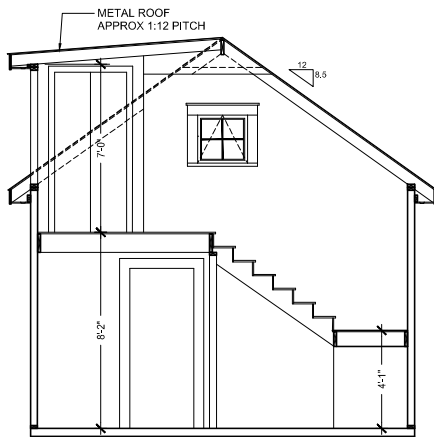
1 PROPOSED SITE & FIRST FLOOR PLAN
 A-2 1/16" = 1'-0" 1,470 SF - FOOTPRINT 0.156 ac

Limits of work
 Phase I only

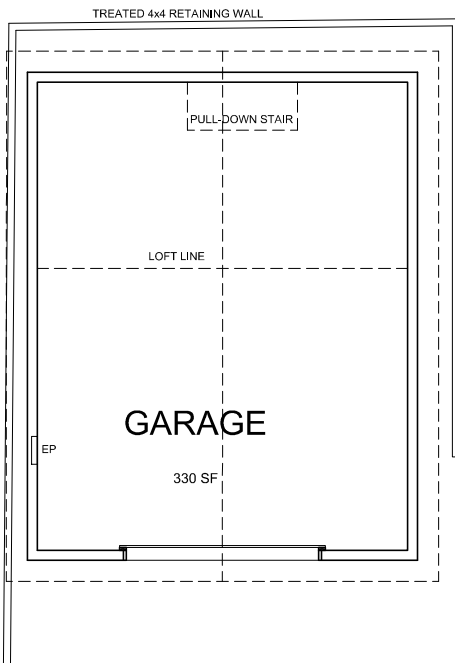
Exhibit C



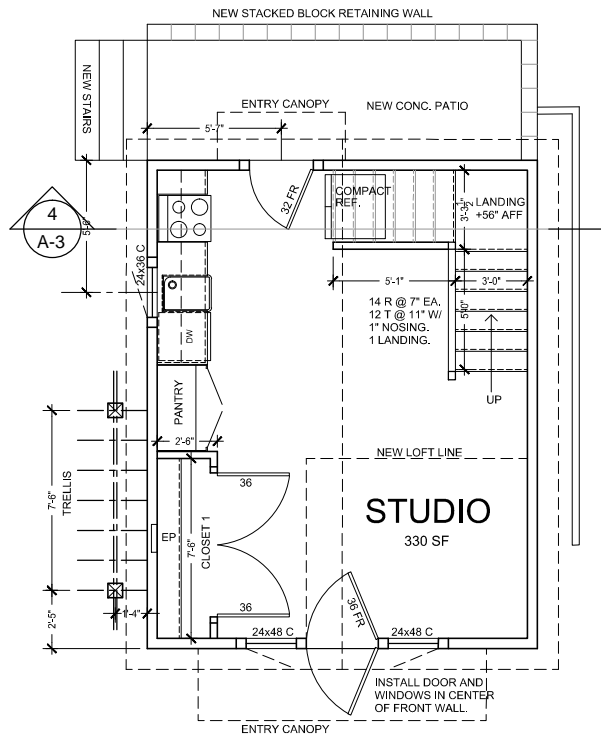
Traditional side driveway or patio for a classic white road (permissible capabilities).



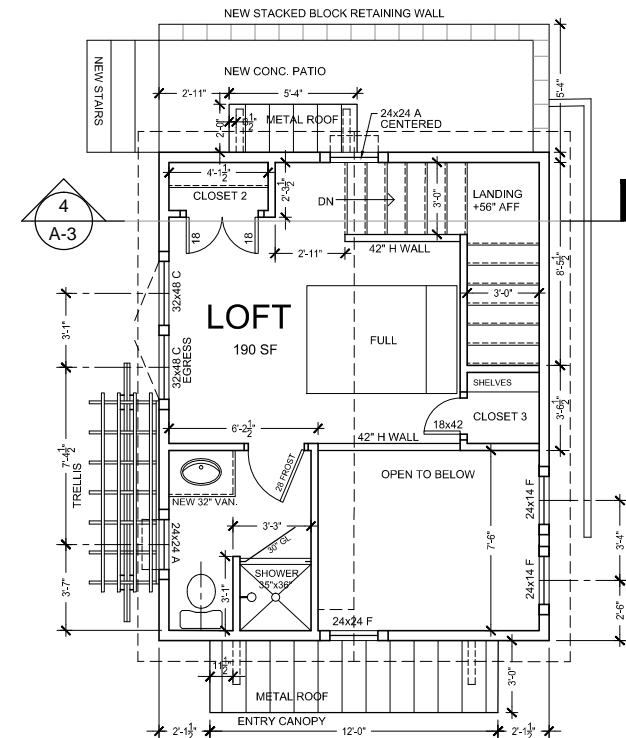
4 PROPOSED SECTION
A-3 1/8" = 1'-0"



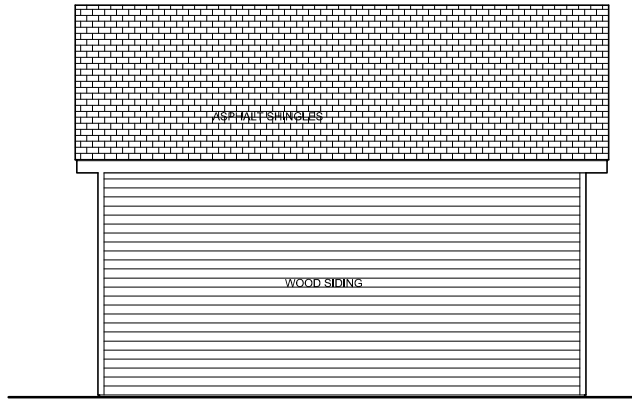
1 EXISTING FLOOR PLAN
A-3 1/8" = 1'-0"



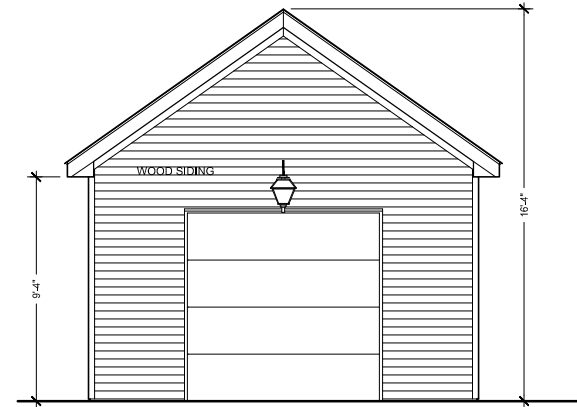
2 PROPOSED FLOOR PLAN
A-3 1/8" = 1'-0"



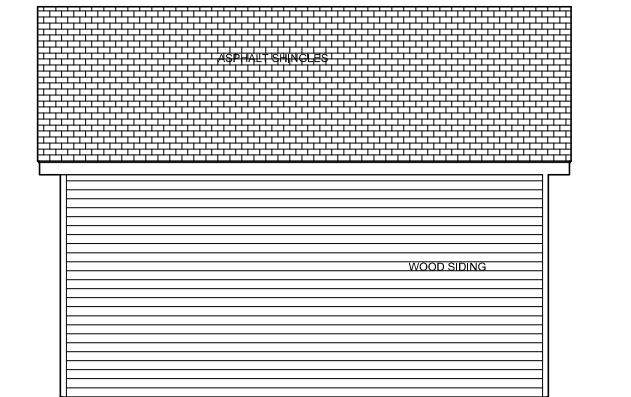
3 PROPOSED LOFT PLAN
A-3 1/8" = 1'-0"



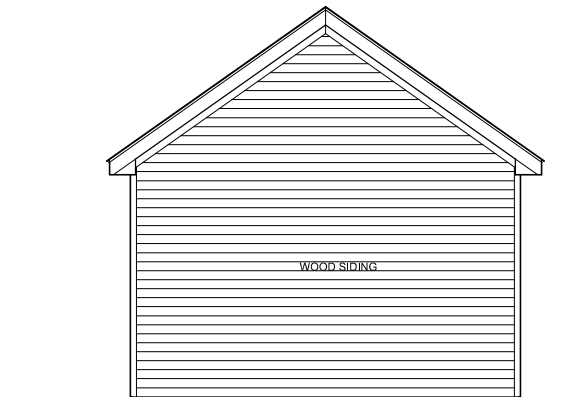
2
A-4
EXISTING LEFT ELEVATION
1/8" = 1'-0"



1
A-4
EXISTING FRONT ELEVATION
1/8" = 1'-0"



3
A-4
EXISTING RIGHT ELEVATION
1/8" = 1'-0"



4
A-4
EXISTING REAR ELEVATION
1/8" = 1'-0"

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PROJECT: GARAGE CONVERSION & DRIVEWAY EXPANSION
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EXISTING GARAGE ELEVATIONS

DATE: 12.03.2019

REVISIONS:
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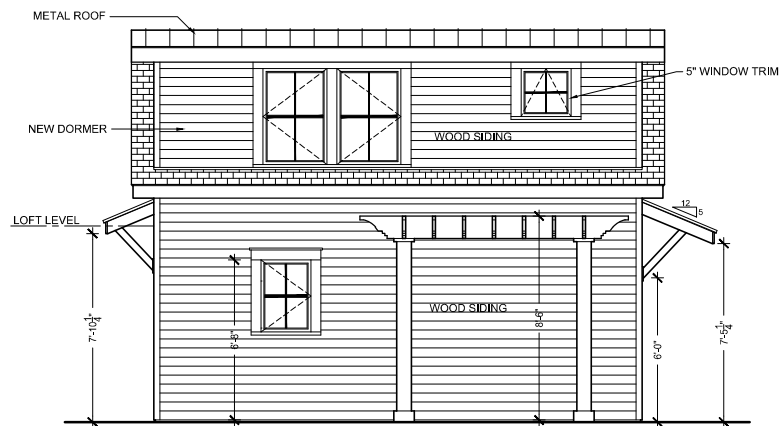
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DRAWN BY: C. J. GILLIF

CHECKED BY: C/JG

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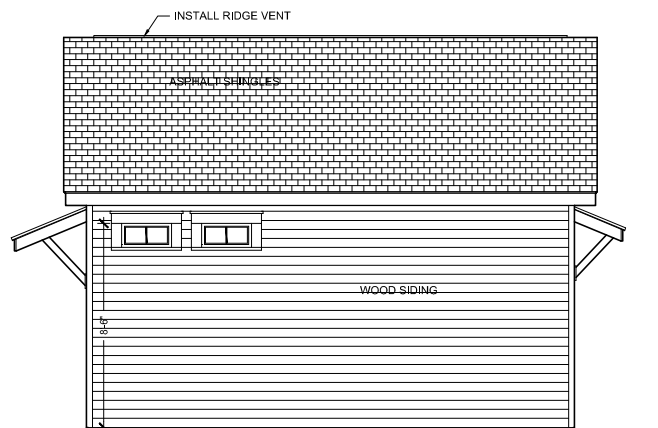
A-4



2 PROPOSED LEFT ELEVATION
A-5 1/8" = 1'-0"



1 PROPOSED FRONT ELEVATION
A-5 1/8" = 1'-0"



3 PROPOSED RIGHT ELEVATION
A-5 1/8" = 1'-0"



4 PROPOSED REAR ELEVATION
A-5 1/8" = 1'-0"

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www.cjd@cjgdesigns.net

PROJECT: GARAGE CONVERSION & DRIVEWAY EXPANSION
JEFF & SARAH FEARN
31 GROVE AVE NW
CONCORD, NC
NEW GARAGE ELEVATIONS

DATE: 12.03.2019

REVISIONS:
...
...

DRAWING NUMBER: FRN- A-5
DRAWN BY: C. J. GLUIF
CHECKED BY: C/JG

SHEET:
A-5

Existing Garage: View from Street



View from Back Yard



Fearn Project
31 Grove Ave NW

View of Back Yard from Deck



View of Back Yard from Back of Lot



Fearn Project
31 Grove Ave NW



























































































































Street View of House



Fearn Project
31 Grove Ave NW

Proposed Windows

CLAD ULTIMATE AWNING/PUSH OUT AWNING

MO (mm)	1-4 1/2 (49)	1-6 1/2 (69)	1-8 1/2 (90)	2-1 1/2 (22)	2-2 1/2 (67)	2-4 1/2 (73)	2-6 1/2 (76)	2-8 1/2 (82)
RO (mm)	1-5 (43)	1-7 (48)	1-9 (53)	2-1 (63)	2-3 (68)	2-5 (73)	2-7 (78)	2-9 (83)
FS (mm)	1-4 (40)	1-6 (45)	1-8 (50)	2-0 (60)	2-2 (64)	2-4 (70)	2-6 (76)	2-8 (82)
DLO (mm)	0-10 13/64 (259)	1-0 13/64 (310)	1-2 13/64 (368)	1-6 13/64 (462)	1-8 13/64 (513)	1-10 13/64 (564)	2-0 13/64 (515)	2-2 13/64 (566)
1-1 1/8 (30)								
1-1 3/8 (36)								
1-1 5/8 (42)								
1-1 7/8 (48)								
1-2 1/8 (54)								
1-2 3/8 (60)								
1-2 5/8 (66)								
1-2 7/8 (72)								
1-3 1/8 (78)								
1-3 3/8 (84)								
1-3 5/8 (90)								
1-3 7/8 (96)								
1-4 1/8 (102)								
1-4 3/8 (108)								
1-4 5/8 (114)								
1-4 7/8 (120)								
1-5 1/8 (126)								
1-5 3/8 (132)								
1-5 5/8 (138)								
1-5 7/8 (144)								
1-6 1/8 (150)								
1-6 3/8 (156)								

NOTES:

* Clad Ultimate Push Out Awning not available in frame size heights greater than 47 3/8".

Clad Ultimate Awning: CUAWN
Clad Ultimate Push Out Awning: CUPAWN

NOT TO SCALE

JANUARY 2015














































































































































































































CLAD ULTIMATE AWNING/PUSH OUT AWNING

Using CUAWN2424 Awning and Fixed. Also using CUFIX2414 Fixed (Not shown here).

Using 1-11/16" IG ADL mullion to create a true horizontal at the midpoint of the window to match the look of the double-hung windows in the house.
(See detail page.)

Proposed Windows

CLAD ULTIMATE CASEMENT/PUSH OUT CASEMENT

RO (mm)	1-4 V2 (419)	1-6 V2 (469)	1-8 V2 (520)	2- V2 (622)	2- 2 V2 (673)	2- 4 V2 (723)	2- 6 V2 (774)	2- 8 V2 (825)	3- V2 (927)	3- 4 V2 (1028)
R0 (mm)	1-5 (430)	1-7 (482)	1-9 (533)	2-16 (539)	2-3 (685)	2-5 (736)	2-7 (787)	2-9 (838)	3-1 (939)	3-5 (1041)
F5 (mm)	1-4 (406)	1-6 (457)	1-8 (508)	2-0 (609)	2-2 (660)	2-4 (711)	2-6 (762)	2-8 (812)	3-0 (914)	3-4 (1016)
DLO (mm)	0-10 T364 (259)	1-0 T364 (303)	1-2 T364 (358)	1-6 T364 (462)	1-8 T364 (513)	1-10 T364 (564)	2-0 T364 (665)	2-2 T364 (666)	2-6 T364 (767)	2-10 T364 (869)
3-7 3/8 (1001)										
3-7 5/8 (1046)										
3-7 9/8 (1098)										
3-1 21/64 (1048)										
3-11 3/8 (1220)										
3-11 5/8 (1269)										
3-11 9/8 (1316)										
3-1 21/64 (1050)										
4-5 3/8 (1335)										
4-5 5/8 (1382)										
4-5 9/8 (1429)										
4-5 11/8 (1480)										
4-1 21/64 (1253)										
4-7 3/8 (1426)										
4-7 5/8 (1472)										
4-7 9/8 (1519)										
4-1 21/64 (1253)										
4-11 3/8 (1318)										
4-11 5/8 (1364)										
4-11 9/8 (1411)										
4-1 21/64 (1253)										

NOTES:

- Marvin exclusive wash mode is not available on Ultimate Awnings, Ultimate Casement Round tops or Ultimate Casement Windows less than 20" in width.
- For units with a tall bottom rail, reduce the DLO height by 1 1/2".
- E. These windows meet national Egress codes for fire evacuation. Local codes may differ.
- T. For safety and/or code requirements, Marvin recommends tempered glass in all units with a frame size height of 71" or larger and units with a frame size of 25.2 sq. ft. and larger.
- Please consult your local Marvin® representative for more information.

Clad Ultimate Casement: **CUCA**
Clad Ultimate Push Out Casement: **CUPCA**

CLAD ULTIMATE CASEMENT/PUSH OUT CASEMENT

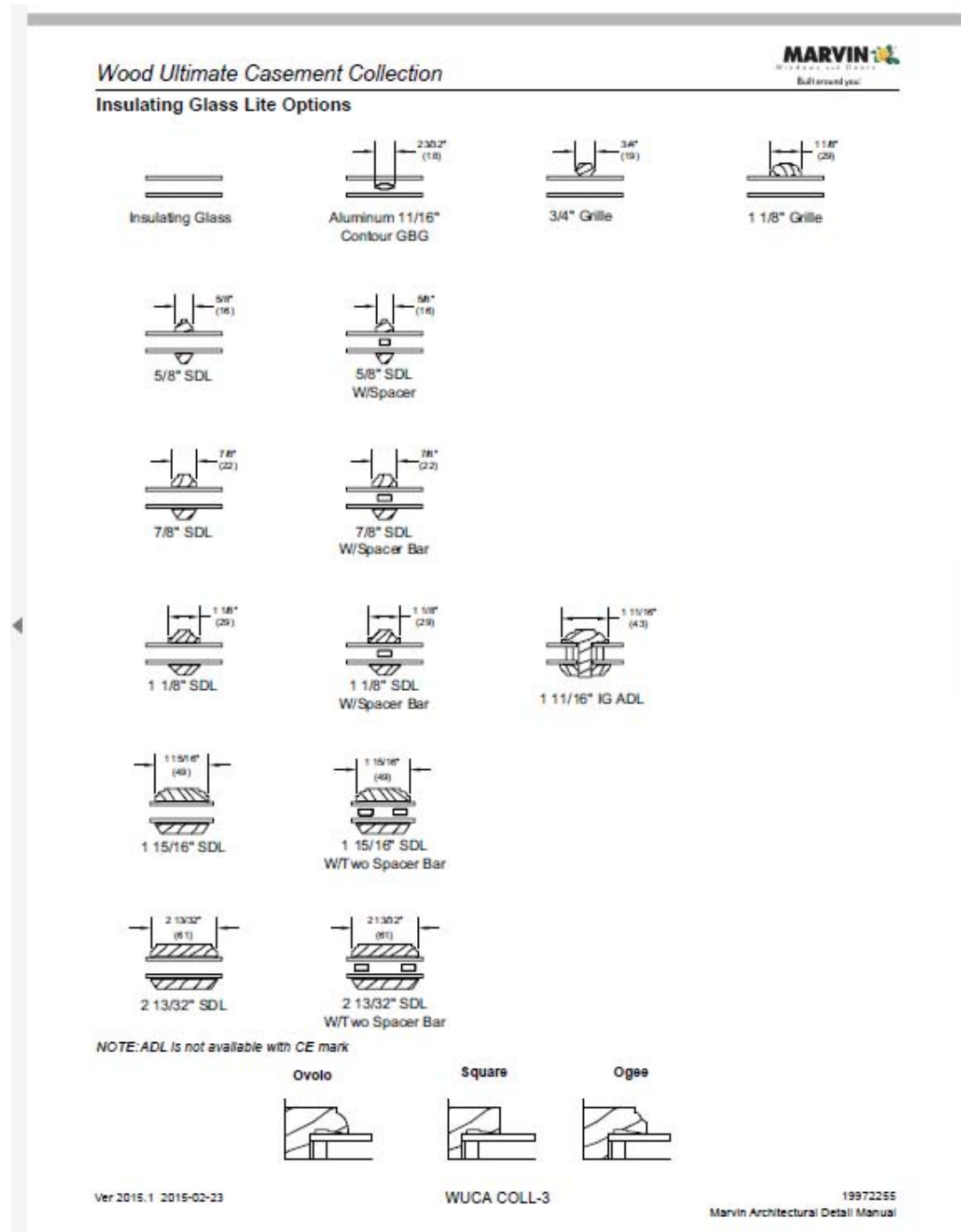
JANUARY 2019

NOT TO SCALE

Using CUCA3248 E Casement and CUCA2448 Casement. These windows will provide a low-maintenance solution while maintaining a similar look to the main house windows.

Fearn Project
31 Grove Ave NW

Proposed Window Details



Fearn Project
31 Grove Ave NW

[Windows & Doors](#) > [Exterior Doors](#) > [Entry Doors](#)

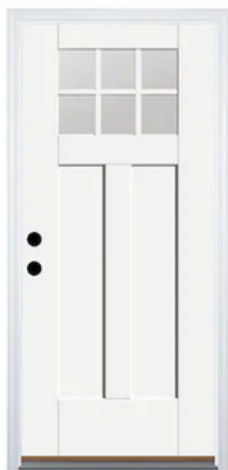
Item # 833539 Model # BMTT626371

Therma-Tru Benchmark Doors Craftsman Simulated Divided Light Right-Hand Inswing Ready To Paint Fiberglass Prehung Entry Door With Insulating Core (Common: 36-in x 80-in; Actual: 37.5-in x 81.5-in)

142 Ratings
★★★★★
4.4 Average

87%
Recommend this
product

Community Q&A
[View Now](#)



In-use/lifestyle images – sidelites and transom not included

EXCLUSIVE

\$339.00

Hurry! Low in stock.

- Flush-glazed glass built directly into the door provides a clean, seamless appearance and allows for more natural light
- Fiberglass resists cracking, warping, splitting and denting, offering a low-maintenance, high-performance door option
- Complete door system includes all necessary components like jambs, weatherstrip, sill and hinges in complementing finish...

Handing

Right-hand Inswing

– 1 +

ADD TO CART

♥ SAVE

🔗 SHARE



FREE Store Pickup



Delivery

✓ 1 available today at Concord
Lowe's!

✓ Delivery available

Front and Rear Doors.

All other exterior materials will be wood to match the existing surrounding materials. The intent is to align the new windows with the 2-over-2 windows of the house. A raised-seam, metal roof will be installed on the dormer addition and the new awning roofs. Color to be determined by owner.

As a relatively new (Circa 2015), non-contributing structure, the intention is to not match the detailing of the main house explicitly.

Fearn Project
31 Grove Ave NW

Backyard Pavers by Techo-Bloc



PAVERS Victorien

Traditional 4x8 driveway or patio for a classic brick road (permeable capabilities).

Driveway Expansion by StandarTpark with crushed stone base and pea-gravel infill.

A screenshot of the StandarTpark website. The header is green with the company logo and a search bar. Below the header is a navigation menu with links to HOME, TRENCH DRAINS, SLOT DRAINS, PRE SLOPE, STAINLESS STEEL, and EROSION. The main content area features the product title "EasyPave Grid - Grass / Gravel Paving System" with a 5-star rating and 63 reviews. Below the title is a list of features and benefits, including its use for driveways, parking pads, and its permeable nature.

standartpark Search our store

HOME TRENCH DRAINS SLOT DRAINS PRE SLOPE STAINLESS STEEL EROSION

Home > EasyPave Grid - Grass / Gravel Paving System

EasyPave Grid - Grass / Gravel Paving System

★★★★★ 63 Reviews

#1 Rated Permeable Paving System on the Market!

- 2" Paver for all grass / gravel installations
- Used for driveways, parking pads, shed base, and paver base
- 80,000 lb load class, ADA and UV compliant
- Anchors available for slope or incline installation
- Snap and lock connection on all four sides of the grid
- Can be cut to custom curve or around objects
- #1 Rated paving system on the market
- Comes in black or green for custom installation at your home/work
- All product details below



Fearn Project
31 Grove Ave NW

Existing Garage: View from Street



View from Back Yard



Fearn Project
31 Grove Ave NW



Exhibit E