

DATE: March 11, 2020

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-07-20
<u>Applicant:</u>	Cary J. Gluf
<u>Location of subject property:</u>	30 Georgia St. NW
<u>Staff Report prepared by:</u>	Starla Rogers, Planning & Development Mgr.

BACKGROUND:

- The subject property, 30 Georgia Street, Northwest, is designated as a “contributing” structure in the North Union Street Historic District. (Exhibit A).
- “Two-story, frame, three-bay, folk-Victorian house has a high hip roof with two unoriginal interior chimneys. Fenestrations on both elevations are one-over-one sash. Plain window surrounds have thin, lintel moldings. Principal entrance has fluting alternating with raised panels with set buttons. Northern bay is projecting with windows on all three sides. Bay has gable roof with boxed cornice and ventilator. Full façade porch wraps around one bay on both north and south elevations. Porch features a plain balustrade with turned posts. Rear has one-story slanted bay with one window featuring diagonally latticed mutons.” (Exhibit A).
- **Modifications to the property including:** demolition of an existing detached garage, replacing with a new detached garage, addition of a covered patio area, removal of concrete paved areas in the rear yard and replacement with new concrete, stone and brick pavers, addition of a railing on a parapet wall and roof expansion on the rear of the house. (Exhibit B).

DISCUSSION:

Garage Demolition and Construction:

The applicant has proposed to remove the existing 2-car, detached garage as shown on Exhibit D (Site Plan and Elevation Renderings), Exhibit E (Project Description Sheet), and Exhibit F (2006 Inventory Photographs). The applicant has stated, and staff has confirmed, that the detached garage is not original to the home. The existing structure is +/- 592 sf and the external material is vinyl siding. The applicant has proposed to replace the structure, in the same general location but approximately 10ft further back, with a +/- 829sf detached garage that would also have an attached covered patio and rear covered storage area. The front elevation, indicated on Exhibit D, Sheet A-4, has a gable roof facing Grove Ave, with a gabled side dormer that faces the subject property’s internal side yard. Two carriage style, insulated steel, garage doors are shown on the front façade. Additionally, one set of side-by-side one-over-one, double hung, aluminum clad exterior/wood interior windows are proposed on the second floor of the front façade. A product description of the windows is provided on page 2 of Exhibit E. An additional single window is also shown on the first floor of the front façade. The front façade also shows the side perspective of the side gabled dormer and covered patio. The roof of the covered patio is shown to be upheld by decorative, turned, wooden columns that would match the columns on the existing residence.

The interior side yard elevation (Exhibit D, Sheet A-5) illustrates the doubled gable extension, columns, and two paintable, fiberglass, entry/exit doors that feature upper level simulated divided lights. The covered patio is approximately 300sf and the ground surface would be improved with brick/stone pavers as shown on page 5 of Exhibit E. The covered storage area on the rear of the structure is visible

from this angle as well. The exterior side elevation (Exhibit D, Sheet A-6) has one set of side-by-side, one-over-one, wooden interior, aluminum clad exterior, double hung windows.

The rear elevation of the proposed new detached garage would have a shed style roof, extending 4ft over an outdoor storage area. The roof would be upheld by four (4) wooden columns. These columns are depicted on Exhibit D, Sheet A-6 and as can be seen, they are of a less ornate design than the columns upholding the covered patio roof.

The wood siding and asphalt shingles proposed for the new garage would match the existing residence.

Rear Yard Surface:

As shown in Exhibits D and E, the majority of the space between the rear of the house and the detached garage is surfaced with concrete. The applicant proposed to remove the concrete and replace it with brick/stone pavers and new sections of concrete. Locations of brick/stone pavers and concrete are shown on the site plan (Exhibit D, Sheet A-3). Two new planter areas, bordered by concrete rounded curb are also indicated on the plan. The curb would be no taller than 6in in height.

Home Rear Elevation Modification:

The applicant has proposed to extend the bay window roof along the entire rear sunroom façade. The intent is to provide coverage for the rear door stoop and to create balance and consistency across the entire sunroom addition. Roofing material would be asphalt shingles and would match the remainder of the home and new garage.

The applicant has also requested to add a 28in tall section of black aluminum railing/fencing on top of the sunroom parapet wall. The rendering of the proposal is indicated on Exhibit D, Sheet A-8. The black aluminum railing would match the material of the existing fence that encloses the rear yard.

ATTACHMENTS

- Exhibit A: Historic Inventory Information
- Exhibit B: Aerial Map
- Exhibit C: Application for Certificate of Appropriateness
- Exhibit D: Site Plan and Elevations
- Exhibit E: Project Description Narrative
- Exhibit F: 2006 Inventory Photographs

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 2: New Construction Addition

- *New addition design for historic structures shall be compatible with the size, scale, color, material and character of the neighborhood, the building and its environment. Although designed to be compatible with the historic building, an addition should be discernible from the original building.*
- *Site new additions as inconspicuously as possible, preferably on rear elevations and where historic character defining features are not damaged, destroyed, or obscured.*
- *Additions should be constructed in a structurally self-supporting manner to reduce damage to the historic building. Construct additions in such a way that loss of historic material or details is minimized.*

Chapter 5 – Section 3: New Accessory Structure Construction

- *Original carriage houses, garages, and accessory structures should be retained and preserved in their original location.*
- *All accessory structures shall remain detached from the main building.*
- *Accessory buildings for Pivotal and Contributing structures should complement the siding and roof material of the primary structure.*

Chapter 5- Section 4: Siding and Exterior Materials

- *There are a variety of materials available for use on the exterior of both existing structures and for new construction. Wood siding is the predominate exterior material within the Historic Districts, although some structures have masonry.*

Chapter 5- Section 5- Fenestrations:

- *Windows on most of the historical homes are of the double hung variety. Emphasis is on vertical rather than horizontal orientation of windows. The number of lights (panes) in the sash varies with the style and period of the house.*
- *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.*

Chapter 5- Section 7: Roofing

- *Use materials in new construction that are consistent with the style of the building; materials should be unobtrusive in texture as well as color.*

Chapter 5 – Section 9: Fences and Walls

- *Use materials like stone, brick, wood and iron.*

Chapter 5 - Section 10: Driveways, Walkways, and Parking:

- *Parking areas should not be the focal point of the property, and should be located in such a manner as to minimize their visibility from the street.*

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	83

Late Victorian, L-shape, one-story cottage has projecting gabled bay at south end of the facade. Gable exhibits a boxed cornice with decorative buttons alternating with panels. Door surround also features buttons found in cornice. Main gable roof has a small gabled dormer with ventilator. Both gables have three rows of sawtooth-shingles alternating with square cut-shingles. Full facade porch with square vernacular columns is unoriginal.

William Bingham began his career as a shipping clerk at Gibson Drug Company and later became the store's pharmacist and Secretary-Treasurer of Gibson's Inc.

- 187. Mattie Query House
30 Georgia Street, N.W.
1912 (SM)
C

Two-story, frame, three-bay, folk-Victorian house has a high hip roof with two unoriginal interior chimneys. Fenestrations on both elevations are one-over-one sash. Plain window surrounds have thin, lintel moldings. Principal entrance has fluting alternating with raised panels with set buttons. Northern bay is projecting with windows on all three sides. Bay has gable roof with boxed cornice and ventilator. Full facade porch wraps around one bay on both north and south elevations. Porch features a plain balustrade with turned posts. Rear ell has one-story slanted bay with one window featuring diagonally latticed muntins.

- 188. House
24 Georgia Street, N.W.
ca. 1926
F

Heavily remodeled, one-story cottage has a side gable roof. Engaged porch features replaced square columns and paneled molding with dentils. Broken pediment directly above entrance. Principal door has heavy molded surrounds. Fenestrations include a flanking picture window and six-over-six sash.

- 189. A.W. Folkes House
21 Edgewood Avenue, N.E.
1922 (SM)
C

Lovely, one-and-a-half story, frame bungalow with gable front that has bracketed eaves. Three-bay facade features one-over-one sash



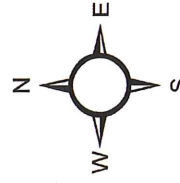
H-07-20

Mr. Cary J Gluf

Demolish detached garage, new detached garage/patio, new concrete, stone & brick pavers, new parapet wall railing, & roof expansion

30 Georgia St. NW.

PIN 5620-77-6510



Source: City of Concord Planning Department

Disclaimer

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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: Mr. Cary J Gluf
Address: 181 Glendale Ave SE
City: Concord, NC 28025 Telephone: 980-621-0037

OWNER INFORMATION

Name: William & Kathy Nolan
Address: 30 Georgia Street NW
City: Concord State: NC Zip Code: 28025 Telephone: 704-366-5995

SUBJECT PROPERTY

Street Address: 30 Georgia Street NW P.I.N. # 5620-77-6510-0000 Real ID: 12-027-0181.00
Area (acres or square feet): 0.354 ac. Current Zoning: RM-2 Land Use: Single Family 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: Demo existing, detached 2-car garage and construct a new, detached 2-car garage which includes a covered patio and attic storage. Remove existing concrete paving and replace with Stone and brick pavers. Add a metal safety railing to the 2016 rear addition parapet wall. Extend bay window roof To both ends of the rear elevation.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Detailed plans and specifications are being submitted in support of this project. Details are too extensive to list here.

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.

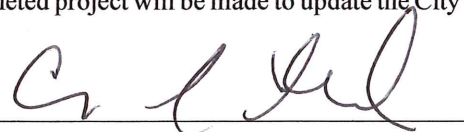
Applications may be submitted electronically.

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.

02.07.2020

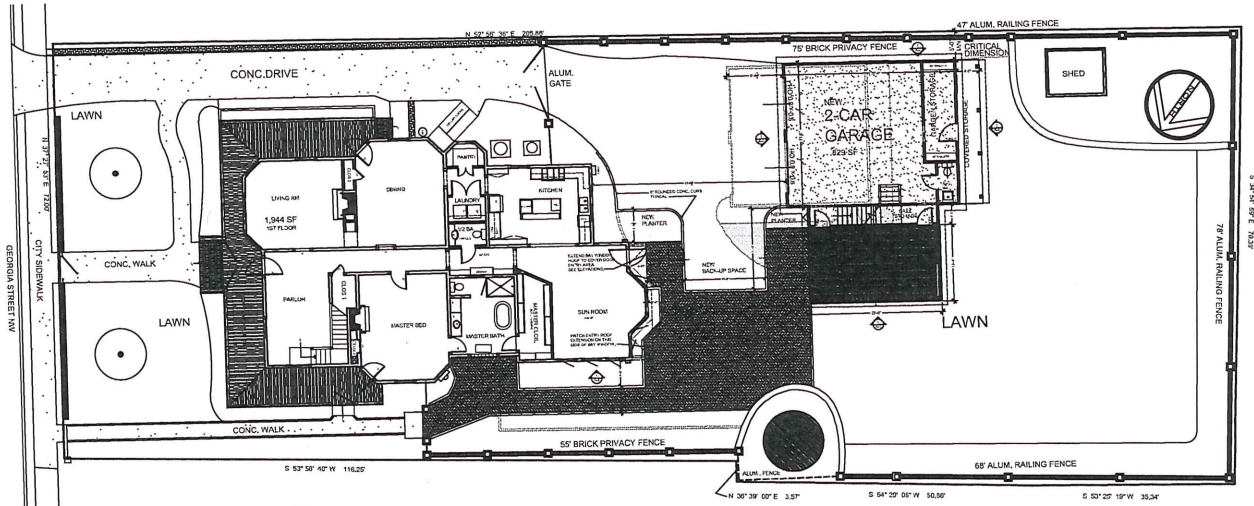
Date



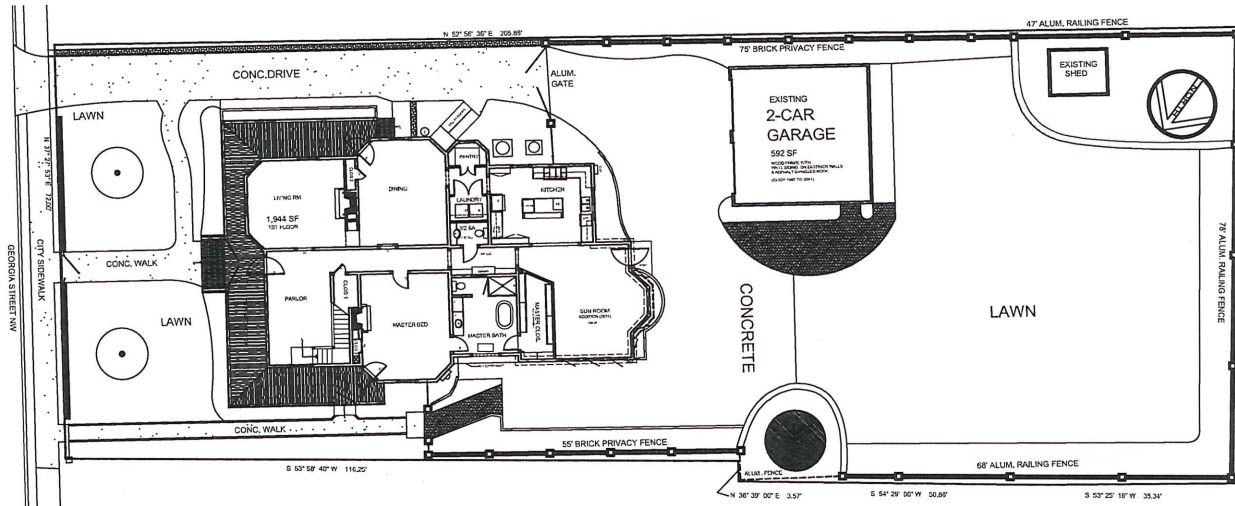
Signature of Owner/Agent

Planning & Neighborhood Development

35 Cabarrus Ave W • P. O. Box 308 • Concord, NC 28025
Phone (704) 920-5152 • Fax (704) 920-6962 • www.concordnc.gov



1 PROPOSED SITE & NEW GARAGE PLAN
 A-1 1/32" = 1'-0" 2,266 SF - HEATED 0.354 ac



2 EXISTING SITE & GARAGE PLAN
 A-1 1/32" = 1'-0" 1,944 SF - HEATED 0.354 ac

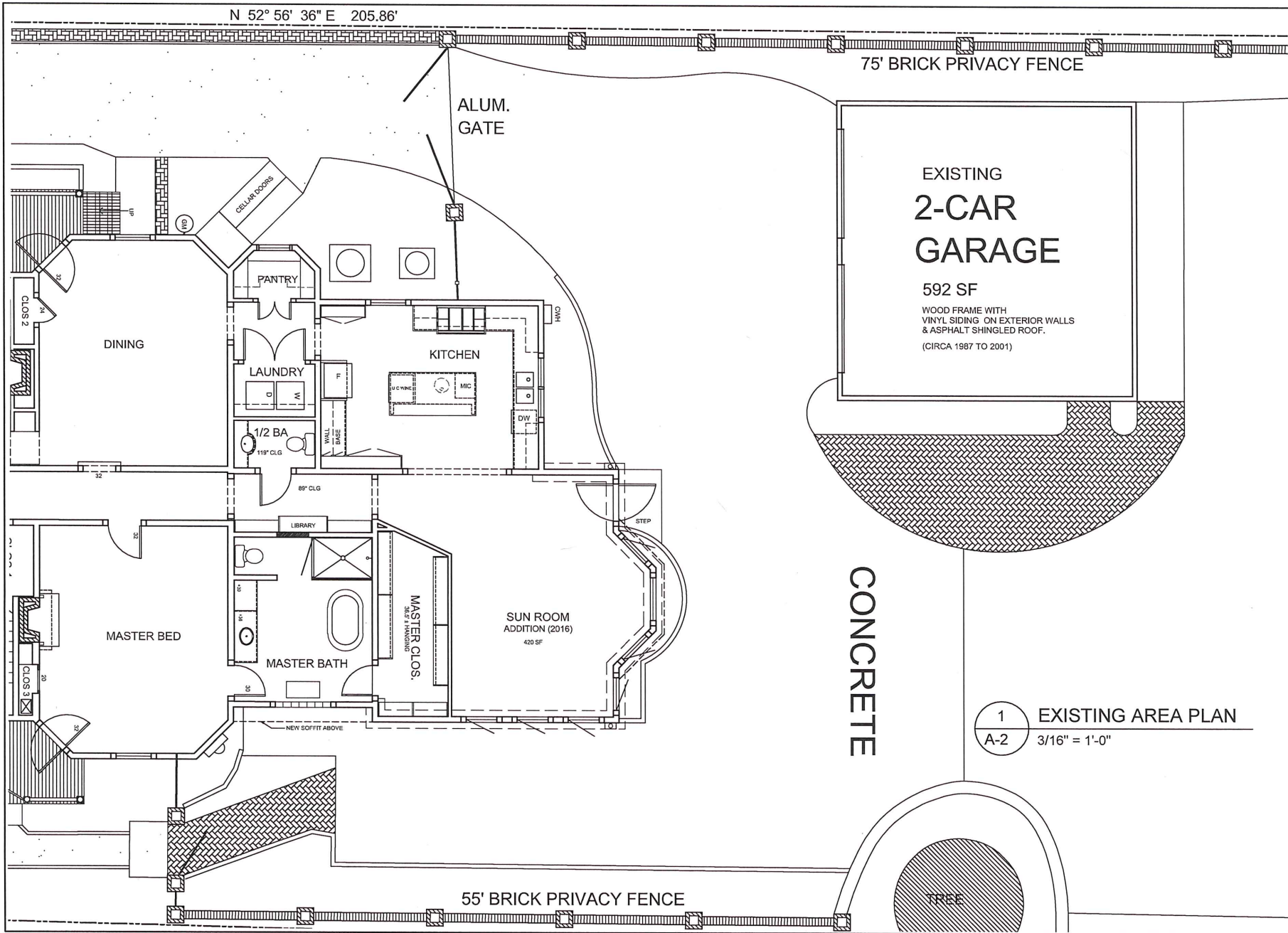
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 www.cigdesigns.net

PROJECT: SUNROOM ADDITION & INTERIOR REMODEL
 BILL & KATHY NOLEN
 30 GEORGIA STREET NW
 CONCORD, NC

DATE: 02.07.2020
 REVISIONS:
 1. 2.12.2020 No Driveway

DRAWING NUMBER: NCL2-A-1
 DRAWN BY: C. J. GILUF
 CHECKED BY: C.J.G.

A-1
 DETAIL



NOTES:
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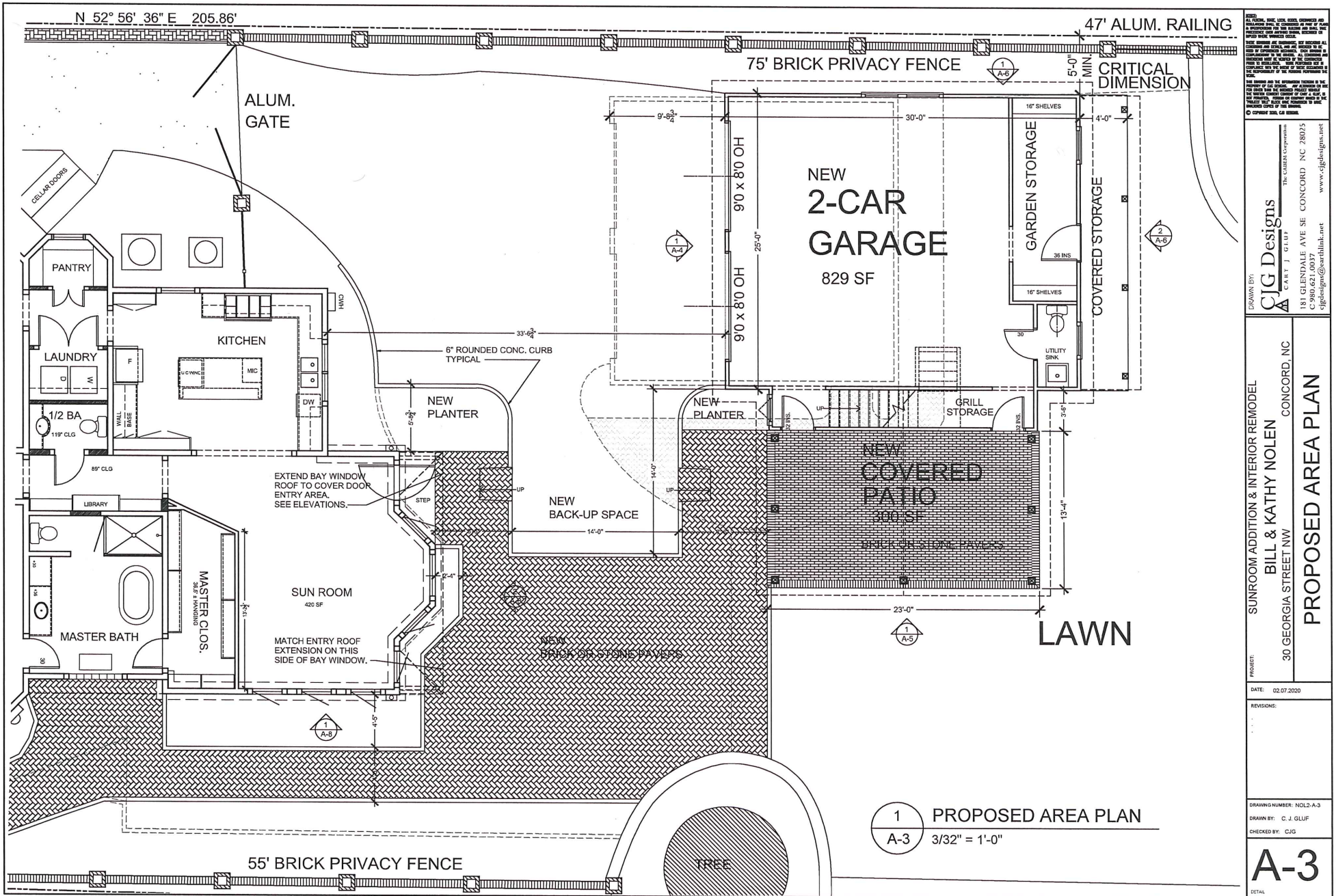
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PROJECT: SUNROOM ADDITION & INTERIOR REMODEL
BILL & KATHY NOLEN
30 GEORGIA STREET NW
CONCORD, NC

DATE: 02.07.2020
REVISIONS:
DRAWING NUMBER: NOL2-A-2
DRAWN BY: C. J. GLUF
CHECKED BY: C.J.G.

1 EXISTING AREA PLAN
A-2 3/16" = 1'-0"

A-2
DETAIL



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PROJECT: SUNROOM ADDITION & INTERIOR REMODEL
 BILL & KATHY NOLEN
 30 GEORGIA STREET NW
 CONCORD, NC

DATE: 02.07.2020
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A-3
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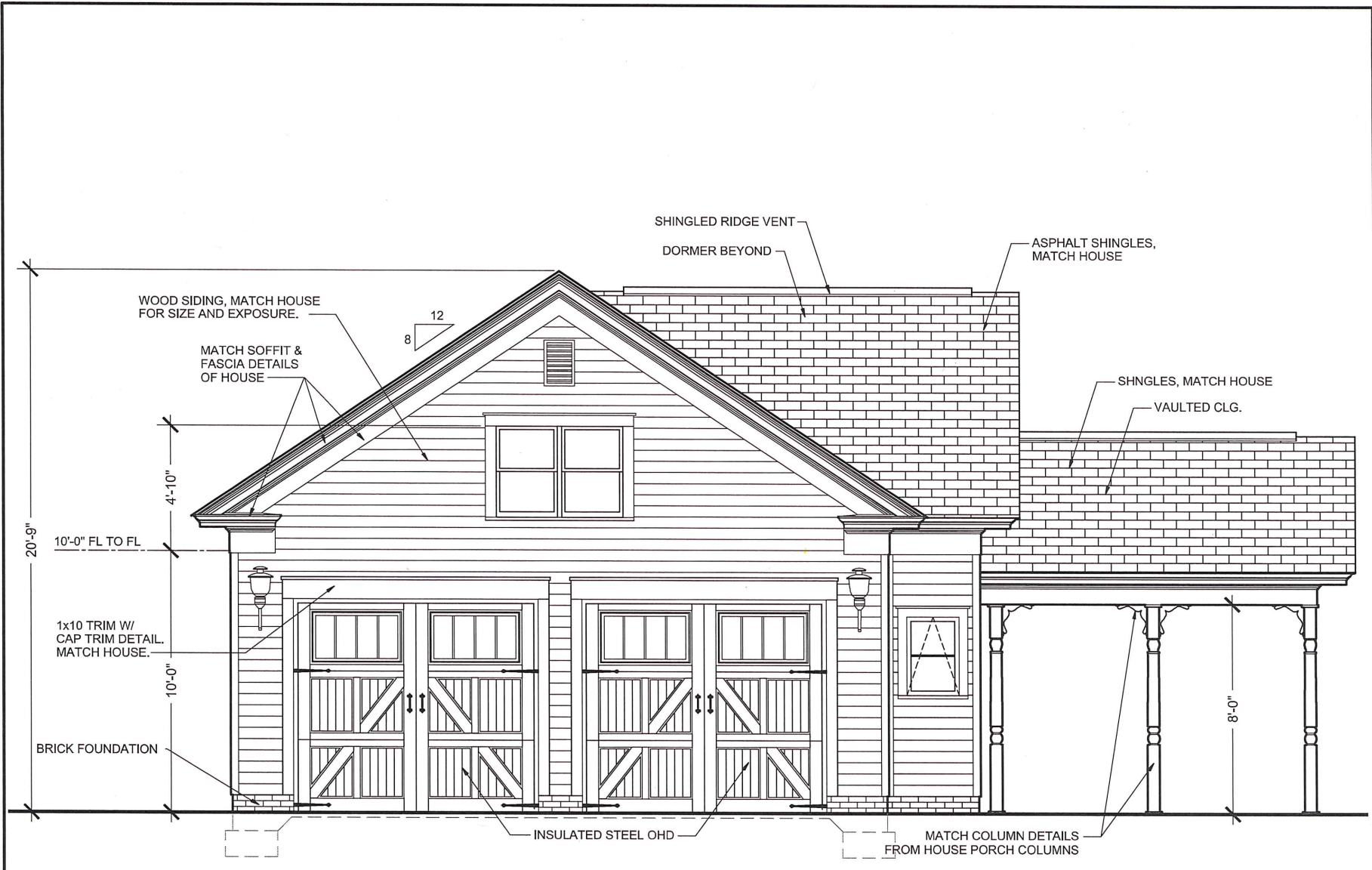
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PROJECT: SUNROOM ADDITION & INTERIOR REMODEL
 BILL & KATHY NOLEN
 30 GEORGIA STREET NW
 CONCORD, NC
NEW FRONT ELEVATION

DATE: 02.07.2020
 REVISIONS:

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A-4
 DETAIL



1 PROPOSED FRONT ELEVATION
 A-4 3/16" = 1'-0"

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PROJECT: SUNROOM ADDITION & INTERIOR REMODEL
 BILL & KATHY NOLEN
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 CONCORD, NC

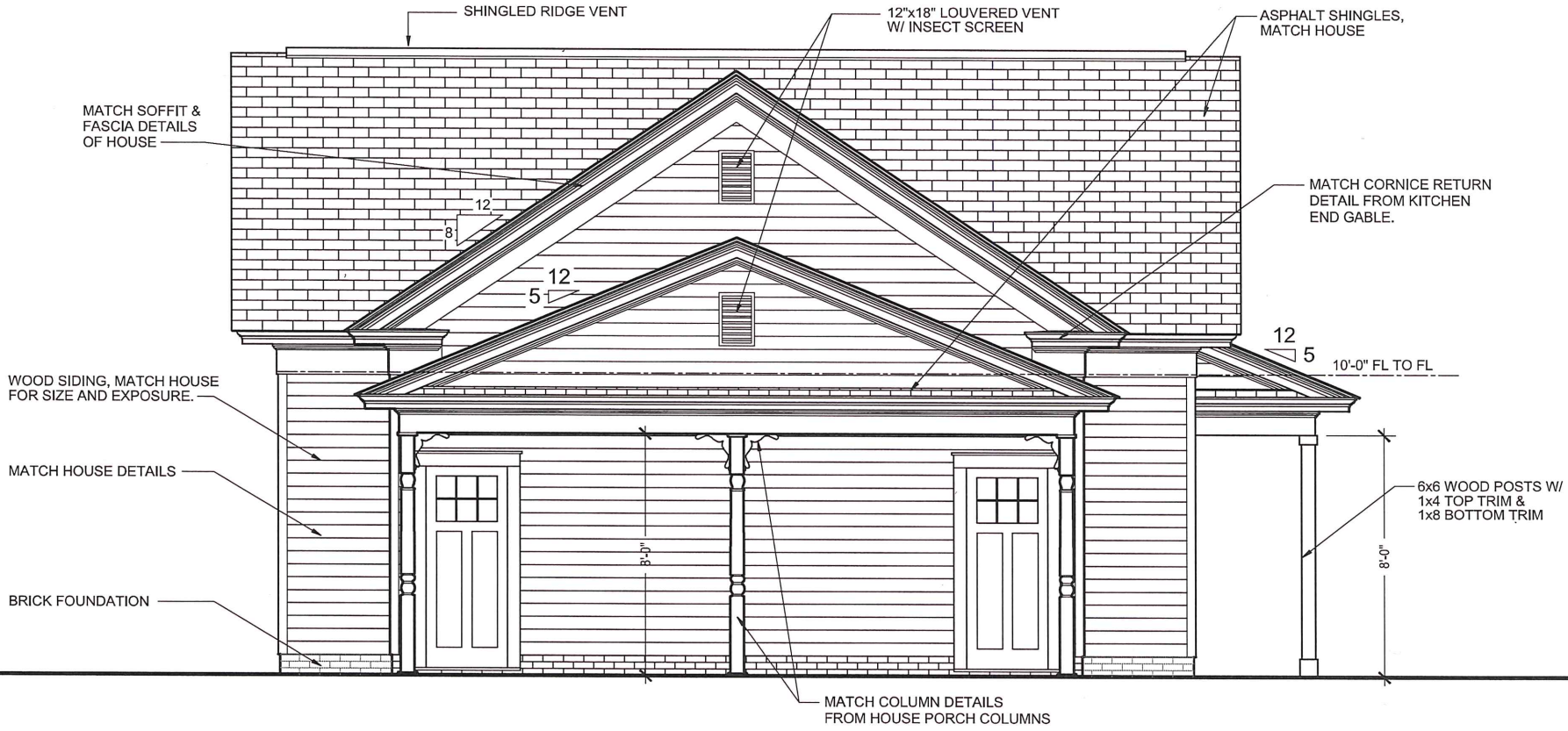
NEW R SIDE ELEVATION

DATE: 02.07.2020

REVISIONS:

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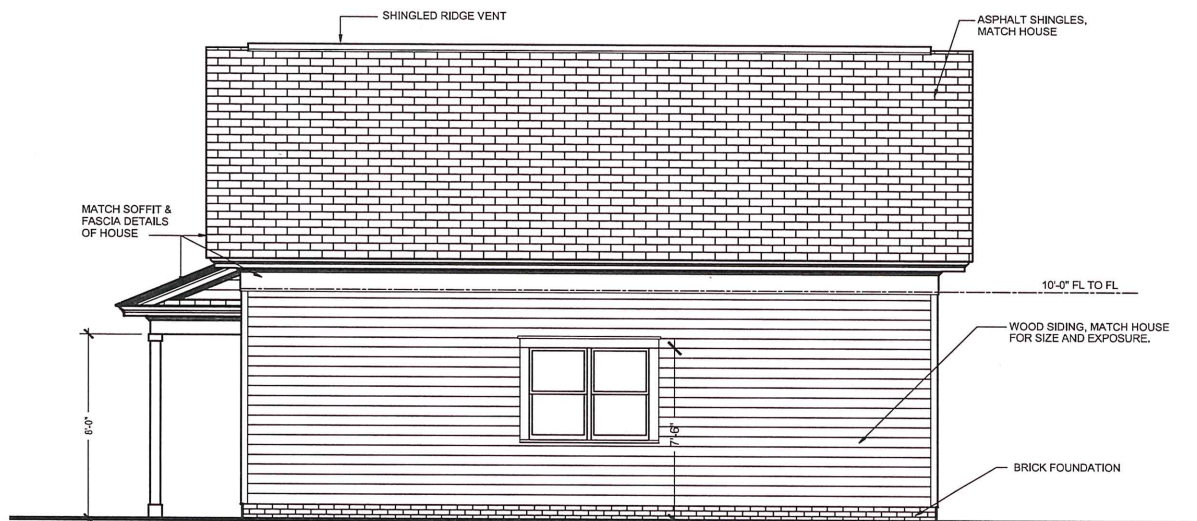
A-5
 DETAIL



1 PROPOSED R SIDE ELEVATION
 A-5 3/16" = 1'-0"



2 PROPOSED REAR ELEVATION
A-6 1/8" = 1'-0"



1 PROPOSED L SIDE ELEVATION
A-6 1/8" = 1'-0"

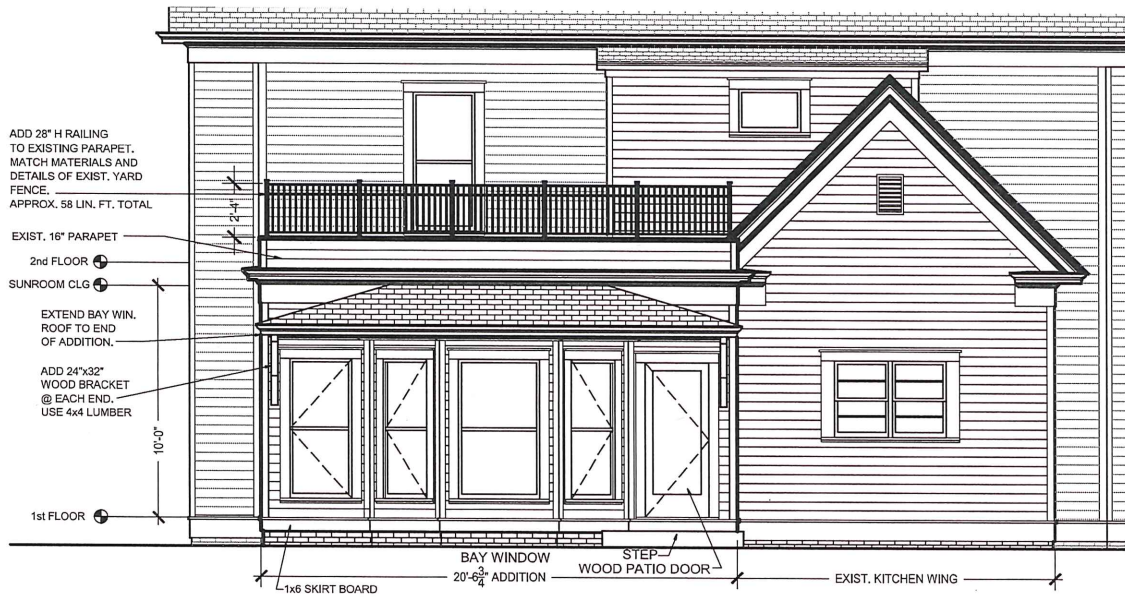
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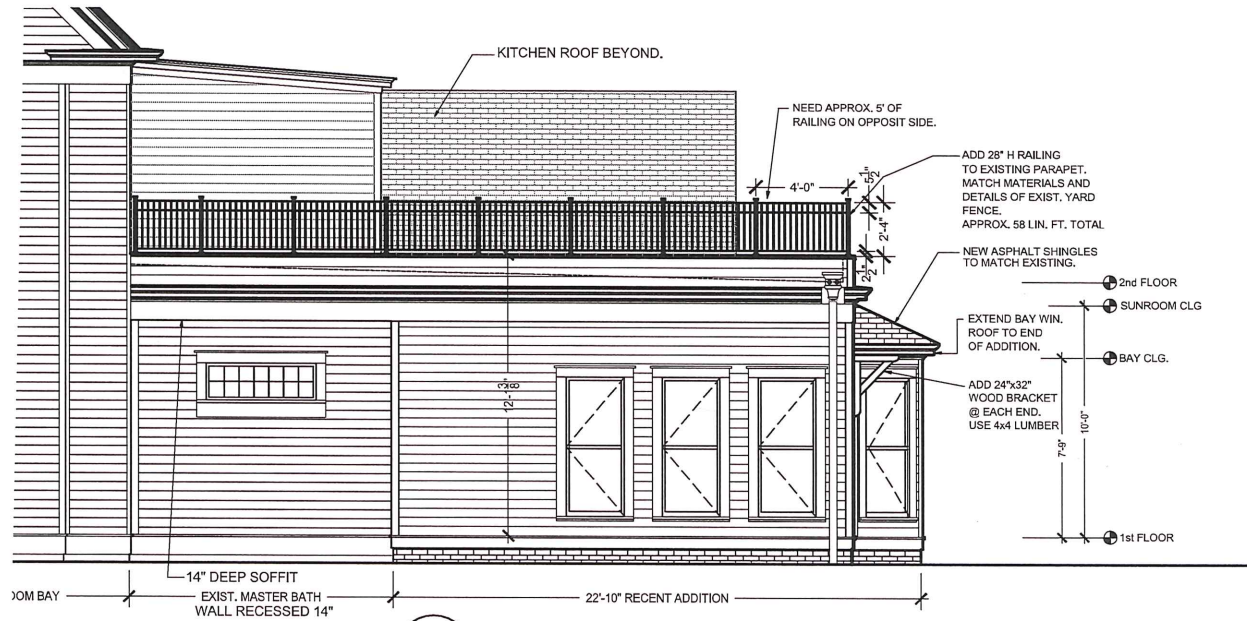
PROJECT: SUNROOM ADDITION & INTERIOR REMODEL
BILL & KATHY NOLEN
30 GEORGIA STREET NW
CONCORD, NC
NEW ELEVATIONS

DATE: 02.07.2020
REVISIONS:
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CHECKED BY: C.J.G.

A-6
DETAIL



2 REAR ELEVATION
A-8 1/8" = 1'-0" HOUSE



1 SIDE ELEVATION
A-8 1/8" = 1'-0" HOUSE

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

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PROJECT: SUNROOM ADDITION & INTERIOR REMODEL
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 30 GEORGIA STREET NW
 NEW RAILING DETAILS

































DATE: 02.07.2020
 REVISIONS:
 DRAWING NUMBER: NDL2-A-8
 DRAWN BY: C. J. GLUF
 CHECKED BY: CJG
A-8
 DETAIL

Project Description:

1. Owners are proposing to demolish the existing 592 SF detached 2-car garage with a new detached 2-car garage (829 SF) which will include a covered patio area (300 SF) and attic storage. The garage will match the detailing and materials of the existing house and 2016 addition.
The proposed garage is fully described in the plans for the project and the following specifications.
2. Owners are proposing to remove the concrete paved areas in the back yard and replace them with new concrete, stone pavers, and brick pavers as shown on the plans for this project.
3. Owners are proposing to add a railing to the parapet wall of the 2016 addition, on the back of the house, so they may safely utilize the walkable roof area of the addition. The new railing will match the materials (powder-coated aluminum) and details of existing fencing located in the back yard and in the front yard.
4. Owners are proposing the expansion of the bay window roof to extend across the full width of the back of the 2016 addition. This is being done to provide some roof coverage for the existing entry door. It is being extended on the other side to provide balance to the elevation. This will add approximately 40 SF of covered area in total.

Nolen Project
30 Georgia Street NW

Proposed Windows

MO (mm)	1'9 3/4 (552)	2'1 3/4 (654)	2'5 3/4 (756)	2'7 3/4 (830)	2'9 3/4 (897)	2'11 3/4 (905)
RO (mm)	1'10 1/4 (565)	2'2 1/4 (667)	2'6 1/4 (769)	2'8 1/4 (819)	2'10 1/4 (870)	3'0 1/4 (921)
FS (mm)	1'9 3/4 (540)	2'1 1/4 (641)	2'5 1/4 (743)	2'7 1/4 (794)	2'9 1/4 (845)	2'11 1/4 (895)
DLO (mm)	14 4/64 (347)	18 4/64 (475)	22 4/64 (577)	24 4/64 (628)	26 4/64 (679)	28 4/64 (730)
2'2 3/4 (680) 2'8 (813) 2'7 1/2 (807) 1'5 3/4 (473)	 UDHG2 1612	 UDHG2 2012	 UDHG2 2412	 UDHG2 2612	 UDHG2 2812	 UDHG2 3012
2'11 3/4 (806) 3'0 (914) 2'11 1/2 (802) 1'2 3/4 (324)	 UDHG2 1614	 UDHG2 2014	 UDHG2 2414	 UDHG2 2614	 UDHG2 2814	 UDHG2 3014
3'3 3/4 (1010) 3'4 (1027) 3'3 1/2 (1029) 1'4 3/4 (376)	 UDHG2 1616	 UDHG2 2016	 UDHG2 2416	 UDHG2 2616	 UDHG2 2816	 UDHG2 3016
3'7 3/4 (1111) 3'8 (1118) 3'7 1/2 (1106) 1'6 3/4 (426)	 UDHG2 1618	 UDHG2 2018	 UDHG2 2418	 UDHG2 2618	 UDHG2 2818	 UDHG2 3018
3'11 3/4 (1213) 4'2 (1240) 3'11 1/2 (1207) 1'8 3/4 (476)	 UDHG2 1620	 UDHG2 2020	 UDHG2 2420	 UDHG2 2620	 UDHG2 2820	 UDHG2 3020
4'3 3/4 (1314) 4'4 (1321) 4'3 1/2 (1309) 2'0 3/4 (527)	 UDHG2 1622	 UDHG2 2022	 UDHG2 2422	 UDHG2 2622	 UDHG2 2822	 UDHG2 3022
4'7 3/4 (1416) 4'8 (1423) 4'7 1/2 (1411) 2'2 3/4 (578)	 UDHG2 1624	 UDHG2 2024	 UDHG2 2424	 UDHG2 2624	 UDHG2 2824	 UDHG2 3024
4'11 3/4 (1518) 5'0 (1524) 4'11 1/2 (1511) 2'3 3/4 (603)	 UDHG2 1626	 UDHG2 2026	 UDHG2 2426	 UDHG2 2626	 UDHG2 2826	 UDHG2 3026
5'3 3/4 (1619) 5'4 (1626) 5'3 1/2 (1611) 2'5 3/4 (647)	 UDHG2 1628	 UDHG2 2028	 UDHG2 2428	 UDHG2 2628	 UDHG2 2828	 UDHG2 3028 E

MULTIPLE ASSEMBLY CONVERSIONS

ROUGH OPENING		MASONRY OPENING WITHOUT DMC	
Width	Height	Width	Height
Add all frame sizes plus 1" (25)	Add frame sizes plus 1/2" (13)	Add all frame sizes plus 1/2" (13)	Add frame sizes plus 1/8" (6)

Ultimate Double Hung G2: UDHG2

February 2020

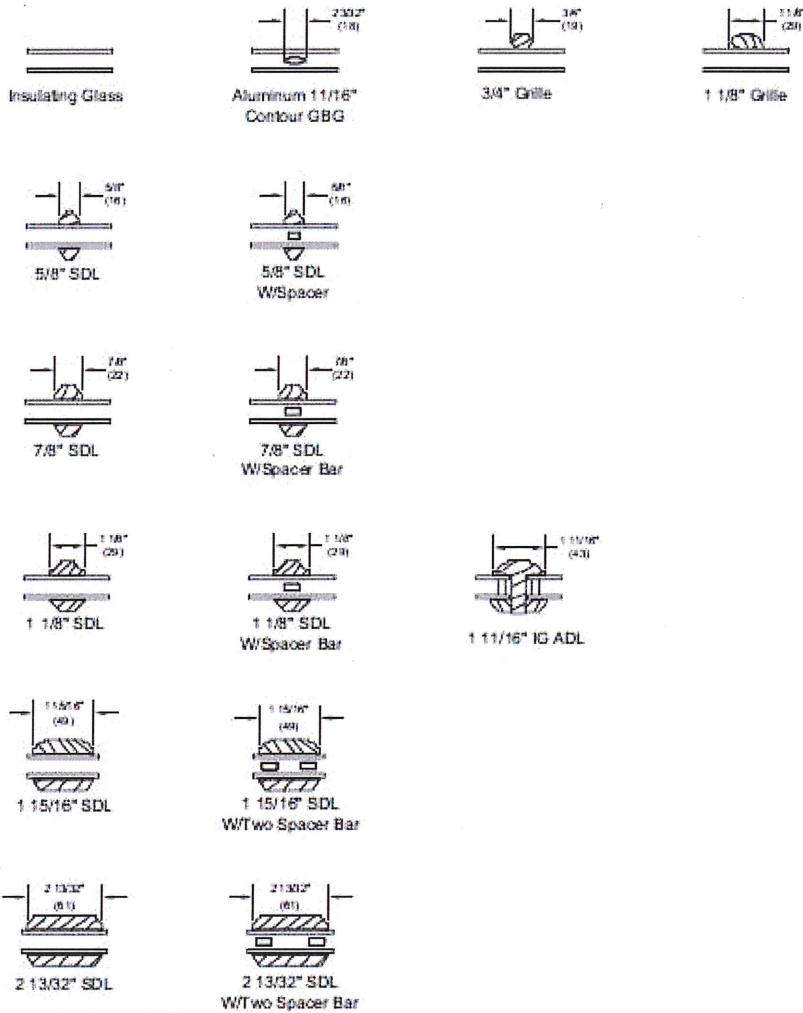
Using UDHG2 2420, UDHG2 2418 and UDHG2 2014 Dbl Hung. Also using UAWN2436 Awing window (not shown above). These exterior, alum. clad & wood interior windows will provide a low-maintenance solution while maintaining a similar look to the main house windows. This is the same type of window which was approved and used on the 2016 addition.

Proposed Window Details

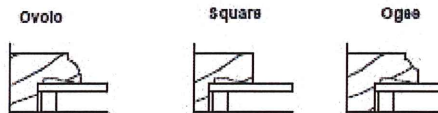
Wood Ultimate Casement Collection



Insulating Glass Lite Options



NOTE: ADL is not available with CE mark



Ver 2015.1 2015-02-23

WUCA COLL-3

19972255
Marvin Architectural Detail Manual

Nolen Project
30 Georgia Street NW

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

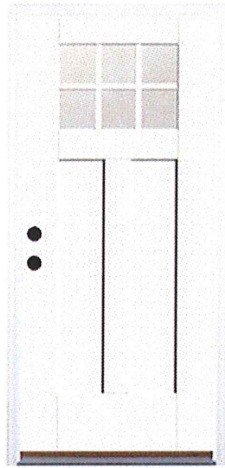
Item # 833539 Model # BMTT626371

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

✓ 1 available today at Concord Lowe's!



Delivery

✓ Delivery available

Side and Rear Doors.
Long-lasting, insulated core with paintable fiberglass exterior.

Backyard Pavers by Techo-Bloc



● PAVERS
Victorien

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

Pavers to replace existing, damaged concrete in the back yard, as shown on the plans for this project.

Existing Garage: View from Street



Existing Garage: View from House Back Door



Garage was built between 1987 and 2001, based on aerial data from Cabarrus County GIS. It has vinyl siding installed over fiberboard siding.

Existing Garage: View from Back Yard



View of 2016 Addition & Back of House from Back Yard



View of Existing Aluminum Fence Detail in Back Yard. Similar, Shorter Fence in Front Yard



The recent addition has a flat roof with a walkable surface which the owners can easily access from a second story window. The existing parapet wall is only about 12" high. Owners wish to make the area safer by adding the proposed railing which will match the details of this fence. Please see the drawings.

Other materials:

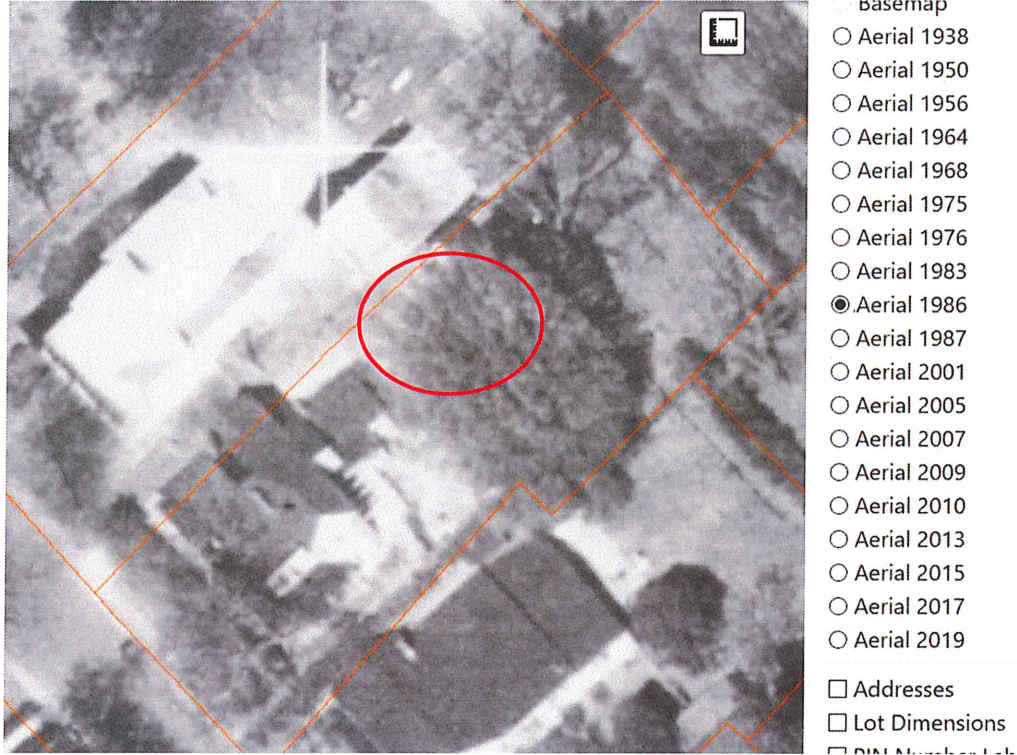
New garage siding and trim will be clear wood, to match the profile, exposure and details of the existing house.

New roofing shall be asphalt shingles to match the existing house in color and detail.

New light fixtures will match style and scale of existing fixture at Back Door of house.

Supporting date that the existing structure is non-contributing.

1986 Aerial Photo



2001 Aerial Photo





