

DATE: July 8, 2020

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-14-20
<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, NW, 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).
- A Certificate of Appropriateness was granted in March for the subject property including: the demolition of the garage, the replacement of the garage with a new 829 sq. ft. garage (shifted approximately 10 feet back toward the rear property line) with an attached covered patio in the rear yard, the extension of the roof over the length of the sunroom on the rear side of the house, and the addition of a 28” tall black aluminum railing/fencing on top of the sunroom parapet wall.
- The applicant has returned requesting modifications to the proposed garage and covered patio.

Revised modifications to the approved garage include:

- Footprint: decreased by 29 square feet to measure 25’ X 32’ (800 sq. ft.)
- Front Elevation: 2 feet shorter, elimination of a stairwell bump and awning window, and the double window in the gable reduced to a single window.
- Rear Elevation: 2 feet shorter, elimination of stairwell bump and 2 awning windows (under porch roof), and addition of awning window in gable.
- Left Side Elevation: 2 feet shorter, elimination of the double window, and hipped roof for the back-porch roof.
- Right Side Elevation: 2 feet shorter, elimination of upper gable, and hipped corner for the back-porch roof. (Exhibits D & E).

Revised modifications to the proposed patio include:

- Footprint: increase by 53 square feet to measure 15’4” X 23’ (353 sq. ft.) (Exhibits D & E)

DISCUSSION:

Garage Demolition and Construction:

The applicant has been approved to remove the existing 2-car, detached garage as shown on Exhibit E (Site Plan and Elevation Renderings), and Exhibit F (Description, Materials, and Photographs). The

Historic Preservation Commission

Case # H-14-20

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 since proposed to replace the structure, in the same general location but approximately 10ft further back, with a +/- 800 sf detached garage that would also have an attached covered patio and rear covered storage area (Exhibits D & E). The revised front elevation, indicated on Exhibit E, 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, a single one-over-one, double hung, aluminum clad exterior/wood interior windows is proposed on the second floor of the front façade. A product description of the window is provided on page 2 of Exhibit F. The front façade also shows the side perspective of the 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 E, Sheet A-5) illustrates the gable extension, columns, and two paintable, fiberglass, entry/exit doors that feature upper level simulated divided lights. The covered patio is approximately 353sf and the ground surface would be improved with the previously approved brick/stone pavers as shown on page 5 of Exhibit F. The covered storage area on the rear of the structure is visible from this angle as well. The exterior side elevation (Exhibit E, Sheet A-6) has a solid wall of wood siding and hipped roof at back porch roof.

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 E, Sheet A-6 and as can be seen, they are of a less ornate design than the columns upholding the covered patio roof. An awning window is also proposed for the gable dormer as well as another paintable, fiberglass, entry/exit door.

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

ATTACHMENTS

Exhibit A: Historic Inventory Information

Exhibit B: Application for Certificate of Appropriateness

Exhibit C: Subject Property Map

Exhibit D: Project Revisions Narrative

Exhibit E: Site Plan and Elevations

Exhibit F: Description, Materials, and Photographs

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

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.*

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 roof that has bracketed eaves. Three-bay facade features one-over-one sash windows

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, a covered Porch and attic storage. Remove and Replace existing concrete and pavers in back yard with brick or concrete pavers. Extend Bay window roof, on back of newest additions, across entire elevation. Add metal railing to parapet wall of newest addition.
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



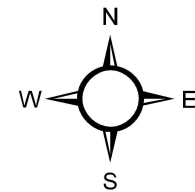
H-14-20

Mr. Cary J Gluf

Modifications to
approved design of a
detached garage and
covered patio

30 Georgia St. NW.

PIN 5620-77-6510



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, its 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.

From: Cary J Gluf
To: Kristen Sullivan; Starla Rogers
Subject: Nolen 30 Georgia
Date: Monday, June 8, 2020 4:56:46 PM
Attachments: NOL3 A-1 6-2-20.pdf
NOL3 A-2 6-2-20.pdf
NOL3 A-3 6-2-20.pdf
NOL3 A-3a 6-2-20.pdf
NOL3 A-4 6-2-20.pdf
NOL3 A-5 6-2-20.pdf
NOL3 A-6 6-2-20.pdf
NOL3 A-7 6-2-20.pdf
NOL3 A-8 6-2-20.pdf

[NOTICE: EXTERNAL EMAIL]

Good afternoon ladies,

The Nolens have changed their minds (a few times) since their approval meeting. First they wanted to salvage the old garage and then they changed to a somewhat scaled back version of what was approved. They have already moved forward with some of the approved paving around the existing house.

The question is: Do we need another full hearing for the revised garage?

The overall look and scale has not changed.

I am attaching the new plans for you to look over, but here is a quick summary of the changes:

Front Elevation: About 2' shorter. Stairwell bump and awning window have been eliminated. Double window in gable reduced to single.

Left Side Elevation: About 2' shorter. Double window removed. (There is a 6' high brick wall 5' from the garage wall). Hipped roof at back porch roof.

Rear Elevation: About 2' shorter. Stairwell bump eliminated. 2 awning windows, under porch roof, eliminated. Awning window added in gable.

Back roof changed to hipped corners.

Right Side Elevation: About 2' shorter. Upper gable eliminated (it was for the stairs). Hipped corner at back porch roof.

No changes in materials. Garage is 29 SF smaller. Covered Patio is 53 SF larger.

Let me know how you would like to proceed.

Hope you all are doing well,

Cary

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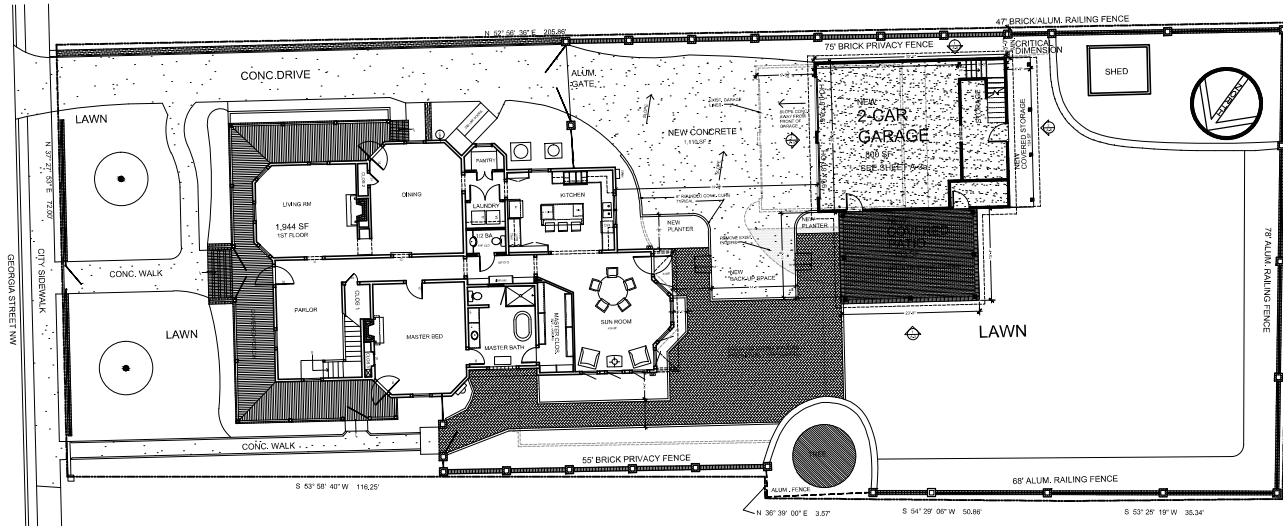
Mr. Cary J. Gluf
CJG Designs
181 Glendale Ave SE
Concord, NC 28025
C: 980.621.0037

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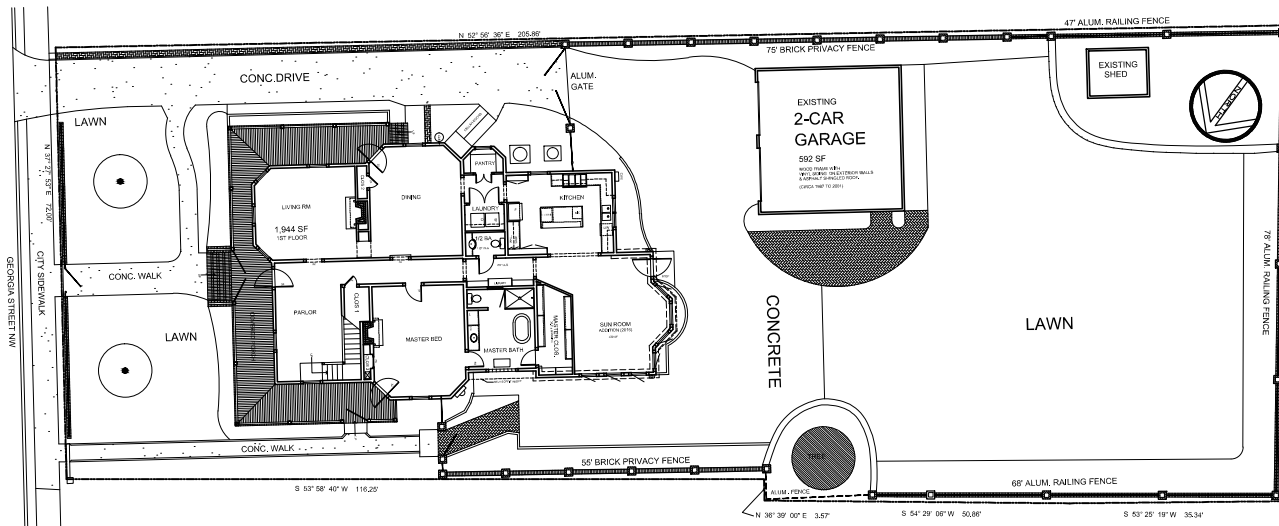
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This email has been checked for viruses by AVG.

https://urldefense.proofpoint.com/v2/url?u=https-3A__www.avg.com&d=DwICaQ&c=Q8ptbAtg60ikOUwO17QQOw&r=JSXNA6SDJIEcpBO-IIRie5oipqV7sSkhDH8Ur1q4IoY&m=6XDccFGKw3my4LSZ24fN7LJfvcvk_PDc0TVYrV7aZLA&s=LxKDMleLORcuaEwJkAlfbLzg3BoinEHo4c1Du9oO98M&e=



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

NOTE:
 ALL FOUNDATION, FENCE, FLOOR, CEILING, ROOFING AND
 INSULATION SHALL BE CONSIDERED AS PART OF THE
 EXISTING WORK. THE CONTRACTOR SHALL VERIFY THE
 ACCURACY OF THE RECORD PLANS, SURVEY AND
 AS-BUILT WHERE VARIANCES OCCUR.

THESE DRAWINGS ARE PRELIMINARY AND SUBJECT TO
 CHANGES AND DETAILS AND ARE INTENDED TO BE
 USED IN OBTAINING PERMITS. THE CONTRACTOR SHALL
 VERIFY THE ACCURACY OF THE RECORD PLANS, SURVEY AND
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DRAWN BY:
CJG Designs
 CARRY J. GILFILL
 181 GLENDALE AVE SE CONCORD, NC 28025
 C-980.621.0037
 cjl@cjgdesigns.com
 www.cjgdesigns.net

PROJECT:
GARAGE REPLACEMENT
BILL & KATHY NOLEN
30 GEORGIA STREET NW
CONCORD, NC

DATE: 02.07.2020
 REVISIONS:
 1. 02.12.2020 No Breccaway
 2. 08.02.2020 Simply Garage
 3. 08.09.2020 Hist. Review

DRAWING NUMBER: NOL2- A-1
 DRAWN BY: C. J. GILFILL
 CHECKED BY: C.JG

A-1
 DETAIL

N 52° 56' 36" E 205.86'

75' BRICK PRIVACY FENCE

ALUM. GATE

EXISTING
2-CAR
GARAGE

592 SF

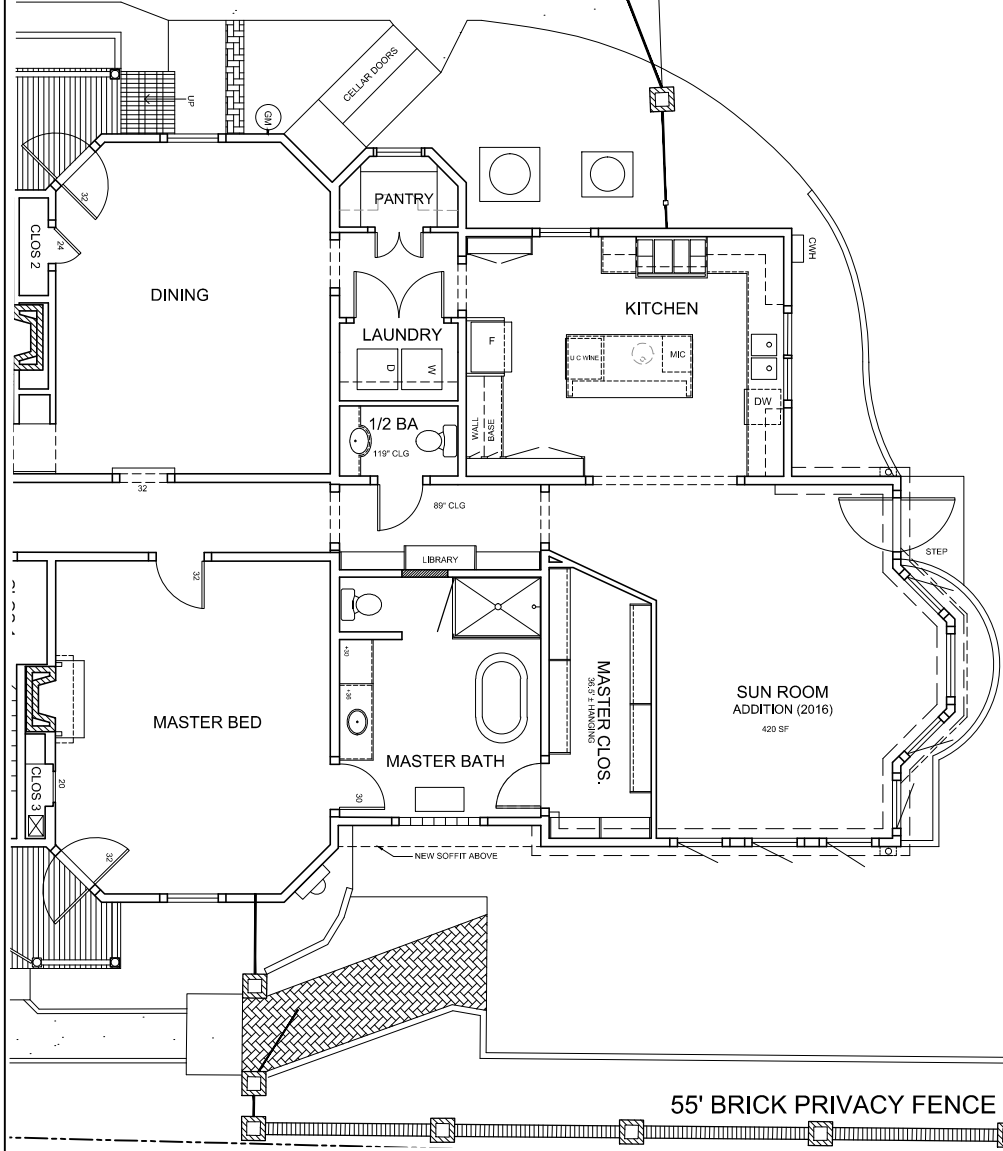
WOOD FRAME WITH
VINYL SIDING ON EXTERIOR WALLS
& ASPHALT SHINGLED ROOF.

(CIRCA 1987 TO 2001)

CONCRETE

TREE

55' BRICK PRIVACY FENCE



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

NOTE: ALL EXISTING, EXTERIOR, LOOK OVER, DIMENSIONS AND PROJECTIONS ARE TO BE VERIFIED BY THE FIELD ENGINEER PRIOR TO CONSTRUCTION FOR THE WORKING AND FINAL SET OF PERMITS. THE FIELD ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND PROJECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

DRAWN BY:
CJG Designs
CARRY J. GILFILL
181 GLENDALE AVE SE CONCORD, NC 28035
C-980.621.0037
www.cjgdesigns.net
cjgdesigns@carthlink.net

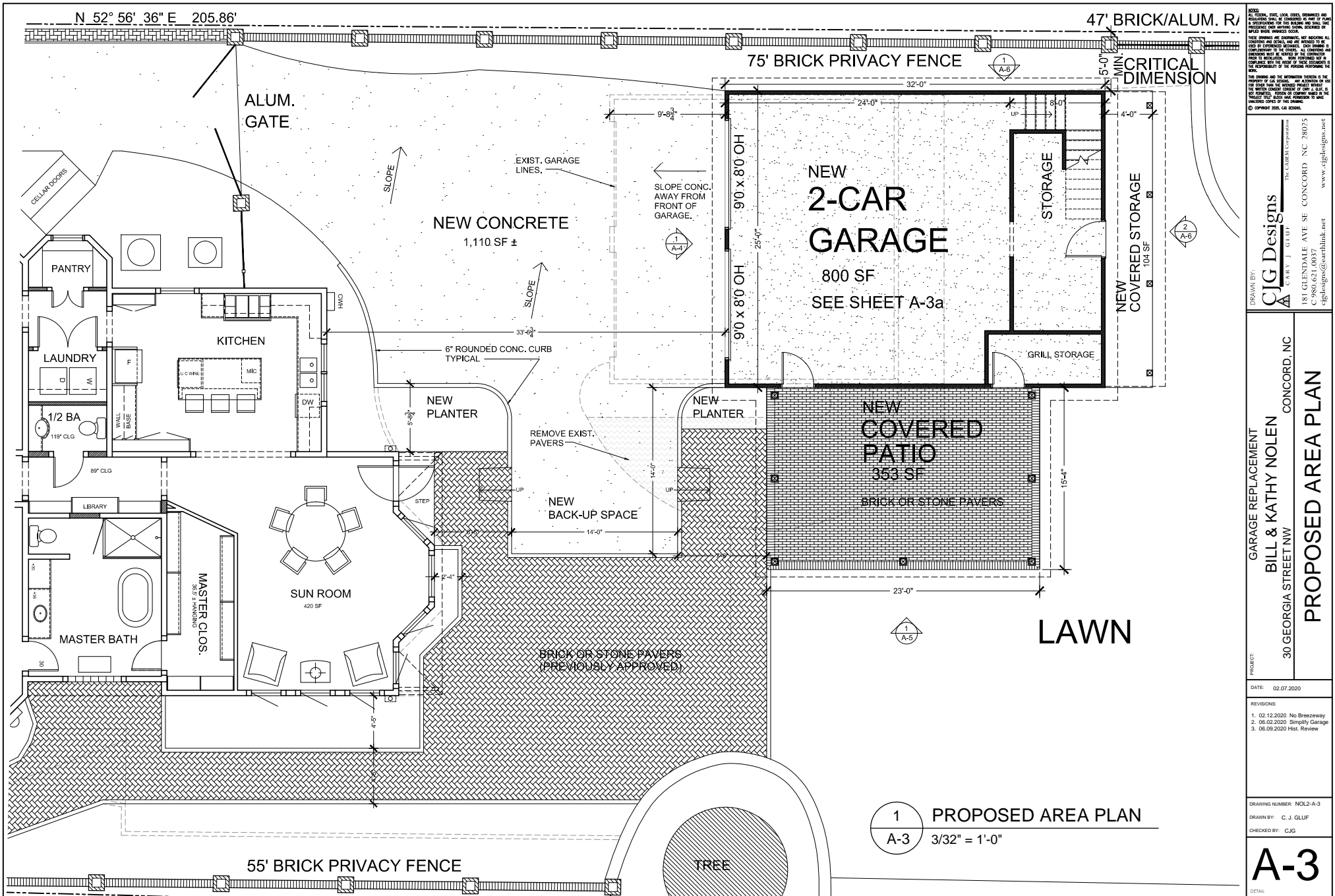
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30 GEORGIA STREET NW
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CHECKED BY: CJG

A-2
DETAIL



NOTES:
 ALL DIMENSIONS, LINE, COLOR, DIMENSIONS AND MATERIALS SHALL BE AS SHOWN UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORKING AND SHALL VERIFY THE EXISTING CONDITIONS BEFORE COMMENCING WORK. 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

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 CARRY J. GILLIF
 181 GLENDALE AVE SE CONCORD, NC 28025
 C-980.621.0037
 www.cjgdesigns.net
 cjgdesigns@earthlink.net

PROJECT: GARAGE REPLACEMENT
 BILL & KATHY NOLEN
 30 GEORGIA STREET NW
 CONCORD, NC
PROPOSED AREA PLAN

DATE: 02.07.2020









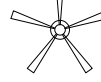



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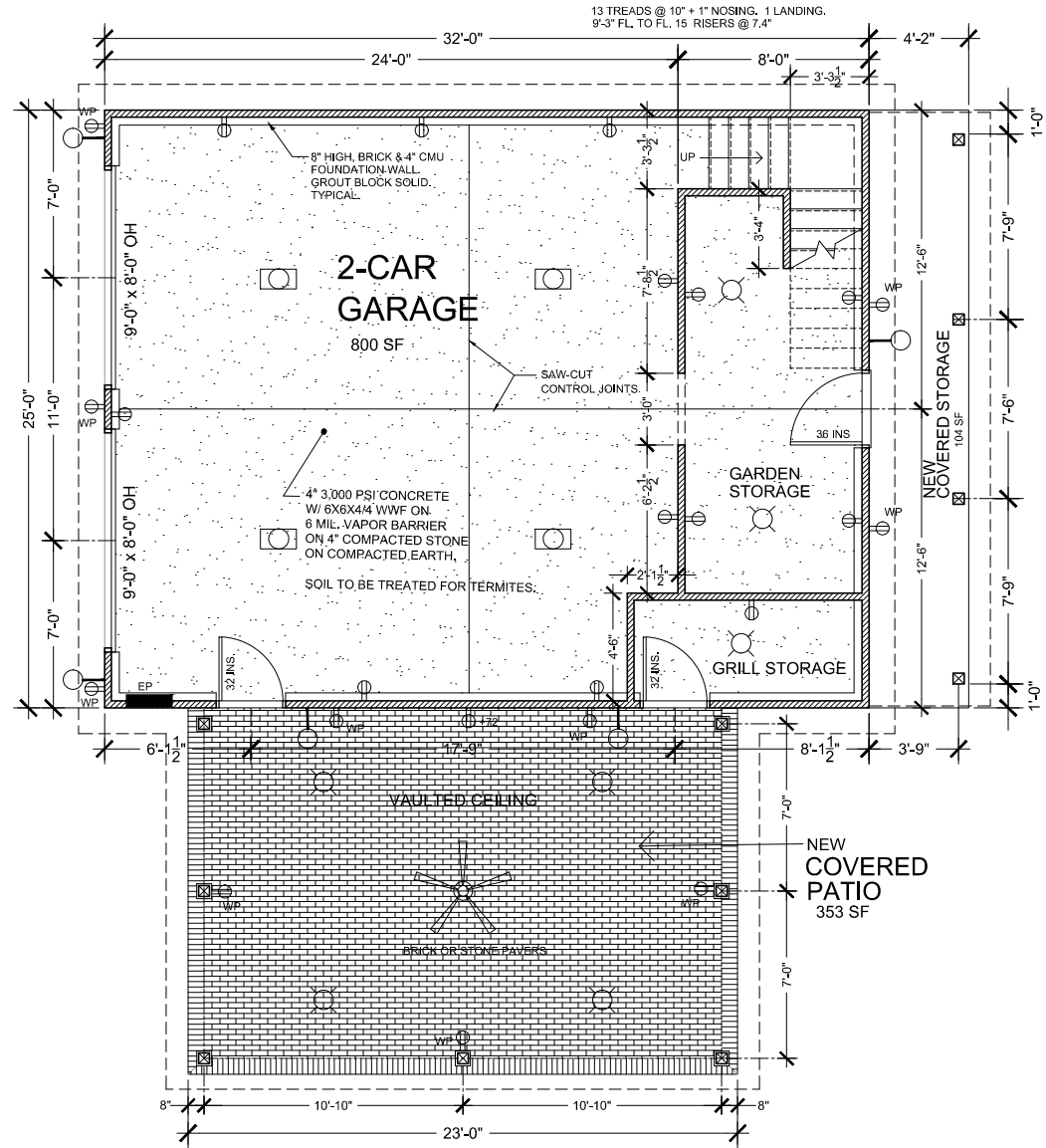
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 DRAWN BY: C. J. GILLIF
 CHECKED BY: C.J.G.

A-3
 DETAIL

1 PROPOSED AREA PLAN
 A-3 3/32" = 1'-0"

ELECTRICAL LEGEND

-  GROUNDED DUPLEX RECEPTACLE. INSTALL GFCI & WEATHERPROOF (WP) AS REQ'D PER LOCATION PER CODE.
-  SURFACE MOUNTED LED LIGHTING
-  BATHROOM EXHAUST FAN / LIGHT COMBINATION
-  WALL SCONCE
-  SPECIAL PENDANT (LARGE)
-  SPECIAL PENDANT (SMALL)
-  UNDERCABINET LIGHTING
-  LED AREA LIGHT FIXTURE
Brand: Diva Light
Series/Collection: Diva Light CLP Series
Mfr Part Number: CLP-45WU50K-D10
-  CLG FAN WITH LIGHT SWITCHED SEPERATELY
-  POWER PANEL
-  PHOTO-ELECTRIC CELL INCANDESCENT LIGHTING
-  SPECIAL PURPOSE OUTLET



1 PROPOSED GARAGE FLOOR PLAN
A-3a 1/8" = 1'-0" 800 SF

NOTE: ALL MATERIALS, FINISHES, COLORS, DIMENSIONS AND QUANTITIES SHALL BE CONFIRMED BY THE FIELD & APPROVED FOR THE WORKING DRAWING. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND MAKE ANY NECESSARY CHANGES TO THE DRAWING. 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

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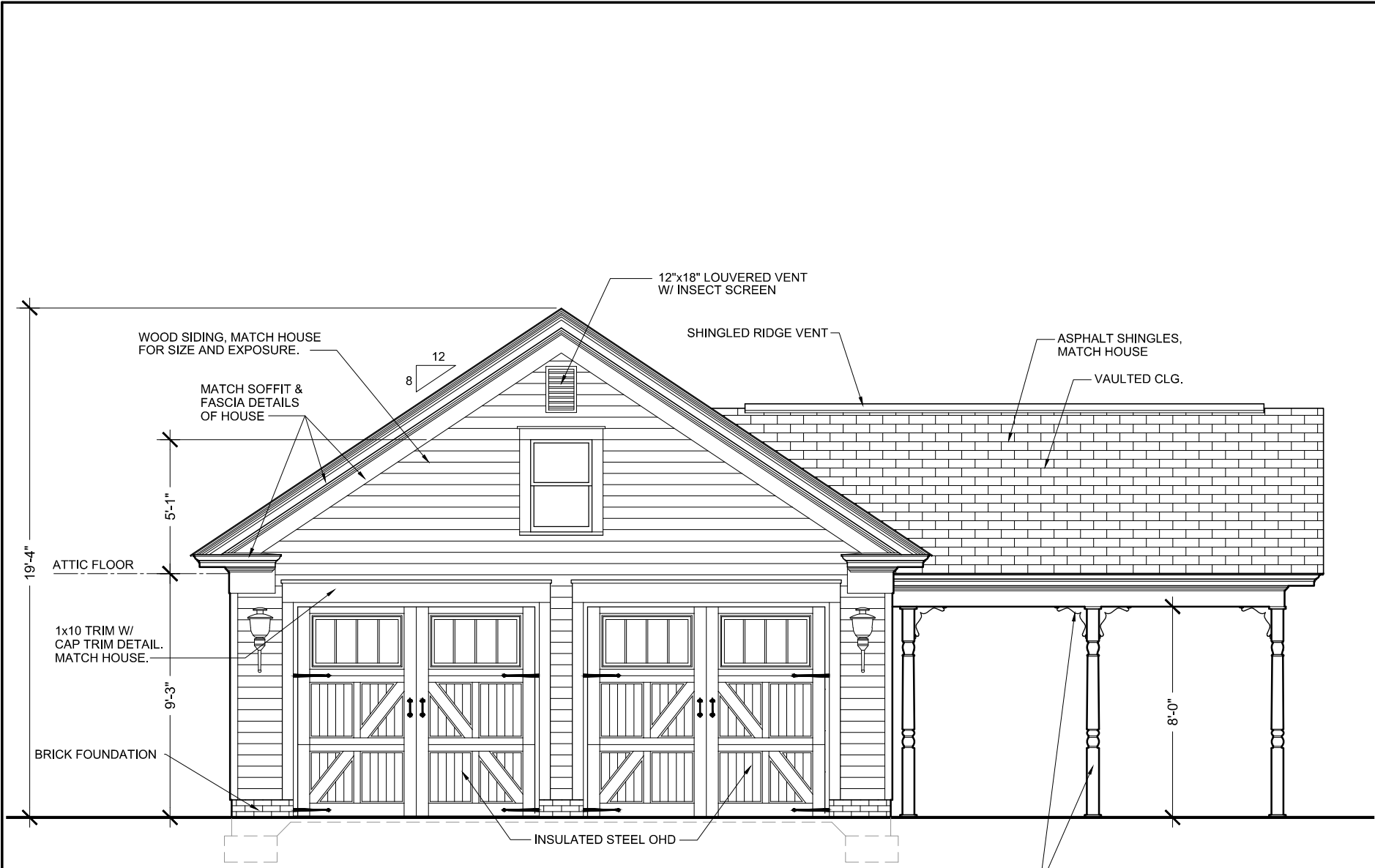
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BILL & KATHY NOLEN
CONCORD, NC
30 GEORGIA STREET NW

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3. 08.09.2020 Hist. Review

DRAWING NUMBER: NCL2-A-3a
DRAWN BY: C. J. GILLIF
CHECKED BY: CJG

A-3a
DETAIL



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

NOTE: ALL FINISHES, LINE, LOOK, COLORS, DIMENSIONS AND MATERIALS SHALL BE COORDINATED BY THE ARCHITECT & APPROVED FOR THE BUILDING AND FINAL CODE OFFICIALS AND ALL OTHERS CONCERNED. ANY CHANGES TO THE DRAWING SHALL BE MADE BY THE ARCHITECT. THESE DRAWINGS ARE PRELIMINARY AND SHOULD BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE.

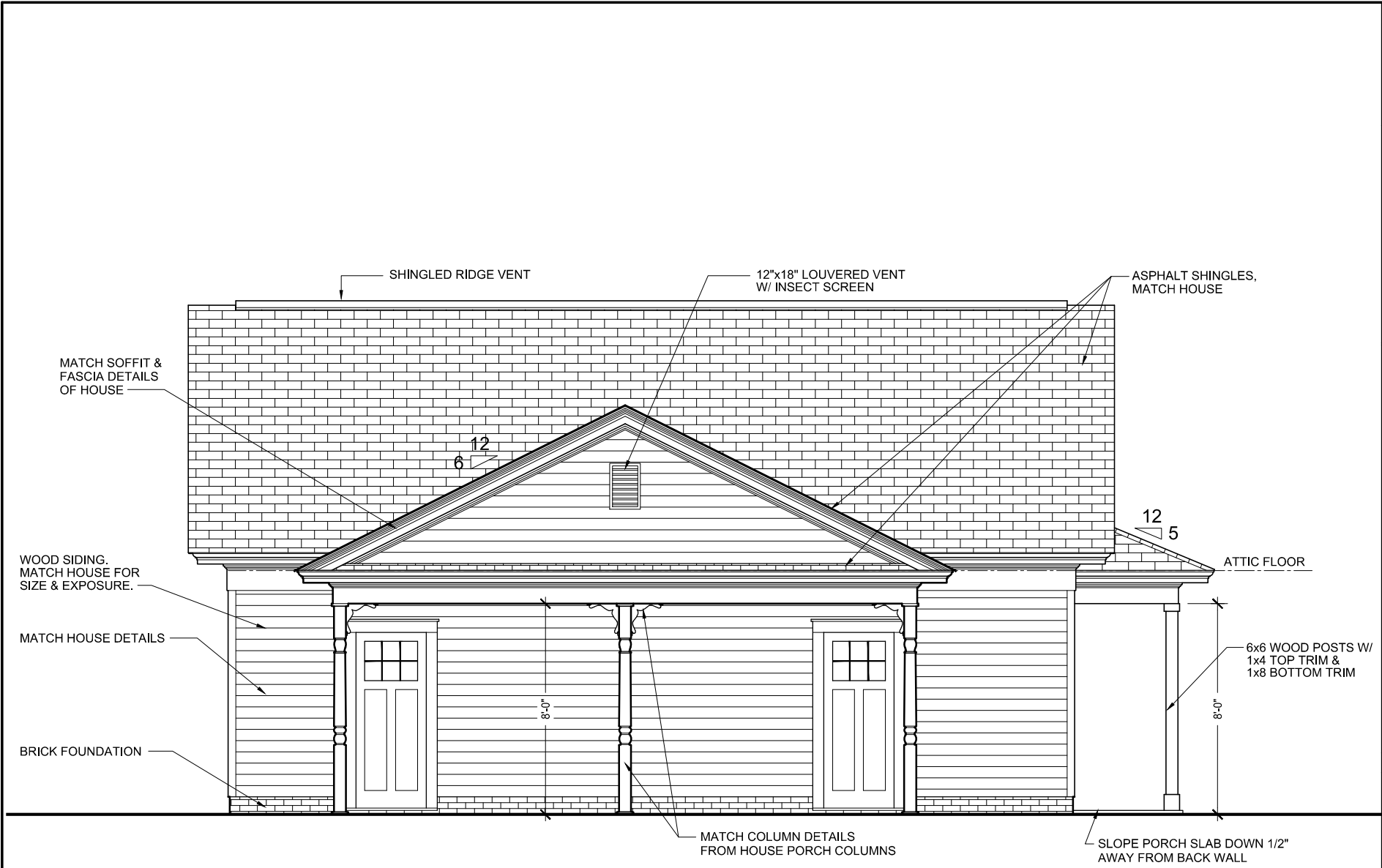
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 CARRY J. GILLIF
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 C-980.621.0037
 www.cjgdesigns.net

PROJECT: GARAGE REPLACEMENT
 BILL & KATHY NOLEN
 30 GEORGIA STREET NW
 CONCORD, NC
NEW FRONT ELEVATION

DATE: 02.07.2020
 REVISIONS:
 1. 02.12.2020 No breezeway
 2. 08.02.2020 Simply Garage
 3. 08.09.2020 Hist. Review

DRAWING NUMBER: NCL2-A-4
 DRAWN BY: C. J. GILLIF
 CHECKED BY: CJG

A-4
 DETAIL



NOTE: ALL MATERIALS, FINISHES, COLORS, DIMENSIONS AND PROPORTIONS SHALL BE COORDINATED BY THE ARCHITECT AND APPROVED FOR THE BUILDING AND FINAL LAND SURVEYING AND RECORDING DEPARTMENTS. ALL MATERIALS SHALL BE MATCHED TO THE EXISTING HOUSE UNLESS OTHERWISE NOTED.

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DRAWN BY: **CJG Designs**
 CARRY J. GILLIF
 181 GLENDALE AVE SE CONCORD, NC 28025
 C-980.621.0037
 www.cjgdesigns.net
 cjgdesigns@carlink.net

PROJECT: GARAGE REPLACEMENT
BILL & KATHY NOLEN
 30 GEORGIA STREET NW
 CONCORD, NC
NEW RIGHT SIDE ELEVATION

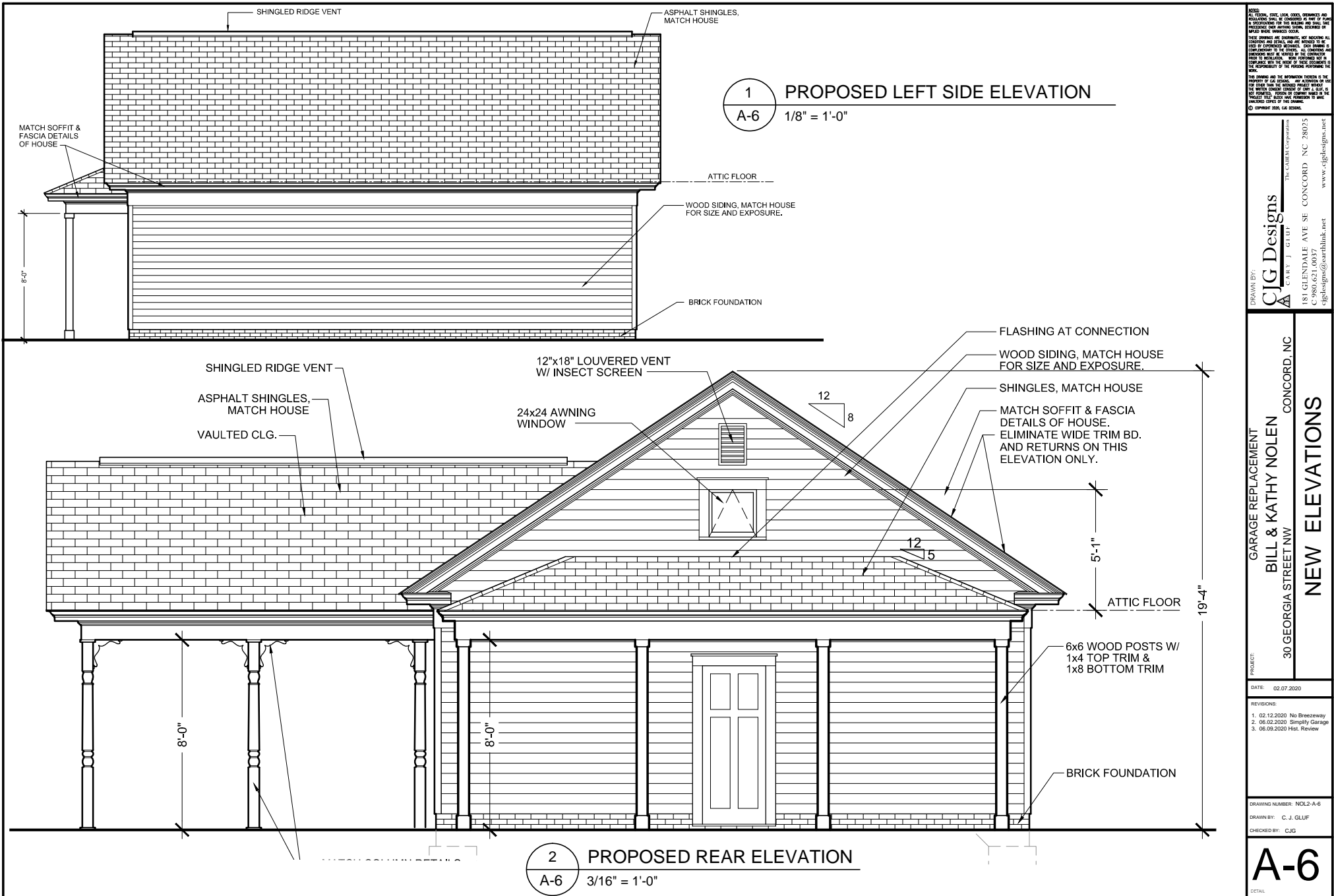
DATE: 02.07.2020

REVISIONS:
 1. 02.12.2020 No Breeceway
 2. 08.02.2020 Simply Garage
 3. 08.09.2020 Hist. Review

DRAWING NUMBER: NOL2-A-5
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 CHECKED BY: CJG

A-5
 DETAIL

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



NOTE: ALL MATERIALS, FINISHES, COLORS, DIMENSIONS AND PROPORTIONS SHALL BE DETERMINED BY THE OWNER & APPROVED FOR THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE MATERIALS, FINISHES, COLORS AND PROPORTIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MATERIALS, FINISHES, COLORS AND PROPORTIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MATERIALS, FINISHES, COLORS AND PROPORTIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MATERIALS, FINISHES, COLORS AND PROPORTIONS.

DRAWN BY: **CJG Designs**
CARRY J. GILLIF
181 GLENDALE AVE SE CONCORD, NC 28025
C-980.621.0037
cjd@cjgdesigns.com
www.cjgdesigns.net

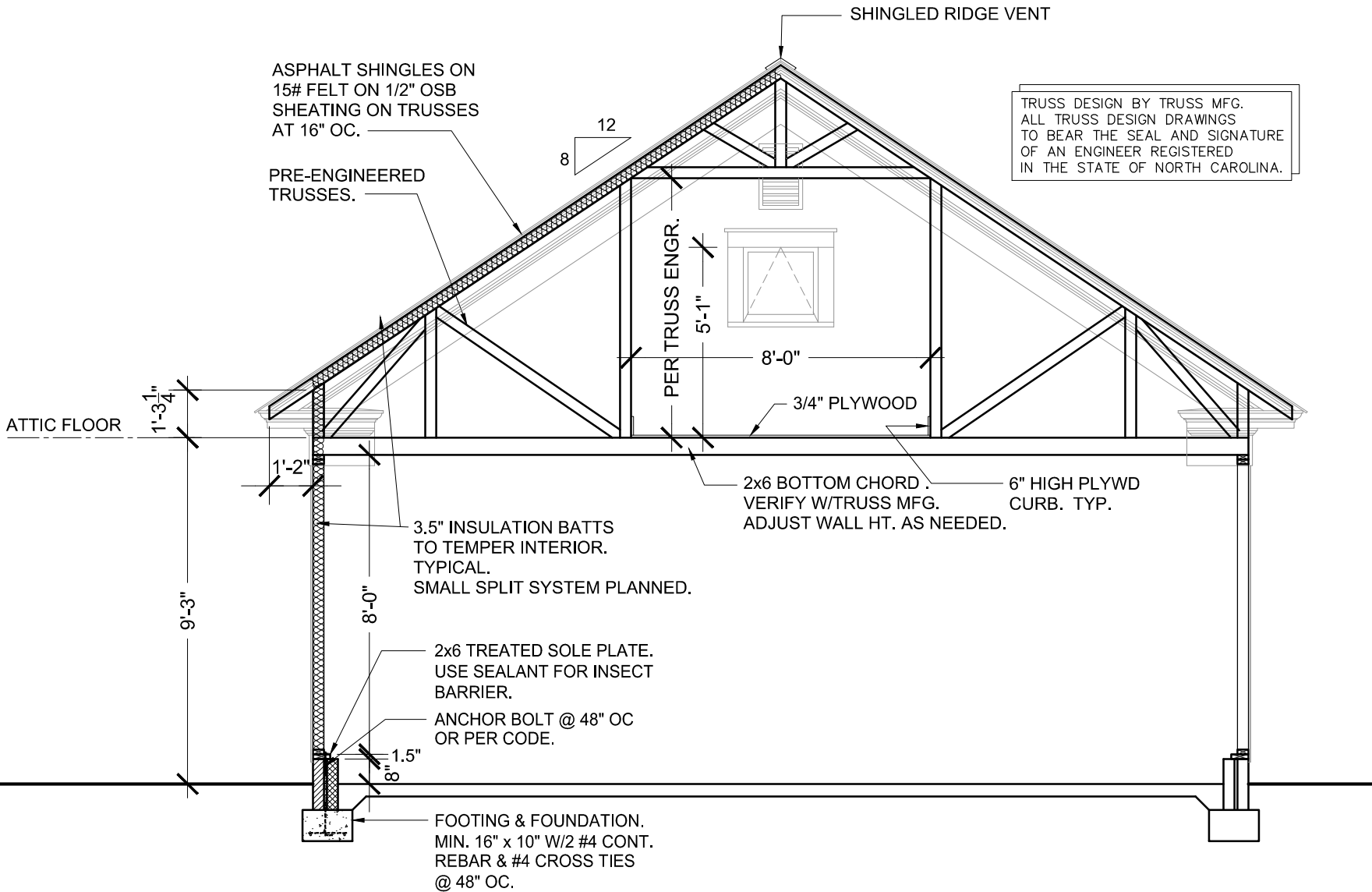
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BILL & KATHY NOLEN
30 GEORGIA STREET NW
CONCORD, NC
NEW ELEVATIONS

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CHECKED BY: CJG

A-6
DETAIL



1 SECTION DETAIL
A-7 1/4" = 1'-0"

NOTE: ALL DIMENSIONS, UNLESS OTHERWISE NOTED, SHALL BE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE TO BE USED IN PREFERENTIAL ORDER. DIMENSIONS IN PARENTHESES ARE TO BE USED IN PREFERENTIAL ORDER. DIMENSIONS IN PARENTHESES ARE TO BE USED IN PREFERENTIAL ORDER. DIMENSIONS IN PARENTHESES ARE TO BE USED IN PREFERENTIAL ORDER.

DRAWN BY: C/JG Designs
CAREY J. GILLIF
181 GLENDALE AVE SE CONCORD NC 28025
C-980.621.0037
cjd@cgdesigns.net
www.cgdesigns.net

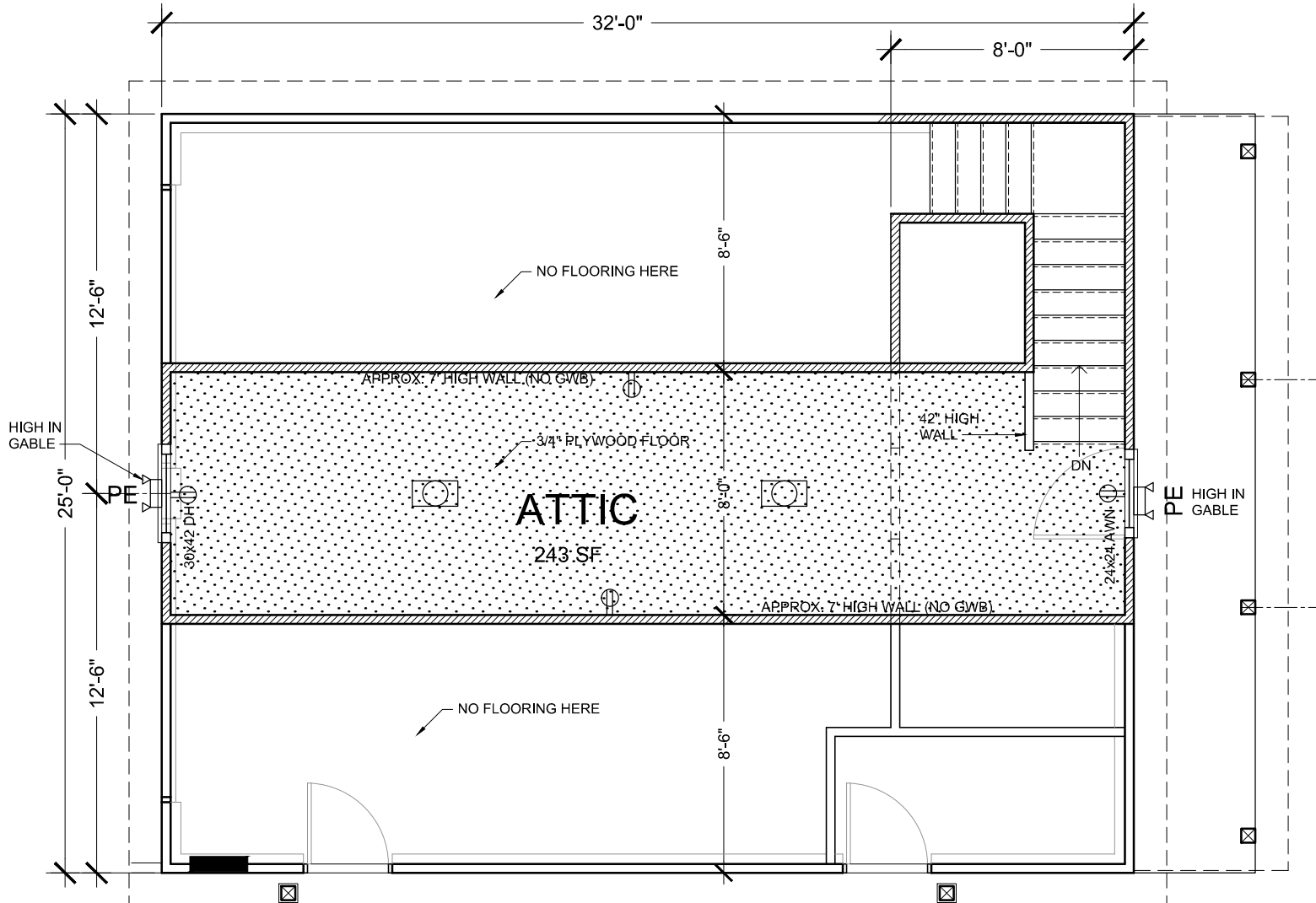
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BILL & KATHY NOLEN
30 GEORGIA STREET NW
CONCORD, NC

DATE: 02.07.2020

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DRAWN BY: C. J. GILLIF
CHECKED BY: C/JG

A-7
DETAIL



1 ATTIC FLOOR PLAN
A-8 3/16" = 1'-0"

NOTE:
ALL DIMENSIONS, ELEVATIONS, LEVELS, SLOPES, GRADES AND PROJECTIONS SHALL BE CONSIDERED AS PART OF THE CONTRACT AND SHALL BE PROTECTED FOR THE WORKING AND FINAL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS BEFORE BEGINNING WORK.
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DRAWN BY:
CJG Designs
CARRY J. GILLIF
181 GLENDALE AVE SE CONCORD, NC 28025
C-980.621.0037
cjd@cjgdesigns.net
www.cjgdesigns.net

PROJECT:
GARAGE REPLACEMENT
BILL & KATHY NOLEN
CONCORD, NC
30 GEORGIA STREET NW
ATTIC FLOOR PLAN

DATE: 02.07.2020

REVISIONS:
1. 02.12.2020 No Breewayway
2. 08.02.2020 Simply Garage
3. 08.09.2020 Hist. Review

DRAWING NUMBER: NCL2-A-8
DRAWN BY: C. J. GILLIF
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 (800 SF) with attic storage and will include a covered side patio area (353 SF) and a covered rear patio (104 SF). 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 and replace the concrete paved areas between the drive-thru gate and the new garage and add a concrete backup space.

Nolen Project - 2
30 Georgia Street NW

Proposed Windows

MO (mm)	19 3/4 (502)	2-1 3/4 (554)	2-5 3/4 (756)	2-7 3/4 (806)	2-9 3/4 (857)	2-11 3/4 (908)
RO (mm)	1-10 1/4 (565)	2-2 1/4 (567)	2-6 1/4 (769)	2-8 1/4 (819)	2-10 1/4 (870)	3-0 1/4 (921)
FS (mm)	1 9/16 (540)	2-1 1/4 (541)	2-5 1/4 (743)	2-7 1/4 (794)	2-9 1/4 (845)	2-11 1/4 (895)
DLO (mm)	14 47/64 (347)	18 47/64 (476)	22 47/64 (577)	24 47/64 (628)	26 47/64 (679)	28 47/64 (730)
2-7 3/4 (806) 2-7 3/4 (806) 10 3/4 (273)						
2-11 3/4 (908) 2-11 3/4 (908) 12 3/4 (324)						
3-3 3/4 (1010) 3-3 3/4 (1010) 14 3/4 (375)						
3-7 3/4 (1111) 3-7 3/4 (1111) 16 3/4 (428)						
3-11 3/4 (1213) 3-11 3/4 (1213) 18 3/4 (476)						
4-3 3/4 (1314) 4-3 3/4 (1314) 20 3/4 (527)						
4-7 3/4 (1416) 4-7 3/4 (1416) 22 3/4 (578)						
4-11 3/4 (1518) 4-11 3/4 (1518) 24 3/4 (629)						
5-3 3/4 (1619) 5-3 3/4 (1619) 26 3/4 (679)						

MULTIPLE ASSEMBLY CONVERSIONS

ROUGH OPENING		MASONRY OPENING WITHOUT BMC	
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 1/4" (6)

Ultimate Double Hung G2: UDHG2


February 2020

Using UDHG2 2416, Dbl Hung. Also using UAWN2424 Awning 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.


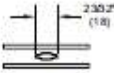
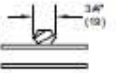









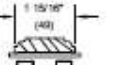

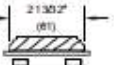
Proposed Window Details

Wood Ultimate Casement Collection


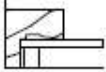

Insulating Glass Lite Options



MARVIN
WOOD WINDOW SYSTEMS
Built around you!

 Insulating Glass	 Aluminum 1 1/16" Contour GBG	 3/4" Grille	 1 1/8" Grille
 5/8" SDL	 5/8" SDL W/Spacer		
 7/8" SDL	 7/8" SDL W/Spacer Bar		
 1 1/8" SDL	 1 1/8" SDL W/Spacer Bar	 1 11/16" IG ADL	
 1 15/16" SDL	 1 15/16" SDL W/T no Spacer Bar		
 2 13/32" SDL	 2 13/32" SDL W/T no Spacer Bar		

NOTE: ADL is not available with CE mark

Ovolo	Square	Ogee
		

Ver 2015.1 2015-02-23

WUCA COLL-3

19972255
Marvin Architectural Detail Manual

Windows & Doors > Exterior Doors > Entry Doors

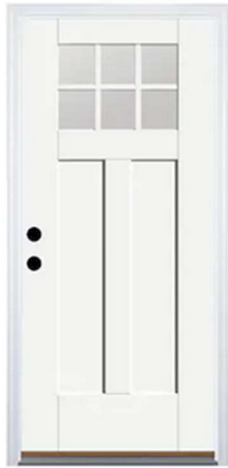
Item # 833539 Model # BMTT626371

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

Covered Porch Pavers by Techo-Bloc



● PAVERS
Victorien

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

Pavers to be used under the covered side patio.

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.

Nolen Project - 2
30 Georgia Street NW

Existing Garage: View from Back Yard



View of 2016 Addition & Back of House from Back Yard



(Reference for siding & trim details for new Garage)

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

Nolen Project - 2
30 Georgia Street NW



- Aerial 1950
 - Aerial 1956
 - Aerial 1964
 - Aerial 1968
 - Aerial 1975
 - Aerial 1976
 - Aerial 1983
 - Aerial 1986
 - Aerial 1987
 - Aerial 2001
 - Aerial 2005
 - Aerial 2007
 - Aerial 2009
 - Aerial 2010
 - Aerial 2013
 - Aerial 2015
 - Aerial 2017
 - Aerial 2019
-
- Addresses
 - Lot Dimension
 - PIN Number L
 - Cell Towers