**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 425 Rensselear Avenue

**SUMMARY OF REQUEST:** New Garage

**OWNER:** Nancy Weekley

**APPLICANT:** Nancy Weekley

### Details of Proposed Request

**Existing Conditions**
A 1.5 story garage wasStaff Approved. However, the garage has been framed as a full two story structure. The Zoning Inspector issued a Notice of Violation and Stop Work Order. The Zoning Administrator has ruled that the small lot prevents a garage being located in the rear yard, leaving the side yard as the only alternative. The principal dwelling is a 1.5 story single family home with a cross gable roof and wood siding. The adjacent corner lot has a driveway and detached garage on the same side as the existing driveway.

**Proposal**
The proposal is for a detached one car garage with conditioned space above and a rear deck accessed by exterior stairs. Revisions from the previous application include a redesigned roof with a partial hip in the front, slightly lower height, and a more stylized garage door with broader trim.

### Policy & Design Guidelines for Garages

1. New garages cannot be located in front or side yards.

2. New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.

3. Designs for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.

4. Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.

5. Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.
Staff Analysis

Based on the revisions staff believes the proposal meets the criteria for new garage construction.
425 Rensselaer Avenue
Charlotte, North Carolina 28203

Historic District Commission
Presentation July 10th, 2013
Dilworth Historic District Parcel # 12302907
Gray Residential Design & Construction Services

Weekley Residence Detached Garage

Site Plan

Historic District Commission Presentation July 10th, 2013
Dilworth Historic District Parcel # 12302907
Sqaure Footage

267 sf + 308 sf = 575 sf

1226 sf - 575 sf = 651 sf

Historic District Commission Presentation July 10th, 2013
Dilworth Historic District Parcel # 12302907
Weekley Residence
Detached Garage

Front Elevation

Top of Ridge
Elevation 18' 7 1/8"

Second Floor
Elevation 9' 10 1/8"

Top of Slab
Elevation 0' 0"

Ceiling Height
6' 0"

7' 9"

8' 9 1/2"

14' 0"

Historic District Commission
Presentation July 10th, 2013
Dilworth Historic DistrictParcel # 12302907
Weekley Residence
Detached Garage

Front Elevation

Ridge Vented
Ventilated Soffit at Eave
Fascia Board to match Existing Home
Siding to match Existing Home
7'x9' Wood Carriage Style Garage Door
8" Brick Foundation Color to match Existing Home

Materials

Shingles to match Existing Home
6' Overhang
10' Frieze Board
Corner Boards to match Existing Home
Decorative Exterior Light
10' Header Trim Board over Garage Opening
Paint to match Existing Home or HDC approved palette

Historic District Commission
Presentation July 10th, 2013
Dilworth Historic District Parcel # 12302907
Weekley Residence
Detached Garage

Materials

Historic District Commission
Presentation July 10th, 2013
Dilworth Historic District  Parcel # 12302907
Weekley Residence
Detached Garage

Rear Elevation

Ridge Vented
Ventilated Soffit at Eave
Fascia Board to match Existing Home
Siding to match Existing Home

Shingles to match Existing Home
6" Overhang
Pressure Treated Wood Deck & Stairs
6x6 PT Wood Posts
Paint to match Existing Home or HDC approved palette

8" Brick Foundation Color to match Existing Home

Materials
Historic District Commission
Presentation July 10th, 2013
Dilworth Historic District Parcel # 12302907
Weekley Residence
Detached Garage

Right Elevation

- Ridge Vented
- Ventilated Soffit at Eave
- Fascia Board to match Existing Home
- 1x10 Frieze Board
- Siding to match Existing Home
- 3’-0”W x 5’-0”T 6 over 1 Lite Windows to match Existing Home
- 8’ Brick Foundation Color to match Existing Home
- Shingles to match Existing Home
- 6’ Overhang
- Pressure treated Wood deck
- Corner Boards to match Existing Home
- 6x6 PT Wood Posts
- Paint to match Existing Home or HDC approved palette

Materials

Historic District Commission
Presentation July 10th, 2013
Dilworth Historic District Parcel # 12302907
Ground Floor

Historic District Commission Presentation July 10th, 2013
Dilworth Historic District Parcel # 12302907
Second Floor

Historic District Commission Presentation July 10th, 2013
Dilworth Historic District Parcel # 12302907
Weekley Residence
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Roof Plan

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