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**LOCAL HISTORIC DISTRICT:** Plaza Midwood

**PROPERTY ADDRESS:** 1400 Pecan Avenue

**SUMMARY OF REQUEST:** Garage

**OWNER:** Brian Woods

**APPLICANT:** Ryan DeRuby

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This application was continued from July for (1) Scale – The garage should be smaller than the house, (2) Context – Eliminate exposed rafter tails, (3) Massing – Lower the hinge point of the dormer, reduce size and change to a gable (4) Fenestration – Show proposed garage doors.

**Details of Proposed Request**

*Existing Conditions*

The existing structure is a one story home on a corner lot. The home was constructed in 1925. The surrounding context is a mix of 1, 1.5 and 2 story homes. The neighboring corner lot has a one car detached garage.

*Proposal*

The proposal is a detached two car garage in the rear yard with a planned accessory dwelling on the second story. Siding and trim materials will be wood. Other details include a carriage track type driveway, exposed rafter tails and eave brackets.

*Revised Proposal – August 13, 2014*

1. Scale – The garage height has been reduced to approx. 18'-8" from grade to ridge.
2. Massing – The dormer roof has been changed to a gable and reduced in size. The dormer ties in below the ridge.
3. Fenestration – The proposed garage doors are steel carriage style.
4. Context – Exposed rafter tails have been boxed and eave brackets have been removed.

**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.

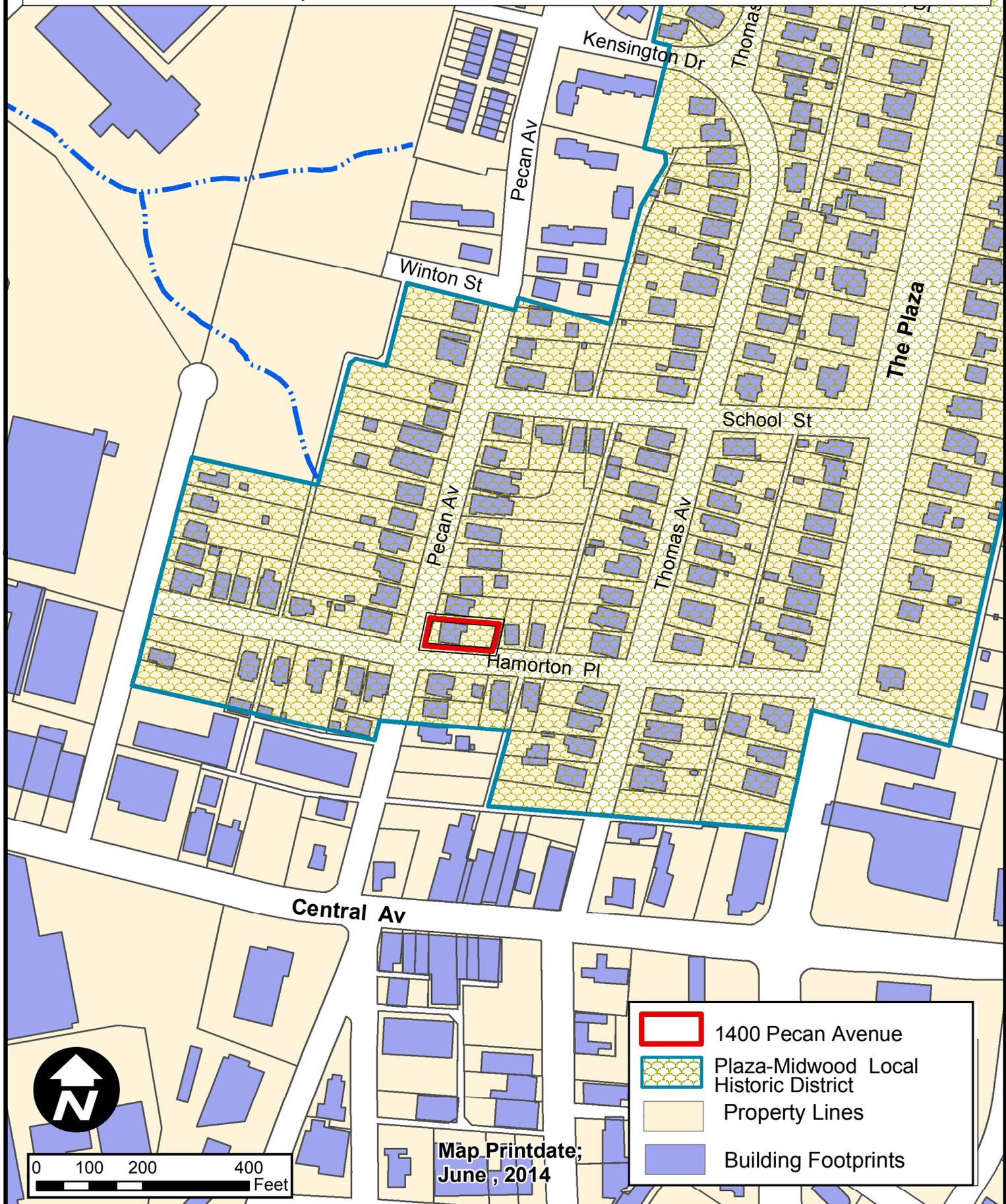
5. Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.

**Staff Analysis**

The Commission will determine if the project meets the unresolved design guidelines.

# Charlotte Historic District Commission - Case 2014-131

## Historic District; Plaza Midwood



-  1400 Pecan Avenue
-  Plaza-Midwood Local Historic District
-  Property Lines
-  Building Footprints

Map Printdate:  
June, 2014



0 100 200 400  
Feet



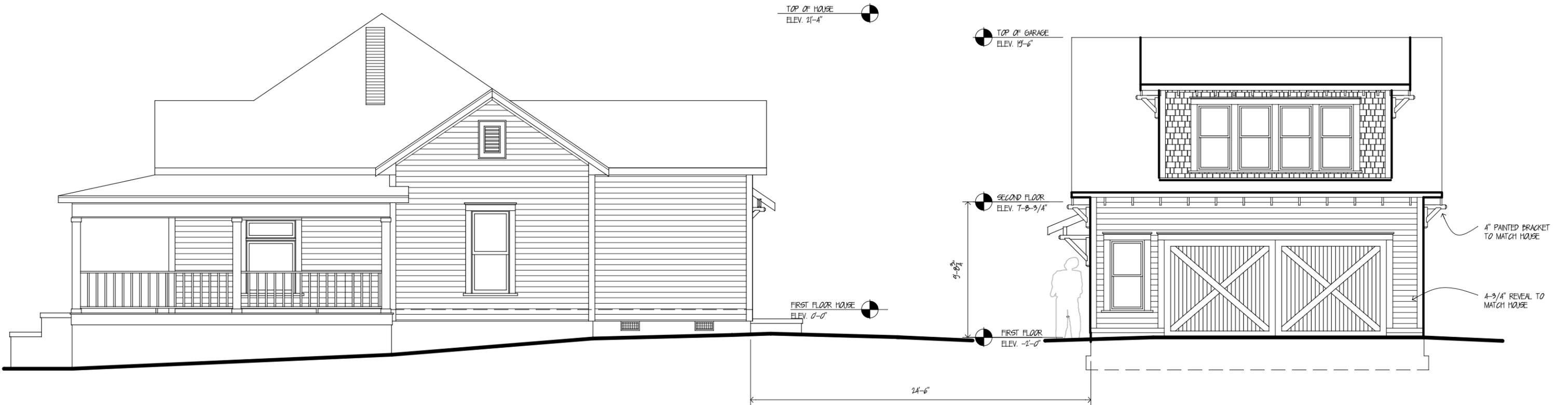


1400

Design World  
Real Estate  
74.564.7884

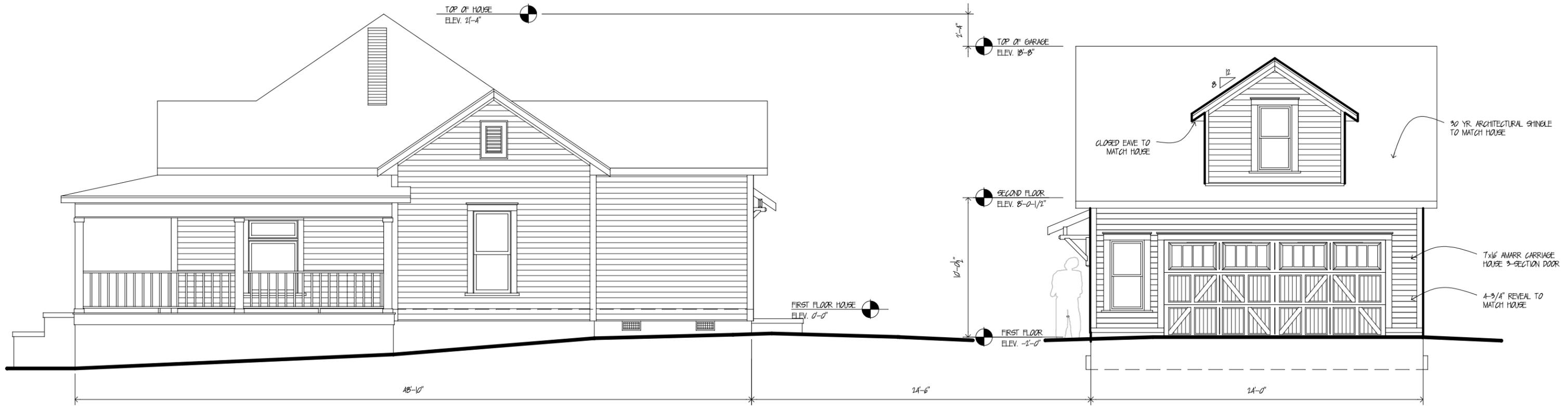


JULY 2014



⊙ HAMORTON ELEVATION

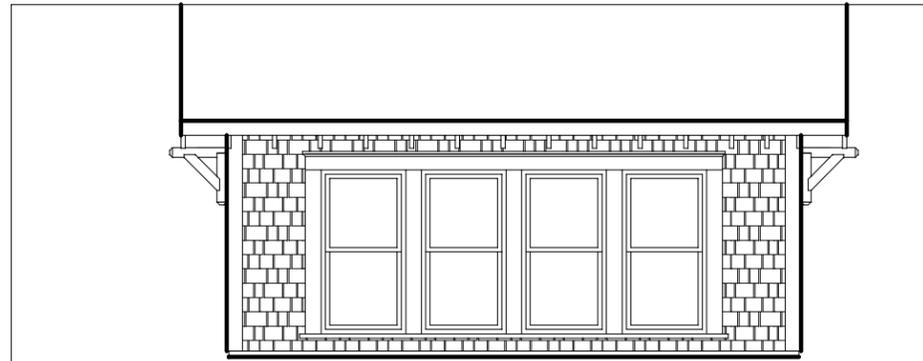
AUGUST 2014



 HAMORTON ELEVATION

JULY 2014

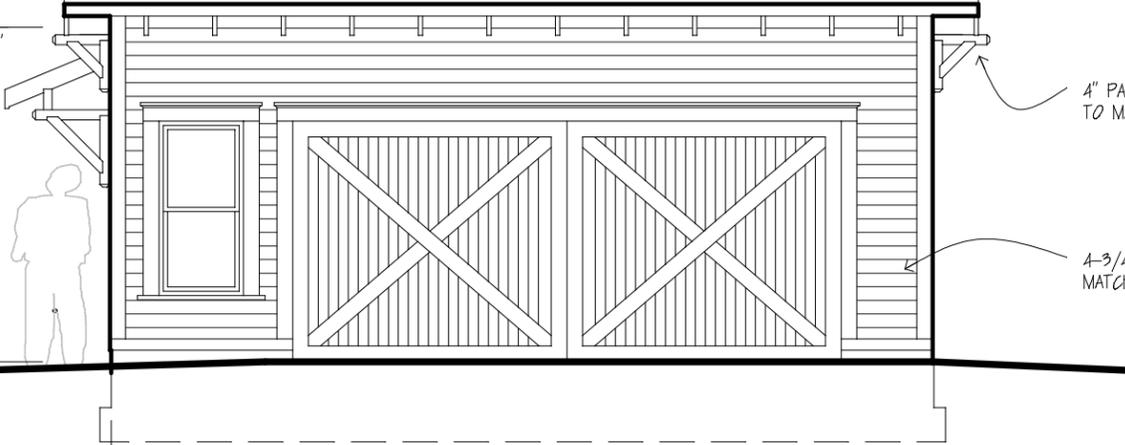
TOP OF GARAGE  
ELEV. 19'-6"



SECOND FLOOR  
ELEV. 7'-8-3/4"

9'-8 3/4"

FIRST FLOOR  
ELEV. -2'-0"



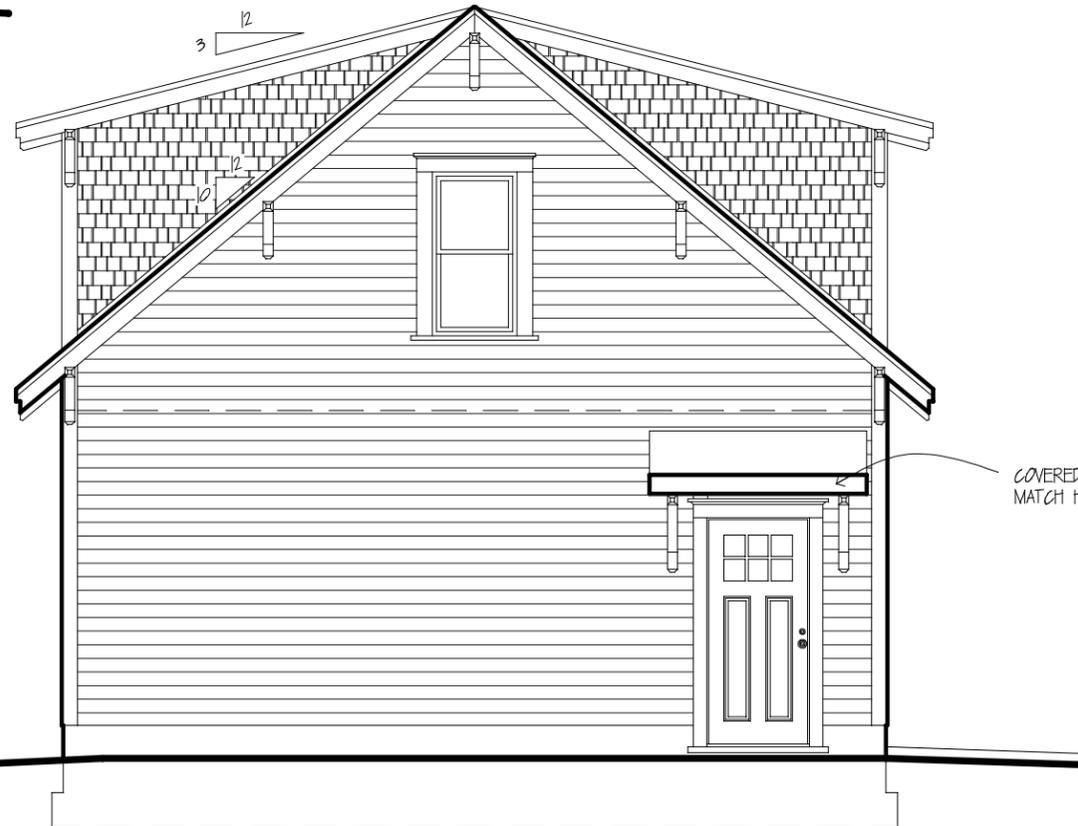
4" PAINTED BRACKET  
TO MATCH HOUSE

4-3/4" REVEAL TO  
MATCH HOUSE

1 FRONT ELEVATION  
A-2.0 SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

COMPONENT	MATERIAL	FINISH	COMMENTS
SIDING	WOOD CLAPBOARD (MATCH EXISTING PROFILE)	PAINT	MATCH EXISTING 4-3/4" REVEAL ON HOUSE
TRIM	5/4" x 5" No. 1 SOUTHERN YELLOW PINE	PAINT	3/4" QUARTER ROUND AT CORNERS TO MATCH EXISTING
WINDOW TRIM	5/4" x 5" No. 1 SOUTHERN YELLOW PINE	PAINT	HEAD TRIM AND SILL TO MATCH EXISTING HOUSE
FASCIA	2x6 No. 1 SOUTHERN YELLOW PINE	PAINT	EXPOSED RAFTER TAILS
SOFFIT	PAINTED BEAD BOARD PLYWOOD	PAINT	
ROOFING	30yr. ARCHITECTURAL SHINGLE	NA.	MATCH HOUSE COLOR



COVERED ENTRY TO  
MATCH HOUSE

2 LEFT SIDE ELEVATION  
A-2.0 SCALE: 3/16" = 1'-0"

1400 PECAN AVENUE  
GARAGE PROJECT  
1400 PECAN AVENUE  
CHARLOTTE, NORTH CAROLINA

CREATIVE ABUNDANCE  
Design/Build Contractor, LLC  
PHONE: 704.363.7804

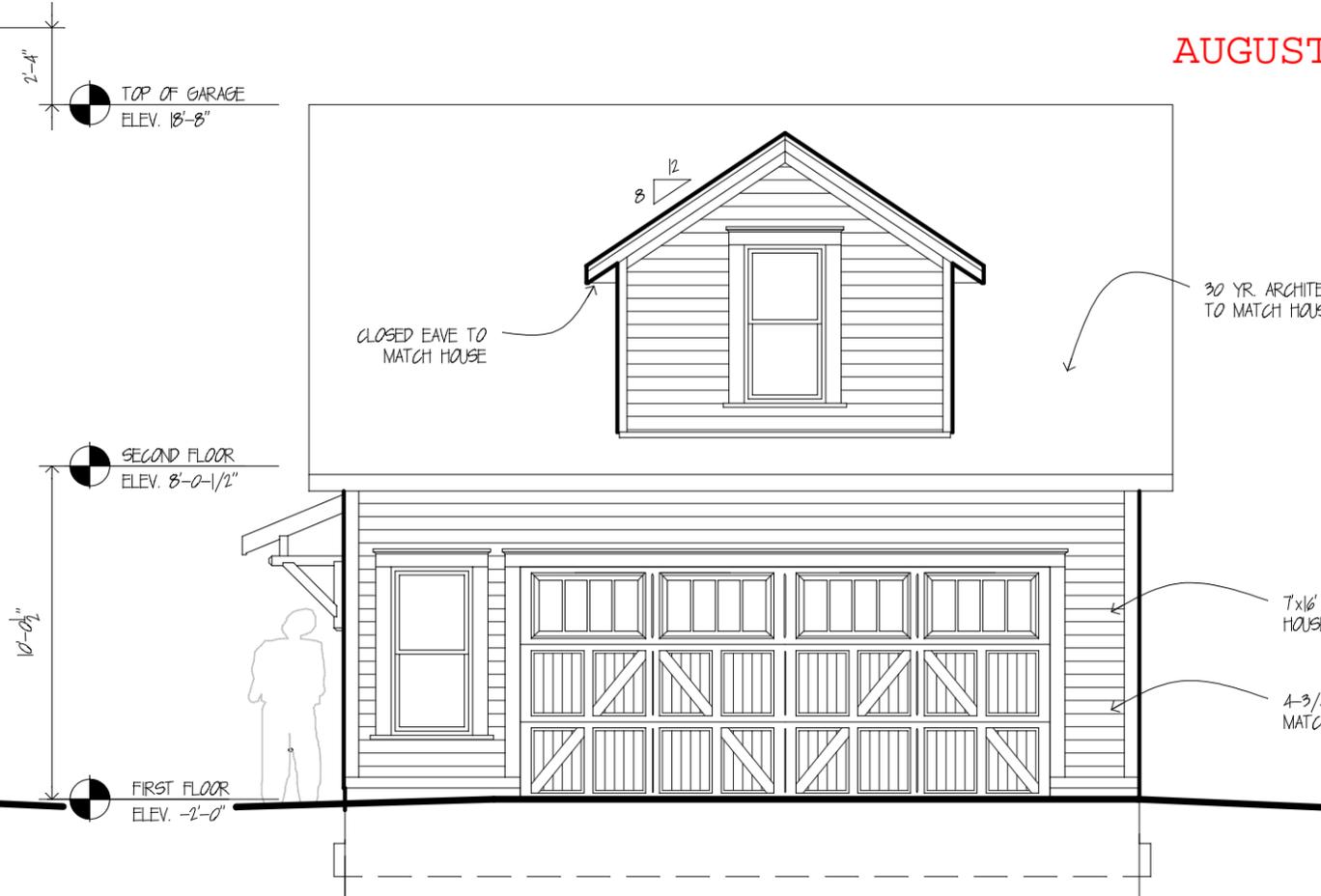
DATE:  
07/03/2014

NAME:  
ELEVATIONS

SHEET:

A  
2.0

AUGUST 2014



1 FRONT ELEVATION  
A-2.0 SCALE: 3/16" = 1'-0"

COMPONENT	MATERIAL	FINISH	COMMENTS
SIDING	WOOD CLAPBOARD (MATCH EXISTING PROFILE)	PAINT	MATCH EXISTING 4-3/4" REVEAL ON HOUSE
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ROOFING	30yr. ARCHITECTURAL SHINGLE	NA.	MATCH HOUSE COLOR



2 LEFT SIDE ELEVATION  
A-2.0 SCALE: 3/16" = 1'-0"

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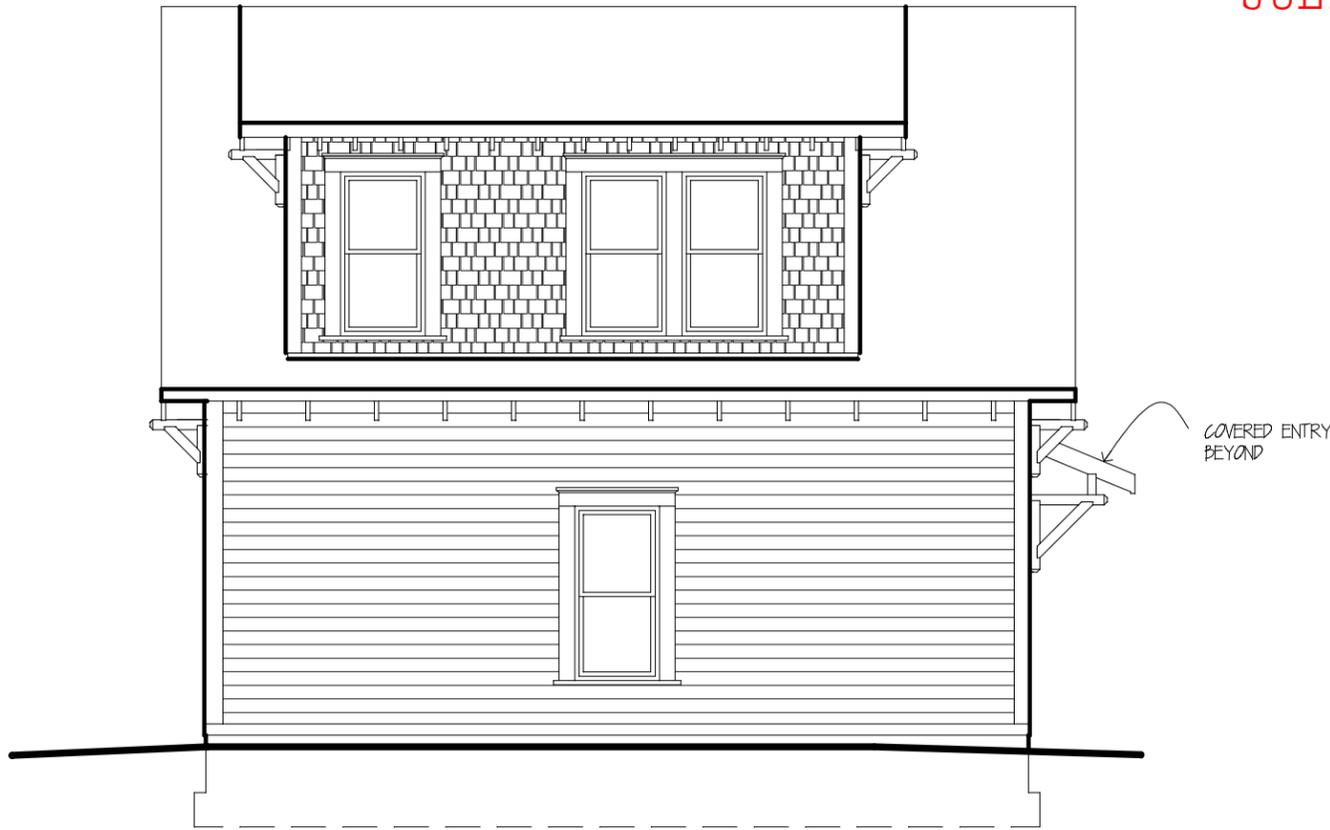
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07/24/2014

NAME:  
ELEVATIONS

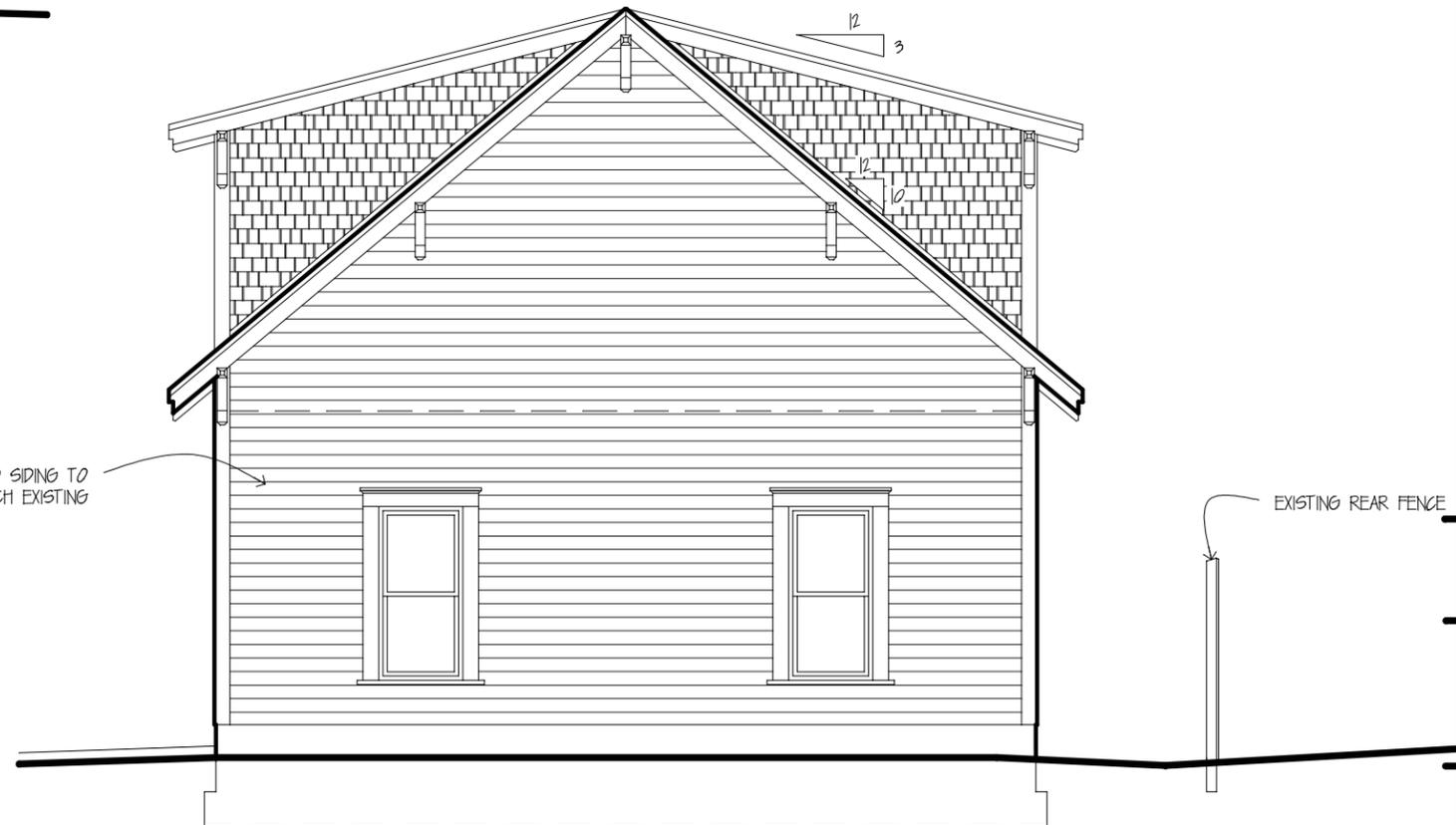
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2.0

JULY 2014



2 REAR ELEVATION  
A-2.1 SCALE: 3/16" = 1'-0"



1 RIGHT SIDE ELEVATION  
A-2.1 SCALE: 3/16" = 1'-0"

1400 PECAN AVENUE  
GARAGE PROJECT  
1400 PECAN AVENUE  
CHARLOTTE, NORTH CAROLINA

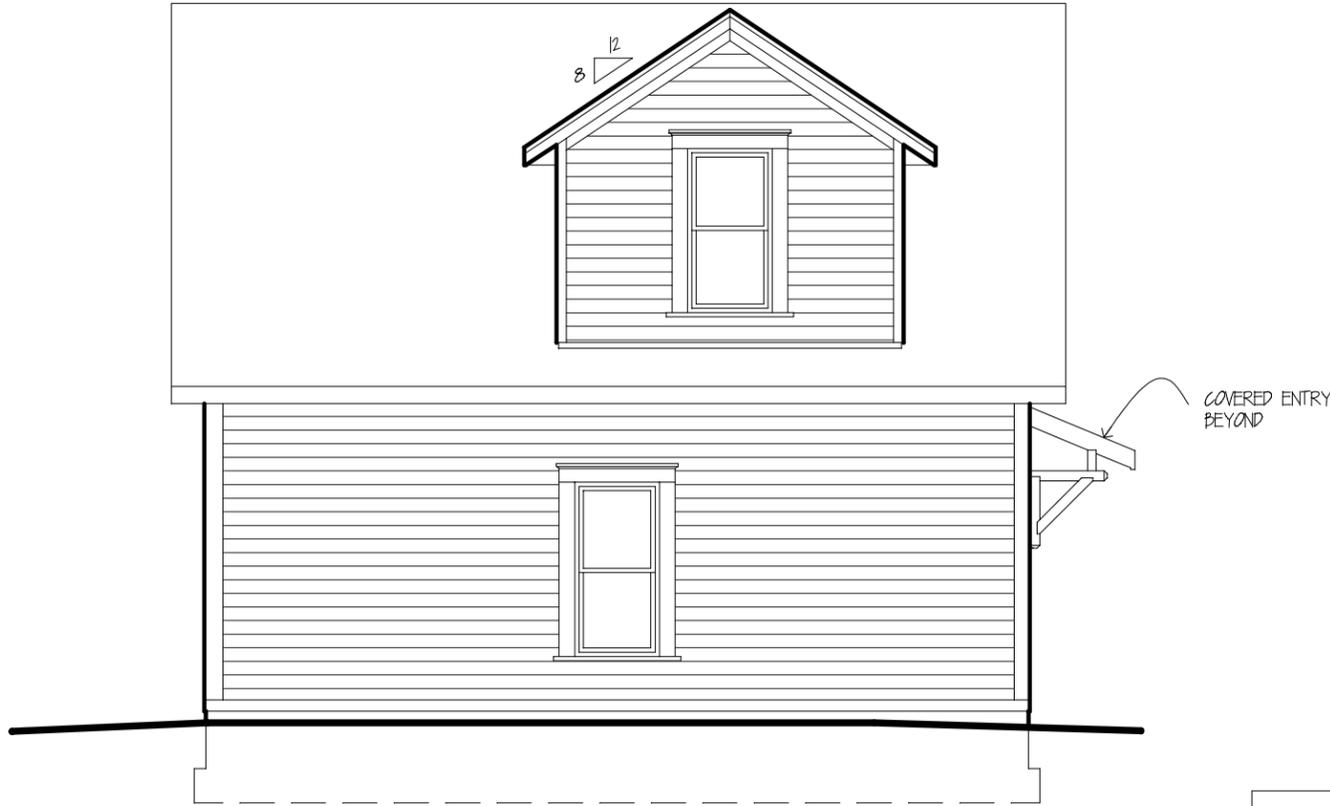
CREATIVE ABUNDANCE  
Design/ Build Contractor, LLC  
PHONE: 704.363.7804

DATE:  
07/03/2014

NAME:  
ELEVATIONS

SHEET:  
A  
2.1

AUGUST 2014



2 REAR ELEVATION  
 A-2.1 SCALE: 3/16" = 1'-0"



1 RIGHT SIDE ELEVATION  
 A-2.1 SCALE: 3/16" = 1'-0"

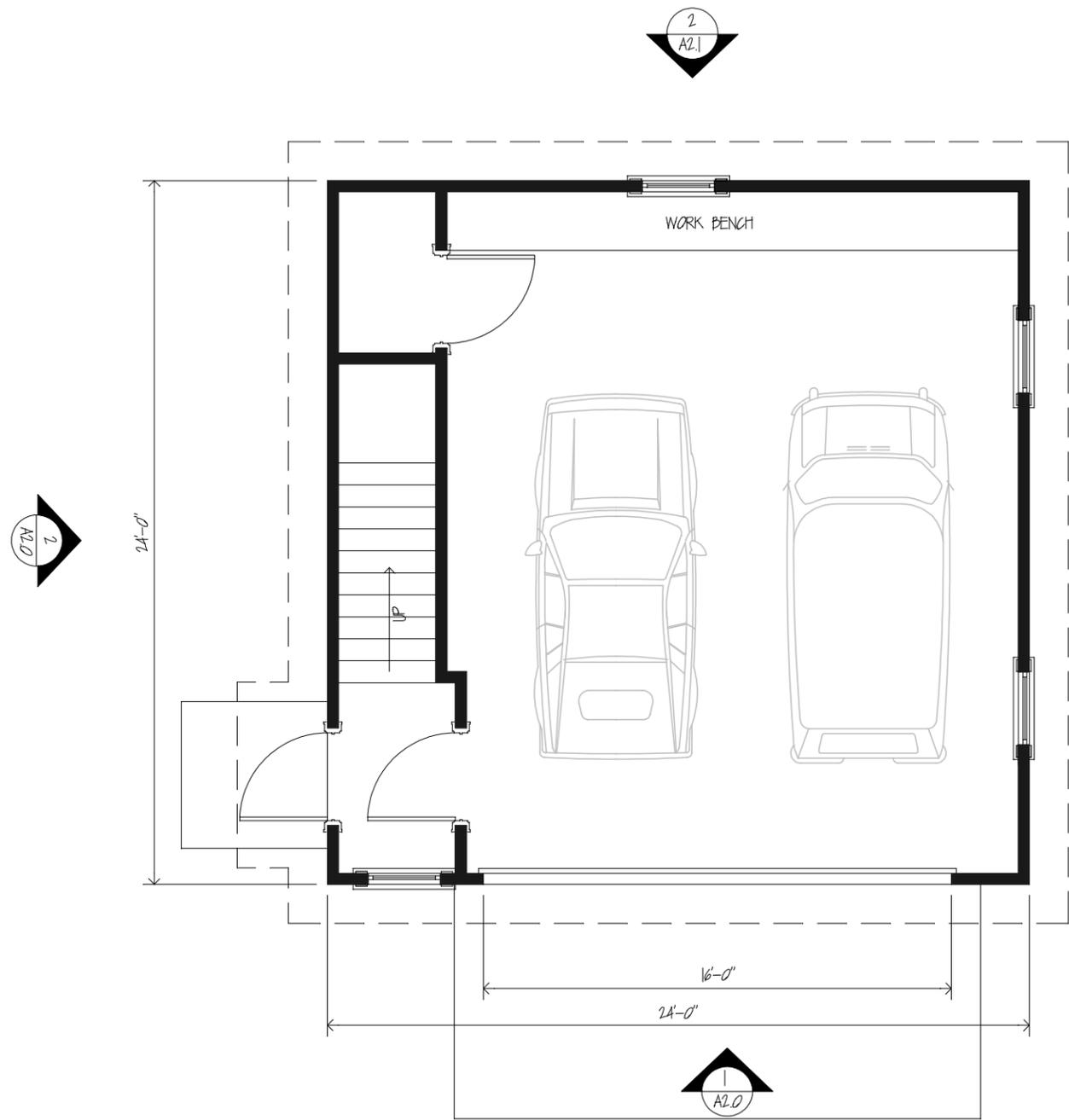
1400 PECAN AVENUE  
 GARAGE PROJECT  
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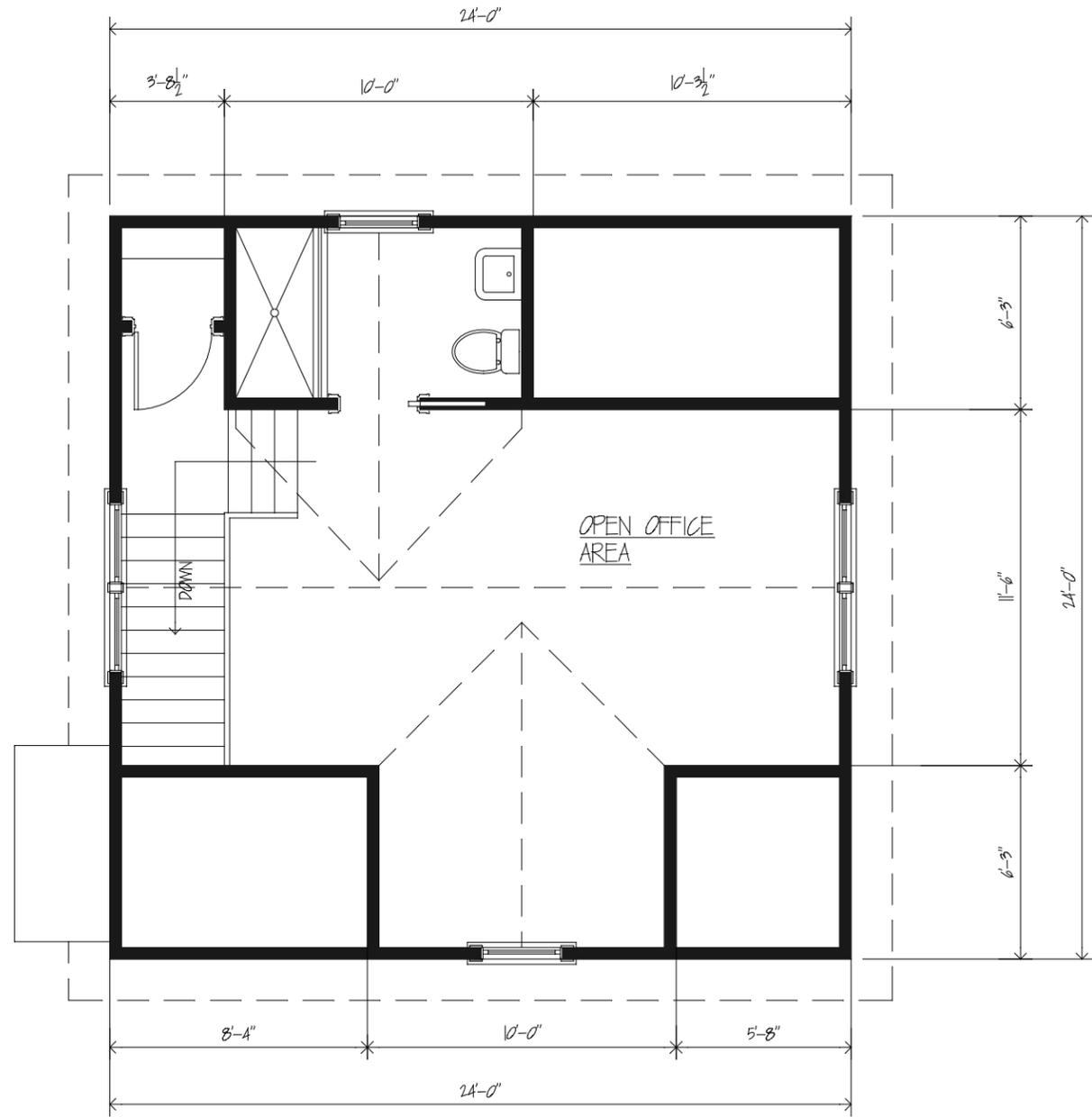
DATE:  
 07/24/2014

NAME:  
 ELEVATIONS

SHEET:  
**A**  
**2.1**



1  
A-1.0 **FIRST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



2  
A-1.0 **SECOND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

**1400 PECAN AVENUE**  
GARAGE PROJECT  
1400 PECAN AVENUE  
CHARLOTTE, NORTH CAROLINA

**CREATIVE ABUNDANCE**  
Design/ Build Contractor, LLC  
PHONE: 704.363.7804

DATE:  
07/24/2014

NAME:  
FLOOR  
PLANS

SHEET:

**A**  
**1.0**



Northampton with Madeira windows and Canterbury handles and hinges in Walnut

**Looks can be deceiving.** From a distance, you see wood. Up close, it's sturdy, durable, low-maintenance steel. The Classica Collection of Carriage House Doors. Precision-shaped doors in fresh, clean, classic carriage house styles that go up and down like traditional garage doors. Three-section tall designs, instead of four, help deliver a more authentic carriage house look. Deception never looked so good.



Santiago with Madeira windows and Blue Ridge handles and hinges in True White/Gray

Bordeaux with Jardin Windows (B75)



Cortona with Closed Square (C2)



Tuscany with Closed Arch (T1)



Valencia with Seine Windows (V8)



Lucern with Thames Windows (L10)



## PANEL DESIGNS

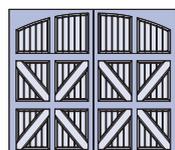
L1 • LUCERN  
CLOSED ARCH



T1 • TUSCANY  
CLOSED ARCH



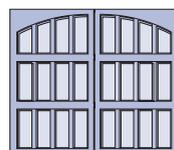
S1 • SANTIAGO  
CLOSED ARCH



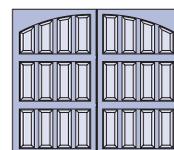
V1 • VALENCIA  
CLOSED ARCH



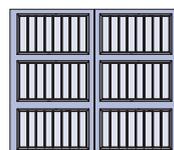
N1 • NORTHAMPTON  
CLOSED ARCH



B1 • BORDEAUX  
CLOSED ARCH



C2 • CORTONA  
CLOSED SQUARE



Illustrations shown are for standard door sizes of 8', 9', 16', and 18' wide and 7' and 8' tall. Check [amarr.com](http://amarr.com) for odd width and height door illustrations.

# CLASSICA® COLLECTION

## Construction



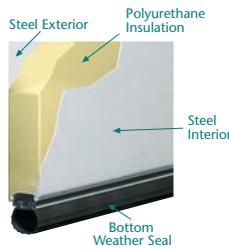
### 1000 Single-Layer: Steel



### 2000 Double-Layer: Steel + Insulation



### 3000 Triple-Layer: Steel + Insulation + Steel



## Specifications

	CLASSICA 1000	CLASSICA 2000	CLASSICA 3000
<b>PANEL DESIGNS</b>			
Carriage House	7 Designs	7 Designs	7 Designs
<b>INSULATION<sup>1</sup></b>		Polystyrene	Polyurethane
<b>R-VALUE<sup>2</sup></b>		6.64	13.35
<b>ENERGY EFFICIENCY</b>		Better	Best
<b>QUIET OPERATION</b>		Better	Best
<b>DOOR THICKNESS</b>	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)
<b>WINDOW GLASS OPTIONS</b>			
1/8" (0.32cm) Tempered Double Strength	•	•	•
Insulated Glass	•	•	•
Obscure	•	•	•
<b>WIND LOAD<sup>3</sup> AVAILABLE</b>	•	•	•
<b>PAINT FINISH WARRANTY<sup>4</sup></b>	Lifetime	Lifetime	Lifetime
<b>WORKMANSHIP/HARDWARE WARRANTY<sup>4</sup></b>	3 Years	5 Years	Lifetime

<sup>1</sup> Insulation has passed self-ignition, flamespread and smoke developed index fire testing.

<sup>2</sup> Calculated door section R-value is in accordance with DASMA TDS-163.

<sup>3</sup> It is your responsibility to make sure your garage door meets local building codes.

<sup>4</sup> For complete warranty details, visit [amarr.com](http://amarr.com) or contact your local Amarr dealer.

## Colors



Amarr steel doors arrive pre-painted; for custom colors, exterior latex paint must be used. Visit [amarr.com](http://amarr.com) for instructions on painting. Actual paint colors may vary from samples shown.

\* Price upcharge applies.  
† Odd heights not available.

## Classica® Collection Top Sections

CLOSED ARCH (1)  
Available for T1, S1, L1, V1, C1



CLOSED SQUARE (2)  
Available for T2, S2, L2, V2



CLOSED DOUBLE ARCH (1D) Available for T1D, S1D, L1D, V1D, C1D



CLOSED ARCH (1) • NORTHAMPTON



CLOSED SQUARE (2) • NORTHAMPTON



CLOSED ARCH (1) • BORDEAUX



CLOSED SQUARE (2) • BORDEAUX



CLOSED SQUARE (2) • CORTONA



DANUBE (4)\*



MADEIRA (5)\*



NILE (6)\*



RHINE (7)\*



SEINE (8)\*



THAMES (10)\*



OBSCURE (O)



AMERICANA (57)†



JARDIN (75)†



TRELLIS (76)†



\* Designs available with Obscure glass.

† Tempered obscure glass with baked-on ceramic designs.

Window design visibility varies due to lighting.

## Decorative Hardware & Lock

**ALUMINUM** Aluminum hinges with clavos not recommended for arched openings.



VERSAILLES

CANTERBURY

**STAMPED STEEL**



BLUE RIDGE

ALPINE LOCK

YOUR LOCAL AMARR DEALER:



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Winston-Salem, NC 27105  
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