LOCAL HISTORIC DISTRICT:  Plaza Midwood

PROPERTY ADDRESS:  1400 Pecan Avenue

SUMMARY OF REQUEST:  Garage

OWNER:  Brian Woods

APPLICANT:  Ryan DeRuby

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

Map Printdate: June, 2014

1400 Pecan Avenue
Plaza-Midwood Local Historic District
Property Lines
Building Footprints
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.
### Classica® Collection

#### Construction

<table>
<thead>
<tr>
<th>1000</th>
<th>2000</th>
<th>3000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Layer: Steel</td>
<td>Double Layer: Steel + Insulation</td>
<td>Triple Layer: Steel + Insulation + Steel</td>
</tr>
</tbody>
</table>

- **Steel Exterior**
- **Polyurethane Insulation**
- **Bottom Weather Seal**

#### Specifications

<table>
<thead>
<tr>
<th>Classica 1000</th>
<th>Classica 2000</th>
<th>Classica 3000</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Panel Designs</strong></td>
<td><strong>Panel Designs</strong></td>
<td><strong>Panel Designs</strong></td>
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<tr>
<td>Carriage House</td>
<td>7 Designs</td>
<td>7 Designs</td>
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<tr>
<td>Insulation¹</td>
<td>Polystyrene</td>
<td>Polyurethane</td>
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<tr>
<td>R-Value²</td>
<td>6.64</td>
<td>13.35</td>
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<tr>
<td><strong>Energy Efficiency</strong></td>
<td>Better</td>
<td>Best</td>
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<tr>
<td><strong>Quiet Operation</strong></td>
<td>Better</td>
<td>Best</td>
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<tr>
<td><strong>Door Thickness</strong></td>
<td>2&quot; (5.1 cm)</td>
<td>2&quot; (5.1 cm)</td>
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<tr>
<td><strong>Window Glass Options</strong></td>
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<td></td>
</tr>
<tr>
<td>1/8&quot; (0.32 cm) Tempered Double Strength</td>
<td>•</td>
<td>•</td>
</tr>
<tr>
<td>Insulated Glass</td>
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<tr>
<td>Obscure</td>
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<tr>
<td><strong>Wind Load³ Available</strong></td>
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<td>•</td>
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<tr>
<td><strong>Paint Finish Warranty⁴</strong></td>
<td>Lifetime</td>
<td>Lifetime</td>
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<tr>
<td><strong>Workmanship/Hardware Warranty⁴</strong></td>
<td>3 Years</td>
<td>5 Years</td>
</tr>
</tbody>
</table>

¹Insulation has passed self-ignition, flame spread and smoke developed index fire testing.

²Calculated door section R-value in accordance with DASMA TDS-163.

³It is your responsibility to make sure your garage door meets local building codes.

⁴For complete warranty details, visit amarr.com or contact your local Amarr dealer.

#### Colors

| True White | Almond | Wicker Tan | Sandtone | Terracotta | Dark Brown |
| True White | Almond | Wicker Tan | Sandtone | Terracotta | Dark Brown |
| Golden Oak*† | Walnut*† | Mahogany*† | | | |

*Price upcharge applies.
†Odd heights not available.

#### Decorative Hardware & Lock

- **Aluminum** Aluminum hinges with claws not recommended for arched openings.
- **Stampeded Steel**

#### Classica Collection Top Sections

- **Closed Arch (1)**
- **Closed Double Arch (1D)**
- **Closed Square (2)**
- **Closed Arch (1) • Northampton**
- **Closed Square (2) • Northampton**
- **Closed Arch (1) • Bordeaux**
- **Closed Square (2) • Bordeaux**
- **Closed Arch (1) • Cortona**
- **Closed Square (2) • Cortona**
- **Madeira (5)**
- **Milo (6)**
- **Rhine (7)**
- **Mexico (8)**
- **Obscure (9)**
- **Jardin (75)**

* Designs available with Obscure glass.

†Tempered obscure glass with baked-on ceramic designs.

Window design visibility varies due to lighting.

### Additional Information

- **Your Local Amarr Dealer:**
- **Amarr Company’s Products May Be the Subject of One or More U.S. and/or Foreign, Issued and/or Pending, Design and/or Utility Patents.**
- **©2013 Amarr Garage Doors**
- **Printed in USA, Form #6030813/100M/HA**