
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 425 Rensselaer Avenue

SUMMARY OF REQUEST: New Construction - Garage

OWNER: Nancy Weekley

APPLICANT: Nancy Weekley

The project was continued for revised exterior stair plan.

Details of Proposed Request

Existing Conditions

The existing home is a 1 story cottage style design constructed in 1930 and listed as a contributing structure. Other homes on the street are one and two story structures.

Proposal - August 13, 2014

The proposal is a 1.5 story detached garage with a height of approximately 19'-5". Exterior trim, windows and materials will match the house.

Revised Proposal – September 10, 2014

Additional elevations and plan notes have been provided.

Revised Proposal – October 8, 2014

The revised plan includes an expanded wood deck area and new stair plan to access the rear upper level storage area.

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.

Policy & Design Guidelines for New Construction

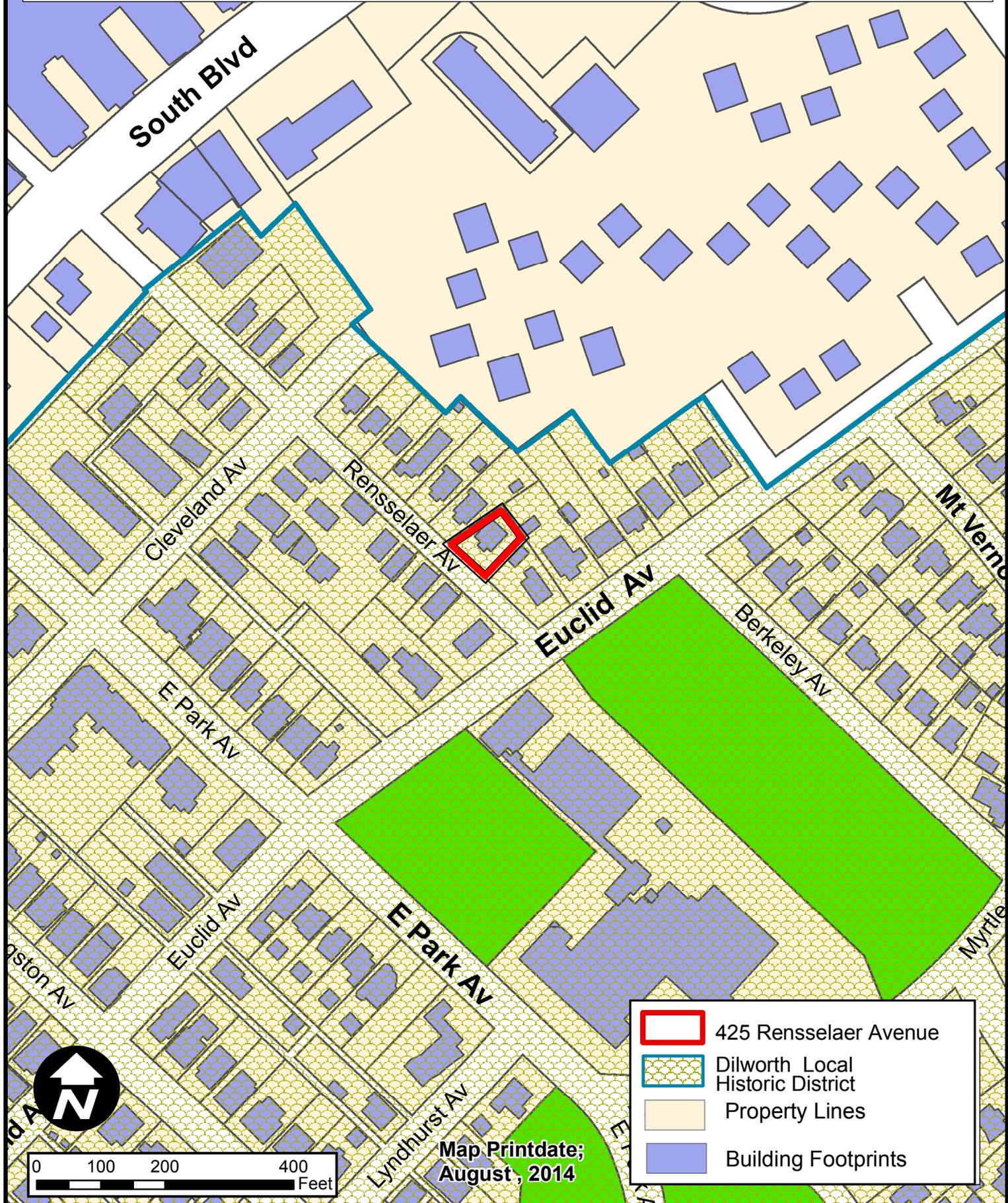
<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

Staff Analysis

The Commission will determine if the new revised stairway plan meets the applicable guidelines.

Charlotte Historic District Commission - Case 2014-168

Historic District; Dilworth



-  425 Rensselaer Avenue
-  Dilworth Local Historic District
-  Property Lines
-  Building Footprints

Map Printdate;
August, 2014

F.E.M.A. - F.I.R.M. INFORMATION

COMMUNITY NUMBER: 370150 MAP NUMBER: 3710454300K
EFFECTIVE DATE: FEBRUARY 16, 2014 ZONE: X (OUT)

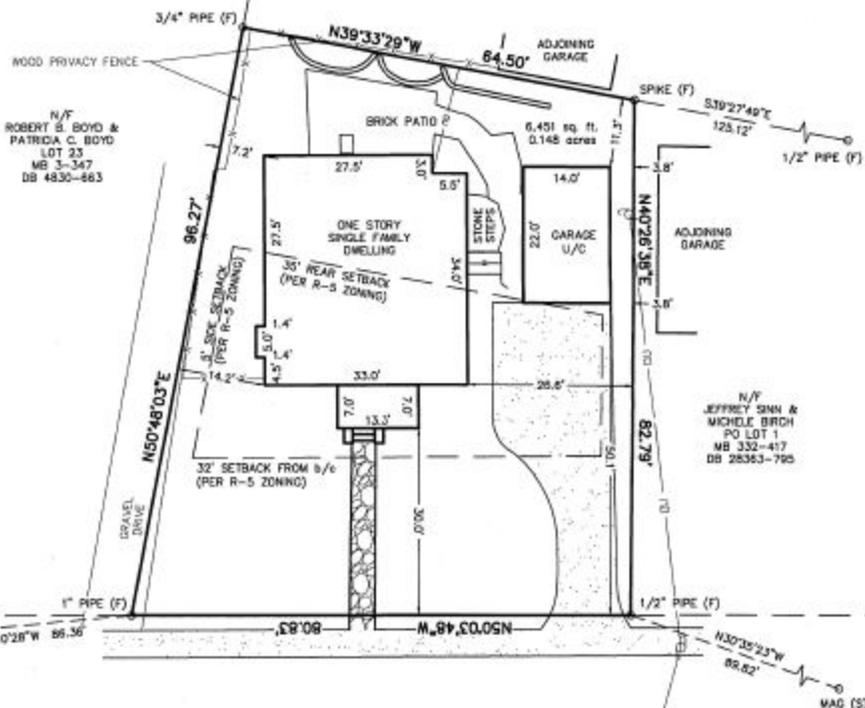


VICINITY MAP

N.C.L.S.



N/F
STEFANO G. PAVESI
& JOYA M. PAVESI
LOT 2
MB 332-417
DB 25851-203



RENSELAER AVENUE
40' PUBLIC R/W

LEGEND

- O PROPERTY CORNER
- (F) FOUND
- (S) SET
- #40 No. 4 REBAR
- #5b No. 5 REBAR
- SPIKE RAIL ROAD SPIKE
- NMFS NO MONUMENT FOUND OR SET
- R/W RIGHT OF WAY
- b/c BACK OF CURB
- P.D.E. PUBLIC DRAINAGE EASEMENT
- MAG SURVEY NAIL
- U/C UNDER CONSTRUCTION
- OU- OVER-HEAD UTILITIES
- F- FENCING
- CP- UTILITY POLE

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY EITHER RECORDED OR IMPLIED.

SCALE: 1" = 20'

PHYSICAL SURVEY

OF
425 RENSELAER AVENUE
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.

LOT 1 BLOCK MAPBOOK 332 PAGE 417

SUBDIVISION PROPERTY OF M.J. RIGLER

DEED REFERENCE: DB8894-229

for
NANCY WEEKLEY

SURVEYED: D.B. COBOLD DATE: 06/18/2014 REV.

DRAWN: B.S. HENSLEY UPDATE:

SEAL



Lucas-Forman
Incorporated

Land Surveying
Planning & Engineering

4000 Stuart Andrew Boulevard
Charlotte, North Carolina 28217
P.O. Box 11386 28220-1386
(704) 527-6626 Fax 527-9640

JOB# 14105 FILE# 4



**Robert
Vervoort
Design**

3880 Griers Fork Drive
Charlotte, North Carolina
28273 (704) 719-1740

LIABILITY CLAUSE AND DISCLAIMER:
Robert Vervoort is an individual providing an architectural drafting service and while intending to provide an accurate and reliable service, does not claim to be an Architect, Engineer or Contractor. It shall be noted and agreed upon by all parties that the designer, Robert Vervoort, shall be held harmless in any claims and/or disputes resulting from any actions taken in regards to the information contained within these documents, including but not limited to failures to comply with any codes, laws or other guidelines as set forth by the governing jurisdiction in which these documents intend to be used. Furthermore, the Applicant and/or Contractor for this building permit and associated project assumes full responsibility and risks for any actions taken with respect to or in association with this set of plans and construction undertaking.

Weekley Garage
425 Rensselaer Ave.
Charlotte, North Carolina

DRAWING STATUS :

- DRAWINGS FOR STRUCTURAL REVIEW ONLY

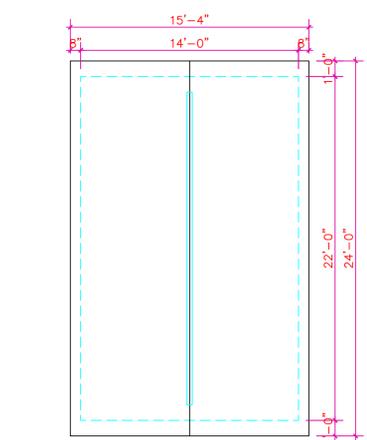
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September 12, 2014

REVISIONS :

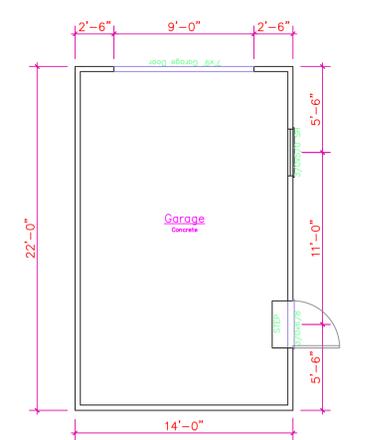
PROJECT :
14-124

SHEET TITLE :
**NEW GARAGE
PLANS**

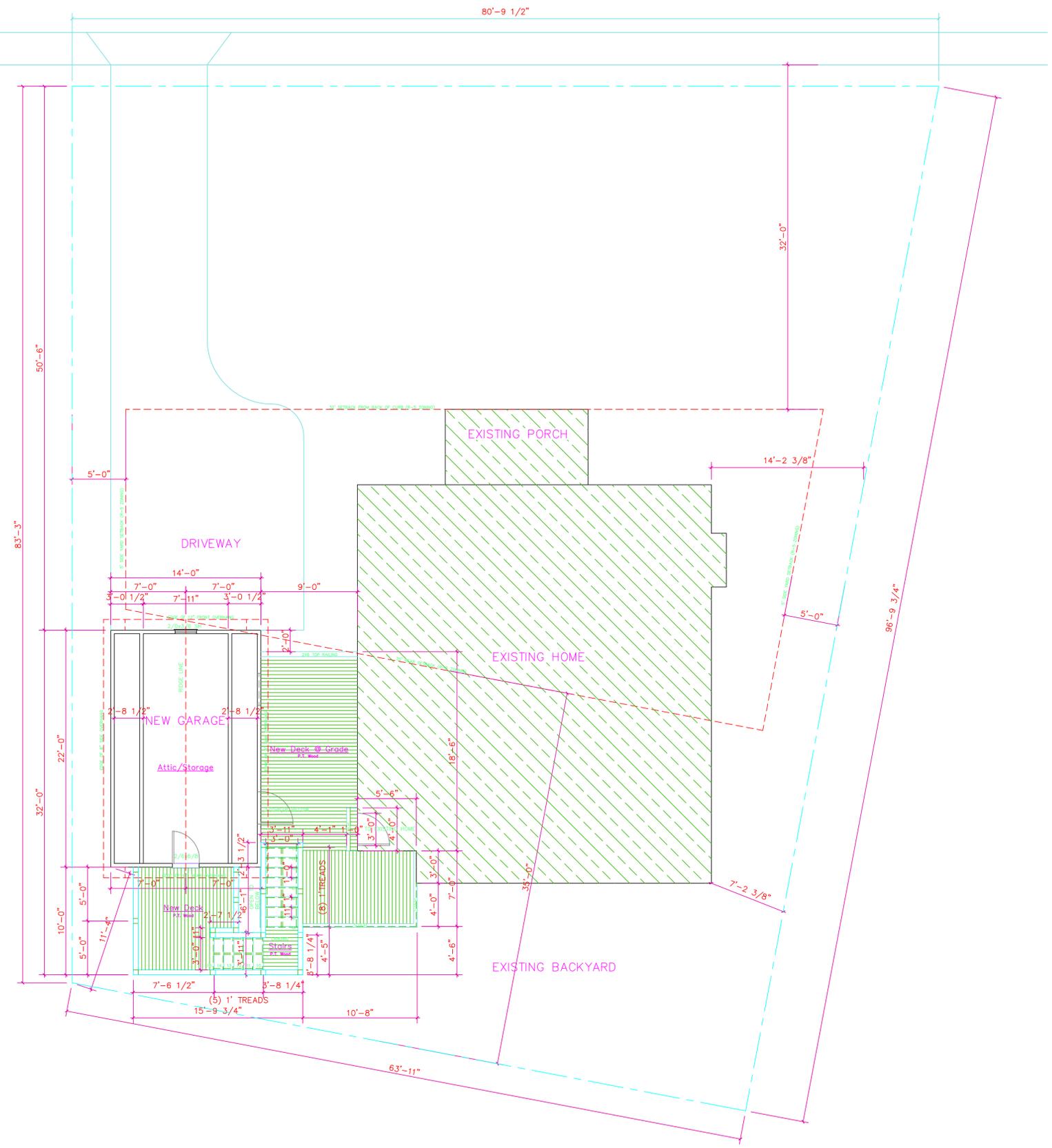
SHEET :
A1.0



3 ROOF PLAN
SCALE: 3/16"=1'-0"

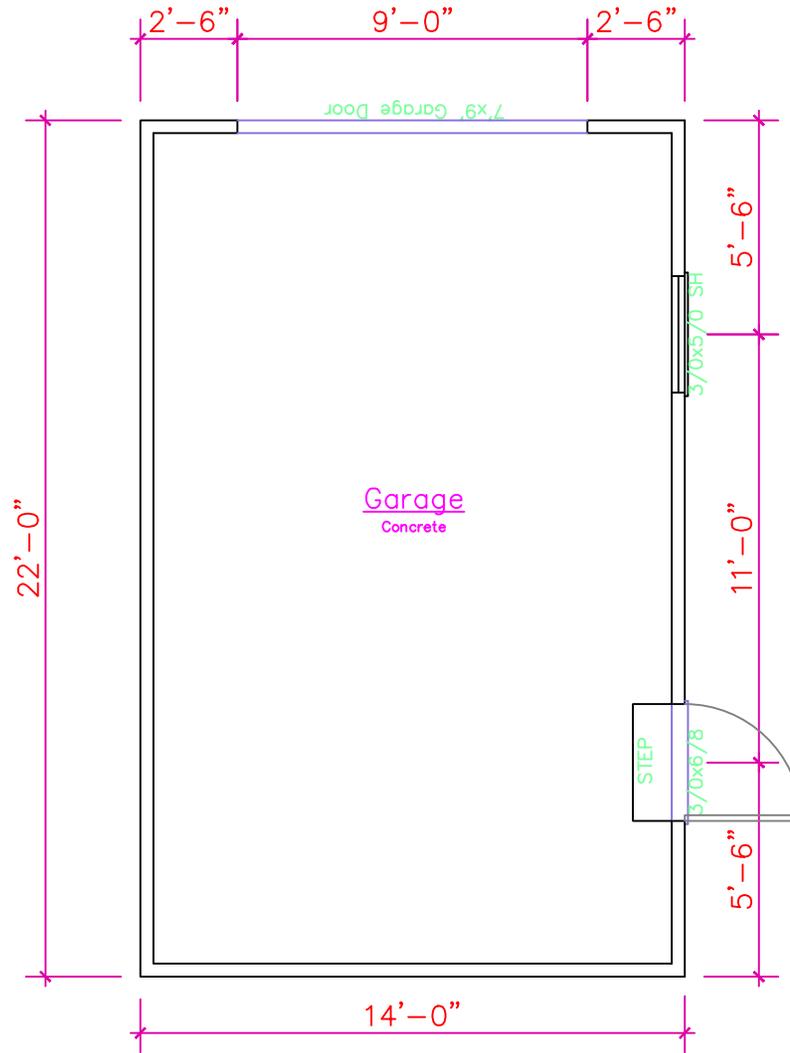


2 FIRST FLOOR
SCALE: 3/16"=1'-0"



1 MULTI-LEVEL DECK & STAIRS PLAN
SCALE: 3/16"=1'-0"

October 2014



2

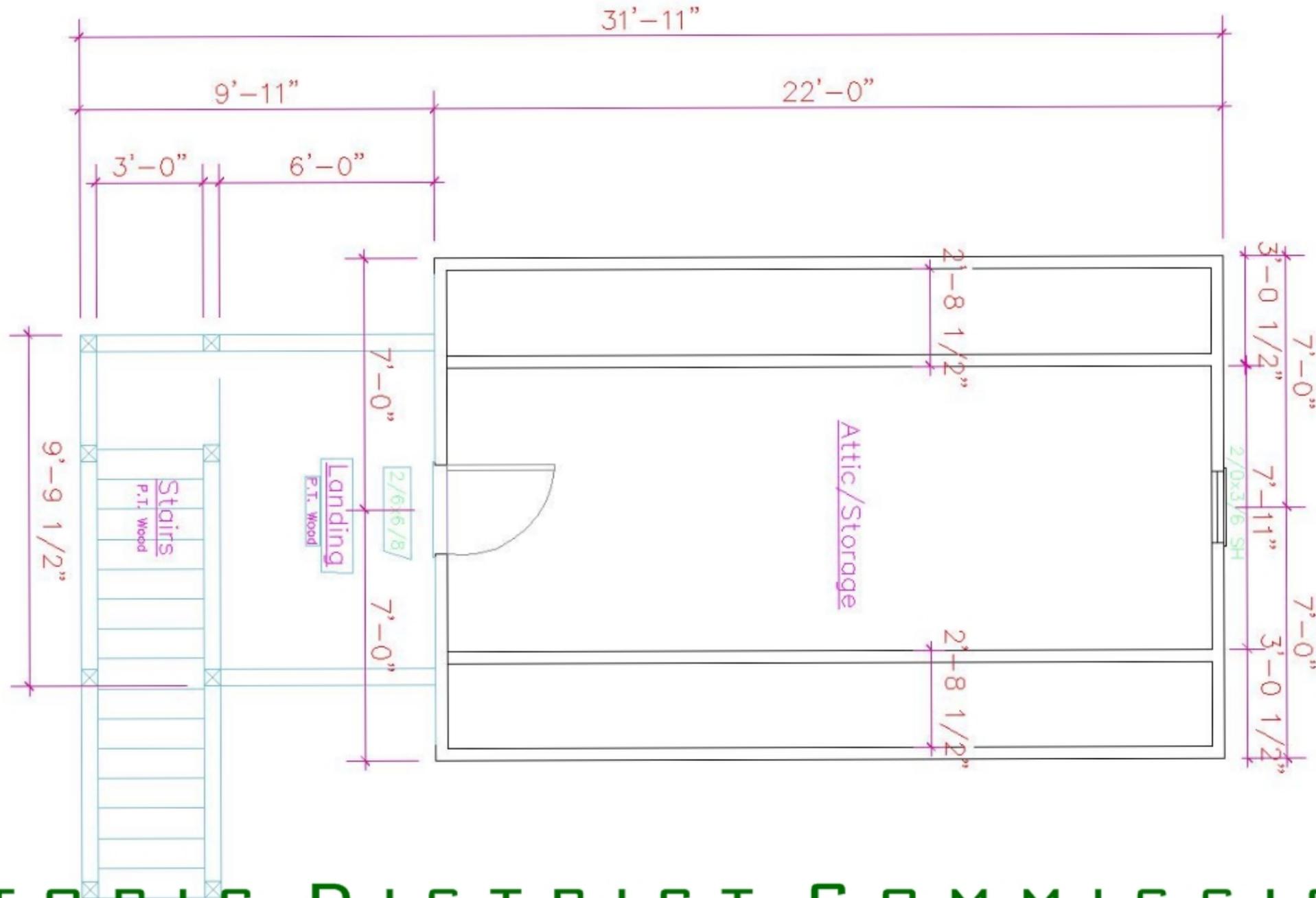
FIRST FLOOR

SCALE: 3/16" = 1'-0"



ATTIC / DECK PLAN

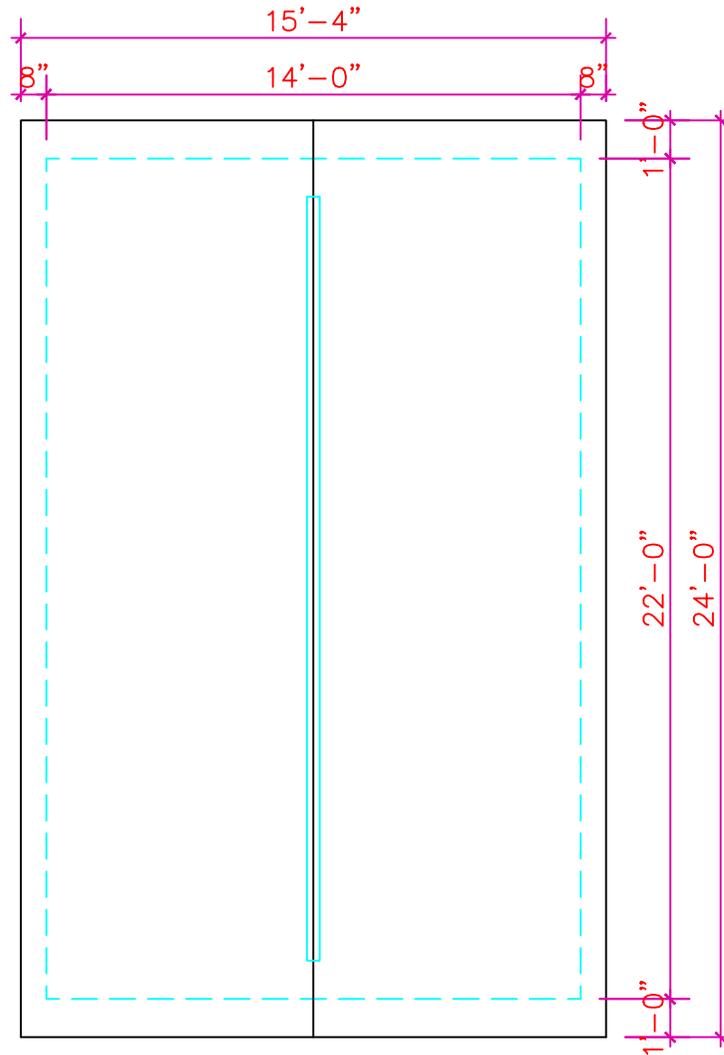
September 2014



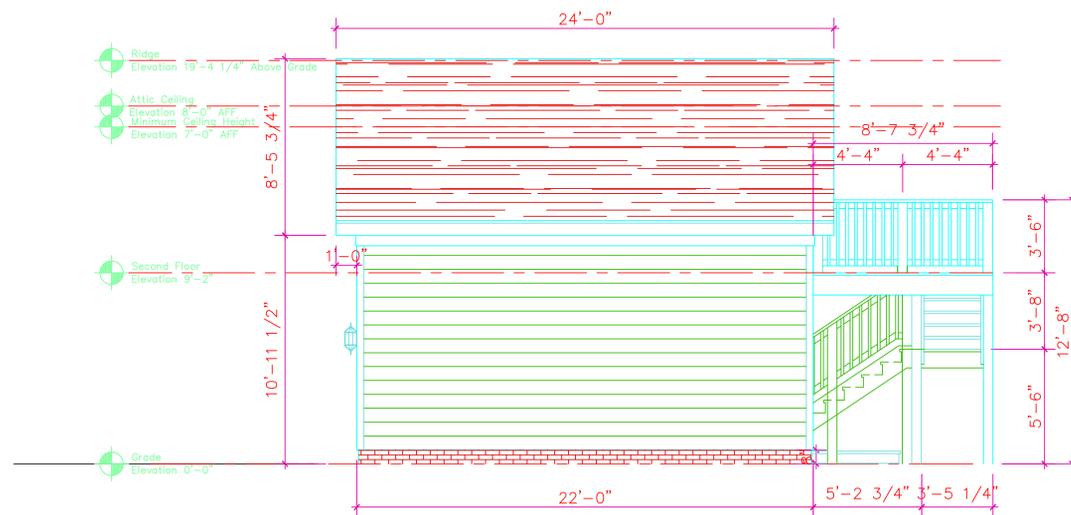
HISTORIC DISTRICT COMMISSION
PRESENTATION SEPTEMBER 1, 2014

DILWORTH HISTORIC DISTRICT PARCEL # 12302907

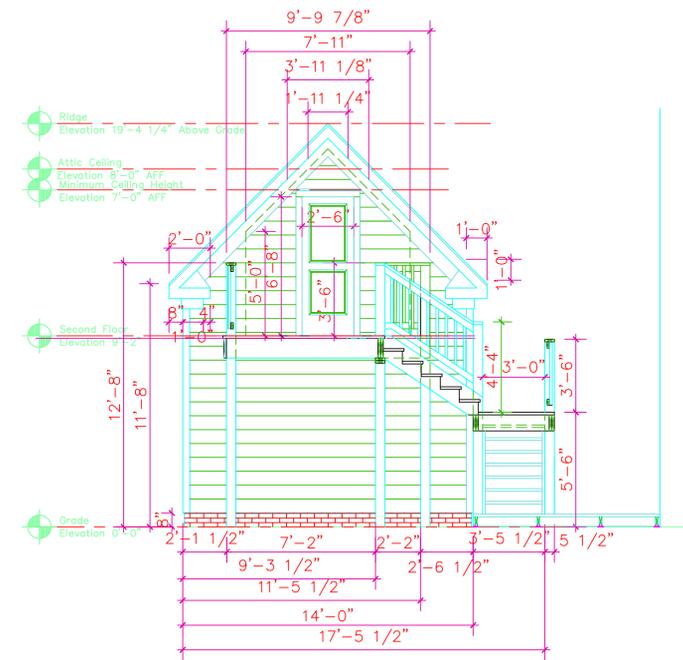
October 2014



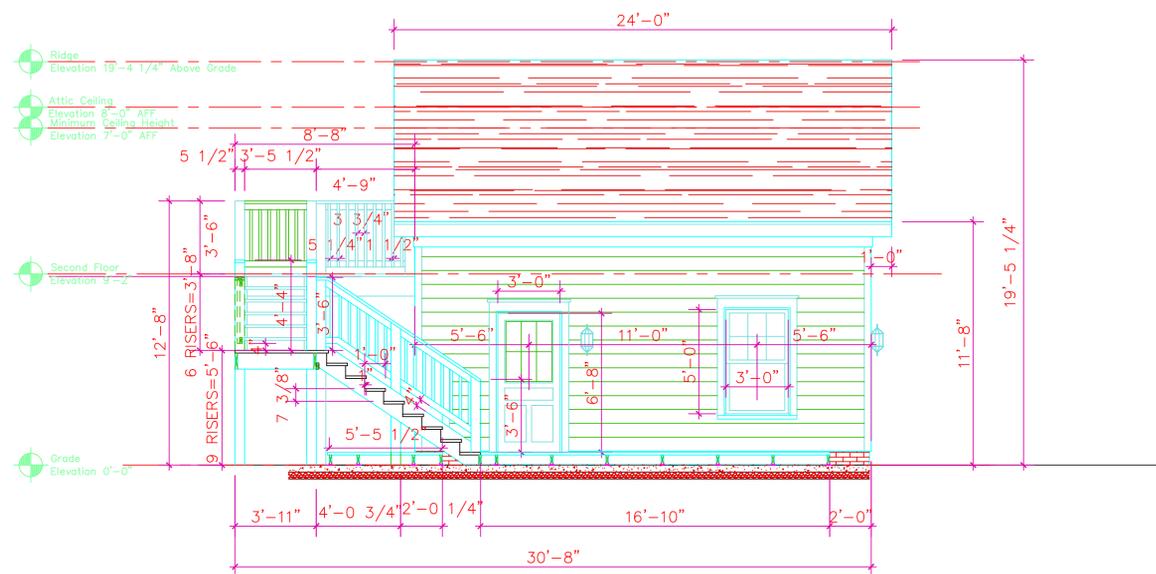
3 ROOF PLAN
SCALE: 3/16" = 1'-0"



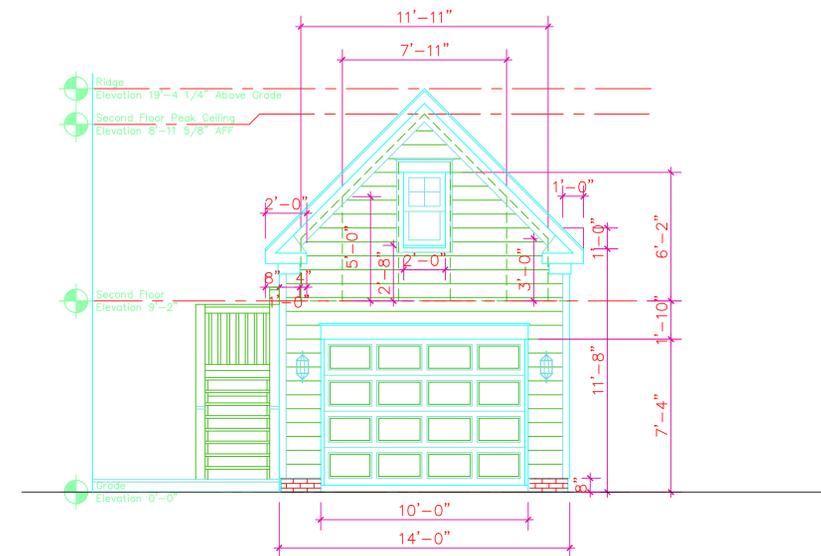
4 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



3 REAR ELEVATION
SCALE: 1/4"=1'-0"



2 LEFT ELEVATION
SCALE: 1/4"=1'-0"



1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



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Weekley Garage
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Charlotte, North Carolina

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ORIGINAL ISSUE DATE :
September 30, 2014

REVISIONS :

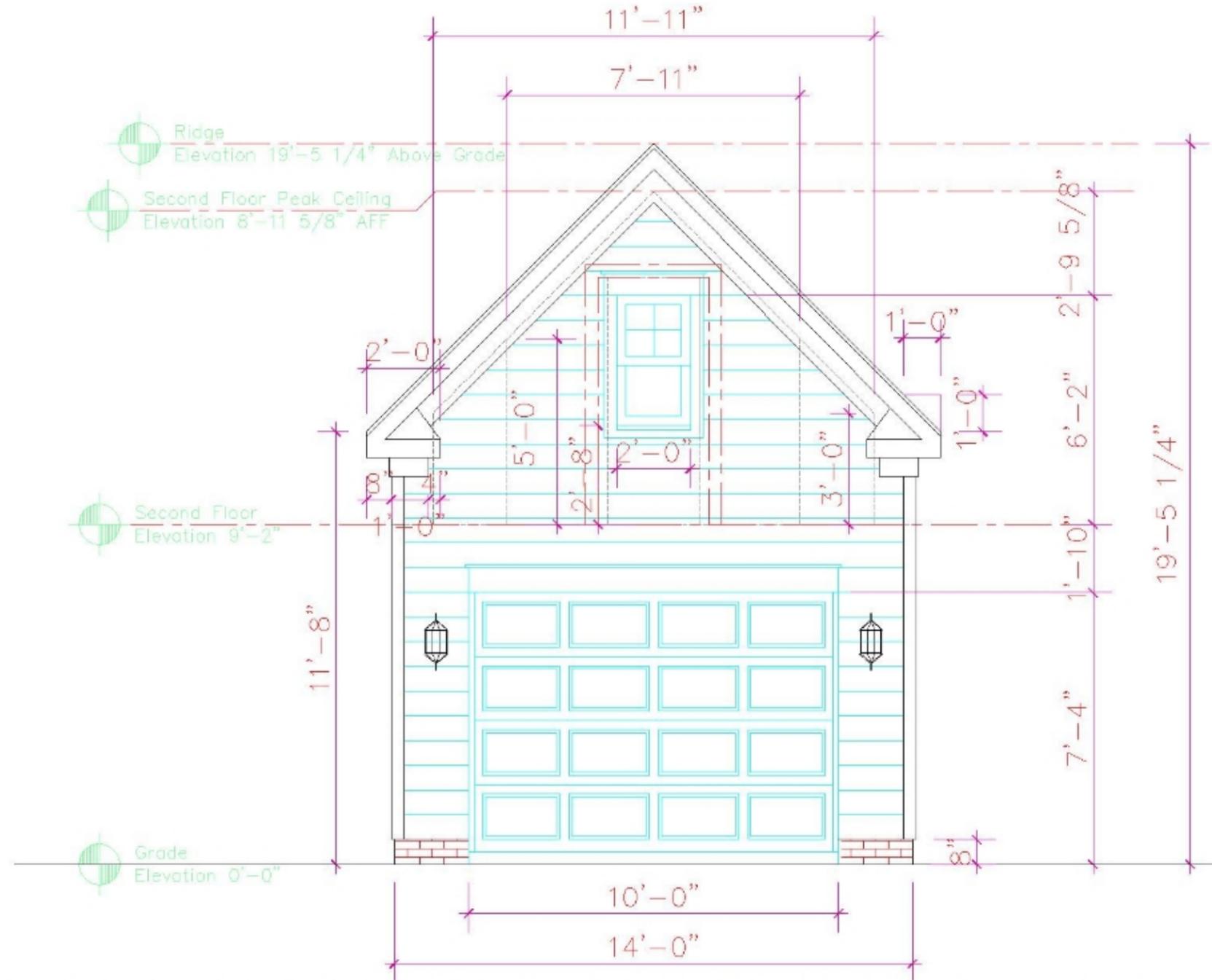
PROJECT :
14-124

SHEET TITLE :
NEW GARAGE ELEVATIONS

SHEET :
A2.0



FRONT ELEVATION



September 2014

**HISTORIC DISTRICT COMMISSION
PRESENTATION SEPTEMBER 1, 2014
DILWORTH HISTORIC DISTRICT PARCEL # 12302907**



GRAY RESIDENTIAL
DESIGN & CONSTRUCTION SERVICES

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



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

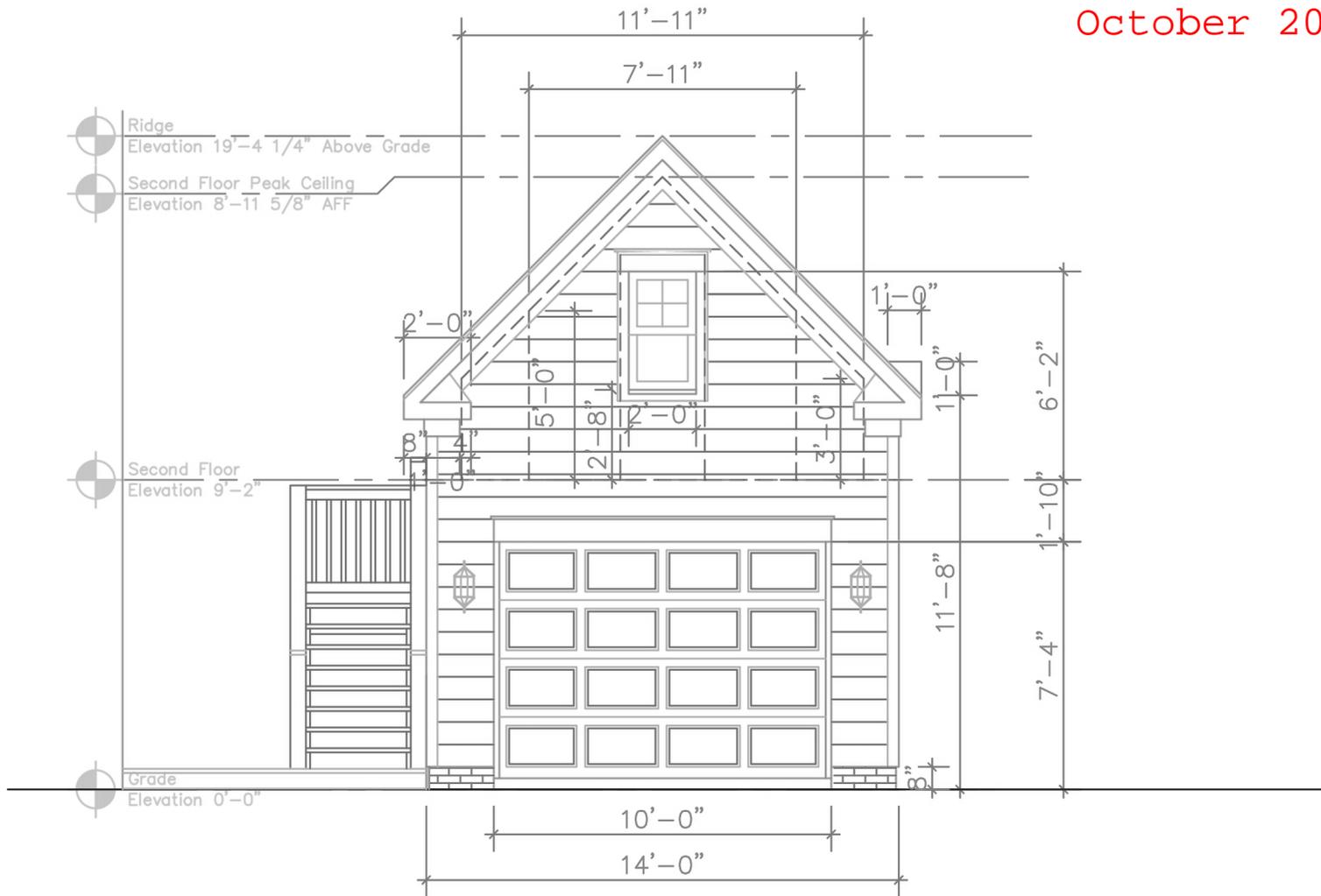
September 2014

HISTORIC DISTRICT COMMISSION

PRESENTATION SEPTEMBER 1, 2014

DILWORTH HISTORIC DISTRICT PARCEL # 12302907

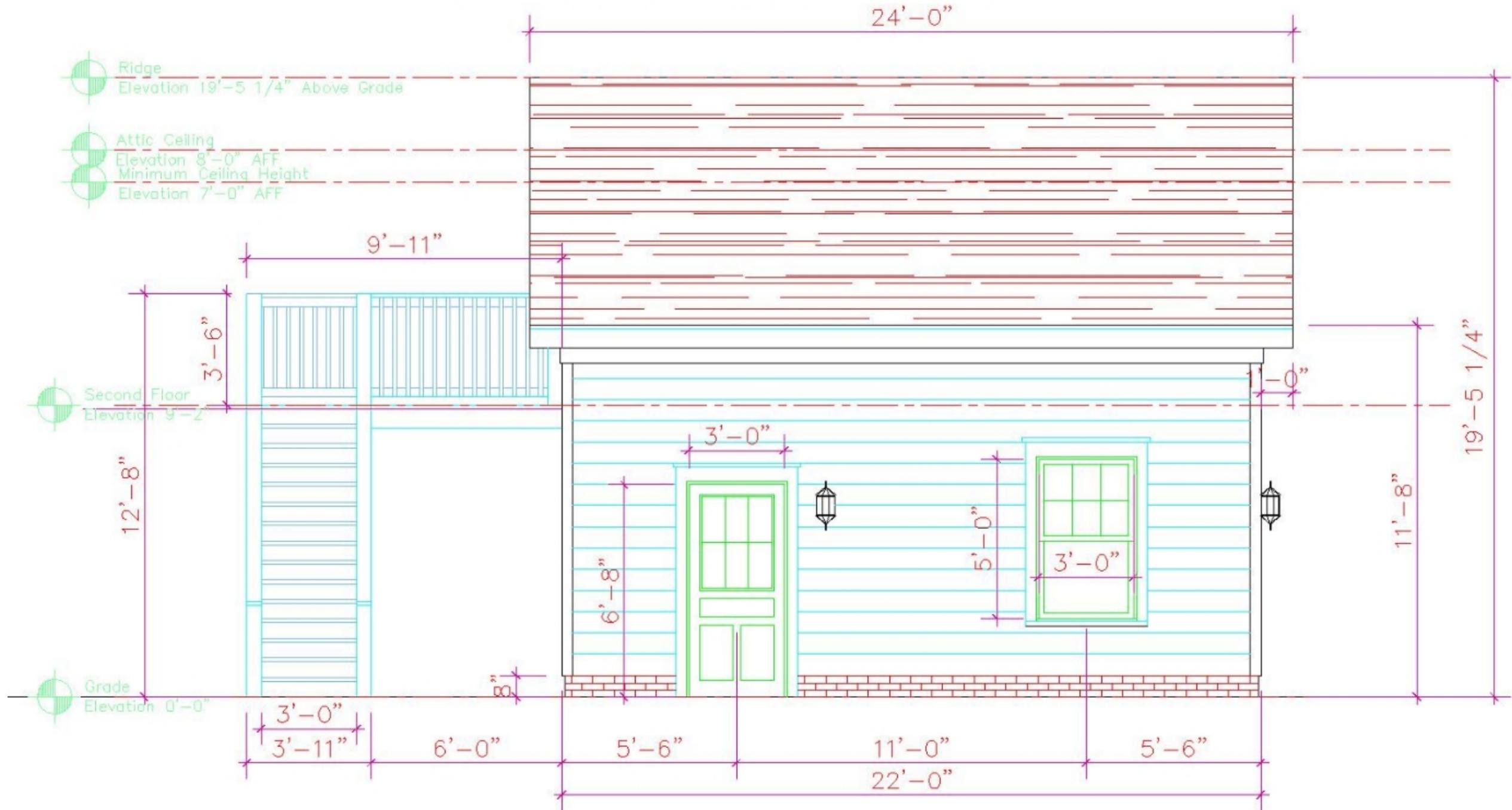
October 2014



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION



HISTORIC DISTRICT COMMISSION
PRESENTATION SEPTEMBER 1, 2014
DILWORTH HISTORIC DISTRICT PARCEL # 12302907



GRAY RESIDENTIAL
DESIGN & CONSTRUCTION SERVICES

September 2014

WEEKLEY RESIDENCE
DETACHED GARAGE

LEFT ELEVATION

SHINGLES
TO MATCH
EXISTING HOME

PRUSSURE TREATED
WOOD DECK

CORNER BOARDS
TO MATCH
EXISTING HOME

6X6 PT WOOD
POSTS (DECK)

PAINT TO MATCH
EXISTING HOME
OR HDC APPROVED
PALETTE



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

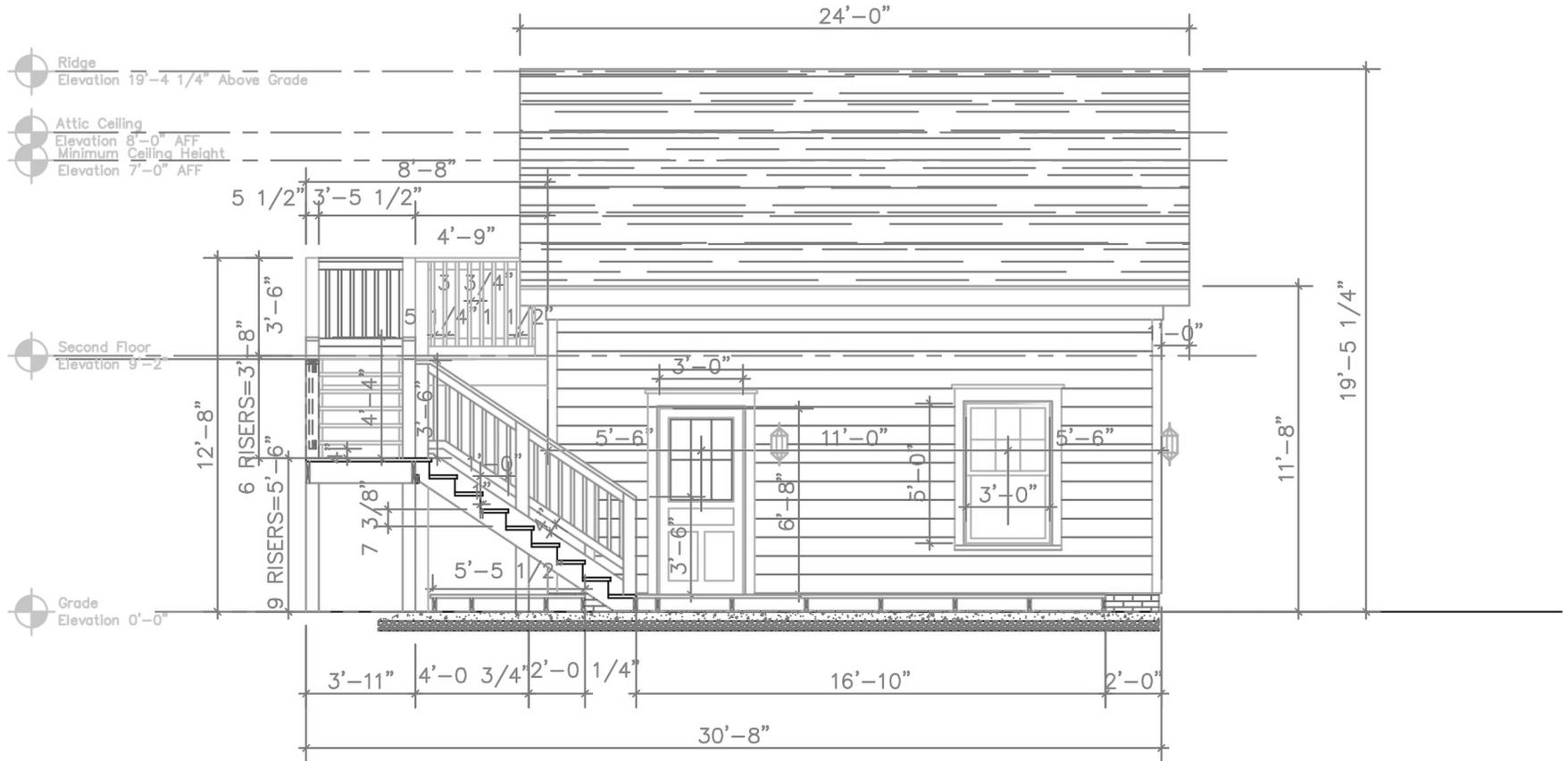
MATERIALS

HISTORIC DISTRICT COMMISSION

PRESENTATION SEPTEMBER 1, 2014

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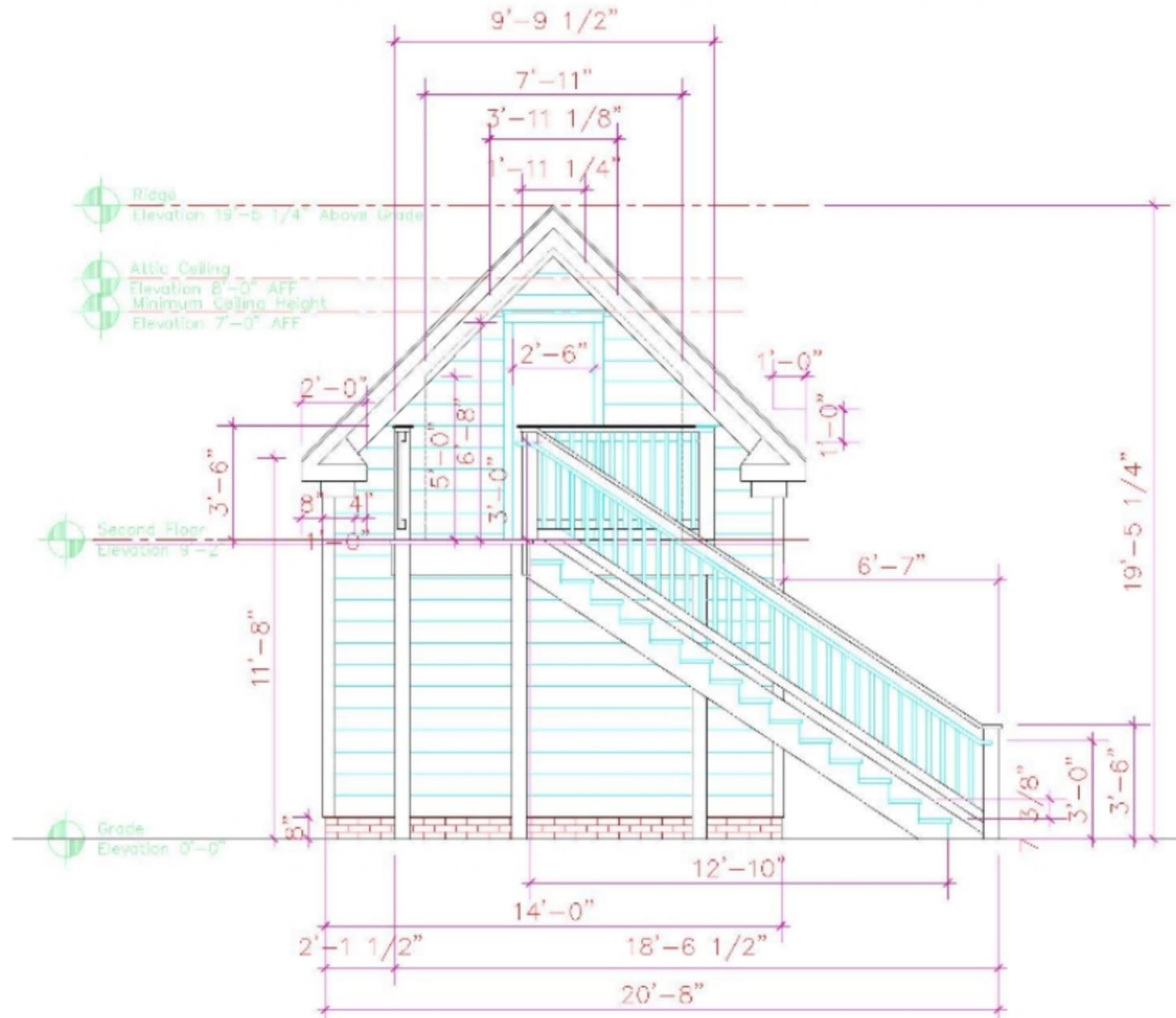
October 2014



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION



September 2014

DIMENSIONS

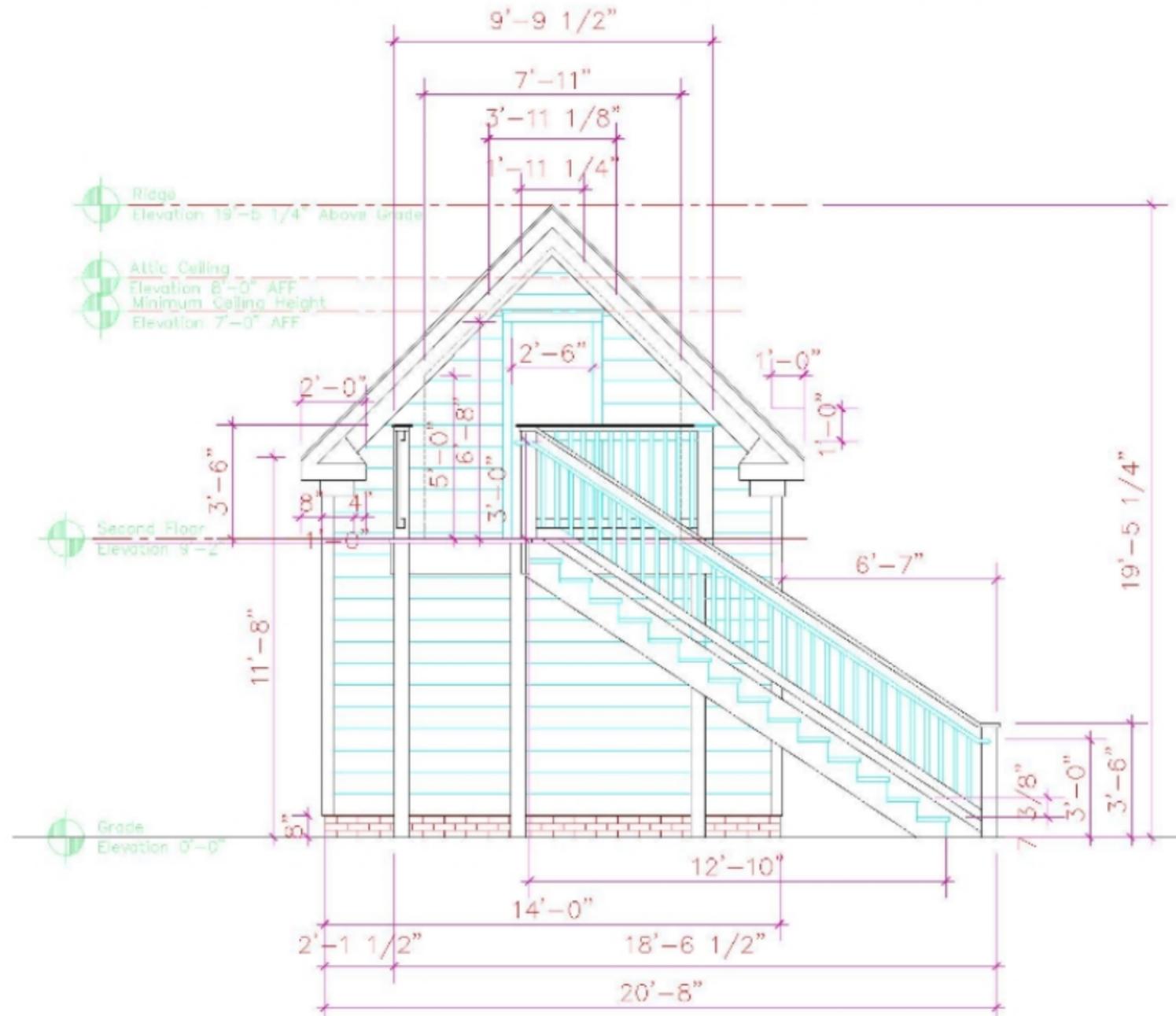
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REAR ELEVATION



September 2014

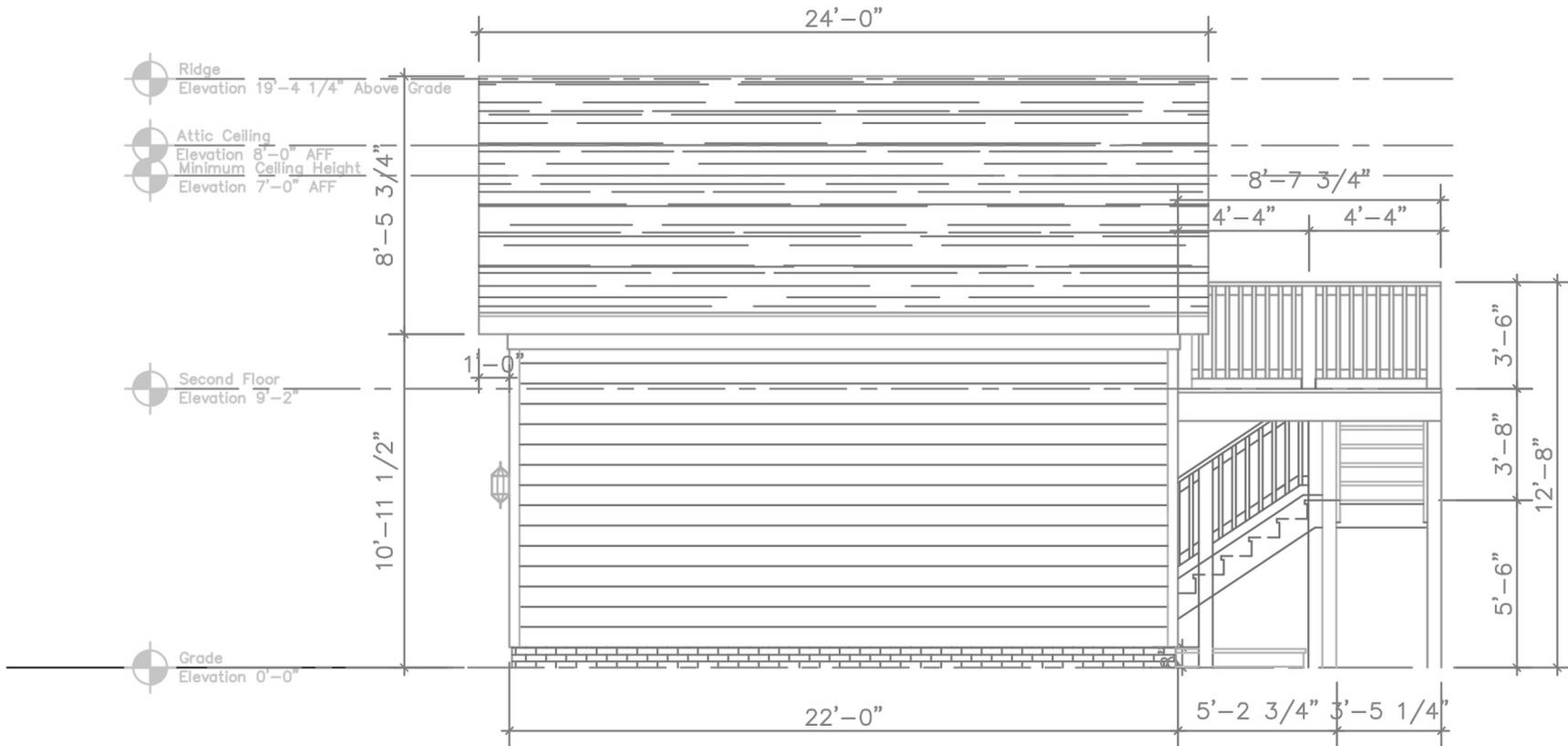
DIMENSIONS

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4 RIGHT ELEVATION
SCALE: 1/4"=1'-0"