
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 was Staff 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. The partially constructed garage is currently 13 feet behind the front of the house and 20 feet behind the porch.

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 carriage style garage door with broader trim. Fenestration and siding would match the principal structure. The height of the garage will be approximately 18' 7-1/8" and lower than the principal structure.

Policy & Design Guidelines for Garages

1. New garages cannot be located in front or side yards.* (See comments above)
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

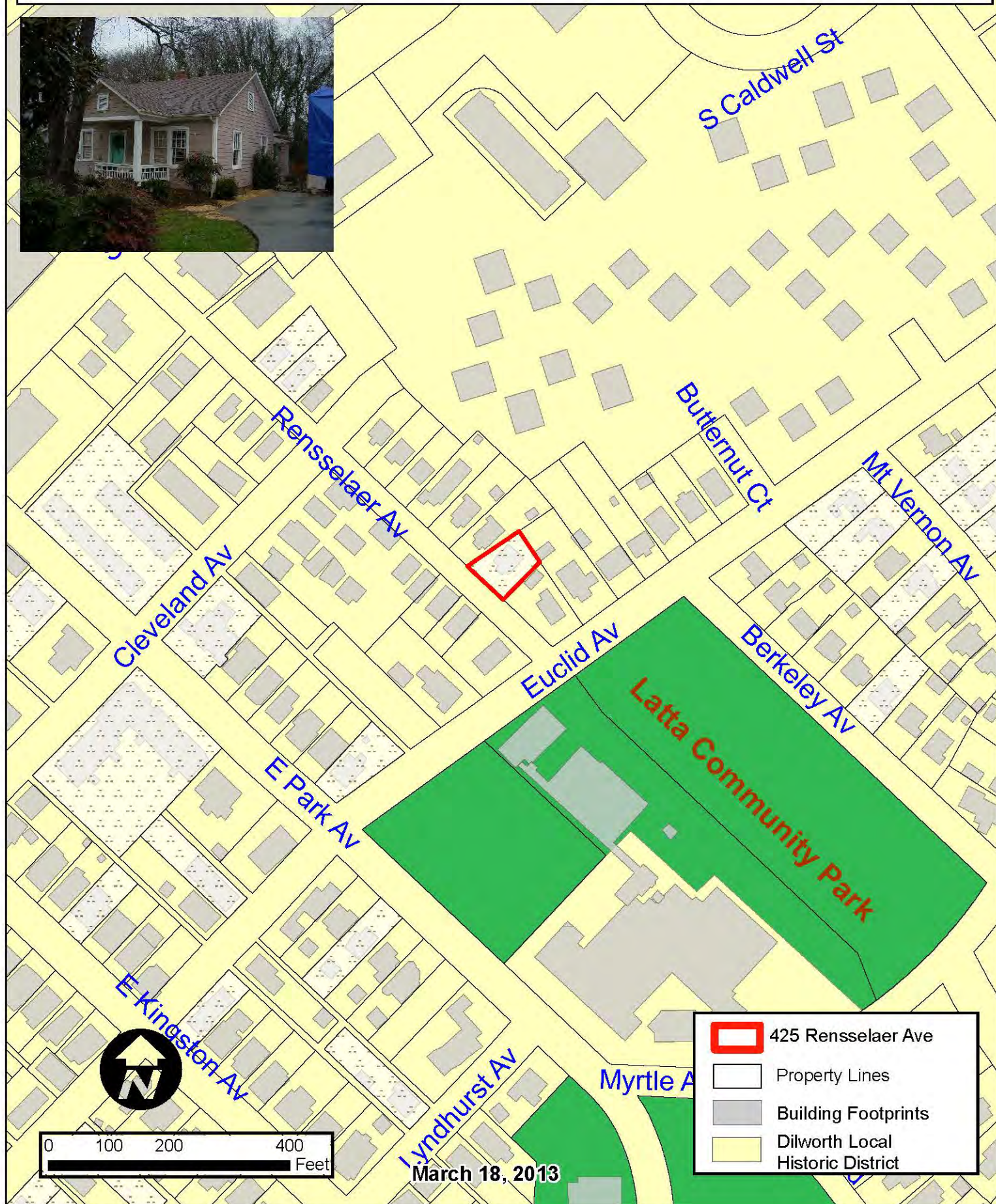
Based on the revisions staff believes the proposal meets the criteria for new garage construction.

425 RENSSELAER AVENUE
CHARLOTTE, NORTH CAROLINA 28203



HISTORIC DISTRICT COMMISSION
PRESENTATION JULY 10TH, 2013
DILWORTH HISTORIC DISTRICT PARCEL # 12302907

Charlotte Historic District Commission - Case 2013-037



425 Rensselaer Ave

Property Lines

Building Footprints

Dilworth Local
Historic District

March 18, 2013



GRAY RESIDENTIAL
DESIGN & CONSTRUCTION SERVICES

WEEKLEY RESIDENCE DETACHED GARAGE

SITE PLAN



HISTORIC DISTRICT COMMISSION
PRESENTATION JULY 10TH, 2013
DILWORTH HISTORIC DISTRICT PARCEL # 12302907

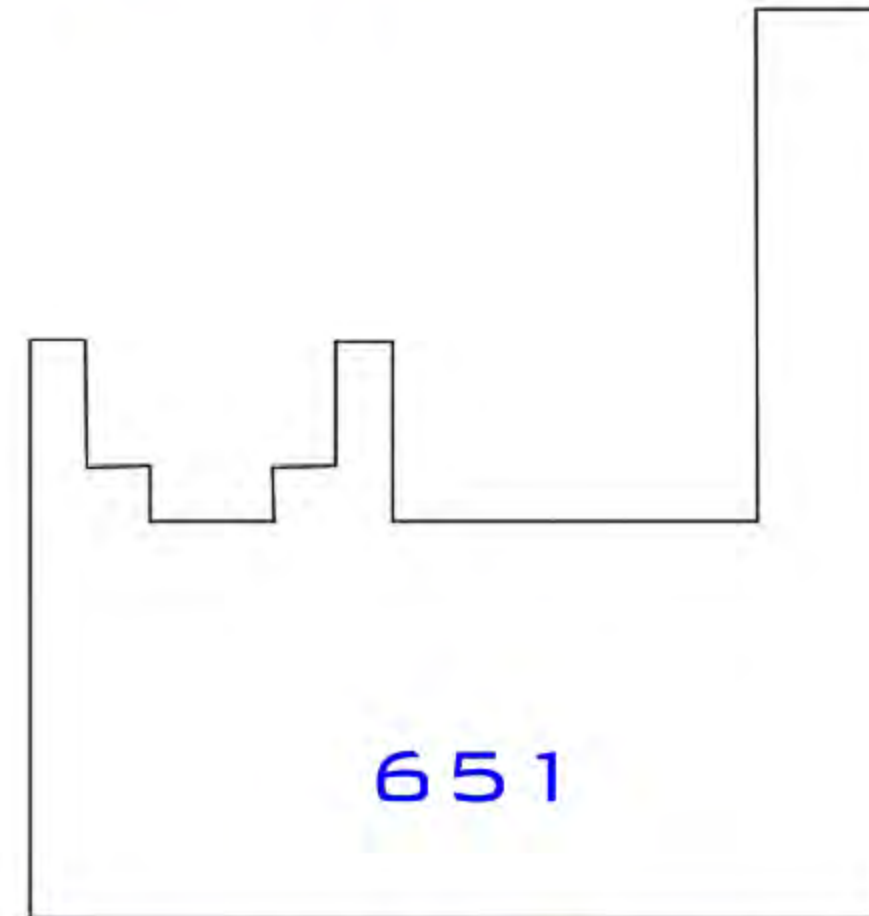
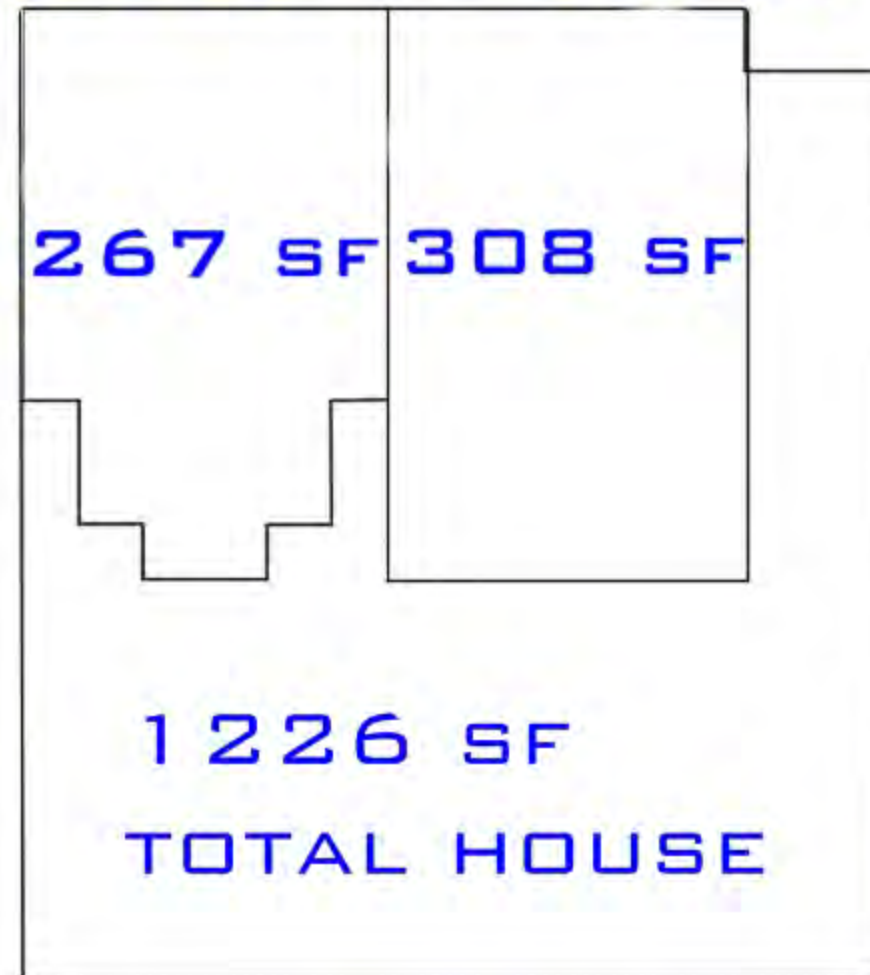


GRAY RESIDENTIAL
DESIGN & CONSTRUCTION SERVICES

WEEKLEY RESIDENCE DETACHED GARAGE

SQAURE FOOTAGE

$$267 \text{ SF} + 308 \text{ SF} = 575 \text{ SF}$$



$$1226 \text{ SF} - 575 \text{ SF} = 651 \text{ SF}$$

HISTORIC DISTRICT COMMISSION
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DILWORTH HISTORIC DISTRICT PARCEL # 12302907

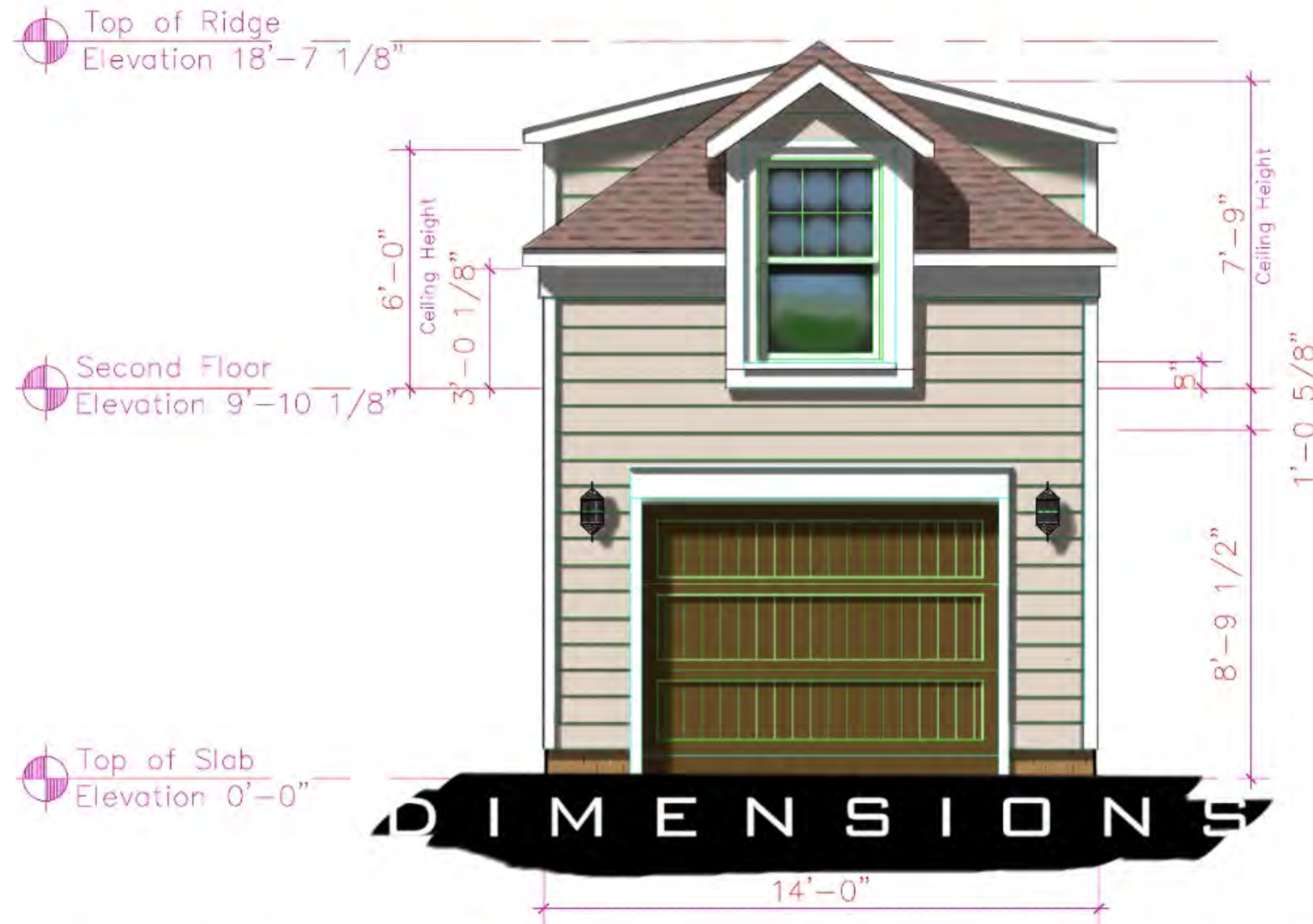


GRAY RESIDENTIAL
DESIGN & CONSTRUCTION SERVICES

WEEKLEY RESIDENCE

DETACHED GARAGE

FRONT ELEVATION



HISTORIC DISTRICT COMMISSION

PRESENTATION JULY 10TH, 2013

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

MATERIALS

HISTORIC DISTRICT COMMISSION

PRESENTATION JULY 10TH, 2013

DILWORTH HISTORIC DISTRICT PARCEL # 12302907



GRAY RESIDENTIAL
DESIGN & CONSTRUCTION SERVICES

WEEKLEY RESIDENCE

DETACHED GARAGE

LEFT ELEVATION



HISTORIC DISTRICT COMMISSION
PRESENTATION JULY 10TH, 2013
DILWORTH HISTORIC DISTRICT PARCEL # 12302907



GRAY RESIDENTIAL
DESIGN & CONSTRUCTION SERVICES

WEEKLEY RESIDENCE DETACHED GARAGE

LEFT ELEVATION



MATERIALS

HISTORIC DISTRICT COMMISSION

PRESENTATION JULY 10TH, 2013

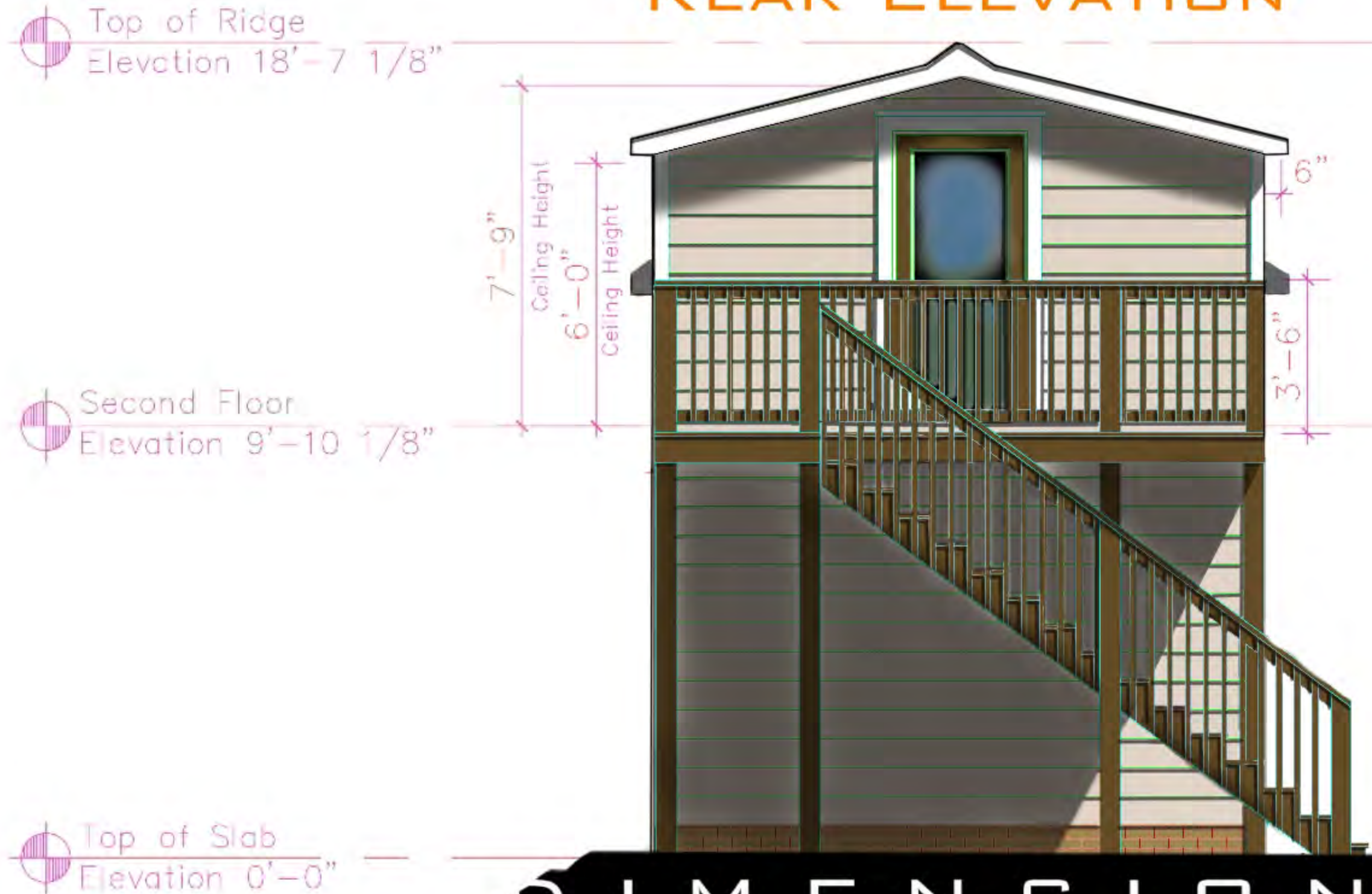
DILWORTH HISTORIC DISTRICT PARCEL # 12302907



GRAY RESIDENTIAL
DESIGN & CONSTRUCTION SERVICES

WEEKLEY RESIDENCE DETACHED GARAGE

REAR ELEVATION



DIMENSIONS

HISTORIC DISTRICT COMMISSION

PRESENTATION JULY 10TH, 2013

DILWORTH HISTORIC DISTRICT PARCEL # 12302907



GRAY RESIDENTIAL
DESIGN & CONSTRUCTION SERVICES

WEEKLEY RESIDENCE DETACHED GARAGE

REAR ELEVATION

RIDGE VENTED

VENTILATED SOFFIT
AT EAVE

FASCIA BOARD
TO MATCH
EXISTING HOME

SIDING
TO MATCH
EXISTING HOME

8" BRICK FOUNDATION
COLOR 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

MATERIALS

HISTORIC DISTRICT COMMISSION

PRESENTATION JULY 10TH, 2013

DILWORTH HISTORIC DISTRICT PARCEL # 12302907



GRAY RESIDENTIAL
DESIGN & CONSTRUCTION SERVICES

WEEKLEY RESIDENCE

DETACHED GARAGE

RIGHT ELEVATION



HISTORIC DISTRICT COMMISSION
PRESENTATION JULY 10TH, 2013
DILWORTH HISTORIC DISTRICT PARCEL # 12302907



GRAY RESIDENTIAL
DESIGN & CONSTRUCTION SERVICES

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

PRUSSURE 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

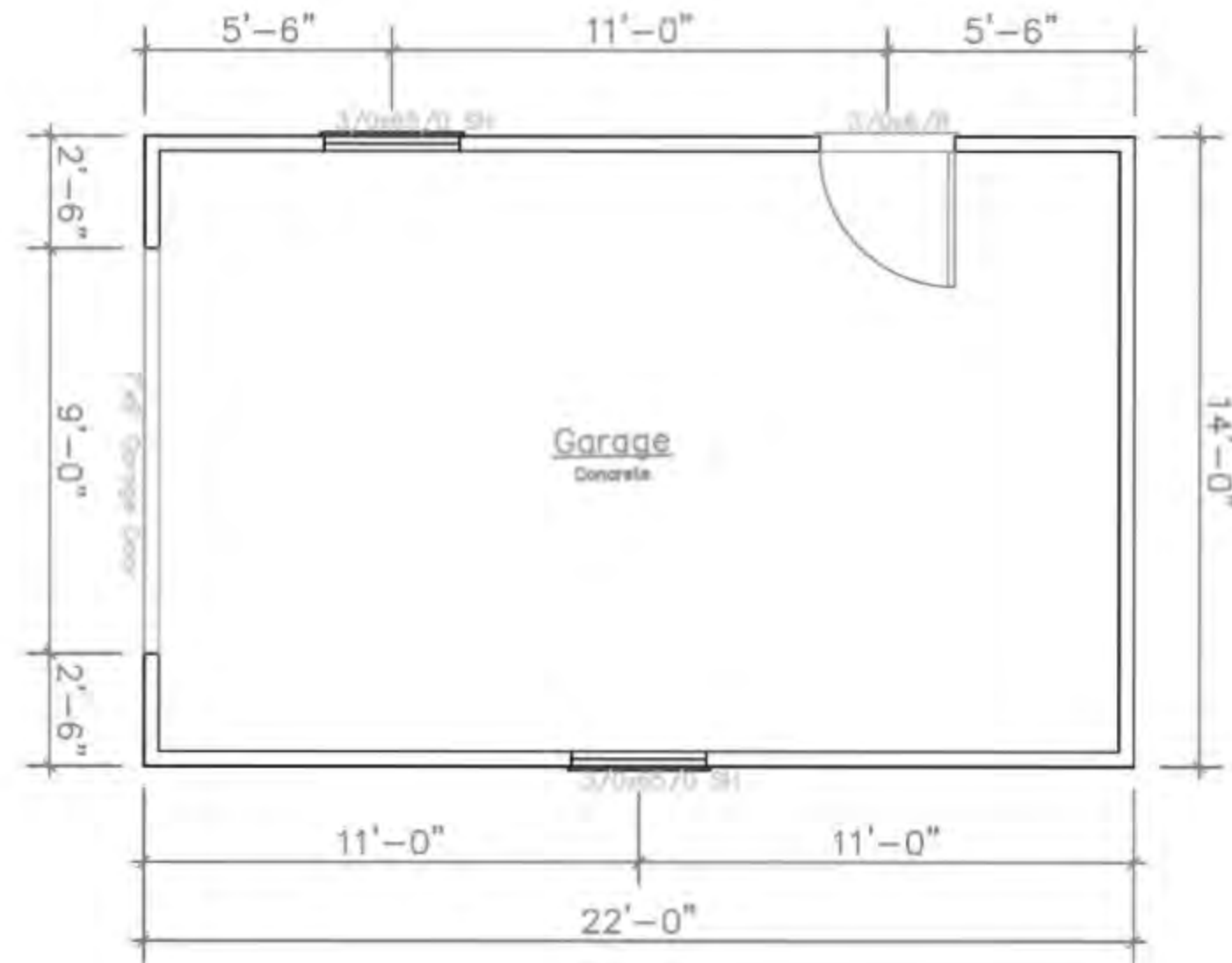
DILWORTH HISTORIC DISTRICT PARCEL # 12302907



GRAY RESIDENTIAL
DESIGN & CONSTRUCTION SERVICES

WEEKLEY RESIDENCE DETACHED GARAGE

GROUND FLOOR



HISTORIC DISTRICT COMMISSION
PRESENTATION JULY 10TH, 2013
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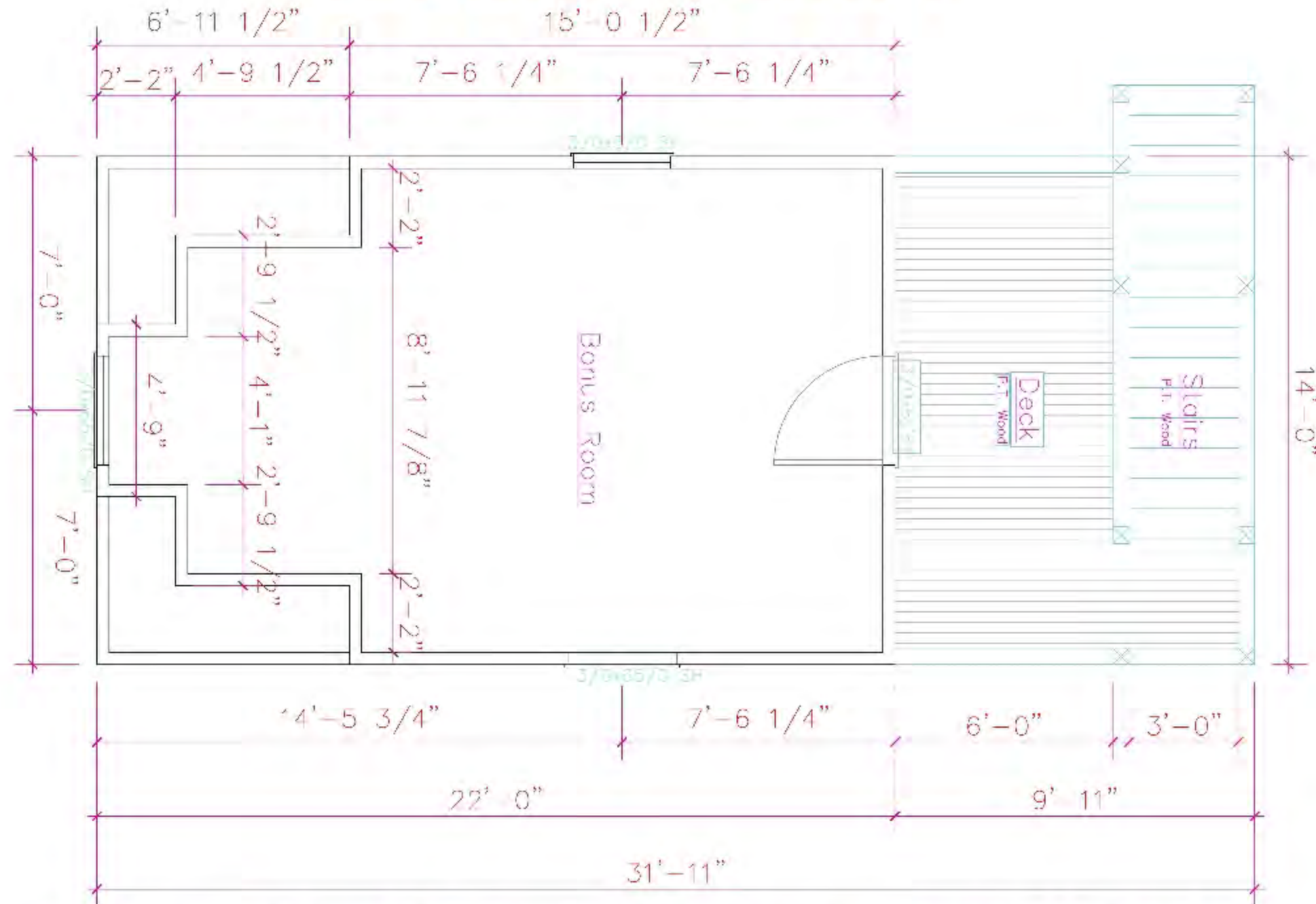


GRAY RESIDENTIAL
DESIGN & CONSTRUCTION SERVICES

WEEKLEY RESIDENCE

DETACHED GARAGE

SECOND FLOOR



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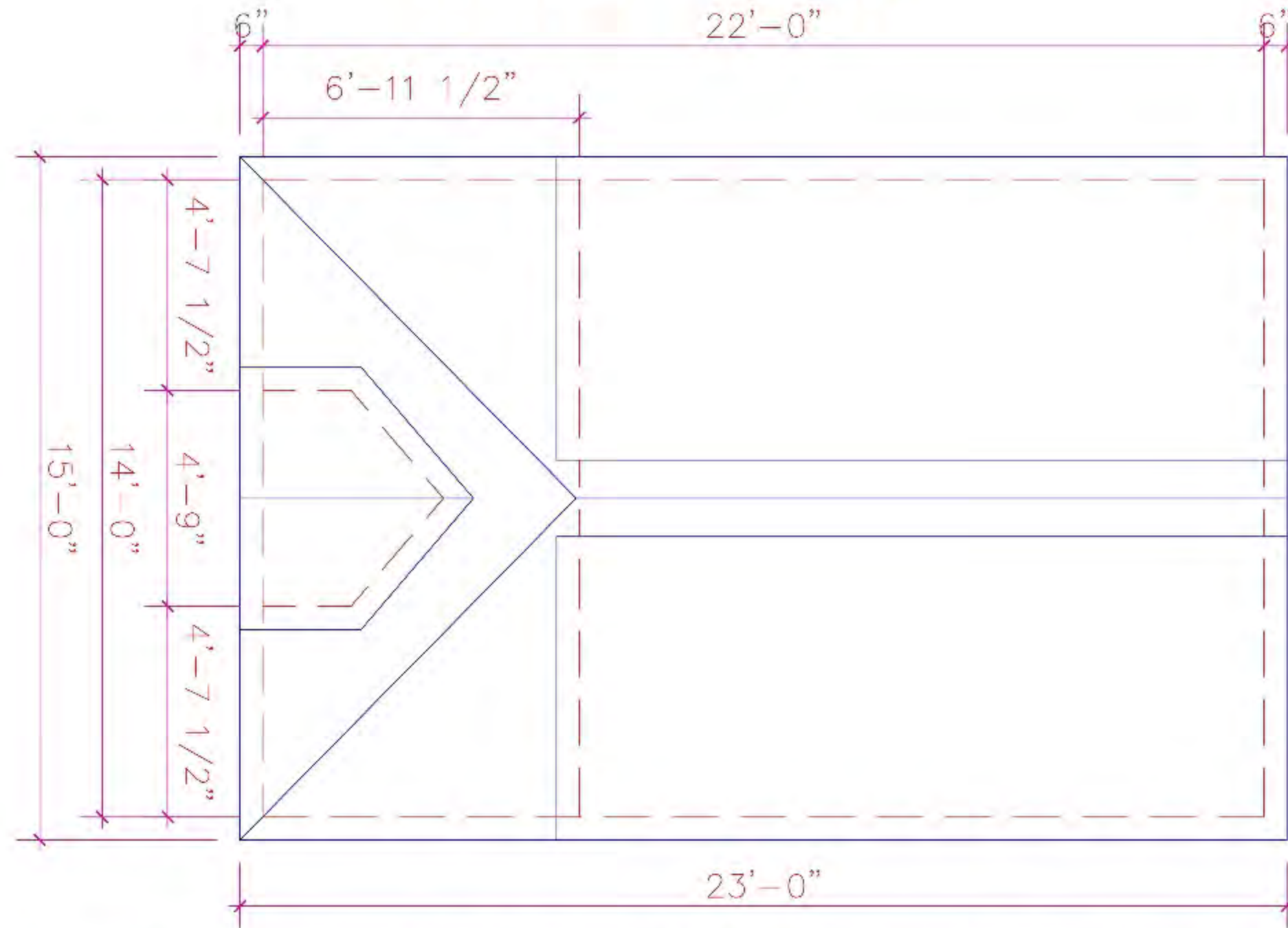


GRAY RESIDENTIAL
DESIGN & CONSTRUCTION SERVICES

WEEKLEY RESIDENCE

DETACHED GARAGE

ROOF PLAN



HISTORIC DISTRICT COMMISSION
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GRAY RESIDENTIAL
DESIGN & CONSTRUCTION SERVICES

WEEKLEY RESIDENCE

DETACHED GARAGE



425 RENSSELAER AVENUE
STREETSCAPE ELEVATIONS
CHARLOTTE, NORTH CAROLINA 28203

