
LOCAL HISTORIC DISTRICT: Wesley Heights

ADDRESS OF PROPERTY: 705 Walnut Avenue

SUMMARY OF REQUEST: New Construction - Garage

OWNER: Rodric and Lisa Lenhart

APPLICANT: Rodric and Lisa Lenhart

Details of Proposed Request

Existing Conditions

The existing home is a two story Colonial Revival constructed in 1929. It has a side gabled roof, even fenestration, a half-round window in the gable end and a classically inspired portico. The carriage track driveway leads to the existing one car garage that was also built in 1929.

Proposal

A two story garage is proposed as an accessory structure in the rear yard with the garage doors hidden from street view. The proposed garage height is 23'-2 7/8" from finished floor to ridge, 22' in depth and 30' in width, all of which are reduced dimensions from the previous submittal. Materials and details will match the house such as eave widths, wood siding, windows, brick foundation, corner boards and gabled roof. The proposed shutters match those on the principal structure; however, they will require an exception to the relevant policy. The garage proposed in June had three garage doors, the revised plan has two doors. The proposal also shows how the garage compares to the principal structure in terms of size and scale.

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.

<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

Based on the revised plan, staff believes the garage is appropriate based on the guidelines for new garage construction. An item to be addressed is the offset garage doors along the façade.







Walnut Ave

Walnut Ave

A



Charlotte Historic District Commission - Case 2013-066

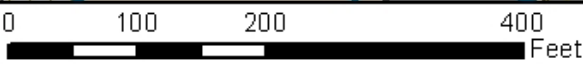
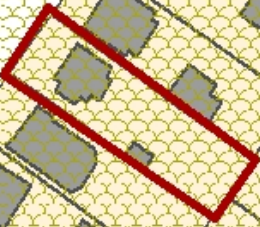


Woodruff Pl





Walnut Av

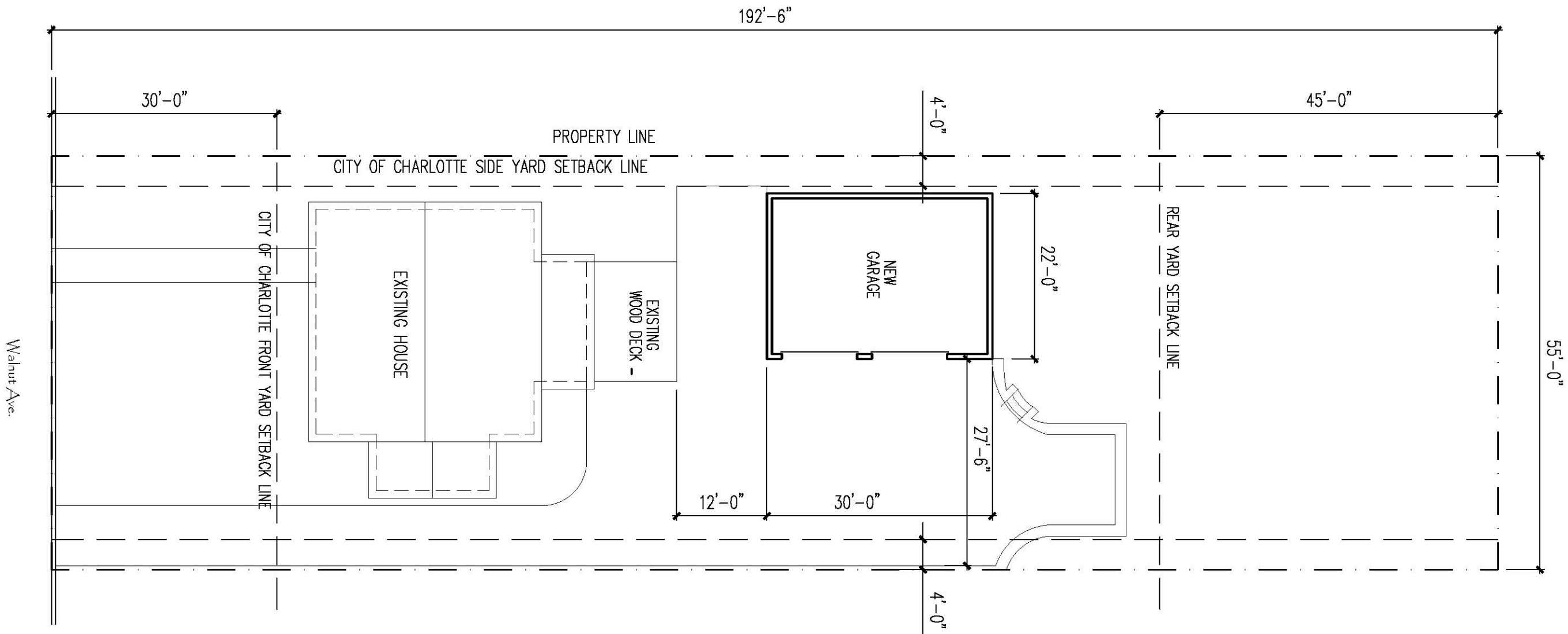
Litaker Av

Grandin Rd



May 28, 2013

-  705 Walnut Av
-  Wesley Heights Local Historic District
-  Property Lines
-  Building Footprints



Garage Addition to the
Lenhart Residence
705 Walnut Avenue
Charlotte, NC

PROJECT NAME

Plot / Site Plan

scale: not to scale

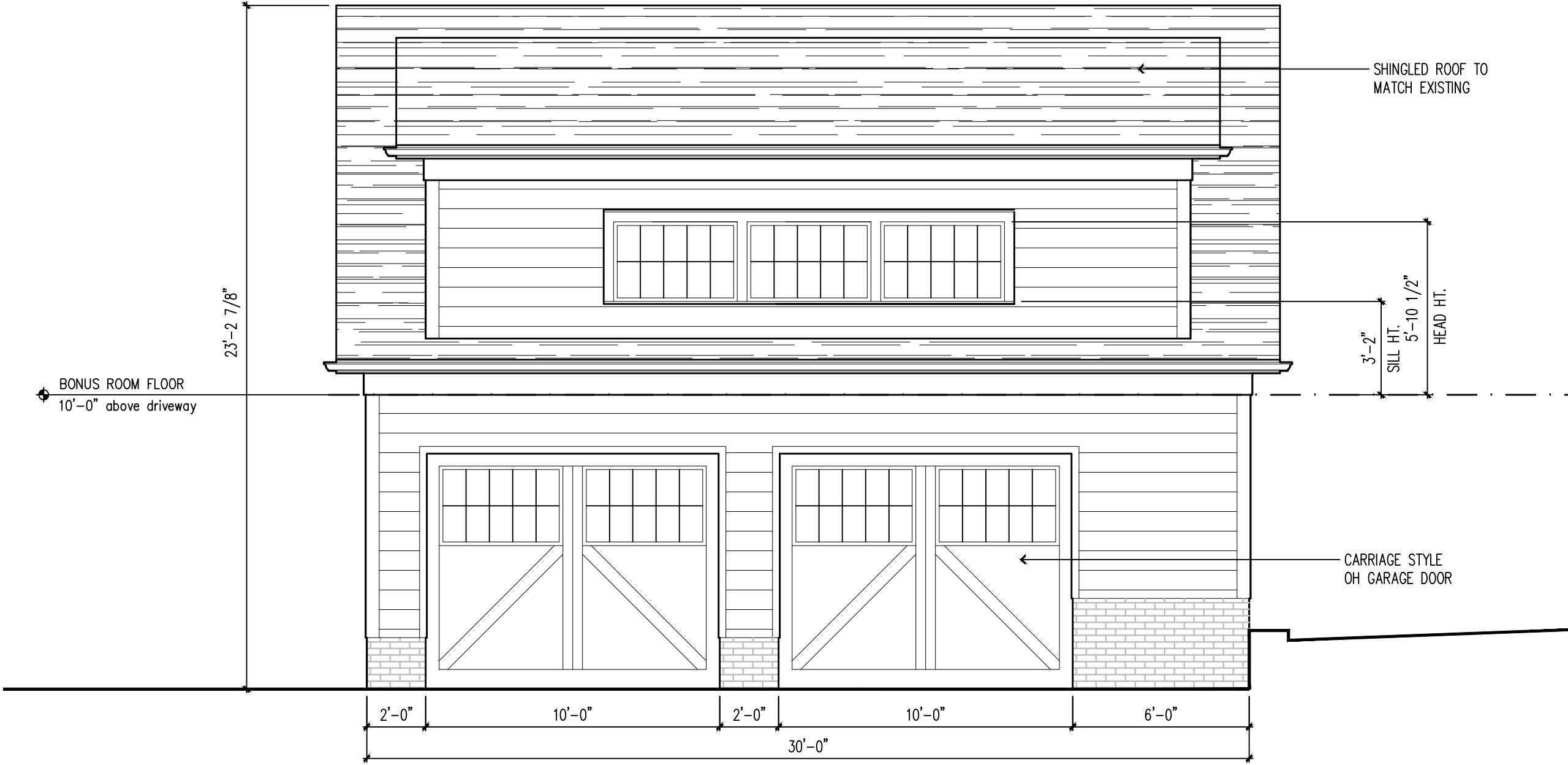
V3
PP-1

Garage Addition to the
Lenhart Residence
705 Walnut Avenue
Charlotte, NC

PROJECT NAME

V3

AD-1

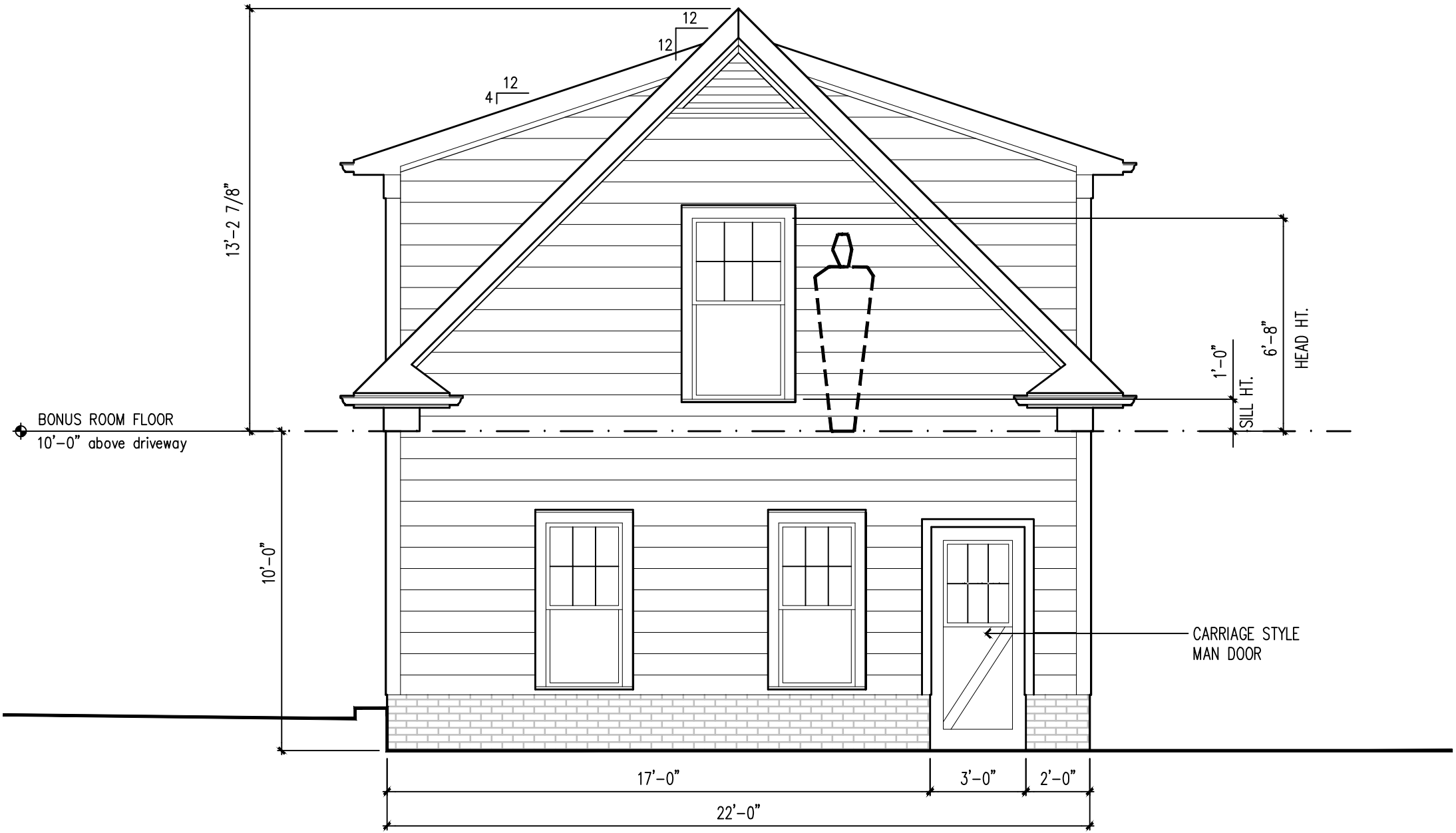


Front Elevation

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

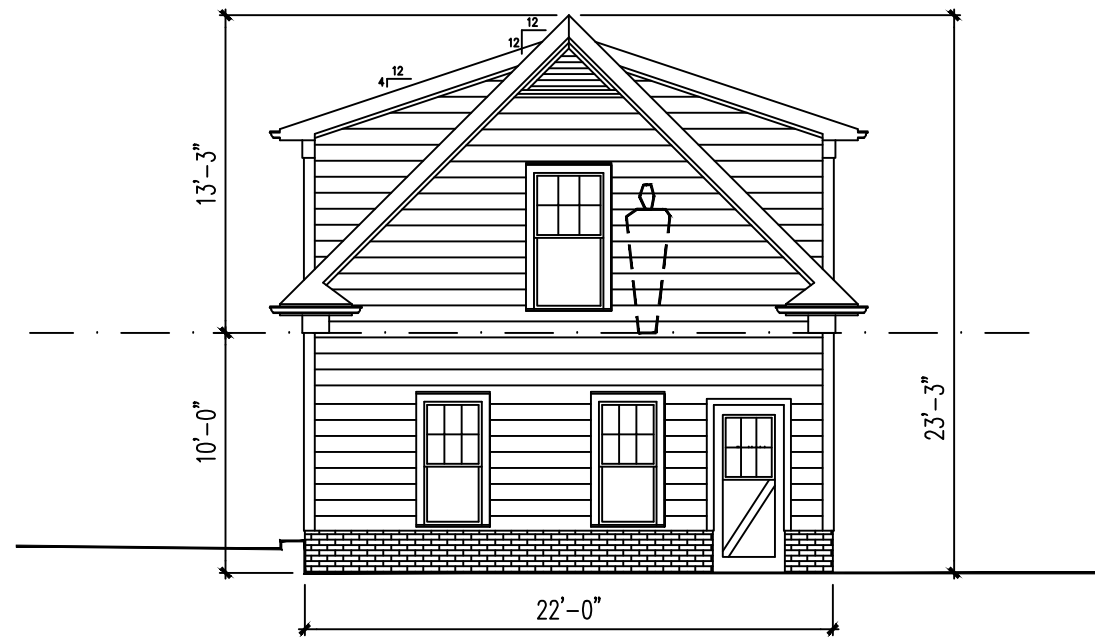
Garage Addition to the
Lenhart Residence
705 Walnut Avenue
Charlotte, NC

PROJECT NAME

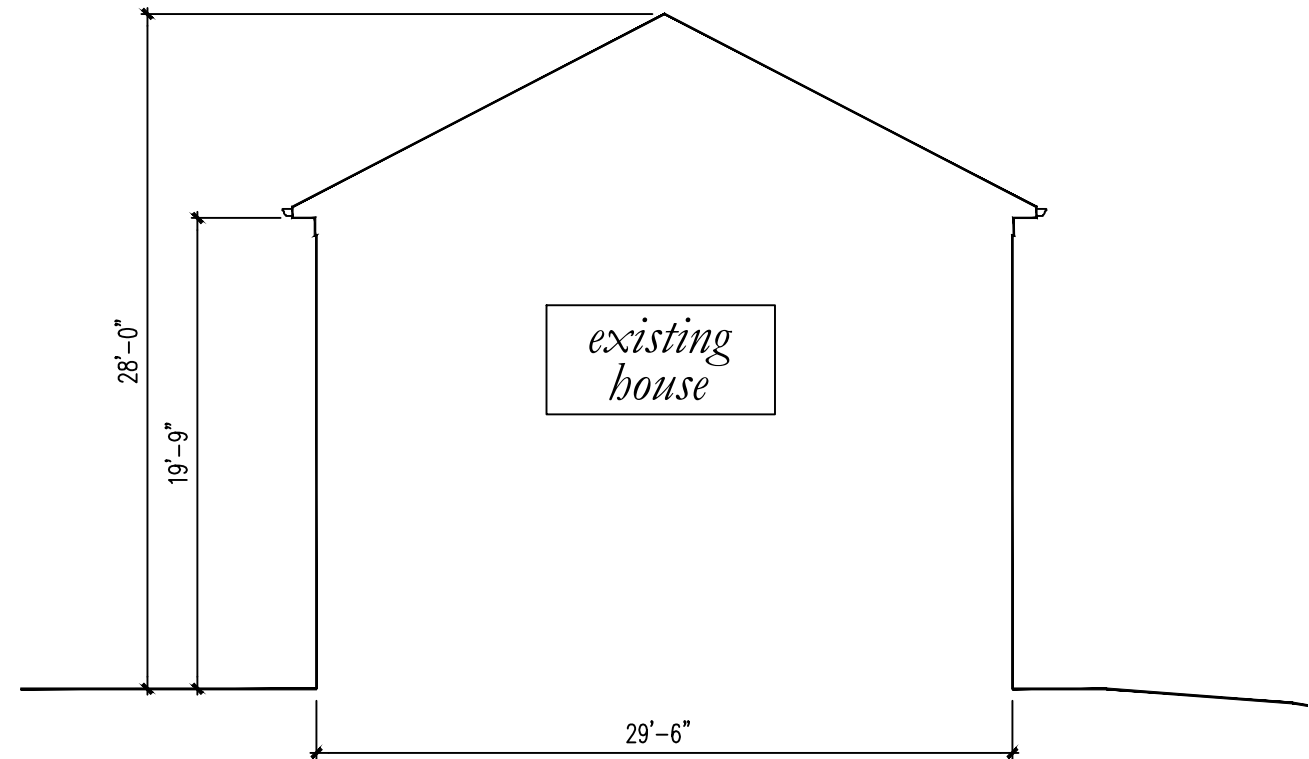


Left Side Elevation

scale: 1/4" = 1'-0"



Left Side Elevation - facing house
scale: 1/8" = 1'-0"



Garage Addition to the
Lenhart Residence
705 Walnut Avenue
Charlotte, NC

PROJECT NAME

V3
AD-3



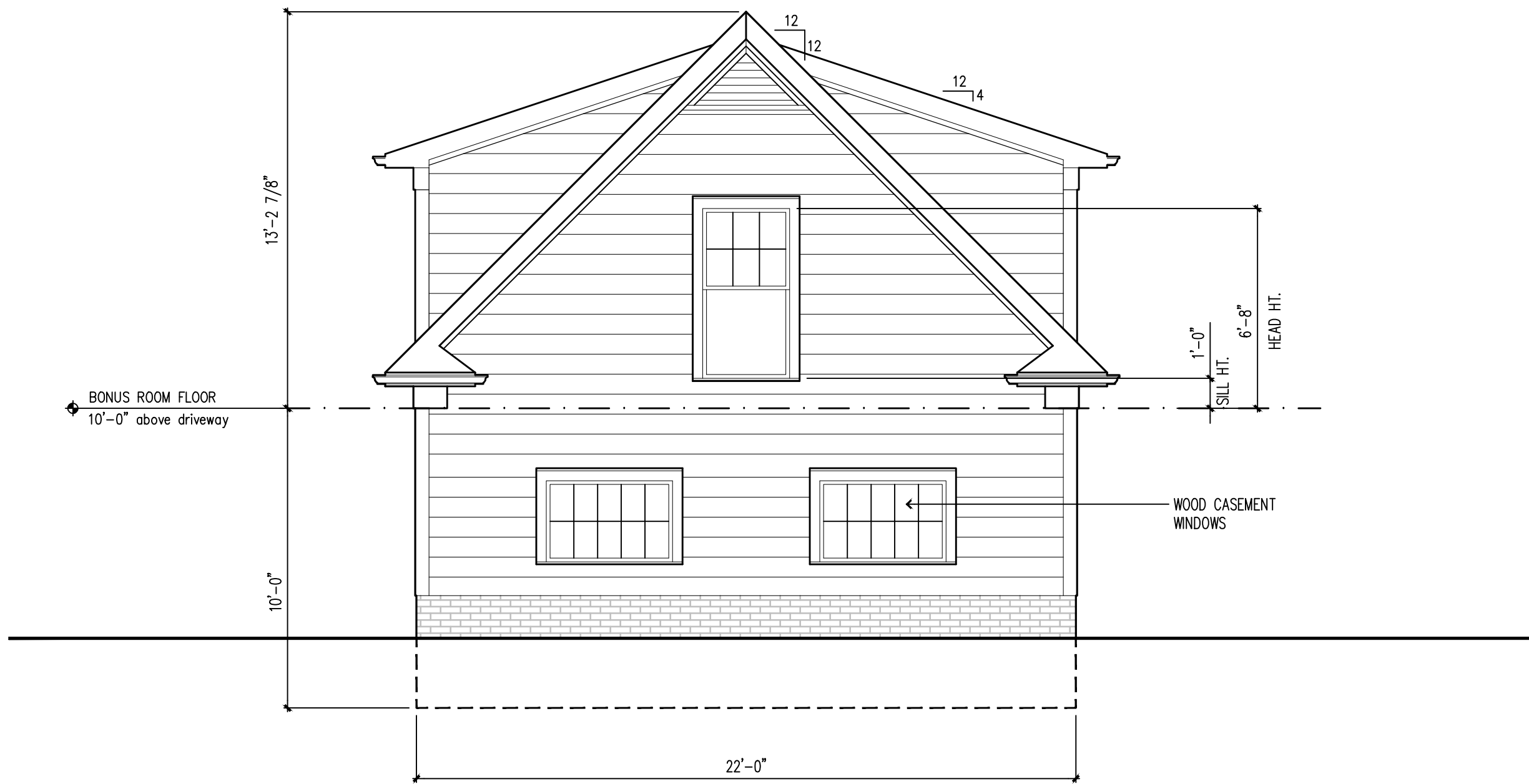
Rear Elevation

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

Garage Addition to the
Lenhart Residence
705 Walnut Avenue
Charlotte, NC

PROJECT NAME

V3
AD-4



Right Side Elevation

scale: 1/4" = 1'-0"