
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.

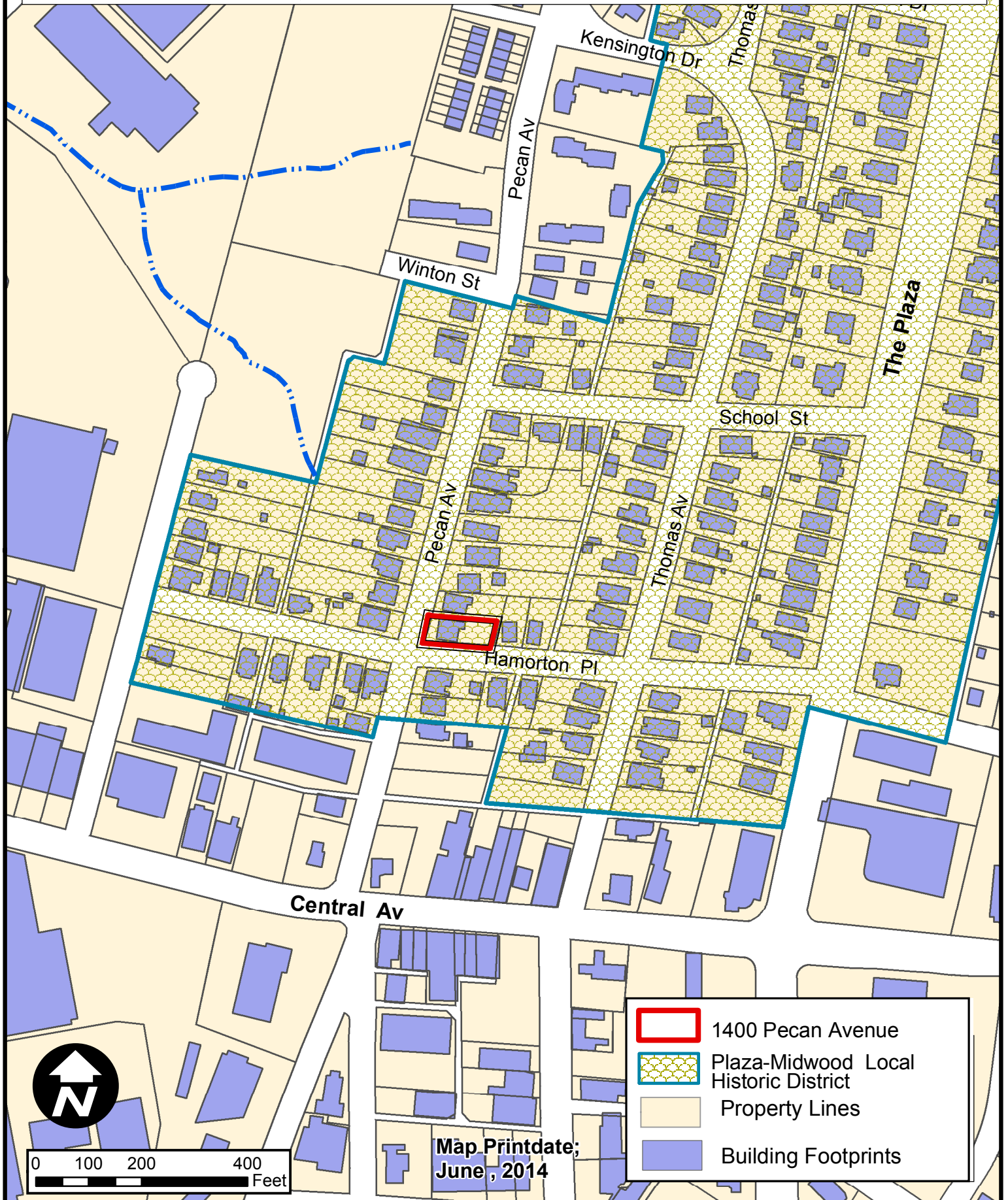
5. Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.

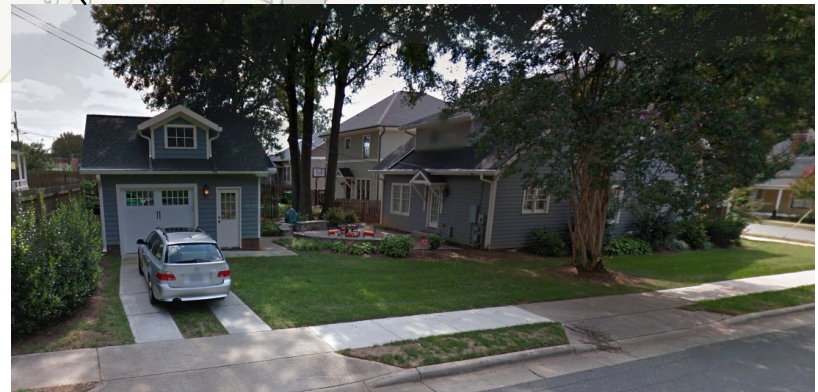
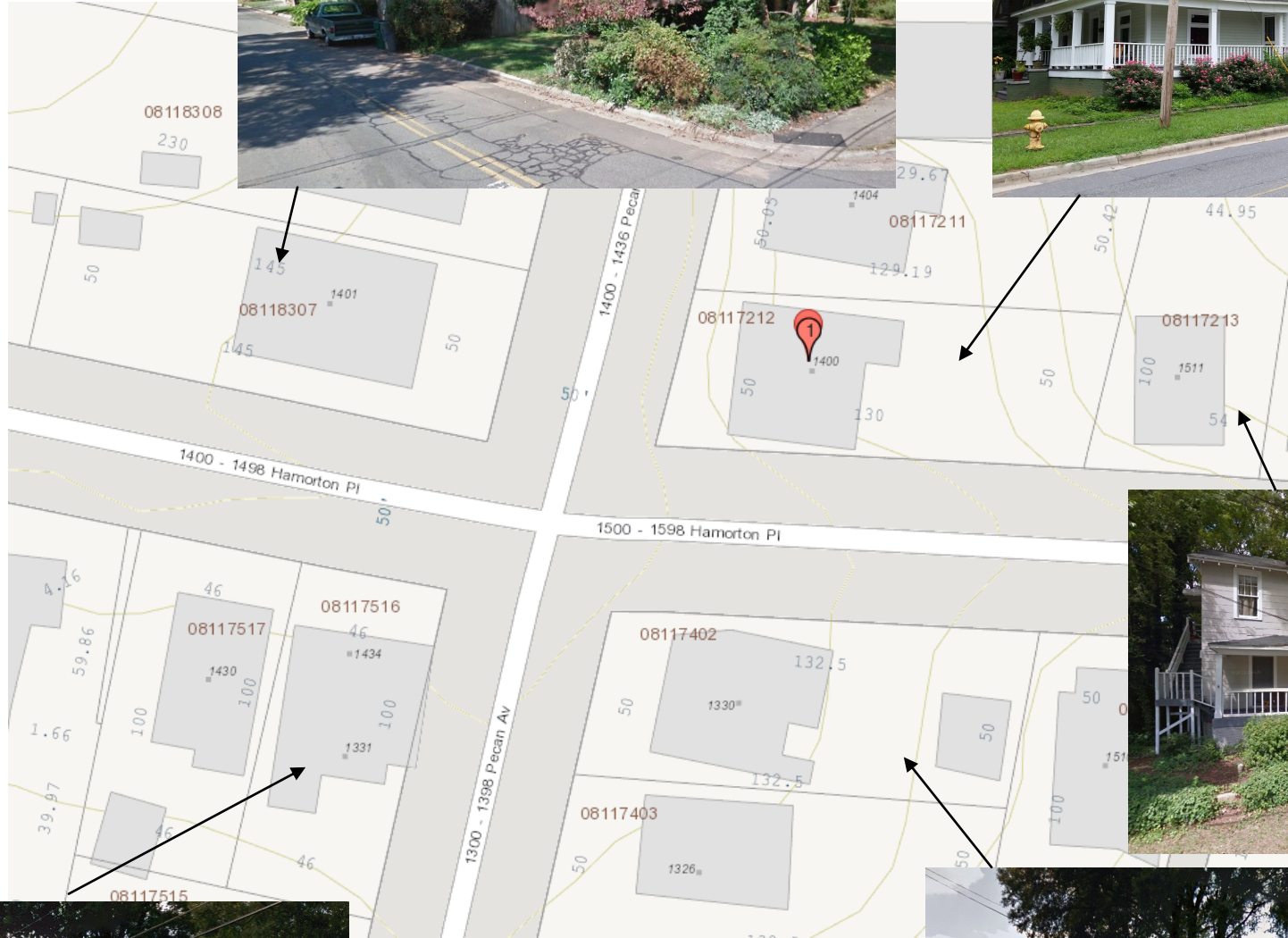
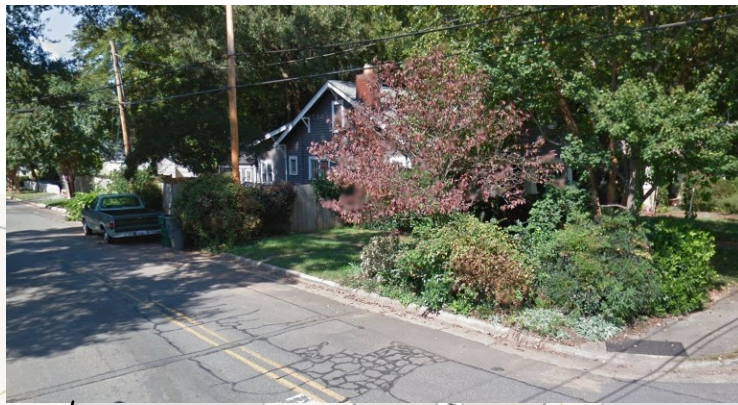
Staff Analysis

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

Charlotte Historic District Commission - Case 2014-131

Historic Distric; Plaza Midwood

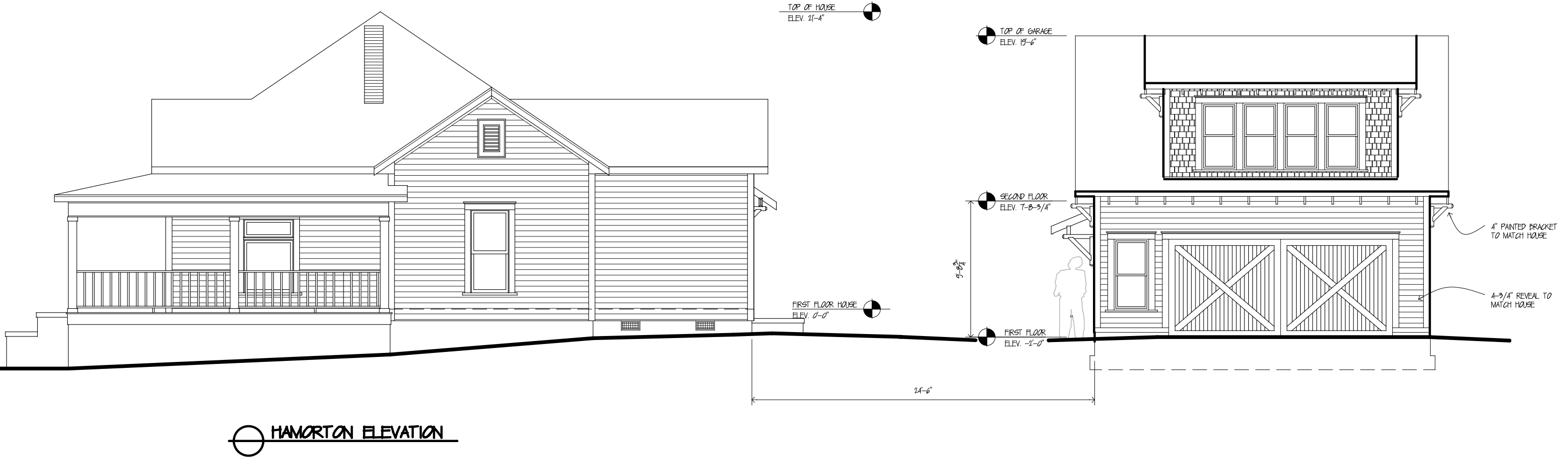




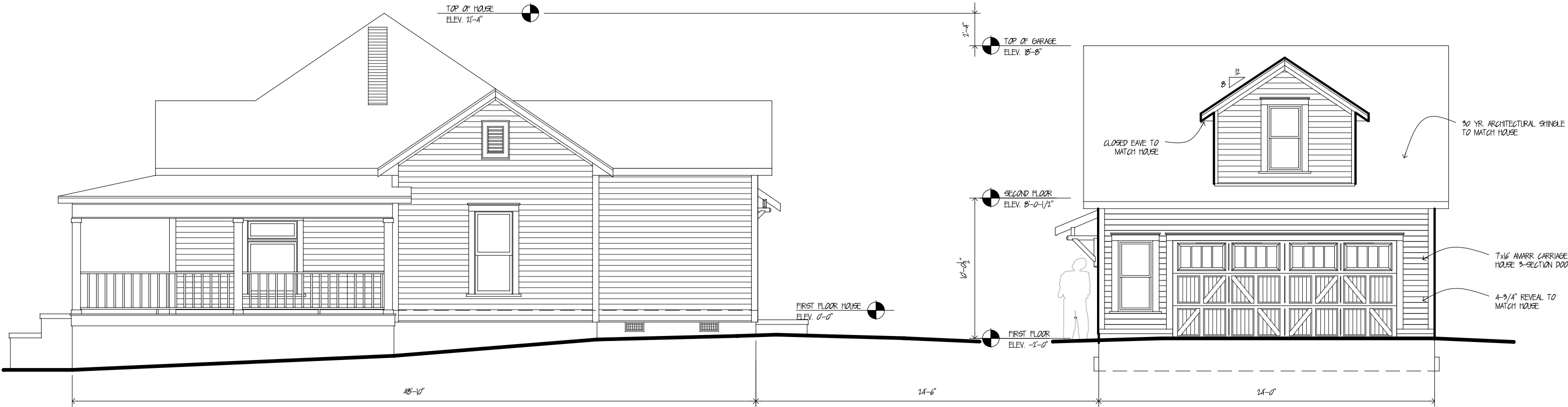




JULY 2014

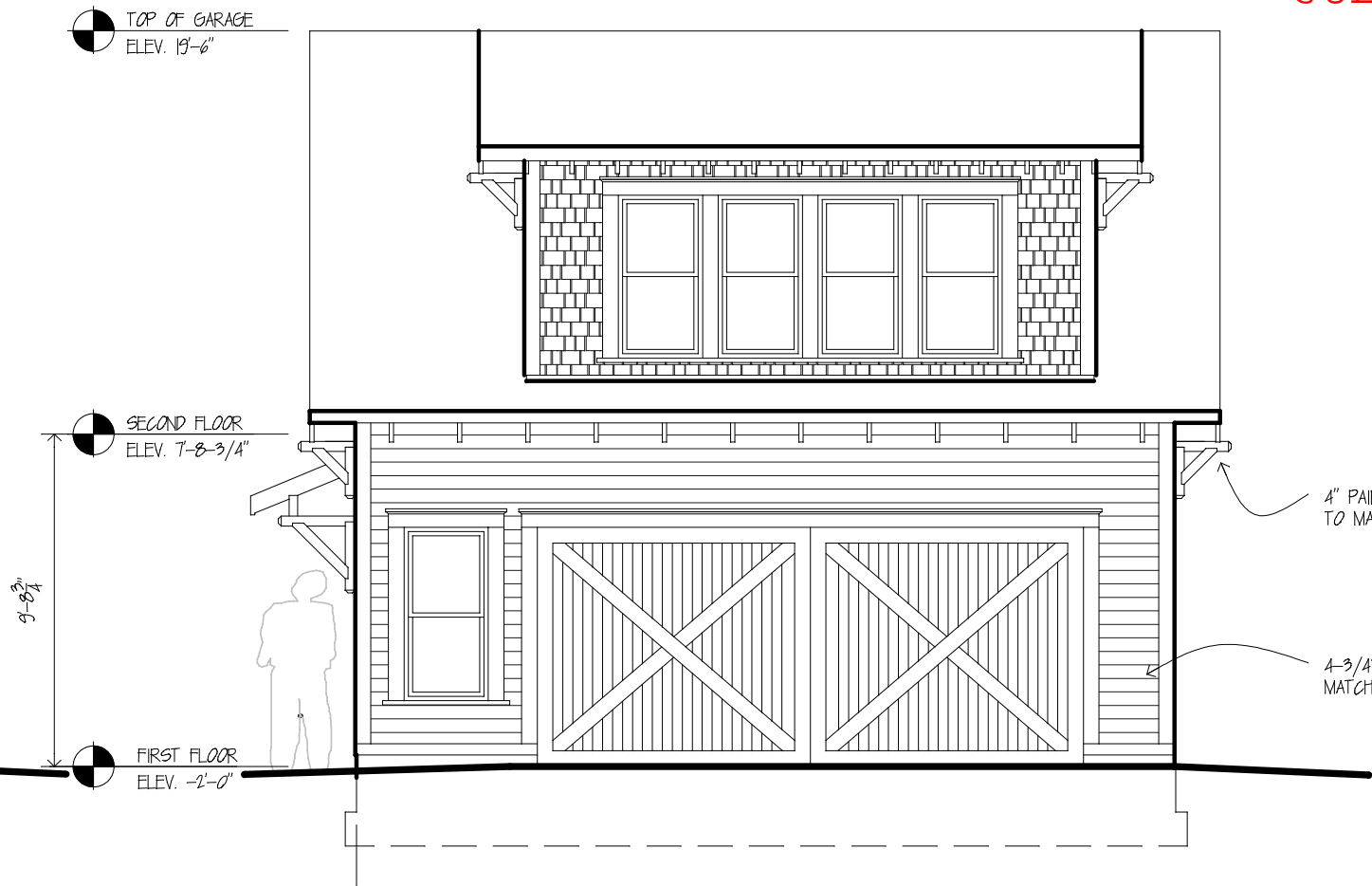


AUGUST 2014



⊙ HAMORTON ELEVATION

JULY 2014



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	N.A.	MATCH HOUSE COLOR



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

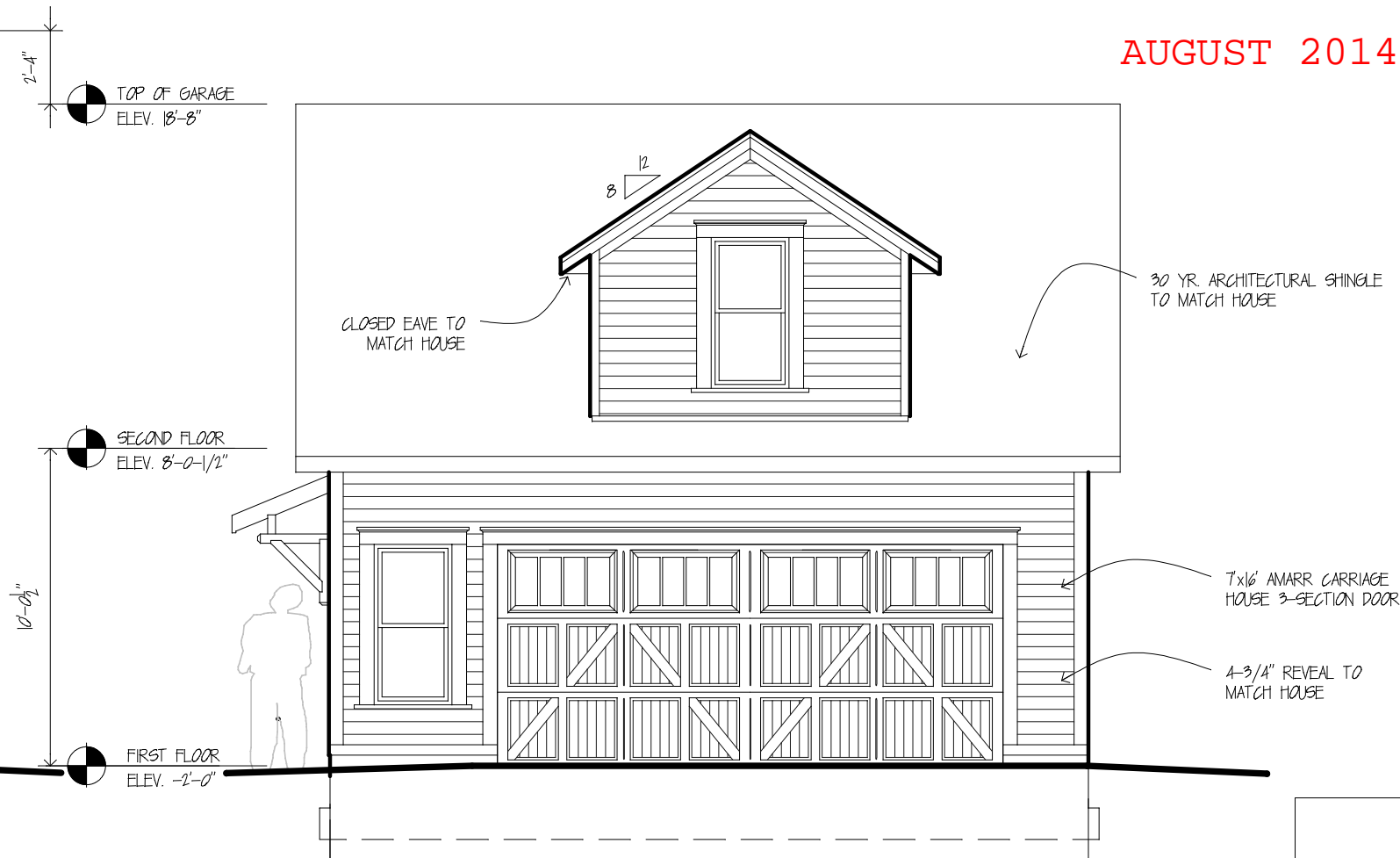
1400 PECAN AVENUE
GARAGE PROJECT
1400 PECAN AVENUE
CHARLOTTE, NORTH CAROLINA

CREATIVE ABUNDANCE
Design/ Build Contractor, LLC
PHONE: 704.363.7804

DATE:
07/03/2014
NAME:
ELEVATIONS
SHEET:

A
2.0

AUGUST 2014



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

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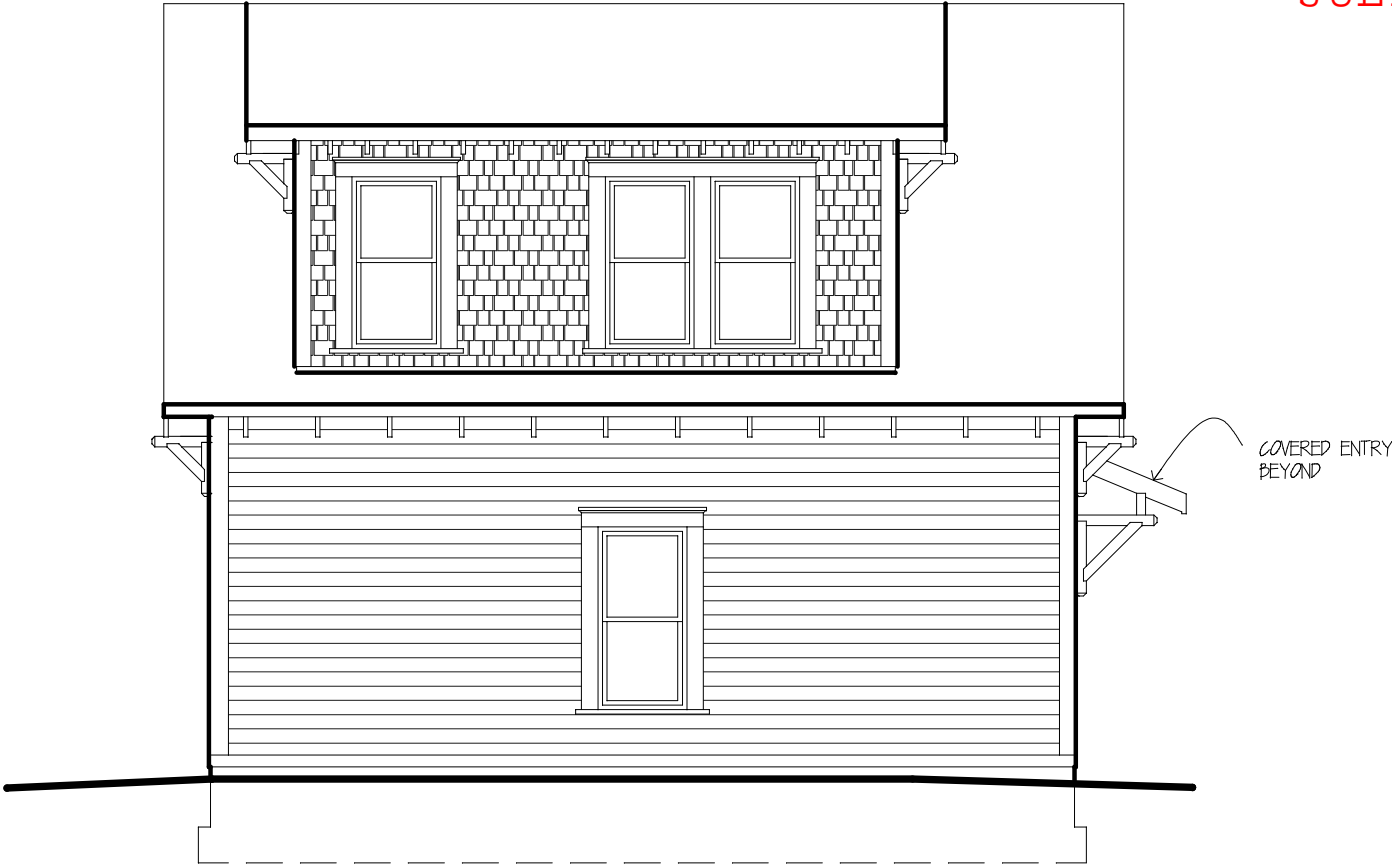
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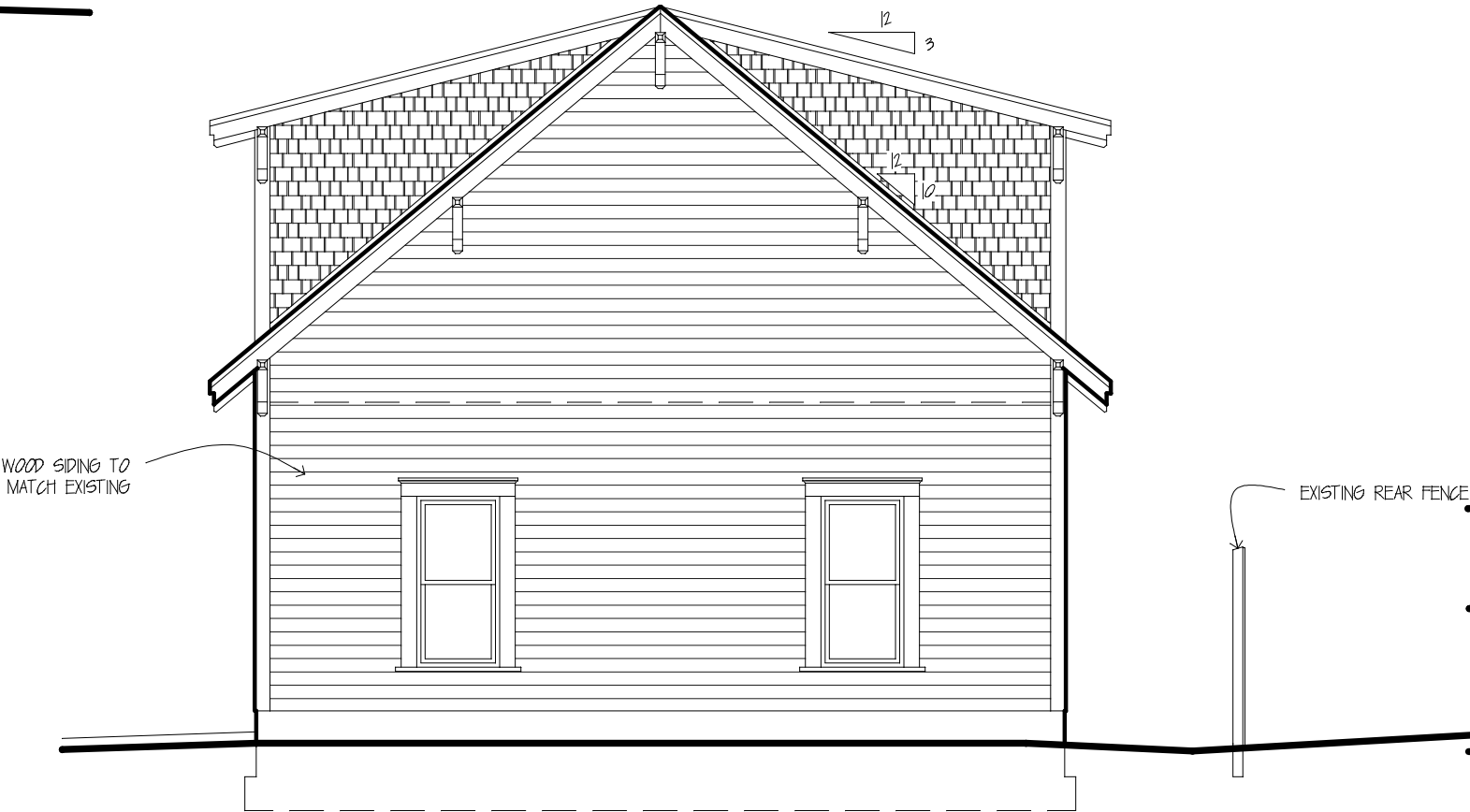
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07/24/2014
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JULY 2014



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



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

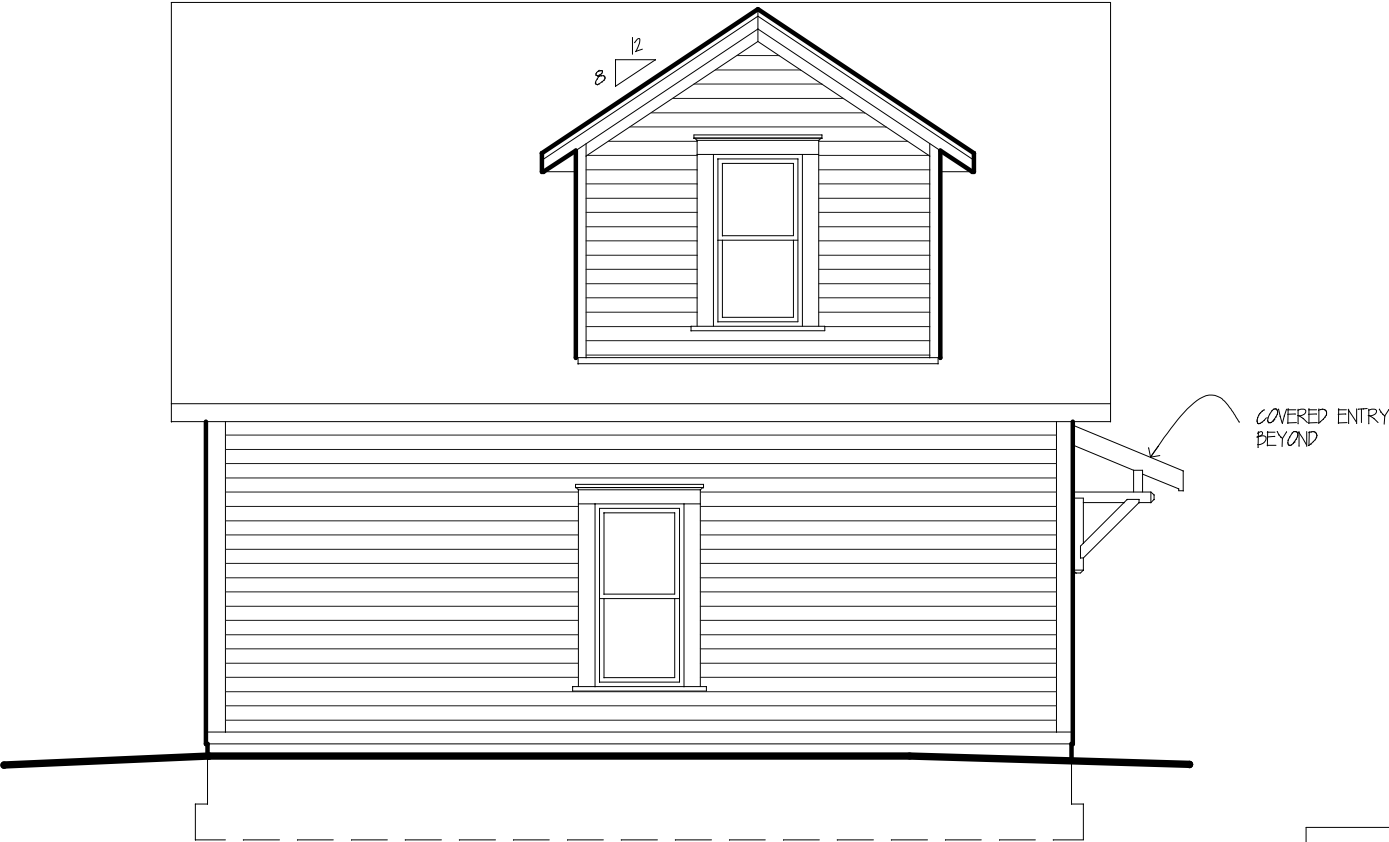
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AUGUST 2014



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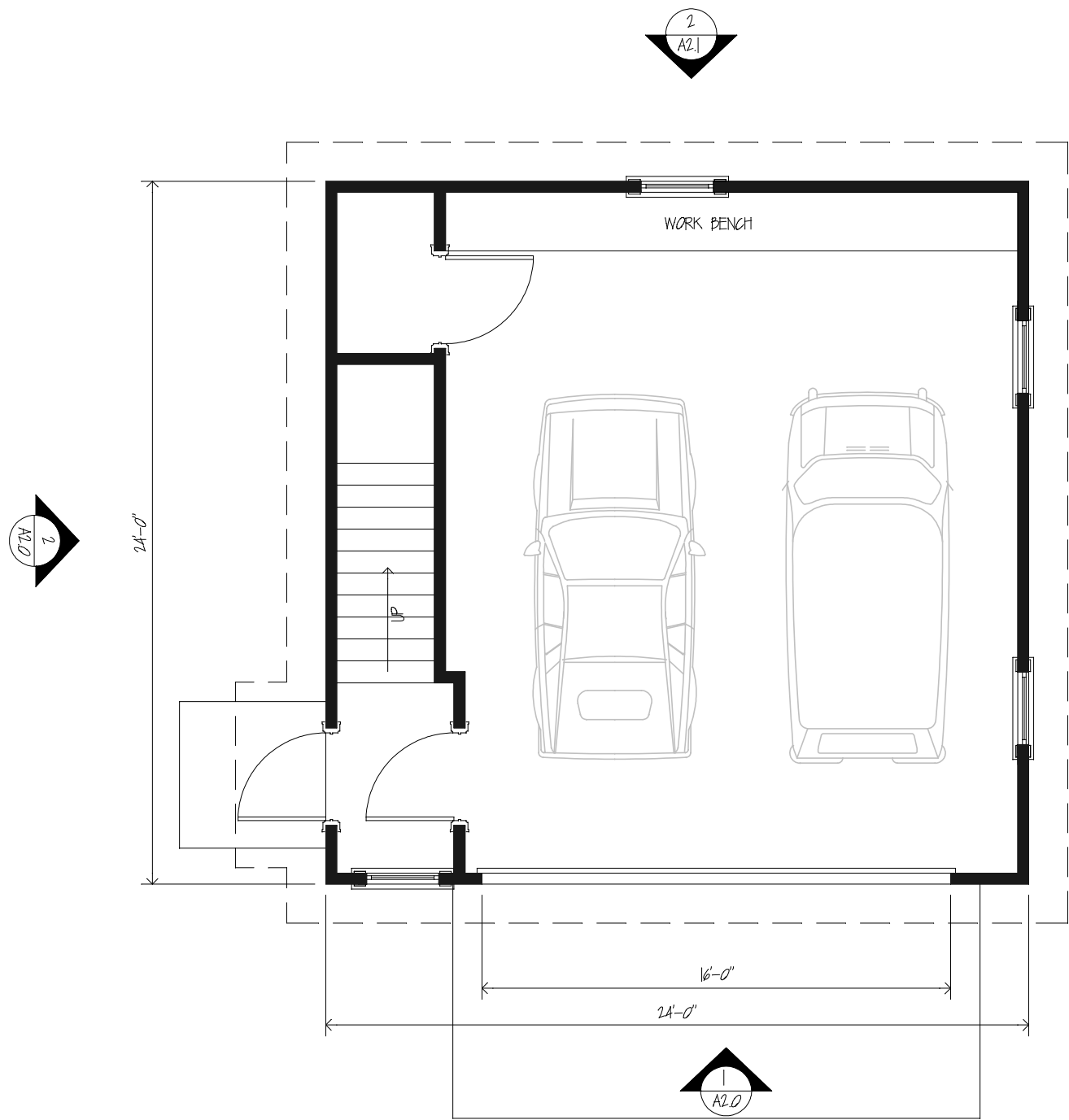
1 RIGHT SIDE ELEVATION
A-2.1 SCALE: 3/16" = 1'-0"

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GARAGE PROJECT
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CHARLOTTE, NORTH CAROLINA

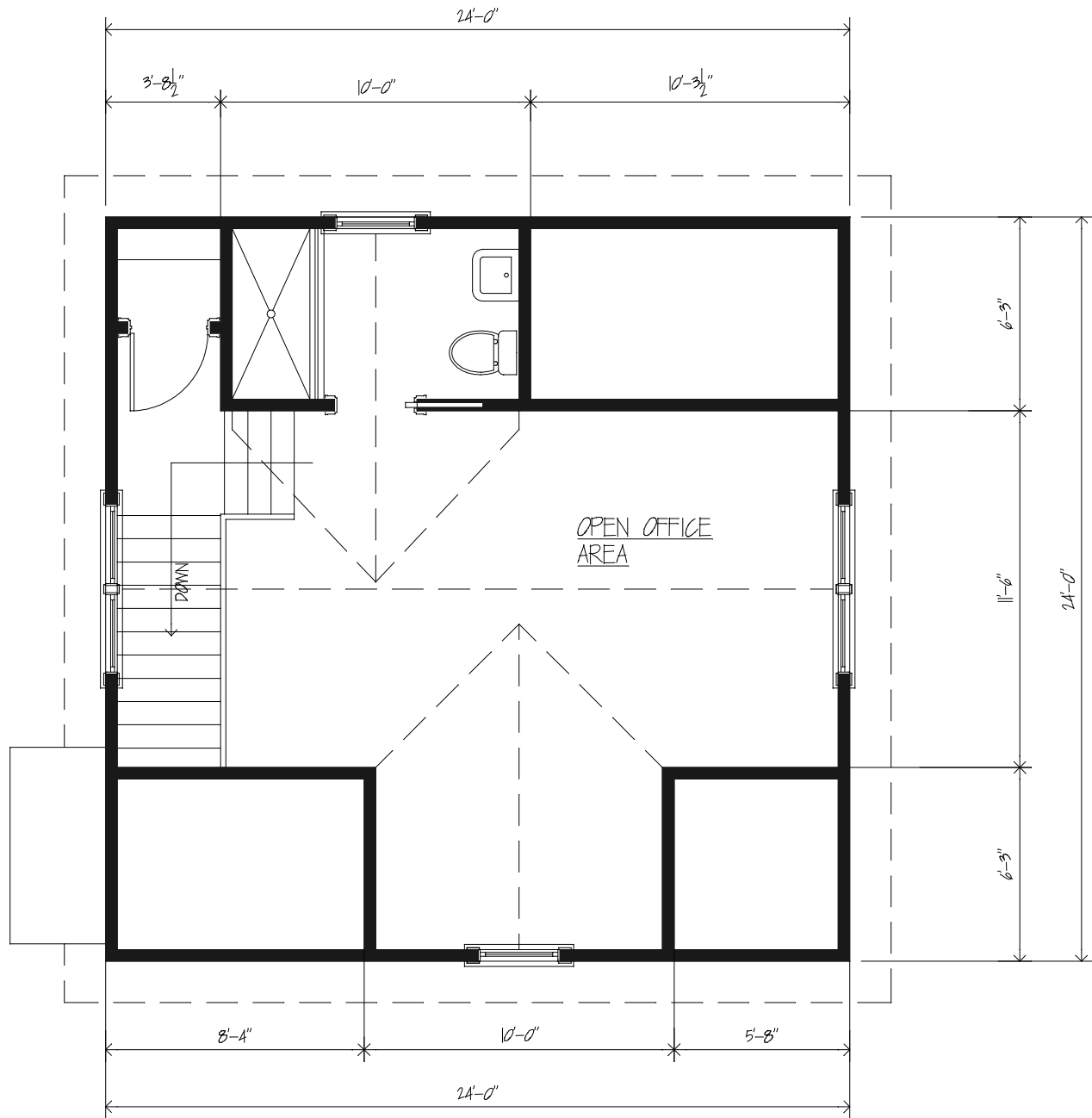
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DATE:
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2.1



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



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

1400 PECAN AVENUE
GARAGE PROJECT
1400 PECAN AVENUE
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NAME:
FLOOR
PLANS

SHEET:

A
1.0



CLASSICA[®] COLLECTION



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.



Bordeaux with Jardin Windows (B75)



Cortona with Closed Square (C2)



Tuscany with Closed Arch (T1)



Valencia with Seine Windows (V8)

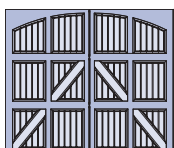


Lucern with Thames Windows (L10)

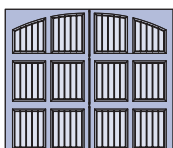


PANEL DESIGNS

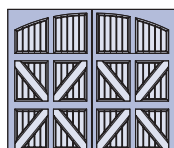
L1 • LUCERN
CLOSED ARCH



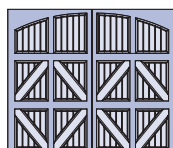
T1 • TUSCANY
CLOSED ARCH



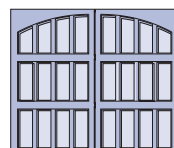
S1 • SANTIAGO
CLOSED ARCH



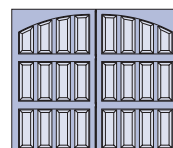
V1 • VALENCIA
CLOSED ARCH



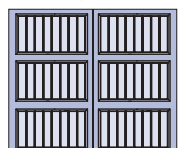
N1 • NORTHAMPTON
CLOSED ARCH



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 for odd width and height door illustrations.

CLASSICA® COLLECTION

Construction



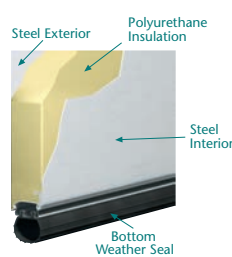
1000 Single-Layer: Steel



2000 Double-Layer: Steel + Insulation



3000 Triple-Layer: Steel + Insulation + Steel



Specifications

	CLASSICA 1000	CLASSICA 2000	CLASSICA 3000
PANEL DESIGNS			
Carriage House	7 Designs	7 Designs	7 Designs
INSULATION¹		Polystyrene	Polyurethane
R-VALUE²		6.64	13.35
ENERGY EFFICIENCY		Better	Best
QUIET OPERATION		Better	Best
DOOR THICKNESS	2" (5.1cm)	2" (5.1cm)	2" (5.1cm)
WINDOW GLASS OPTIONS			
1/8" (0.32cm) Tempered Double Strength	•	•	•
Insulated Glass			•
Obscure	•	•	•
WIND LOAD³ AVAILABLE	•	•	•
PAINT FINISH WARRANTY⁴	Lifetime	Lifetime	Lifetime
WORKMANSHIP/HARDWARE WARRANTY⁴	3 Years	5 Years	Lifetime

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

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

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

⁴ For complete warranty details, visit 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 for instructions on painting. Actual paint colors may vary from samples shown.

* Price upcharge applies.
† Odd heights not available.

TWO-TONE PAINT OPTIONS*

	BASE DOOR					
PANEL	TRUE WHITE	ALMOND	WICKER TAN	SANDTONE	TERRATONE	DARK BROWN
TRUE WHITE						
ALMOND						
WICKER TAN						
SANDTONE						
TERRATONE						
DARK BROWN						
HUNTER GREEN						
GRAY						

Decorative Hardware & Lock

ALUMINUM Aluminum hinges with clavos not recommended for arched openings.



CANTERBURY

STAMPED STEEL



BLUE RIDGE

ALPINE LOCK

YOUR LOCAL AMARR DEALER:

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.