

---

**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>	
<b>1. Size</b>	<i>the relationship of the project to its site</i>
<b>2. Scale</b>	<i>the relationship of the building to those around it</i>
<b>3. Massing</b>	<i>the relationship of the building's various parts to each other</i>
<b>4. Fenestration</b>	<i>the placement, style and materials of windows and doors</i>
<b>5. Rhythm</b>	<i>the relationship of fenestration, recesses and projections</i>
<b>6. Setback</b>	<i>in relation to setback of immediate surroundings</i>
<b>7. Materials</b>	<i>proper historic materials or approved substitutes</i>
<b>8. Context</b>	<i>the overall relationship of the project to its surroundings</i>
<b>9. Landscaping</b>	<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*

South Blvd

Cleveland Av

Rensselaer Av

Euclid Av

Berkeley Av

Mt Vernon

E Park Av

Euclid Av

E Park Av

Lyndhurst Av

Map Printdate;  
August, 2014

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



0 100 200 400 Feet



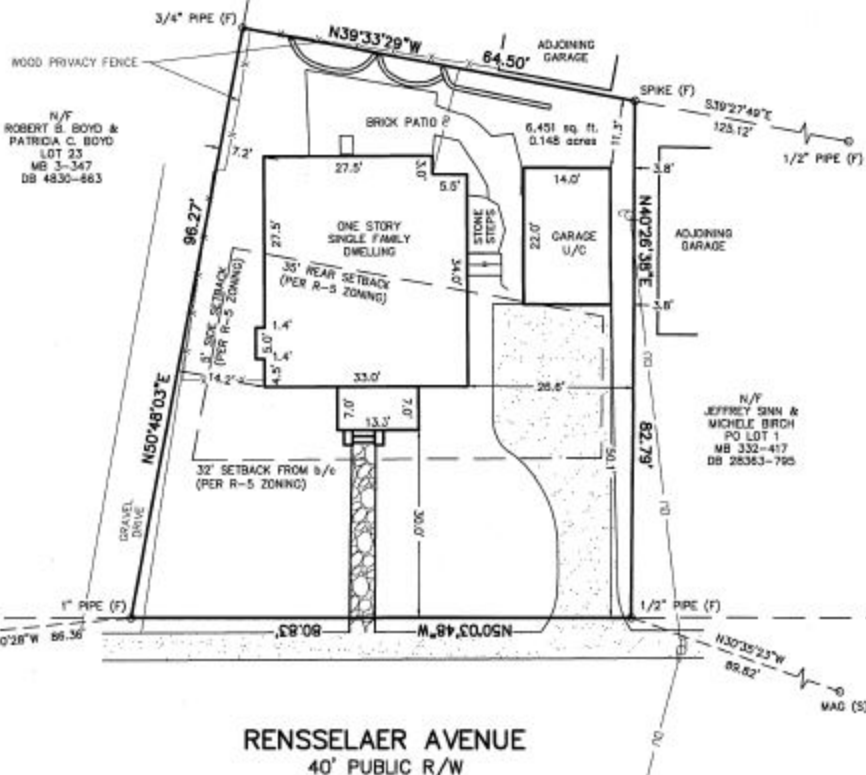
VICINITY MAP

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

COMMUNITY NUMBER: 370159 MAP NUMBER: 3710454300K  
EFFECTIVE DATE: FEBRUARY 19, 2014 ZONE: X (OUT)



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



RENSSELAER AVENUE  
40' PUBLIC R/W

LEGEND

- O PROPERTY CORNER
- (F) FOUND
- (S) SET
- #40 No. 4 REBAR
- #50 No. 5 REBAR
- SPK 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
- MAO SURVEY NAIL
- U/C UNDER CONSTRUCTION
- OU OVERHEAD UTILITIES
- F- FENCING
- D- UTILITY POLE

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

**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

**PHYSICAL SURVEY**  
of  
**425 RENSSELAER AVENUE**  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.

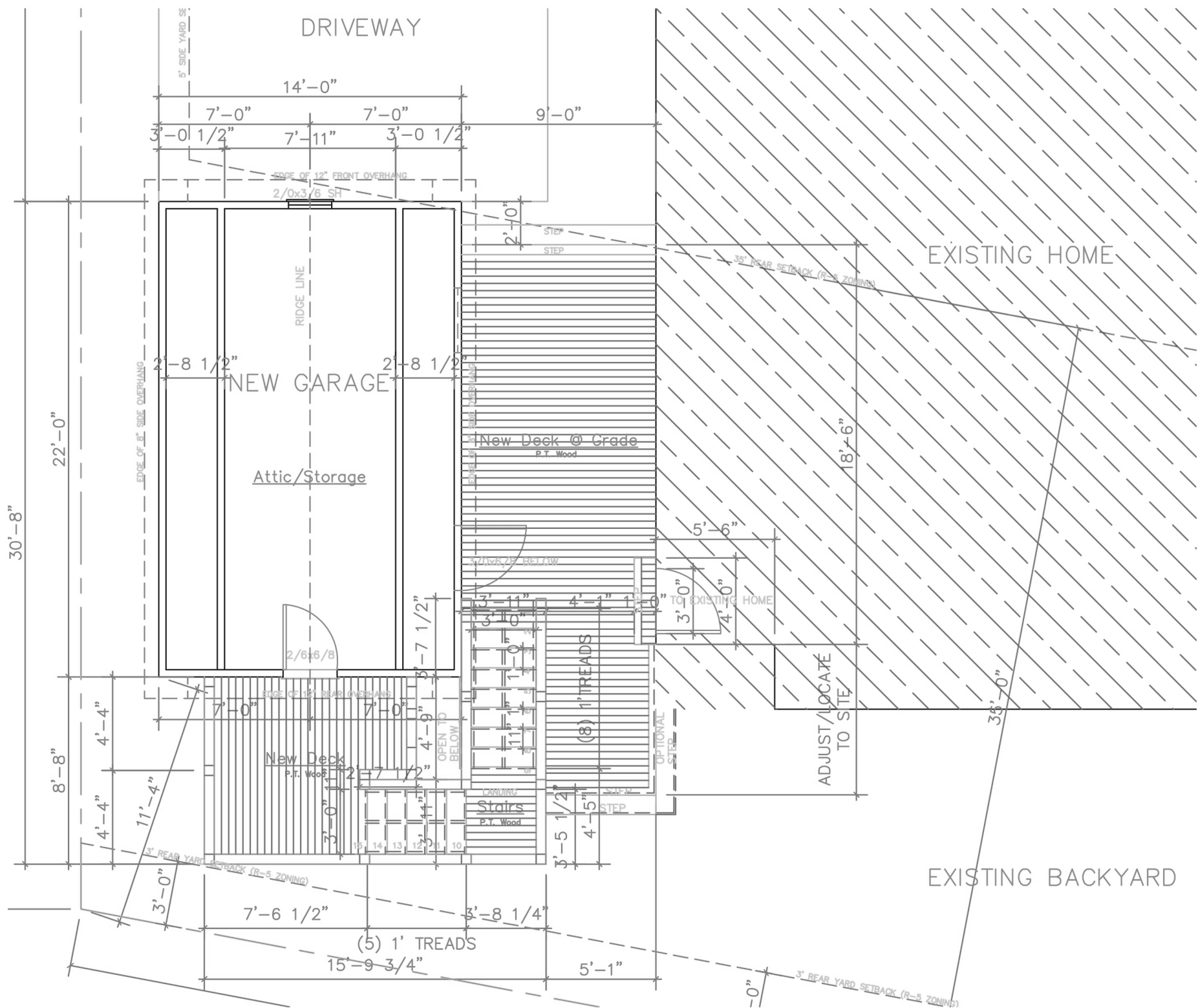
LOT 1 BLOCK MAPBOOK 332 PAGE 417  
SUBDIVISION PROPERTY OF M.J. RIGLER  
DEED REFERENCE: DB8994-229  
for  
**NANCY WEEKLEY**

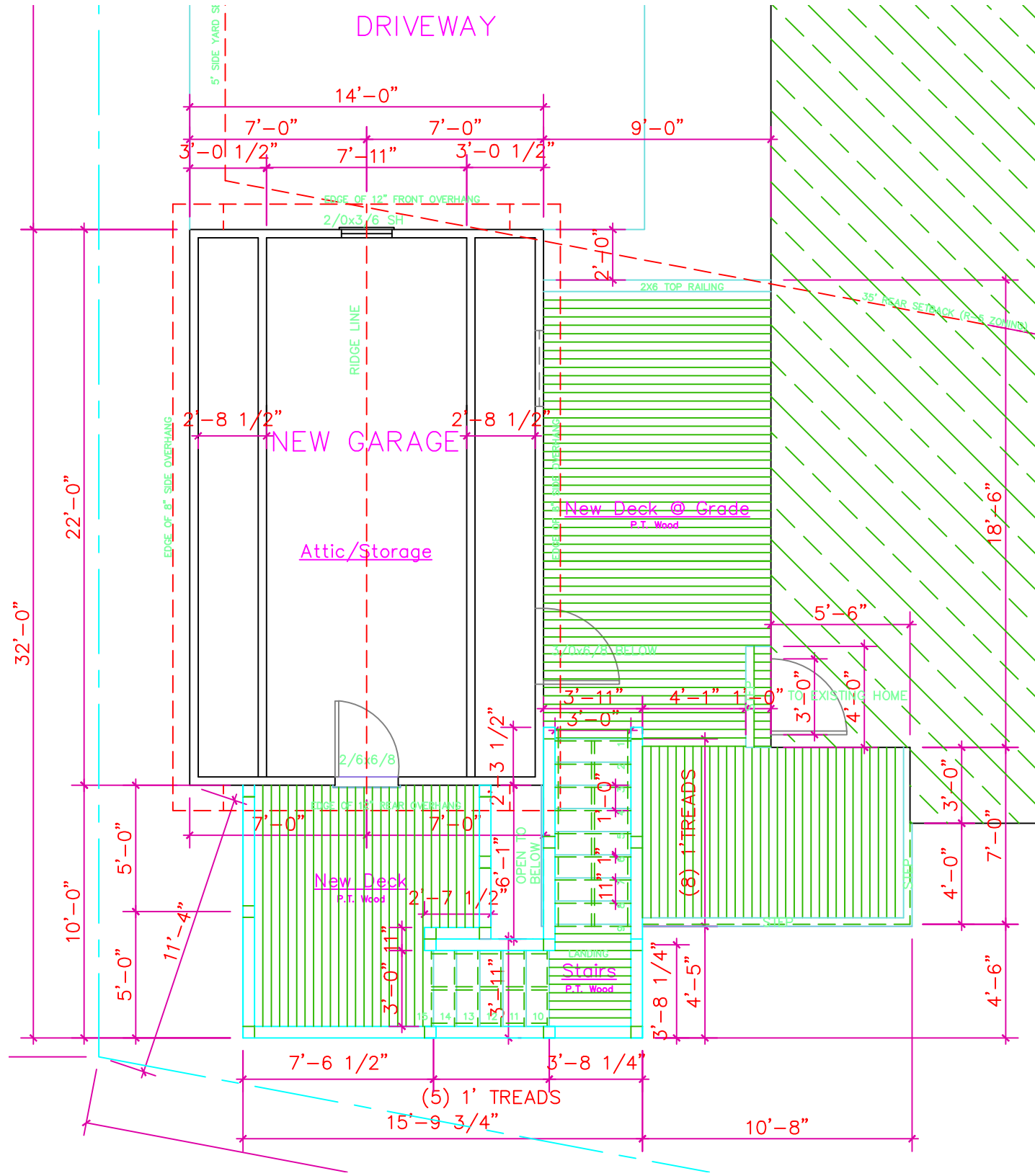
SURVEYED: D.B. COBOLD DATE: 06/18/2014 REV.  
DRAWN: B.S. WENSLEY UPDATE:



JOB# 14105 FILE# 4







October 2014



Robert  
Vervoot  
Design

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

**LIABILITY CLAUSE AND DISCLAIMER:**  
Robert Vervoot 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 Vervoot, shall be held harmless in any claims and/or disputes resulting from any action taken in regards to the information contained within these documents, including but not limited to failure 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 respects 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

**ORIGINAL ISSUE DATE :**  
September 12, 2014

**REVISIONS :**

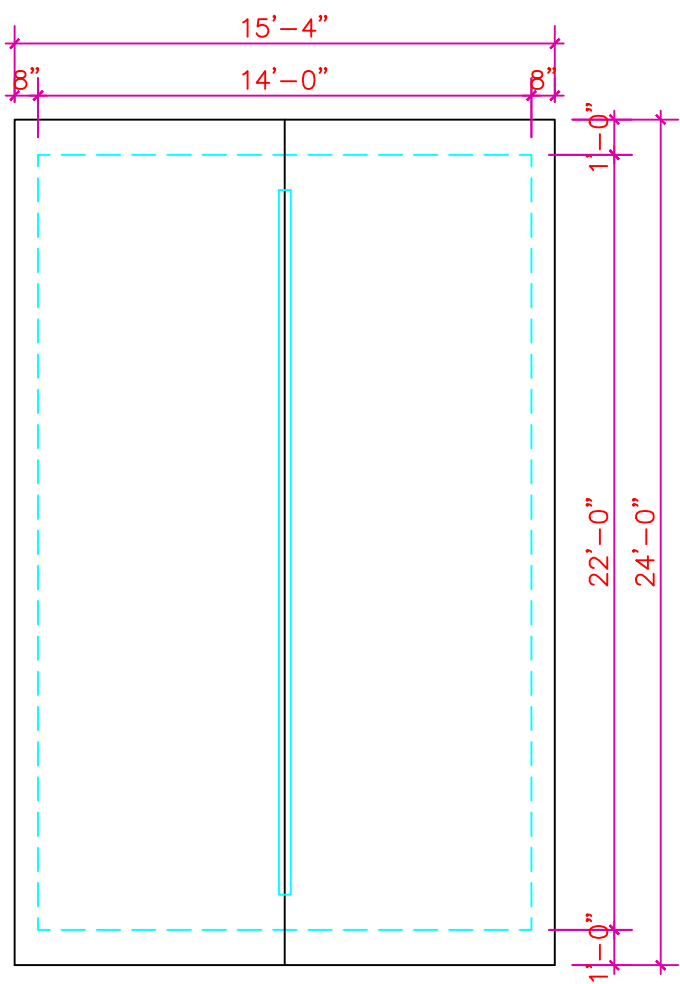
**PROJECT :**  
14-124

**SHEET TITLE :**  
NEW GARAGE  
PLANS

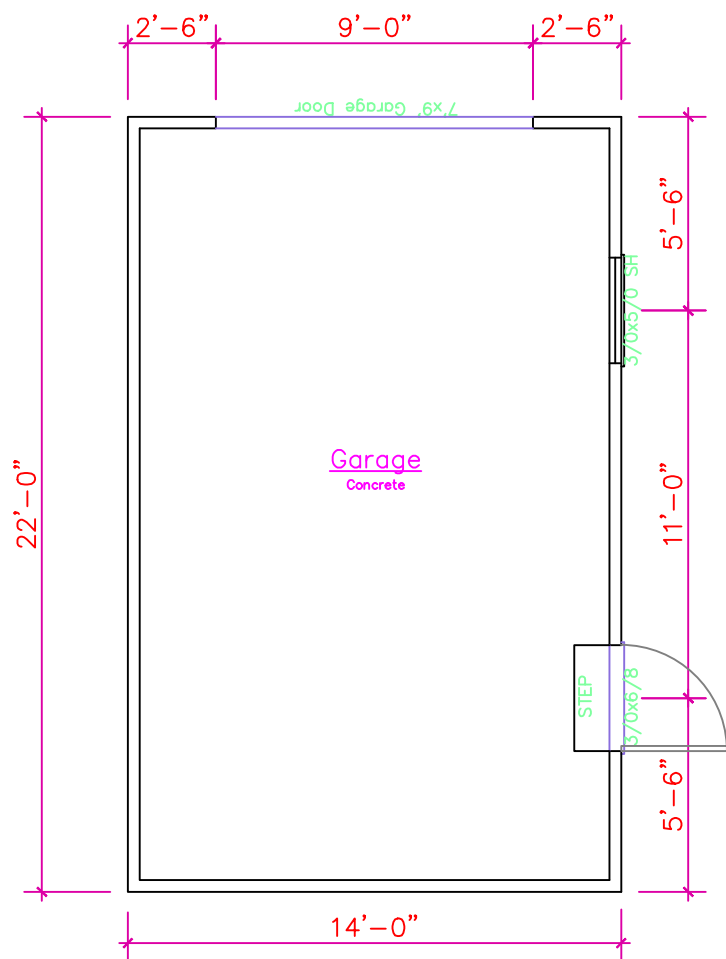
**SHEET :**

A1.0

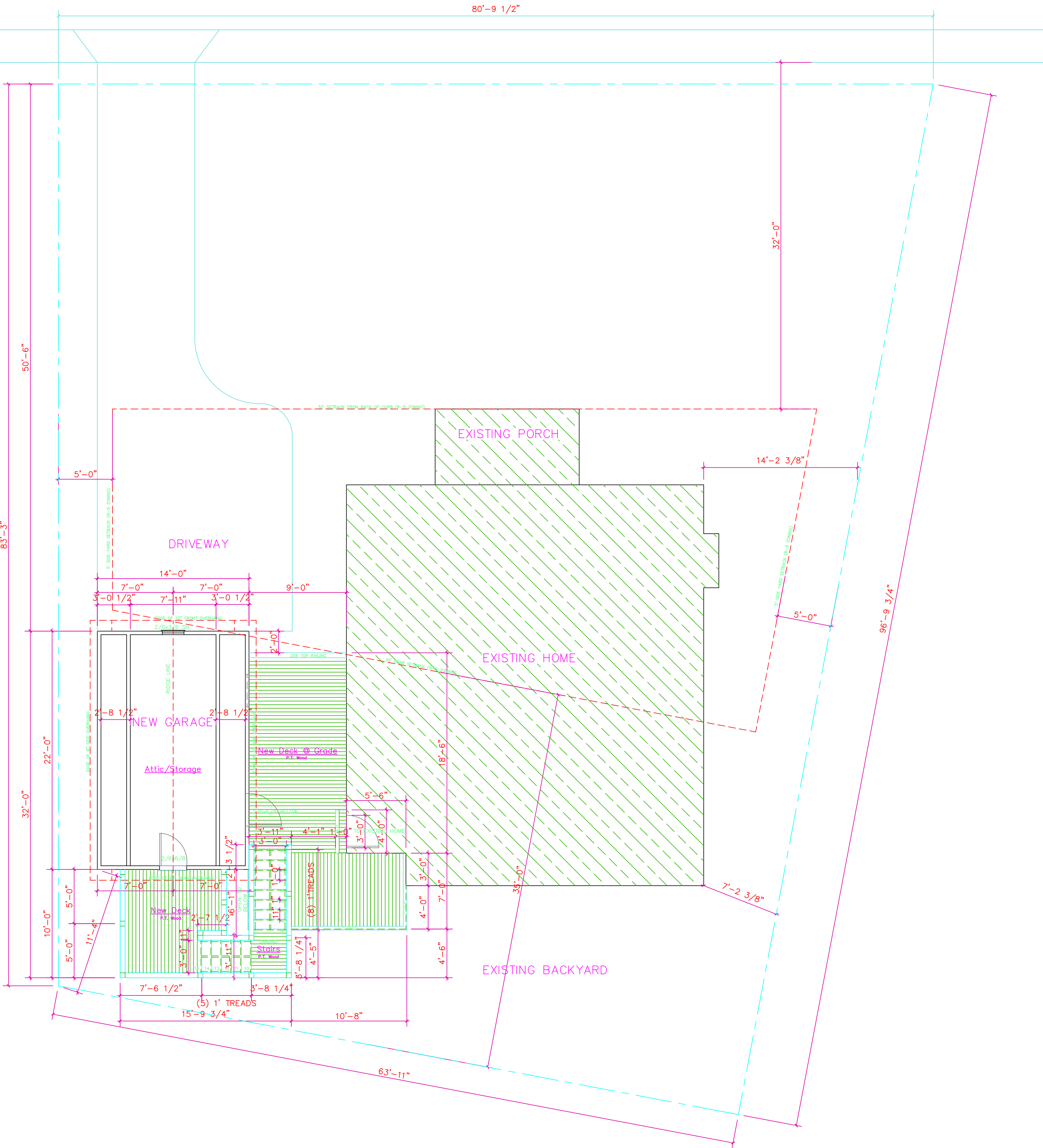
© Copyright 2014 Robert Vervoot



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

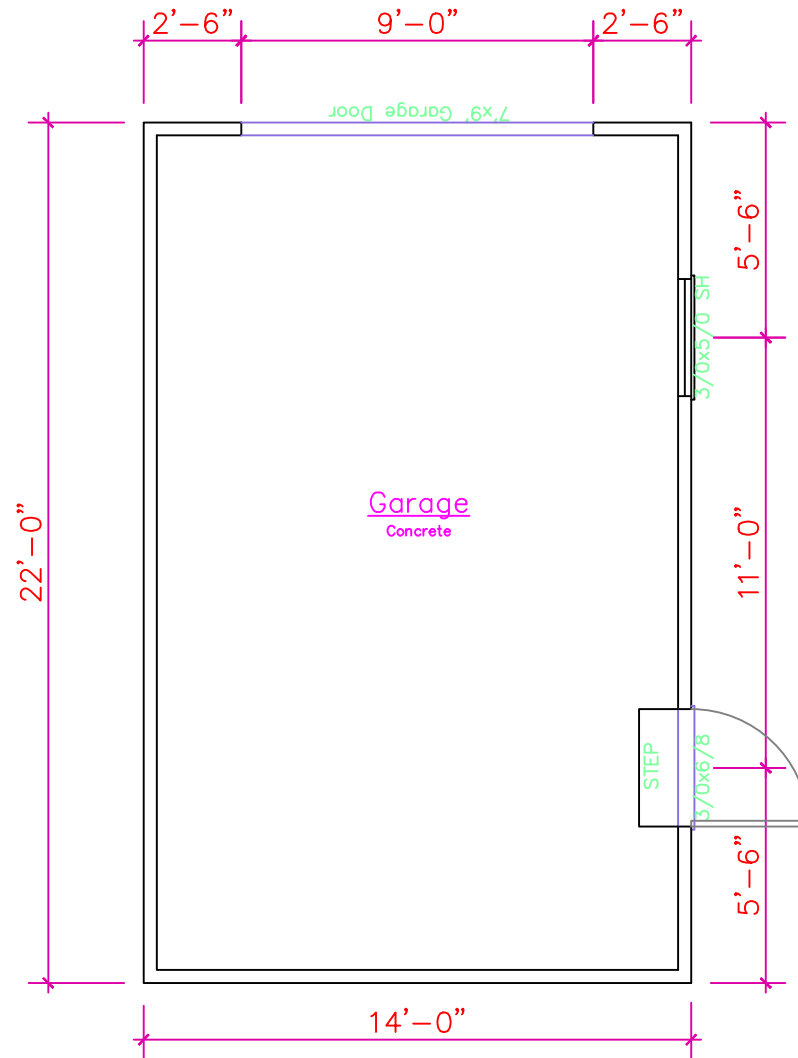


2 FIRST FLOOR  
SCALE: 3/16"=1'-0"



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

October 2014



## 2 FIRST FLOOR

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



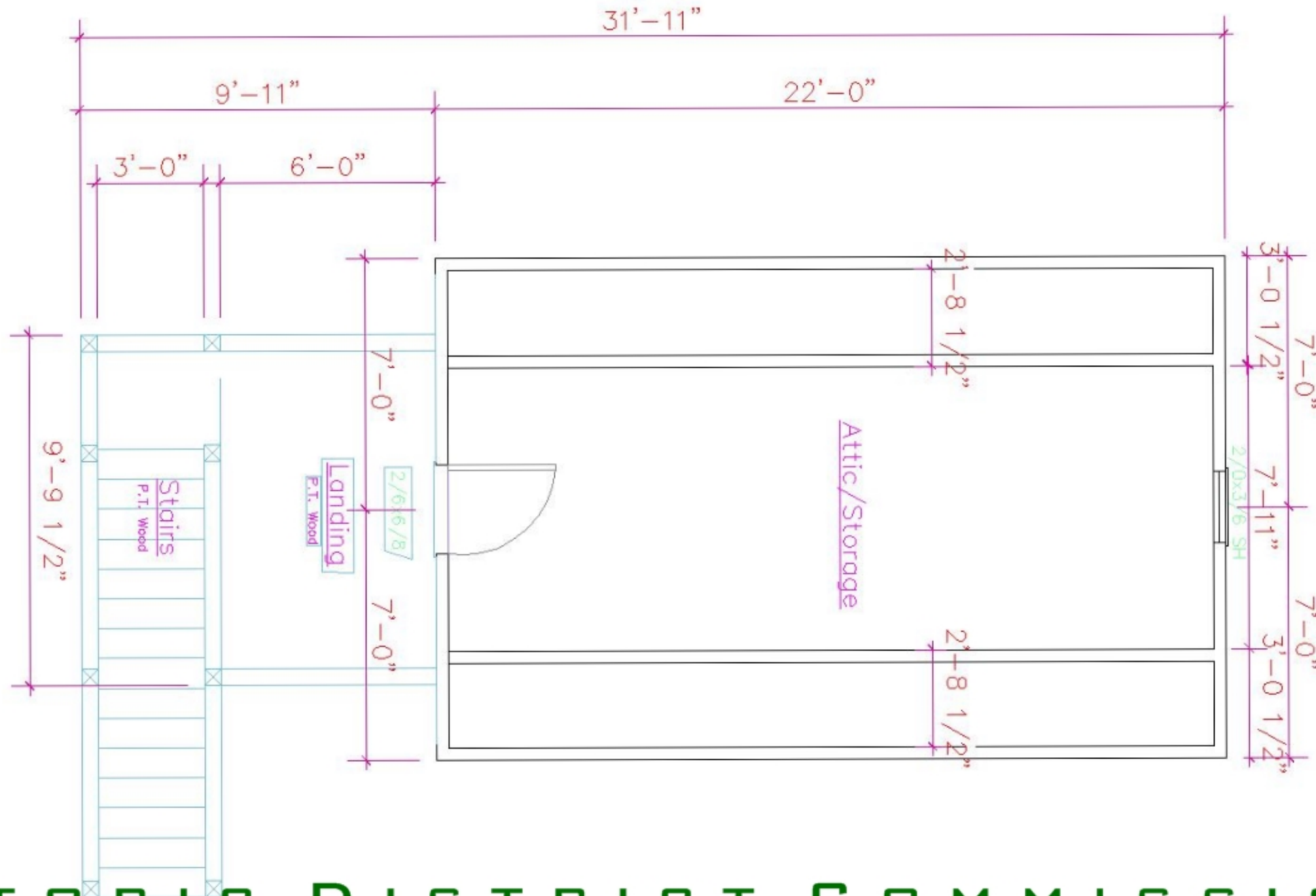


GRAY RESIDENTIAL  
DESIGN & CONSTRUCTION SERVICES

# WEEKLEY RESIDENCE DETACHED GARAGE

## ATTIC / DECK PLAN

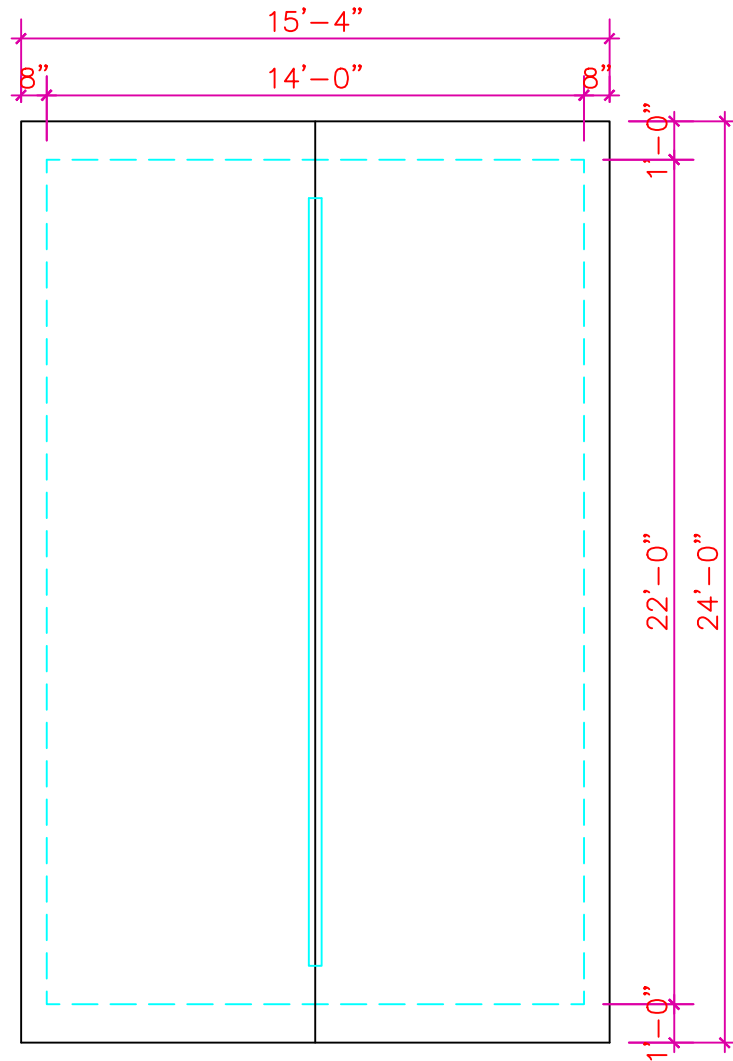
September 2014



HISTORIC DISTRICT COMMISSION  
PRESENTATION SEPTEMBER 1, 2014

DILWORTH HISTORIC DISTRICT PARCEL # 12302907

October 2014

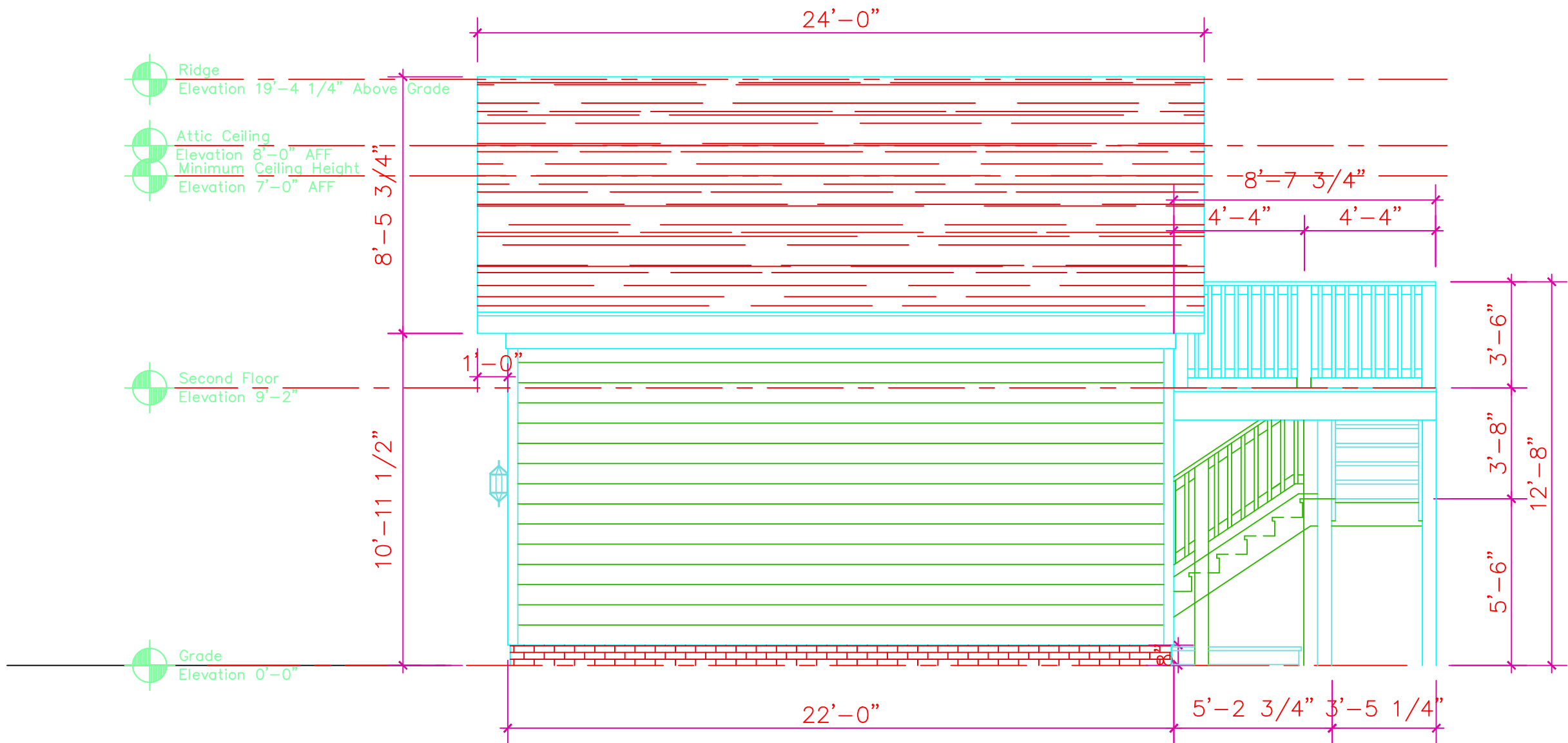


3 ROOF PLAN

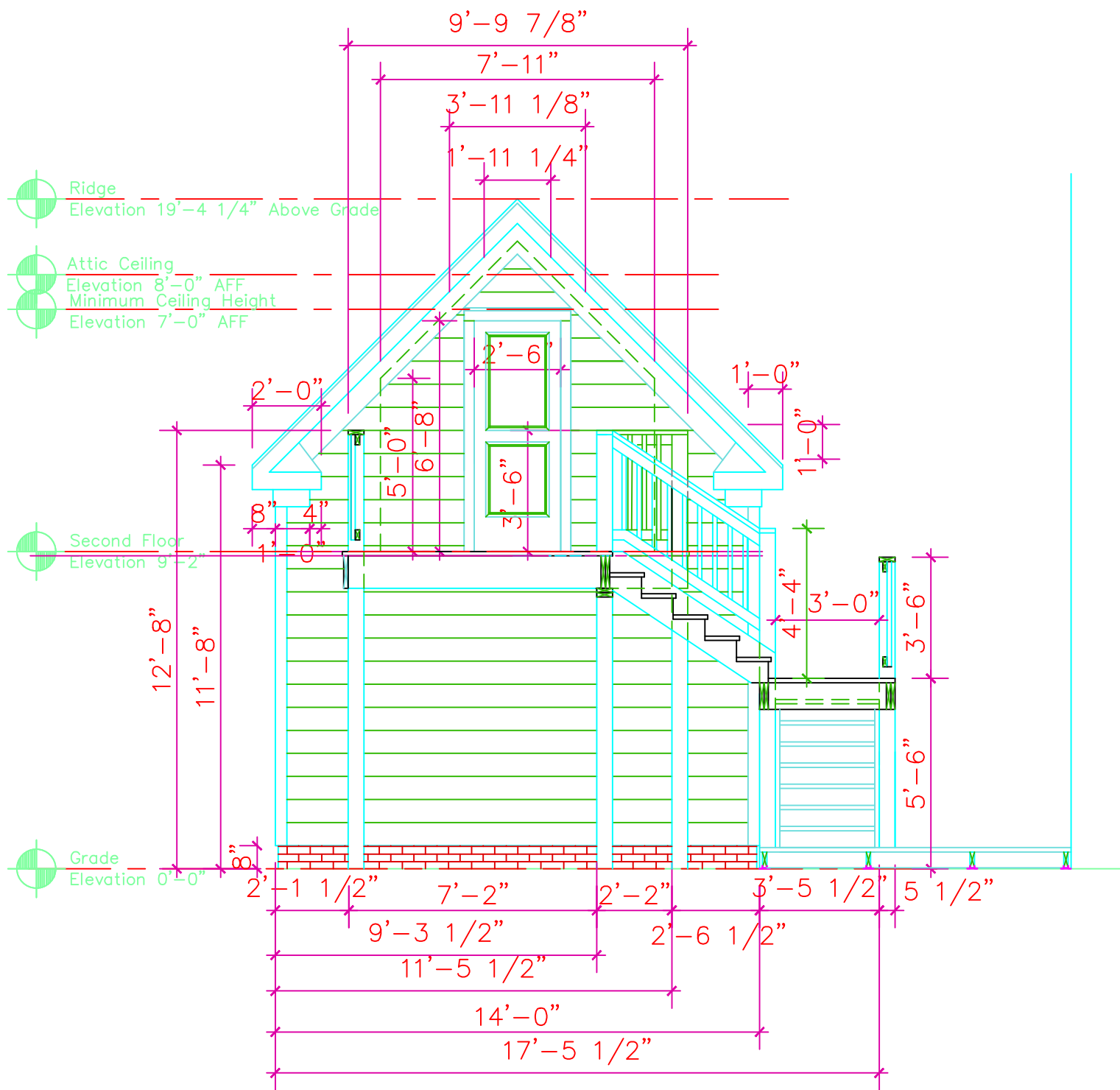
---

SCALE:  $\frac{3}{16}" = 1'-0"$

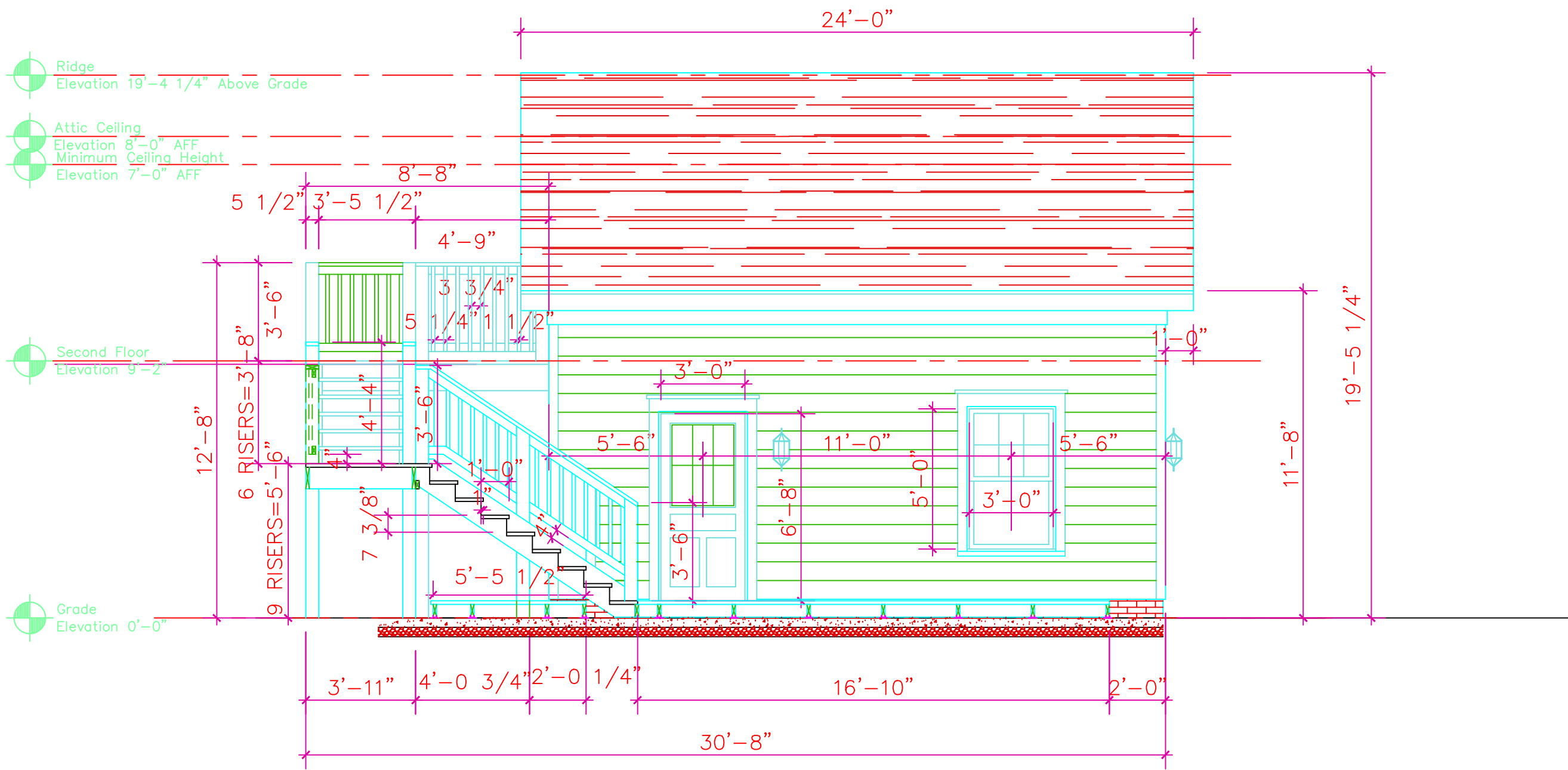
October 2014



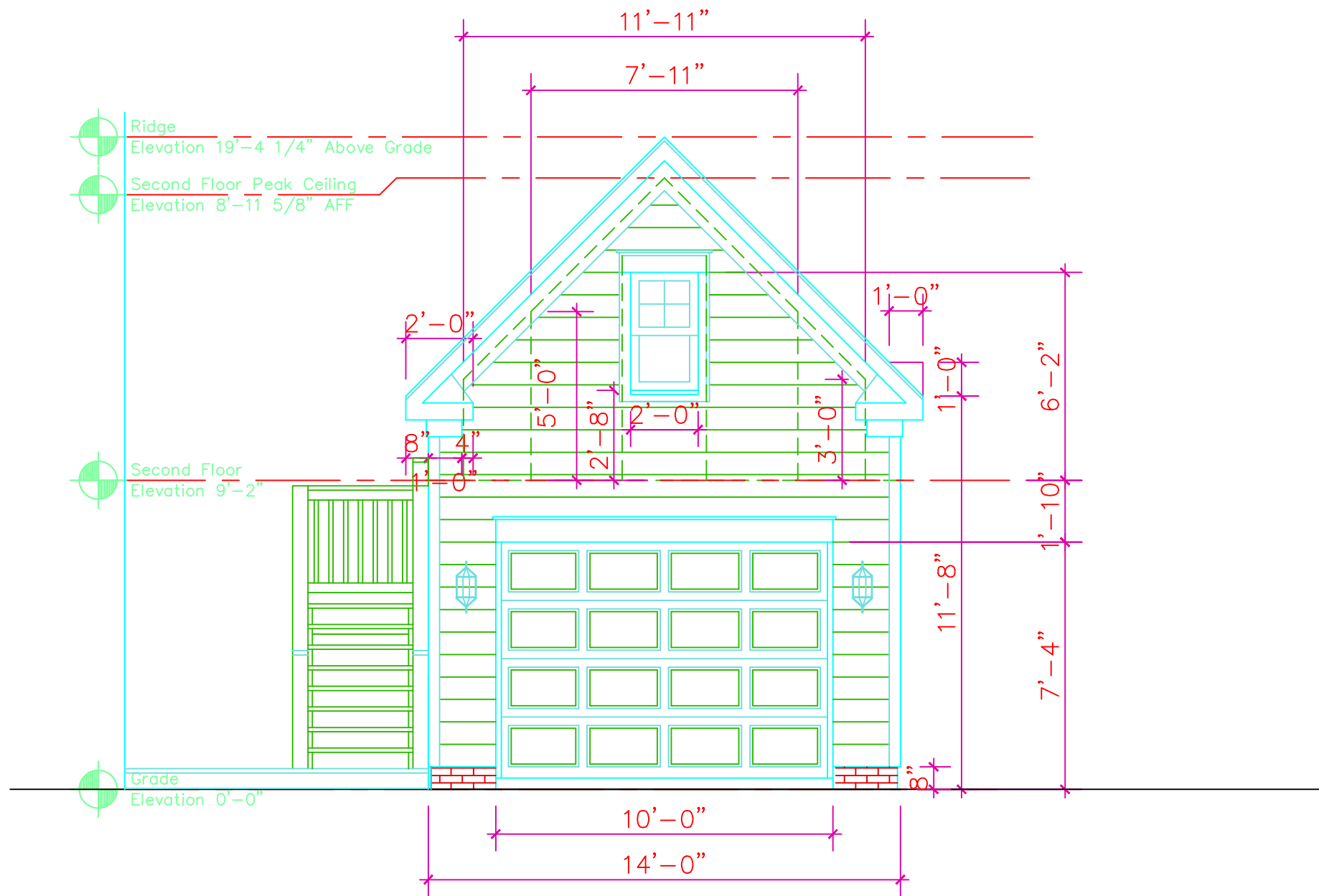
4 RIGHT ELEVATION  
SCALE: 1/4"=1'-0"



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



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



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



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 action taken in regards to the information contained within these documents, including but not limited to failure 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 respects 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

ORIGINAL ISSUE DATE :

September 30, 2014

REVISIONS :

PROJECT :

14-124

SHEET TITLE :

NEW GARAGE  
ELEVATIONS

SHEET :

A2.0



**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

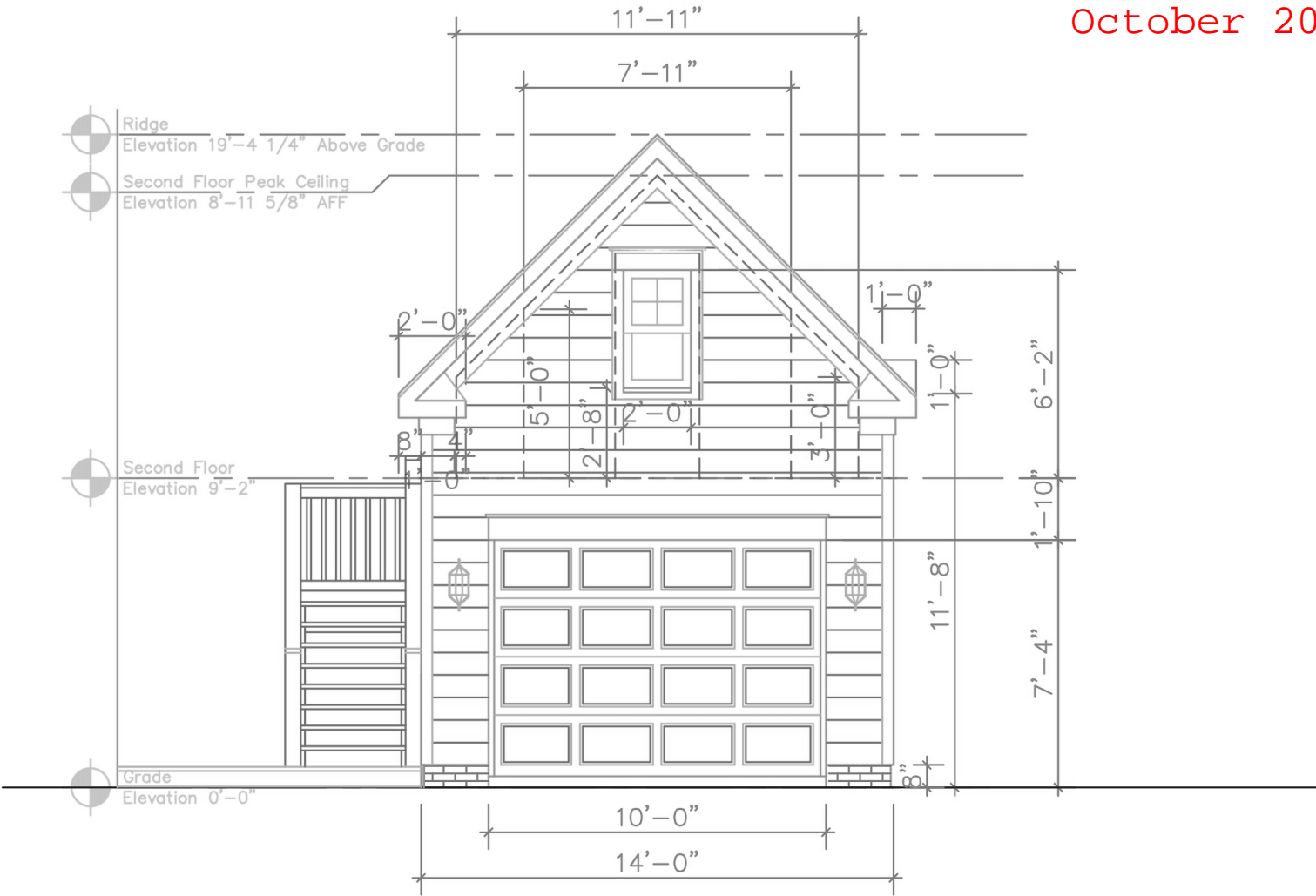
September 2014

HISTORIC DISTRICT COMMISSION

PRESENTATION SEPTEMBER 1, 2014

DILWORTH HISTORIC DISTRICT PARCEL # 12302907

October 2014



1

FRONT ELEVATION

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



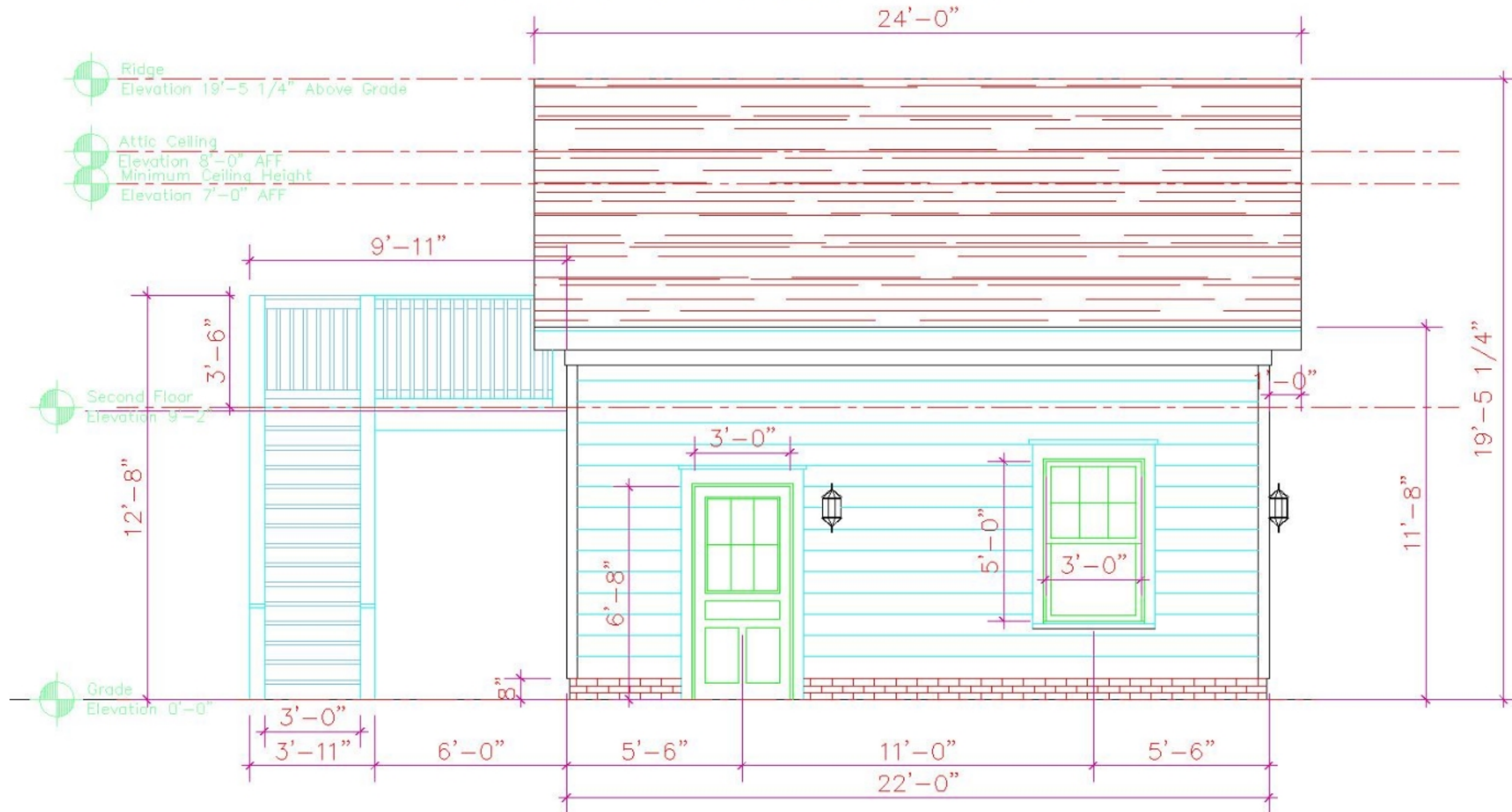
GRAY RESIDENTIAL  
DESIGN & CONSTRUCTION SERVICES

September 2014

# WEEKLEY RESIDENCE

## DETACHED GARAGE

### 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

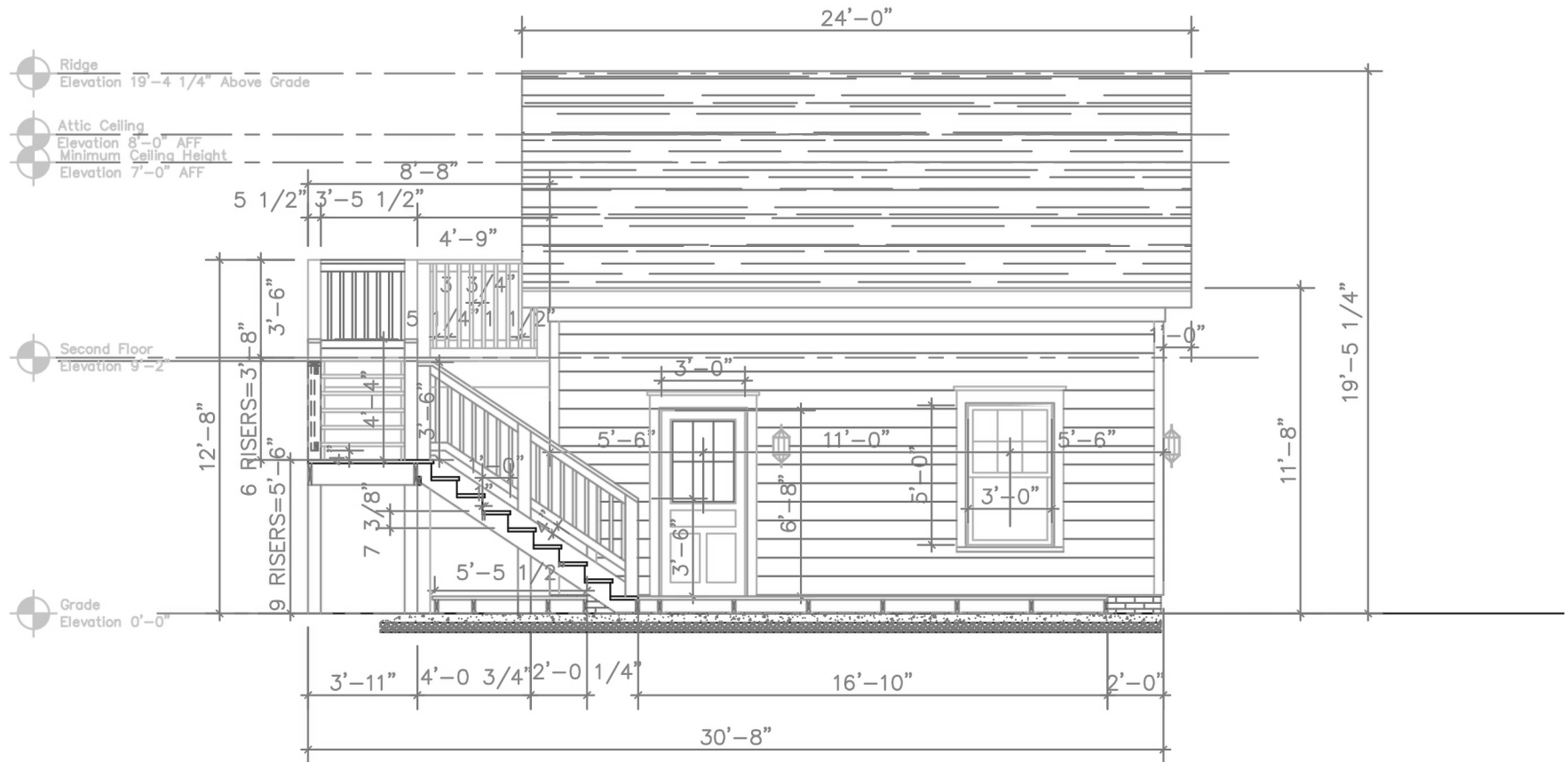
HISTORIC DISTRICT COMMISSION

PRESENTATION SEPTEMBER 1, 2014

DILWORTH HISTORIC DISTRICT PARCEL # 12302907



October 2014



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

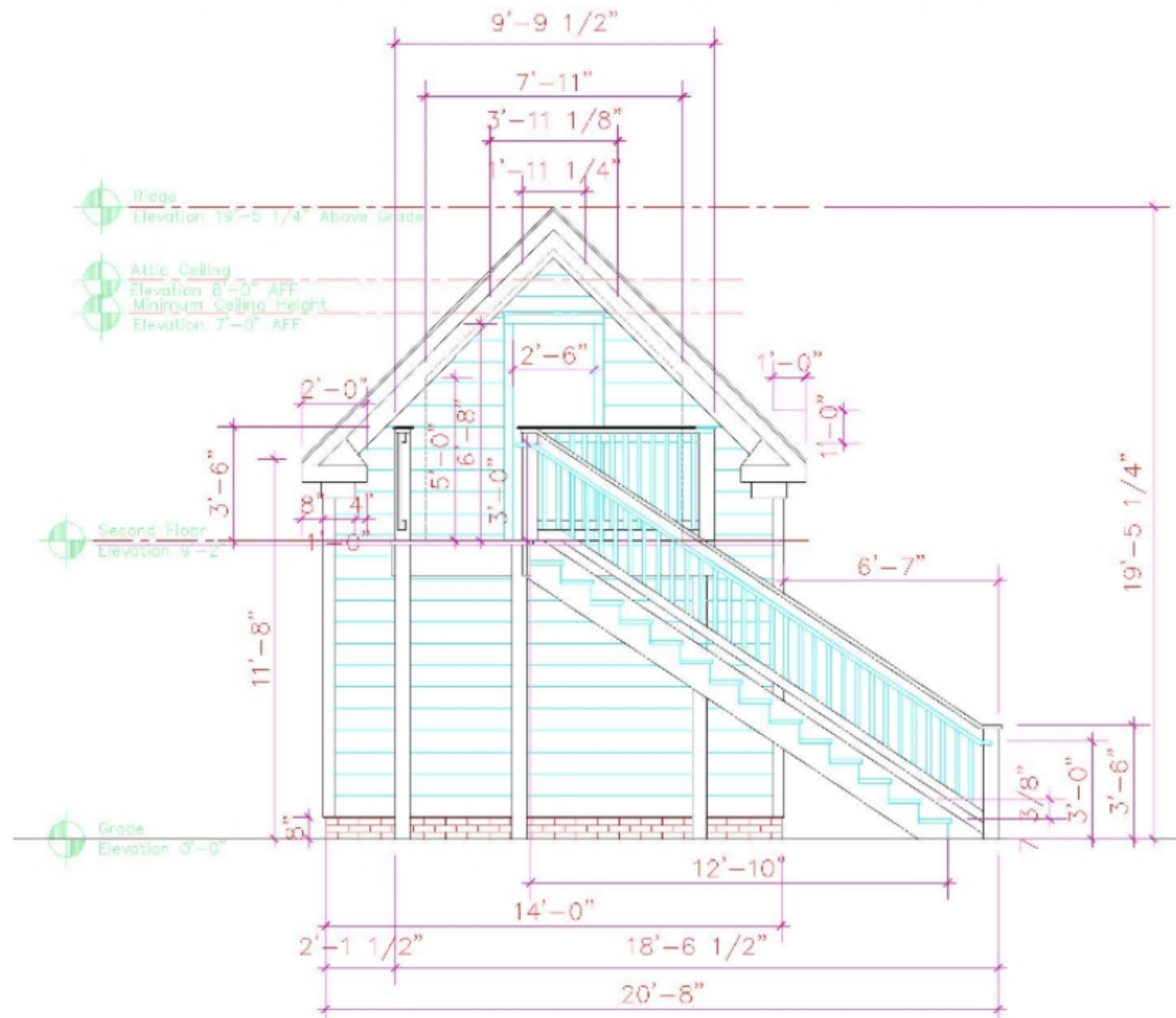




GRAY RESIDENTIAL  
DESIGN & CONSTRUCTION SERVICES

# WEEKLEY RESIDENCE DETACHED GARAGE

## REAR ELEVATION



September 2014

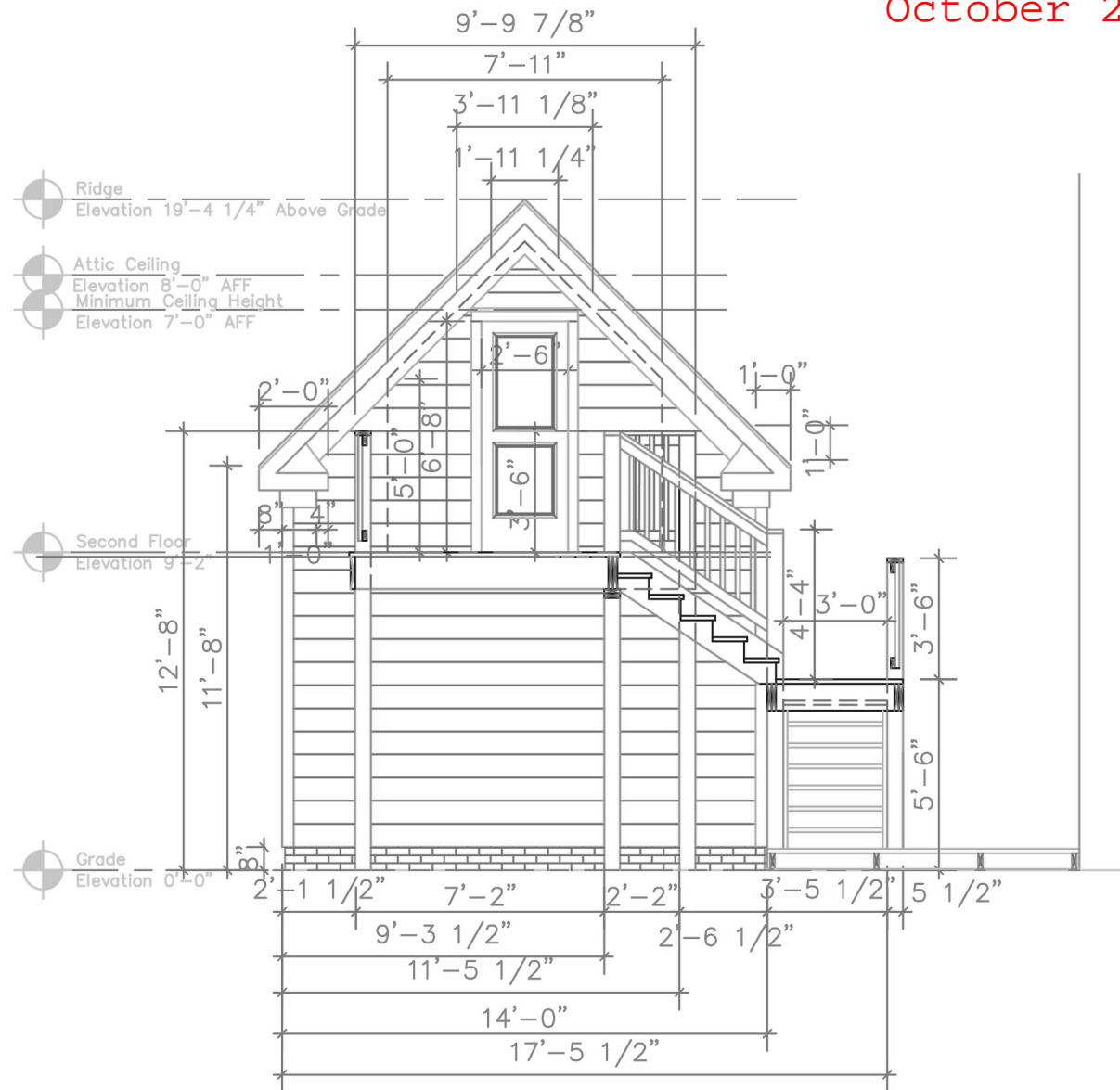
## DIMENSIONS

HISTORIC DISTRICT COMMISSION

PRESENTATION SEPTEMBER 1, 2014

DILWORTH HISTORIC DISTRICT PARCEL # 12302907

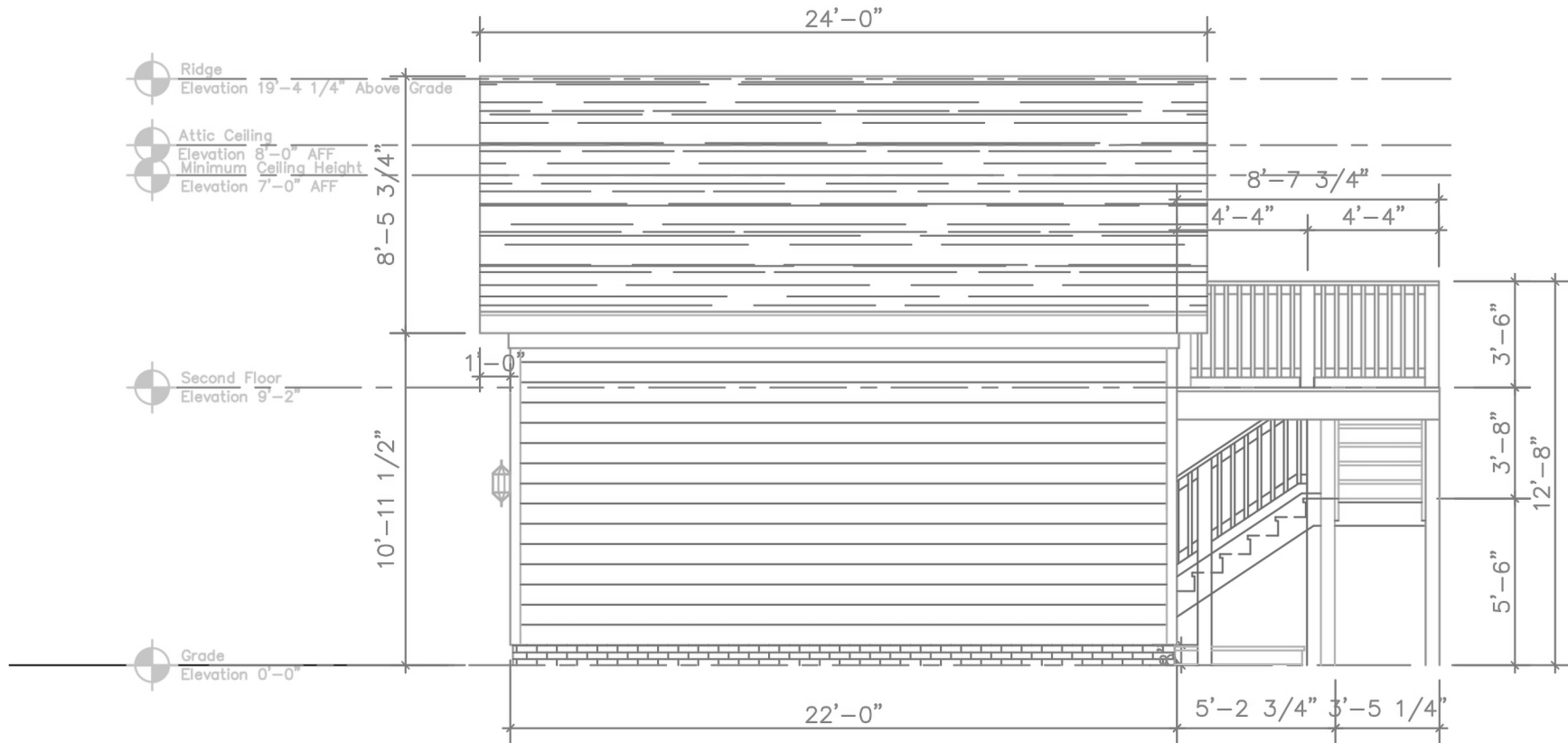
October 2014



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



October 2014



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