Details of Proposed Request

Existing Conditions
The existing home was built in 1927 and listed as a contributing structure in the Wesley Heights National Register. It is a one story bungalow with a combination front and side gabled roof. Porch supports are wood posts standing on stone piers. The chimney exterior is also stone.

Proposal
The proposal is a second floor addition and expansion to the rear and sides. New exterior finishes and details will match existing. The chimney will be raised per code requirements. The existing window in the front porch will be replaced with an entry door, the existing side facing entry door will be closed. The window arrangement on the side and rear elevations and roof design reflect changes to the interior.

Policy & Design Guidelines for Additions (p. 36)
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:
   a. Size: the relationship of the project to its site
   b. Scale: the relationship of the building to those around it
   c. Massing: the relationship of the building’s various parts to each other
   d. Fenestration: the placement, style and materials of windows and doors
   e. Rhythm: the relationship of fenestration, recesses and projections
   f. Setback: in relation to setback of immediate surroundings
   g. Materials: proper historic materials or approved substitutes
   h. Context: the overall relationship of the project to its surroundings
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.

3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.

4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Windows and Doors (p. 26)

4. Ideally, window and door openings cannot be reduced or enlarged in size. When approved, alterations to window and door openings must remain in proper proportion to the overall design of the building.

5. All newly installed and replacement windows must have proper trim that recognizes historic precedent on the building and its context.

Staff Analysis
The proposal meets the applicable guidelines for Additions. However, the Commission shall determine if the level of proposed exterior alterations makes the property non-contributing.
Proposed Site Plan

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409 Grandin Road
Charlotte, NC 28208

Project #: 13_117
Date: 05.02.2014
HDC Package

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Proposed 1st Floor Plan
EXISTING FIBERGLASS SHINGLE ROOF

EXISTING STONE COLUMN TO BE RECLAIMED AND REBUILT IN NEW LOCATION

EXISTING DOUBLE HUNG WINDOWS WITH PAINTED WOOD TRIM

EXISTING WOOD BRACKETS TO REMAIN

EXISTING WOOD SIDING

EXISTING STONE FOUNDATION WALL
Proposed Front Elevation

- New roof to match existing
- Existing gable to remain
- Chimney to remain
- New wood siding to match existing
- New windows, to match style of existing
- Brick foundation to match existing brick foundation on rear of house
- Brackets to remain
- Chimney height extended by 2 soldier course rows
- New column to match existing

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NEW BRICK FOUNDATION WALL TO MATCH EXISTING
BRICK FOUNDATION WALL ON REAR OF HOUSE

NEW ATTIC VENT TO MATCH STYLE OF EXISTING

NEW WINDOWS TO MATCH STYLE OF EXISTING

RAFTER TAILS TO MATCH LOOK AND STYLE OF EXISTING

NEW WOOD SIDING TO MATCH EXISTING, TYP.

EXISTING STONE FOUNDATION WALL TO REMAIN

NEW FIBERGLASS SHINGLE ROOF

NEW WOOD SHAKE SIDING

NEW ROOF BRACKETS TO MATCH SIZE AND STYLE OF EXISTING
EXISTING FIBERGLASS SHINGLE ROOF

EXISTING WOOD SIDING

EXISTING STONE COLUMN TO BE RECLAIMED AND REBUILT IN NEW LOCATION

EXISTING WOOD BRACKET

EXISTING DOUBLE HUNG WINDOWS WITH PAINTED WOOD TRIM

EXISTING STONE FOUNDATION WALL

Existing Right Elevation
Existing Rear Elevation

EXISTING FIBERGLASS SHINGLE ROOF

EXISTING DOUBLE HUNG WINDOWS WITH PAINTED WOOD TRIM

EXISTING WOOD BRACKETS

EXISTING WOOD SIDING

EXISTING STONE FOUNDATION WALL
NEW BRACKETS TO MATCH SIZE AND STYLE OF EXISTING

NEW WINDOWS TO MATCH SIZE AND STYLE OF EXISTING

NEW COLUMNS TO MATCH SIZE AND STYLE OF EXISTING COLUMNS ON FRONT OF HOUSE

NEW BRICK COLUMN SUPPORTS

NEW CRAWL SPACE VENTILATION

NEW WINDOWS TO MATCH EXISTING

NEW FIBERGLASS SHINGLE ROOF

RAFTER TAILS TO MATCH LOOK AND STYLE OF EXISTING

NEW WOOD SIDING TO MATCH EXISTING, TYP.

BRICK FOUNDATION TO MATCH EXISTING BRICK FOUNDATION ON REAR OF HOUSE
ADJACENT HOUSES

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