



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: 2015-027

DATE: April 17, 2015

September 22, 2015 Renewed

March 3, 2016 Renewed

August 30, 2016 Renewed

May 31, 2017 AMENDED (#1)

November 21, 2017 AMENDED (#2)

ADDRESS OF PROPERTY: Multiple addresses in block bounded by Grandin Road, West 4th Street, and South Summit Avenue

TAX PARCEL NUMBER: Former* 071.016.02, 071.016.05, 071.016.12, 071.016.13

HISTORIC DISTRICT: Wesley Heights

APPLICANTS: Tom Dorsett, Mark Fishero

DETAILS OF APPROVED PROJECT: Approval states: "The project is the construction of 43, three story townhouses on vacant land. The quadruplex at the corner of Grandin Road and West 4th Street will remain. The project includes the removal of several mature trees to be replaced with new trees. Building setbacks will align with the existing quadruplex along Grandin Road. Exterior building details include brick and wood façade materials, vinyl clad STDL windows with wood trim, and carriage style garage doors. Retaining walls will be clad in brick."

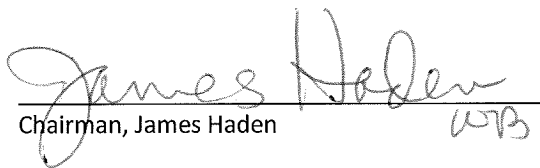
AMENDMENT (#1) *Former tax parcels are being subdivided as construction continues. See exhibit labeled 'Partial Tax Parcel Creation May 2017'. Buildings labeled as #3 and #4 have been changed. Revised plans are for the buildings to go from the approved four individual units to be five individual units – footprint does not change. See exhibit labeled 'Site Plan May 2017'. Materials and details are approved as shown. See exhibit labeled 'Revised Elevations May 2017'. Smooth Hardie siding will be used in all indicated spaces (clouds) on the New Construction plans. See exhibit labeled 'Material Details May 2017 pages 1-6'.

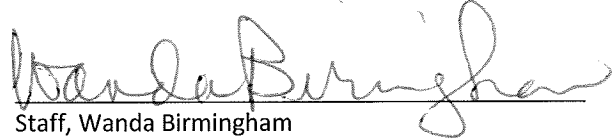
AMENDMENT (#2) Building labeled #3 will go back to the four-unit configuration as first approved. Building labeled #6 will be a five-unit building. See exhibits labeled 'Site Plan and Site Plan 2 November 2017'.

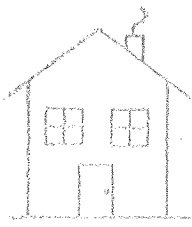
Approved under the applicable ***Policy & Design Guidelines – New Construction***

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance .


Chairman, James Haden


Staff, Wanda Birmingham



APPROVED

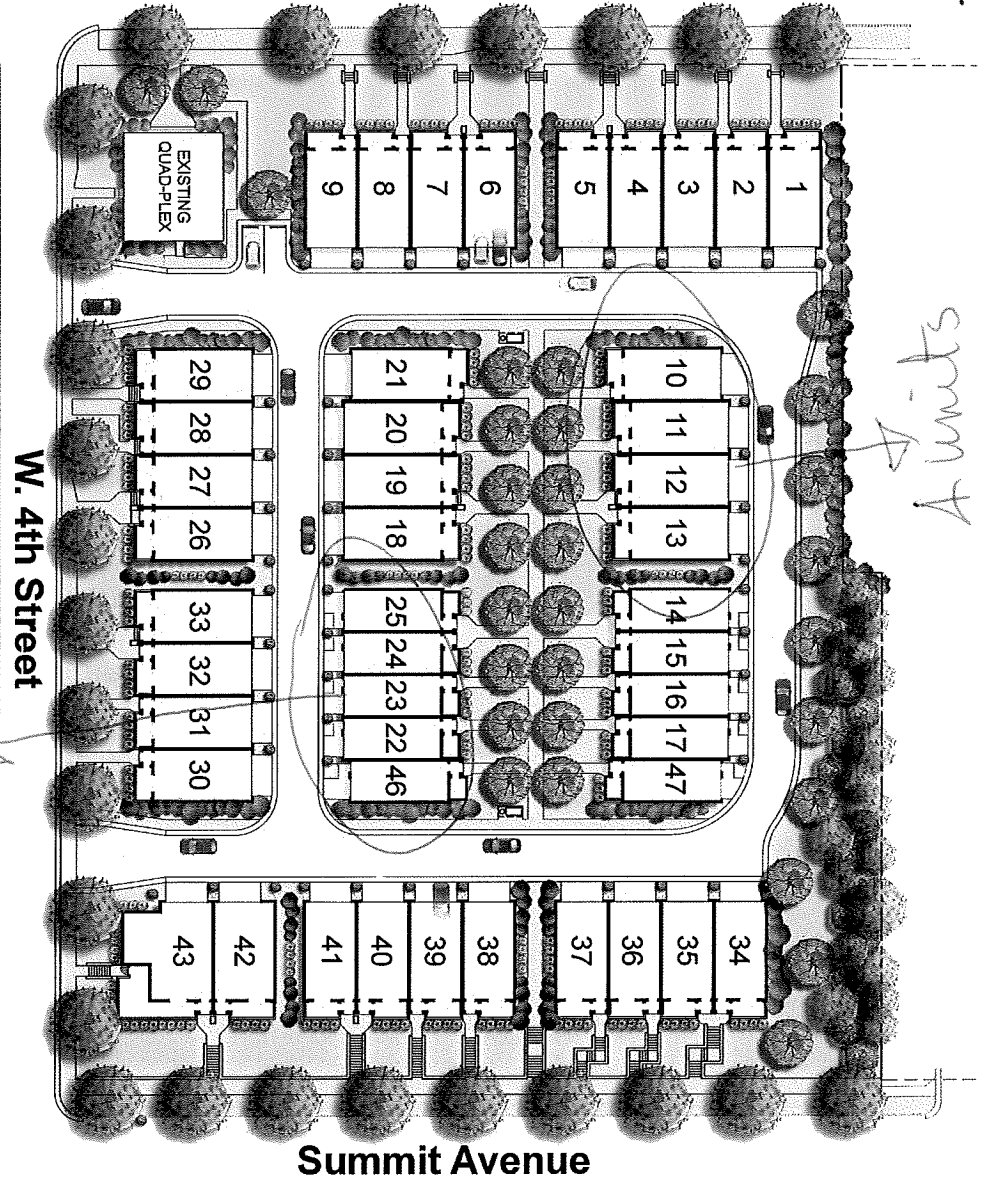
Charlotte
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Commission

Certificate of Appropriateness

2015-027

Amendment #2

Grandin Road November 2017



4 units

5 units

Site Plan @ November 2017



Grandin Heights
Community



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Certificate of Appropriateness

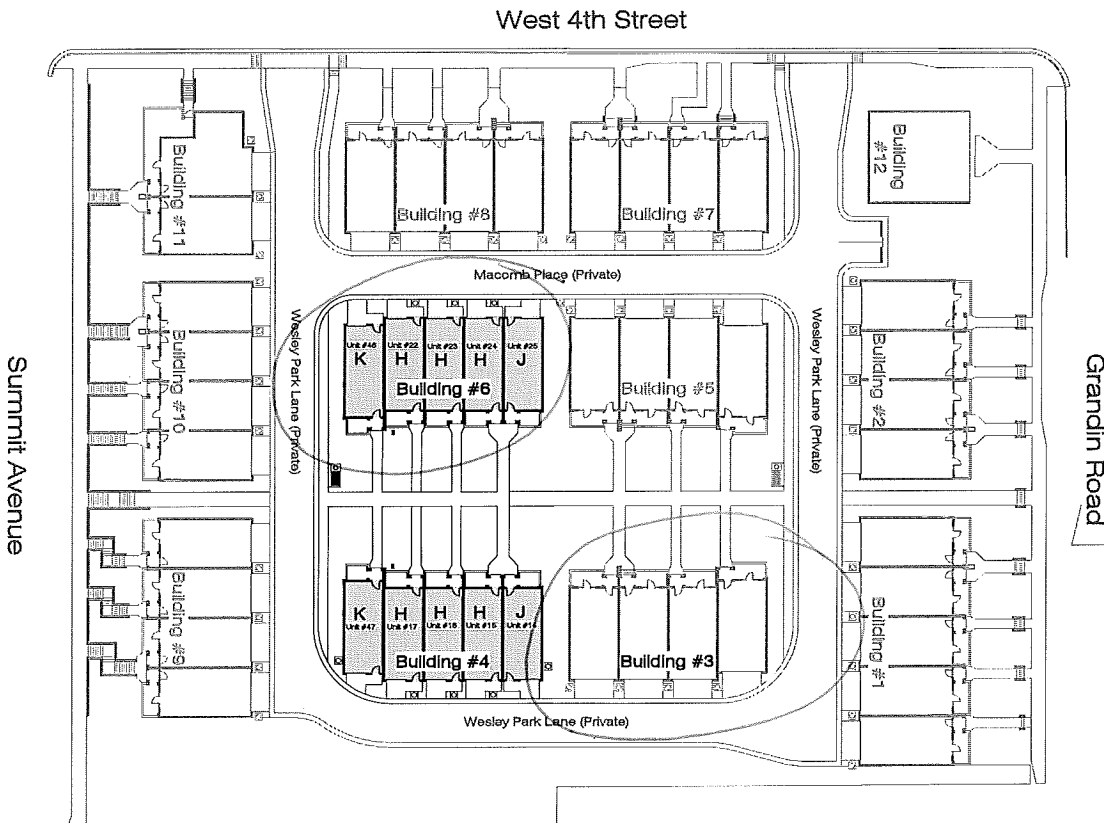
2015.027

Amendment #2

November 2017

Site Plan November 2017

Architectural Site Plan
1" = 20'-0"



1. Architectural site plan for building footprints, unit footprints, and dimensions. See Civil Engineer for all site information.
2. Only Building #4 is shown in grey. See in the drawing set. Other buildings are shown for context.

Architectural Site Plan

Grandin Road

Wesley Park Lane (Private)

West 4th Street

Macomb Place (Private)

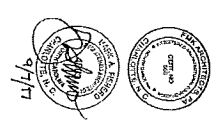
Wesley Park Lane (Private)

Summit Avenue



Construction Documents Package for Grandin Heights

Building #4 1102-1116 Wesley Park Lane
Building #6 1202-1218 Macomb Place
Charlotte, NC 28208



F&K ARCHITECTS
1213 West Park Street
Charlotte, NC 28203
P: 704.333.9929
F: 704.333.9930
www.fkarchitects.com

HOPPER ARCHITECTS
1213 West Park Street
Charlotte, NC 28203
P: 704.333.9929
F: 704.333.9930
www.hopperarchitects.com

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Architectural Site
Plan

NO. 001

AO.01