
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 421 Grandin Road

SUMMARY OF REQUEST: New Construction

APPLICANT/OWNER: Shaun and Amanda Ripani

Details of Proposed Request

Existing Conditions

The existing site is a vacant lot approximately 5-6 feet above the sidewalk. There are mature trees on and around the site. Adjacent structures are one and two story structures including a quadraplex on the immediate right side. Setbacks on the block vary.

Proposal

The project is a new two story single family house. The proposed height is approximately 27'-5" from grade (approx. 25'- 3' from FFE). House footprint dimensions are 38' x 76'. The proposed 36' setback matches the previous structure. Proposed materials are Hardie 'Artisan' siding, wood trim and brick foundation. Windows are aluminum clad over wood.

Policy & Design Guidelines for New Construction, page 34

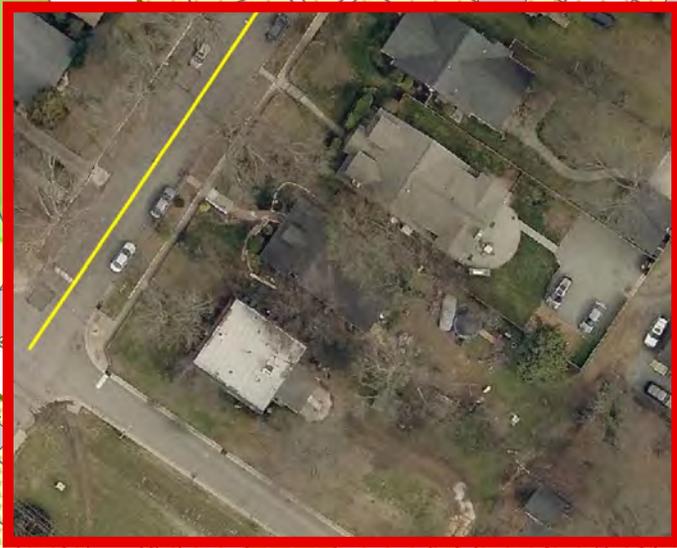
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

Staff Analysis

The Commission will determine if the proposal meets the guidelines for new construction.

Charlotte Historic District Commission - Case 2016-293
HISTORIC DISTRICT: Wesley Heights
NEW CONSTRUCTION



-  421 Grandin Road
-  Wesley Heights Historic District
-  Property Lines
-  Building Footprints

0 70 140 280 420 Feet

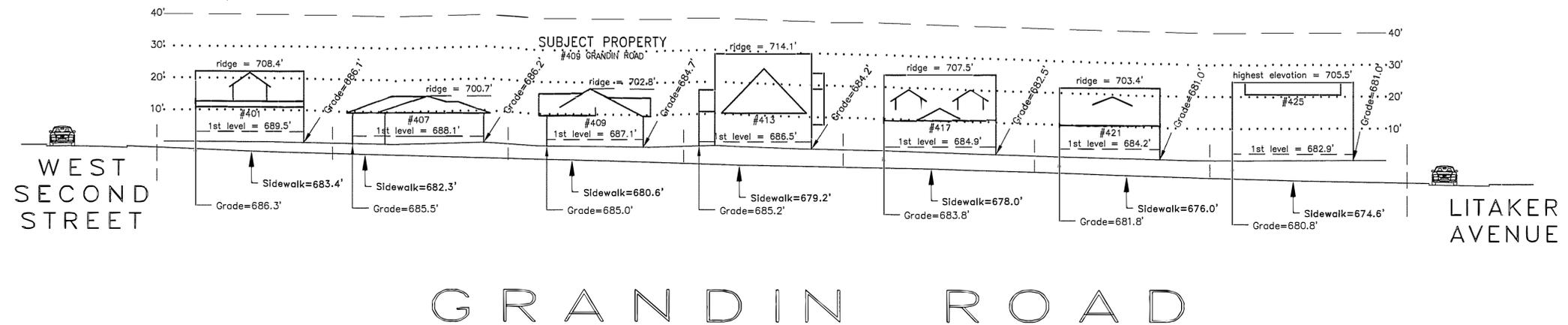
December 5, 2016

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 16th day of May, 2014.

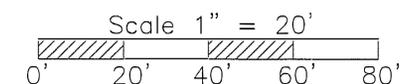


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 Andrew G. Zoutewelle
 Professional Land Surveyor
 NC License No. L-3098



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SURVEYORS
 1418 East Fifth St. Charlotte, NC 28204
 Phone: 704-372-9444 Fax: 704-372-9555
 Firm Licensure Number C-1054

Copyright 2014
 Building Heights Sketch of
400 BLOCK of GRANDIN ROAD
 FACING SOUTHEAST
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 for Charlotte-Mecklenburg Planning Department
 May 09, 2014



General Notes:
 1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
 2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

EXTERIOR MATERIAL NOTES:

MASONRY

1. BRICK FOUNDATION: MODULAR BRICK VENEER - COLOR TO BE SELECTED BY OWNER.

EXTERIOR SIDING, TRIM, ETC.

1. LAP SIDING: 5/8" THICK FIBER CEMENT, T¹ EXPOSURE, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. CORNER BOARDS: 3/4" THICK FIBER CEMENT BOARDS, SEE ELEVATION FOR SIZES.
3. WINDOW TRIM: 3/4" THICK FIBER CEMENT BOARDS, SEE ELEVATION FOR SIZES.
4. FASCIA AND FRIEZE: 3/4" THICK FIBER CEMENT BOARDS, SEE ELEVATION FOR SIZES.
5. ALL WOOD EXTERIOR MATERIAL MUST BE PRE-PRIMED.

WINDOWS AND DOORS

1. ALUMINUM CLAD WINDOWS WITH MUNTIN BARS PERMANENTLY ATTACHED TO INTERIOR AND EXTERIOR FACE. SEE ELEVATIONS FOR GRILL PATTERNS.

ROOFING

1. SHINGLES: ARCHITECTURAL SHINGLES.
2. METAL ROOFING: PREFINISHED METAL ROOFING WITH STANDING SEAM. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND ALL CODE REQUIREMENTS.
3. GUTTERS AND DOWNSPOUTS (OPTIONAL): INSTALL PREFINISHED METAL GUTTER AND DOWNSPOUTS PER MANUFACTURER'S RECOMMENDATIONS.



FRONT ELEVATION

REV.	DATE

RIPANI RESIDENCE
FRONT ELEVATION
EXTERIOR ELEVATIONS

DRAWN BY:
 REF. #
 DATE: 11/4/6
 SCALE: SEE SHEET
 SHEET TYPE:

ELEV
 SHEET NUMBER
4.0



LEFT ELEVATION

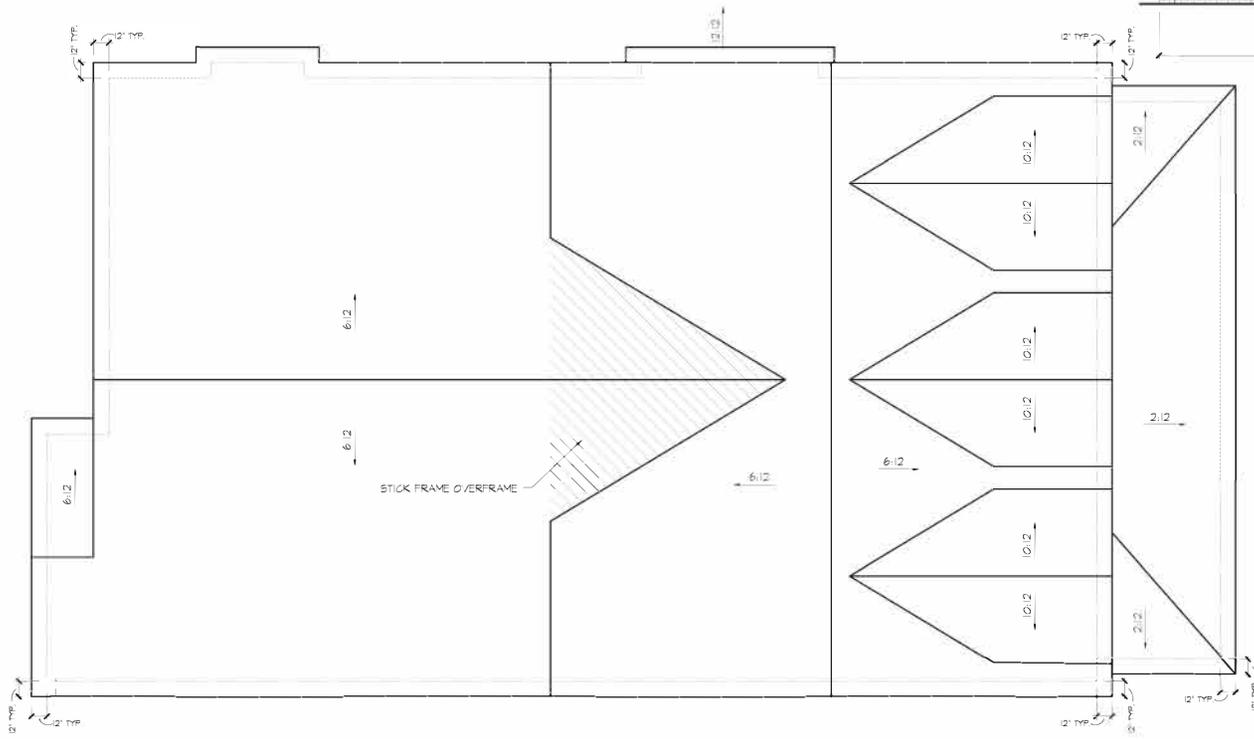


RIGHT ELEVATION

REV.	DATE

RIPANI RESIDENCE
SIDE ELEVATIONS
EXTERIOR ELEVATIONS

DRAWN BY:
 REF. #
 DATE: 11/4/6
 SCALE: SEE SHEET
 SHEET TYPE:
ELEV
 SHEET NUMBER
4.1



ROOF PLAN



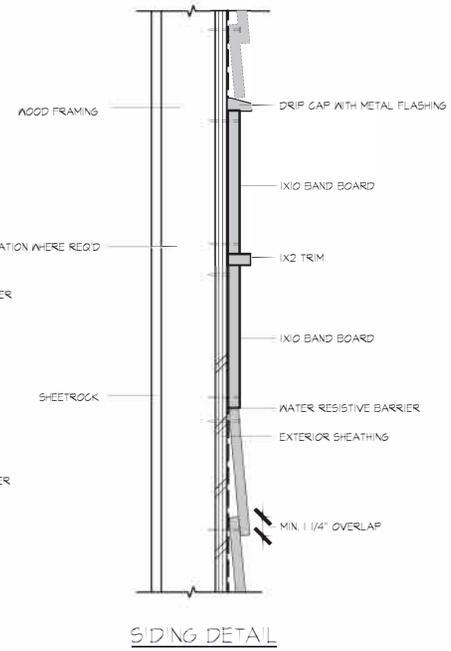
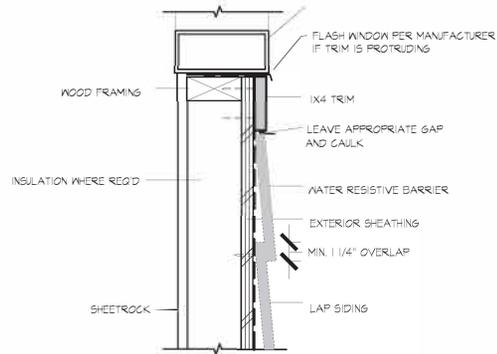
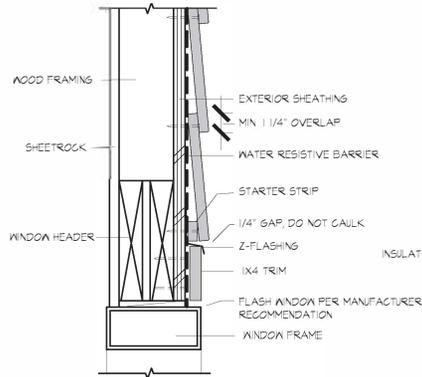
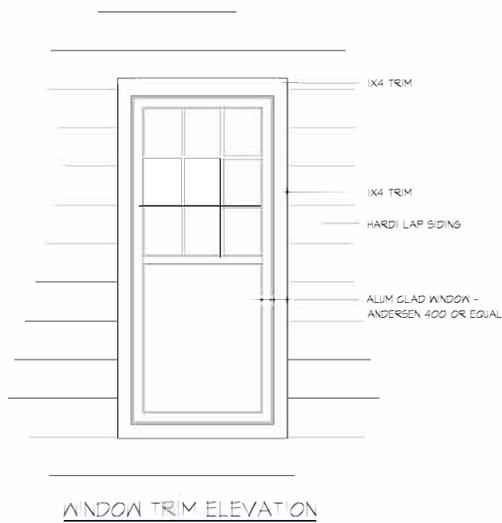
REAR ELEVATION

REV.	DATE

RIPANI RESIDENCE
REAR ELEVATION
EXTERIOR ELEVATIONS

DRAWN BY:
 REF. #
 DATE: 11/4/6
 SCALE: SEE SHEET
 SHEET TYPE:

ELEV
 SHEET NUMBER
4.2



REV.	DATE

RIPANI RESIDENCE

EXTERIOR DETAILS

DRAWN BY: JT

REF. #:

DATE: 11/4/6

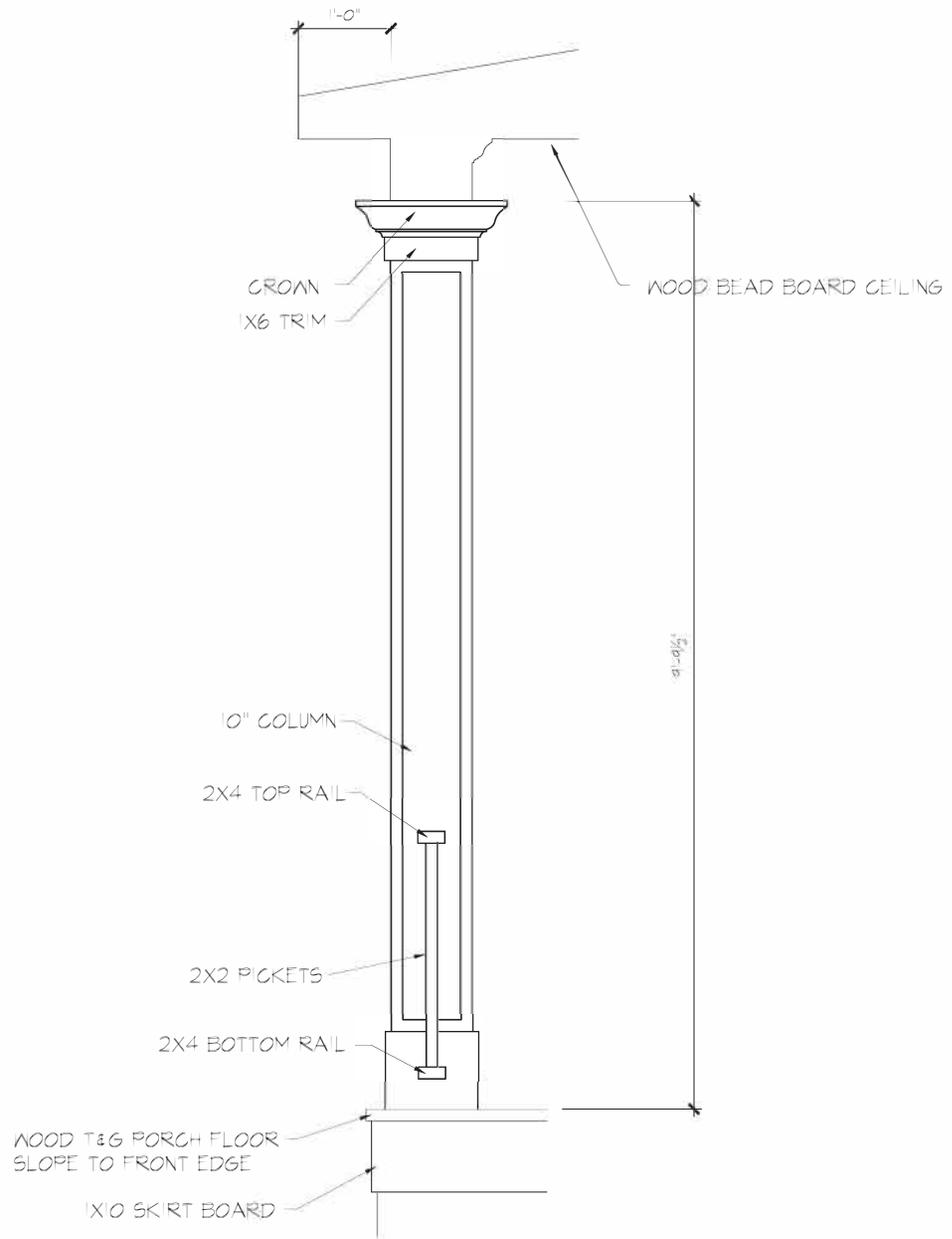
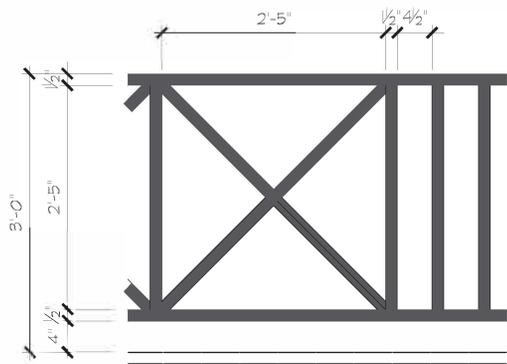
SCALE: SEE SHEET

SHEET TYPE:

DET

SHEET NUMBER:

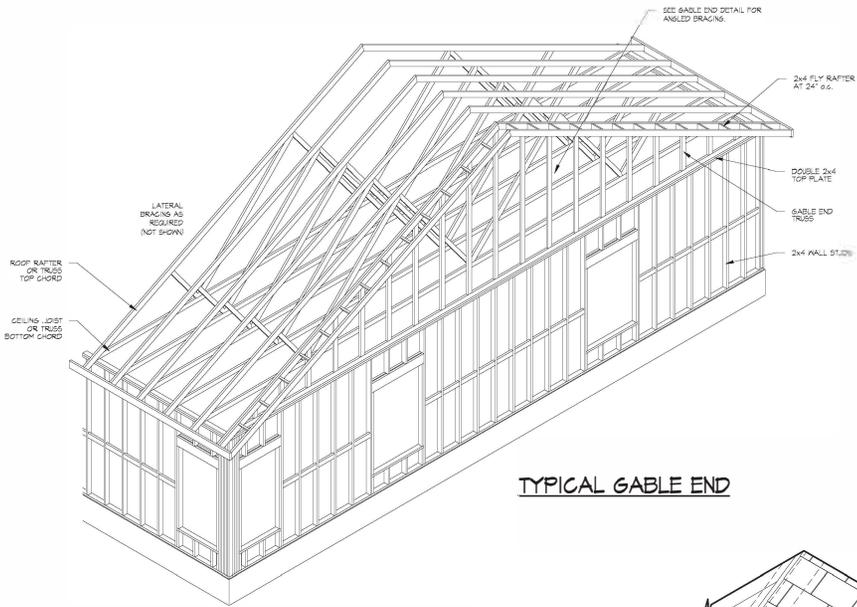
5.0



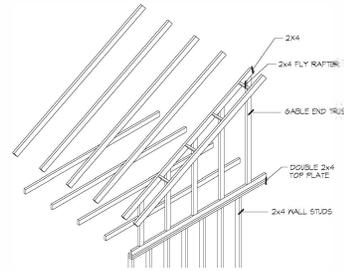
REV.	DATE

RIPANI RESIDENCE
EXTERIO DETAILS

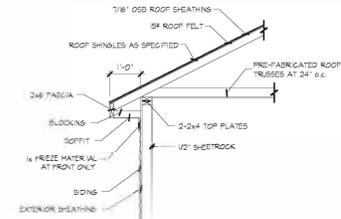
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 REF. #:
 DATE: 11/4/6
 SCALE: SEE SHEET
 SHEET TYPE:
DET
 SHEET NUMBER:
5.1



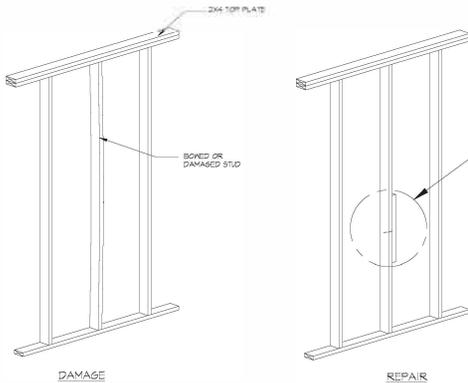
TYPICAL GABLE END



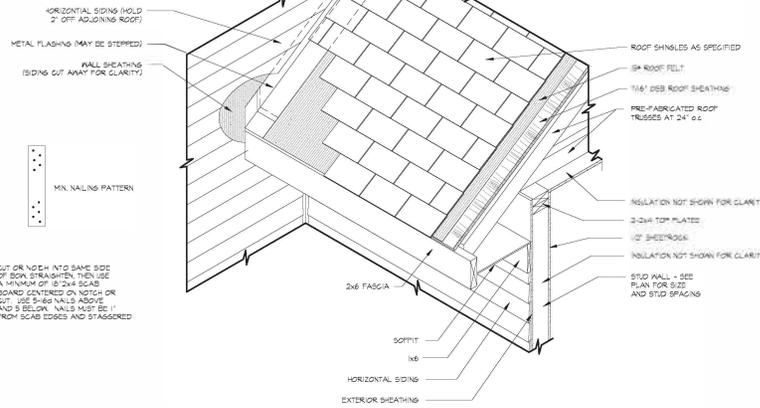
TYPICAL OUTLOOKER DETAIL



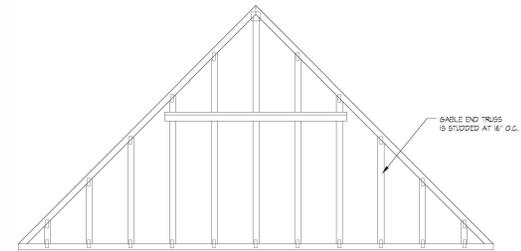
**CORNICE DETAIL W/
NO HEEL AND 12" O.H.**



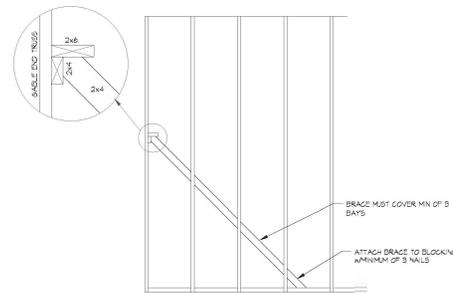
NON-LOAD BEARING STUD REPAIR



**TYPICAL END WALL AT
INTERSECTING WALL**



AT GABLE END



AT SIDE VIEW

GABLE END BRACE DETAILS

- NOTES:
1. NOTCH MAY NOT EXCEED 2" DEEP
 2. 2x4 @ 12" OC OR 2x4 @ 16" OC
 3. MAXIMUM SIDING HEIGHT OF 10'
 4. NOT SUPPORTING A CONCENTRATED LOAD

REV.	DATE

RIPANI RESIDENCE
EXTERIOR DETAILS
EXTERIOR ELEVATIONS

DRAWN BY:
REF. #:
DATE: 11/4/6
SCALE: SEE SHEET
SHEET TYPE:

ELEV
SHEET NUMBER
5.2

421 Grandin – New Construction



Grandin Road

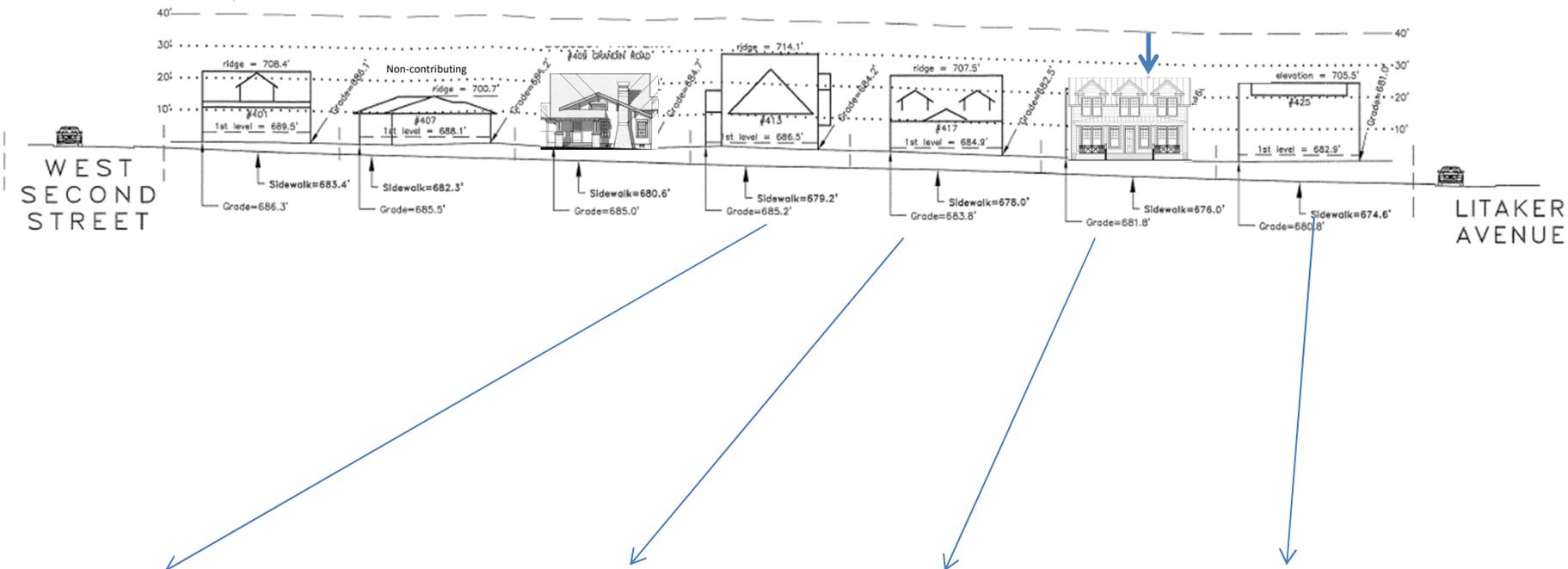


Litaker Avenue

421 Grandin – New Construction

Subject Property - Ridge (708.3')

- 25.3' from 1st level



Size

The relationship of the project to its site

WIDTH and DEPTH

- **Lot Size:** 0.25 Acre with 55.0'(W)x 187.5'(D)
- **Proposed Structure:** 40'(W) x 76'(D)
 - Includes 8' front porch and stairs
 - Within 10% of adjacent structures
 - 2,578 sqft footprint on 10,312 sqft lot (25% Coverage)
- **Neighbors**
 - 417 Grandin - 40'(W) x 78'(D) on a 0.25 Acre Lot
 - includes 8' front porch and stairs
 - 425 Grandin - 39'(W)x 65'(D) on a 0.25 Acre Lot
 - Includes 5' front porch and stairs
 - Includes 20' rear porch and stairs
 - Does not include 10' x 12' detached storage shed

Size

The relationship of the project to its site

421 Grandin (1926-2016)

- 2,232 sqft (Footprint)
- Siding: Vinyl covered wood
- Trim/Columns: Vinyl covered wood
- Foundation: Painted Brick
- Porch: Turf covered wood

421 Grandin (2017)

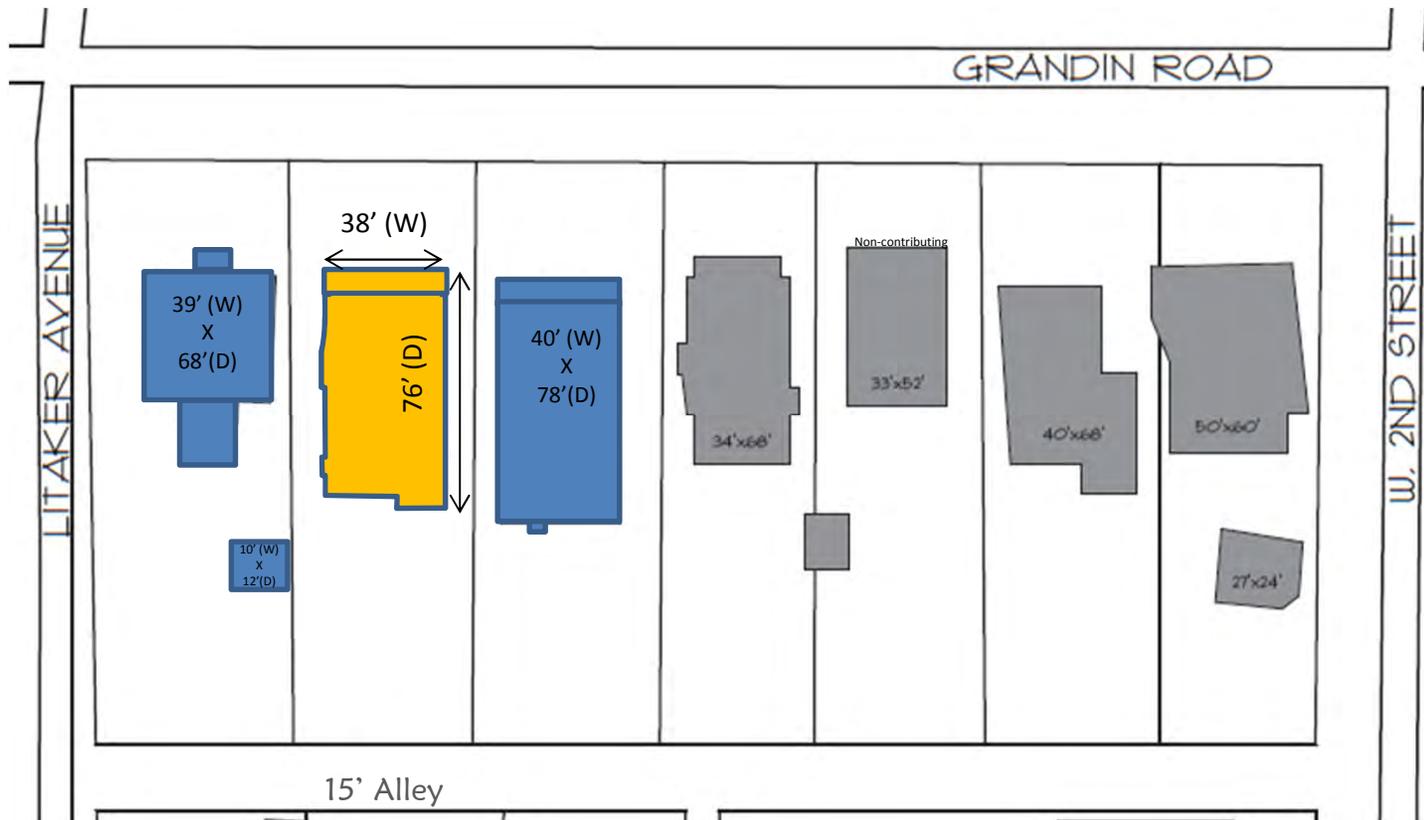
- 2,578 sqft (13%+) (Footprint)
- Siding: Artisan Lap
- Trim/Columns: Wood
- Foundation: Brick
- Porch: Wood



c. 1926 Whiteside House. House stands one and one-half stories tall under a side-gabled roof with a gabled dormer and full-width front porch (now screened in). Bungalow-style porch supports. Off-center entry. Three-bay facade. 1/1 replacement sash windows.

Size

The relationship of the project to its site



SOURCE: COA Approved Application: 2015-250
SOURCE: Physical Measurements (Blue and Yellow)

Scale

The relationship of the building to those around it

HEIGHT

- **Proposed Structure**
 - Right and Left Sides - 27.5' including 2.3' Grade
 - Minimal topography change from front to back
- **Within 10% of neighboring structures**
 - 417 Grandin
 - 25' above grade
 - 425 Grandin
 - 25' above grade
- **10% below highest structures on 400 block**
 - 413 Grandin
 - 30' above Grade
 - Located 2 doors down on same side as proposed structure
 - 424 Grandin
 - 29' above Grade
 - Located directly across street of proposed structure
- **Lower in height than two recent COA approved New Homes in Wesley Heights**
 - 420 S Summit - HDC 2015-286
 - 28.7' above first finished floor
 - 700 S Summit - HDC 2015-250
 - 29.6' above grade

Scale (References)

The relationship of the building to those around it

Next Door Homes

417 Grandin

- 40' (W) (0.25 Acre Lot)
- 25' above grade
- 1.5 Story
- Within 10% of proposed structure



425 Grandin Road

- 39' (W) (0.25 Acre Lot)
- 25' above grade
- 2 Story
- Within 10% of proposed structure



Scale (References)

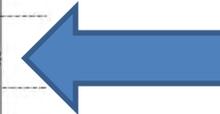
The relationship of the building to those around it

Approved HDC 2015-265 – 420 S. Summit



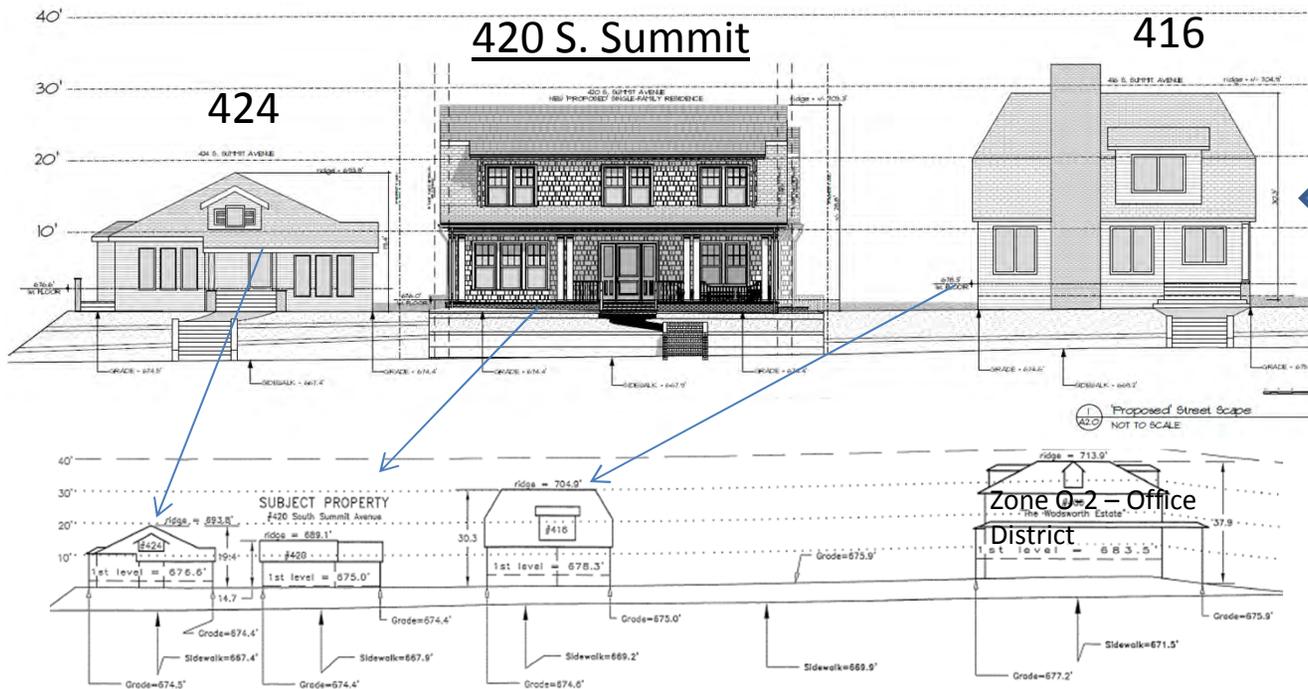
416 S. Summit

01/04/2014



416 S. Summit

11/06/2000



Scale (References)

The relationship of the building to those around it



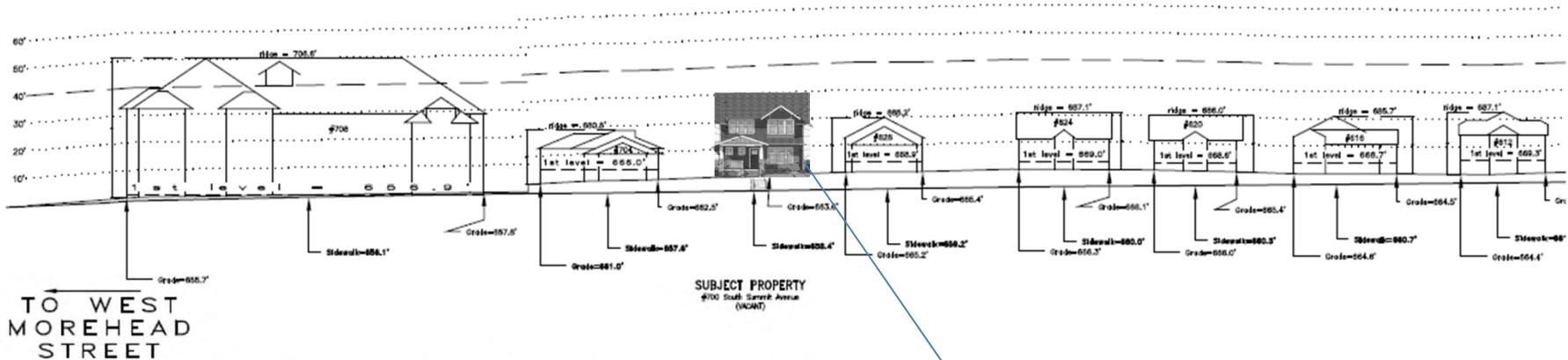
413 Grandin (714.1')

- Tallest Structure on “Same Side” of Block
- 30' from Grade – located 2 doors down

Scale (References)

The relationship of the building to those around it

Approved HDC 2015-250 - 700 S Summit



01 Proposed Streetscape: Partial Survey Overlay



708 S. Summit



704 S. Summit



700 S. Summit



628 S. Summit

Scale (References)

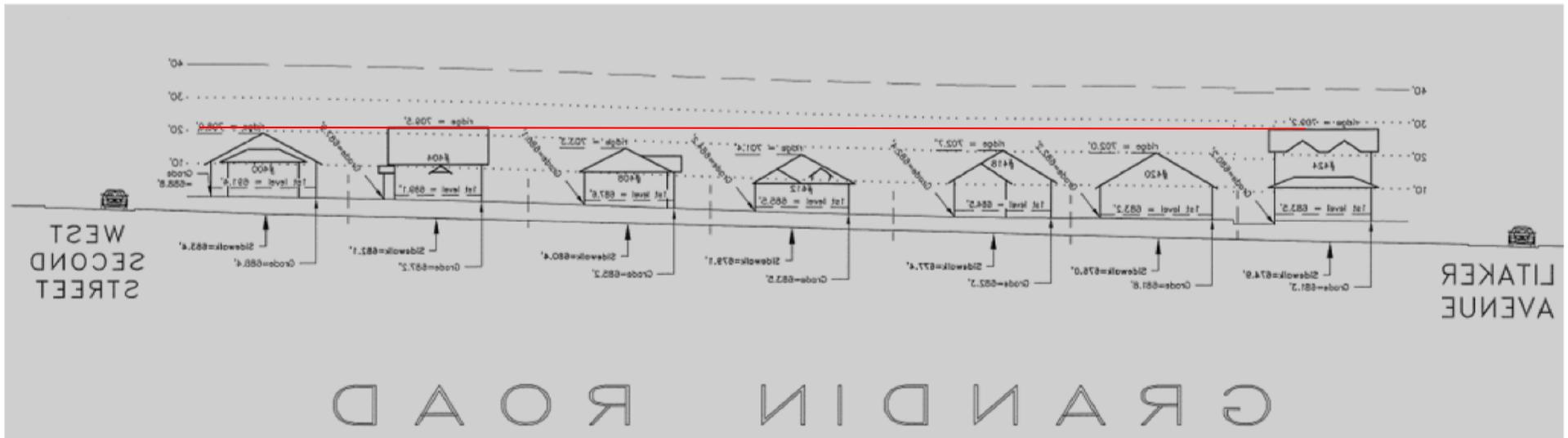
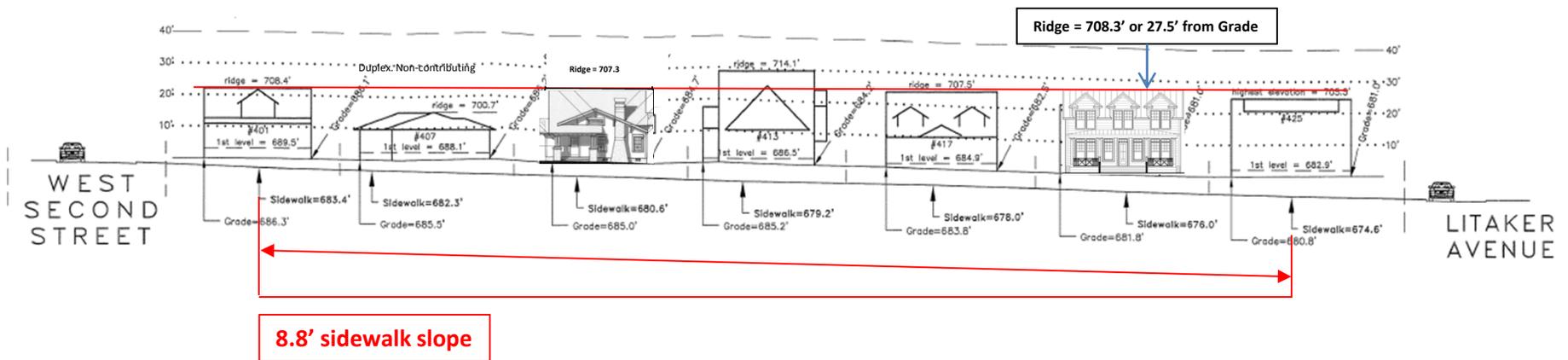
The relationship of the building to those around it
424 Grandin (709.2')

- 29' from Grade
- Located directly across street to proposed structure
- 424 Grandin Rd has a 7.2' variance to 420 Grandin Road – next door
- 3 Story Exposure on side view
- 2 Story Exposure on front View



Scale (References)

The relationship of the building to those around it



Fenestration/Rhythm (References)

The placement, style and materials of windows and doors and their relationship



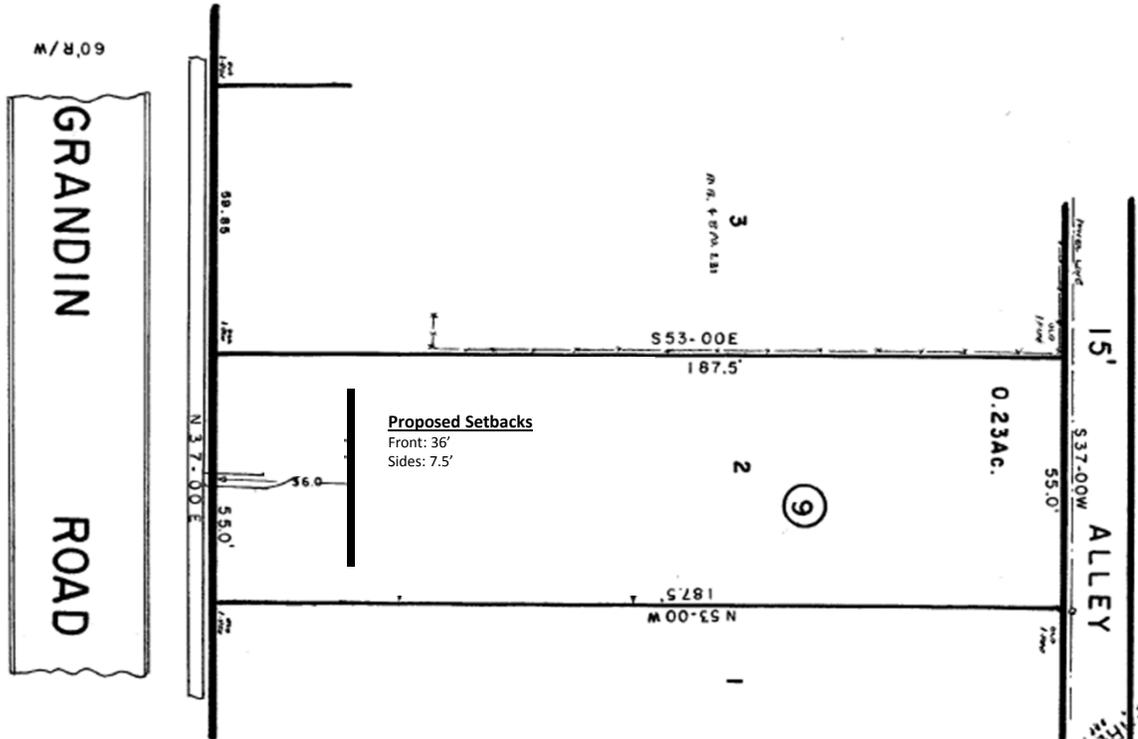
Setback

in relation to setback of immediate surroundings

Subdivision: WESLEY HEIGHTS

Lot: 2

Block: 9



THIS IS TO CERTIFY THAT ON THE 3rd DAY OF June 20 16, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDING IF ANY ARE SHOWN HEREON.

SIGNED Frank S. Lutzberger PROFESSIONAL SURVEYOR.

FRANK S. LUTZBERGER
 4841 L. LINDBERG BLVD
 487 HERRING DRIVE
 CHARLOTTE, N. C. 28211

SEAL
 L-1183
 NORTH CAROLINA
 PROFESSIONAL SURVEYOR
 REGISTERED LAND SURVEYOR

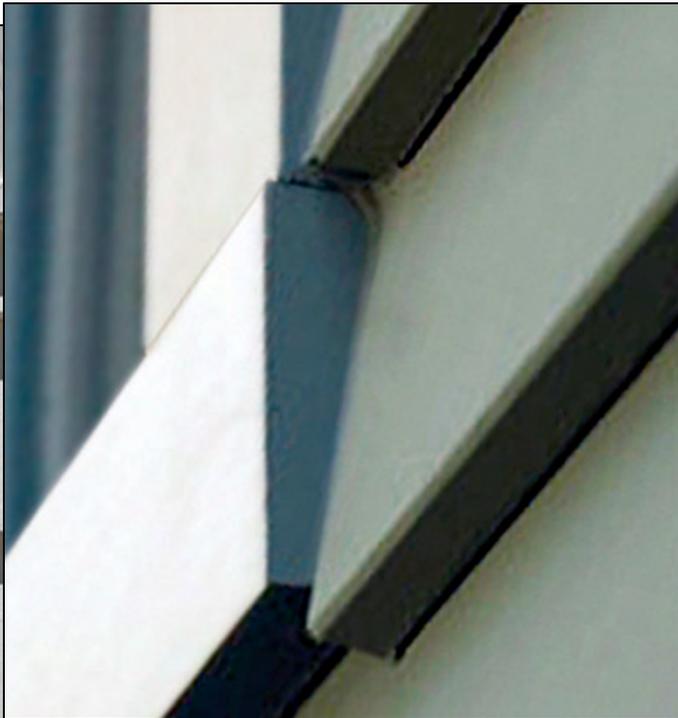
BEING ALL OF Lot 2, Block 9 of Wesley Heights, as shown on map thereof recorded in Map Book 332, Page 254, in the Office of the Register of Deeds for Mecklenburg County, North Carolina. Said lot having a frontage of 55 feet on the east side of Grandin Road and runs back with that width of 187.5 feet to the edge of a fifteen (15) foot alley; together with the right to the use of said fifteen (15) foot alley in common with the other owners of property abutting thereon.

Materials

proper historic materials or approved substitutes

artisan[™]
JamesHardie

- Exterior Fiber-Cement
- Exposure: 7"
- Thickness: 5/8"



Materials (References)

proper historic materials or approved substitutes

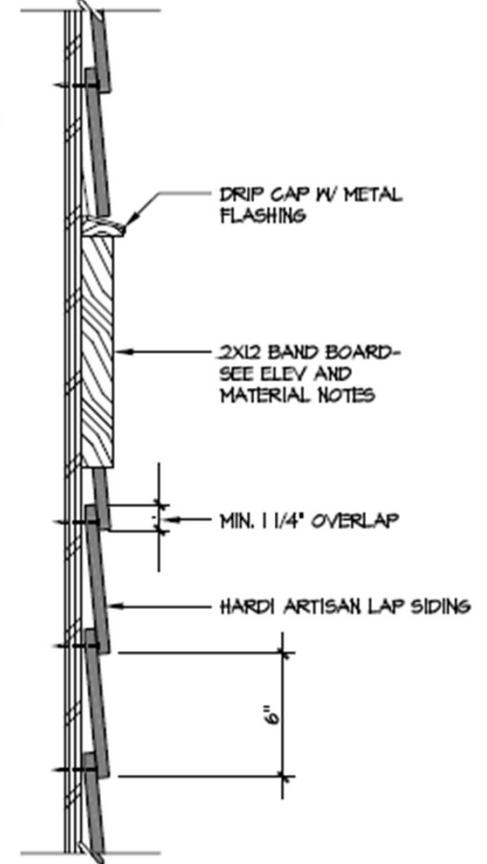
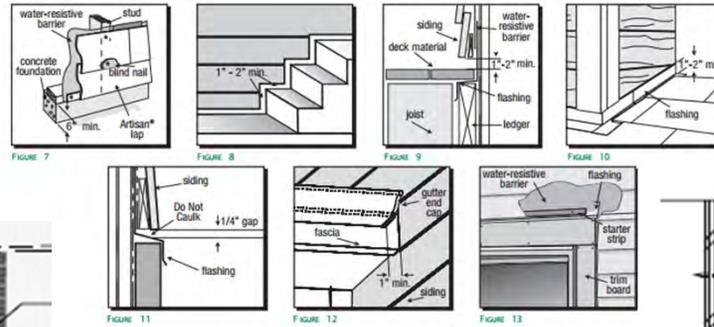
700 S Summit Ave

COA Approved Application: 2015-250



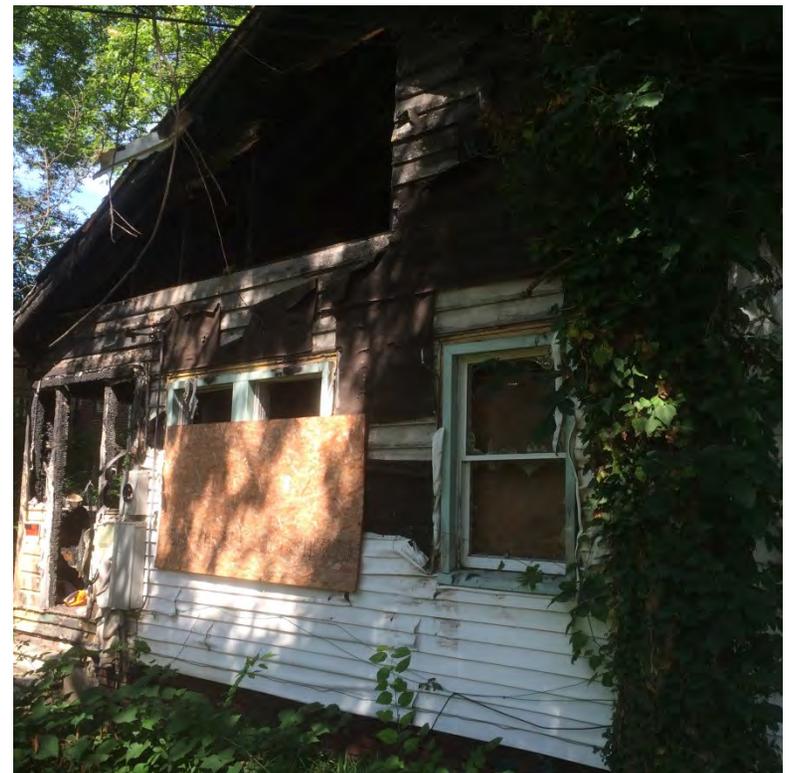
EXTERIOR SIDING, TRIM, ETC

- LAP SIDING: 5/8" THICK FIBER CEMENT (HARDI ARTISAN), 6" EXPOSURE, INSTALL PER MFR. RECOMMENDATIONS



Materials (References)

proper historic materials or approved substitutes



Context (References)

the overall relationship of the project to its surroundings

The Colonial Revival style was popular and long-lived throughout the nation during the early twentieth century. Hallmarks of the style include symmetrical facades, side-gabled roofs, end chimneys, and multi-paned sash windows.



Context (References)

the overall relationship of the project to its surroundings

2nd story Dormer
Windows



Context

the overall relationship of the project to its surroundings



Cornice Returns

Context

the overall relationship of the project to its surroundings

Metal Accent Roofing



Full Front Porch



Context

the overall relationship of the project to its surroundings



Side "Bump out"