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.
<table>
<thead>
<tr>
<th>Tree Number</th>
<th>Tree Type</th>
<th>Tree Trunk Diameter</th>
<th>Tree Canopy Diameter</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Bush</td>
<td>5&quot;</td>
<td>6'</td>
<td>Keep</td>
</tr>
<tr>
<td>2</td>
<td>Dogwood</td>
<td>5&quot;</td>
<td>20'</td>
<td>Keep</td>
</tr>
<tr>
<td>3</td>
<td>Dogwood</td>
<td>12&quot;</td>
<td>22'</td>
<td>Keep</td>
</tr>
<tr>
<td>4</td>
<td>Oak</td>
<td>22&quot;</td>
<td>36'</td>
<td>Keep</td>
</tr>
<tr>
<td>5</td>
<td>Oak</td>
<td>16&quot;</td>
<td>30'</td>
<td>Keep</td>
</tr>
<tr>
<td>6</td>
<td>Dogwood</td>
<td>12&quot;</td>
<td>24'</td>
<td>Keep</td>
</tr>
<tr>
<td>7</td>
<td>Fig</td>
<td>18&quot;</td>
<td>56'</td>
<td>Keep</td>
</tr>
<tr>
<td>8</td>
<td>Oak</td>
<td>16&quot;</td>
<td>40'</td>
<td>Keep</td>
</tr>
<tr>
<td>9</td>
<td>Fig</td>
<td>16&quot;</td>
<td>24'</td>
<td>Keep</td>
</tr>
<tr>
<td>10</td>
<td>Dogwood</td>
<td>6&quot;</td>
<td>16'</td>
<td>Keep</td>
</tr>
</tbody>
</table>
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 herein. No rearyard or sideyard measurements were made. The heights shown herein 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

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

EXTERIOR SIDING TRIM ETC

1. LAP SIDING: 5/8" THICK FIBER CEMENT, 1" EXPOSURE, INSTALL PER MANUFACTURER RECOMMENDATIONS.
2. CORNER BOARDS: 3/4" THICK FIBER CEMENT BOARDS, SEE ELEVATION FOR SIZES.
3. ANGORA 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

- ALUMINUM GLASS WINDOWS WITH MUNTIN BARS PERMANENTLY ATTACHED TO INTERIOR AND EXTERIOR FACE. SEE ELEVATIONS FOR BRICK PATTERNS.

ROOFING

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

ARCHITECTURAL SHINGLES

WINDOW TRIM - SEE DETAIL

1/8" FASCIA TRIM
4" GROMM

NO FRIZE, TP.

STANDING SEAM METAL ROOF

RIPANI RESIDENCE
FRONT ELEVATION
EXTERIOR ELEVATIONS
ELEV
4.O
ANDOW TRIM ELEVATION

ANDOW/DOOR HEADER DETAIL

ANDOW SILL DETAIL

RIPANI RESIDENCE
EXTERIOR DETAILS

5.0
2'-5"

2X2 PICKETS

2X4 BOTTOM RAIL

2X4 TOP RAIL

WOOD PORCH FLOOR
SLOPE TO FRONT EDGE

1X0 SKIRT BOARD

CROWN
X6 TRIM

WOOD BEAD BOARD CEILING
TYPICAL GABLE END

TYPICAL OUTLEEKER DETAIL

CORNECE DETAIL W/ NO HEEL AND 12° O.H.

TYPICAL END WALL AT INTERSECTING WALL

GABLE END BRACE DETAILS

NON-LOAD BEARING STUD REPAIR
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
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

Zone 0-2 – Office District

Approved HDC 2015-265 – 420 S. Summit
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

Ridge = 708.3' or 27.5' from Grade

8.8' sidewalk slope
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

Proposed Setbacks
Front: 36'
Sides: 7.5'

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 foot alley; together with the right to the use of said fifteen foot alley in common with the other owners of property abutting thereon.
Materials
proper historic materials or approved substitutes

- 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
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
Context
the overall relationship of the project to its surroundings