
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 324 Grandin Road

SUMMARY OF REQUEST: Detached garage

APPLICANT: Joel Lassiter

This application was continued from June for the following, 1) Modify the roof pitch to compliment the house, slightly steeper, 2) Include handrail detail at driveway, 3) Material note for garage door, 4) Window detail that compliments the house windows, 5) Note location of the stair on south elevation on site plan.

Details of Proposed Request

Existing Context

The site is a corner lot at Grandin Road and West 2nd Street with alley access from the side street. The house is a one story Bungalow approximately 20'-6" in height. The adjacent house height is also 20'-6". The house is listed as a Contributing Structure in the Wesley Heights National Register of Historic Places.

Proposal

The proposal is a new detached one story garage. The garage height is approximately 17' from grade to ridge and the footprint is approximately 24' x 30'. Siding material is 8" wood lap to match the house. Windows and other trim details will match the house. A pedestrian entrance is located on the West 2nd Street side. The garage is accessed from the alley and 4' below grade to reduce the overall height above grade.

Policy & Design Guidelines for New Construction, page 6.1 (New Guidelines)

Charlotte's historic districts' distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass and height as well as the landscape quality. This street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.

The Charlotte 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.

The criteria in this section are all important when considering whether a proposed new building design is appropriate and compatible. All criteria should be taken into consideration in the design process with the goal to ensure that the new design respects its historic neighboring buildings. All New

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
Massing	the relationship of the buildings various parts to each other	6.5
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
Scale	the relationship of the building to those around it and the human form	6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
Doors and Windows	the placement, style and materials of these components	6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
Materials	proper historic materials or approved substitutes	6.15
Size	the relationship of the project to its site	6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections	6.12
Context	the overall relationship of the project to its surroundings.	6.1-16
Landscaping	a tool to soften and blend the project with the district	8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Policy & Design Guidelines for Accessory Buildings, page 8.9

1. Retain and repair historic outbuildings. Do not demolish existing historic outbuildings.
2. Place new outbuildings, such as garages or sheds, to the rear of lots that are large enough to accommodate them, following the applicable zoning requirements. New outbuildings cannot be located in front or side yards.
3. Design new outbuildings to be compatible with the style and character of the primary historic building on the site, especially in scale, elements and roof form. Any new outbuilding must be clearly secondary to the main structure on the site.
4. Stamped metal and vinyl doors are considered to be inappropriate materials for outbuildings, and are discouraged. For more information on appropriate new construction see Chapter 6.
5. Prefabricated outbuildings that are not in keeping with the historic character of the district are not allowed where visible from the public street.

Staff Analysis - The Commission will determine if the proposal meets the guidelines for new construction of accessory buildings.

This application was continued from June for the following:

- 1. Modify the roof to a slightly steeper pitch to compliment the house**
- 2. Include a detail drawing of the handrail at the driveway**
- 3. Provide a material note for the garage door**
- 4. Provide a detail of the window trim that compliments the house**
- 5. On site plan note the location of the stair on the south elevation**

Charlotte Historic District Commission Case 2017-337
HISTORIC DISTRICT: WESLEY HEIGHTS
ACCESSORY STRUCTURE



June 5, 2017

Existing Site Photos



Front - SouthEast - Grandin Road



Detail - rafter bracket



Site of proposed garage - W 2nd Street



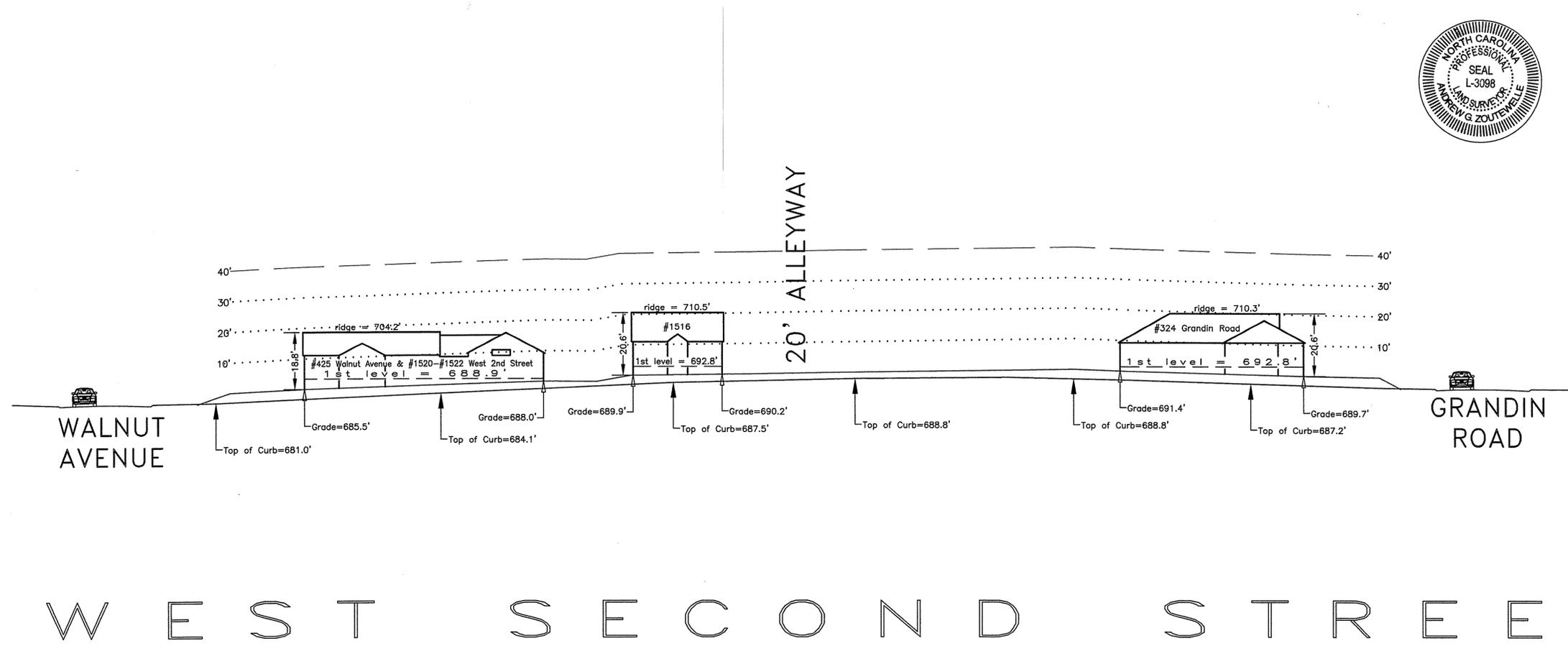
Left of existing house - SouthWest - W 2nd Street

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 3rd day of April, 2017.



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

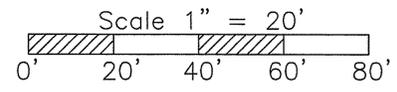


W E S T S E C O N D S T R E E T

A.G. ZOUTEWELLE
SURVEYORS
 1418 East Fifth St. Charlotte, NC 28204
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 Firm Licensure Number C-1054

Copyright 2017
 Building Heights Sketch of
1500 BLOCK of WEST SECOND STREET
FACING NORTHEAST - EVEN SIDE
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 for Charlotte-Mecklenburg Planning Department
 March 29, 2017

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 or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearward 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.



Surrounding Properties



1516 W 2nd Street



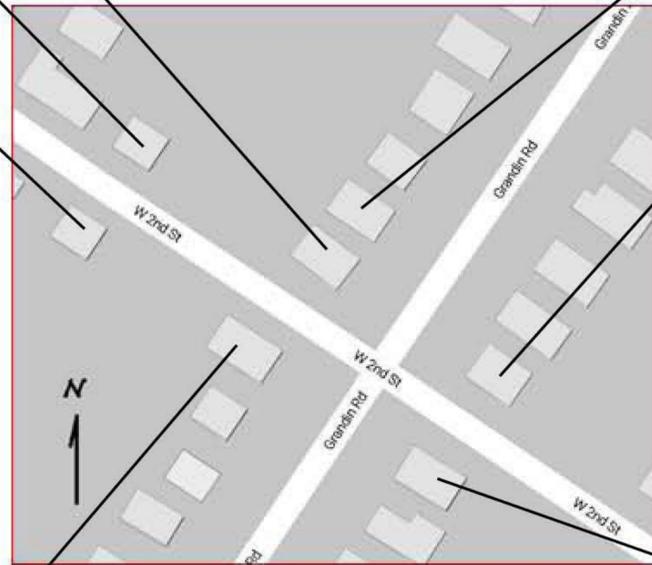
324 Grandin Road



320 Grandin Road



1517 W 2nd Street



325 Grandin Road



400 Grandin Road



401 Grandin Road

Related Designs



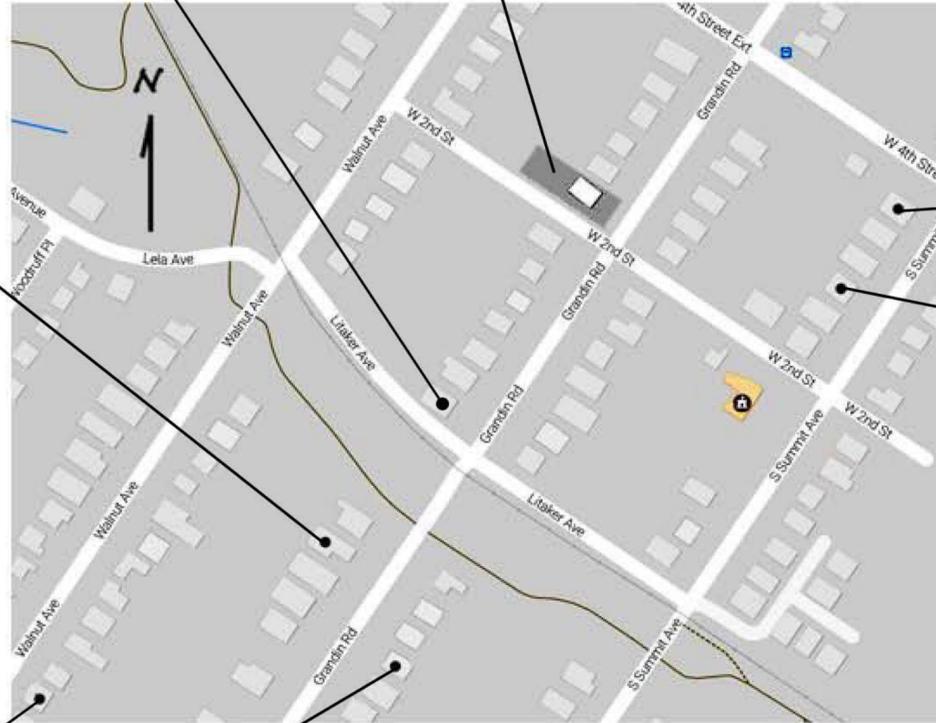
424 Grandin Road



512 Grandin Road



705 Walnut Ave



324 Grandin Road



304 S Summit Ave

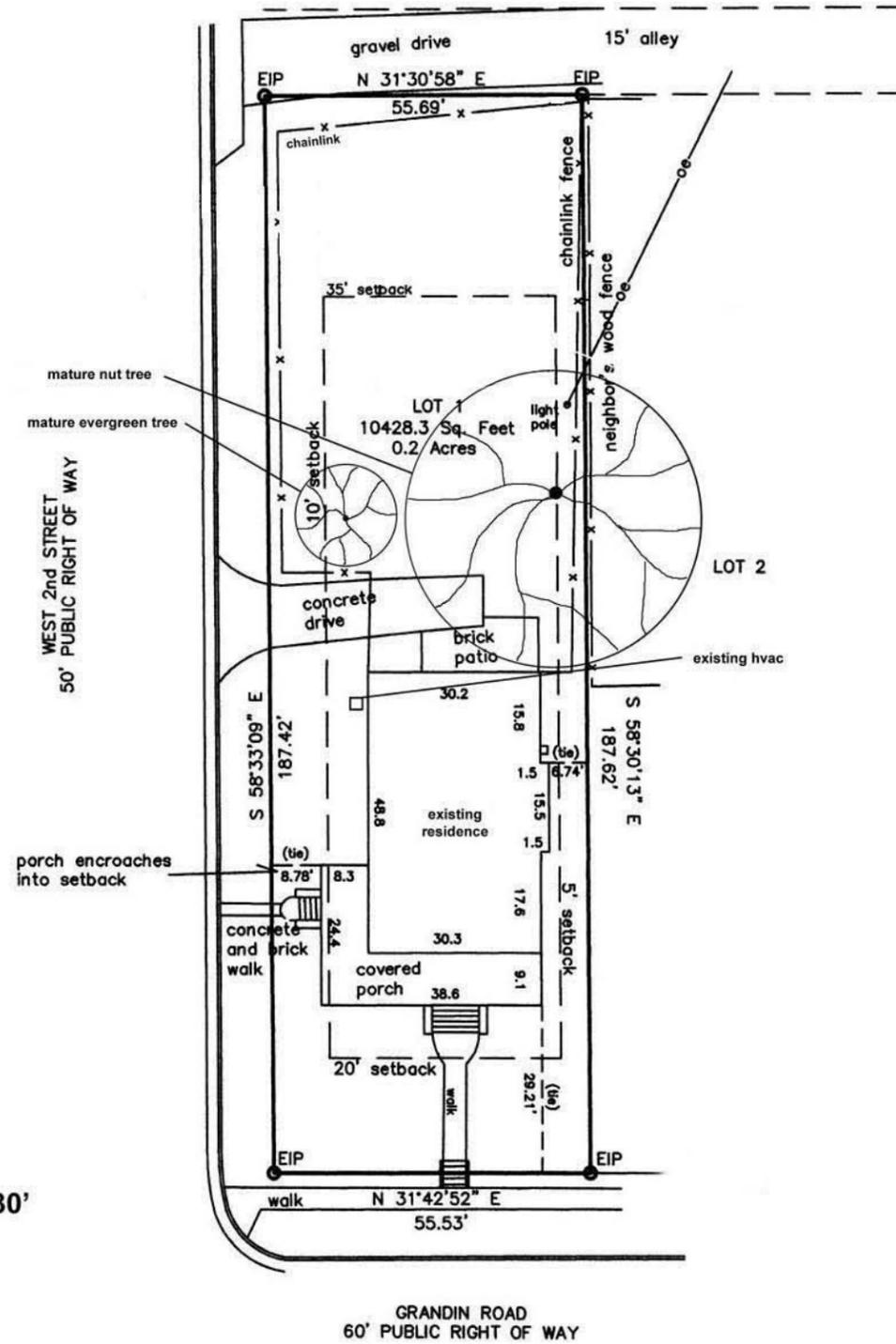
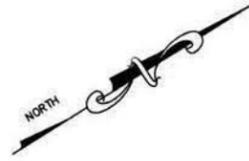


316 S Summit Ave

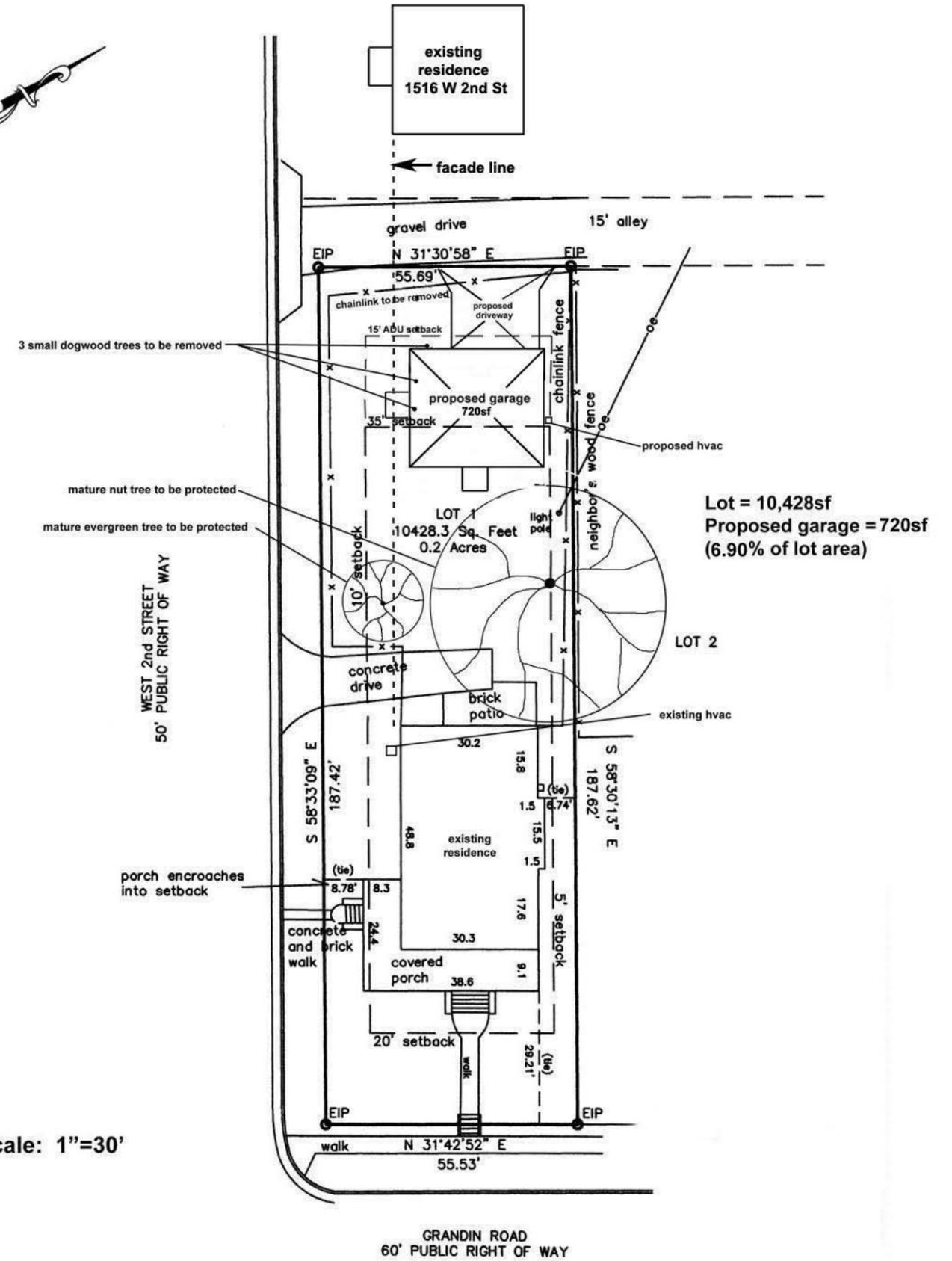
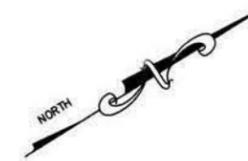


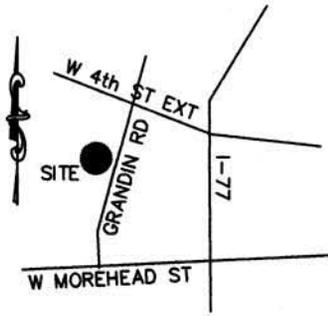
521 Grandin Road

Existing Site Plan



Proposed Site Plan



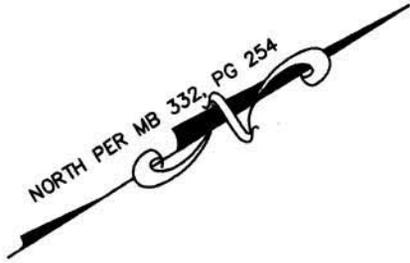


LOCATION MAP
NOT TO SCALE



I certify that this survey was completed under my direct supervision (as recorded in DB 6441, PG 666); the lines not surveyed were drawn from the deeds referenced on the adjoining lots; that the ratio of precision is 1:23164; and that this map meets the requirement of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1800).
This 27th day of November, 2015.

G. Kemp Miller
G. KEMP MILLER, PLS, CFS
7330 E. Lakeside Dr.
Charlotte, NC 28215
704-535-0287
704-577-6516

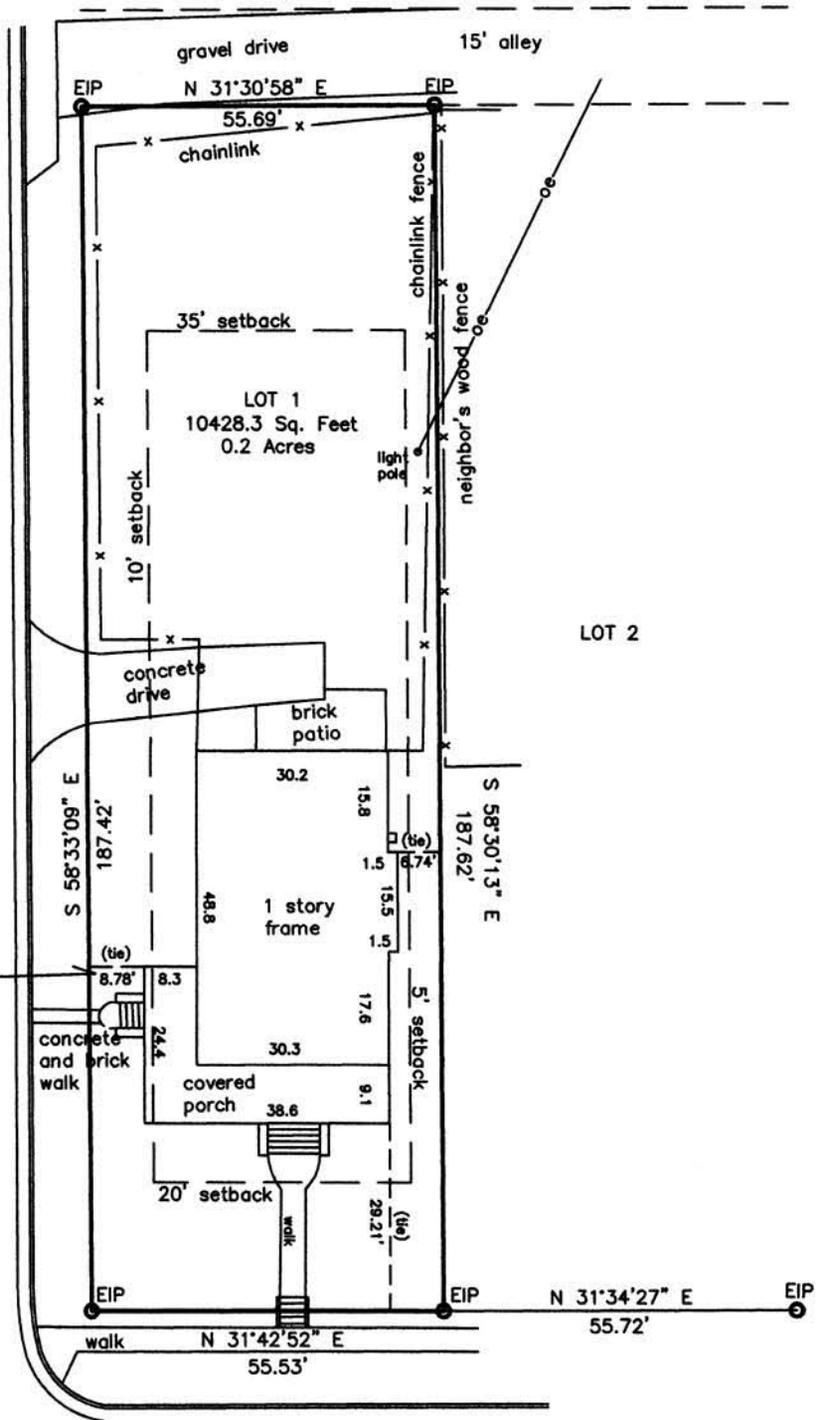


WEST 2nd STREET
50' PUBLIC RIGHT OF WAY

porch encroaches into setback

NOTES:

1. NO NCGS MONUMENT FOUND WITHIN 2000'
2. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS, BUILDING SETBACKS, OR RIGHTS-OF-WAY THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. PROPERTY CURRENTLY ZONED: R-5
4. EIP = EXISTING IRON PIPE
—oe— = OVERHEAD UTILITY
5. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FEMA PANEL 3710454400K, DATED 9/2/15.
6. PORCH ENCLOSES INTO SETBACK. HOWEVER, THE HOUSE WAS BUILT IN 1922 AND IS CONSIDERED A LEGAL NON-CONFORMING STRUCTURE.



GRANDIN ROAD
60' PUBLIC RIGHT OF WAY

PHYSICAL SURVEY OF
LOT 1, BLOCK 13 OF WESLEY HEIGHTS

PROPERTY OF JOEL K. LASSITER, JR. AND TIFFANY LASSITER

SCALE: 1"=30' CHARLOTTE, MECKLENBURG CO., NC
AS RECORDED IN: MB 332, PG 254

DATE: 11/27/2015
PID# 071-013-01

FILE #01961_LASSITER

324 GRANDIN ROAD

EOC >=1:10,000

June



South Elevation
(Facing W 2nd Street)

July



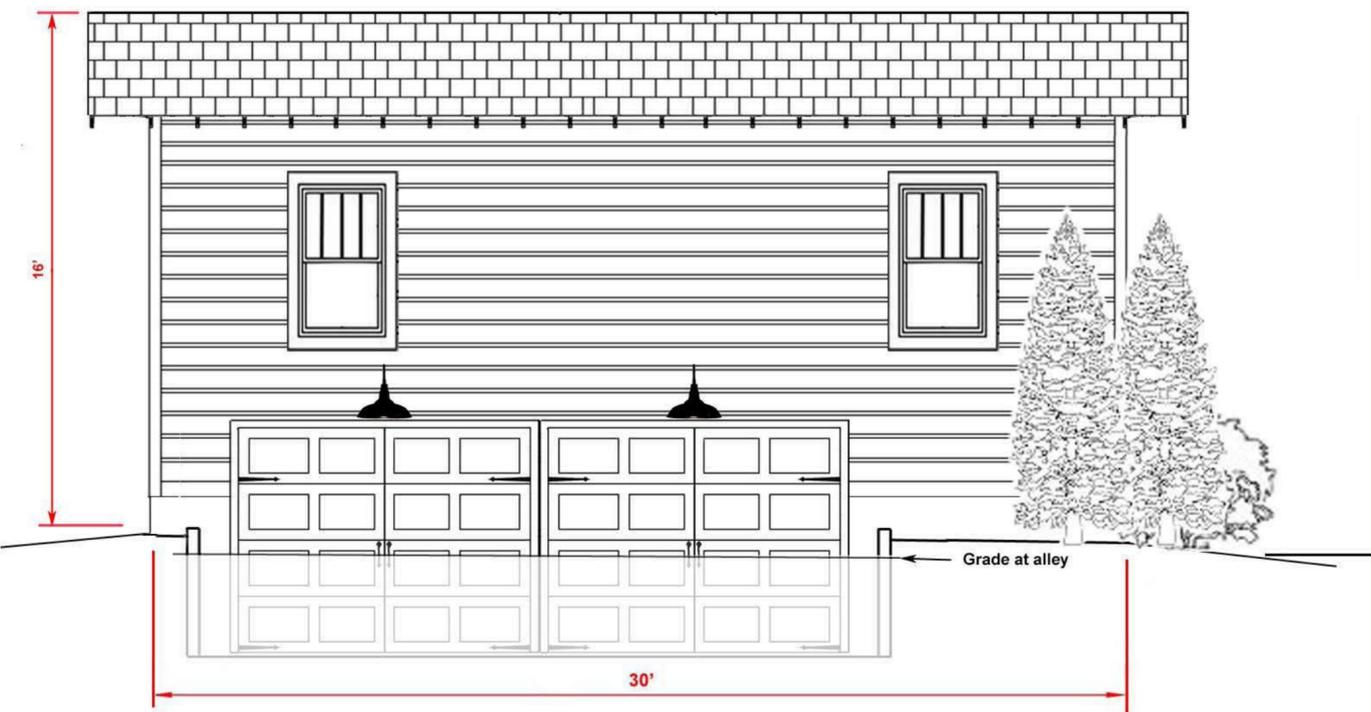
South Elevation
(Facing W 2nd Street)

Owner
Joel Lassiter
704-545-2424
joel@lassiterphotography.com

Project
Garage
324 Grandin Road
Charlotte, NC 28208

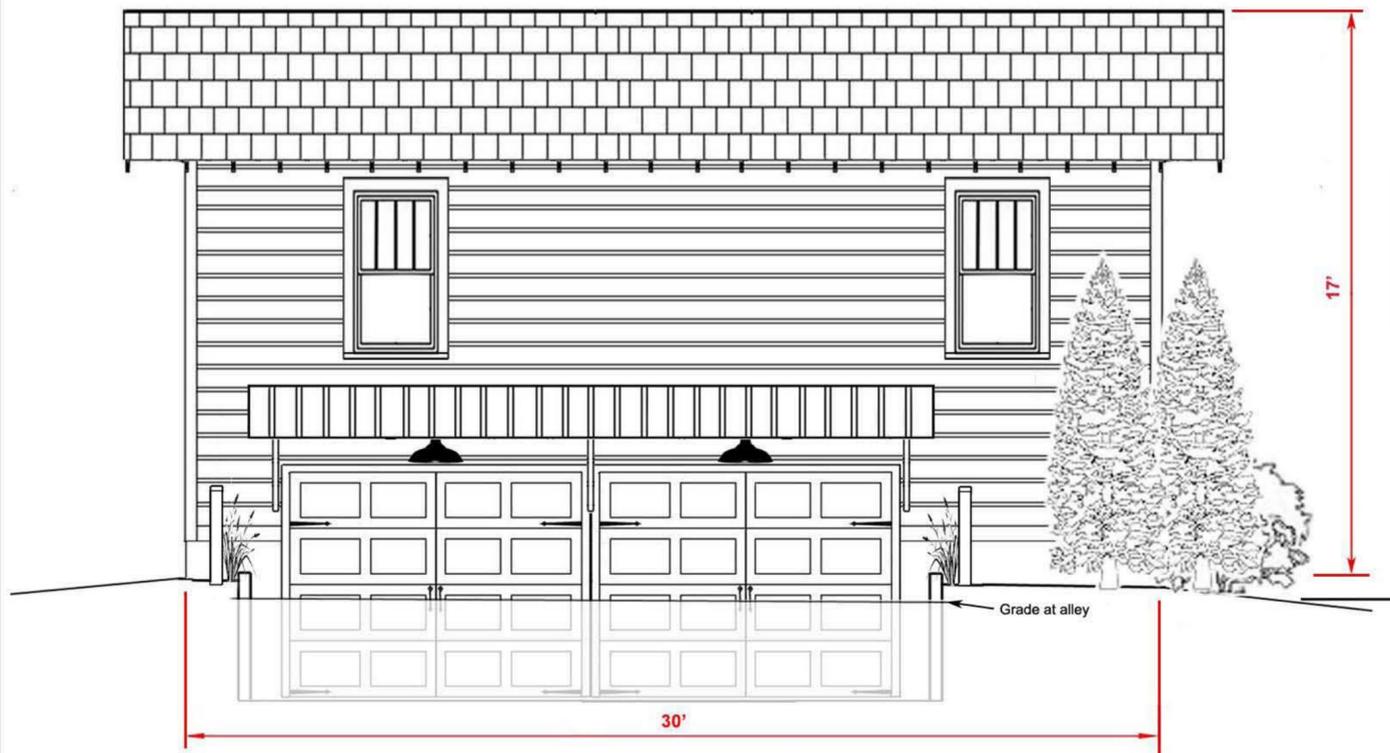
Elevation Comparison - South
Scale 1/4"=1'

June



West Elevation
(Facing Alley)

July



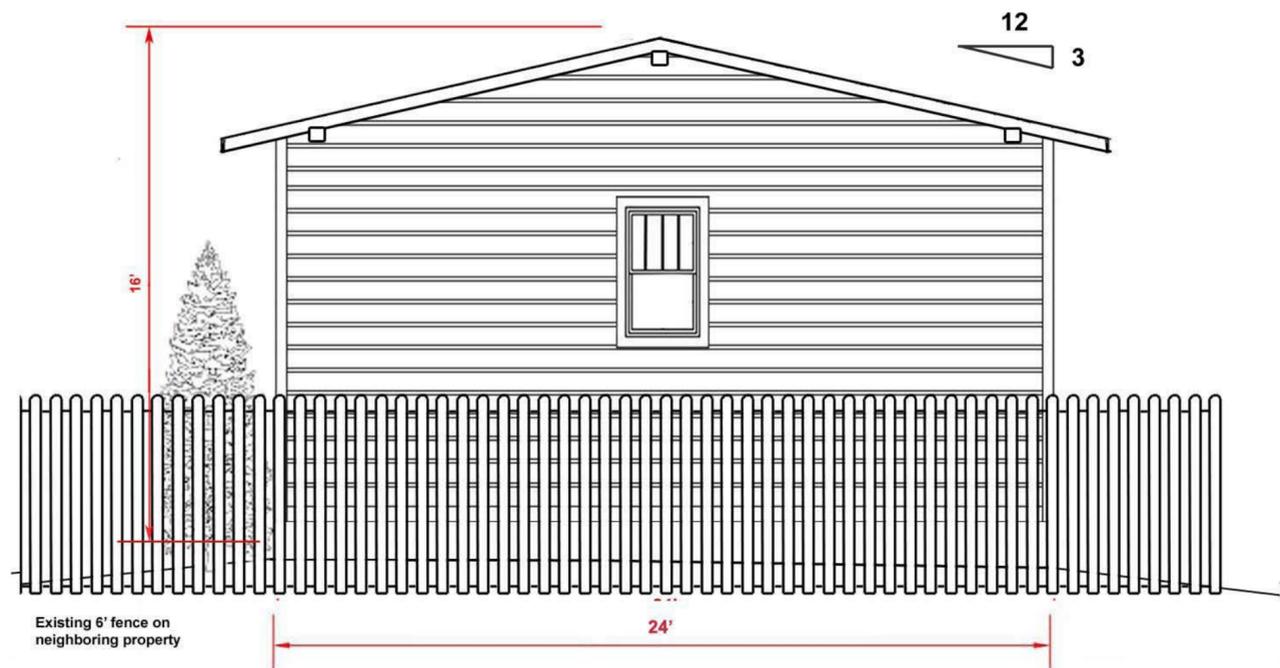
West Elevation
(Facing Alley)

Owner
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Project
Garage
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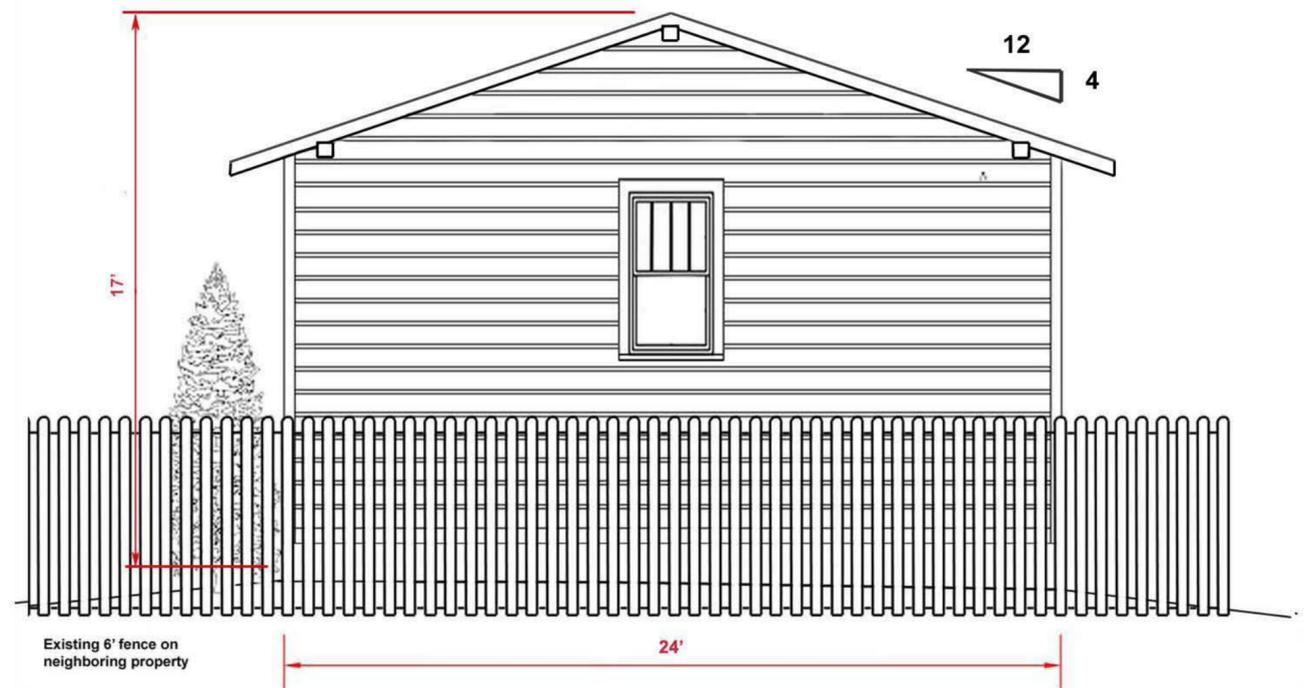
Elevation Comparison - West
Scale 1/4"=1'

June



North Elevation
(Facing 320 Grandin Road)

July



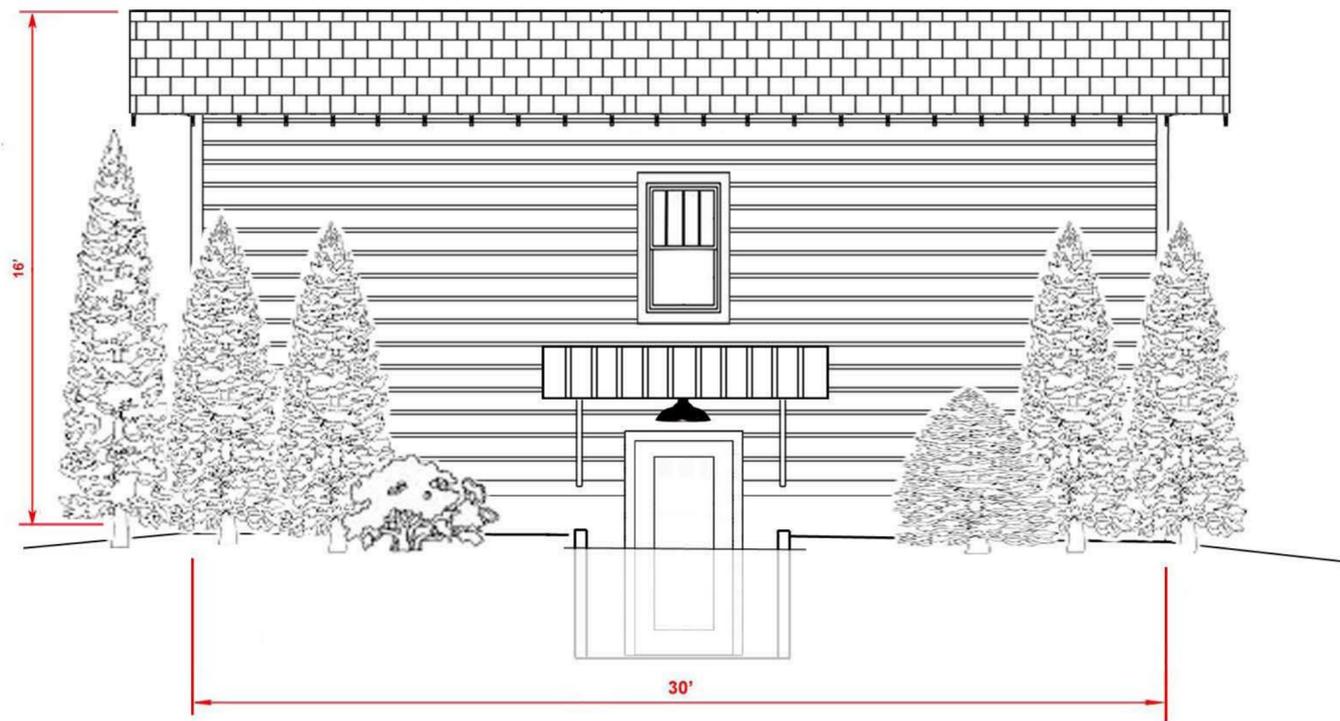
North Elevation
(Facing 320 Grandin Road)

Owner
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Project
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Charlotte, NC 28208

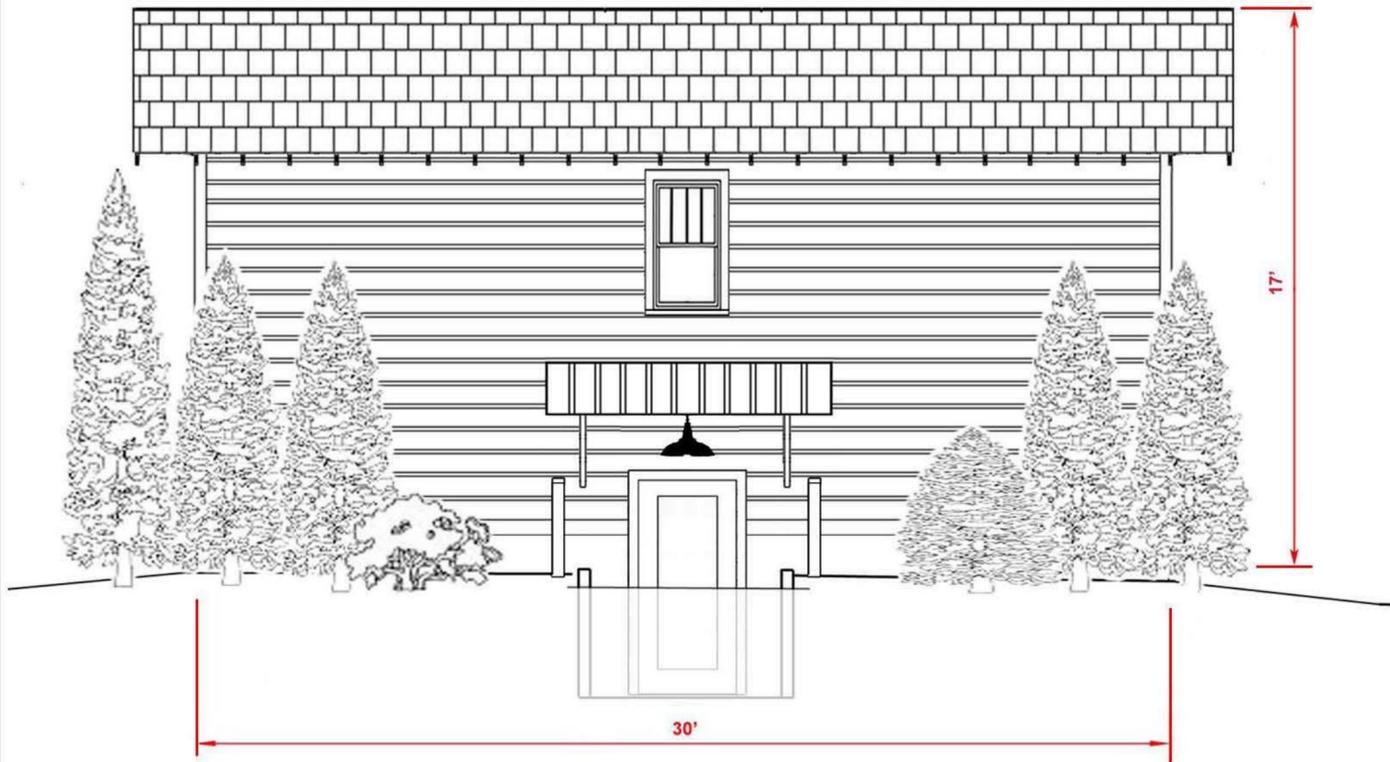
Elevation Comparison - North
Scale 1/4"=1'

June



East Elevation
(Facing Existing Residence)

July



East Elevation
(Facing Existing Residence)

Owner
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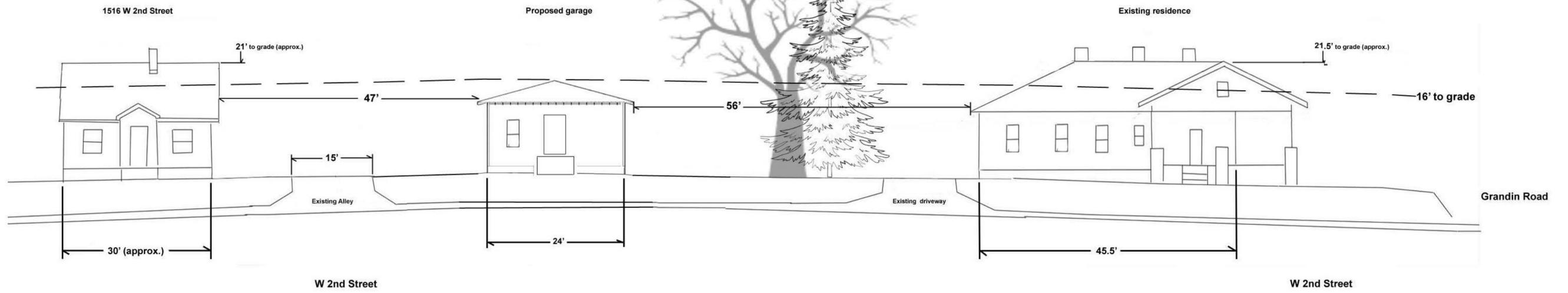
Project
Garage
324 Grandin Road
Charlotte, NC 28208

Elevation Comparison - East
Scale 1/4"=1'

June

Streetscape of W 2nd Street

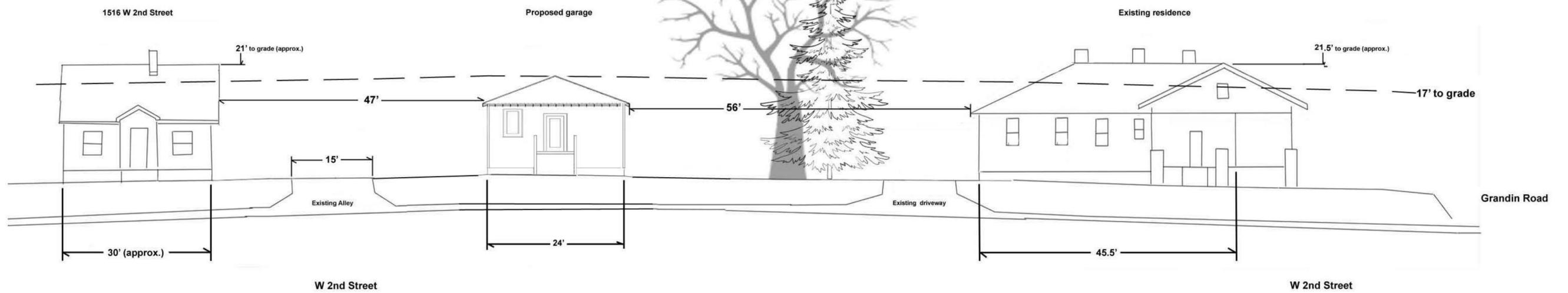
(not to scale)



July

Streetscape of W 2nd Street

(not to scale)



Owner
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Project
Garage
324 Grandin Road
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Street scape
Not to scale

Black 30 architectural shingles to match house

22" overhangs with plumb-cut exposed rafter tails to match house

All wood double-hung windows to match house (see detail)

7-1/2" wood Dutch lap siding to match house

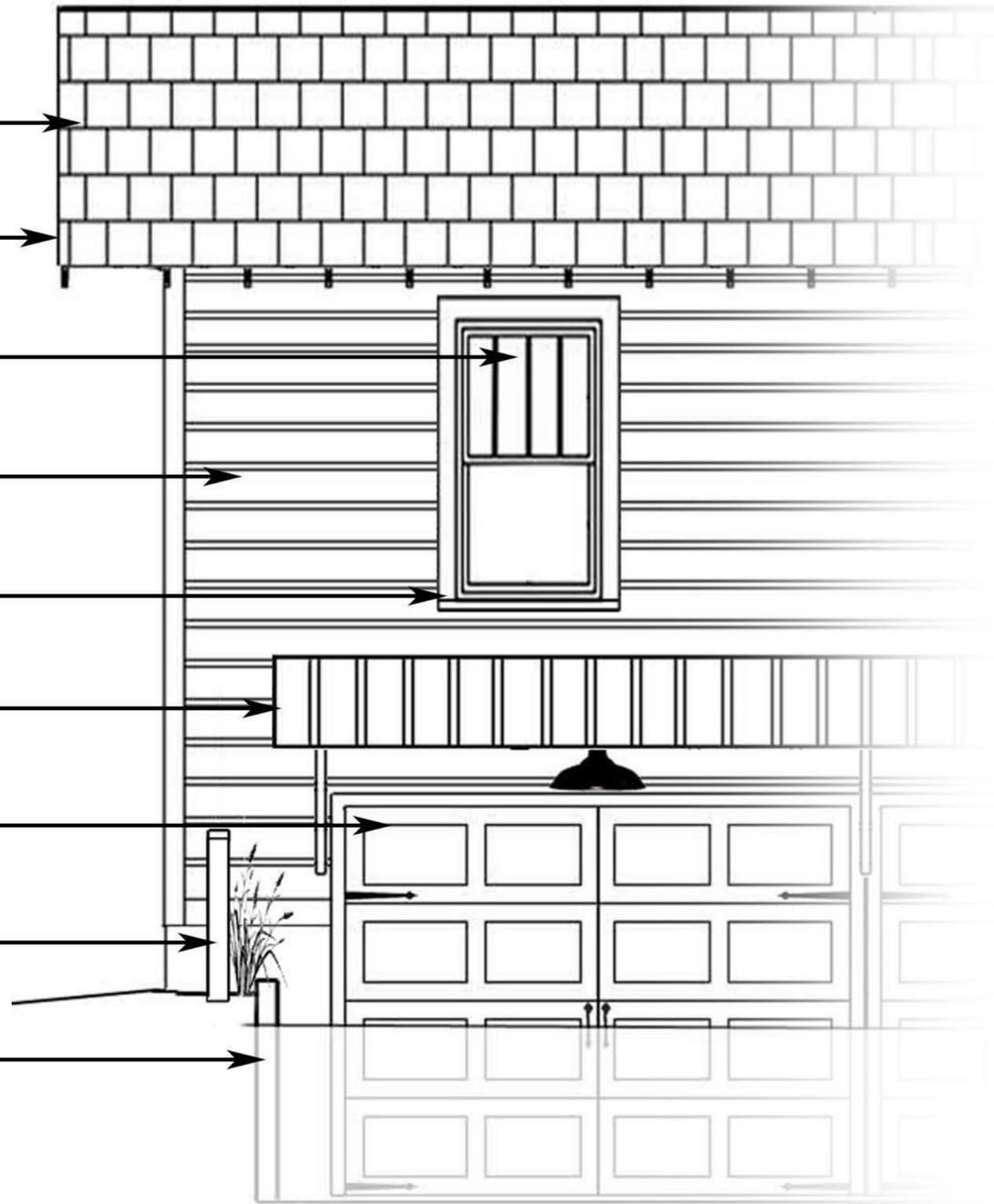
4-1/2" trim to match house

Shed roofs over doors to be corugated metal

Carriage house style garage doors of wood or wood vaneer

36" garden fence with top guardrail (see detail)

Retaining walls of poured concrete or parged block

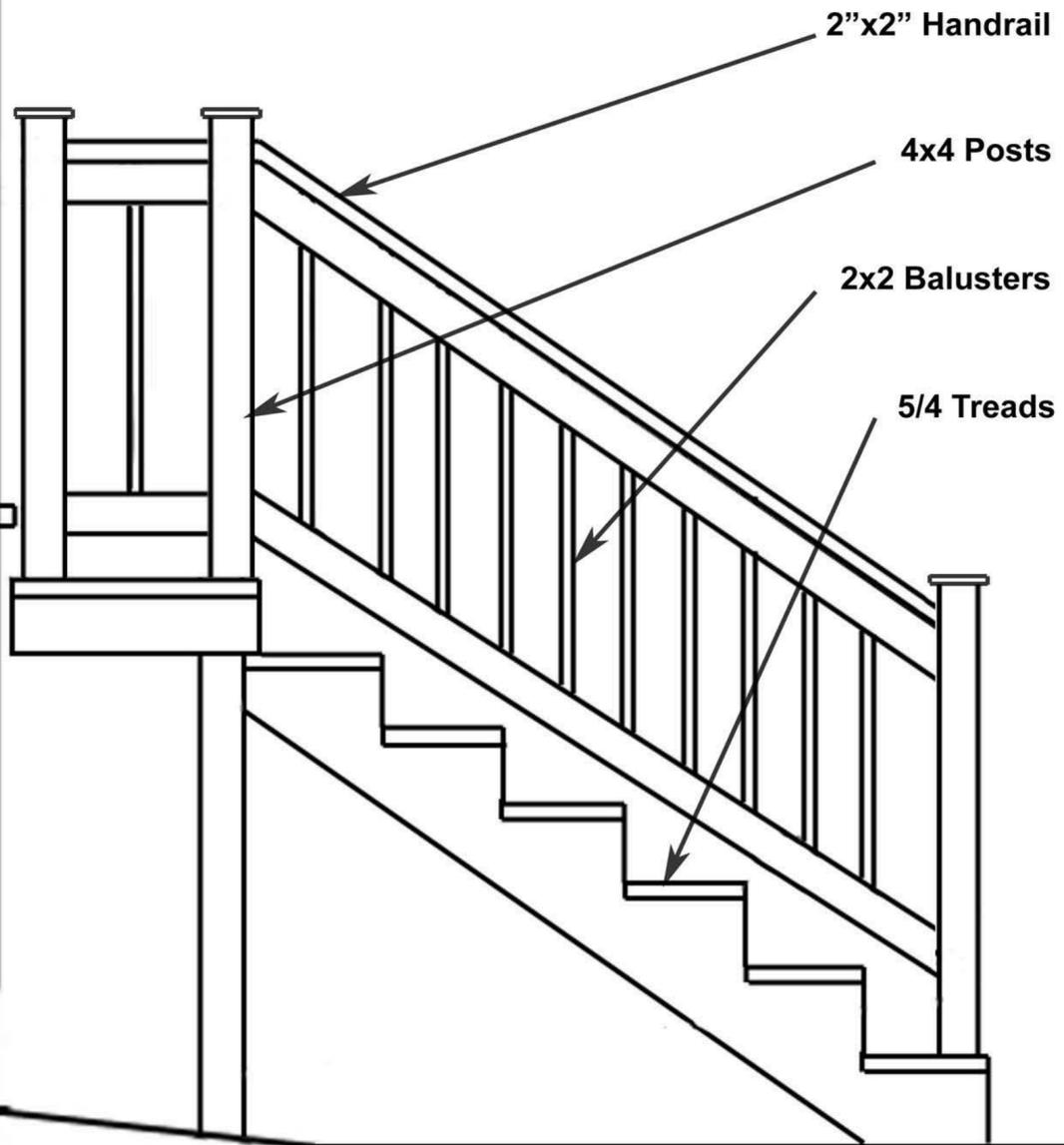


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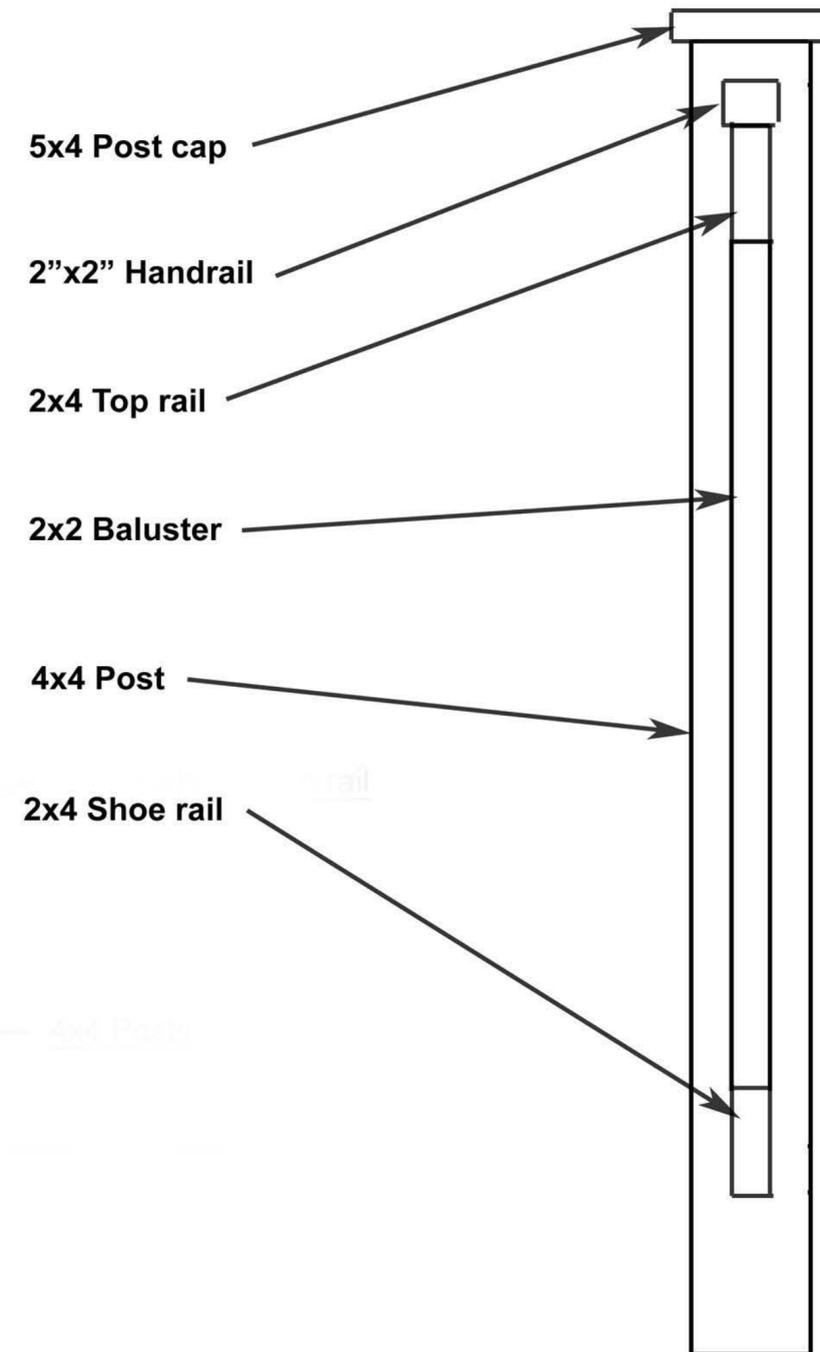
Materials
Scale 1/2"=1'

Profile design



Scale 1" = 1'

Railing cross-section



Scale 1/4" = 1"

Owner
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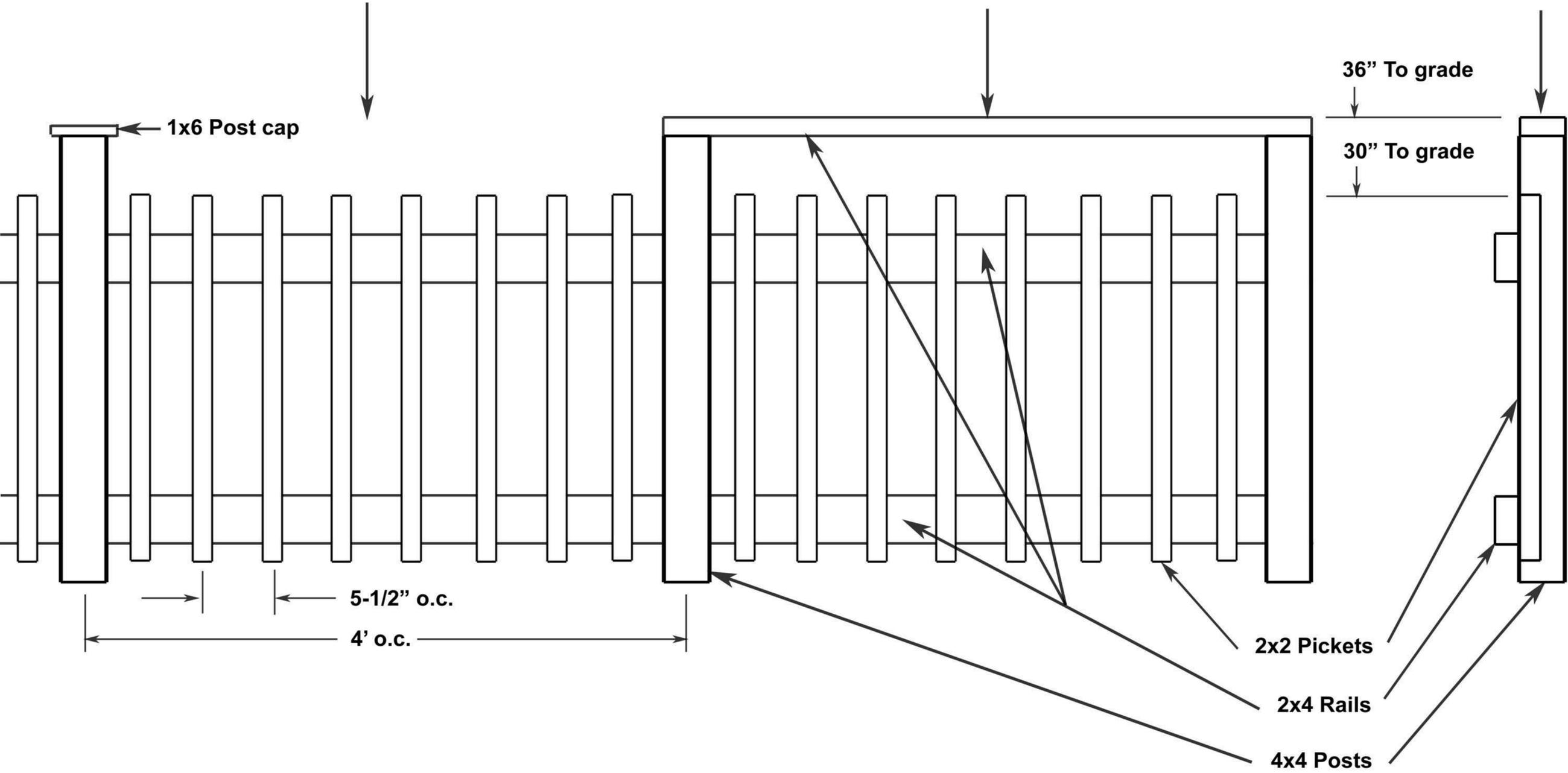
Project
Garage
324 Grandin Road
Charlotte, NC 28208

Front Steps Detail

Typical fence section

Guardrail added at retaining walls

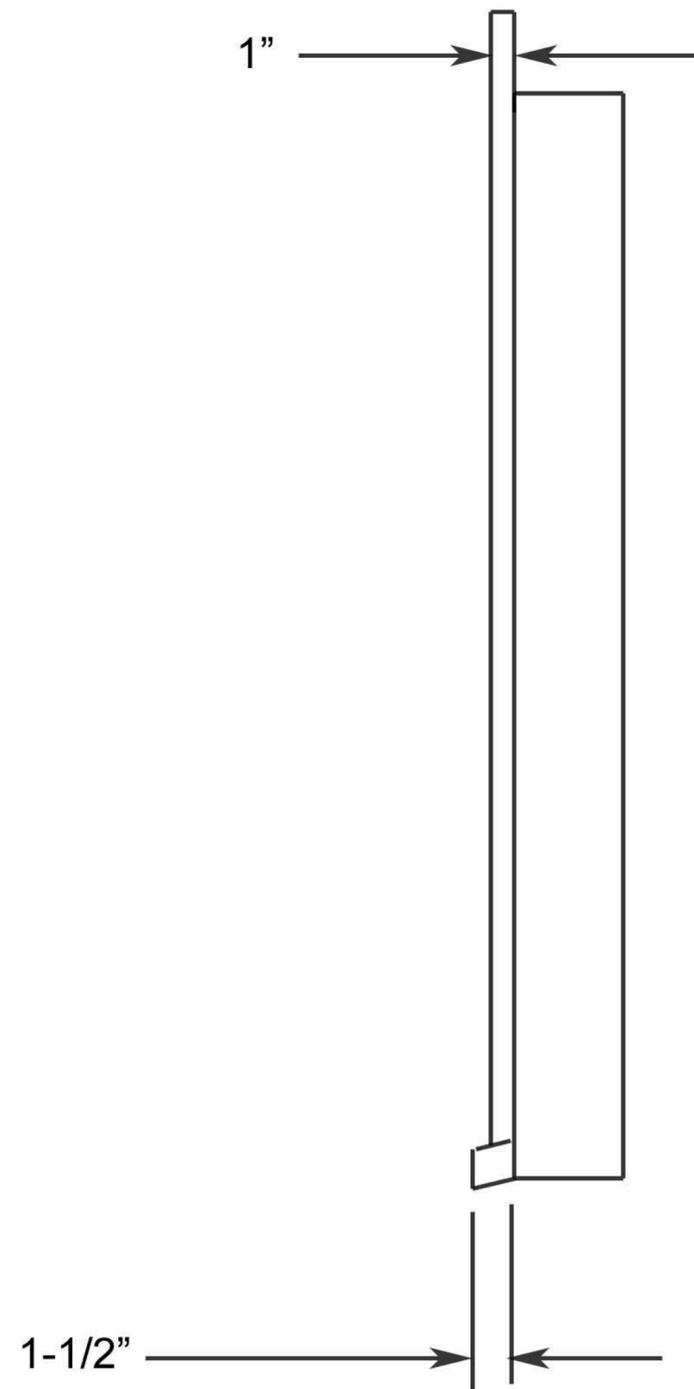
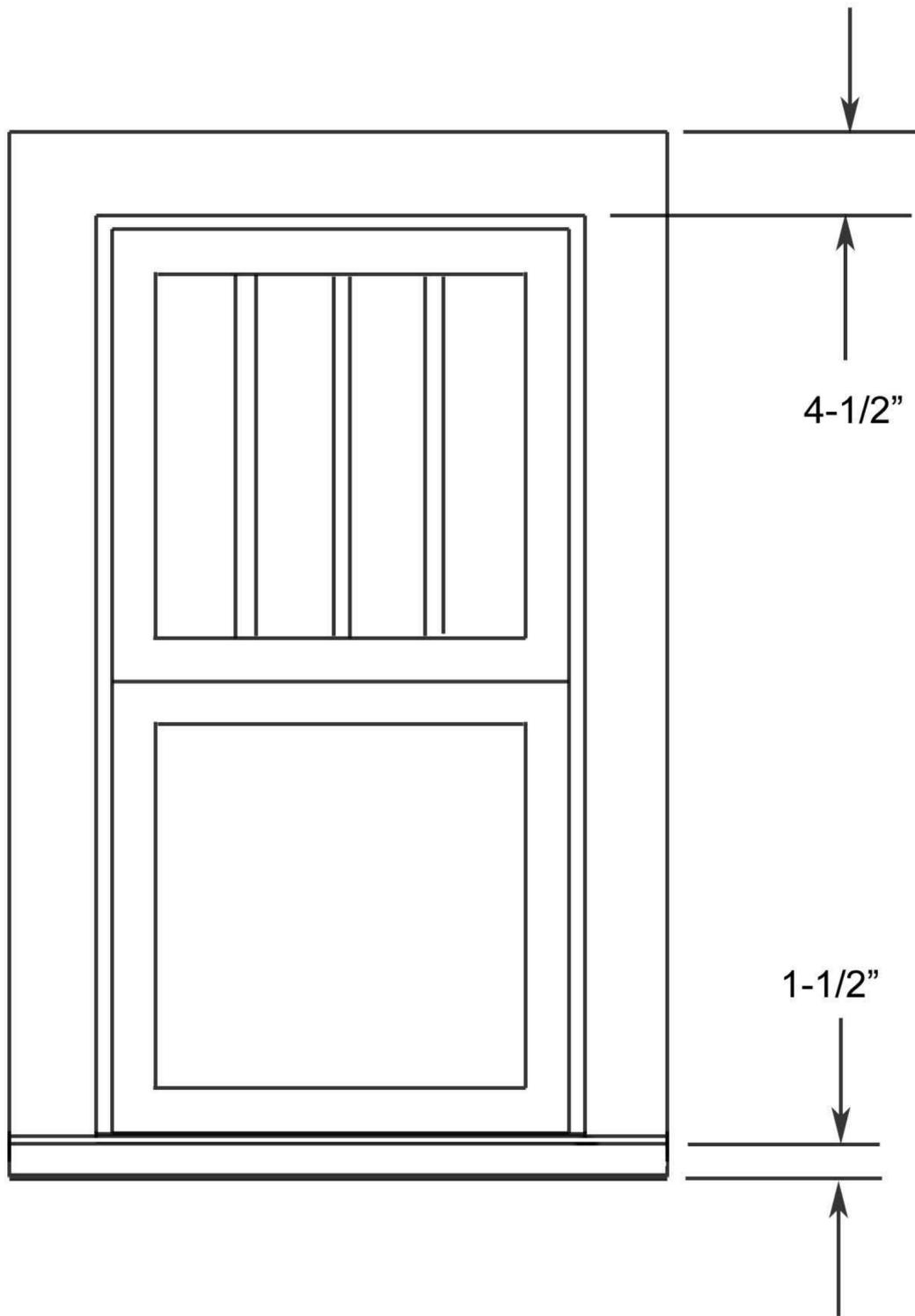
Side view



Owner
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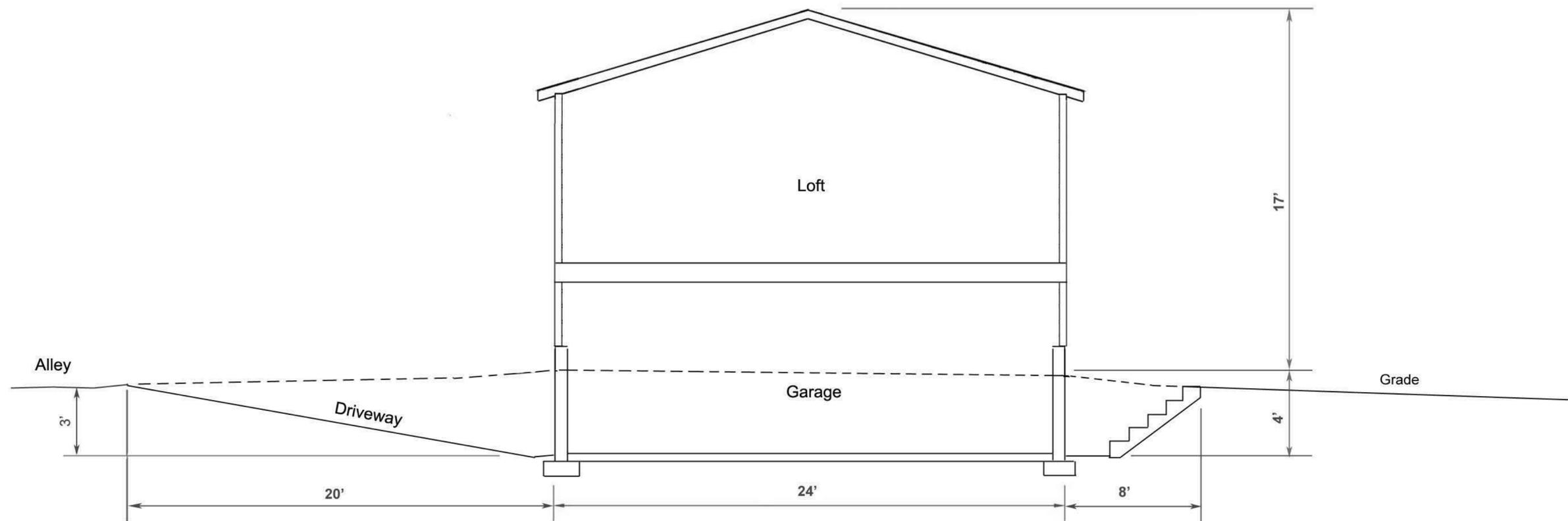
Fence/guardrail Detail
 Scale 2"=1'



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Project
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Window Trim Detail
 Scale 1"=6"



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Project
 Garage
 324 Grandin Road
 Charlotte, NC 28208

Cross-section
 Scale 1/4"=1'

Existing 6' Fence On Adjacent Property

Existing Nut Tree

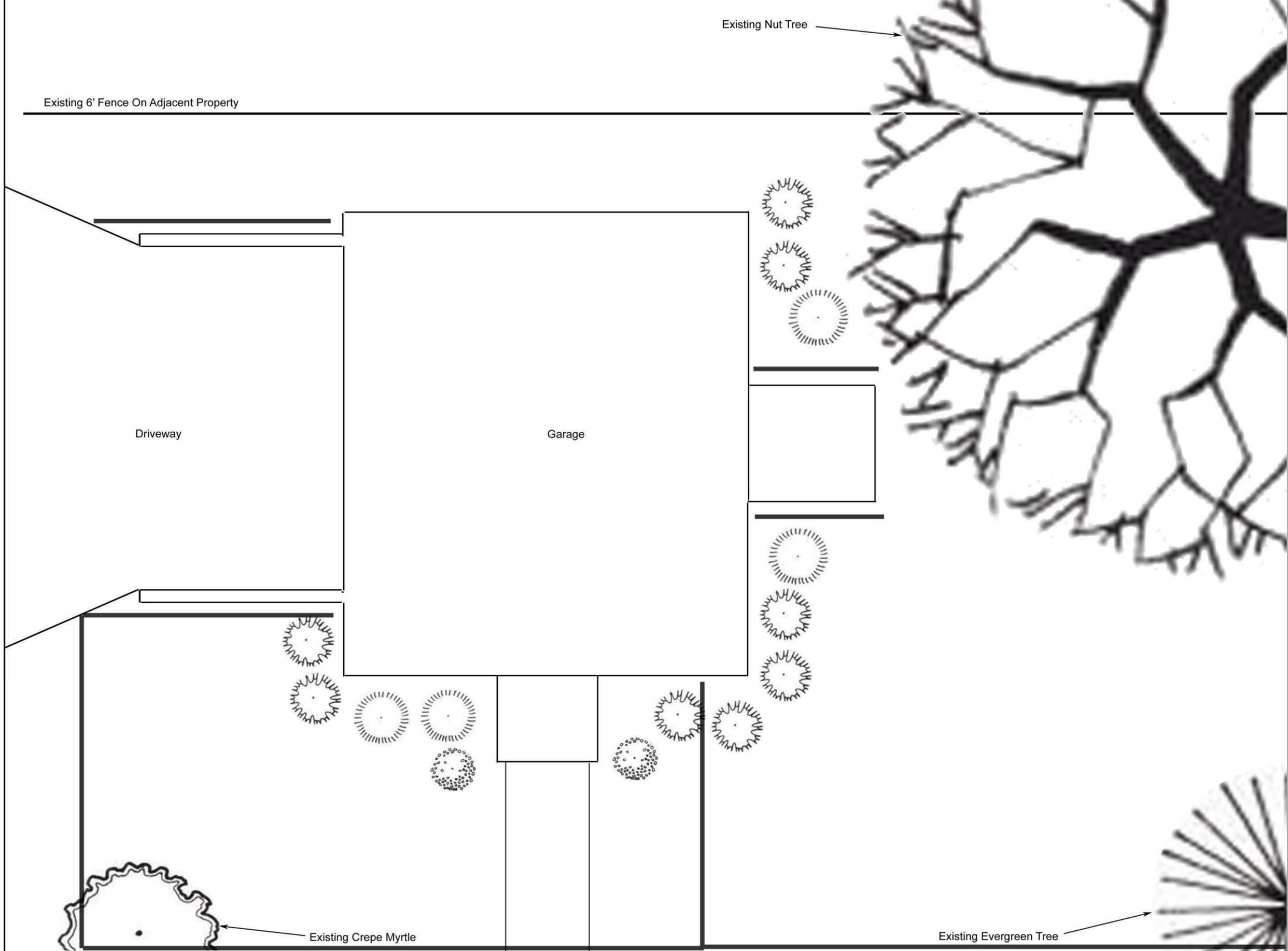
Alley

Driveway

Garage

Existing Crepe Myrtle

Existing Evergreen Tree

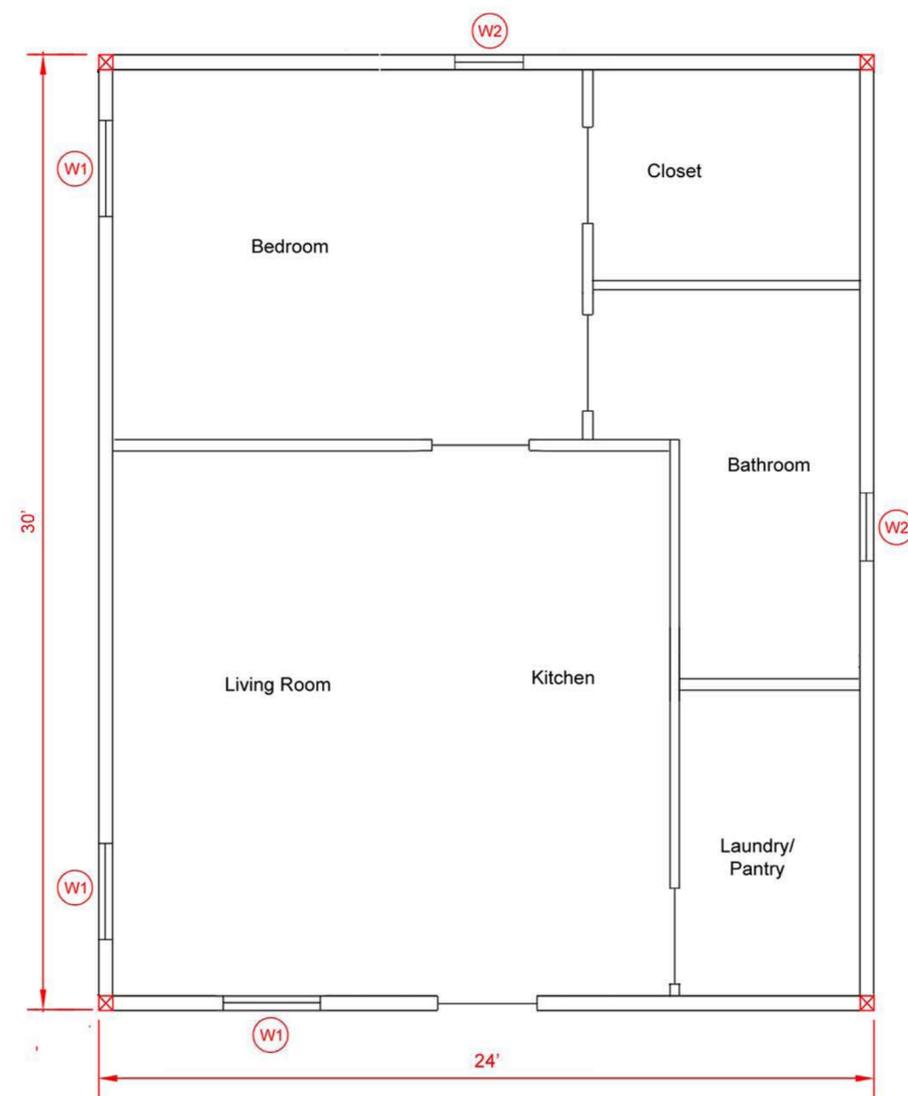
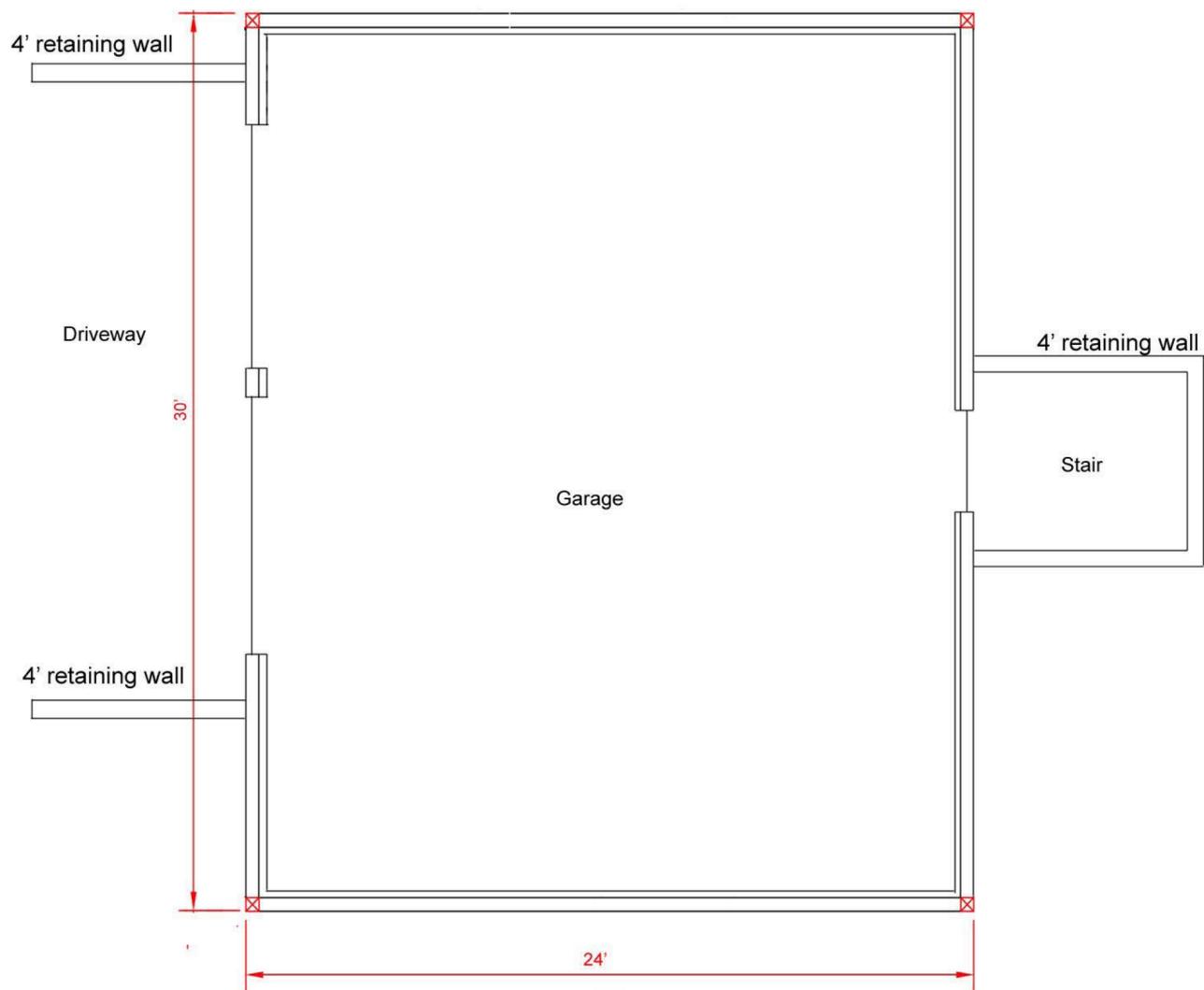


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Project
 Garage
 324 Grandin Road
 Charlotte, NC 28208

-  - Flowering Shrub (Such As Azalea or Gardenia)
-  - Tall Conical Evergreen (Such As Arborvitae or Cypress)
-  - Low Evergreen (Such as Boxwood or Holly)
-  - Fence

Landscape Plan
 Scale 1/4"=1'



Owner
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Project
 Garage/Apartment
 324 Grandin Road
 Charlotte, NC 28208

W1 = 36"x60" egress
 wood double-hung window
 with insulated glass.
 W2 = 24"x42" wood
 double-hung window
 with insulated glass.

Floor Plans
 Scale 1/4"=1'