### 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.


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
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

324 Grandin Rd

Wesley Heights
Historic District

Property Lines

Building Footprints

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
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 ("Drone"), 1st level, and ridge line of the houses depicted herein. No rear yard or side yard 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.

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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

Scale 1" = 20'
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

324 Grandin Road, garage addition - Joel Lassiter, owner - 704-545-2424
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 DATE: 11/27/2015
AS RECORDED IN: MB 332, PG 254 PID# 071-013-01
FILE #01961_LASSITER 324 GRANDIN ROAD EOC => 1:10,000
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 corrugated 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

Owner
Joel Lassiter
704-545-2424
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Project
Garage
324 Grandin Road
Charlotte, NC 28208

Materials
Scale 1/2”=1’