



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS-AMENDED

CERTIFICATE NUMBER: HDCRMI-2017-00337

DATE: September 29, 2017
December 1, 2017 - AMENDED

ADDRESS OF PROPERTY: 324 Grandin Road

TAX PARCEL NUMBER: 07101301

HISTORIC DISTRICT: Wesley Heights

OWNER(S): Joel Lassiter

DETAILS OF APPROVED PROJECT: The proposal is a new detached 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 with additional conditioned space above the garage. At the rear left corner of the lot a small retaining wall will be constructed to match the retaining walls on either side of the new driveway.

This project was approved by the Historic District Commission on July 12, 2017.

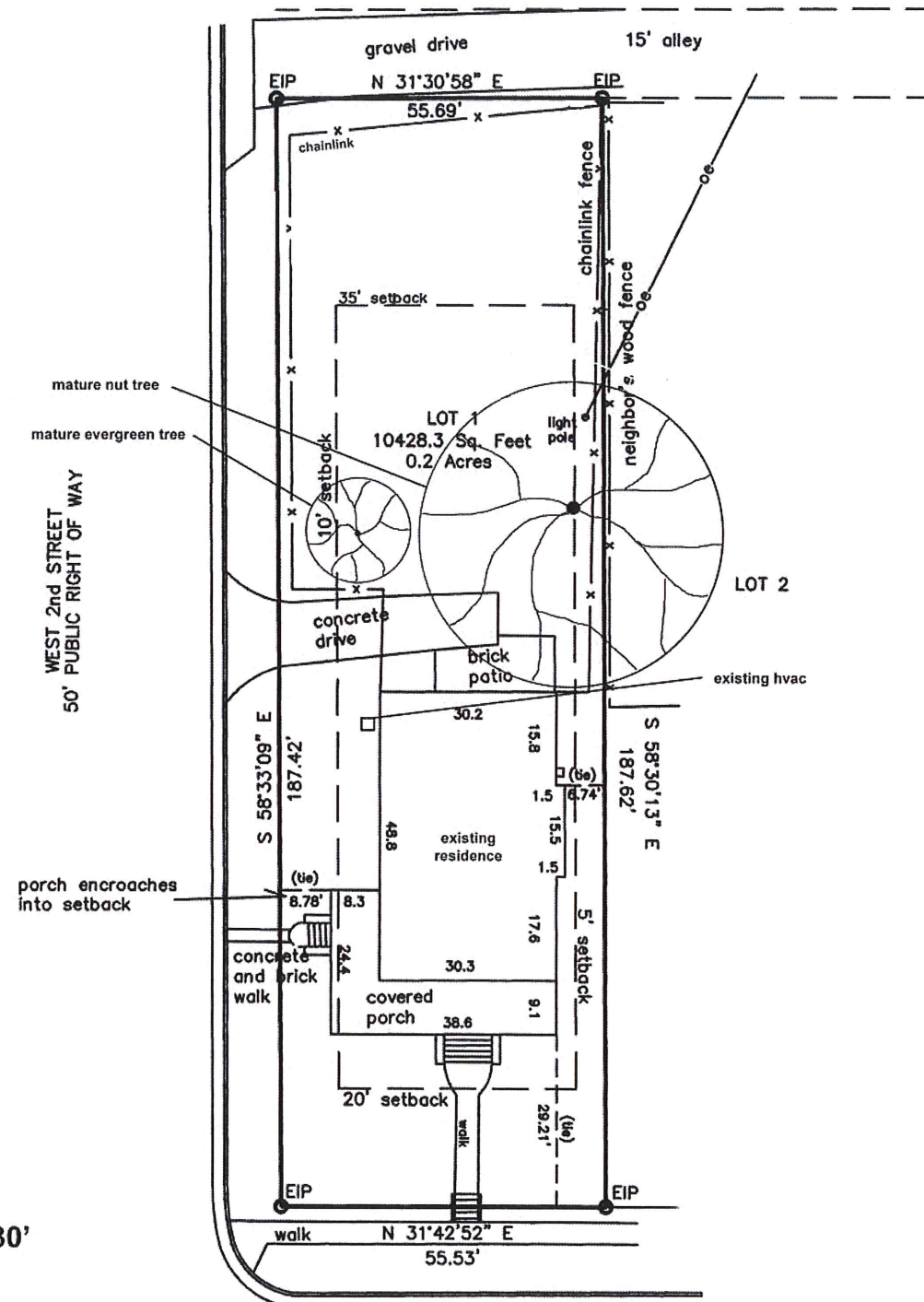
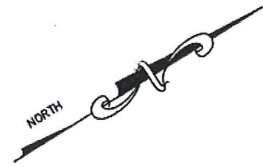
- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are 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 

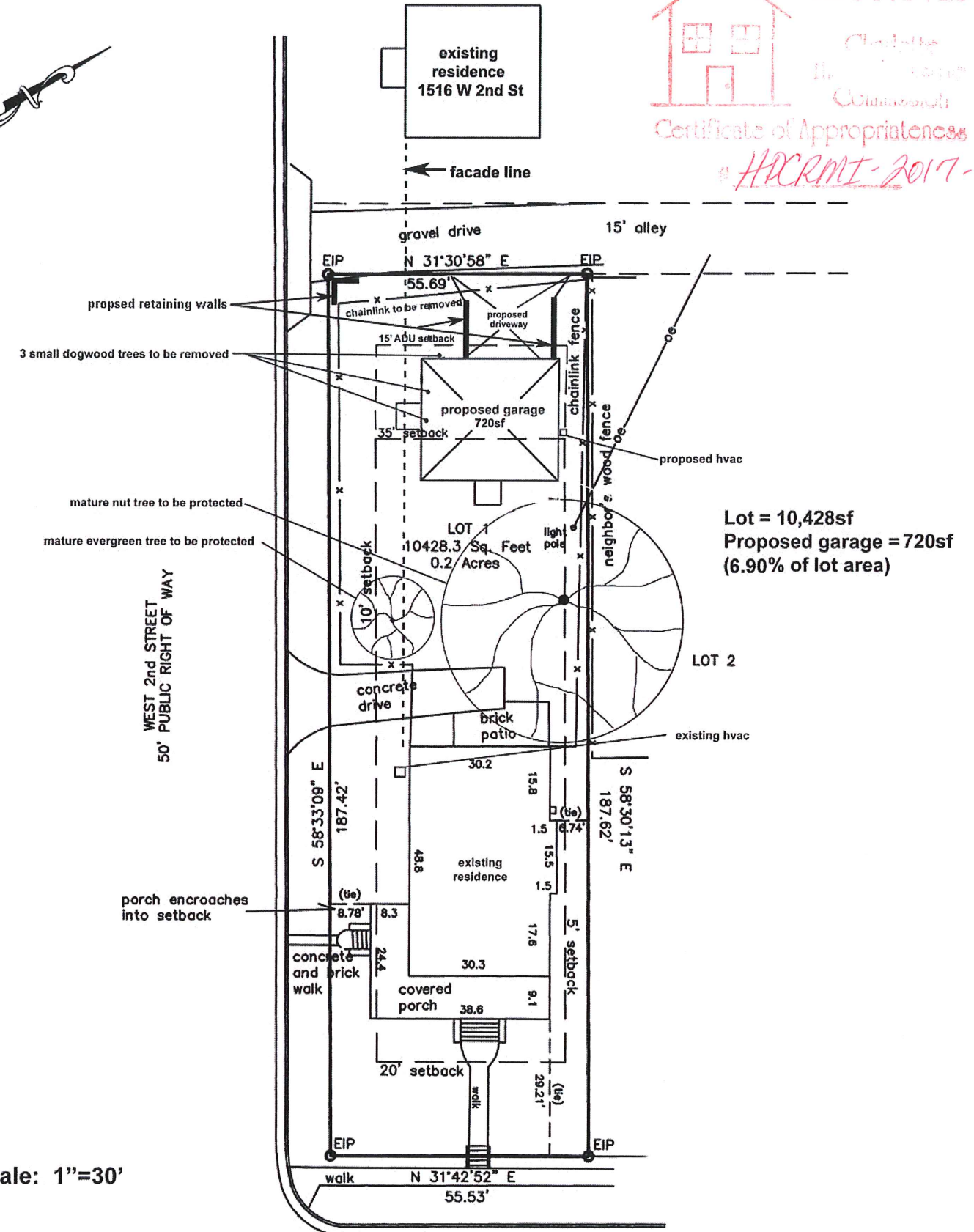
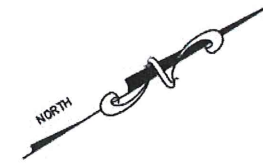
Staff 

Existing Site Plan

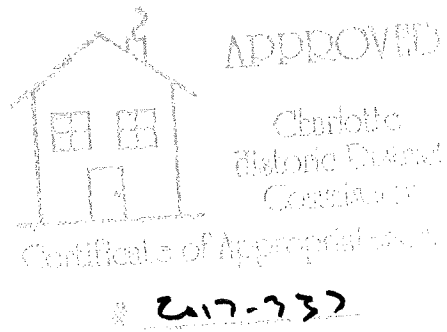


GRANDIN ROAD
60' PUBLIC RIGHT OF WAY

Proposed Site Plan



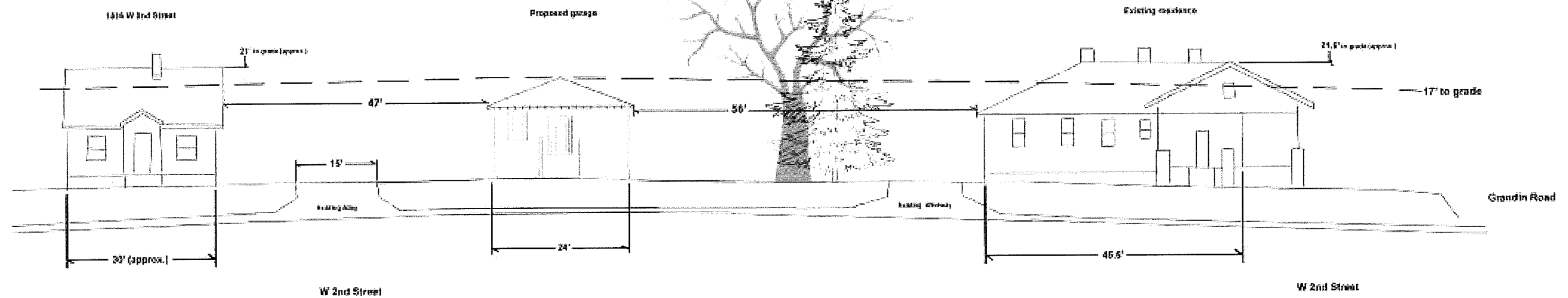
GRANDIN ROAD
60' PUBLIC RIGHT OF WAY

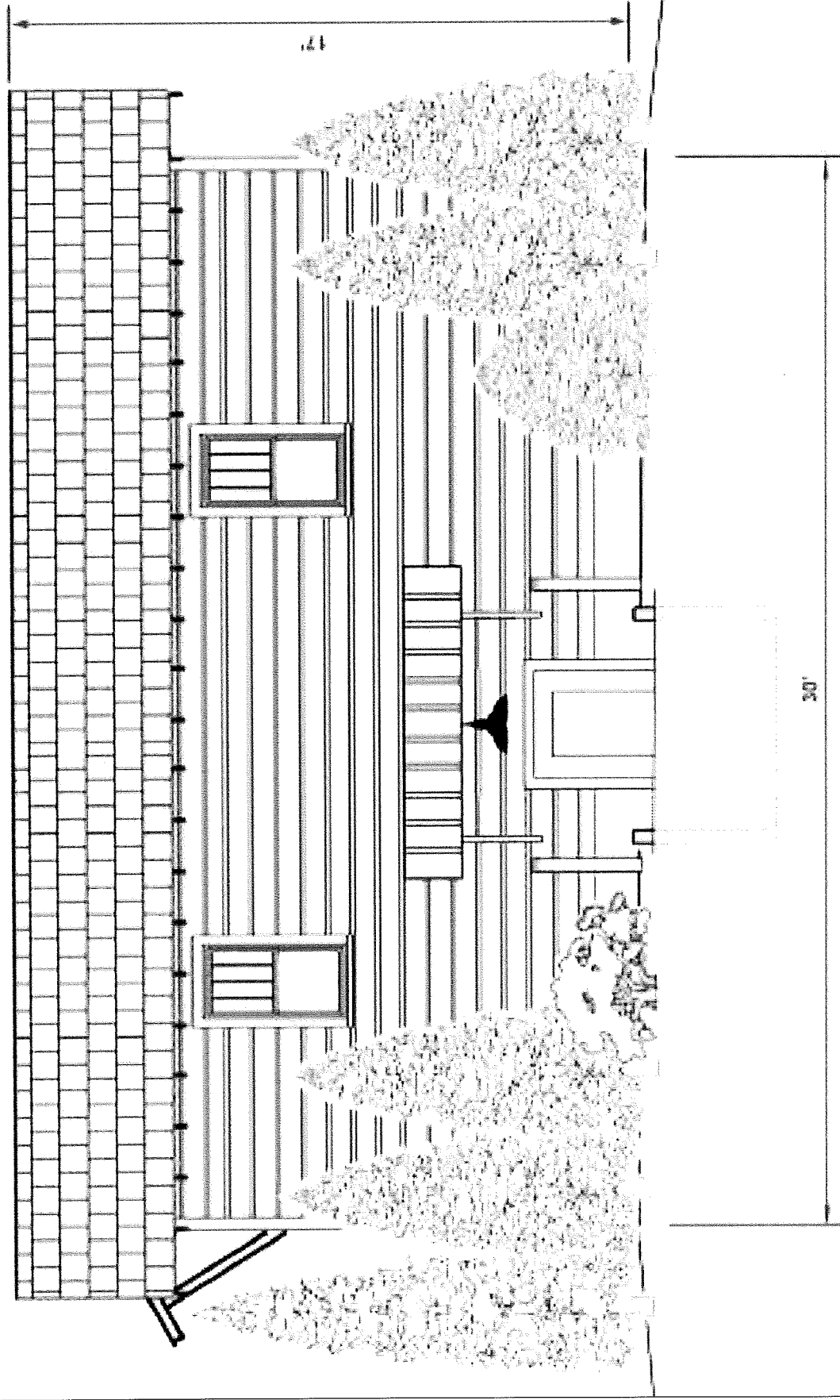


July

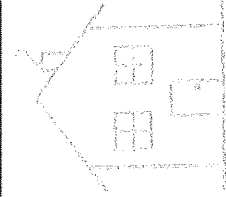
Streetscape of W 2nd Street

(not to scale)





East Elevation
(Facing Existing Residence)



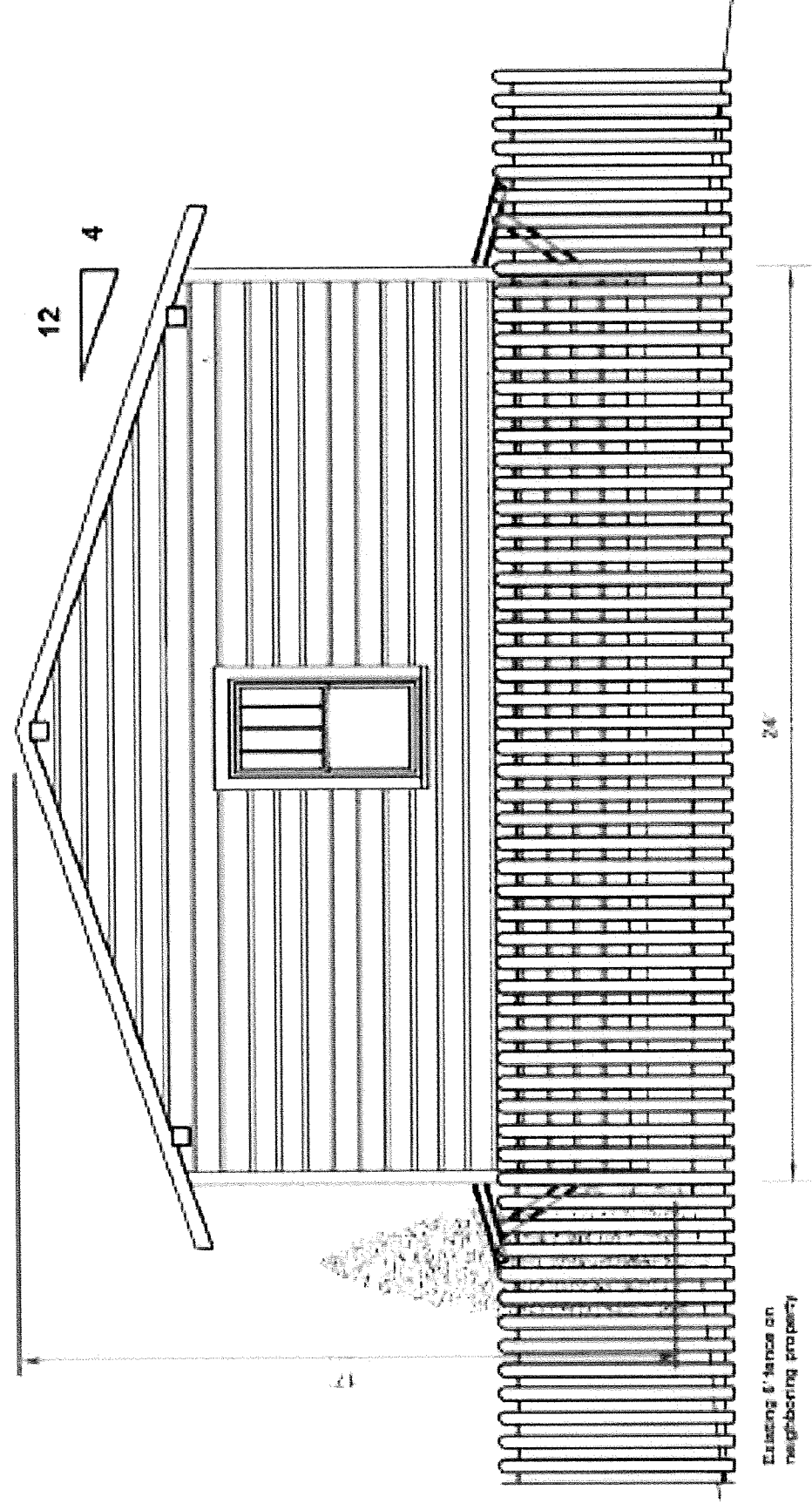
APPROVED:

Charlotte
Historic District
Commission

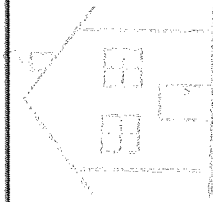
Certificate of Appropriation

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



North Elevation
(Facing 320 Grandin Road)

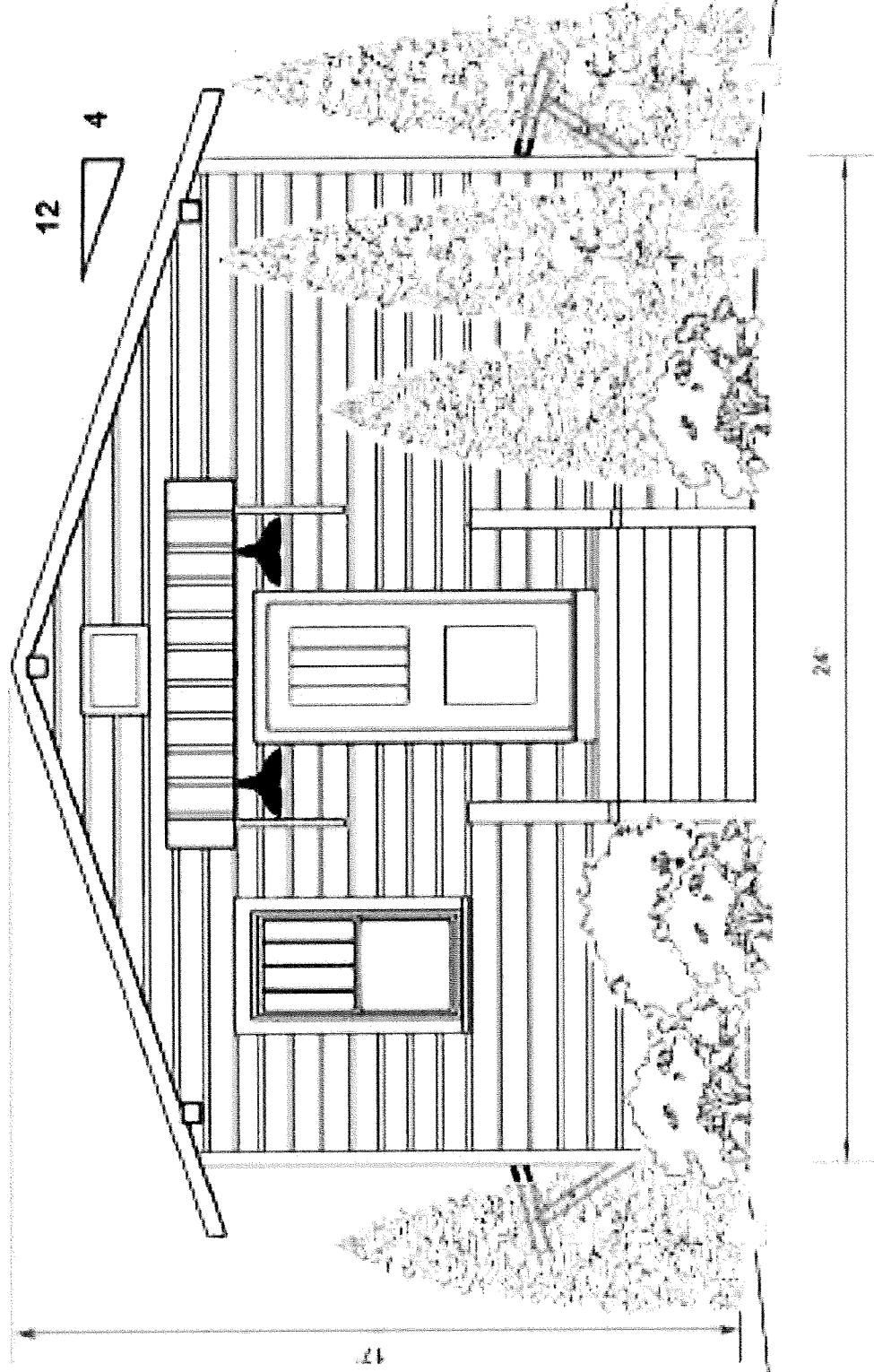


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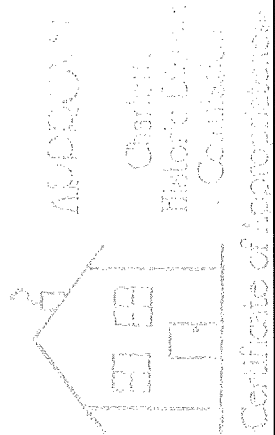
City of Grandin
Planning Division
Certificate of Appropriateness

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

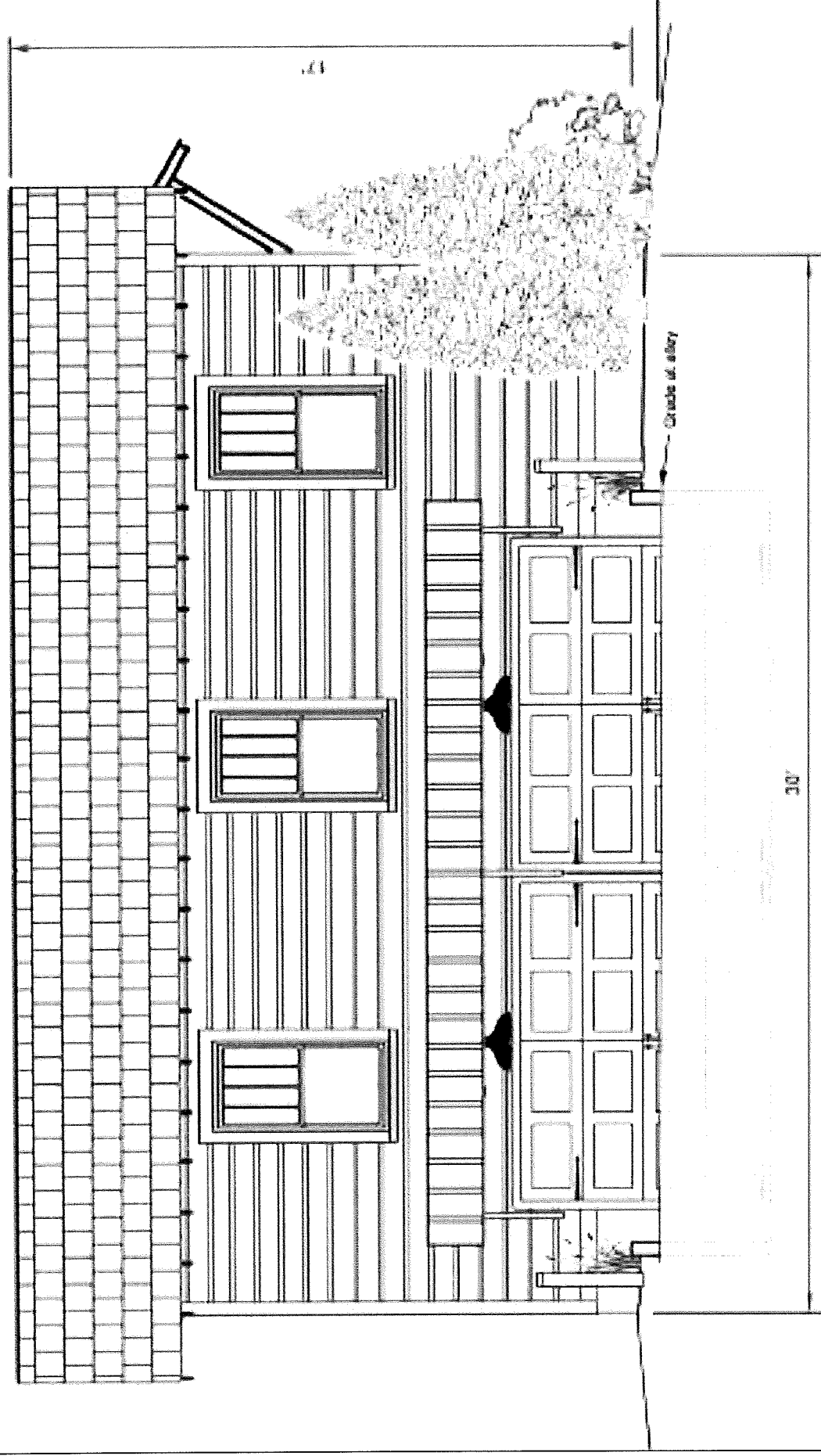


South Elevation
(Facing W 2nd Street)

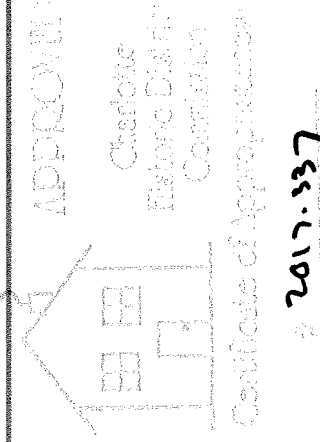


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Elevation Comparison - South
Scale 1/4"=1'

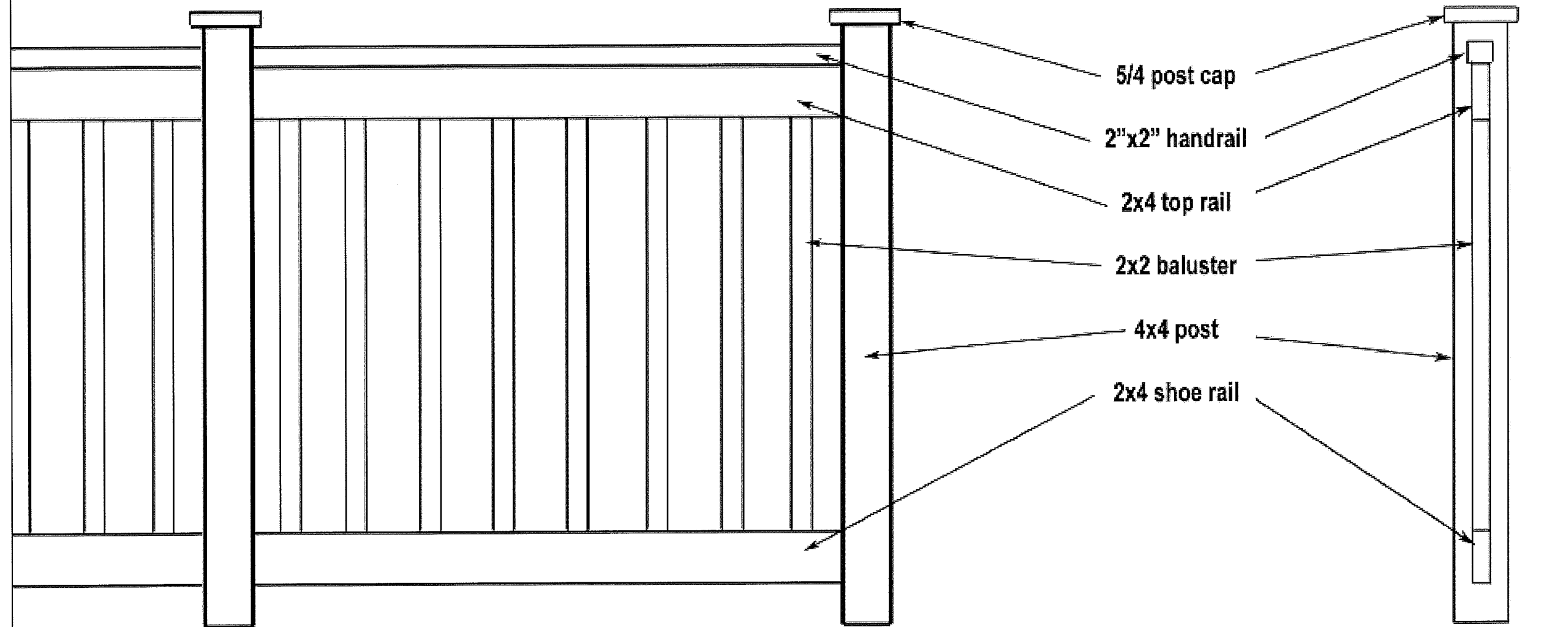


**West Elevation
(Facing Alley)**



**Elevation Comparison - West
Scale 1/4"=1'**

Guardrail at retaining walls to match guardrail at front steps



side view

cross-section

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 steel garage doors

36" garden fence with top guardrail (see detail)

Retaining walls of poured concrete or parged block



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