LOCAL HISTORIC DISTRICT:  Wesley Heights

PROPERTY ADDRESS:  424 Grandin Road

SUMMARY OF REQUEST:  Site features

APPLICANT/OWNER:  Dwight Horn, owner

Details of Proposed Request

Existing Context
The existing house is a two story home constructed in 2007. The site is a corner lot on Grandin Road and Litaker Avenue. The house is approximately 6-8 feet above the street with a walkway and stairs to the front sidewalk. A large mature tree is sited in the left side yard. Small ornamental trees are in the front yard.

Proposal
The proposal is removal of the existing walkway and stair in the front yard and construction of a new walkway and stair from the front of the house to the left corner of the property. The stairs on the house would remain. The applicant has submitted examples of corner walkways in Wesley Heights. Proposed materials are stone and concrete.

Policy & Design Guidelines Sidewalks and Parking, page 8.2
1. Retain existing historic walkways.
2. Walks and walkways in front and side yards or those that are substantially visible from the street in new construction should follow the historic design precedents of their surrounding environment.

Staff Recommendation
Staff could not find evidence of prior construction on the parcel though a corner walkway exists on the same street block at 401 Grandin Road which appears to be original.
Proposed stone posts
Proposed stone steps
Proposed stone wall (approx. 2' tall)