The application was continued from September for the following items:

1. Foundation, 6.9 - Revise foundations to meet foundation guideline.
2. Massing and Fenestration, 6.5 and 6.12 - revise fireplace to either ventless or add a chimney.
3. Materials - Provide details of siding height, exposure, and thickness based on precedents on neighboring properties with siding.
4. Spacing, 6.3, item 1 - Provide drawings or evidence that the space between houses complies with the Wesley Heights neighborhood covenants for side yard.
5. Windows, 6.12, item 2 - Provide drawings to show windows comply.
6. Accessory Structures, 8.9, item 6 - Revise garage door to appear as two separate doors and remove Craftsman details, such as brackets, at the garage.
7. Cornices and Trim, 6.11 - Provide details to illustrate trim material at corner boards and trim boards where the material's proud of siding material.

Details of Proposed Request

Existing Conditions
The site is an existing vacant lot located mid-block along Grandin Road. Adjacent structures are single family. This section of Grandin Road has a variety of house sizes, heights, and architectural styles.

Proposal
The project is a new single-family house and detached garage. Lot dimensions are 53' x 202.64'. The front setback will be alignment with the existing adjacent houses. Building height is +/-33'-4” from grade. Materials include fiber cement lap siding, 8’d. front porch with wood tongue and groove flooring, and brick foundation. Windows to be wood or aluminum clad, no vinyl exterior components. Two mature trees in the rear yard would be removed and new maturing canopy trees will be replanted.

The accessory building is approximately 24’ in height and secondary to the house in size and scale with materials and details to match the house. The applicant has provided examples of design precedents in the District and historic references for the proposed architectural style.

Revised Proposal – December 12
1. Foundation provided updated information about foundation heights of houses on the street.
2. Fireplace changed to ventless and siding shown on the bump-out.
3. Applicant bringing a sample of trim and siding details.
4. Provided additional information about spacing between houses on street and that no deed restrictions are present on this parcel.
5. Window detail provided
6. Garage doors have hardware and trim detailing them as two-separate doors.

<table>
<thead>
<tr>
<th>All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback</td>
<td>In relationship to setback of immediate surroundings</td>
</tr>
<tr>
<td>Spacing</td>
<td>the side distance from adjacent buildings as it relates to other buildings</td>
</tr>
<tr>
<td>Orientation</td>
<td>the direction of the front of the building as it relates to other buildings in the district</td>
</tr>
<tr>
<td>Massing</td>
<td>the relationship of the buildings various parts to each other</td>
</tr>
<tr>
<td>Height and Width</td>
<td>the relationship to height and width of buildings in the project surroundings</td>
</tr>
<tr>
<td>Scale</td>
<td>the relationship of the building to those around it and the human form</td>
</tr>
<tr>
<td>Directional Expression</td>
<td>the vertical or horizontal proportions of the building as it relates to other buildings</td>
</tr>
<tr>
<td>Foundations</td>
<td>the height of foundations as it relates to other buildings in project surroundings</td>
</tr>
<tr>
<td>Roof Form and Materials</td>
<td>as it relates to other buildings in project surroundings</td>
</tr>
<tr>
<td>Cornices and Trim</td>
<td>as it relates to the stylistic expression of the proposed building</td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>the placement, style and materials of these components</td>
</tr>
<tr>
<td>Porches</td>
<td>as it relates to the stylistic expression of the proposed building and other buildings in the district.</td>
</tr>
<tr>
<td>Materials</td>
<td>proper historic materials or approved substitutes</td>
</tr>
<tr>
<td>Size</td>
<td>the relationship of the project to its site</td>
</tr>
<tr>
<td>Rhythm</td>
<td>the relationship of windows, doors, recesses and projections</td>
</tr>
<tr>
<td>Context</td>
<td>the overall relationship of the project to its surroundings</td>
</tr>
<tr>
<td>Landscaping</td>
<td>a tool to soften and blend the project with the district</td>
</tr>
</tbody>
</table>

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

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 Recommendation

1. The proposal is not incongruous with the District and meets the guidelines for new construction.
2. Minor revisions may be reviewed by staff.
Charlotte Historic District Commission Case 2018-417
HISTORIC DISTRICT: WESLEY HEIGHTS
NEW CONSTRUCTION

700 Grandin Road
Wesley Heights
Historic District
Property Lines
Building Footprints

August 1, 2018
700 GRANDIN ROAD

WESLEY HEIGHTS HISTORIC DISTRICT – NEW CONSTRUCTION HOME
New Construction - 700 GRANDIN ROAD

- 700 Grandin Road is a 53 ft x 202 ft vacant lot located in Historic Wesley Heights .12 miles north of W. Morehead

- We propose to build a new Single Family Home with rear detached 2 car garage

- The new home will be a two story home with 2,906 sf of heated living area; exterior dimensions of 38 ft x 72 ft

- The proposed ridge height is 31’ 5” above grade (previously 33’4”)

- We will remove a cluster of trees in the middle of the lot that are unsightly and in the way of the new home footprint

- We intend to plant two new Willow oaks on the site in addition to foundation landscaping – trees were selected from the list of approved Large Maturing Trees provided by Charlotte Zoning
There are a variety of similarly sized homes in Wesley Heights spanning a number of architectural styles common to the period.
Context

Additional architectural styles in Wesley Heights

432 Walnut – FARMHOUSE

700 S Summit – CRAFTSMAN
Site Plan - Existing

0.247 AC +
MB 3-225

Curb of driveway encroaches 1.7'
Site Plan - Proposed

- Right side yard is 5', Left side yard is 10'
  - Adjacent right - 632 Grandin side yard is 5'
  - Adjacent left – 704 Grandin side yard is 9'
- Front of home is placed 35’ from front property line, consistent with adjacent homes
- Rear garage is 5’ from rear and left side setbacks
- New **Willow Oaks** to be planted in front & rear yards

**Existing tree to remain - Water Oak**

**New tree – Willow Oak**

**Existing tree cluster to be removed – see notes next page**
## Spacing between Homes on Grandin Rd

- There is no deed restriction or applicable covenant on this lot that requires a 7’ Side Yard
- Spacing at 5’ side yard on the right and 9’ on the left is not incongruous with the neighborhood

<table>
<thead>
<tr>
<th>Left Addresses</th>
<th>Space b/w homes (Approx.)</th>
<th>Right Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>632 Grandin Road</td>
<td>13’</td>
<td>630 Grandin Road</td>
</tr>
<tr>
<td>630 Grandin Road</td>
<td>10’</td>
<td>624 Grandin Road</td>
</tr>
<tr>
<td><strong>700 Grandin Road</strong></td>
<td><strong>10’</strong></td>
<td><strong>632 Grandin Road</strong></td>
</tr>
<tr>
<td>704 Grandin Road</td>
<td>18’</td>
<td>700 Grandin Road</td>
</tr>
<tr>
<td>708 Grandin Road</td>
<td>18’</td>
<td>704 Grandin Road</td>
</tr>
<tr>
<td>708 Grandin Road</td>
<td>5’</td>
<td>712 Grandin Road</td>
</tr>
<tr>
<td>624 Grandin Road</td>
<td>10’</td>
<td>620 Grandin Road</td>
</tr>
</tbody>
</table>
Existing Tree Cluster

- Located 93’ from rear of property
- Unsightly and unkept
- One small Pecan
- One larger Water Oak
- One smaller Water Oak
- One smaller unidentified

Due to the nature of the tree clustering and proximity to new structure, it is not possible nor recommended to salvage this growth.
This rendering shows the front view of the proposed new home and relationship to the detached rear garage.

This rendering also shows the proposed site plan and relationships of the driveway, new front tree and front walkway.

Closed rake returns to be used, not “Bird Box” returns.
Other Elevations

Front Elevation

Elevations show closed rake returns

Left Elevation

Right Elevation

November
Other Elevations

Front Elevation

Right Elevation

Left Elevation

Rear Elevation

December
Rear Detached Garage

- Garage dimensions are 23’8 wide by 24’0 deep
- Garage will feature the same exterior finishes as the main home
- Garage will be placed 5’ from rear and left setbacks
- A concrete ribbon driveway with center grass strip will run from the entrance pad to the garage pad
- Garage door design to appear as two separate doors

Ridge Height on Garage dropped to 20’6” from 24’
Ridge Heights
31’8”  30’2”

The proposed ridge height would stand 1’ 10” shorter than the adjacent house to the right at 632 Grandin Road (30’2” as compared to 32’ 0”)

Existing Street Scape with vacant lot
### Foundation Height to Finished 1st Floor

<table>
<thead>
<tr>
<th>Adjacent Addresses</th>
<th>Low Side</th>
<th>High Side</th>
<th>Lot Slope</th>
</tr>
</thead>
<tbody>
<tr>
<td>632 Grandin Road</td>
<td>3’ 0”</td>
<td>4’ 3”</td>
<td>1’ 3”</td>
</tr>
<tr>
<td>704 Grandin Road</td>
<td>3’ 0”</td>
<td>3’ 6”</td>
<td>0’ 6”</td>
</tr>
<tr>
<td><strong>700 Grandin Road</strong></td>
<td><strong>2’ 2”</strong></td>
<td><strong>3’ 8”</strong></td>
<td><strong>1’ 6”</strong></td>
</tr>
<tr>
<td>708 Grandin Road</td>
<td>2’ 6”</td>
<td>3’ 10”</td>
<td>1’ 4”</td>
</tr>
<tr>
<td>712 Grandin Road</td>
<td>2’ 0”</td>
<td>4’ 4”</td>
<td>2’ 4”</td>
</tr>
</tbody>
</table>
Architectural Details

PORCH CEILING DETAIL

2'-6" 10" x 12" WRAPPED BEAM
10" CEILING JOISTS @ 10'-6"

WINDOW TRIM DETAIL

EXTEND 1/2" TO 1" BEYOND CASING
1" DRIP CAP
4" CASING
1/2"-3/4" W/ MUNTINS (SDL)
1-1/2" TO 2" SILL
EXTEND 1/2" TO 1" BEYOND CASING
Materials and Finishes

We intend to use previously approved finishes for the exterior of the home:

- Nichi Savannah Smooth Siding
- Yellow Pine T&G Porch Flooring
- Miratec or Boral smooth trim
- Smooth Plywood Soffit with metal venting
- Andersen Siteline Wood Windows