
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 609 Grandin Road

SUMMARY OF REQUEST: Replacement Windows

APPLICANT/OWNER: Glen Stancik, applicant

Details of Proposed Request

Existing Conditions

The existing structure is a one-story Colonial Revival-style house constructed in 1936. Notable features include wood siding with mitered corners, a front portico, and an engaged front porch.

Proposal

The project is replacement windows. The original wood double-hung Simulated True Divided Light (STDL) windows were replaced with new vinyl windows with grids between the glass (GBG) between October 28, 2017 April 2018 without a Certificate of Appropriateness (COA). The project received a permit for interior work only on October 17, 2018. A Stop Work Order was issued in October 27, 2017 for the addition of a dormer without a COA. The windows were replaced when an active Stop Work Order was on the property.

Design Guidelines –Replacement Windows, page 4.14

13. Maintain the original size and shape of windows.
14. Match window replacements to the height and width of the original openings.
18. Give depth and profile to windows by using true divided lights, or three-part simulated divided lights with integral spacer bars and interior and exterior fixed muntins. Small variations such as the width and depth of the muntin and sash may be permitted if those variations do not significantly impact the historic characteristics of the window design. Clip-in/false muntins, flat muntins and removable external grilles are not allowed.
19. Replace a wood window with a wood window when possible. Wood-resin composite, aluminum clad wood, or fiberglass windows that meet these guidelines may be considered on a case by-case basis. Requests for vinyl windows must be reviewed by the full Historic District Commission.

Staff Recommendation

1. The Commission will determine if the proposed replacement windows meet the guidelines.
2. Minor revisions may be reviewed by staff.





609 GRANDIN RD- WESLEY HEIGHTS
CASE No. HDC-2019-00017



612 Grandin Rd



604 Grandin Rd



524 Grandin Rd



601 Grandin Rd



616 Grandin Rd



615 Grandin Rd



609 Grandin Rd



605 Grandin Rd



Context/Adjacent Structures

609 GRANDIN RD- WESLEY HEIGHTS
CASE No. HDC-2019-00017



2014 – POLARIS PHOTO



MAY 2016 (GOOGLE STREETVIEW)

BEFORE

609 GRANDIN RD- WESLEY HEIGHTS
CASE No. HDC-2019-00017

CHARLOTTE

STOP WORK ORDER

To: Robert and Jennifer Lora Date: _____

Address: 609 GRANDIN RD

Job Address: 609 GRANDIN RD
 Parcel No: 701 000 0001
 Inspection Date: 10/27/17
 Inspector Name: Tommy Williams

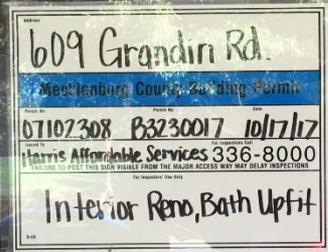
The Following Specific Work Shall be Stopped:
NO ELECTRICAL WORK

Specific Reasons for Stopping Work:
NO ELECTRICAL WORK

Required Conditions to be Complied with Prior to Resuming Work:
NO ELECTRICAL WORK

Inspector's Signature: _____ Inspector's Photo Number: _____
 Inspector's Title: _____ Inspector's License Number: _____

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OCTOBER 27, 2017 – STOP WORK ORDER PHOTO

BEFORE

609 GRANDIN RD- WESLEY HEIGHTS
 CASE No. HDC-2019-00017



FEBRUARY 2019

AFTER

609 GRANDIN RD- WESLEY HEIGHTS
CASE No. HDC-2019-00017



FEBRUARY 2019

DETAILS

609 GRANDIN RD- WESLEY HEIGHTS
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