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**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 412 Grandin Road

**SUMMARY OF REQUEST:** Addition

**APPLICANT/OWNER:** Jessica Hindman/Brad and Ariel Gritter

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**Details of Proposed Request**

*Existing Conditions*

The existing structure is known as the Todd House. Constructed in 1928, the one-story frame Craftsman bungalow has a basic rectangular mass covered with a hipped roof. Architectural features include exposed rafters on the front dormers, 8/1 wood double-hung windows, an engaged front porch supported by painted brick piers and square wood columns, wood vent details, two brick chimneys, and German siding. The lot slopes down from right to left. Existing ridge height is 17'-2" on the right and 17'-9" on the left. The lot size is approximately 55' x 187.5'.

*Proposal*

The proposal is an addition located approximately 45' back from the front thermal wall of the house. The proposed ridge height is 20'-0". The addition also bumps out on both the right and left elevations. On the left elevation a pair of non-historic replacement windows will be removed and salvaged historic windows from elsewhere on the house will be installed. Proposed materials are brick foundation, wood German lap siding and trim to match existing, and new windows will be either double-hung or casement with Simulated True Divided Lights (STD L) in a 6/1 pattern to match existing. Post-construction the rear-yard impermeable area will be 16%. There are no impacts to mature canopy trees.

**Design Guidelines – Additions, page 7.2**

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

| All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria |   | Page #  |
|---|---|---------|
| Setback   | in relationship to setback of immediate surroundings  | 6.2     |
| Spacing   | the side distance from adjacent buildings as it relates to other buildings                              | 6.3     |
| Orientation   | the direction of the front of the building as it relates to other buildings in the district             | 6.4     |
| Massing   | the relationship of the buildings various parts to each other   | 6.5     |
| Height and Width  | the relationship to height and width of buildings in the project surroundings                           | 6.6     |
| Scale   | the relationship of the building to those around it and the human form                                  | 6.7     |
| Directional Expression  | the vertical or horizontal proportions of the building as it relates to other buildings                 | 6.8     |
| Foundations   | the height of foundations as it relates to other buildings in project surroundings                      | 6.9     |
| Roof Form and Materials   | as it relates to other buildings in project surroundings  | 6.10    |
| Cornices and Trim   | as it relates to the stylistic expression of the proposed building                                      | 6.11    |
| Doors and Windows   | the placement, style and materials of these components  | 6.12    |
| Porches   | as it relates to the stylistic expression of the proposed building and other buildings in the district. | 6.14    |
| Materials   | proper historic materials or approved substitutes   | 6.15    |
| Size  | the relationship of the project to its site   | 6.2 & 3 |
| Rhythm  | the relationship of windows, doors, recesses and projections  | 6.12    |
| Context   | the overall relationship of the project to its surroundings.  | 6.1-16  |
| Landscaping   | a tool to soften and blend the project with the district  | 8.1-11  |

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

### **Staff Analysis**

Staff has the following concerns with the proposal:

1. The loss of original rear corners of the house and massing.
2. Height does not appear to be an issue because the new roof line is 45' behind the front thermal wall of the house.
3. Brackets, while a Craftsman feature, were not part of the house's original design. Recommend the removal of all brackets with the possible exception of the left elevation bump out where the brackets provide a modern architectural interpretation and help to delineate the start of the new rear addition.
4. All windows, doors, rear porch columns, and other details are not incongruous with the structure or the district.
5. Minor revisions may be reviewed by staff.



HDC-2019-00336

PID: 07102509

LOCAL HISTORIC DISTRICT: WESLEY HEIGHTS

PROPOSED PROJECT: ADDITION

July Meeting 2019



DATES:

Existing  
15 April 2018  
Schematics  
12 June 2018  
HDC Submission  
18 June 2018  
30 June 2018  
Progress Drawings  
HDC Submission  
Final Pricing  
Revisions

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EXISTING  
CONDITIONS

Existing Right side Elevation



Existing Left side Elevation



Existing front Elevation



Existing Rear Elevation



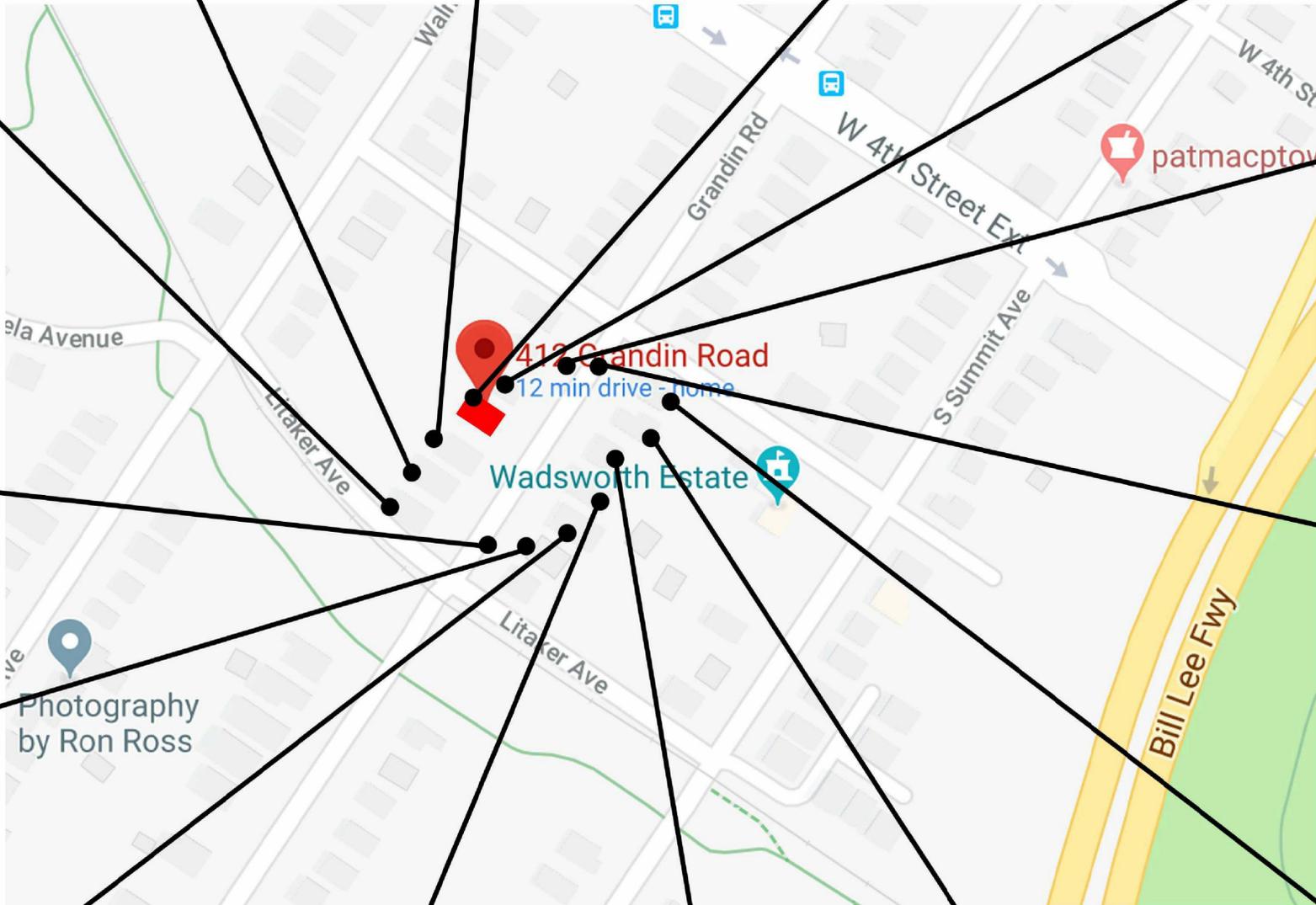
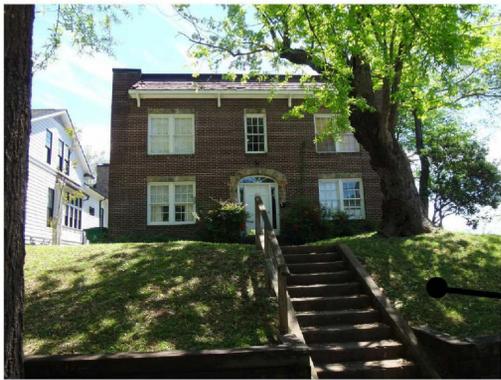
Existing front Elevation



Existing Porch Details

**JULY 2, 2019**





GRITTER  
ADDITION /  
RENOVATION

412 Grandin Road  
Charlotte, NC 28208

DATES:

- Existing: 15 April 2018
- Schematics: 12 June 2018
- HDC Submission: 18 June 2018
- HDC Submission: 30 June 2018
- Progress Drawings: -
- HDC Submission: -
- Final Pricing: -
- Revisions: -

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CONTEXT

A0.2

DATES:

Existing  
15 April 2018  
Schematics  
15 June 2018  
HDC Submission  
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Revisions

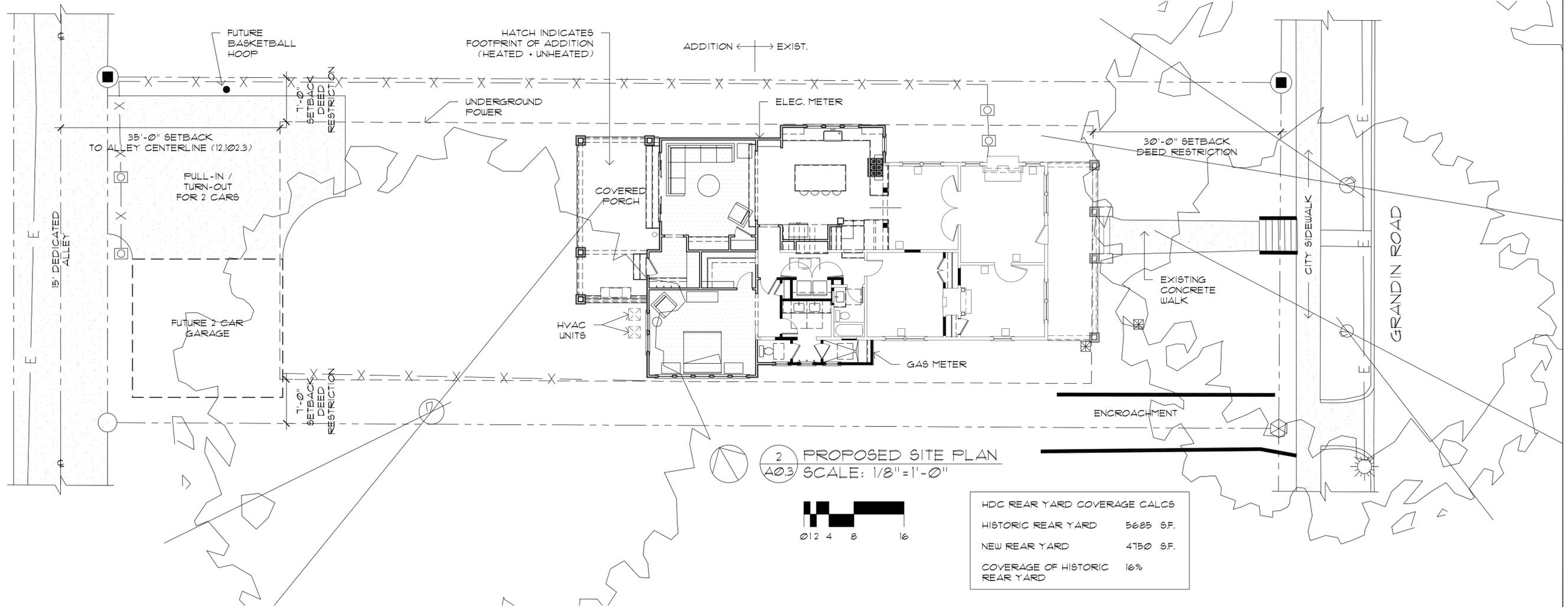
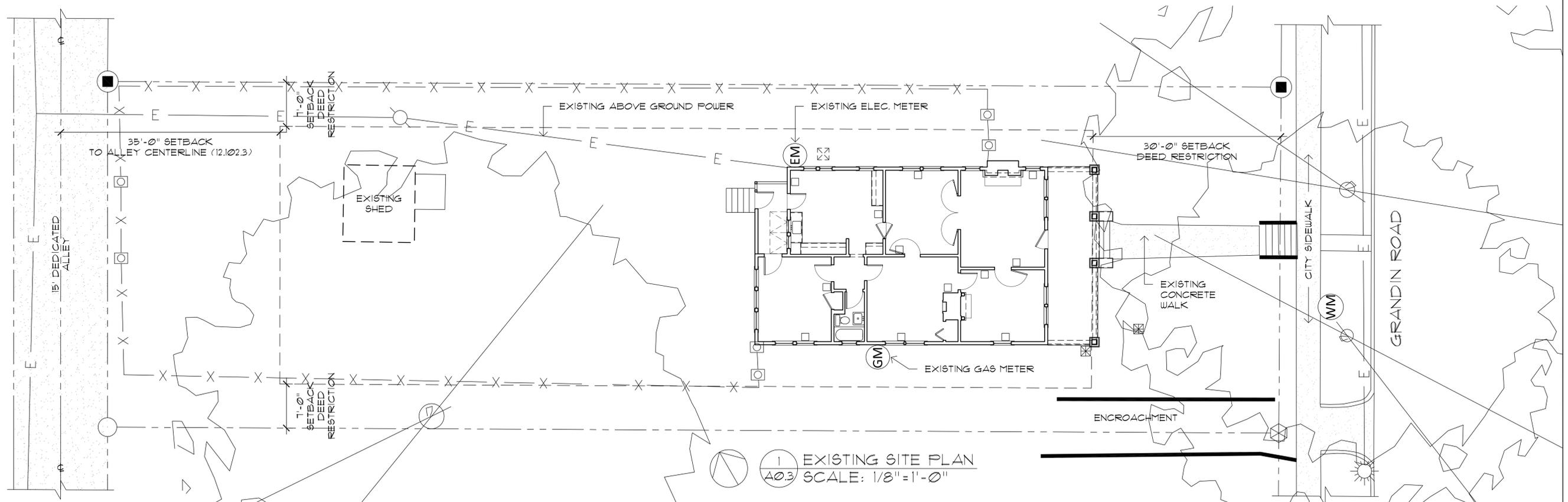
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SITE PLANS

A0.3

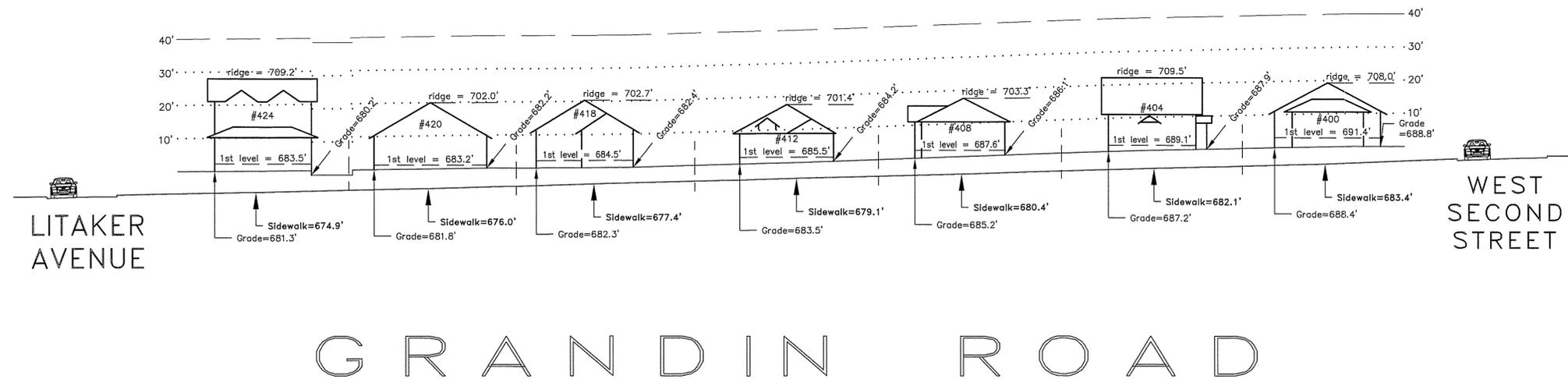


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 10<sup>th</sup> day of August, 2014.

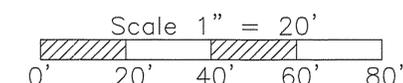


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**SURVEYORS**  
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Firm Licensure Number C-1054

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Building Heights Sketch of  
**400 BLOCK of GRANDIN ROAD**  
**FACING NORTHWEST**  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for Charlotte-Mecklenburg Planning Department  
August 08, 2014

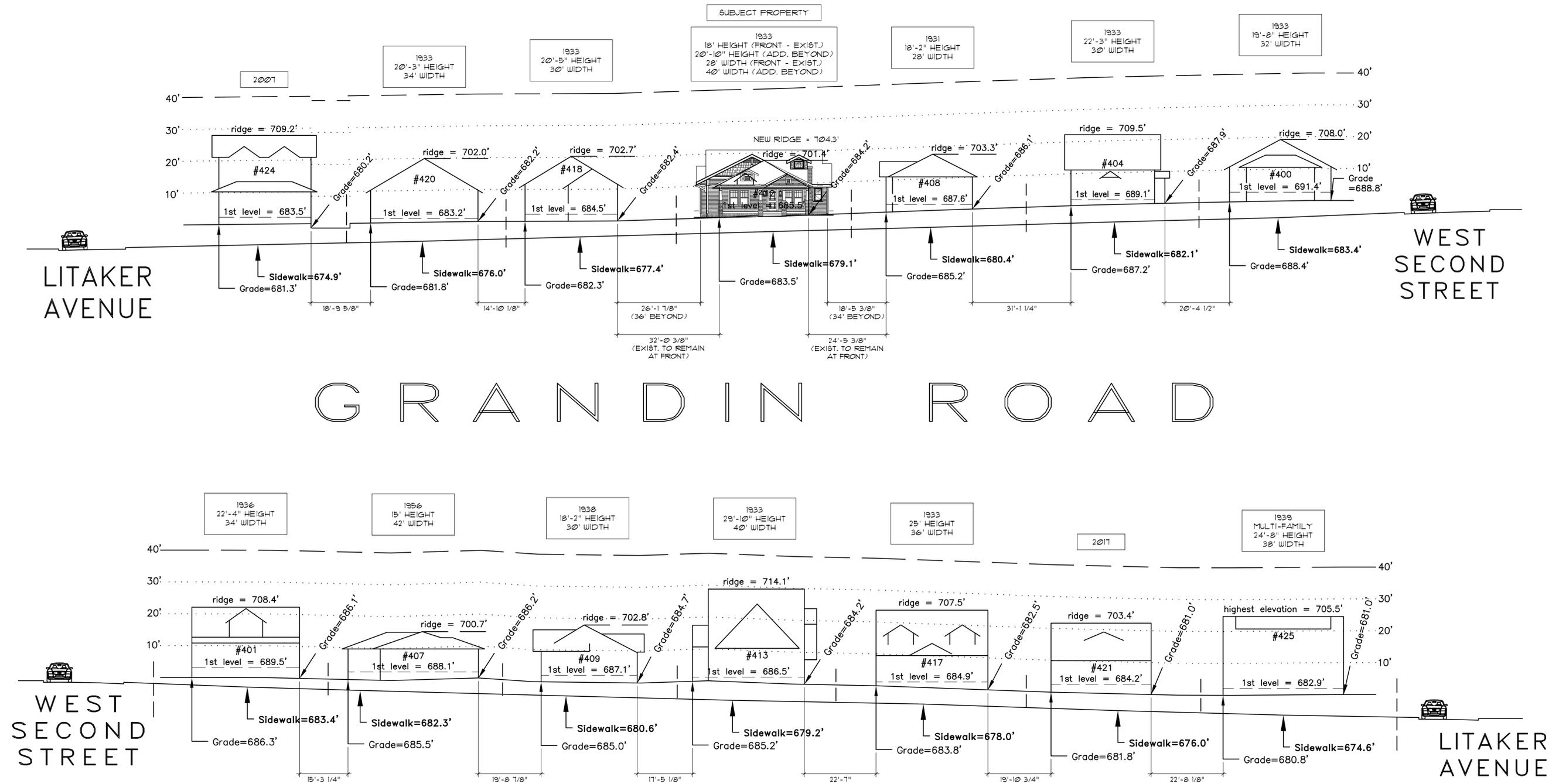


**General Notes:**

1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon 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.

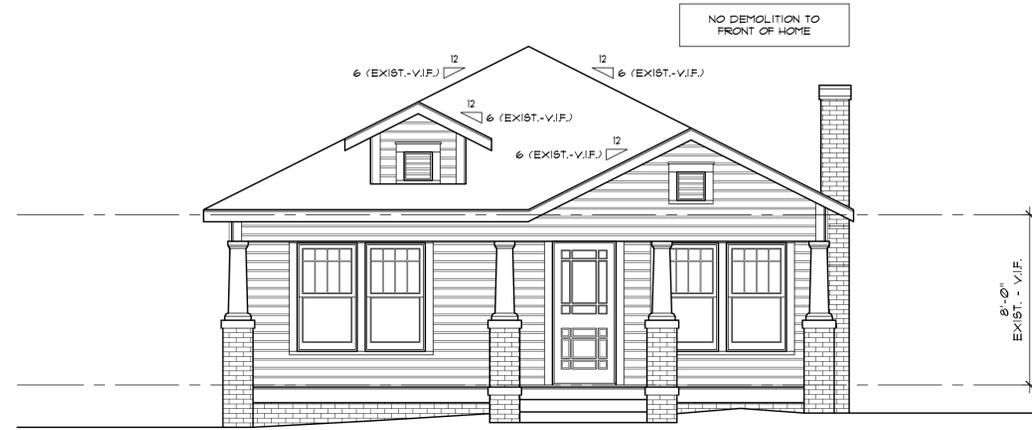
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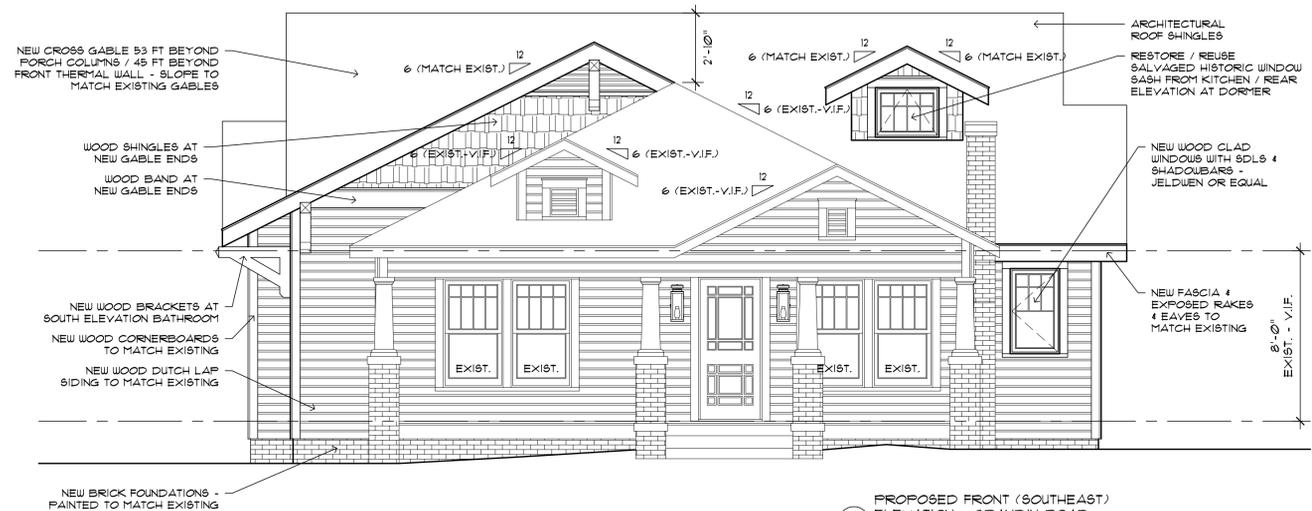


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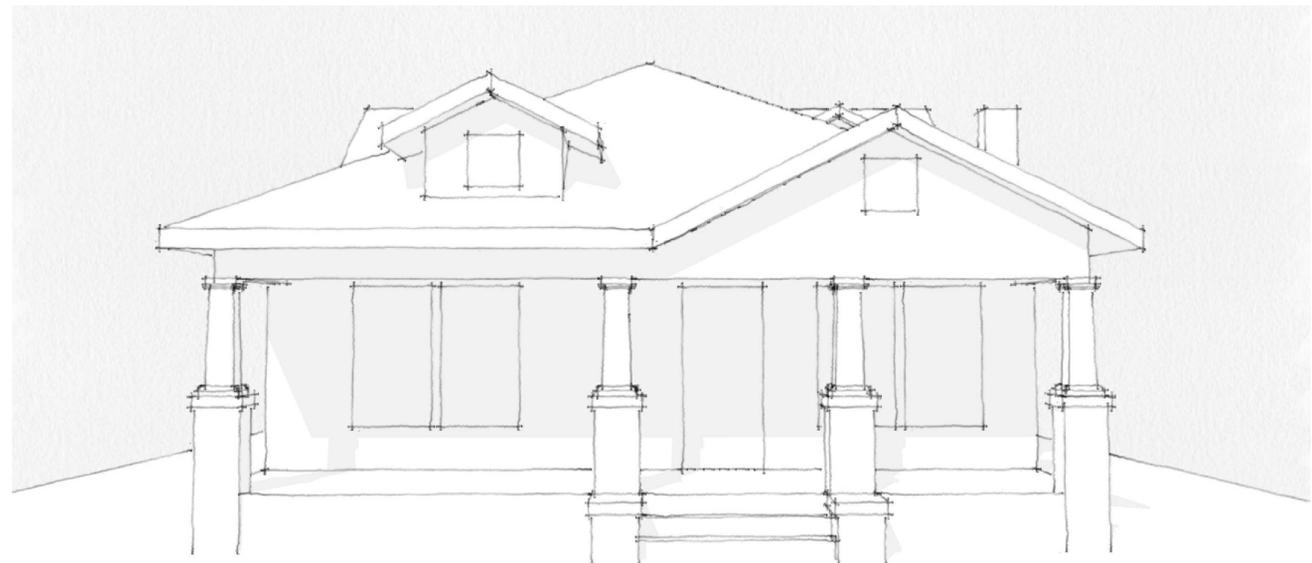


1 EXISTING FRONT (EAST)  
ELEVATION - GRANDIN ROAD  
SCALE: 1/4" = 1'-0"



2 PROPOSED FRONT (SOUTHEAST)  
ELEVATION - GRANDIN ROAD  
SCALE: 1/4" = 1'-0"

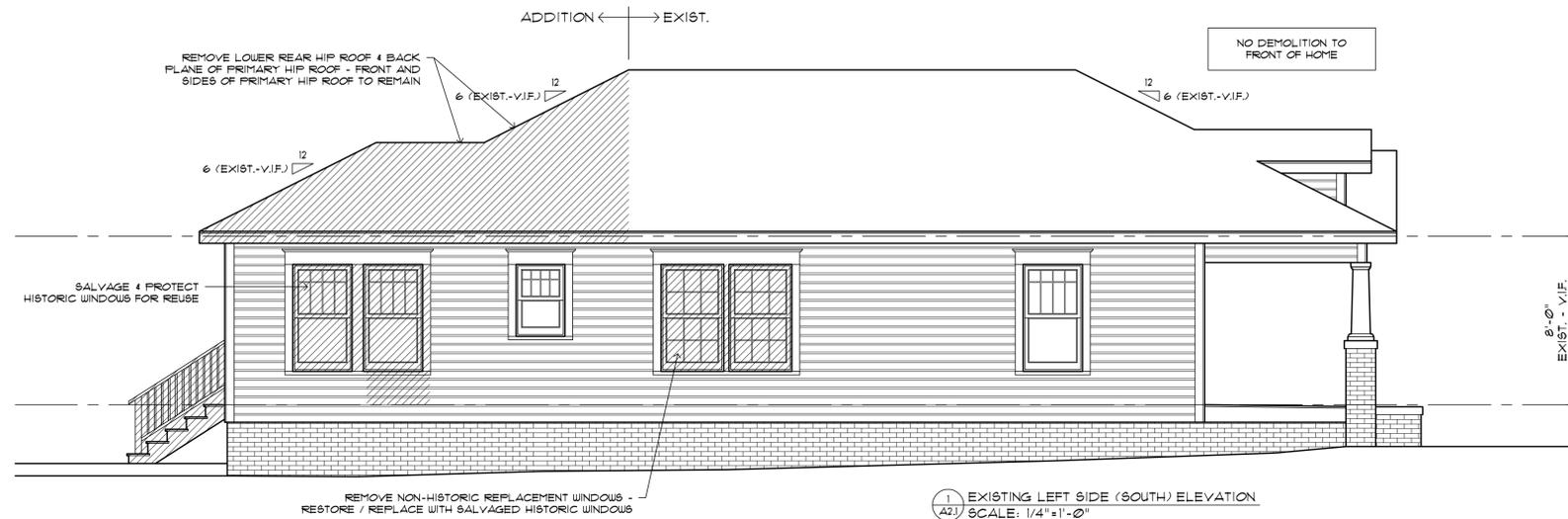
NO CHANGES TO  
FRONT OF HOME



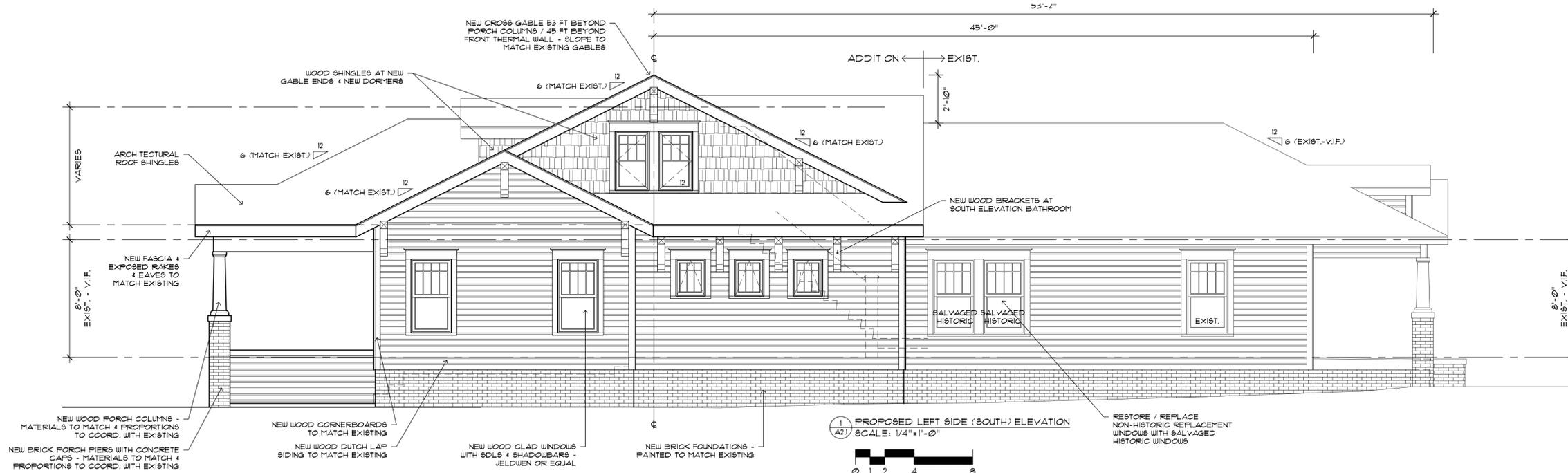
3 FRONT PERSPECTIVE ELEVATION  
NOT TO SCALE

DATES:

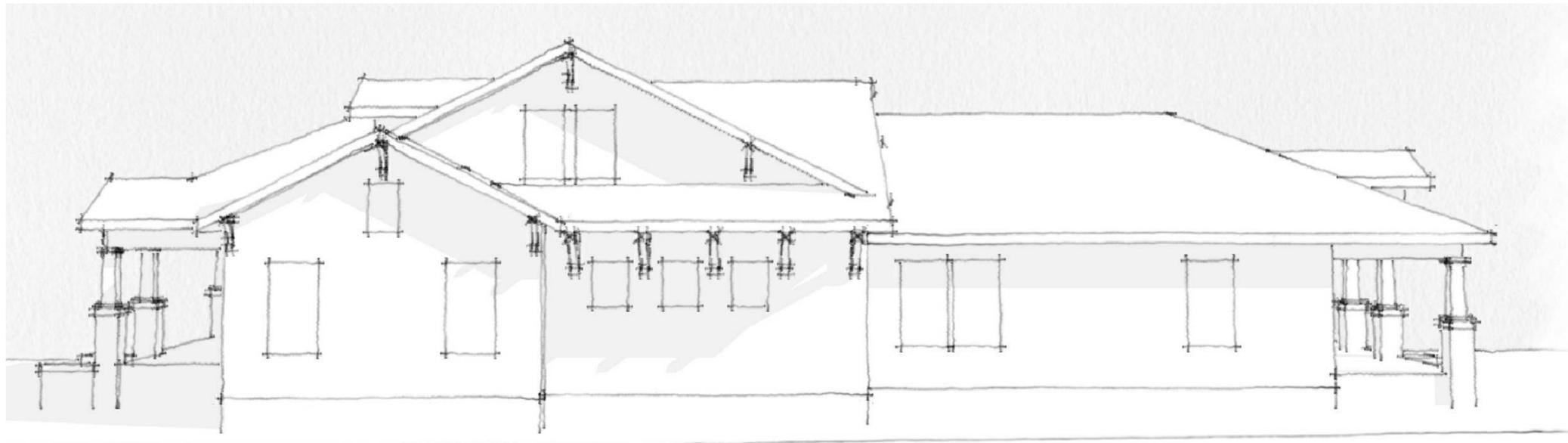
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1 EXISTING LEFT SIDE (SOUTH) ELEVATION  
SCALE: 1/4"=1'-0"



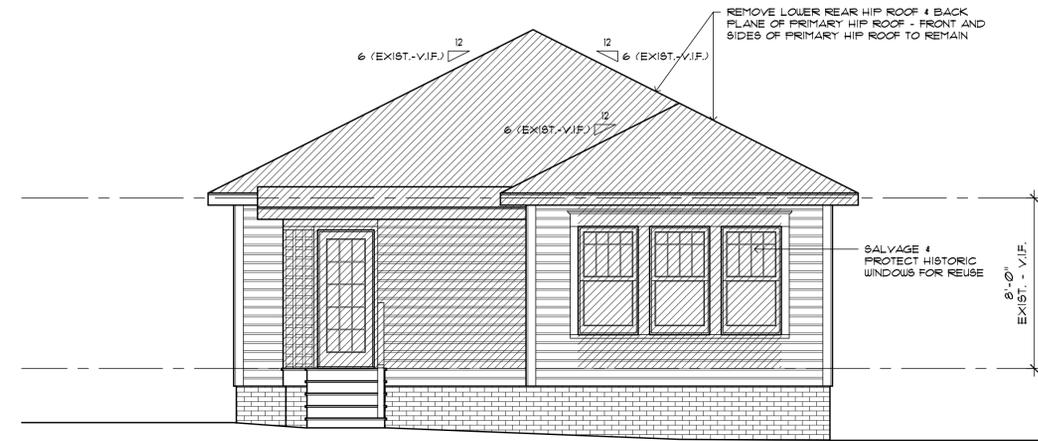
2 PROPOSED LEFT SIDE (SOUTH) ELEVATION  
SCALE: 1/4"=1'-0"



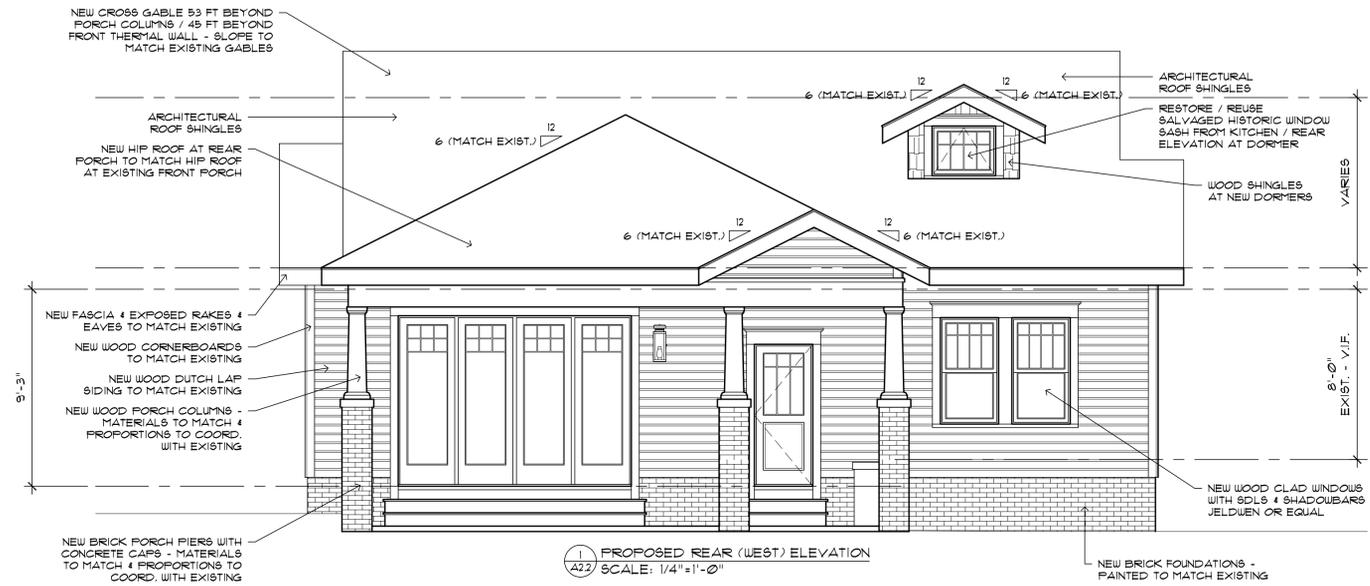
3 LEFT SIDE PERSPECTIVE ELEVATION  
A2.1 NOT TO SCALE

DATES:

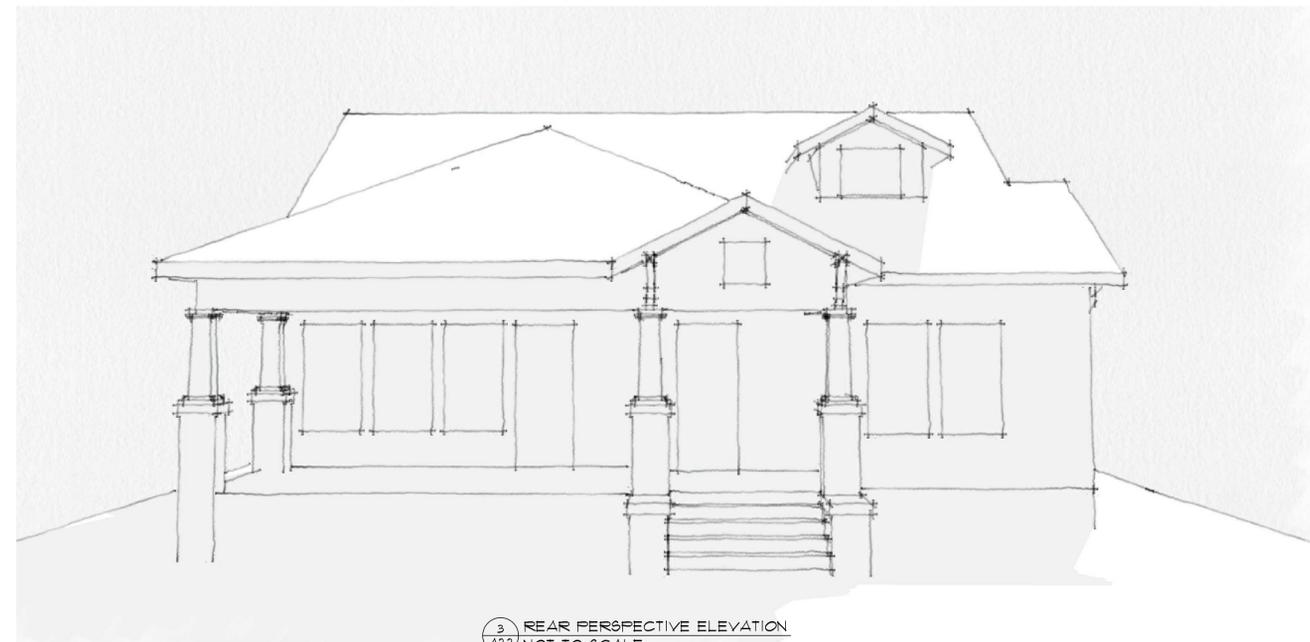
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1 EXISTING REAR (WEST) ELEVATION  
A22 SCALE: 1/4"=1'-0"



1 PROPOSED REAR (WEST) ELEVATION  
A22 SCALE: 1/4"=1'-0"

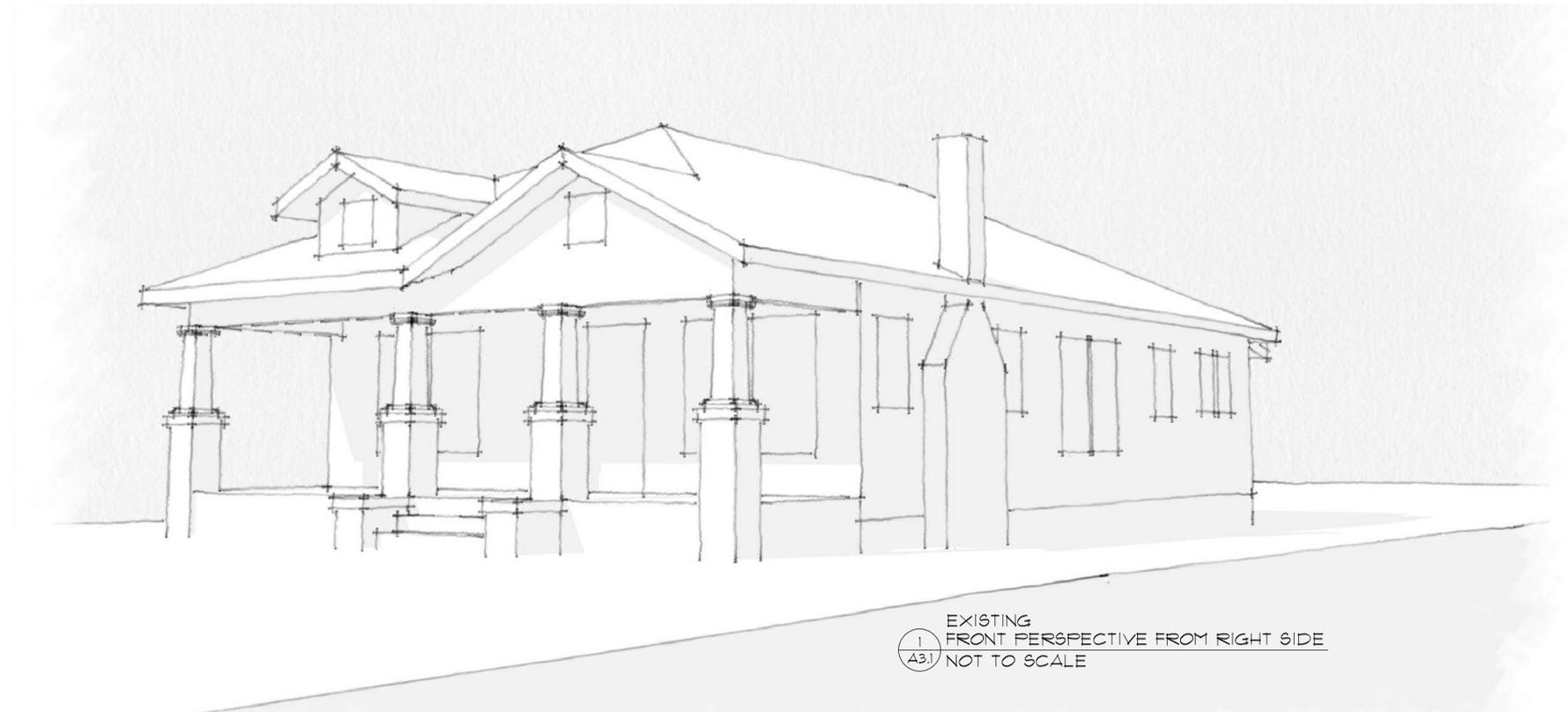


3 REAR PERSPECTIVE ELEVATION  
A22 NOT TO SCALE

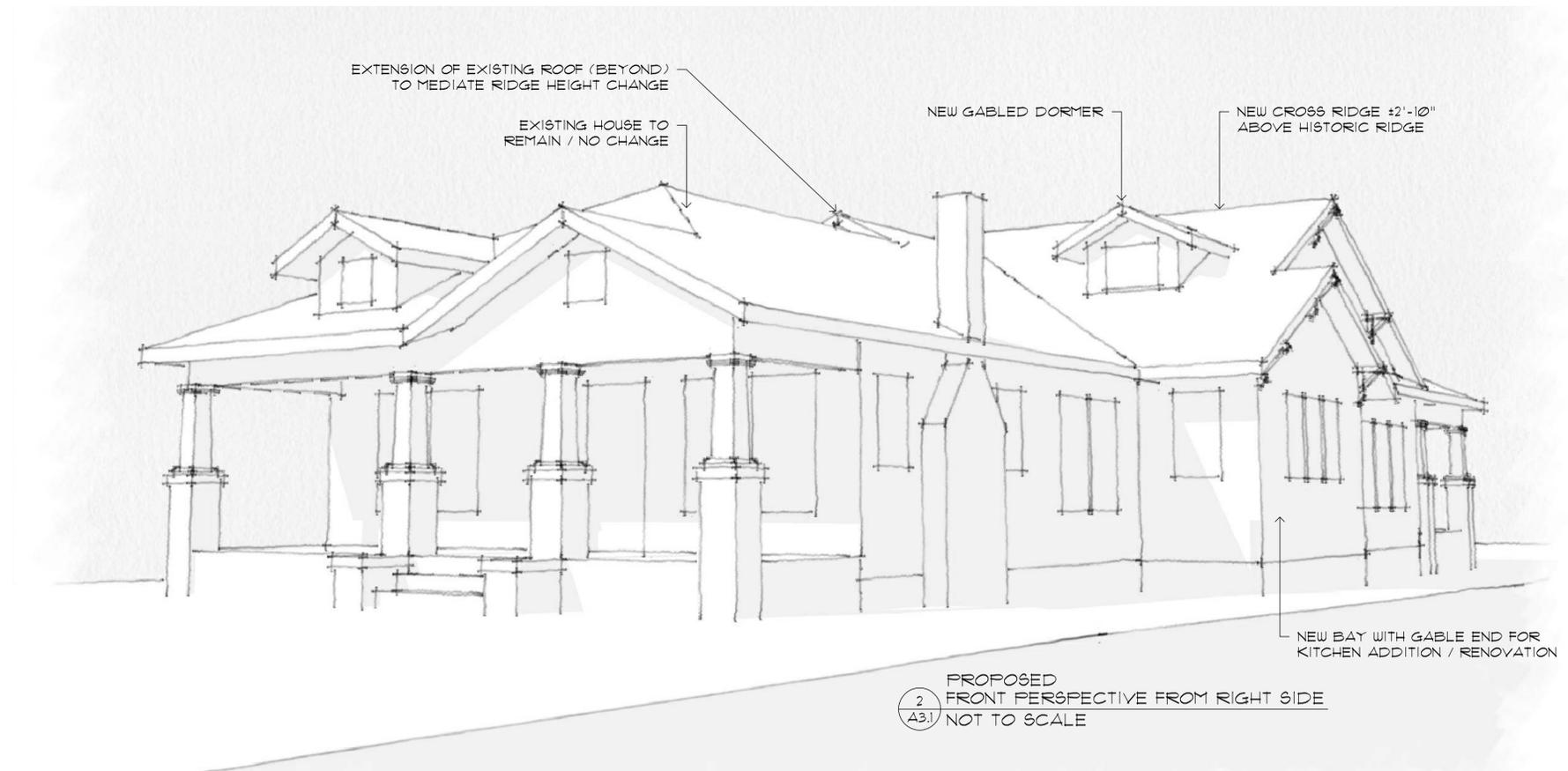


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1  
A3.1 EXISTING  
FRONT PERSPECTIVE FROM RIGHT SIDE  
NOT TO SCALE



2  
A3.1 PROPOSED  
FRONT PERSPECTIVE FROM RIGHT SIDE  
NOT TO SCALE

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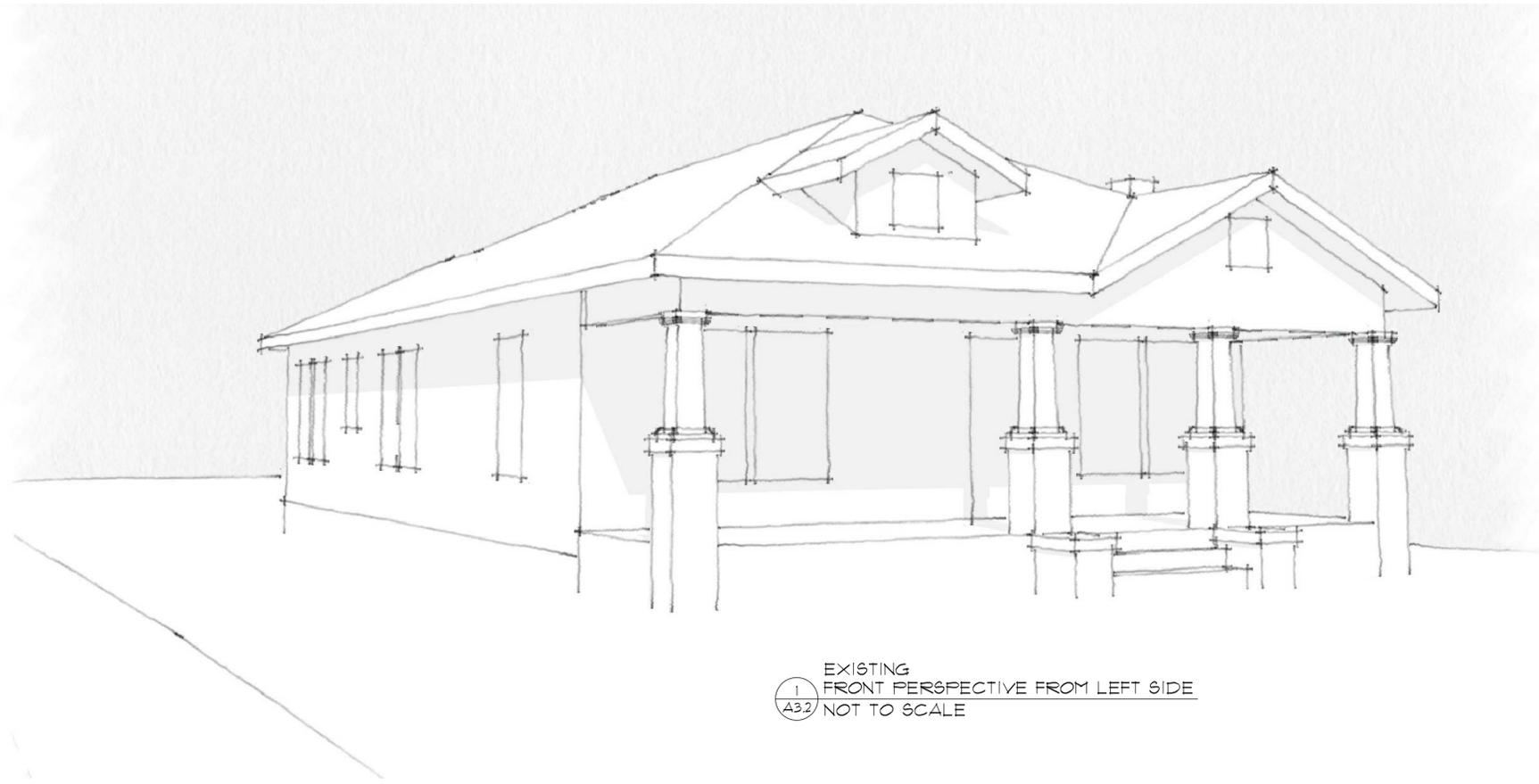
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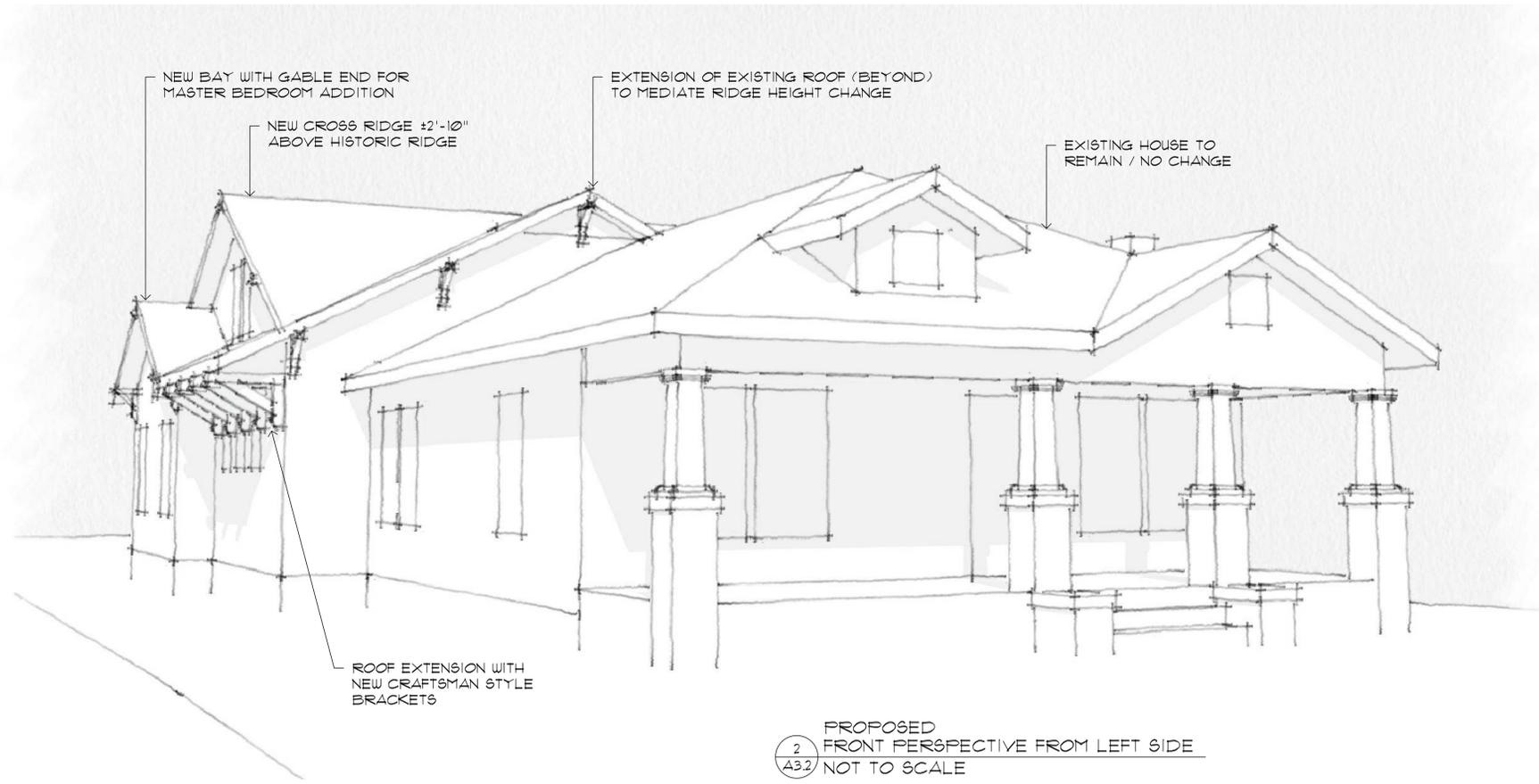
PERSPECTIVE  
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1  
A3.2  
EXISTING  
FRONT PERSPECTIVE FROM LEFT SIDE  
NOT TO SCALE



2  
A3.2  
PROPOSED  
FRONT PERSPECTIVE FROM LEFT SIDE  
NOT TO SCALE

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IMAGES