



Charlotte Historic District Commission Application for a Certificate of Appropriateness

April 13, 2011

ADDRESS OF PROPERTY	516/520 Grandin Road, Wesley Heights Local Historic District HDC 2011-026
SUMMARY OF REQUEST	Window Replacement
OWNER	Bobby Drakeford
APPLICANT	Bobby Drakeford

Details of Proposed Request

This application seeks approval for the replacement of the windows in two adjacent this quadruplexes using a vinyl replacement unit.

Current Status and Context of Property

These two buildings are both two story brick four unit multi-family structures built c. 1930.

The buildings are very similar in style and detailing. The building at 516 Grandin is red brick, and the one at 520 Grandin is built with a blond brick.

Both buildings are listed as contributing structures within the Wesley Heights National Register Historic District. They are sited on a section of Grandin Road that primarily consists of original single family houses.

Relevant HDC Design Guidelines

- *Windows and Doors*

Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Outstanding Issues

The applicant is seeking approval for a vinyl replacement unit for the original wooden windows in these two adjacent buildings.

Under the Administrative Approval authority granted to HDC Staff by the Commission, only wooden replacement windows that retain the original configuration and that are properly trimmed can be approved by Staff.

Current HDC policy on *Windows and Doors* says in part:

1. All replacement doors and windows should retain the same configuration and details as the originals.
3. All replacement windows must have either true divided lights, or molded exterior muntins, if appropriate. Flat exterior or interior false muntins are not in keeping with the character of most older structures. Muntin design must reflect the original window configuration. False muntin bars, if used, will be permanently affixed to the exterior of the new windows.
5. All newly installed and replacement windows must have proper trim that recognizes historic precedent on the building and its context.

After looking at a sample replacement unit at the March 2011 HDC meeting, the Commission voted to defer a decision on this application until the April hearing, in order to clear up questions that were raised regarding how the units would be trimmed on the exterior once the new units were installed.

The applicant has provided the attached drawings to answer this concern.

The sample window unit brought to the March hearing will be available at the April hearing as well.



520 Grandin Rd

This is an aerial photograph of a residential neighborhood. A diagonal road, labeled 'Grandin Rd', runs from the bottom left towards the top right. Along the right side of this road, there are several large, multi-story houses with grey roofs and light-colored siding. The houses are surrounded by green lawns and some trees. A parking lot with several cars is visible to the right of the houses. The overall scene is a typical suburban residential area.

516 Grandin Rd

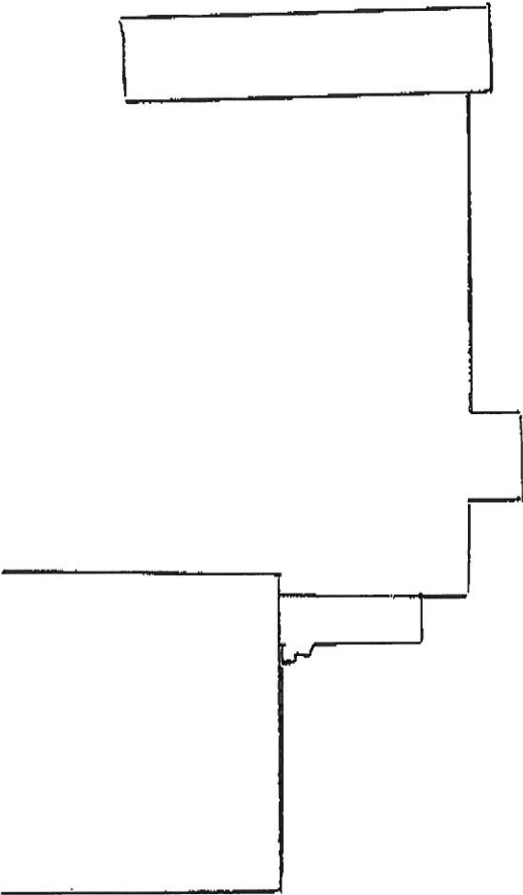
Grandin Rd



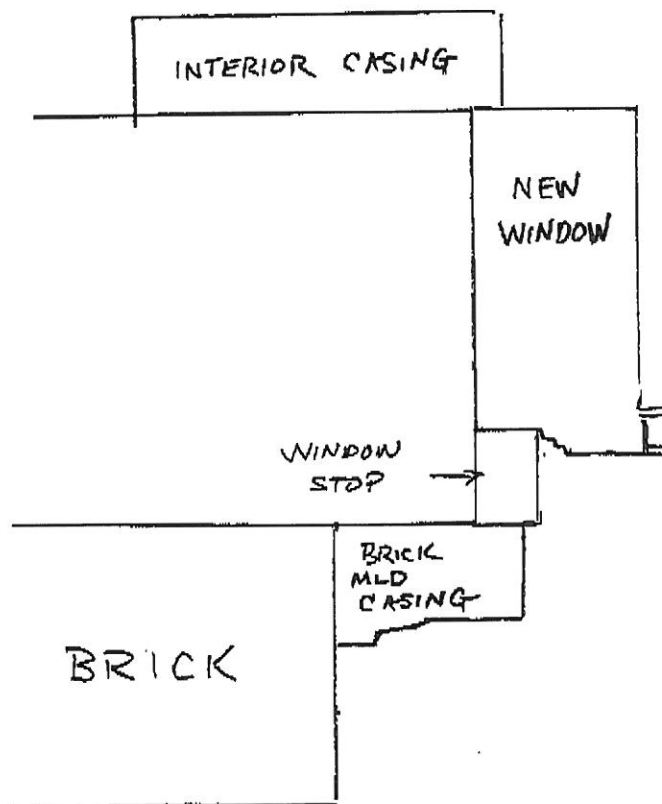
516



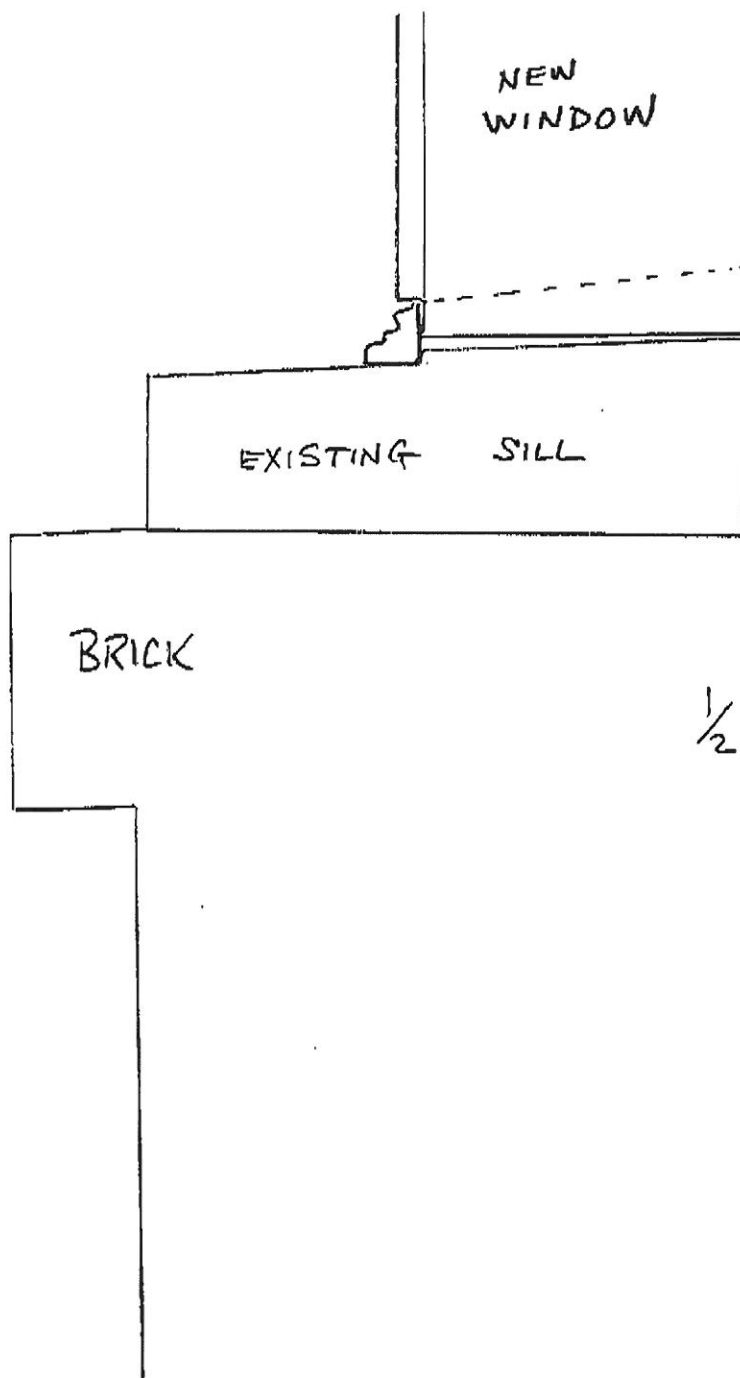




EXISTING







$$\frac{1}{2}'' = 1''$$



$$\frac{1}{2}'' = 1''$$

Charlotte Historic District Commission - Case 2011-026



-  516/520 Grandin Rd
-  Property Lines
-  Building Footprints
-  Wesley Heights Local Historic District