
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 224 Grandin Road

SUMMARY OF REQUEST: Addition

OWNER: Joyce & Jim Smith

APPLICANT: Joyce & Jim Smith

Details of Proposed Request

Existing Conditions

The existing brick home was built in 1933. It is a 1.5 story dwelling with a large front facing cross gable and smaller cross gable over the entry. The original windows are 6/6. The home sits on a corner lot at Grandin Road and West 4th Street Extension. The surrounding structures are a mix of single and two story dwellings, a one story quadraplex and a church. The West 4th Street side has a steep slope and no sidewalk.

Proposal

The applicant is proposing a front porch covered by an expanded gable roof, new entry doors, a side porch, new chimney, and a second story addition. The second story includes a twin gable dormer with a balcony and railing on the left side. The left side porch is covered by a trellis supported by three columns, accessed by a new French door. A smaller gable dormer and chimney will be built on the right side. Rafter tails and brackets are exposed. The new height of the home will be 25'-8". The siding and trim materials on the addition will be wood and Hardie board.

Policy & Design Guidelines for Additions

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

Charlotte Historic District Commission

Property Address: 224 Grandin Road

HDC Design Policy on Additions requires that additions be evaluated according to the following:

1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis

Staff believes the proposed addition is appropriate based on the Guidelines with the exception of the porch columns which appear to be out of scale with the overall size of the house.



Charlotte Historic District Commission - Case 2013-113

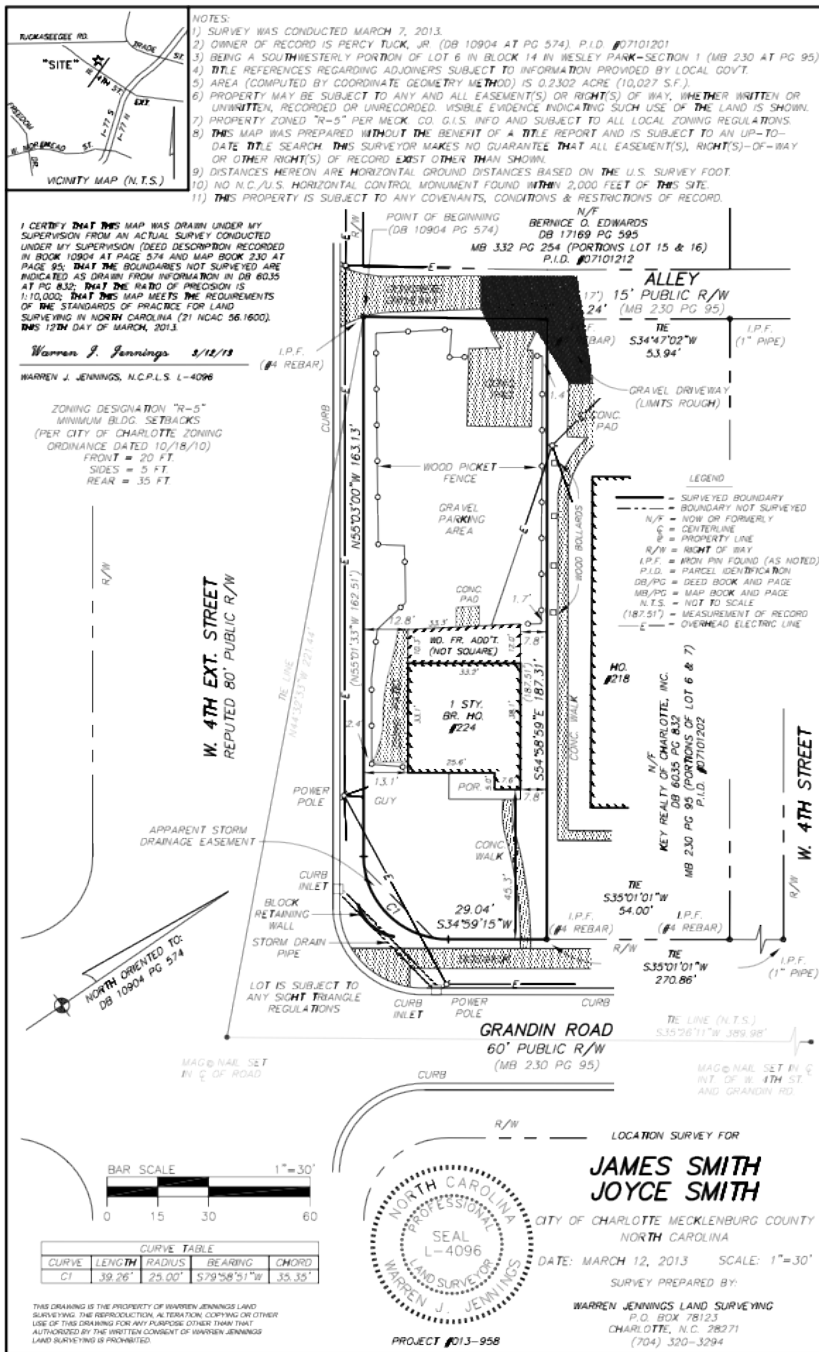


Charlotte Historic District Commission Application for Certificate of Appropriateness

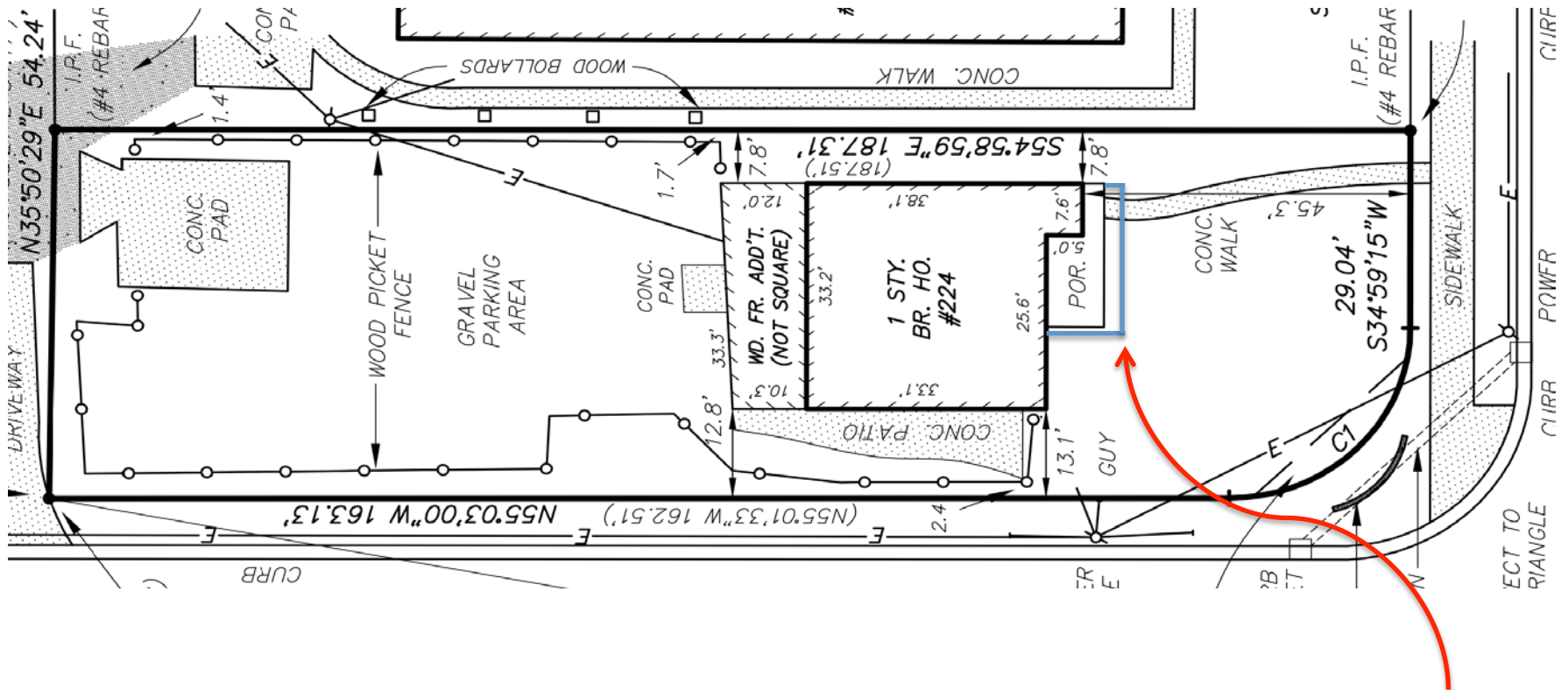
224 Grandin Road
Wesley Heights Local Historic District



Owners & Applicants:
Joyce & Jim Smith



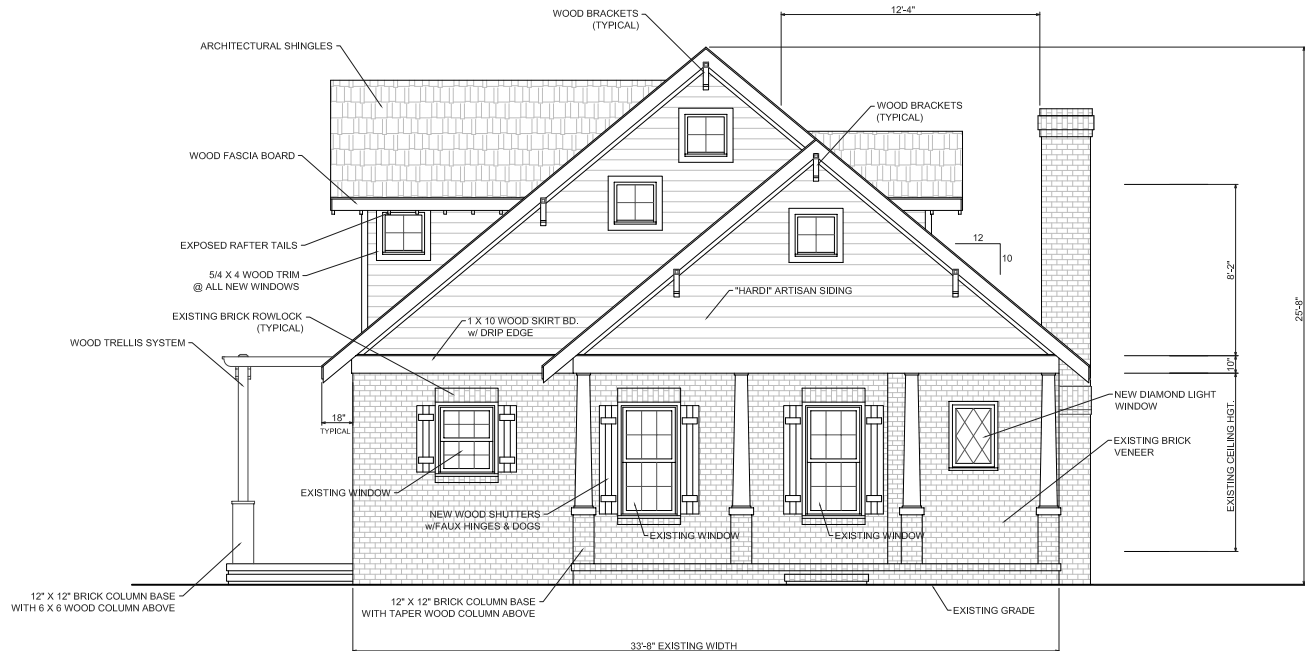
Site Plan



Porch will extend 3' towards front of property and 1' on the left side.
Front porch will now be covered by the expanded roof



EXISTING FRONT ELEVATION $\frac{1}{4}" = 1'-0"$



PROPOSED FRONT ELEVATION $\frac{1}{4}" = 1'-0"$

Jim & Joyce Smith
224 Grandin Drive
Charlotte, NC

FRONT ELEVATIONS

Renovations and Additions at
224 GRANDIN DR.
Charlotte, NC

6-19-13

DRAWN BY:
BILL ELMORE

SHEET

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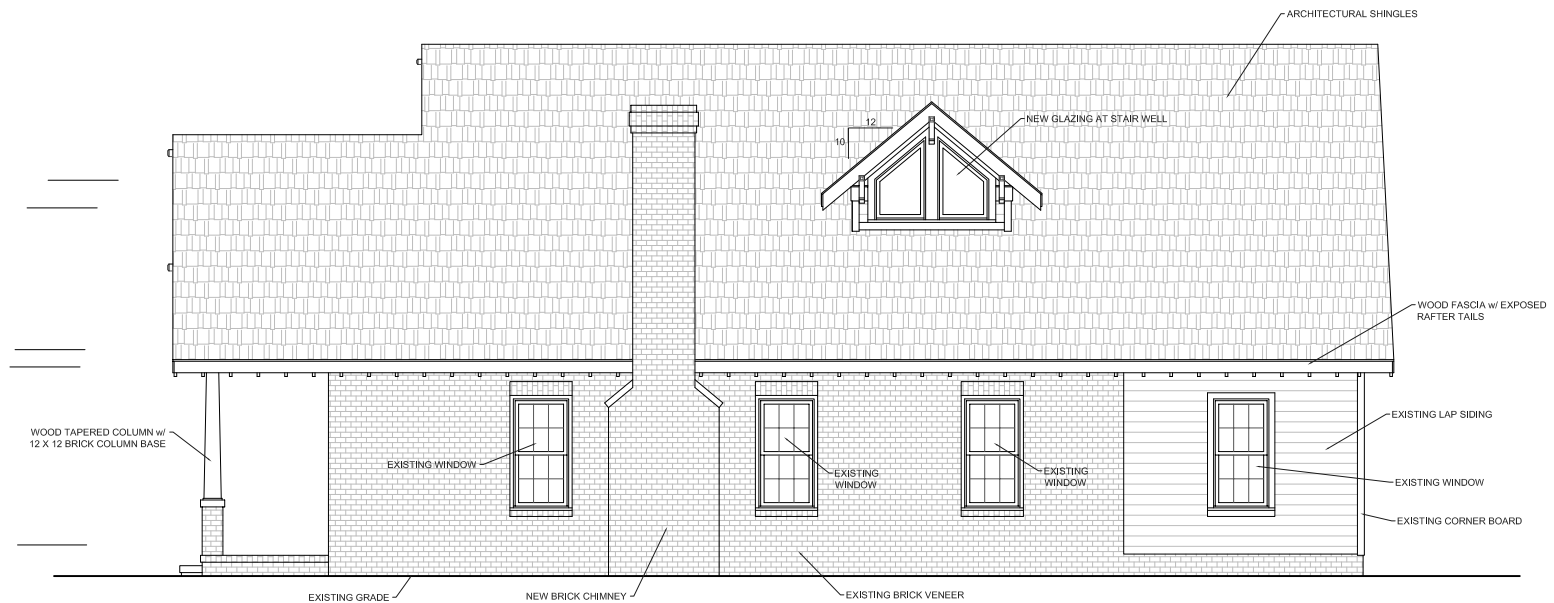
OF 9

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EXISTING RIGHT SIDE ELEVATION $\frac{1}{4}" = 1'-0"$



PROPOSED RIGHT SIDE ELEVATION $\frac{1}{4}" = 1'-0"$

Jim & Joyce Smith
224 Grandin Drive
Charlotte, NC

RIGHT SIDE ELEVATIONS

Renovations and Additions at
224 GRANDIN DR.
Charlotte, NC

6-19-13

DRAWN BY:
BILL ELMORE

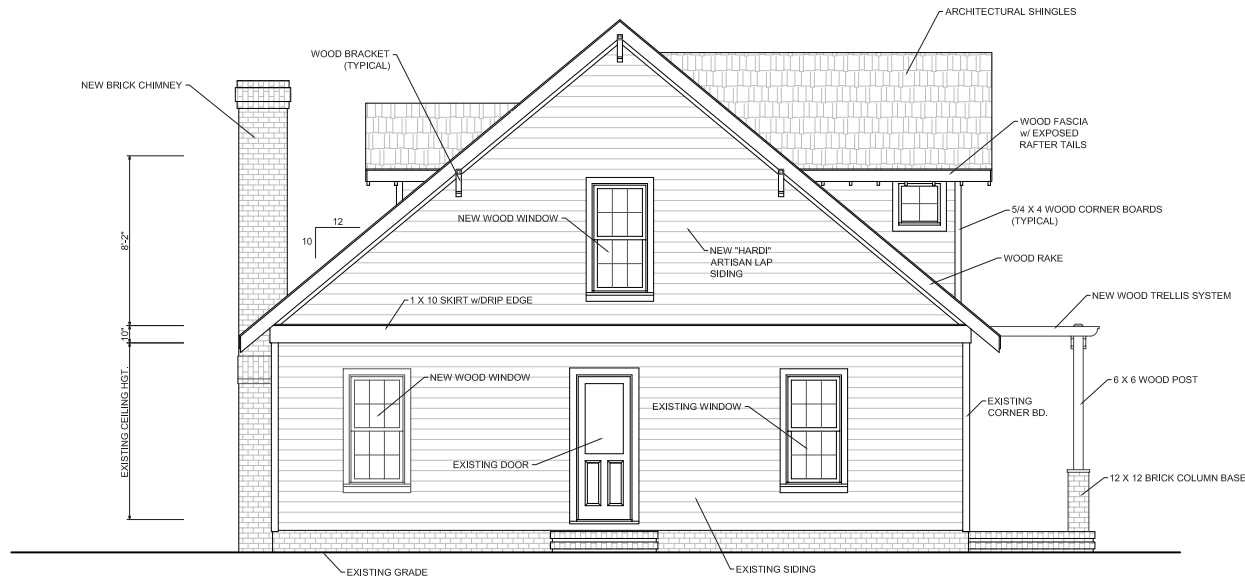
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EXISTING REAR ELEVATION $\frac{1}{4}" = 1'-0"$



PROPOSED REAR ELEVATION $\frac{1}{4}" = 1'-0"$

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REAR ELEVATIONS

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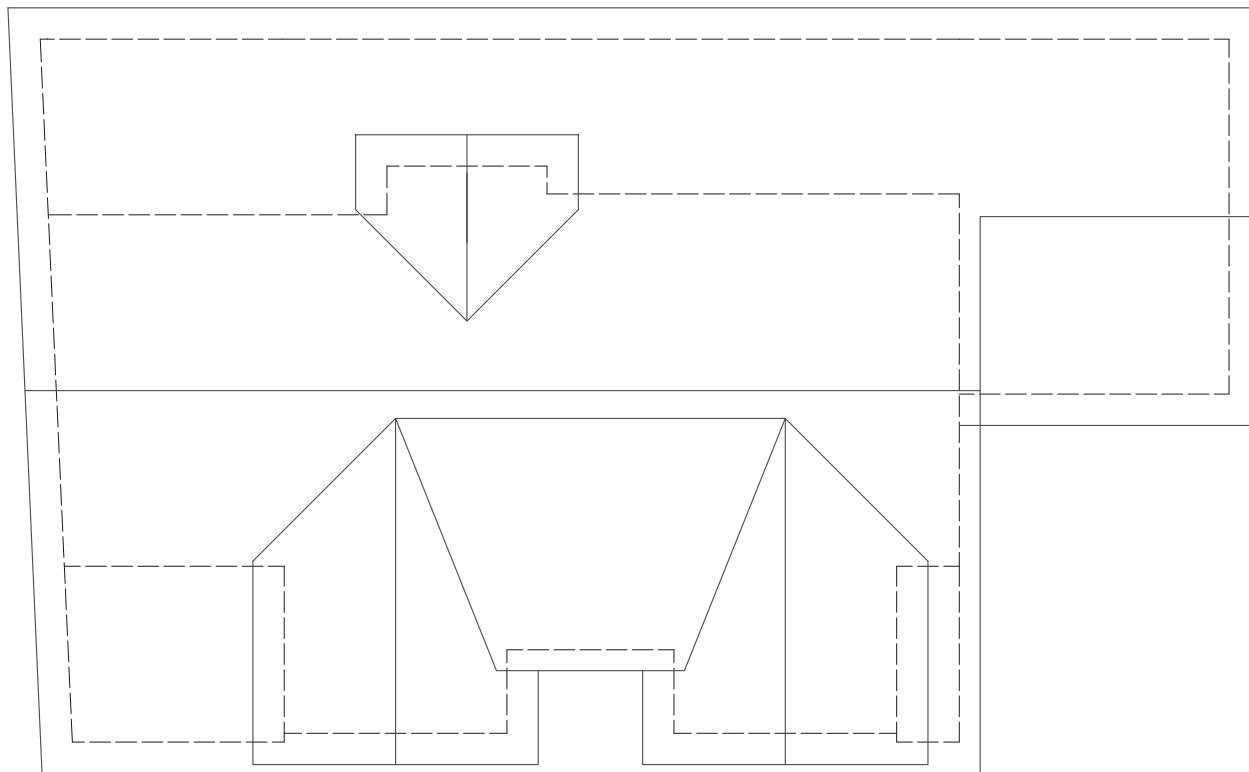
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SHEET

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ROOF PLAN 1/4" = 1'-0"

Jim & Joyce Smith
224 Grandin Drive
Charlotte, NC

ROOF PLAN

Renovations and Additions at
224 GRANDIN DR.
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6-19-13

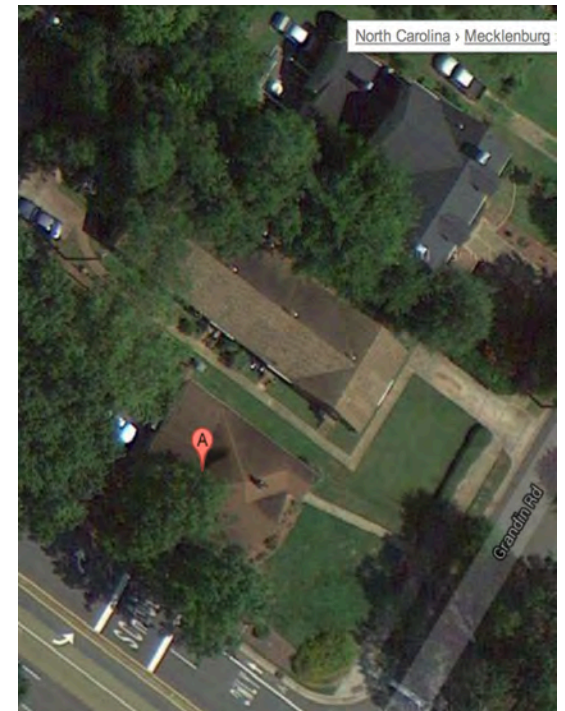
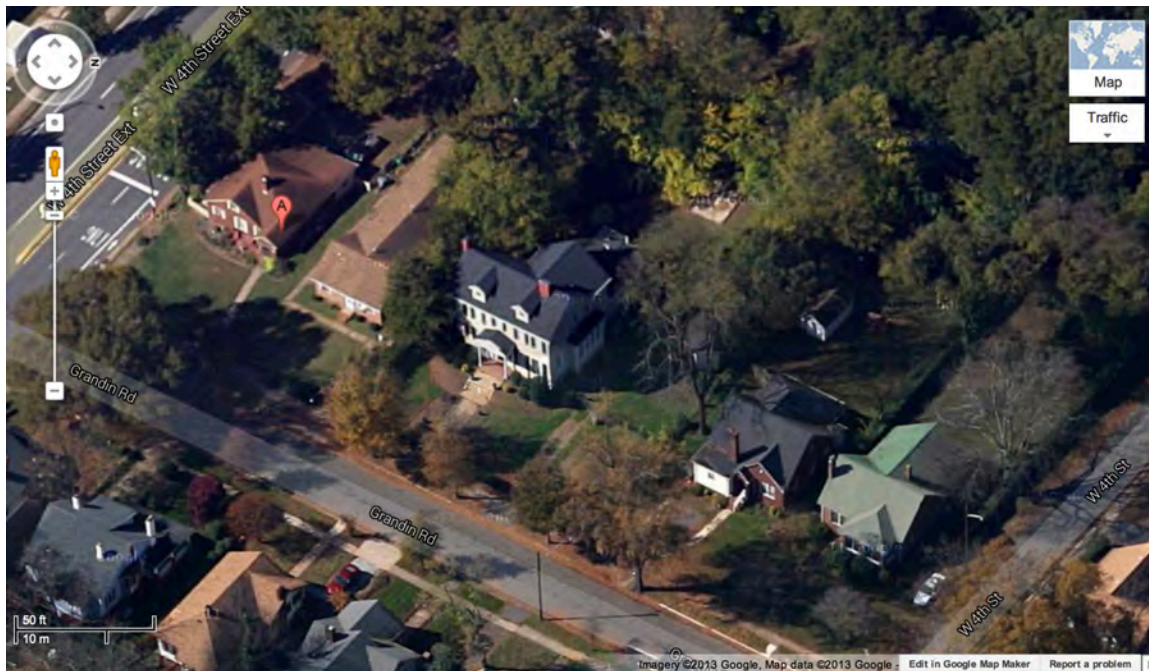
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Streetscape & Setbacks



Wesley Heights

(Homes with Side Front Entries)



416 Summit Rd



600 Summit Rd



325 Grandin Rd



625 Woodruff Pl



813 Woodruff Pl

Wesley Heights

(Comparable to our Application)



521 Grandin Rd