
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 409 Grandin Road

SUMMARY OF REQUEST: Addition

OWNER: Todd Calamita

APPLICANT: Chris Scorsone

This application was denied in May 2014 for non-compliance with the guidelines on Size, Scale, Massing and Fenestration.

Details of Proposed Request

Existing Conditions

The existing home was built in 1927 and listed as a contributing structure in the Wesley Heights National Register. It is a one story bungalow with a combination front and side gabled roof. Porch supports are wood posts standing on stone piers. The chimney exterior is also stone.

Proposal

The proposal is a second floor addition and expansion to the rear and sides. New exterior finishes and details will match existing. The chimney will be raised per code requirements. The existing window in the front porch will be replaced with an entry door, the existing side facing entry door will be closed. The window arrangement on the side and rear elevations and roof design reflect changes to the interior.

Revised Proposal – August 13, 2014

The revised application is resubmitted based on substantial changes from the denied application. A summary of the changes include:

1. Front porch and windows will remain
2. Second story height has been reduced
3. Expansions to the side have been reduced significantly
4. Relocated front door lights will complement existing window pattern
5. Massing of second story has been reduced in height and volume (side elevations)
6. Fenestration design on the side elevations has been simplified
7. All windows on the right elevation have been retained. One window on the left elevation is proposed to be removed.

Policy & Design Guidelines for Additions (p. 36)

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.

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.

Windows and Doors (p. 26)

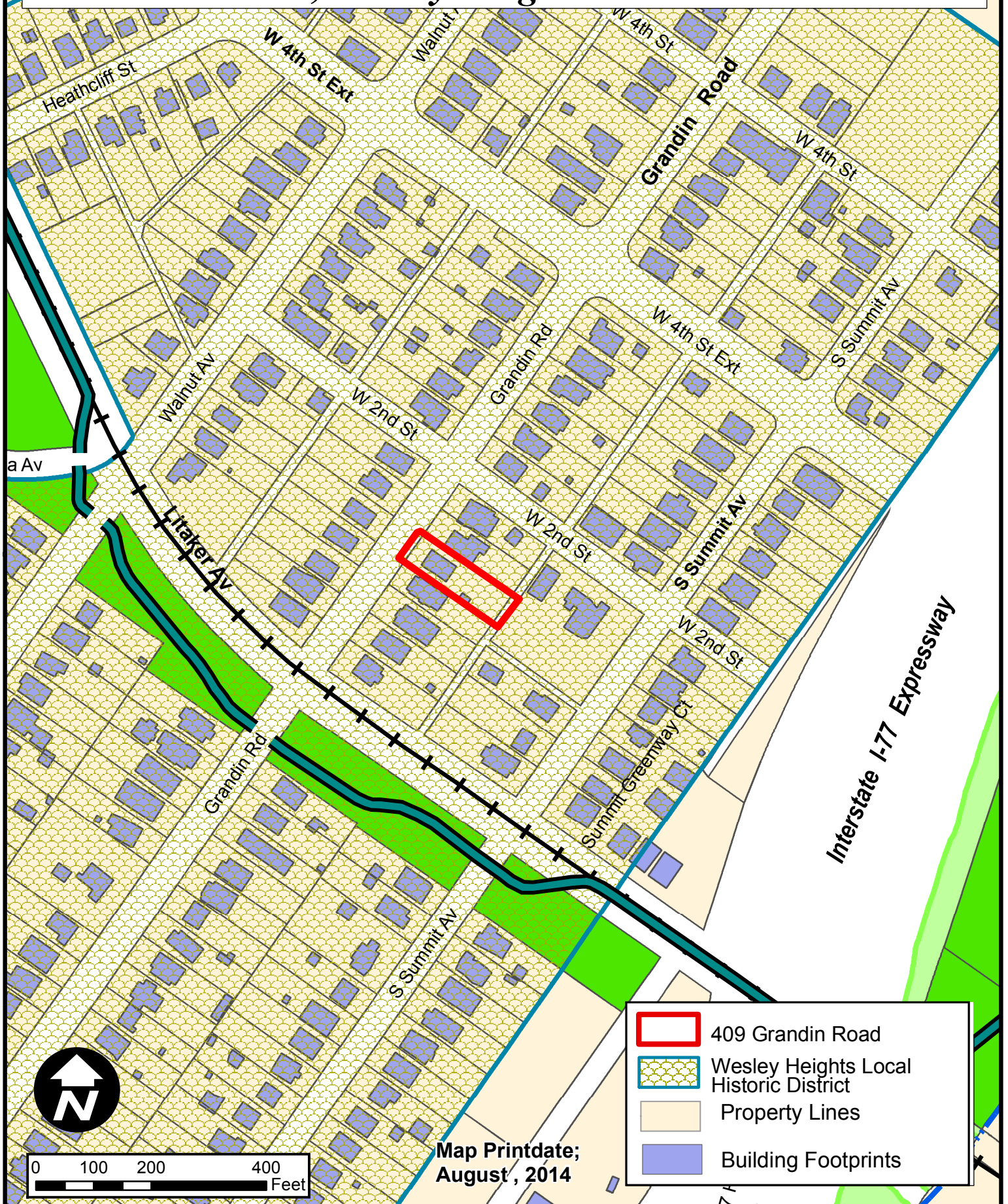
4. Ideally, window and door openings cannot be reduced or enlarged in size. When approved, alterations to window and door openings must remain in proper proportion to the overall design of the building.
5. All newly installed and replacement windows must have proper trim that recognizes historic precedent on the building and its context.

Staff Analysis

1. The Commission will determine if substantial change has been made.
2. If substantial change has been made, the Commission will determine if the changes meet the unresolved design guidelines.

Charlotte Historic District Commission - Case 2014-100

Historic District; Wesley Heights





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409 Grandin Road

Context Photos

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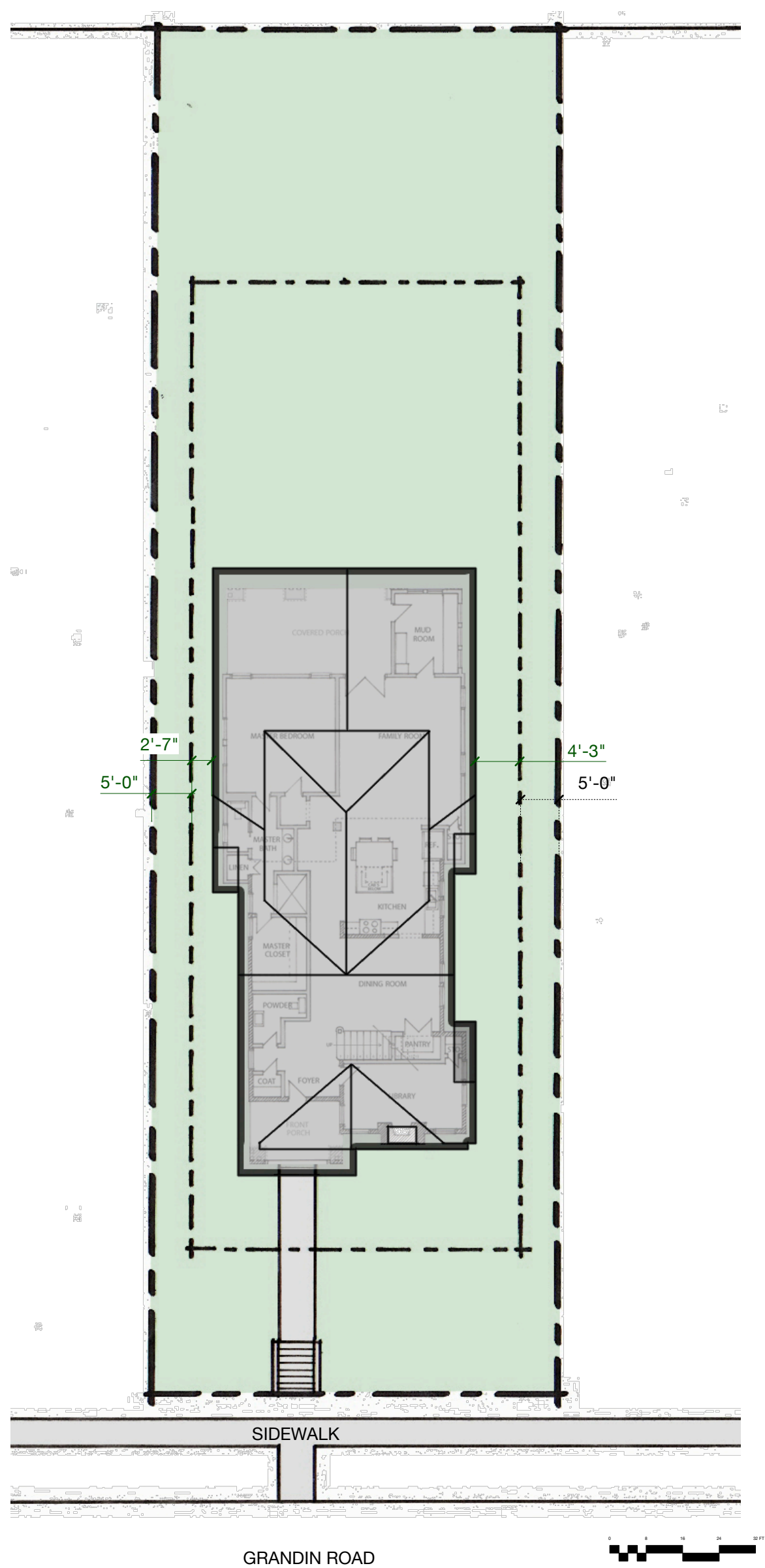
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Proposed Site Plan

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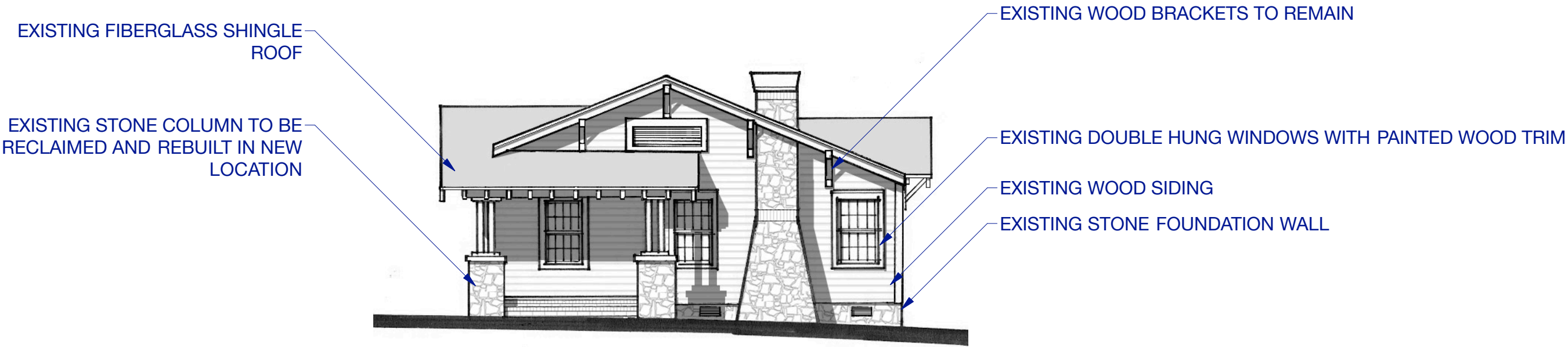
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Existing Front Elevation



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EXISTING FRONT ELEVATION



MAY 2014 PROPOSED FRONT ELEVATION



AUGUST 2014 PROPOSED FRONT ELEVATION

Evolution of Design - Front Elevation

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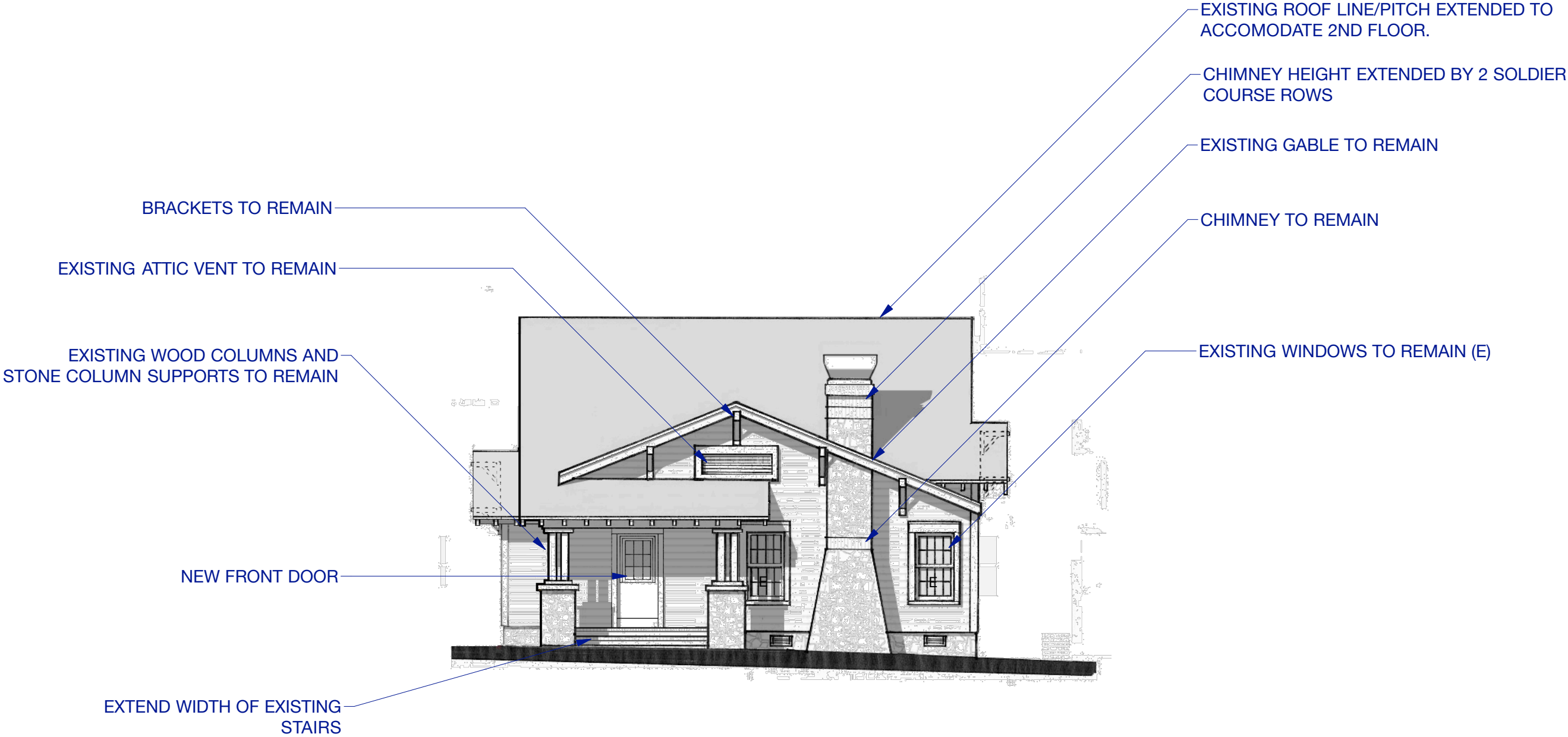
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Proposed Front Elevation



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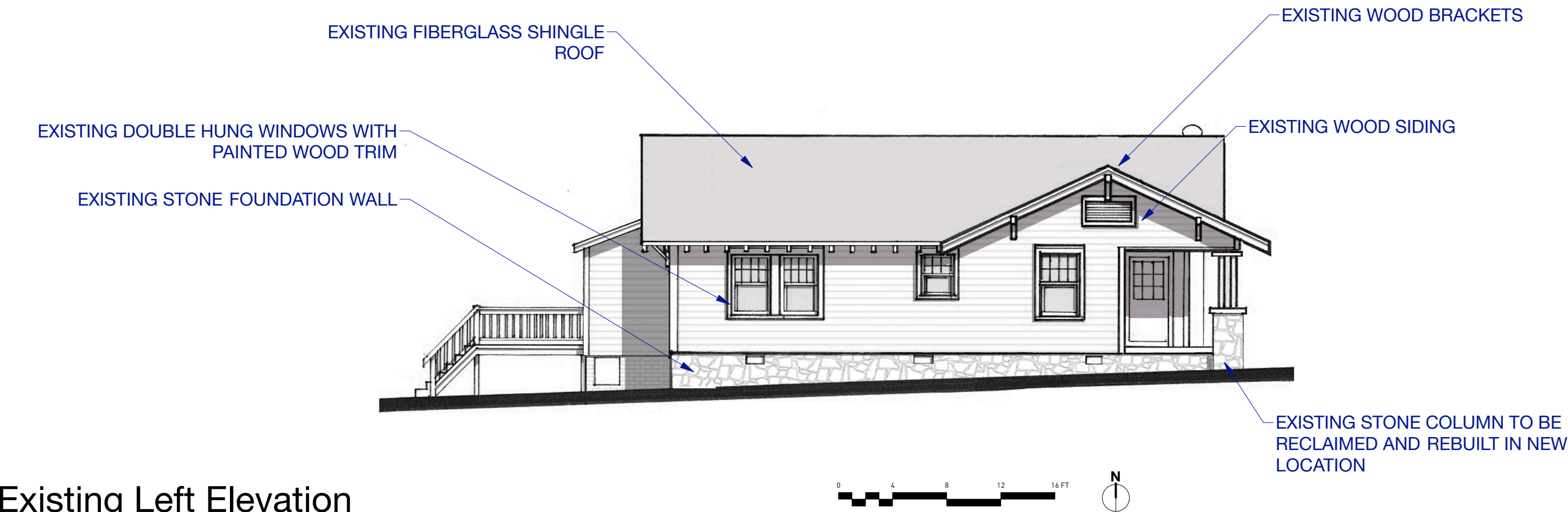
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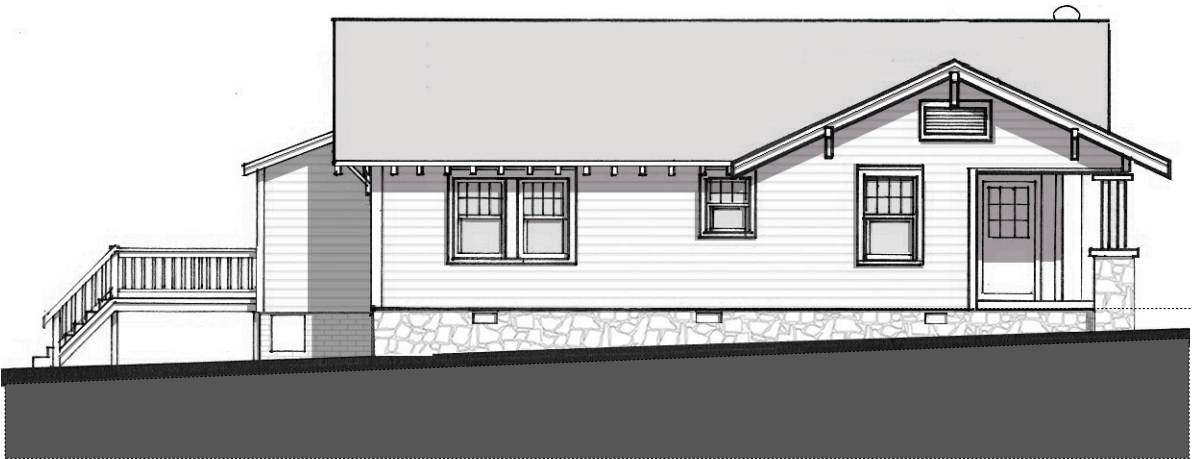
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Existing Left Elevation

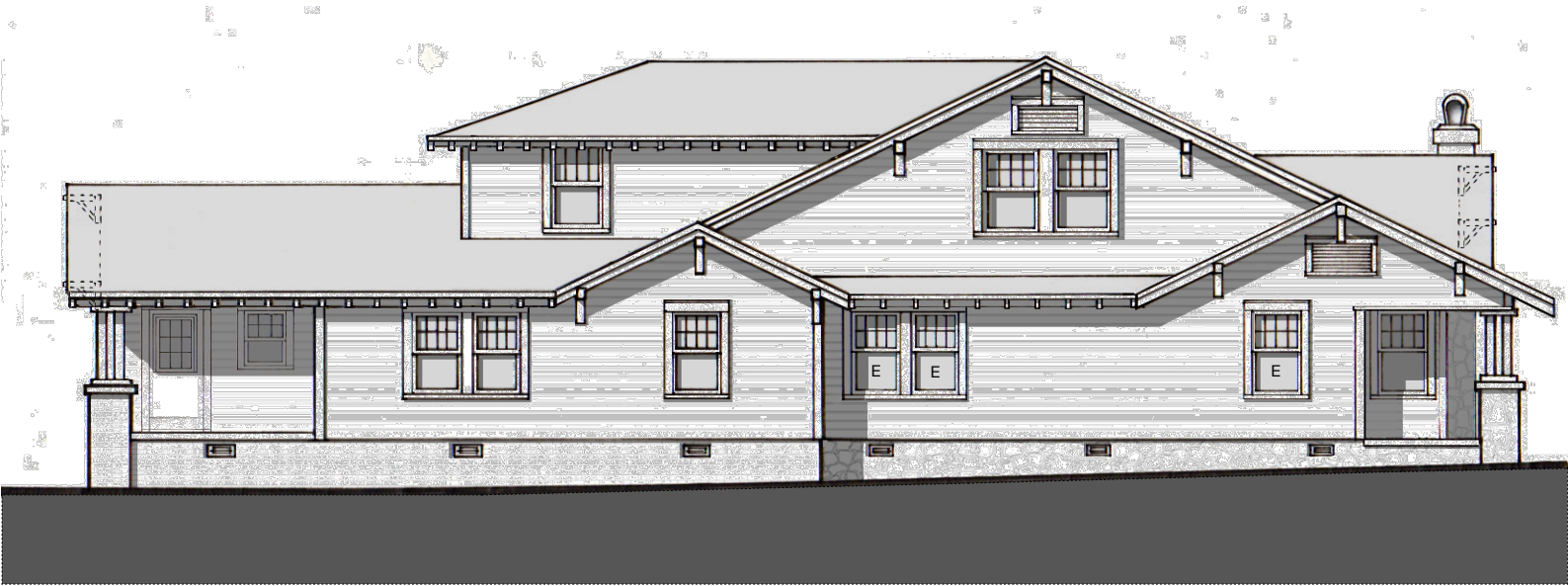
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EXISTING LEFT ELEVATION



MAY 2014 PROPOSED LEFT ELEVATION



AUGUST 2014 PROPOSED LEFT ELEVATION

Evolution of Design - Left Elevation

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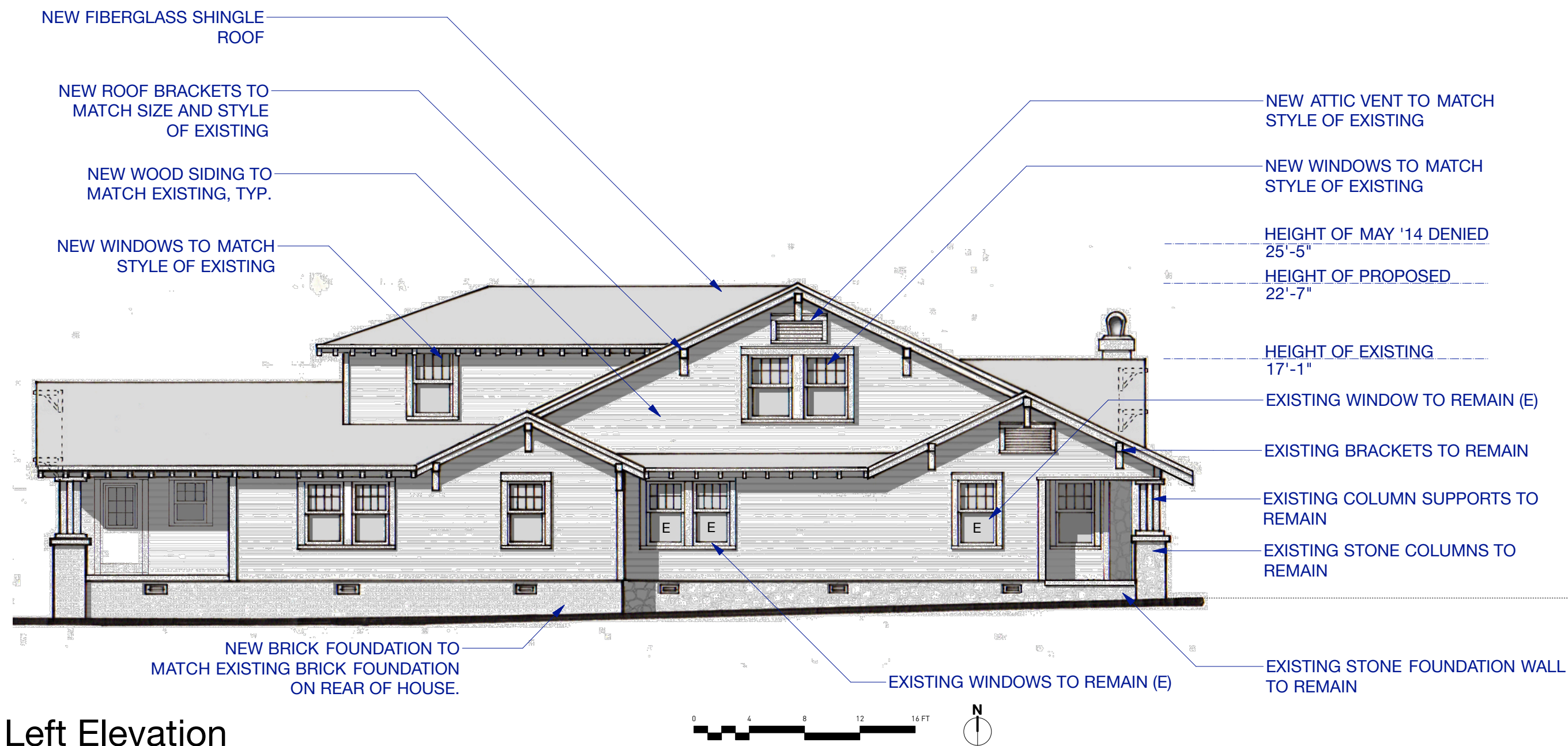
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Proposed Left Elevation

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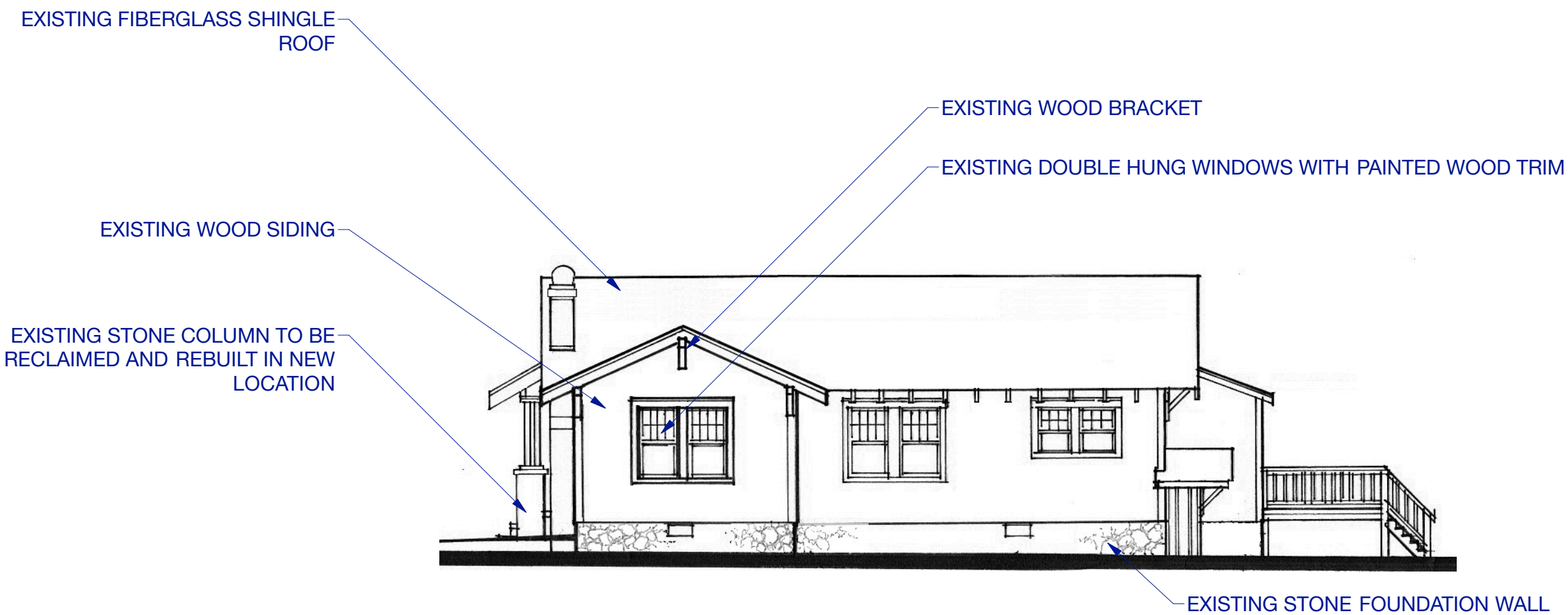
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Existing Right Elevation

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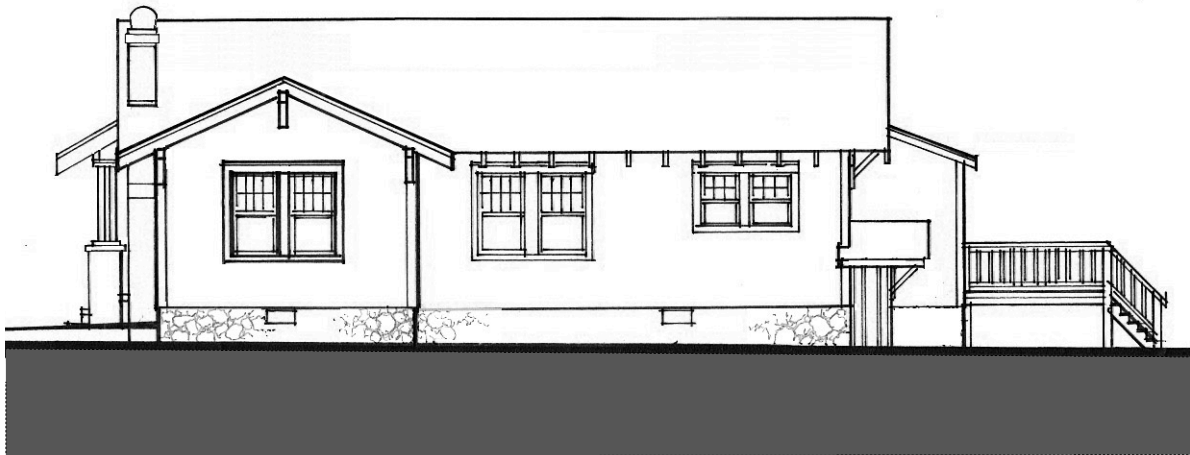
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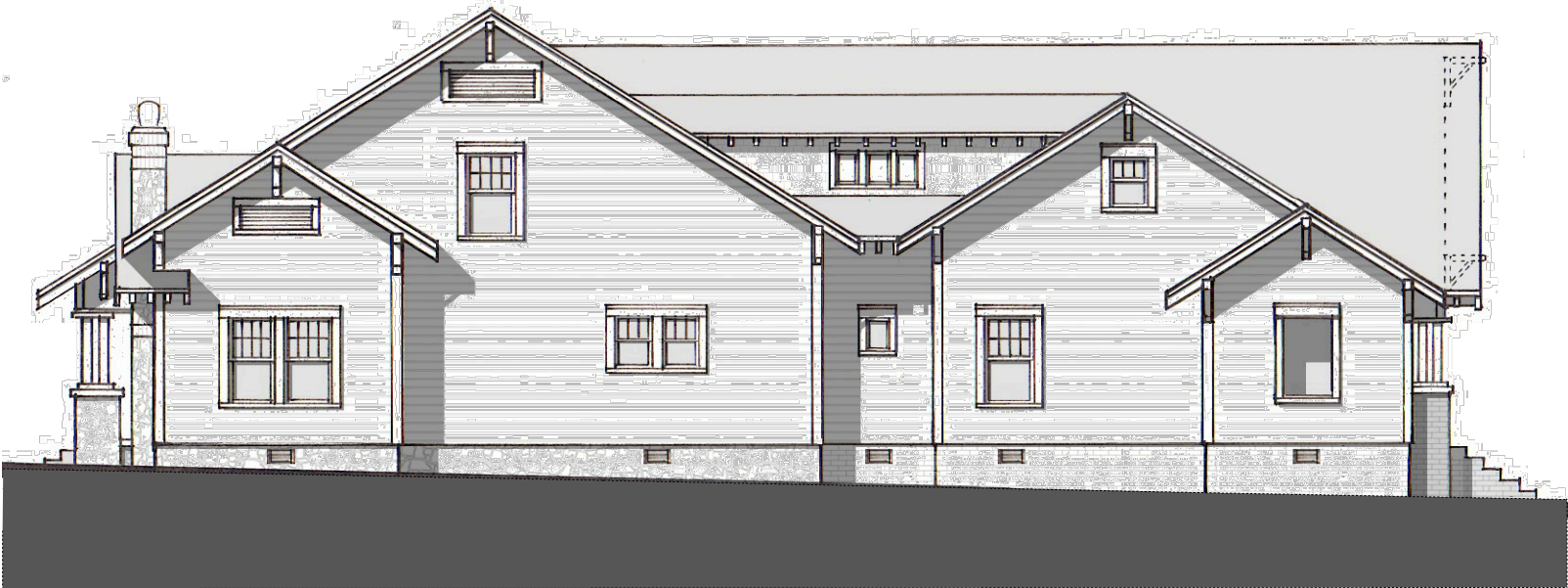
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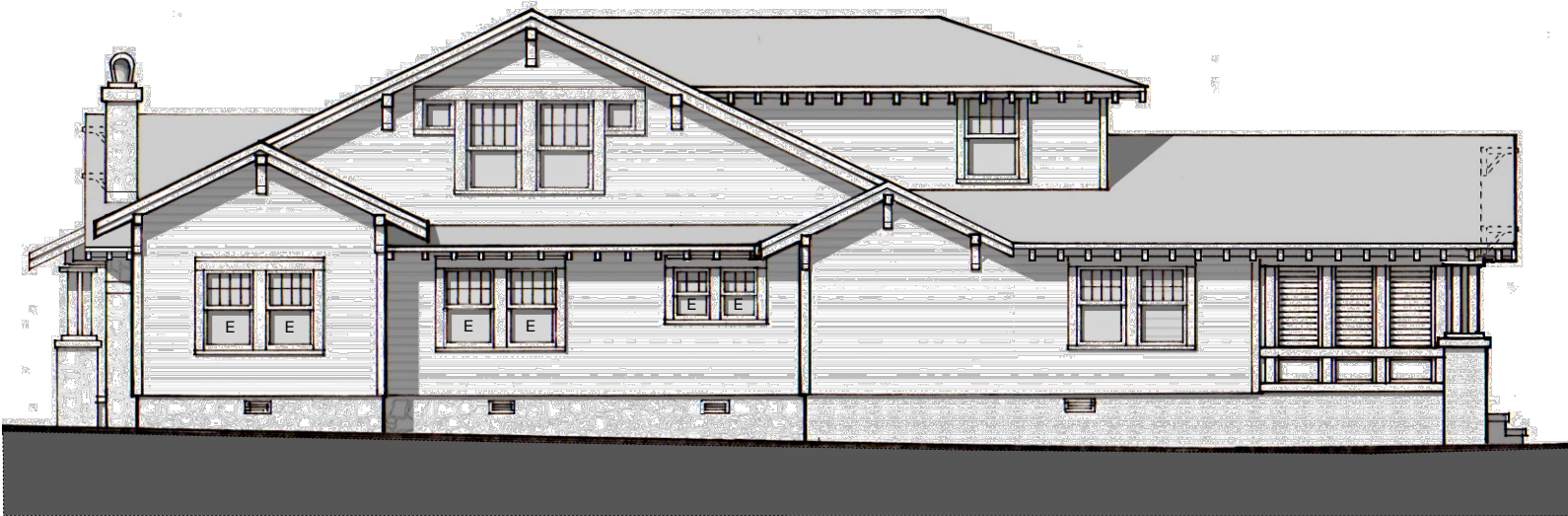
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EXISTING RIGHT ELEVATION



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Evolution of Design - Right Elevation

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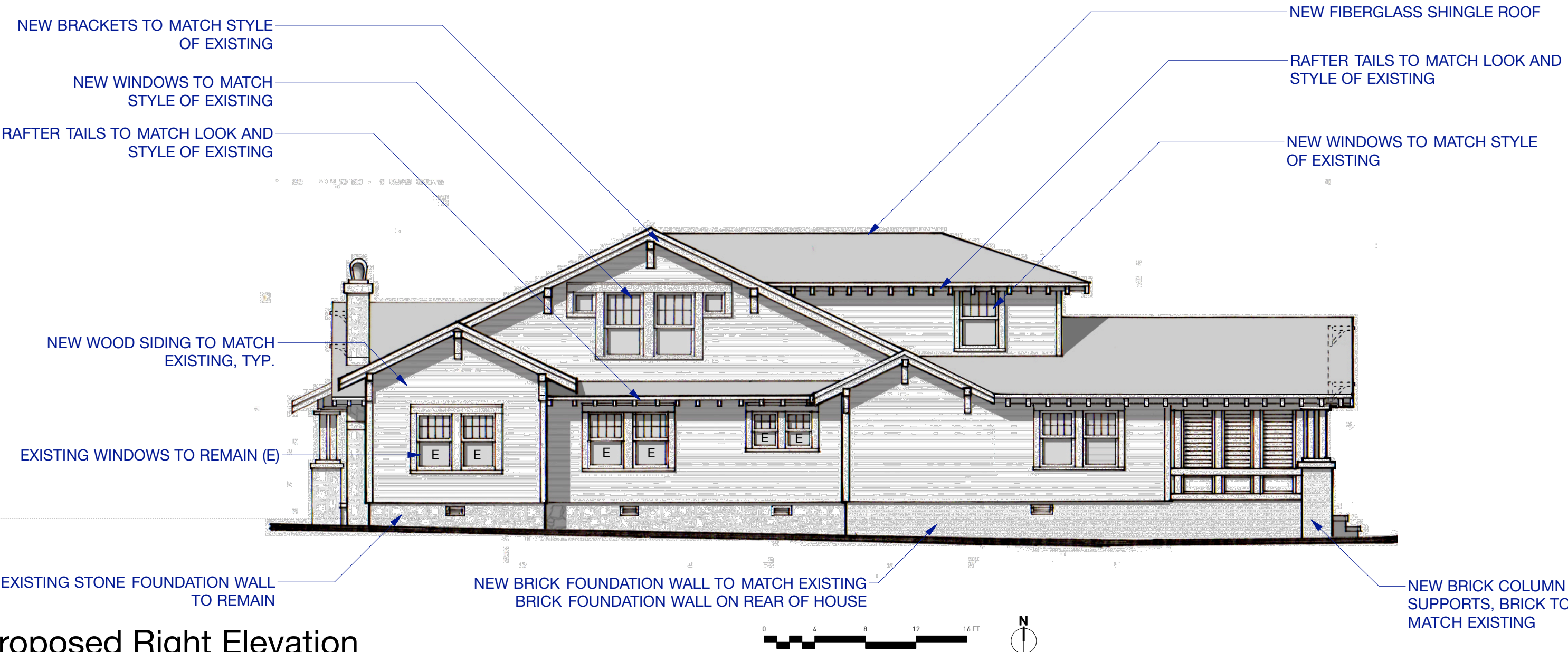
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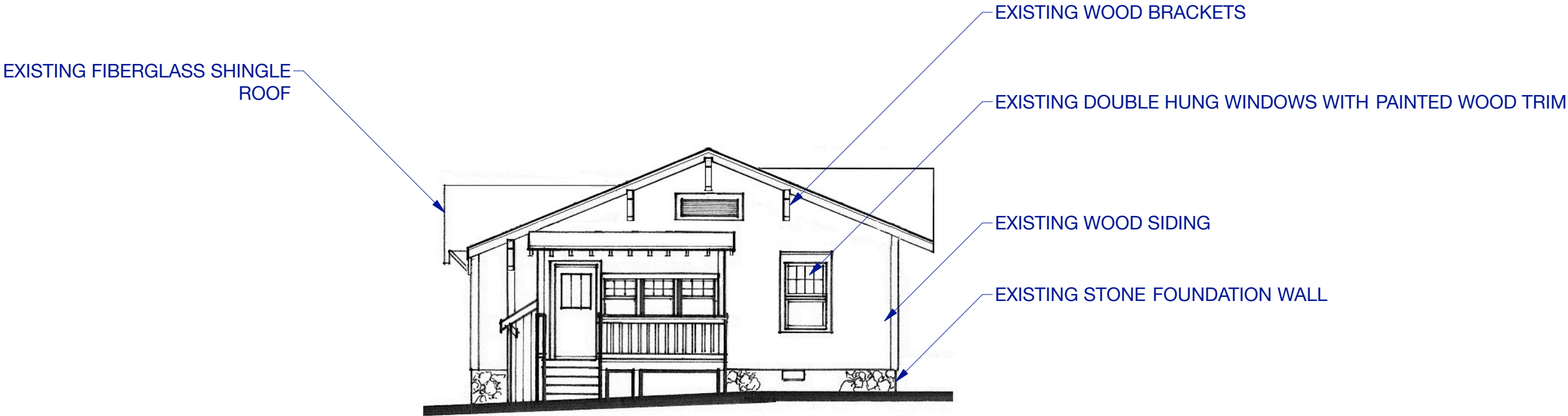
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Existing Rear Elevation

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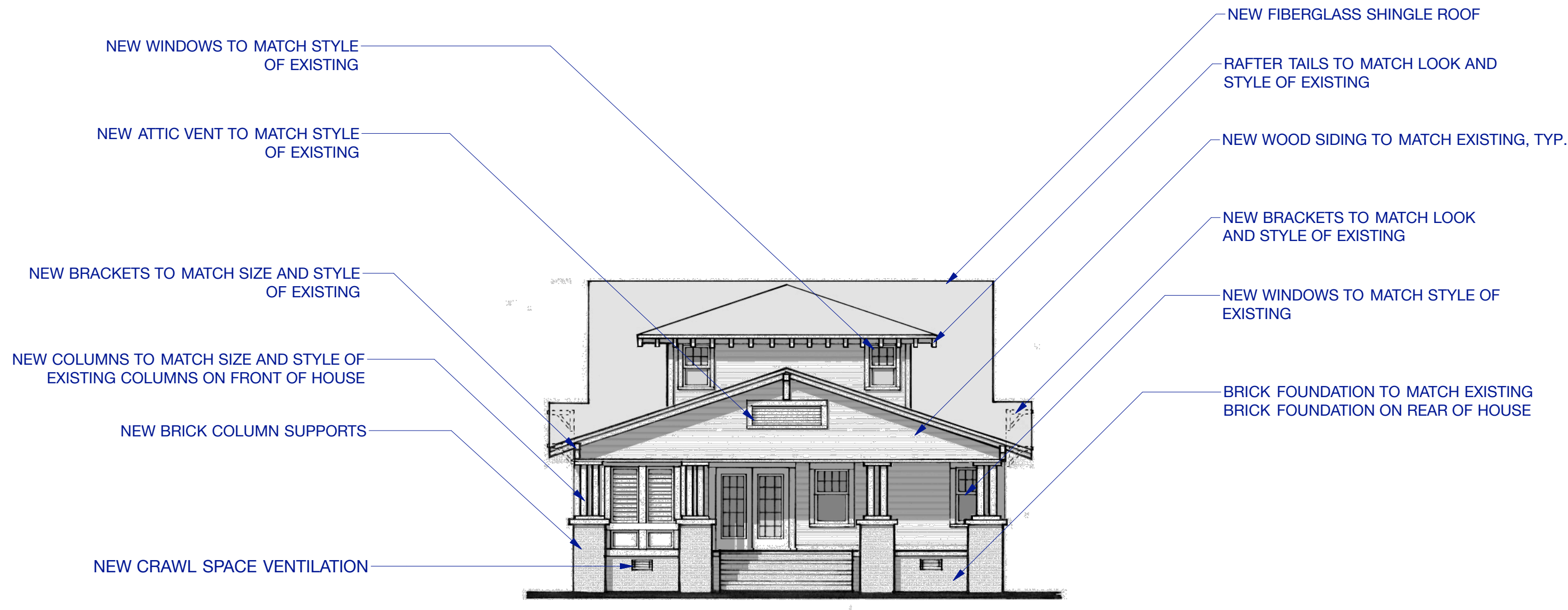
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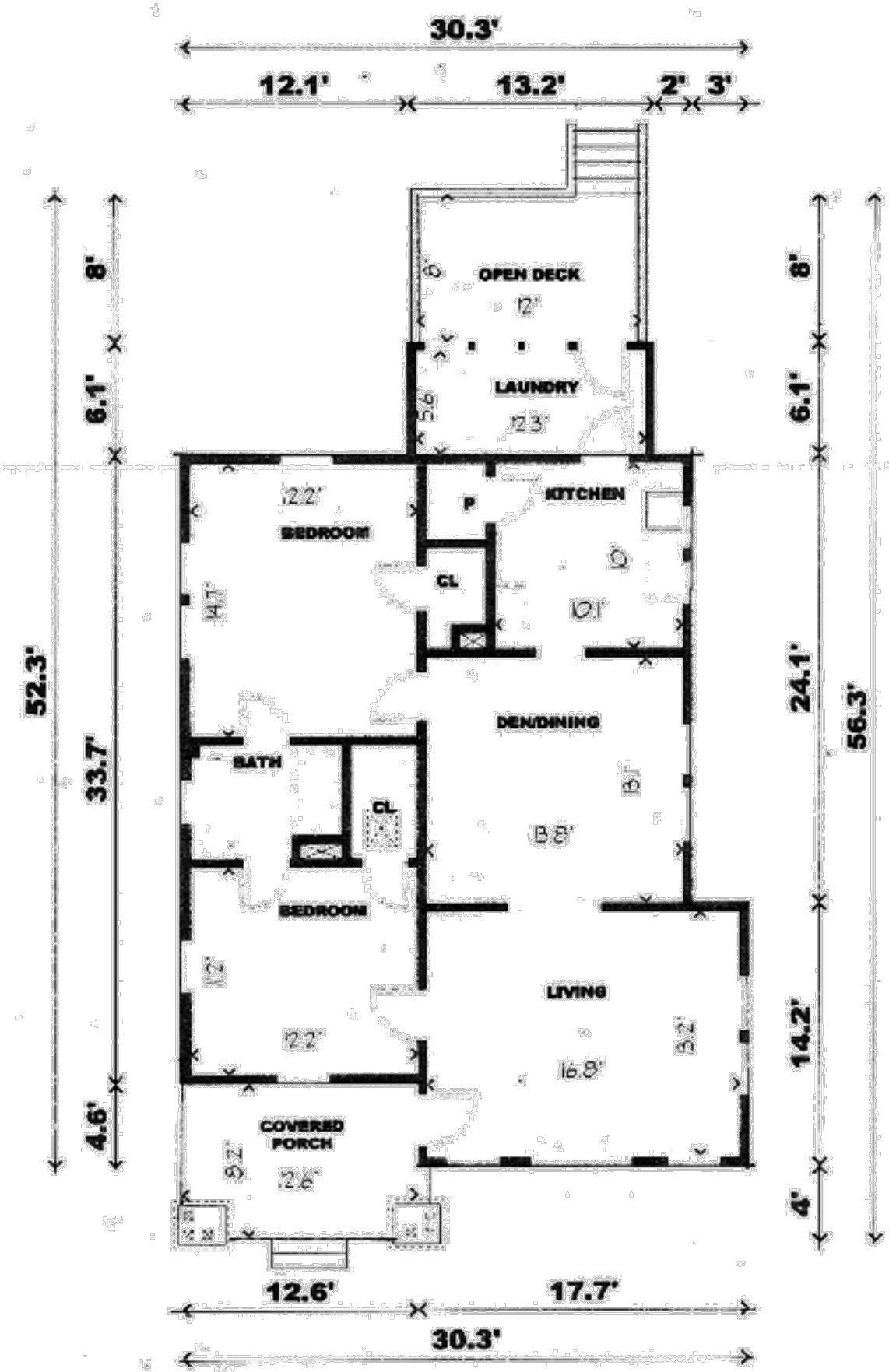
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Existing 1st Floor Plan



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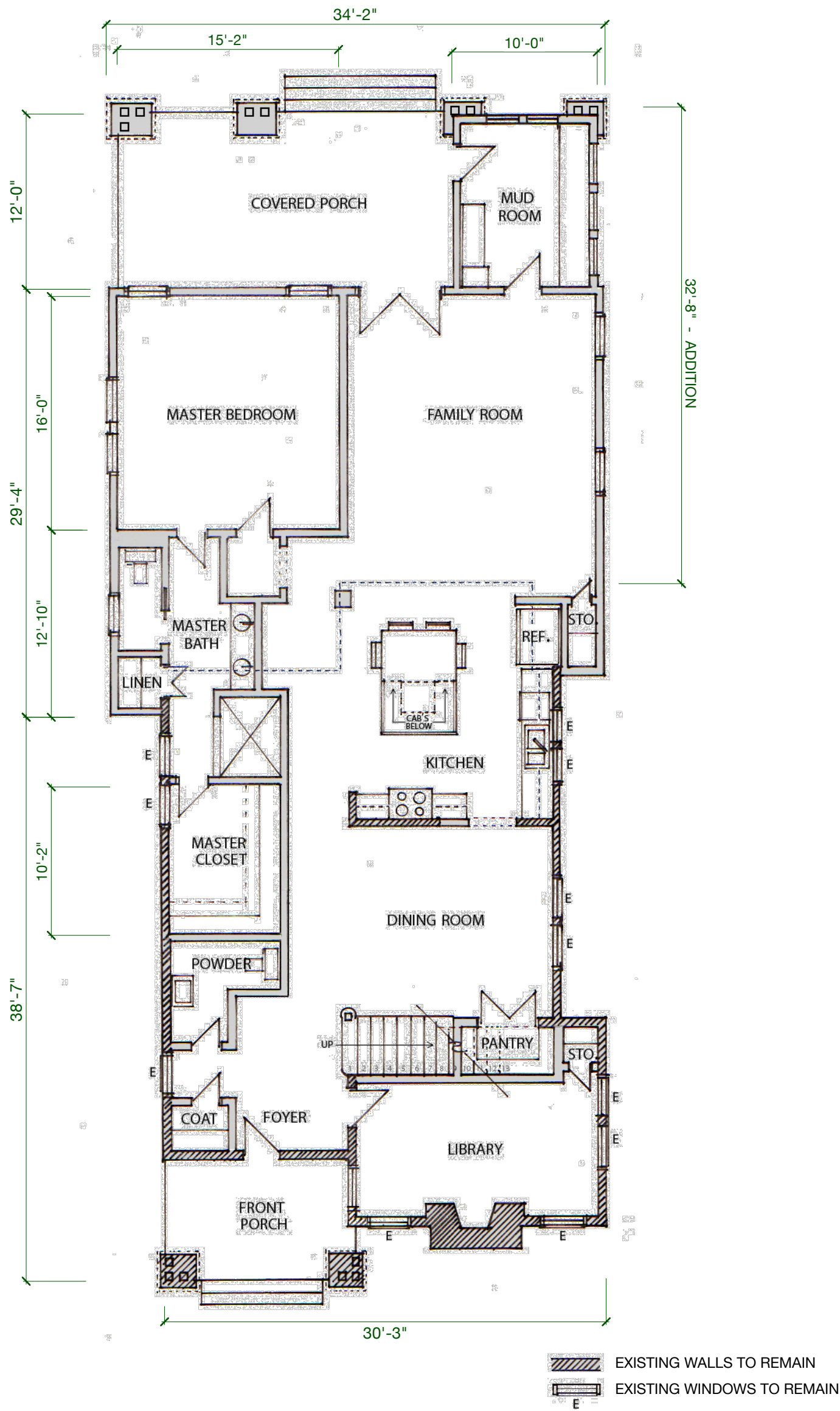
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Proposed 1st Floor Plan



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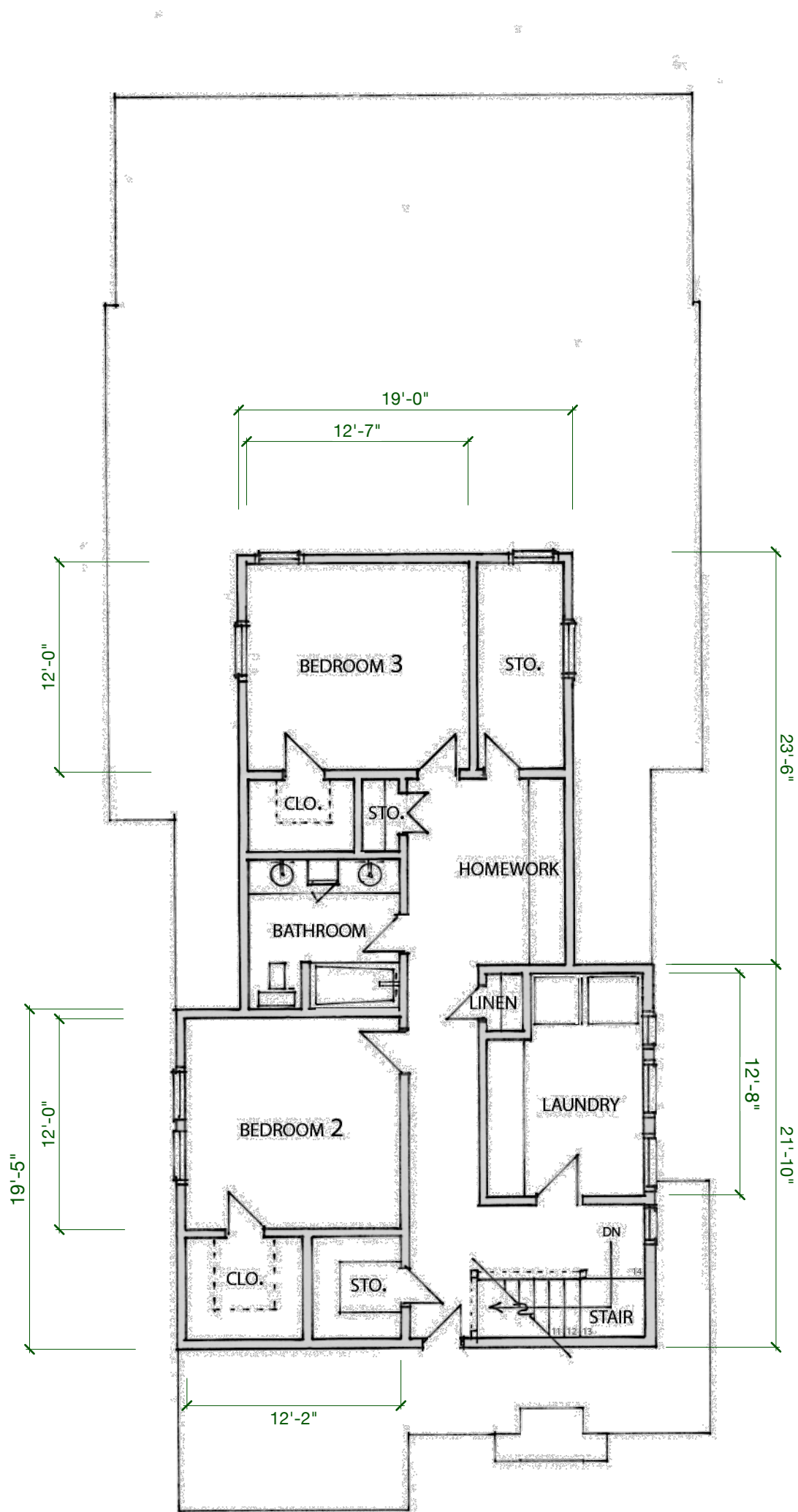
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Proposed 2nd Floor Plan



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