

**LOCAL HISTORIC DISTRICT:** Wesley Heights

**PROPERTY ADDRESS:** 214 Grandin Road, to be subdivided

**SUMMARY OF REQUEST:** New construction

**APPLICANT/OWNER:** Rachel Taylor

### **Details of Proposed Request**

#### *Existing Conditions*

The existing site is a large parcel that will be subdivided for construction of a new single family house. The existing structure is a two story Colonial style home constructed in 1920. Adjacent structures are single family, multi-family and institutional. Setbacks along the block are +/- 49.5' from ROW.

#### *Proposal*

The project is a new single family house. Lot dimensions are 50' x 187.5', the lot line is reduced slightly on the left side. The front setback will be alignment with the existing house on the parcel. Building height is +/-29' from grade. Materials include fiber cement lap siding, board and batten on the upper level and brick foundation. Windows to be wood or aluminum clad, no vinyl exterior components. A mature tree in the rear yard would be removed and a new tree(s) replanted.

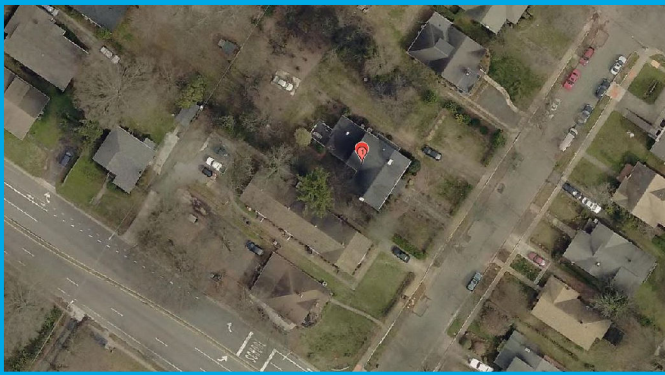
All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the 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 Recommendation**

1. The proposal is not incongruous with the District and meets the guidelines for new construction.
2. Minor revisions may be reviewed by staff.

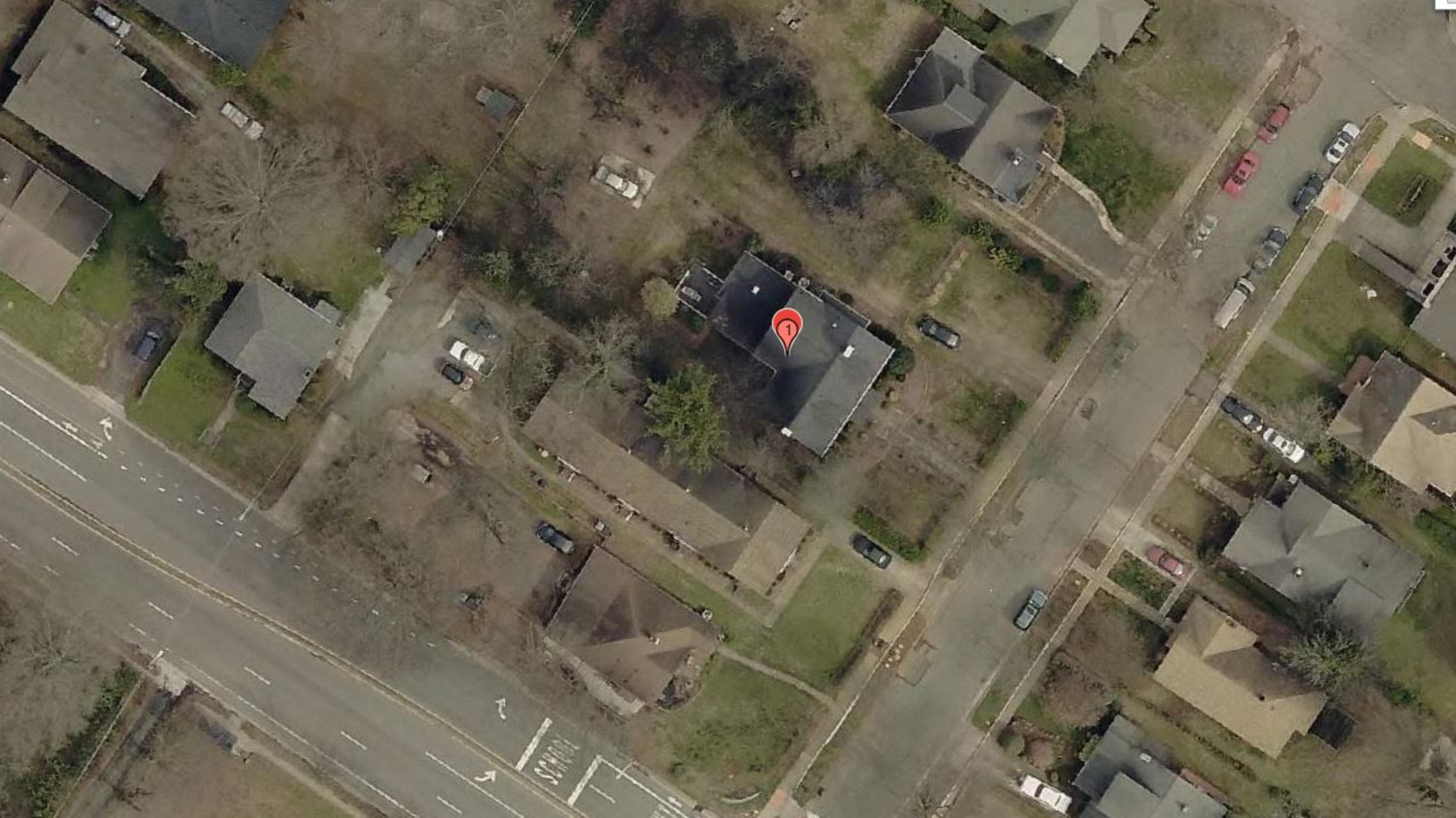
***Charlotte Historic District Commission Case 2018-267***  
***HISTORIC DISTRICT: WESLEY HEIGHTS***  
***NEW CONSTRUCTION***







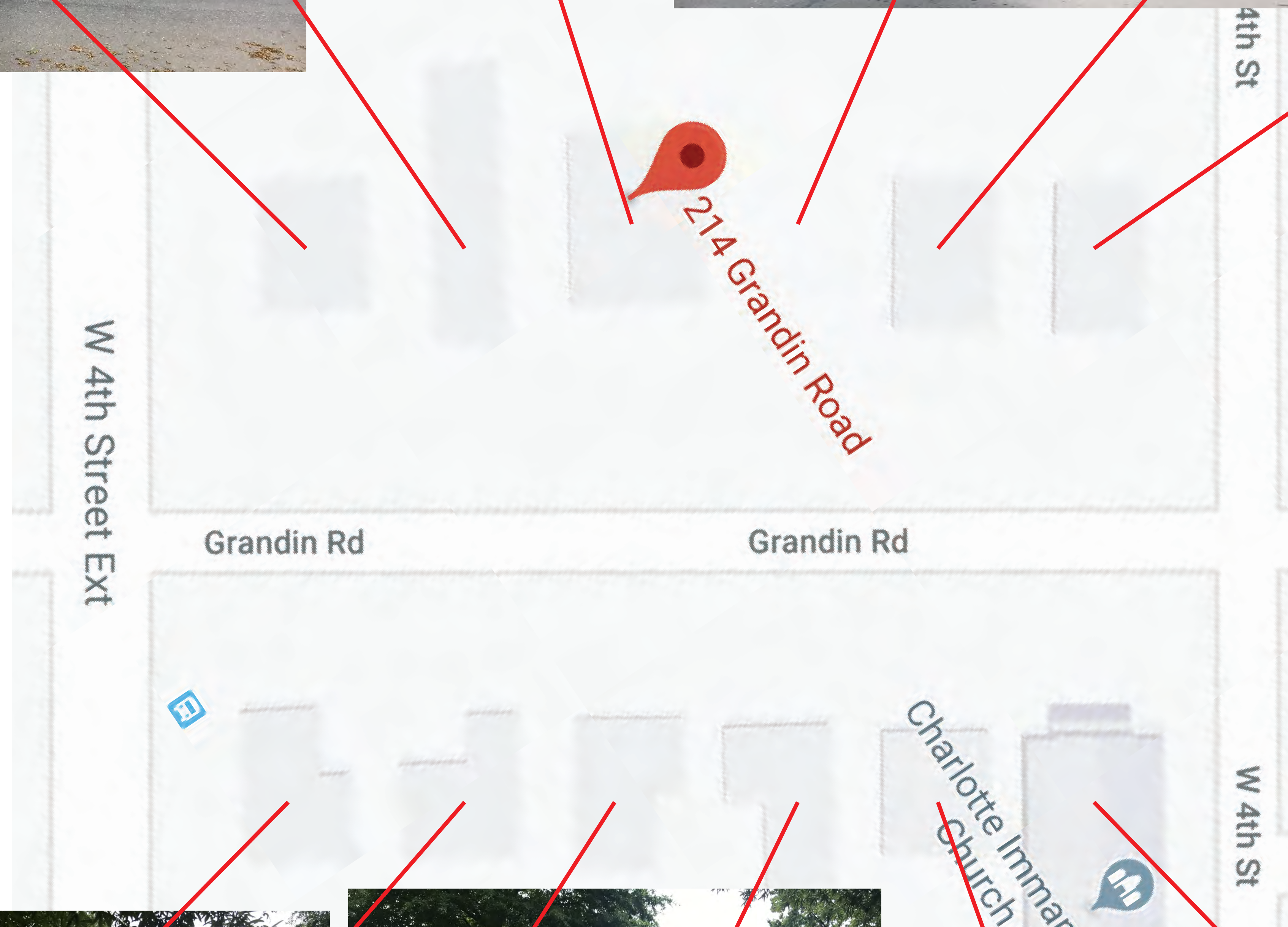






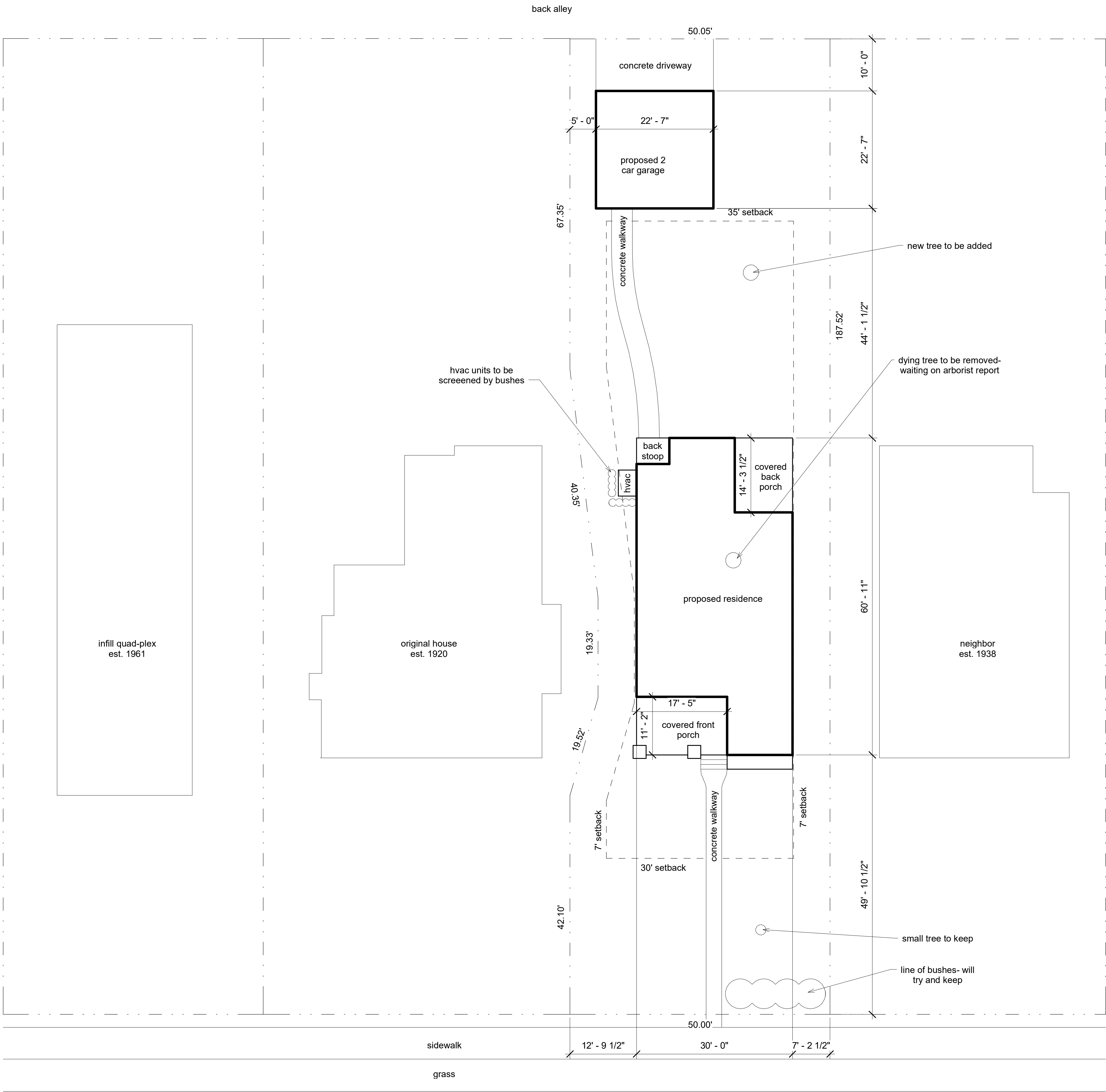






Neighbor  
House  
Photos





-prelim-

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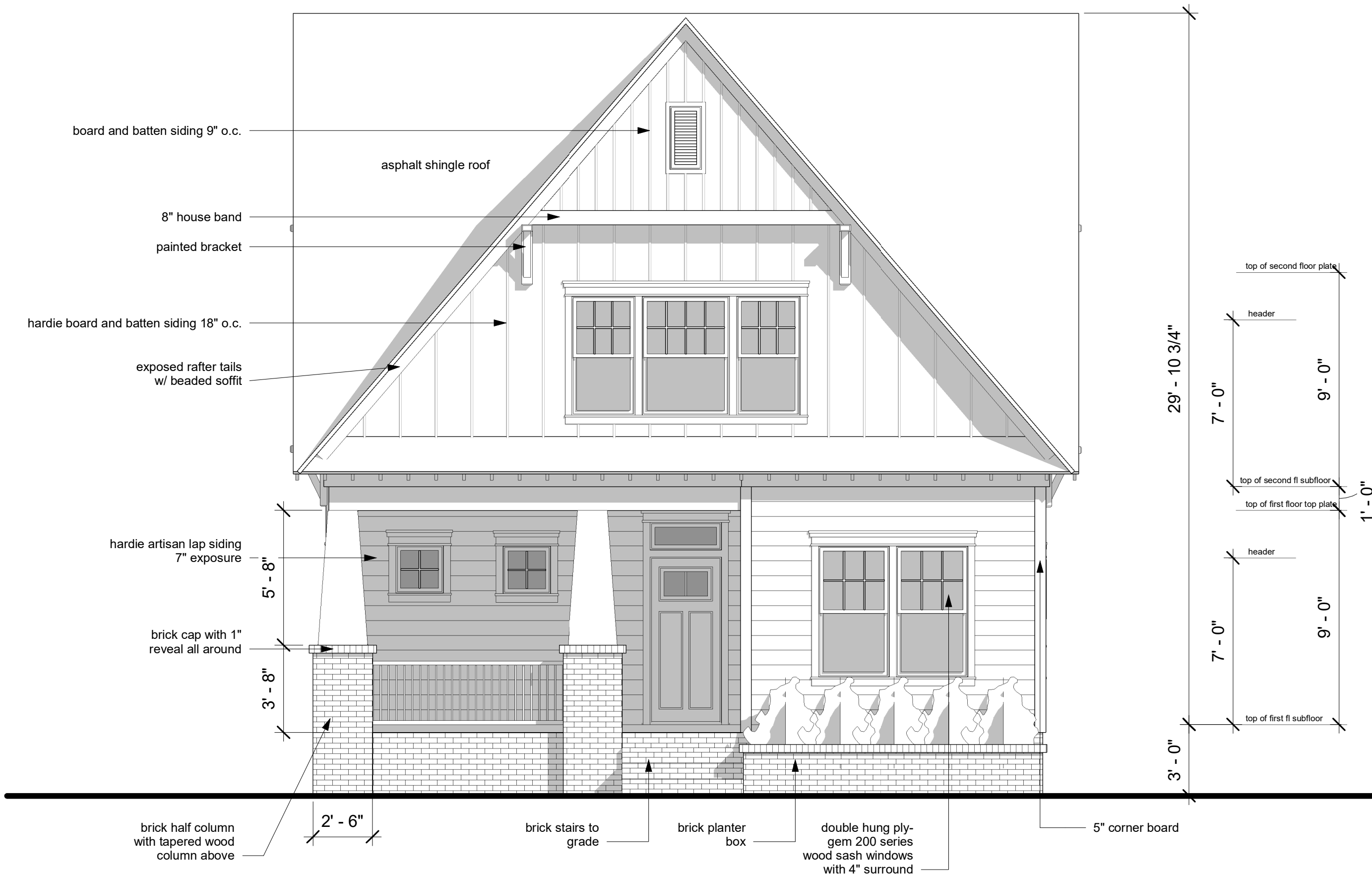
214 grandin b  
thr design build, inc

Site Plan

Project Number: 214  
Date: 05.31.18  
Scale: 1" = 10'-0"

Sheet

A100



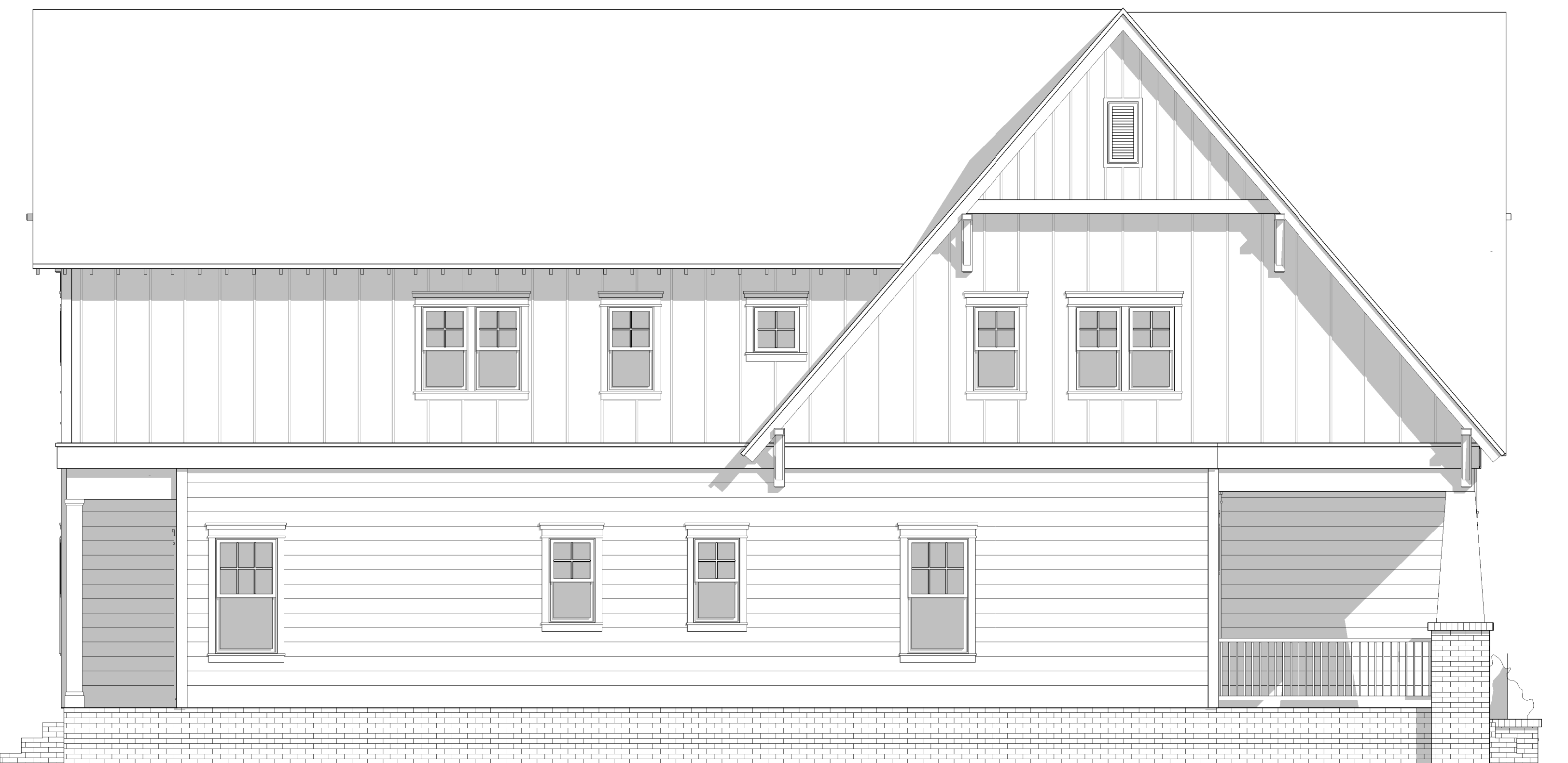
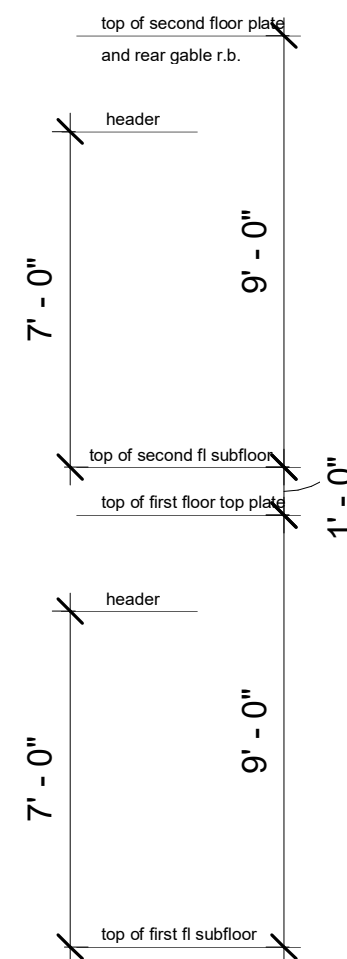
1 | Front Elevation  
A201 | 1/4" = 1'-0"



2 | Right Elevation  
A201 | 1/4" = 1'-0"

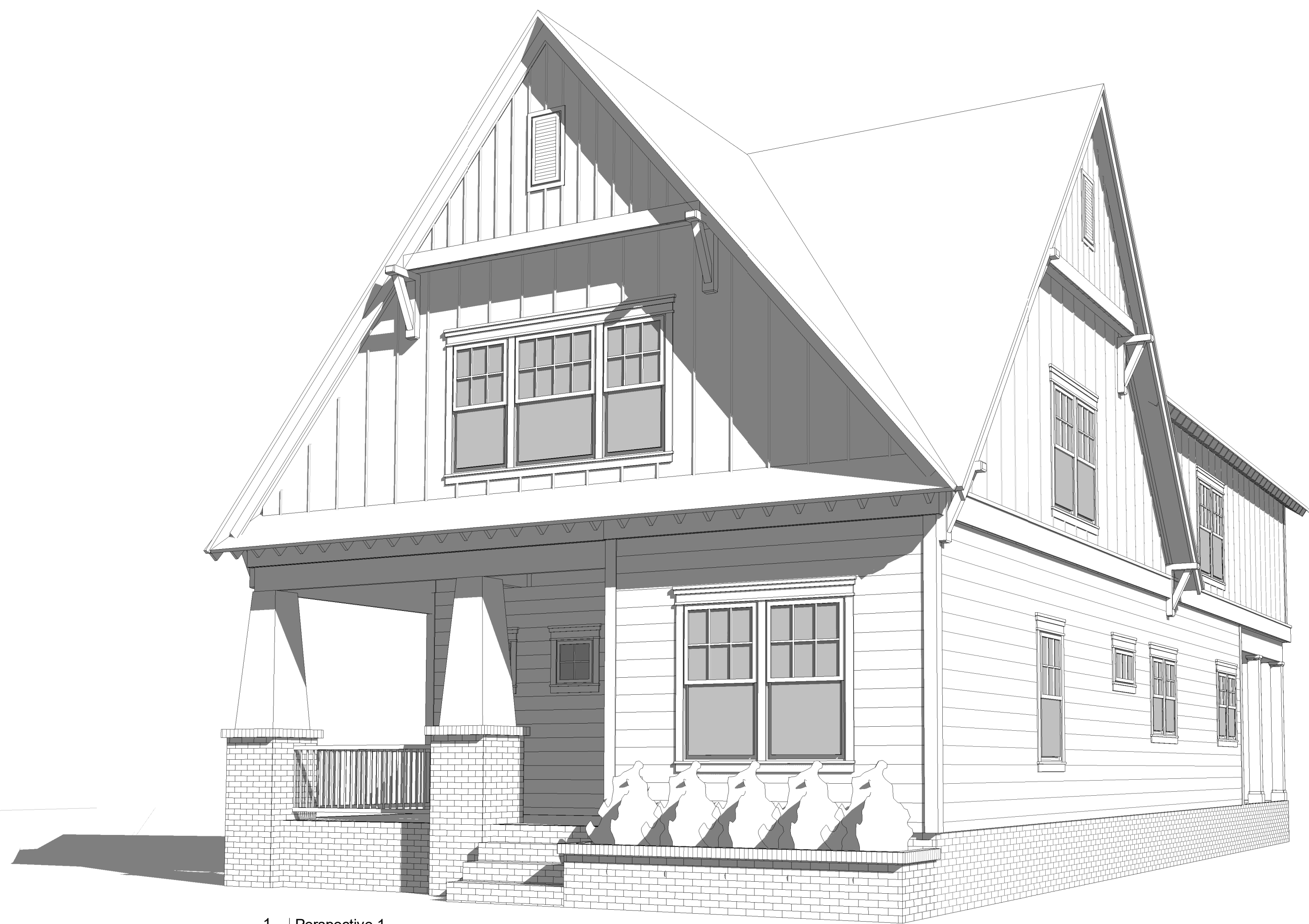


3 | Rear Elevation  
A201 | 1/4" = 1'-0"



4 | Left Elevation  
A201 | 1/4" = 1'-0"





1 | Perspective 1  
G001



2 | Perspective 2  
G001



401 hawthorne lane  
suite 110-179  
charlotte, nc 28204  
704.595.3573

- prelim -

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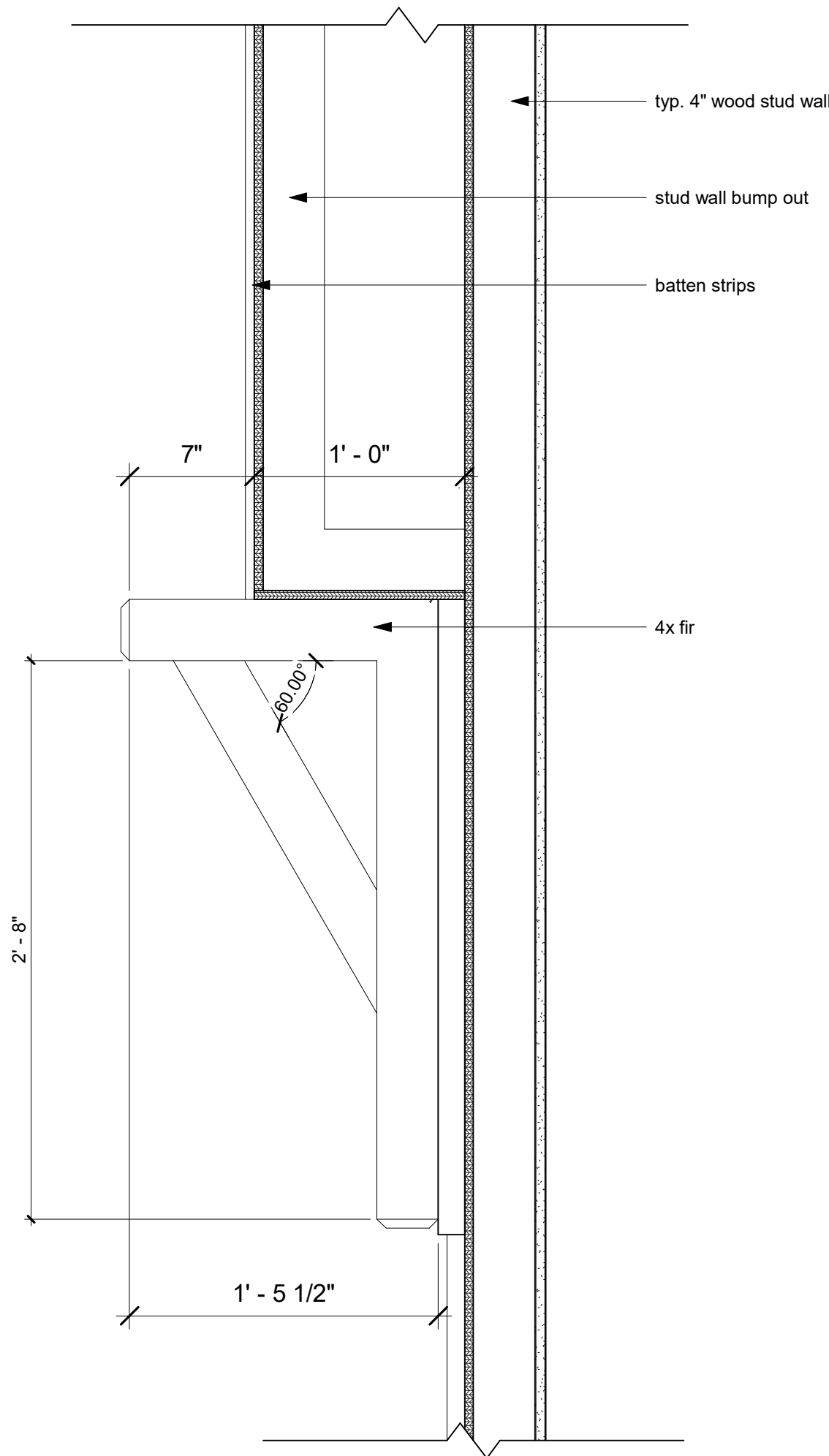
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Perspectives

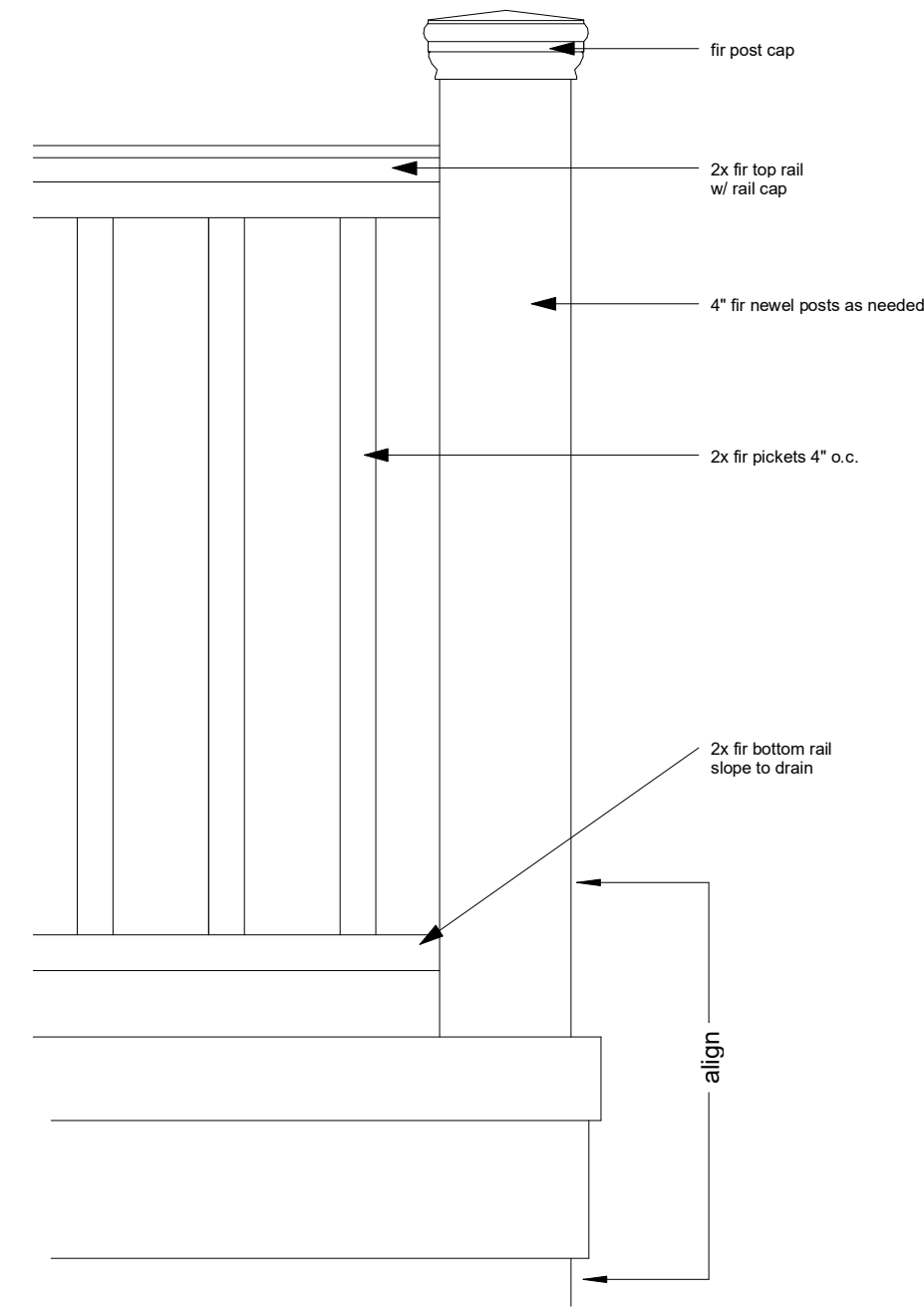
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G001

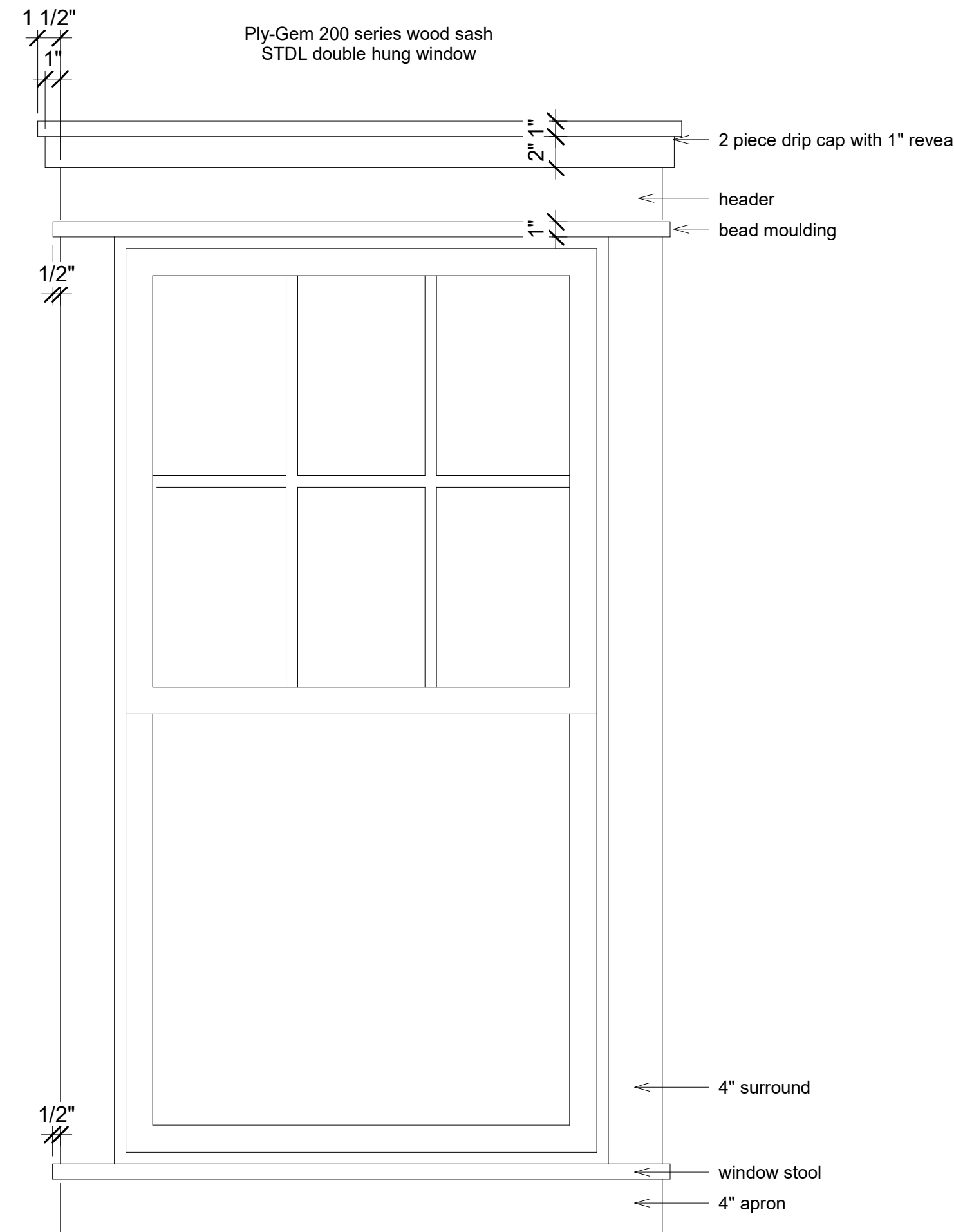




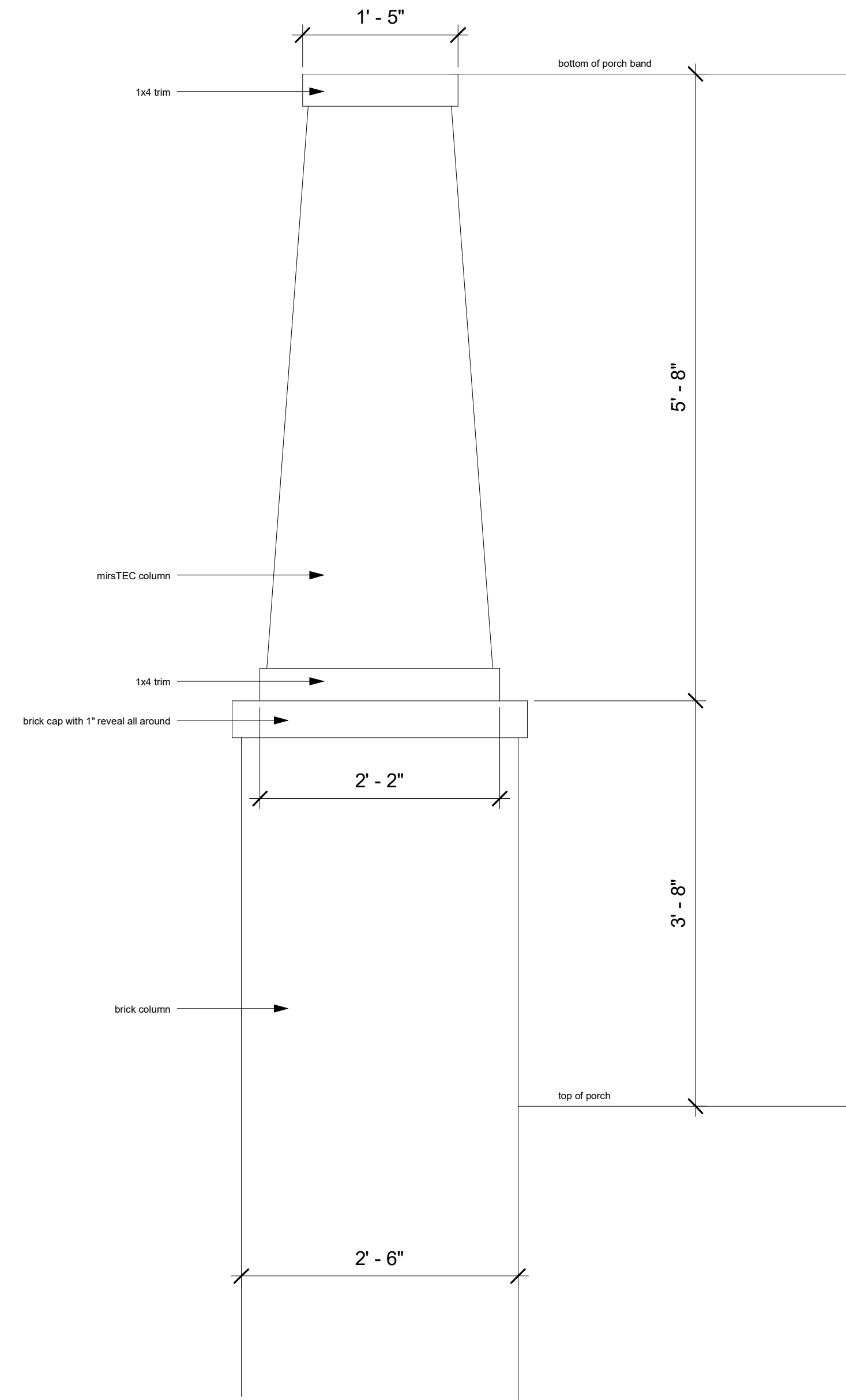
1 Bracket Detail  
A301 | 1 1/2" = 1'-0"



2 Railing Detail  
A301 | 1 1/2" = 1'-0"



3 Window Detail  
A301 | 1 1/2" = 1'-0"



4 Column Detail  
A301 | 1" = 1'-0"