
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 412 Grandin Road

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Jessica Hindman/Brad and Ariel Gritter

Details of Proposed Request

Existing Conditions

The existing structure 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 a one-story rear addition located approximately 48'-3" back from the front thermal wall of the house. No changes in the ridge height. The addition bumps out on both the right and left elevations, for a total width increase of approximately 12'. 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. Historic windows proposed for removal will be salvaged and re-used on the addition. 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 15%. 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 both original rear corners of the house.
2. All windows, doors, siding, rear porch columns, and other details are not incongruous with the structure or the district.
3. Minor revisions may be reviewed by staff.



HDCRMA 2019-00476

PID: 07102509

LOCAL HISTORIC DISTRICT: WESLEY HEIGHTS

PROPOSED PROJECT: ADDITION

September 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

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Existing Right side Elevation



Existing Left side Elevation



Existing front Elevation



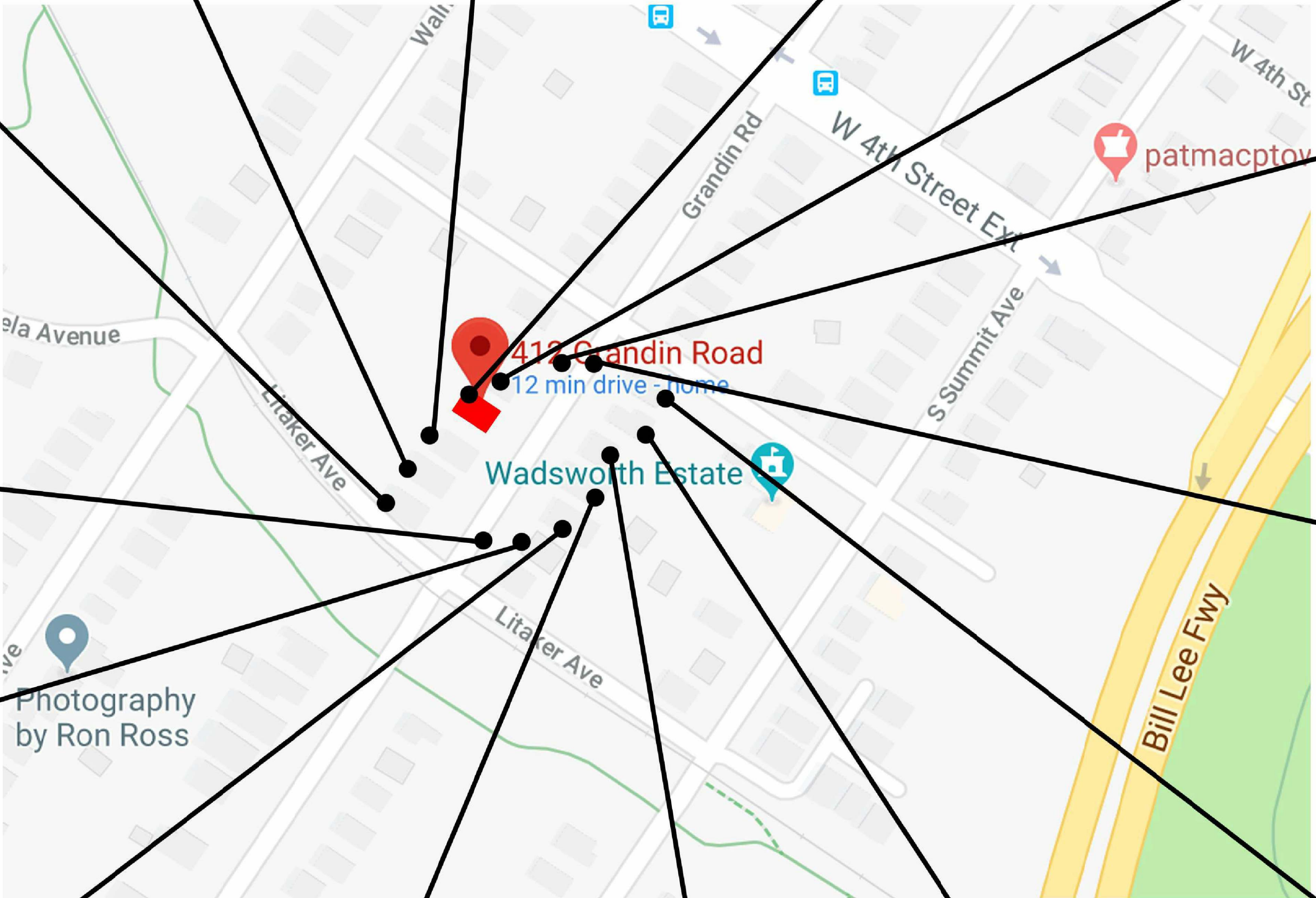
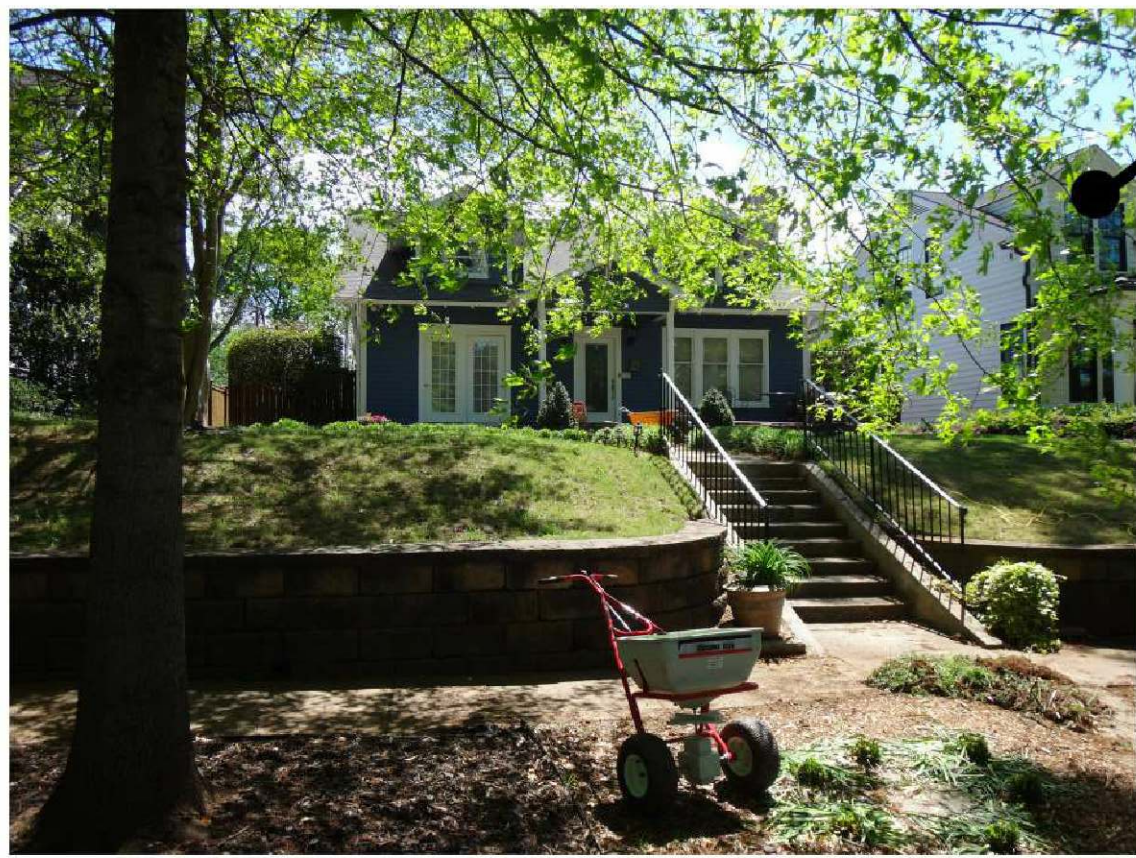
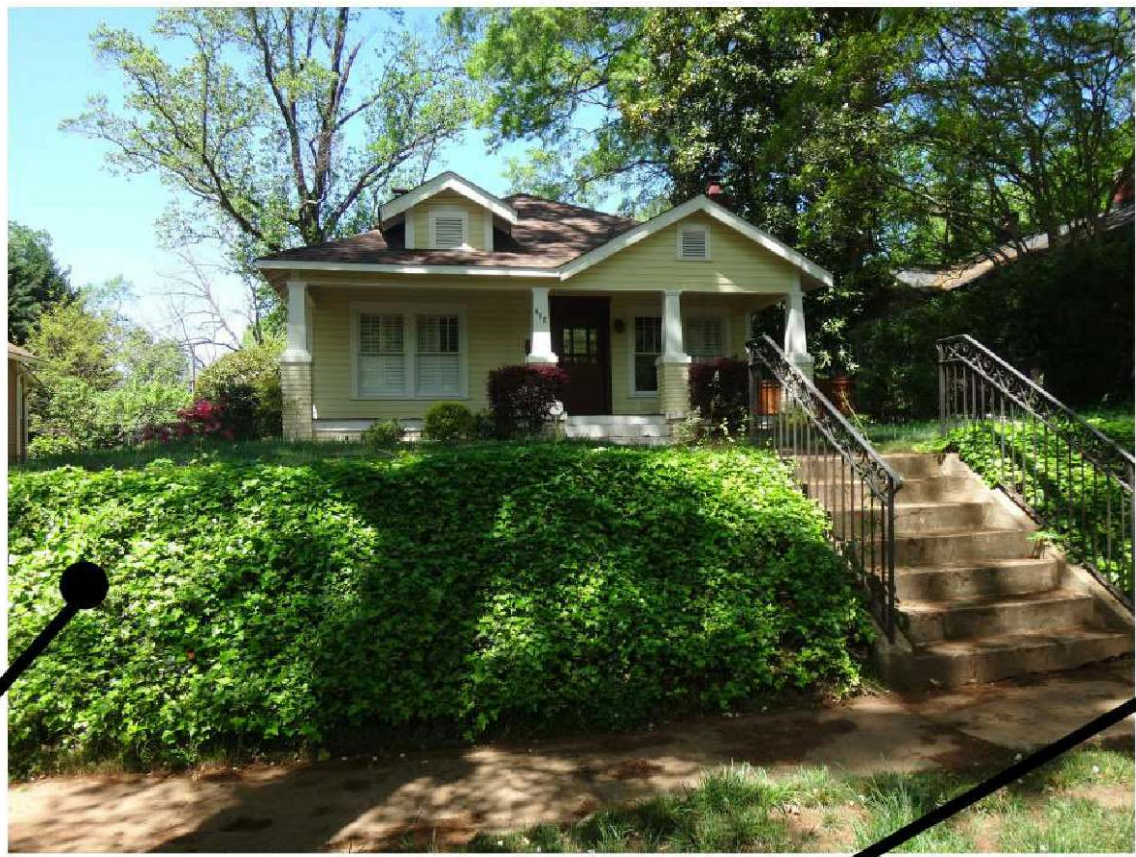
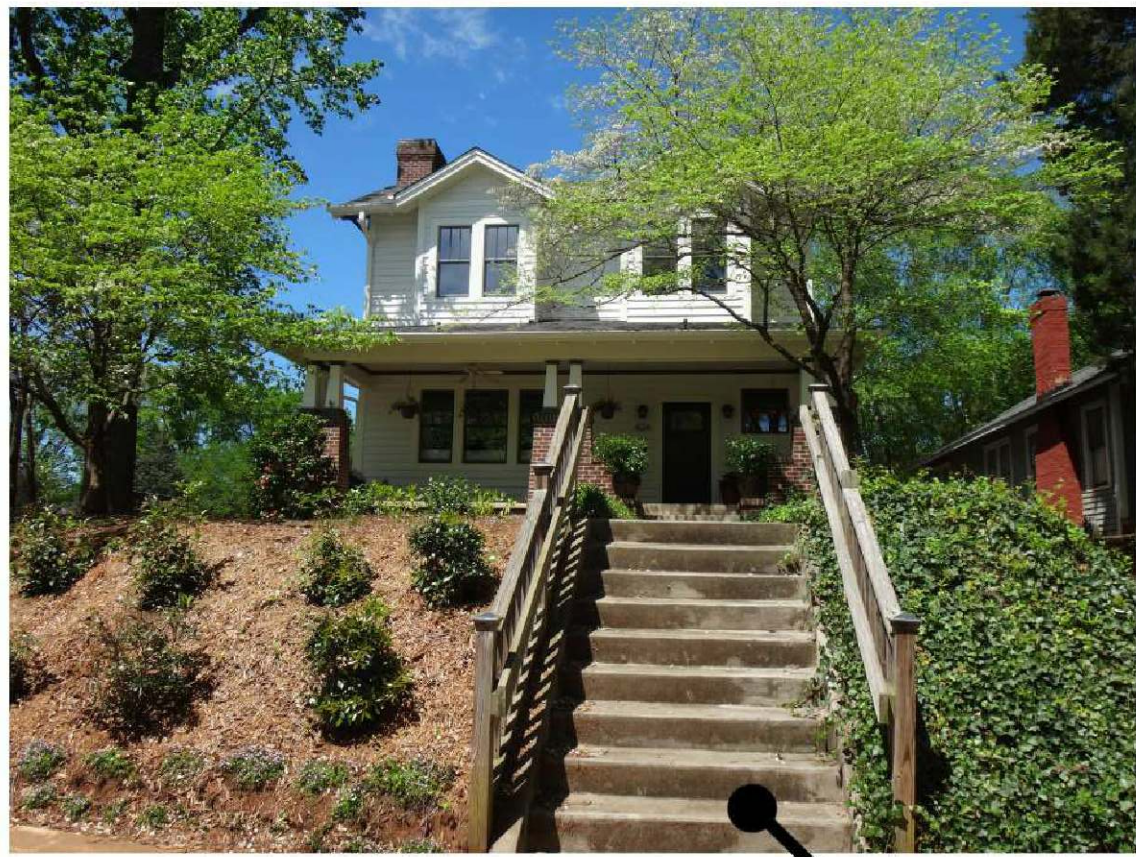
Existing Rear Elevation



Existing front Elevation



Existing Porch Details



GRITTER ADDITION / RENOVATION

412 Grandin Road
Charlotte, NC 28208

DATES:

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

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CONTEXT

A0.2

DATES:

Existing
15 April 2018

Schematics
12 June 2018

HDC Submission
18 June 2018

Progress Drawings
9 August 2018

HDC Submission
30 June 2018

Final Pricing
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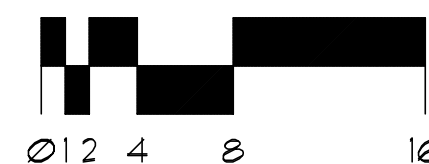
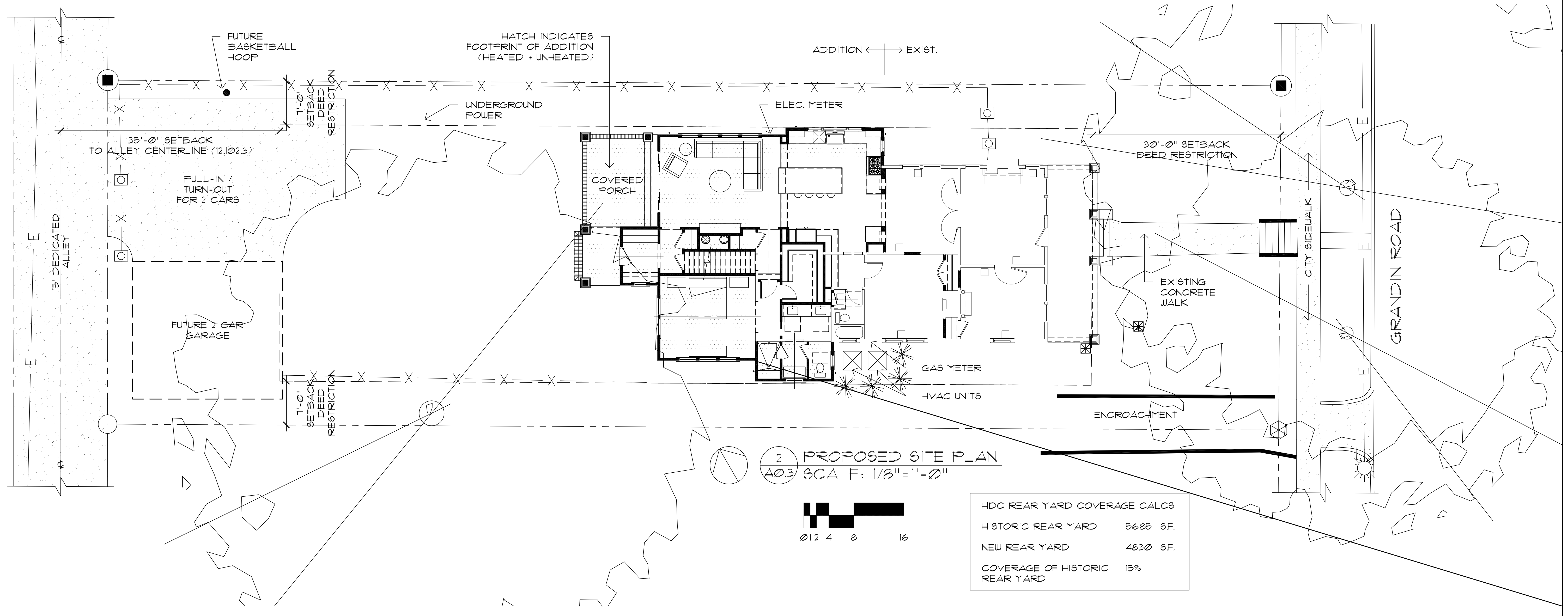
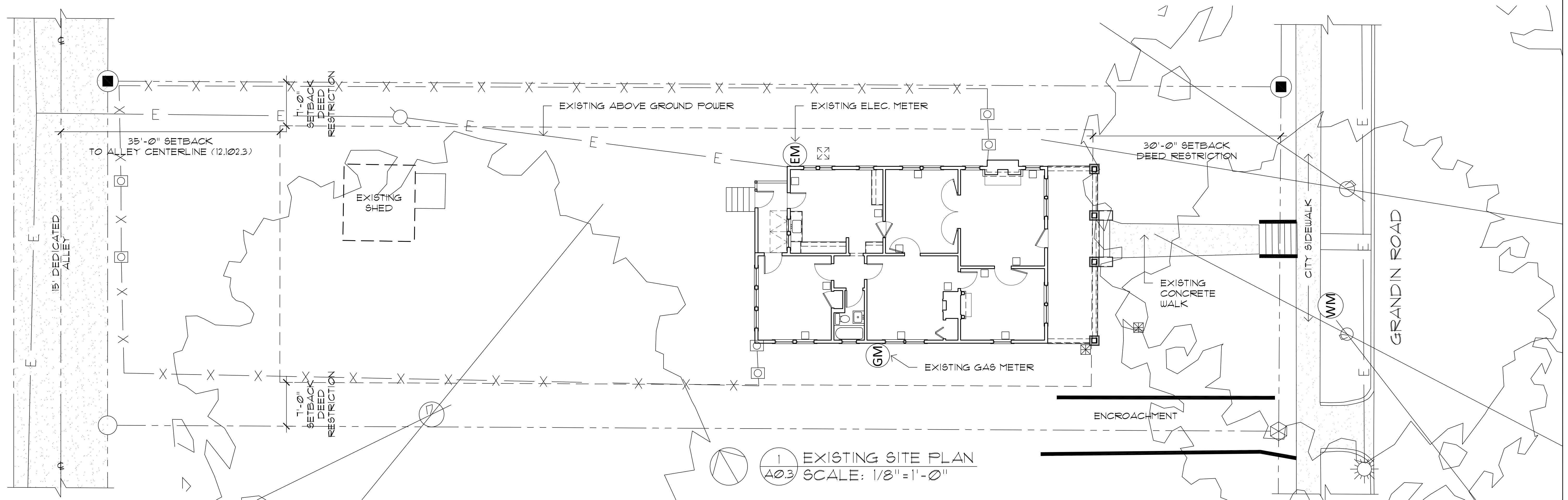
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HDC REAR YARD COVERAGE CALC'S	
HISTORIC REAR YARD	5685 SF.
NEW REAR YARD	4830 SF.
COVERAGE OF HISTORIC REAR YARD	15%

GRITTER
ADDITION /
RENOVATION

412 Grandin Road
Charlotte, NC 28208

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15 April 2018

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15 June 2018

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18 June 2018

30 June 2018

Progress Drawings
5 August 2018

HDC Submission
1

Final Pricing
1

Revisions
1

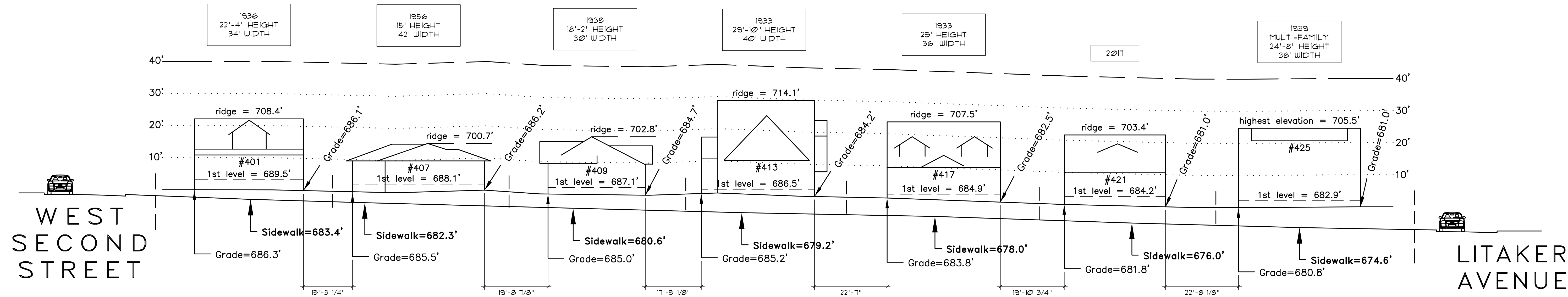
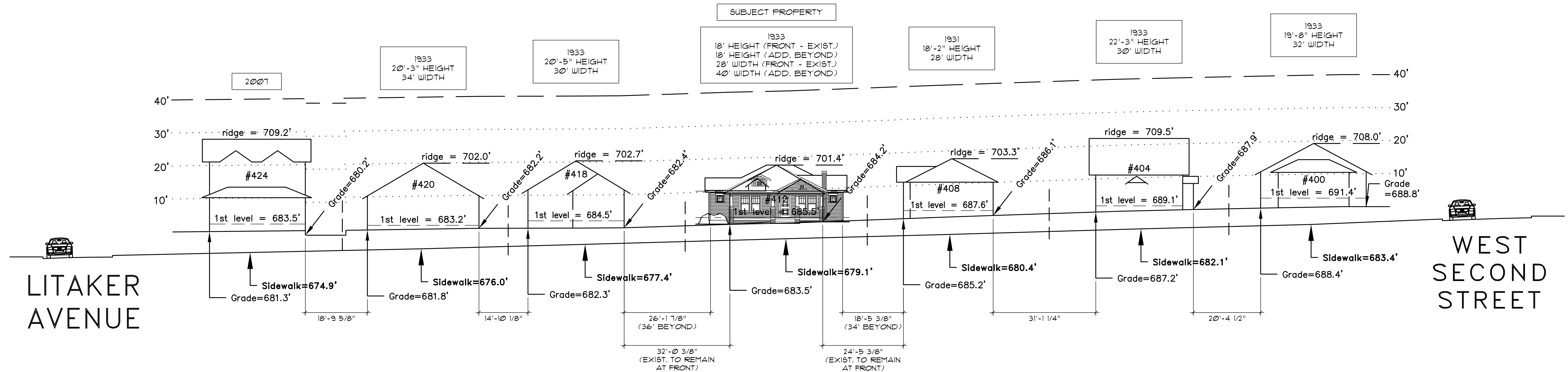
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STREETSCAPES

A0.4

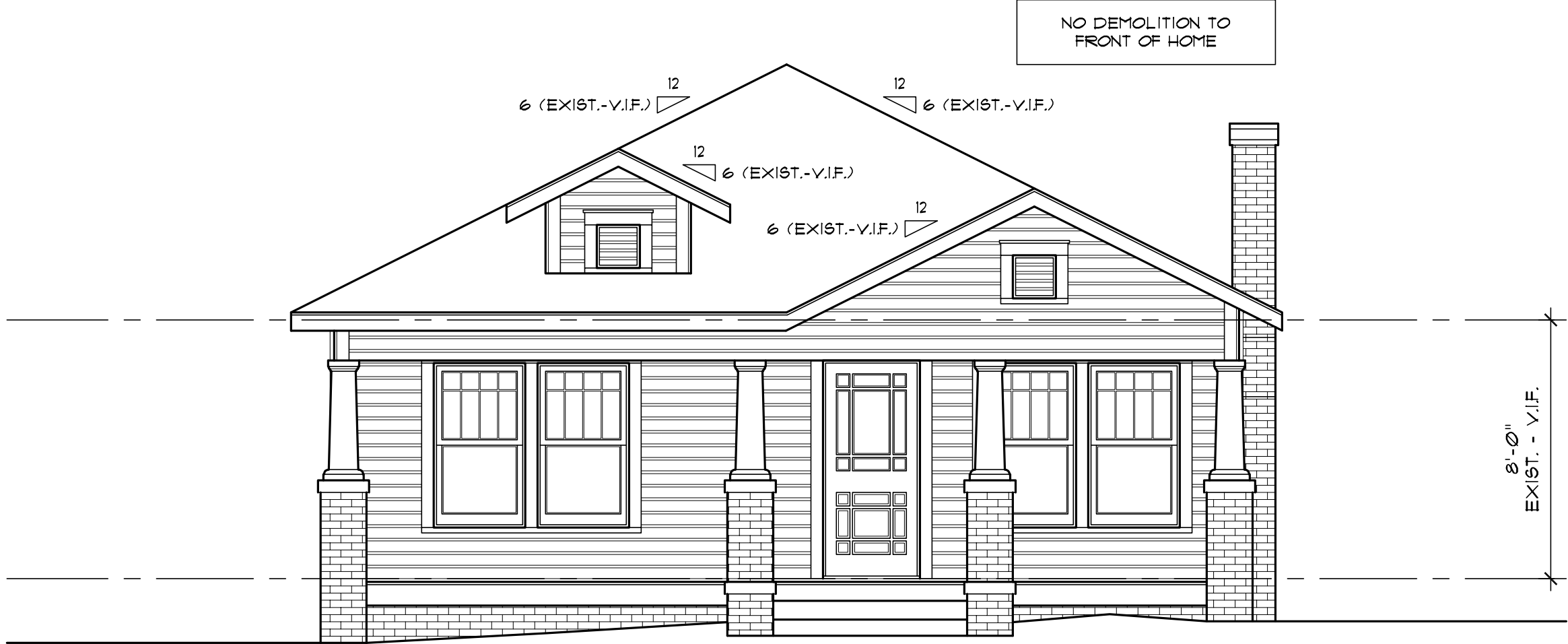


GRITTER
ADDITION /
RENOVATION

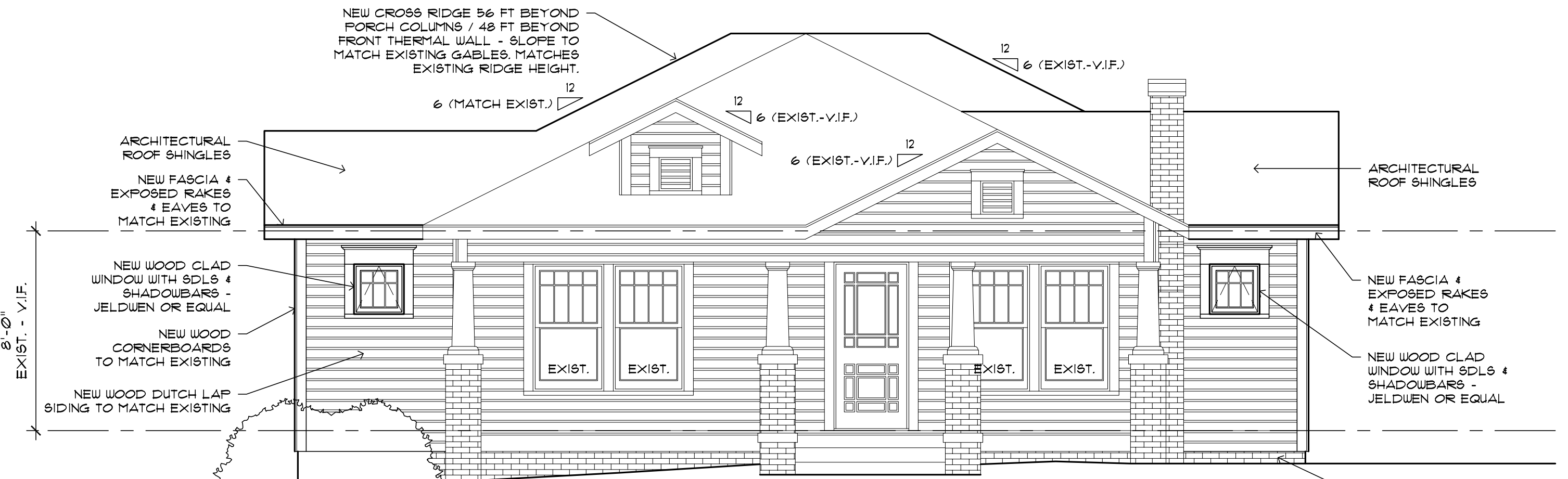
412 Grandin Road
Charlotte, NC 28208

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15 April 2018
Schematics
12 June 2018
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30 June 2018
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9 August 2018
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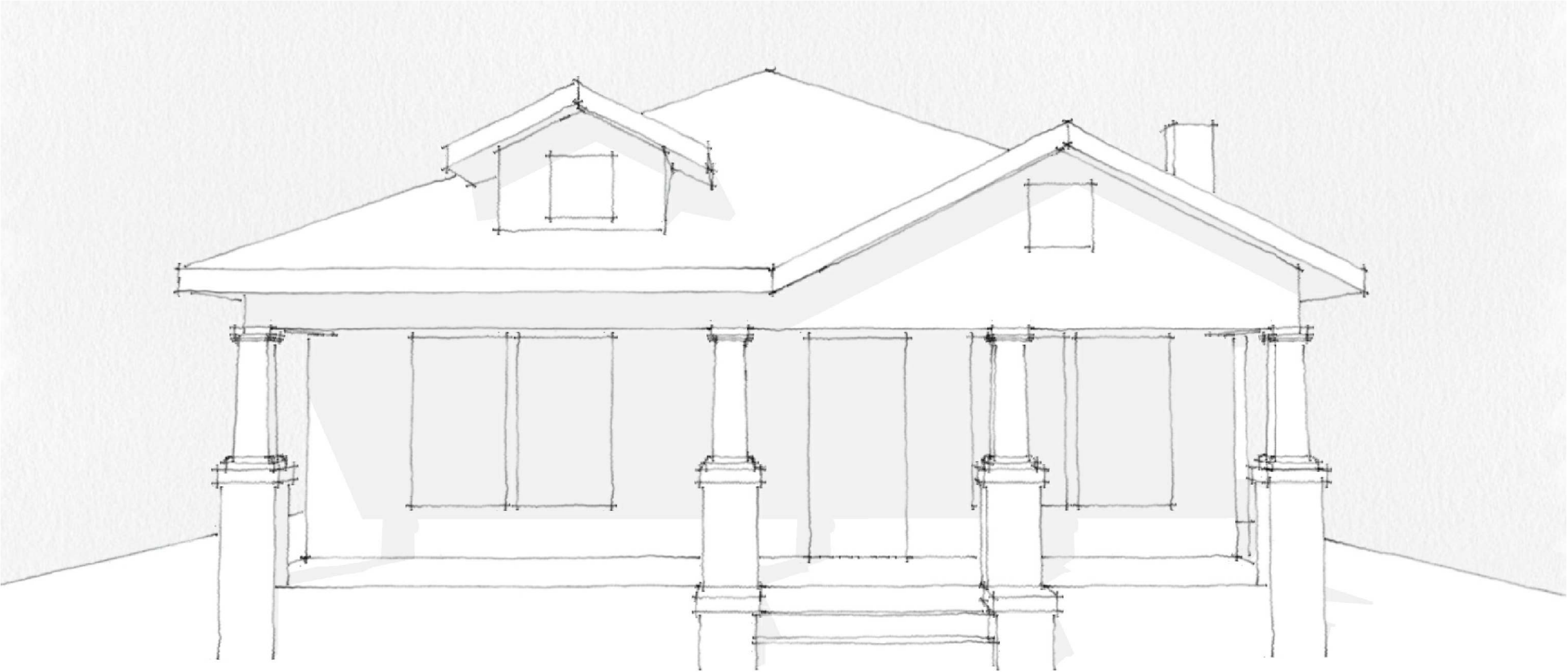


EXISTING FRONT (EAST)
ELEVATION - GRANDIN ROAD
SCALE: 1/4"=1'-0"



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

NO CHANGES TO
FRONT OF HOME



FRONT PERSPECTIVE ELEVATION
NOT TO SCALE

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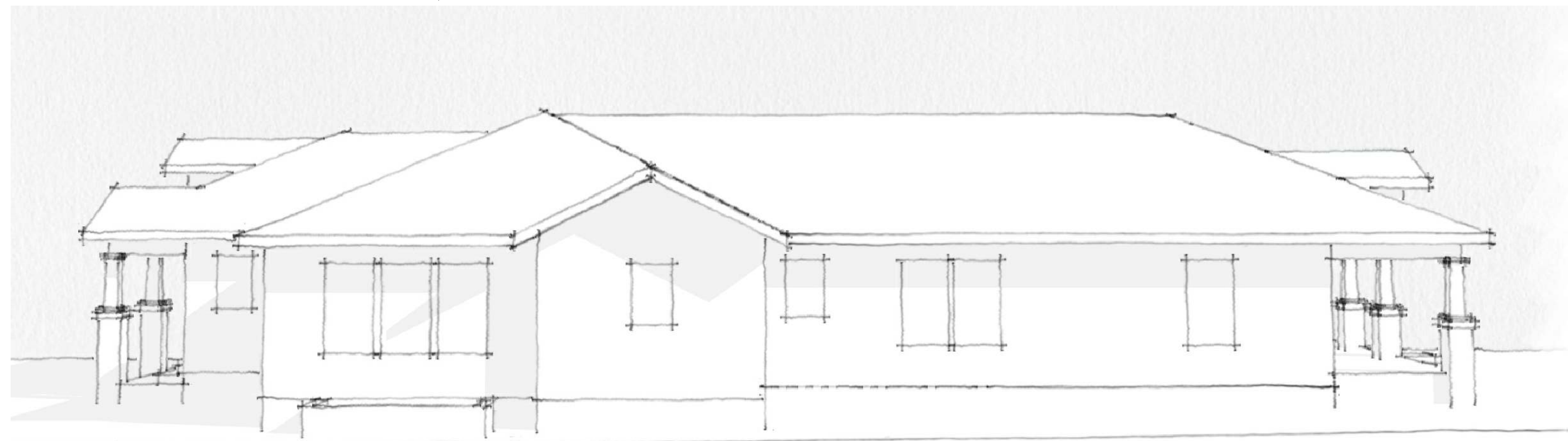
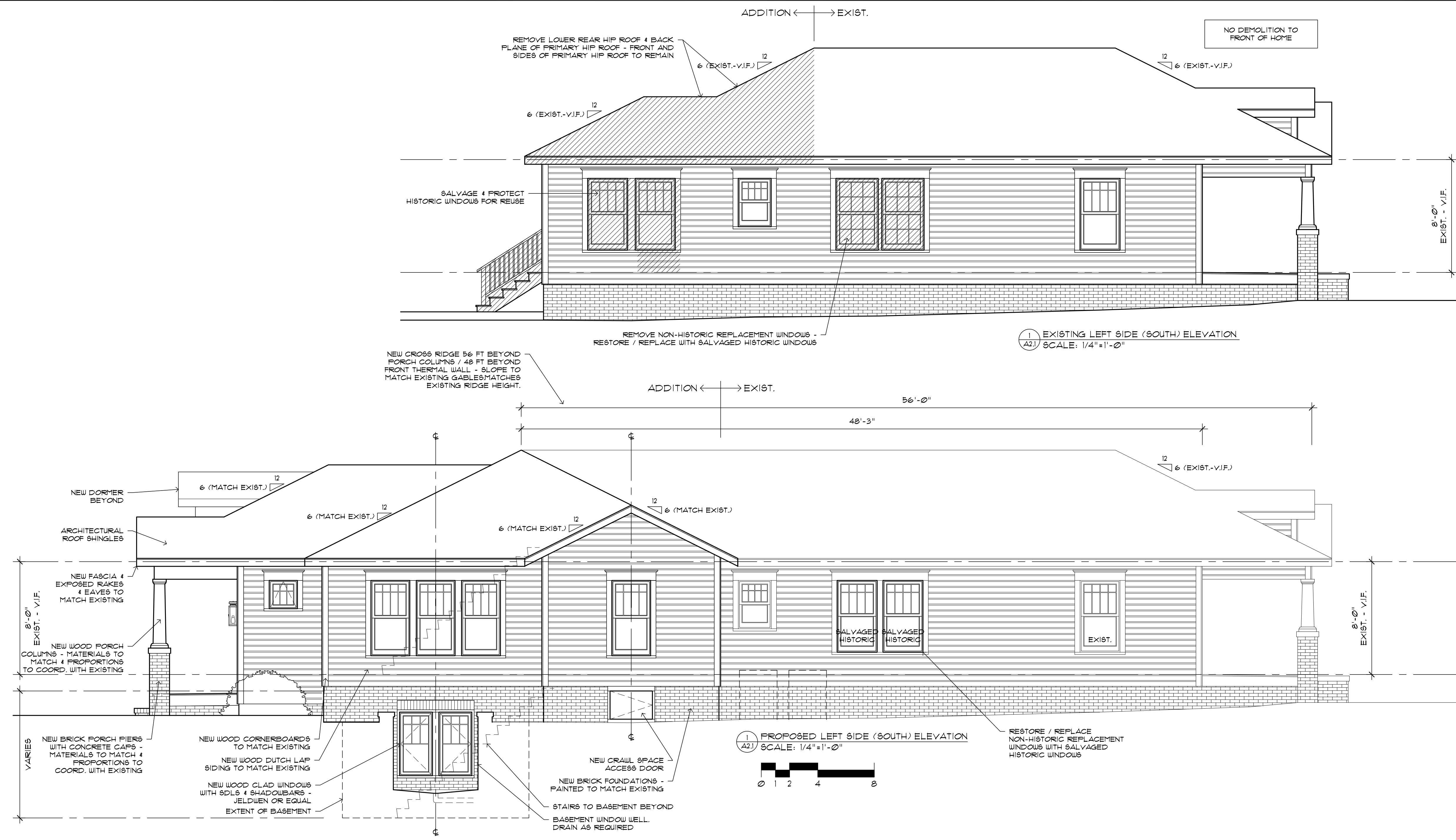
ELEVATIONS

A2.0

DATES:

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

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112 Grandin Road
Charlotte, NC 28208

Existing
5 April 2019

Schematics
2 June 2019

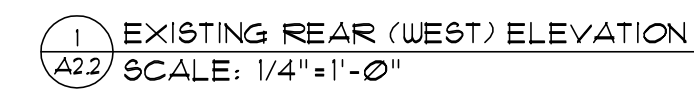
CDC Submission
 3 June 2019
 3 June 2019

Progress Drawings
1 August 2019

DC Submission

Final Pricing

Revisions



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A2.2

Existing
5 April 2019

Schematics
2 June 2019

4DC Submission
9 June 2019

20 June 2019

August 2019

IDE submission

Final Pricing

Revisions



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ADDITION /
RENOVATION

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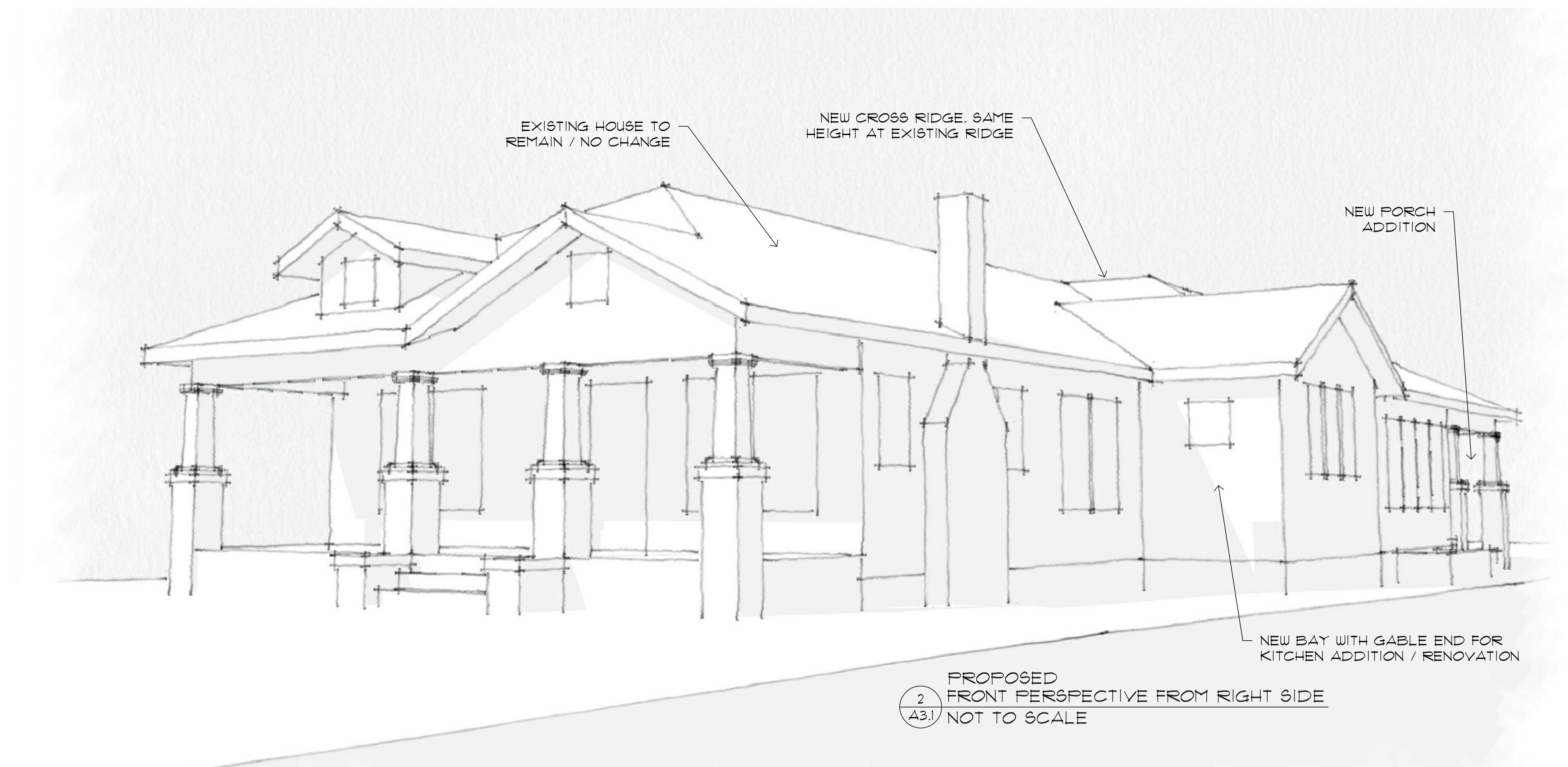
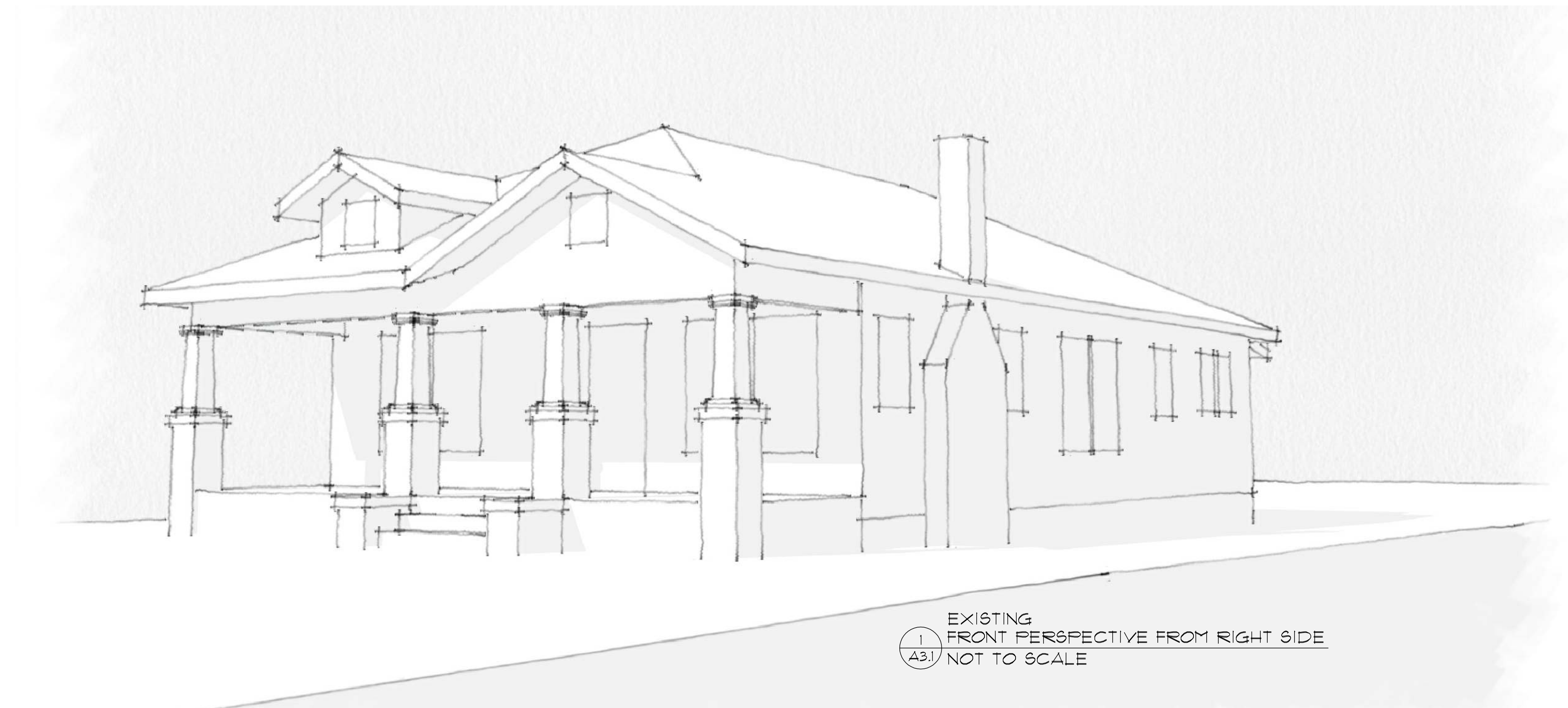
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PERSPECTIVE
IMAGES

A3.1



GRITTER
ADDITION /
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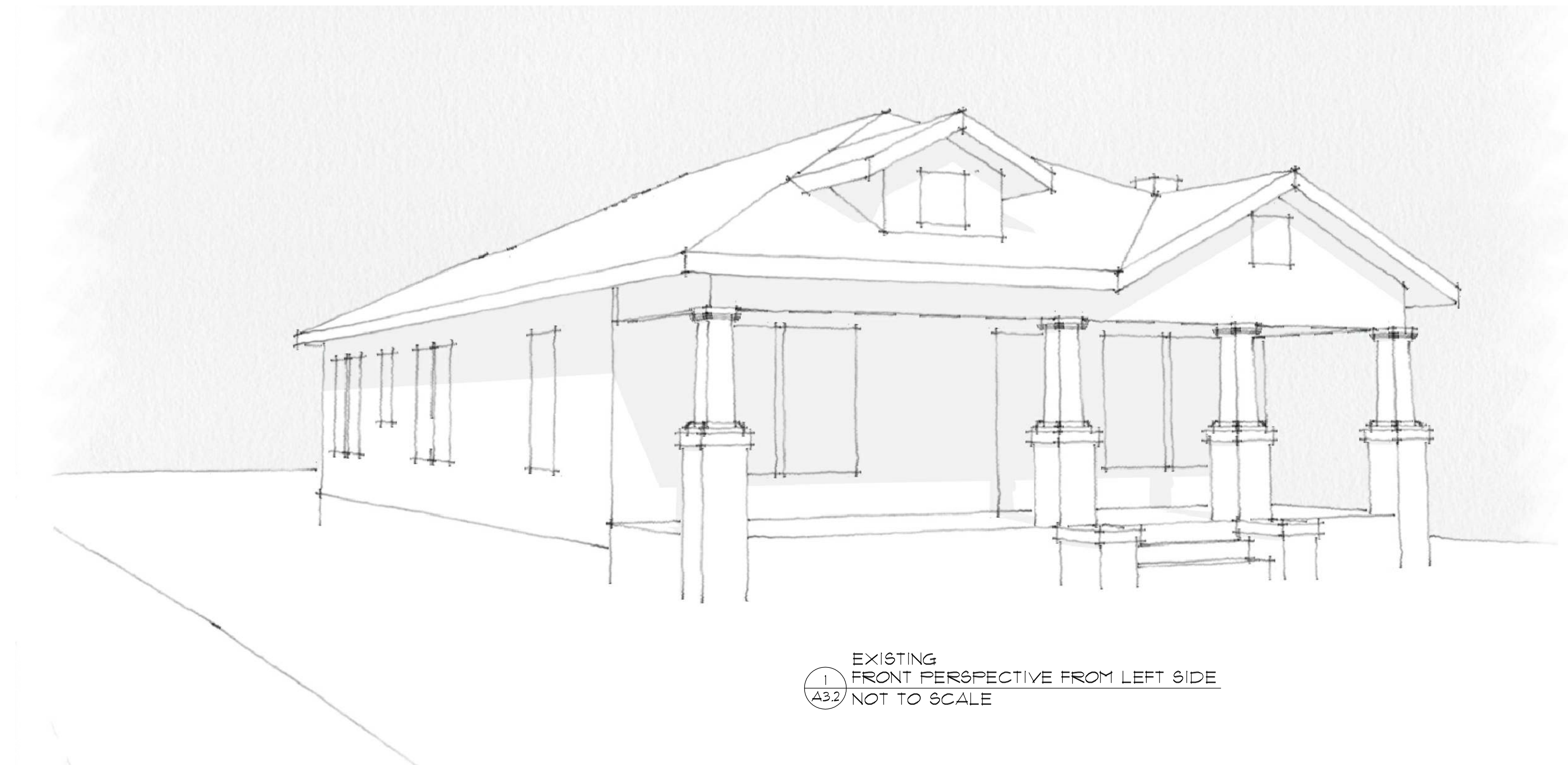
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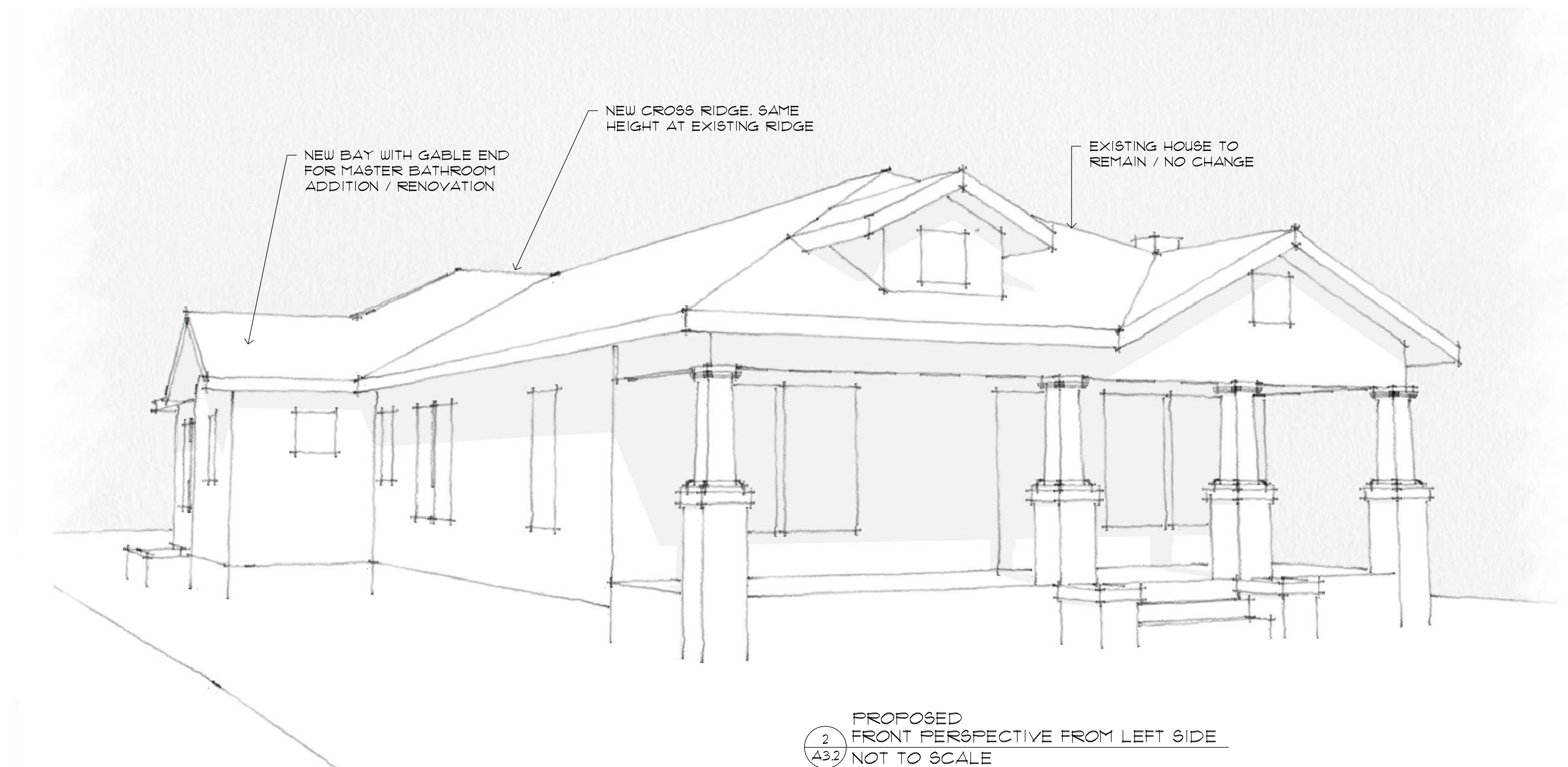
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PERSPECTIVE
IMAGES

A3.2



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



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