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**LOCAL HISTORIC DISTRICT:** Wesley Heights

**PROPERTY ADDRESS:** 201 Grandin Road

**SUMMARY OF REQUEST:** Addition/Fenestration Changes

**APPLICANT/OWNER:** David Wales

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**Details of Proposed Request**

*Existing Conditions*

The existing structure is a Romanesque Revival church designed by renowned Charlotte architect Louis Asbury and constructed in 1928. The "T" shaped building contains both sanctuary and offices. The Church section has a gable facing Grandin Road. Notable architectural features include the triple entry with marbled windows, brick with crenellations, pilasters and corbelling details, cast stone trim, and arched, marbled windows. The property also includes a 1.5 story brick rectory constructed c. 1940. The rectory is an American Small House with Tudor and Colonial Revival details. Adjacent structures 1, 1.5 and 2-story single family residential buildings and 2-3-story multi-family townhomes. The lot size is approximately 108' x 187.5'. The parcel is zoned MUDD(CD).

*Proposal*

The proposed project is the conversion of a former church into condominiums. No changes are proposed to the front elevation. The only proposed change to the rear elevation is to add windows on the basement level in dimensions and configuration to match existing; proposed material is aluminum clad. On the right (courtyard) elevation the windows on the basement level will be changed to aluminum clad patio doors. A single-entry door will be removed and bricked in to match existing. The stained-glass windows will be removed and the openings enlarged. The left (W. 4<sup>th</sup> St) elevation also includes the removal of all stained-glass windows and enlarging the openings. Portions of the windows are proposed to be re-used in the entry doors. Brick steps and partition walls will provide access and separation between the units. An addition will be constructed on the courtyard side of the building behind the existing parsonage. Proposed materials are brick to match existing and aluminum clad Simulated True Divided Light (STDL) windows and doors.

**Design Guidelines – Windows, page 4.12-4.14**

Refer to guideline book.

**Design Guidelines – New Construction, page 6.1**

Charlotte's historic districts' distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass and height as well as the landscape quality. This street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.

The Charlotte Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building.

The criteria in this section are all important when considering whether a proposed new building design is appropriate and compatible. All criteria should be taken into consideration in the design process with the goal to ensure that the new design respects its historic neighboring buildings.

### **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. Primary concern: loss of all original, character-defining stained-glass windows on both the left and right elevations. A design solution to keep at least one elevation largely intact would be more suitable.
2. Left Elevation:
  - a. Loss of original windows. Consider a re-design that keeps the original windows.
  - b. Single entry door is shown to remain on the Axon view, but is removed in the elevations. If removed, will the cast concrete detail be replicated?
3. Right Elevation:
  - a. Unique solution to re-used stained glass windows in the entry doors.
  - b. Brick partition wall design
4. Addition:
  - a. Label size (footprint and height dimensions) on plans.
  - b. Wood railings appear incongruous with the structure.
  - c. Label tree species and size on the site plan for both trees proposed for removal and new trees to be planted.



**HDCRMA 2019-00748**

**PID: 07101508**

**LOCAL HISTORIC DISTRICT: WESLEY HEIGHTS**

**PROPOSED PROJECT: ADDITIONS**

December Meeting 2019



# HISTORIC WESLEY HEIGHTS

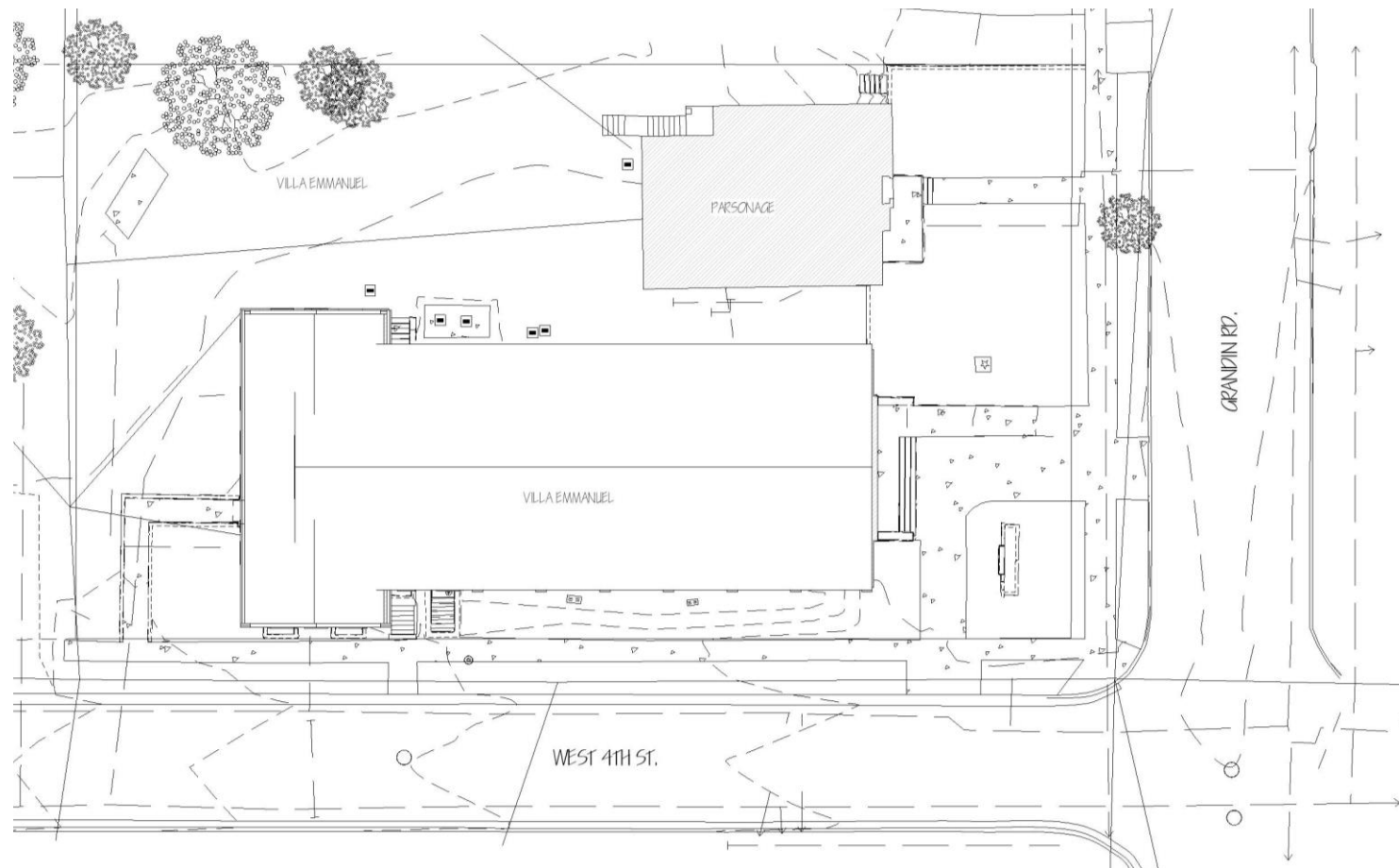
201 GRANDIN RD

*Villa Emmanuel*



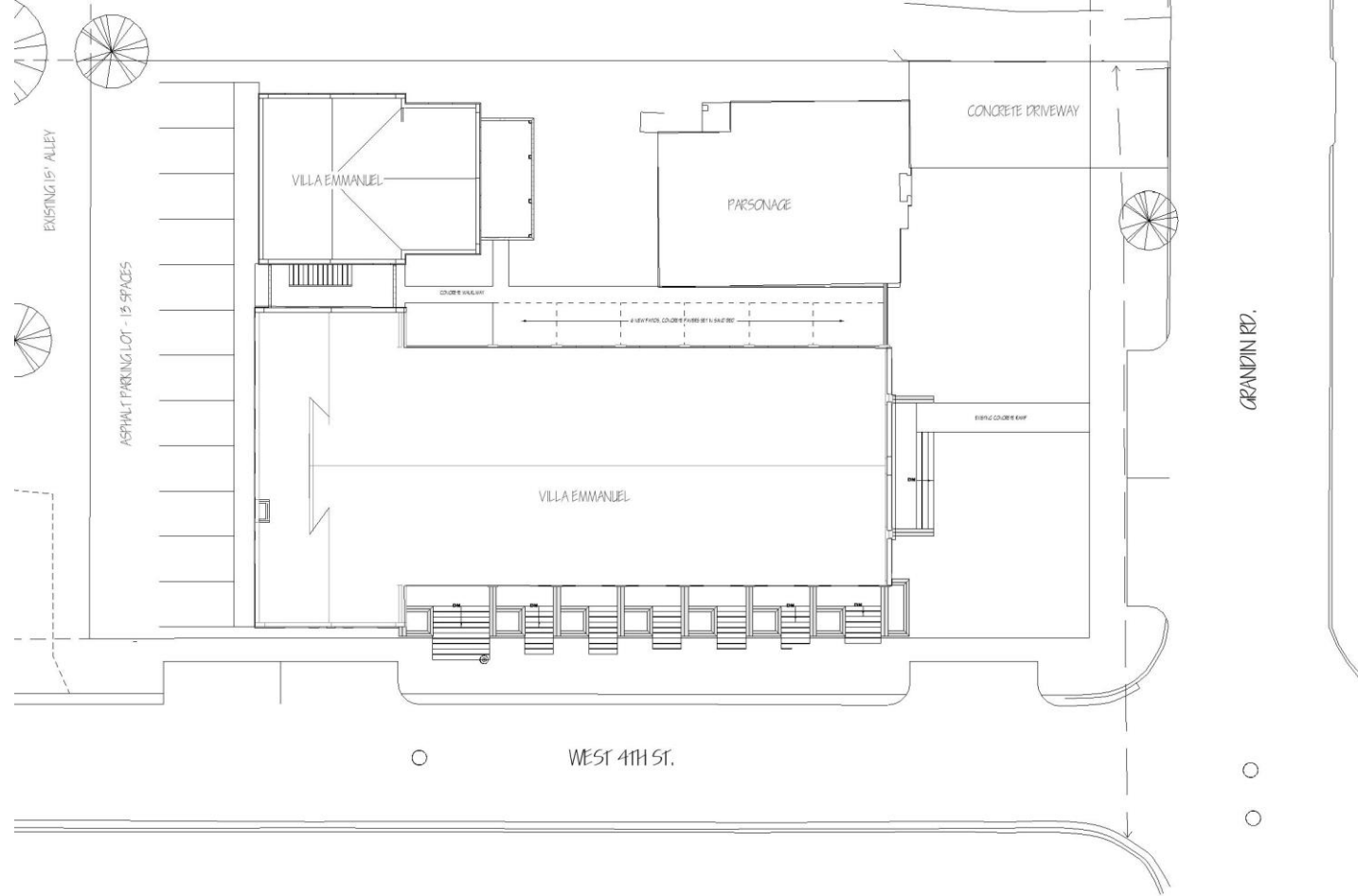
STUDIO 7  
4





# SITE PLAN – EXISTING

*Villa Emmanuel*



# SITE PLAN – PROPOSED

*Villa Emmanuel*



FRONT



FRONT

# EXISTING CONDITIONS

*Villa Emmanuel*





4<sup>TH</sup> ST. SIDE



4<sup>TH</sup> ST. SIDE

# EXISTING CONDITIONS

*Villa Emmanuel*





REAR



PARSONAGE SIDE

# EXISTING CONDITIONS

*Villa Emmanuel*





PARSONAGE SIDE



PARSONAGE

# EXISTING CONDITIONS

*Villa Emmanuel*





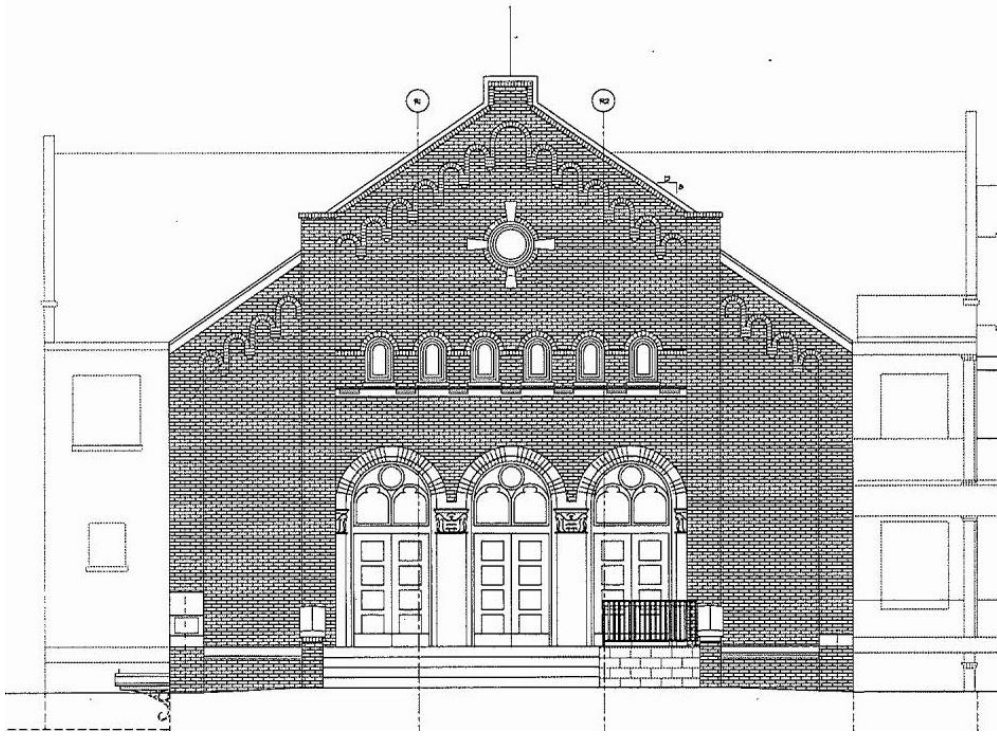
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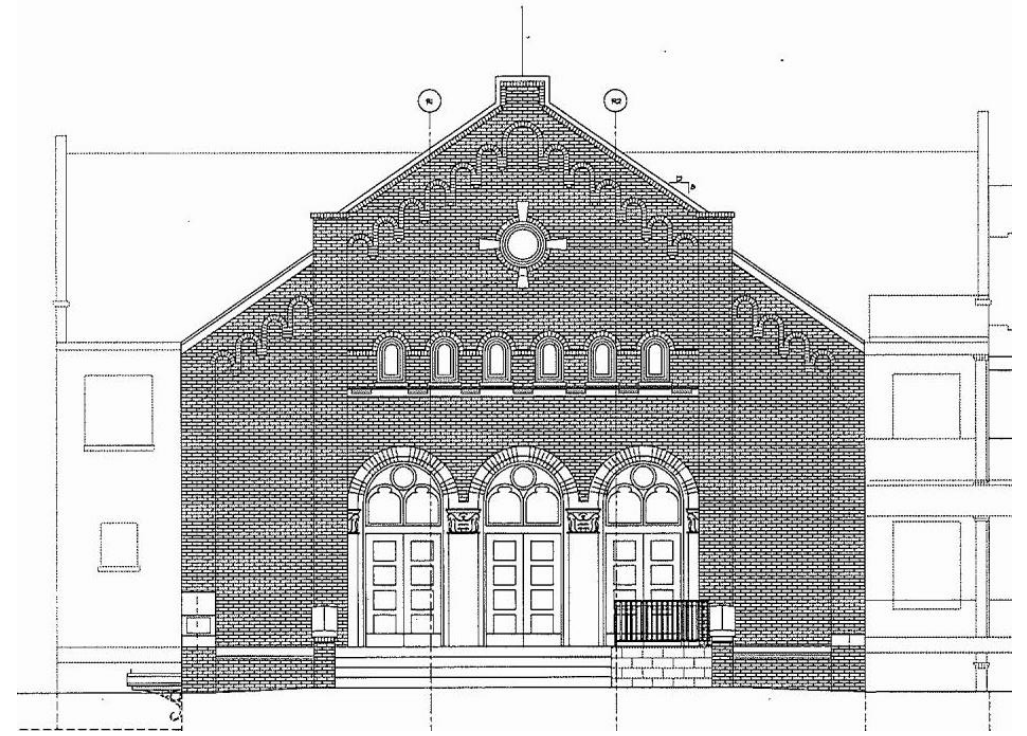
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# EXISTING CONDITIONS

*Villa Emmanuel*



EXISTING

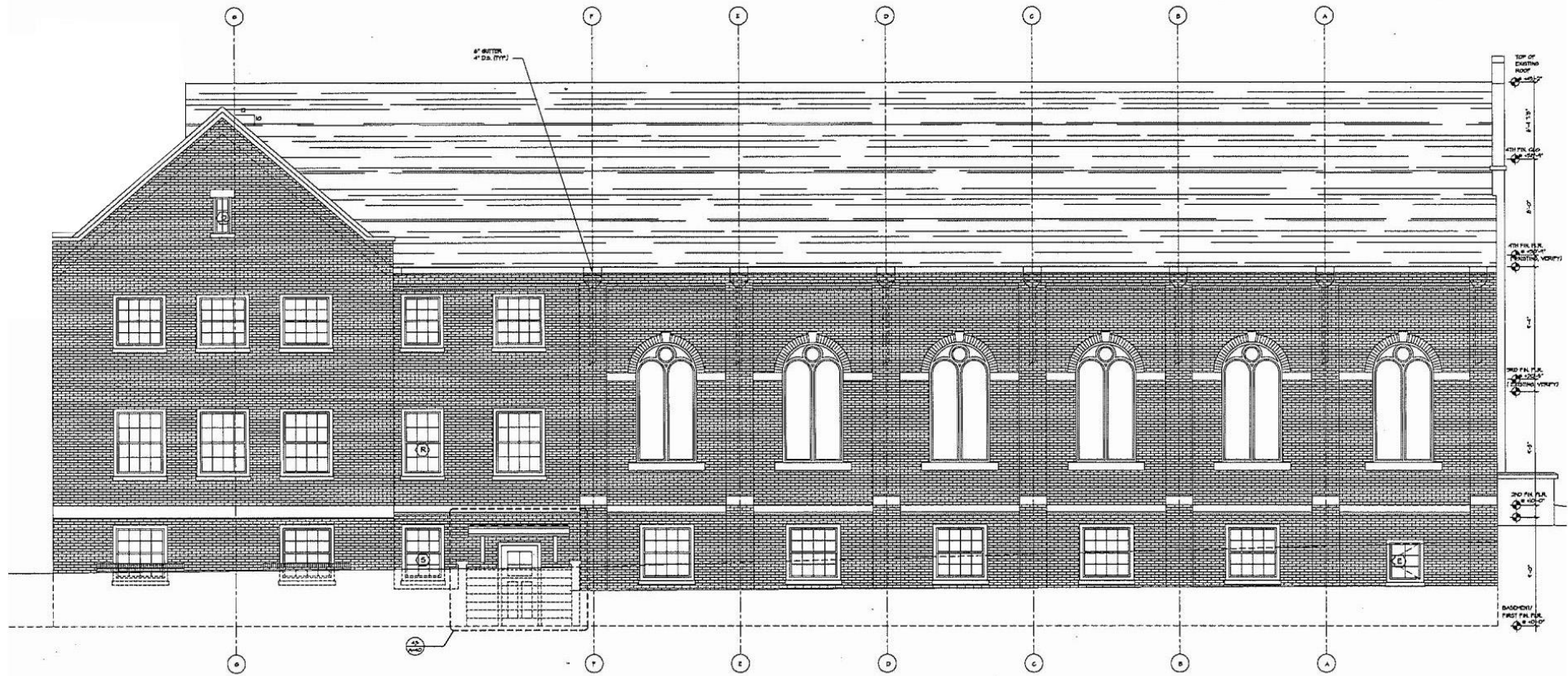


PROPOSED – NO CHANGE

# FRONT ELEVATION

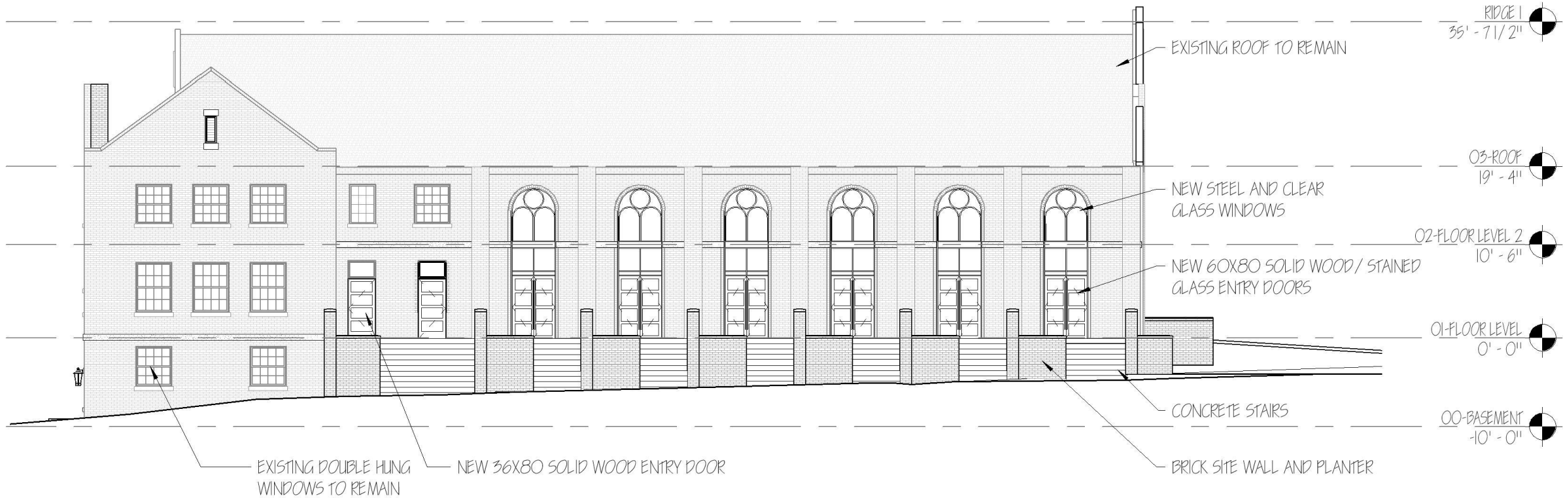
*Villa Emmanuel*





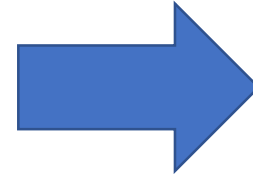
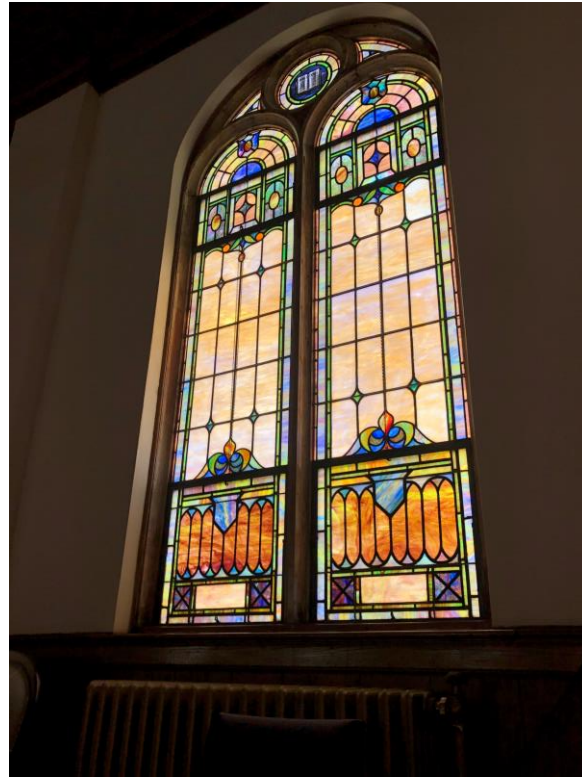
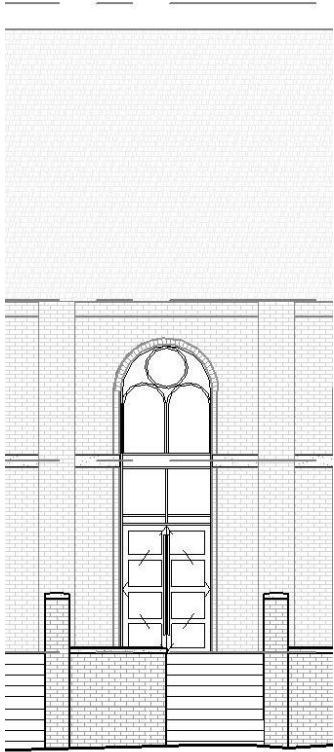
# EXISTING 4<sup>TH</sup> St. ELEVATION

*Villa Emmanuel*



# PROPOSED 4<sup>TH</sup> St. ELEVATION

*Villa Emmanuel*

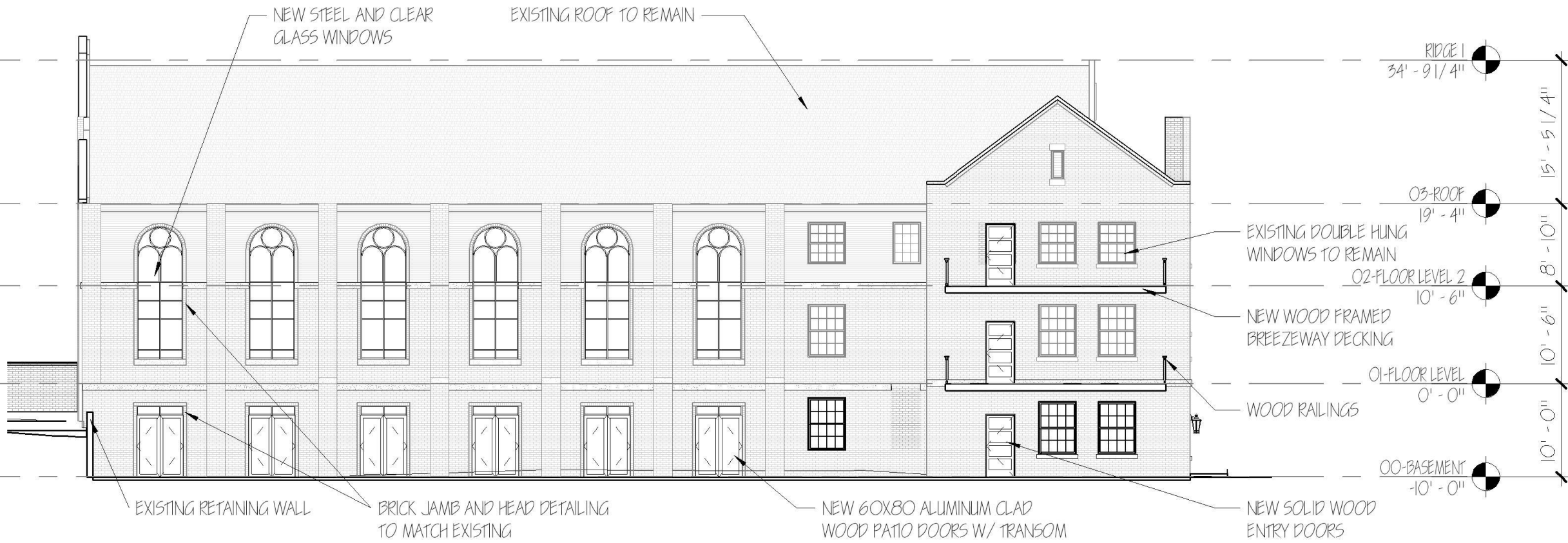


# STAINED GLASS RE-USE @ DOORS

*Villa Emmanuel*







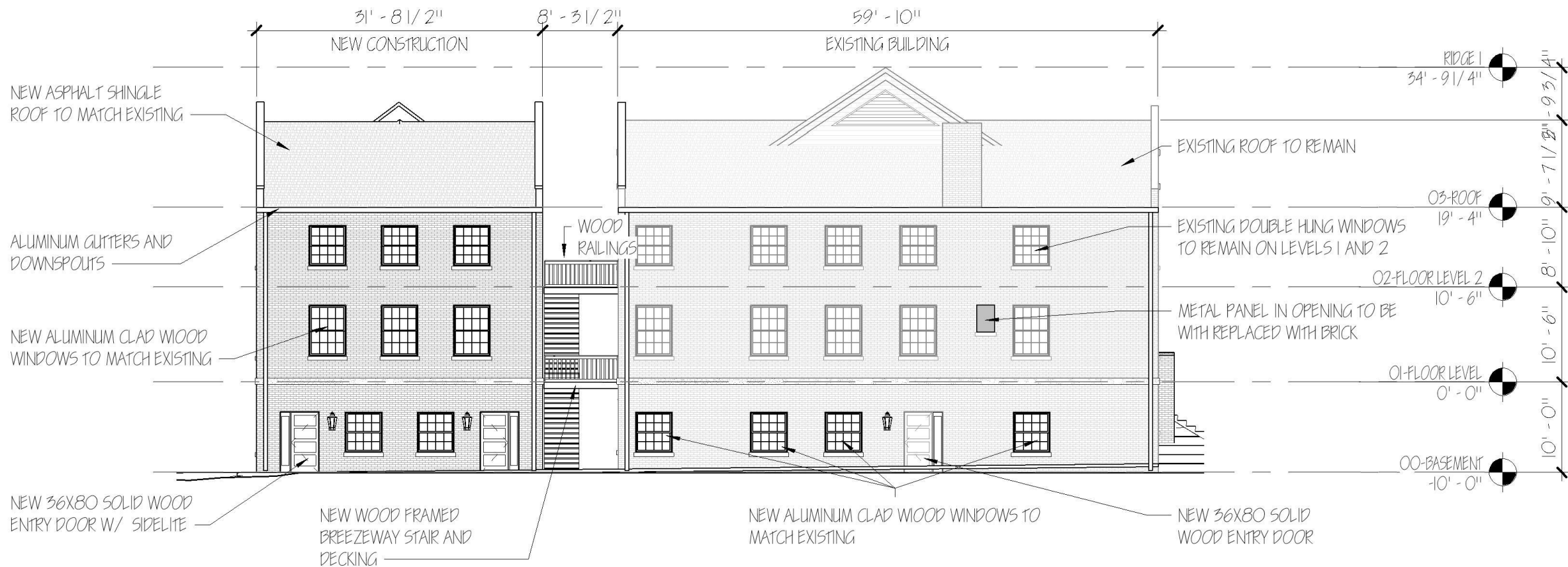
# PROPOSED COURTYARD ELEVATION

*Villa Emmanuel*



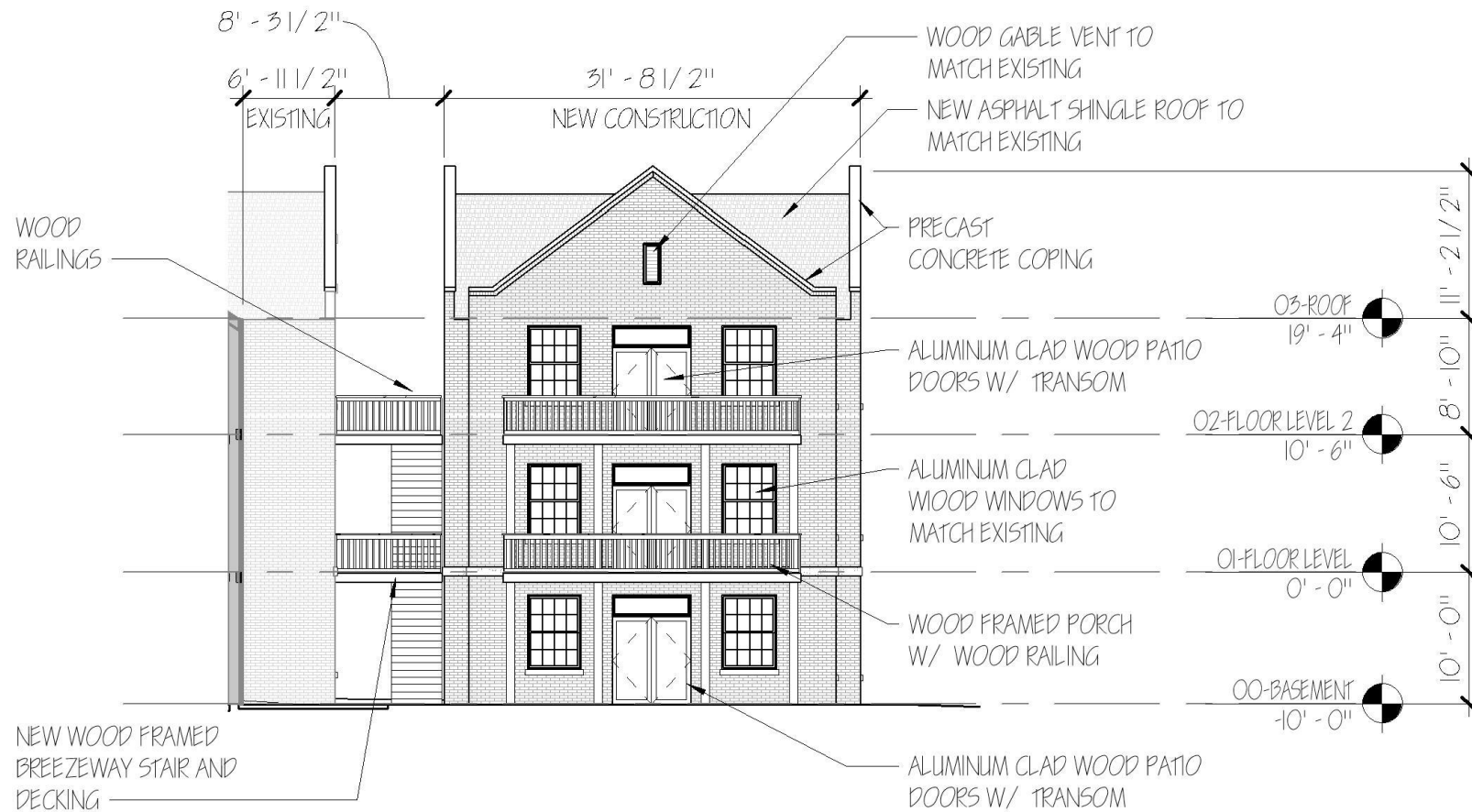
# EXISTING REAR ELEVATION

*Villa Emmanuel*



# PROPOSED REAR ELEVATION

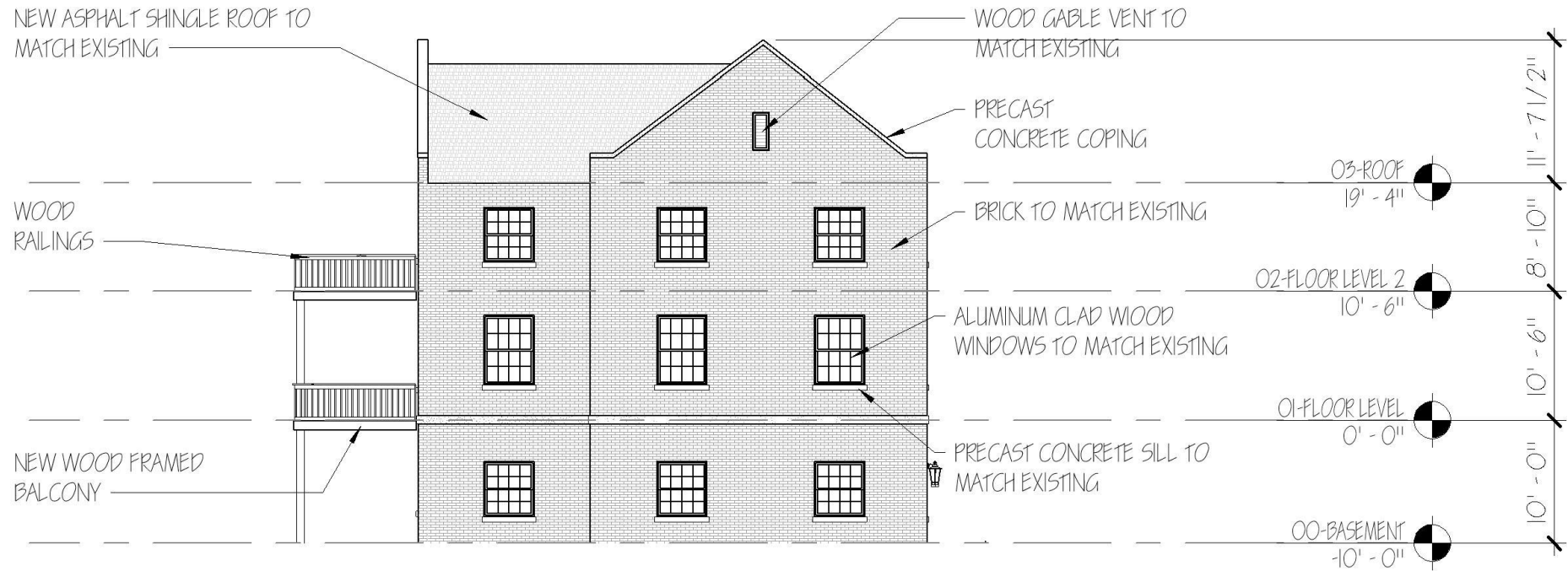
*Villa Emmanuel*



# ADDITION ELEVATION – COURTYARD AND SIDE

*Villa Emmanuel*





# ADDITION ELEVATION – COURTYARD AND SIDE

*Villa Emmanuel*



AXON – 4<sup>TH</sup> ST

*Villa Emmanuel*



# AXON – COURTYARD

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*Villa Emmanuel*

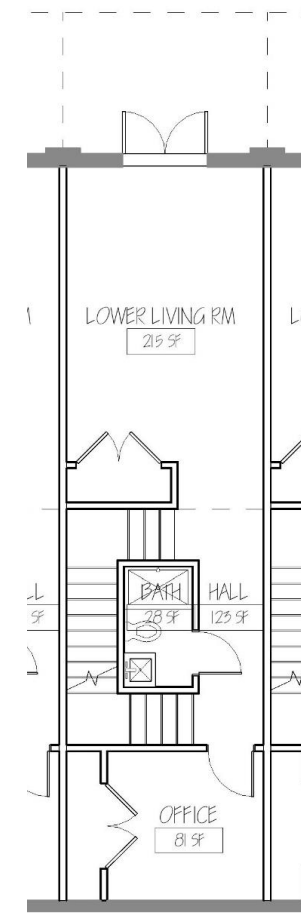
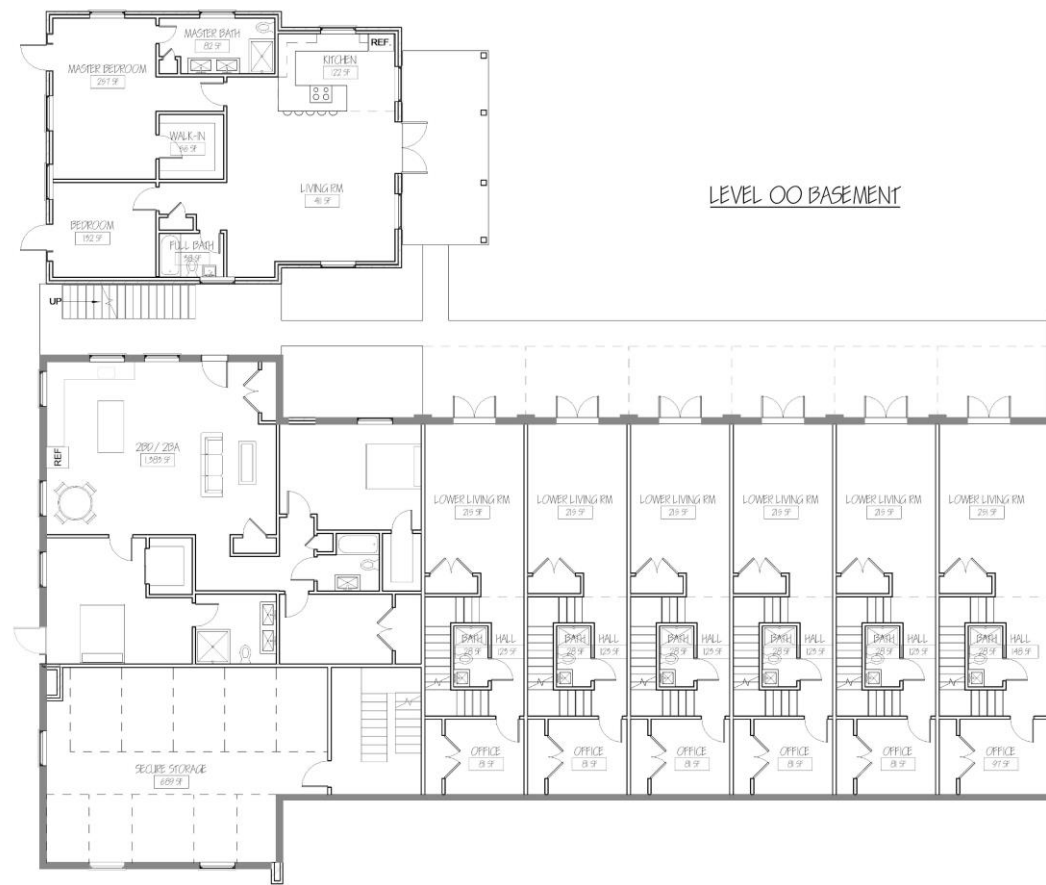




# AXON — REAR + ADDITION

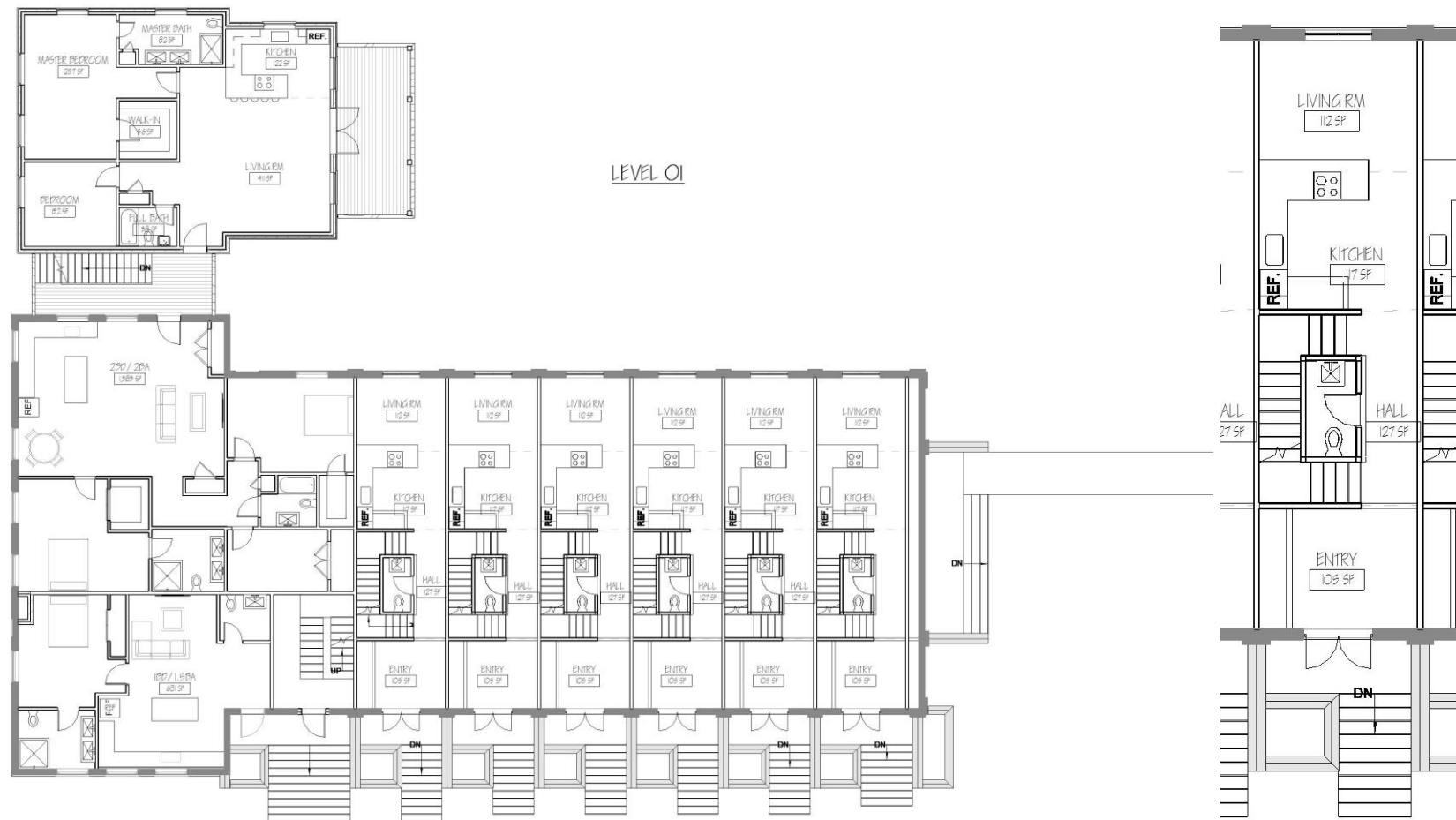
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*Villa Emmanuel*



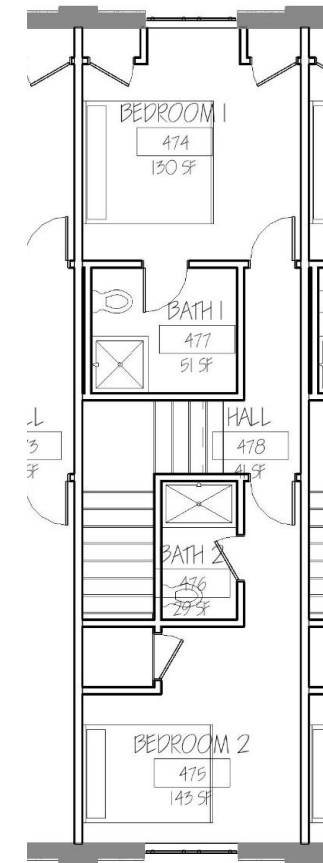
# PROPOSED FLOOR PLAN – LEVEL 00

*Villa Emmanuel*



# PROPOSED FLOOR PLAN — LEVEL 01

*Villa Emmanuel*



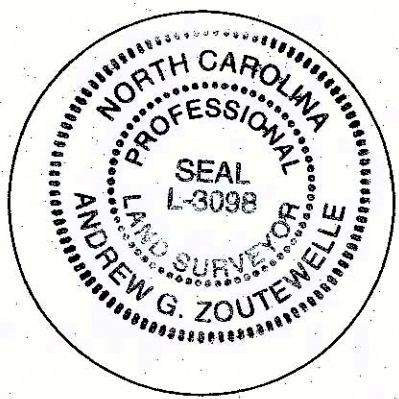
# PROPOSED FLOOR PLAN – LEVEL 02

*Villa Emmanuel*

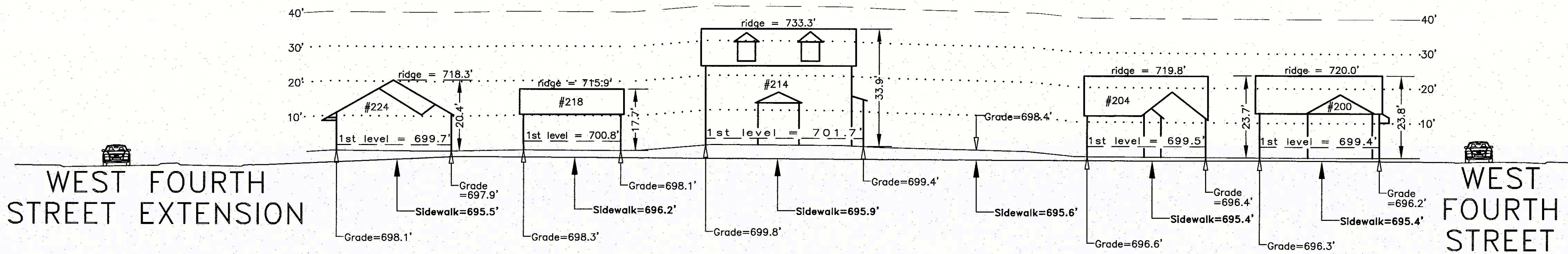


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 7th day of June, 2018.



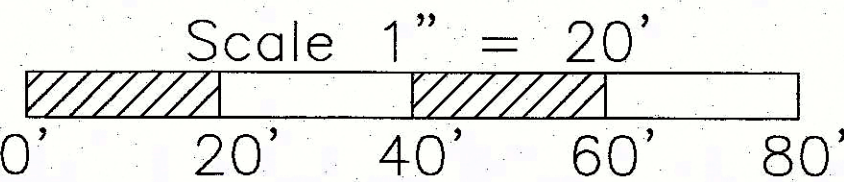
Andrew G. Zoutewelle  
Professional Land Surveyor  
NC License No. L-3098



G R A N D I N R O A D

**A.G. ZOUTEWELLE**  
**SURVEYORS**  
1418 East Fifth St. Charlotte, NC 28204  
Phone: 704-372-9444 Fax: 704-372-9555  
Firm Licensure Number C-1054

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Building Heights Sketch of  
**200 BLOCK of GRANDIN ROAD**  
**FACING NORTHWEST - EVEN SIDE**  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for Charlotte-Mecklenburg Planning Department  
June 5, 2018



General Notes:  
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rear yard or side yard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.  
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

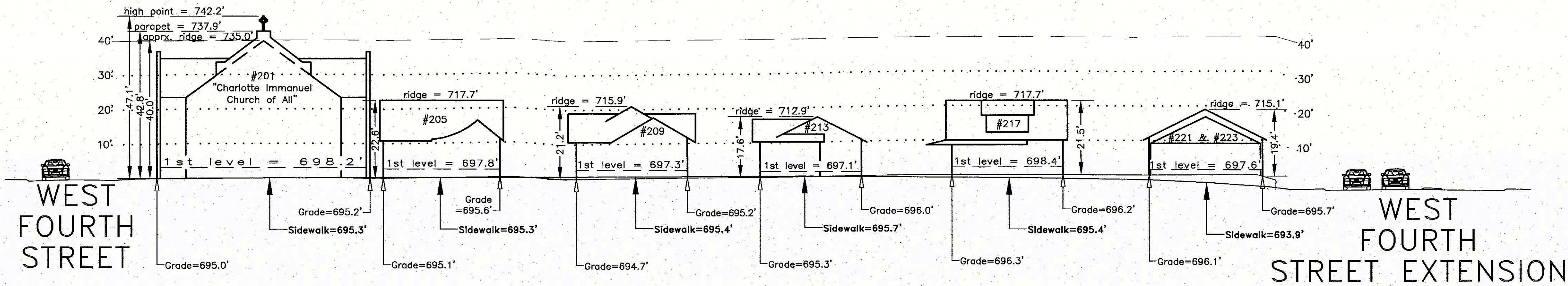


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Phone: 704-372-9444 Fax: 704-372-9555  
Firm Licensure Number C-1054

Copyright 2018  
Building Heights Sketch of  
**200 BLOCK of GRANDIN ROAD**  
**FACING SOUTHEAST – ODD SIDE**  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for Charlotte–Mecklenburg Planning Department  
June 5, 2018

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