



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCRMI-2019-00017

DATE: 1 April 1, 2019

ADDRESS OF PROPERTY: 609 Grandin Rd

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 07102308

OWNER/APPLICANT: E & M Real Estate Management LLC

DETAILS OF APPROVED PROJECT: Accessory Building. Dormer. Windows.

Garage: This project is the addition of a new garage located in the rear yard. The new building will meet all required setbacks. The building footprint is 24'-0" x 32'-0" and the height, as measured from grade to ridge, is 19'-0" with over 75% pervious area remaining. The new garage will sit approximately 16'-0" from the main structure and will be constructed of brick to match existing. **The garage and the main structure will remain individual units and shall never be connected or attached to one another.** All trim details, including corner boards, and columns will be wood to match existing. All windows will be double-hung wood with Simulated True Divided Lights (STDL) molded muntins in an 8/8 pattern to match the primary structure. The main doors will be steel with or without STDL windows. The garage doors will be carriage style with or without STDL windows in a pattern that coordinates with the house. **See attached exhibits 'Plans - April 2019'.** **Dormer:** the existing dormer is located on the rear (center) of the structure and is no wider or taller. The dormer will have Hardie Artisan Smooth siding with a 0'-6" reveal and a wood, double-hung window with Simulated True Divided Lights (STDL) molded muntins in an 8/8 pattern to match the primary structure. **Main House Windows:** On February 13, 2019, the Charlotte Historic District Commission ("Commission") reviewed the application HDCRMI-2018-00017 for a Certificate of Appropriateness for replacement windows at 609 Grandin Road. After deliberation and with a quorum present the Commission voted 8-0 to Deny the application. Therefore, all the windows in the main house must be replaced with wood windows to match the original windows that were removed without permission. **Additional changes to the exterior of the structure require approval.**

See attached plans and exhibit.

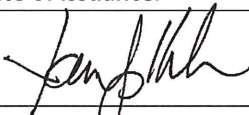
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 2.9.
2. This application is in compliance with the Policy & Design Guidelines for both Landscape & Site Features, page 8.4

Continued on next page

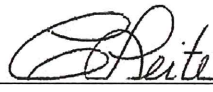
4/1/19

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

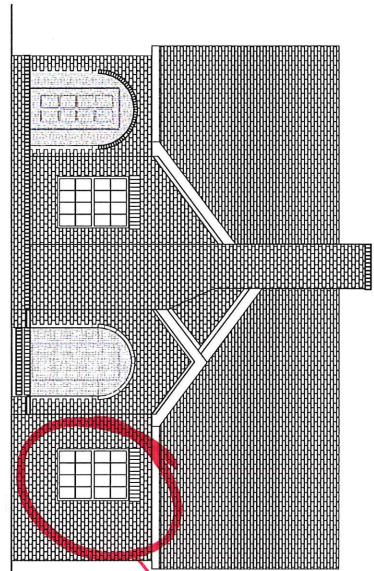


James Haden, Chairman



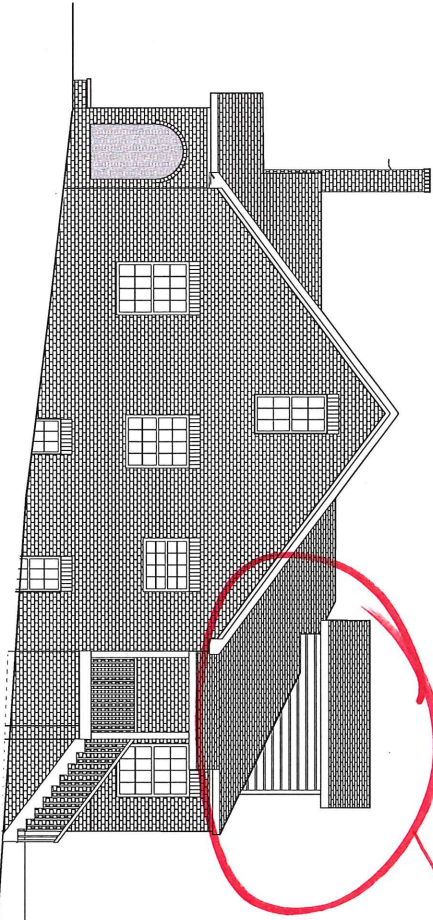
Staff

APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
 # ~~11B02M~~ 2019 - 00017
 Plans - April
 2019



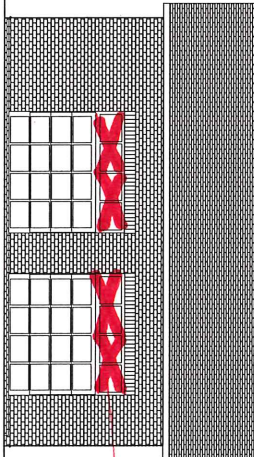
STREET ELEVATION

ALL
 wood
 windows on
 main house



RIGHT SIDE ELEVATION

Siding to
 Mill be
 Hardie ARTISAN
 Smooth 6" reveal



ELIMINATE
 TRANSOM
 SEE ATTACHED
 Exhibit

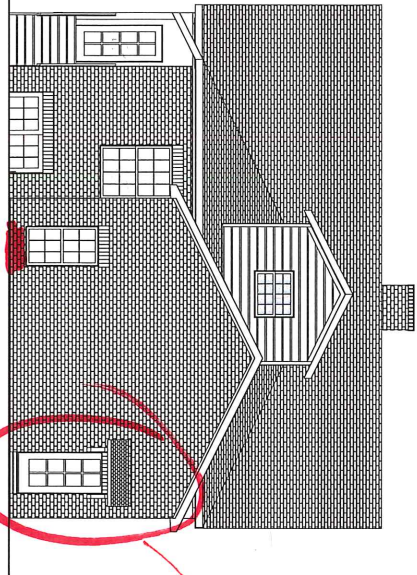
RENOVATIONS for
 ROBERT LUNN
 609 GRANDIN ROAD, CHARLOTTE, NC

5.19.2019

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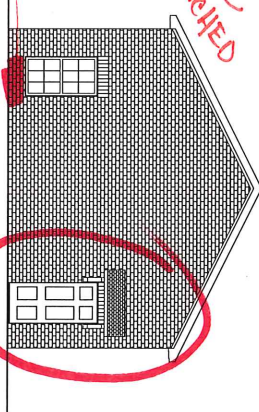
GLEN STANCIK
 DESIGN/BUILD
 5582 FIVE KNOLLS DR.
 CHARLOTTE, NC 28226
 910.528.5908 • 704.771.1989
 gstancik@gmail.com

REAR ELEVATION



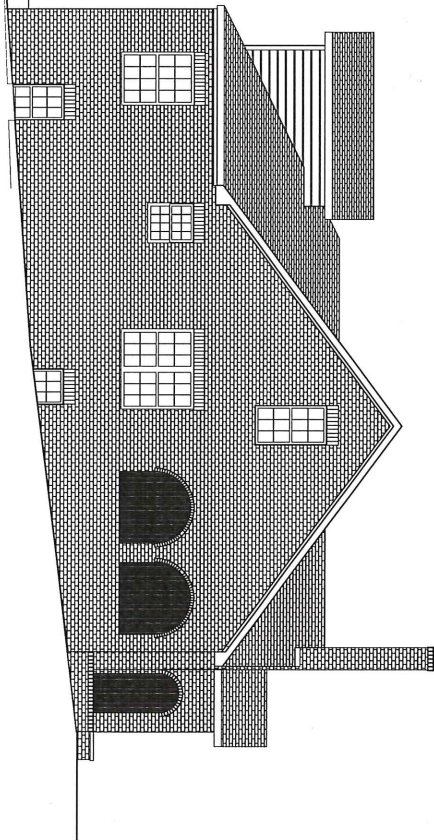
Doors
will
match
see attached
Exhibit

NORTHWEST GARAGE ELEVATION



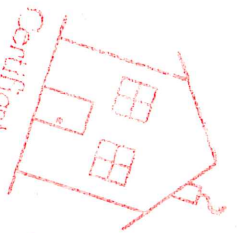
Space under
Windows will
match on all sides

LEFT SIDE ELEVATION



Windows
will be
centered

Space under windows
will match on all sides



APPROVED

Charlotte
Historic District
Commission

HDCP-M1-2019-55617
PLANS - April 2019

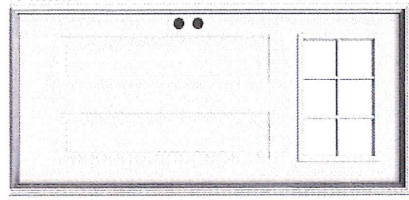
RENOVATIONS for
ROBERT LUNN
609 GRANDIN ROAD, CHARLOTTE, NC

3.19.2019

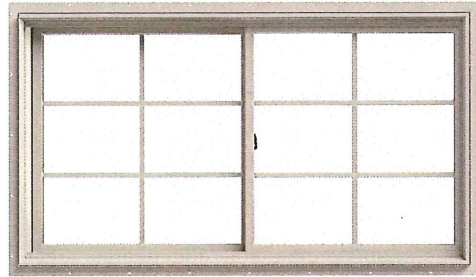
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OPT 2

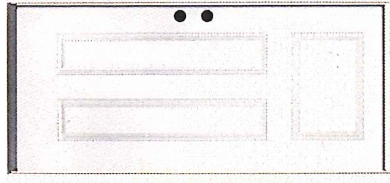


Steel Door w/
SDL Window

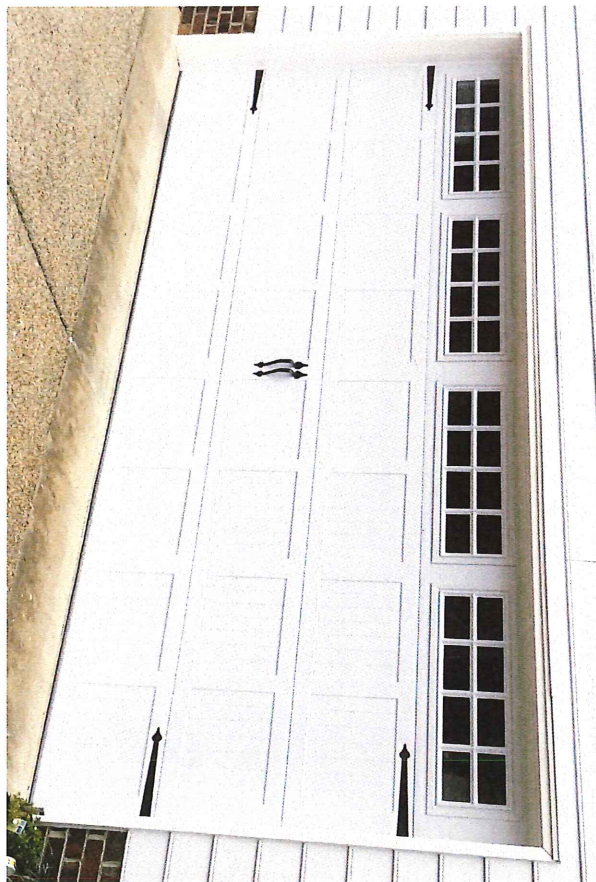


8/8 & 6/6 Wood SDL
Windows on garage and
main house

OPT 1



Steel Door
w/out Window



Stamped Carriage Garage Door with or without
Square SDL Windows



#HDCRM1-2019-00017
Plans - April 2019