

20-COA-0093
2126 Grinstead Dr.



Cherokee Triangle Architectural Review Committee
Public Hearing

Bradley Fister, Historic Preservation Specialist
July 8th, 2020

Request

- Certificate of Appropriateness:

The applicant proposes to add a dormer to the south side of the third level (currently attic space) in order to create a master suite. The south façade will have five 2' x 2' casement style windows, and the east façade will have one window approximately 36" in width for egress. The proposed dormer will start approximately 15' back from the front of the home, and will extend to a depth of approximately 33' while staying in-line with the current south wall elevation.

Request

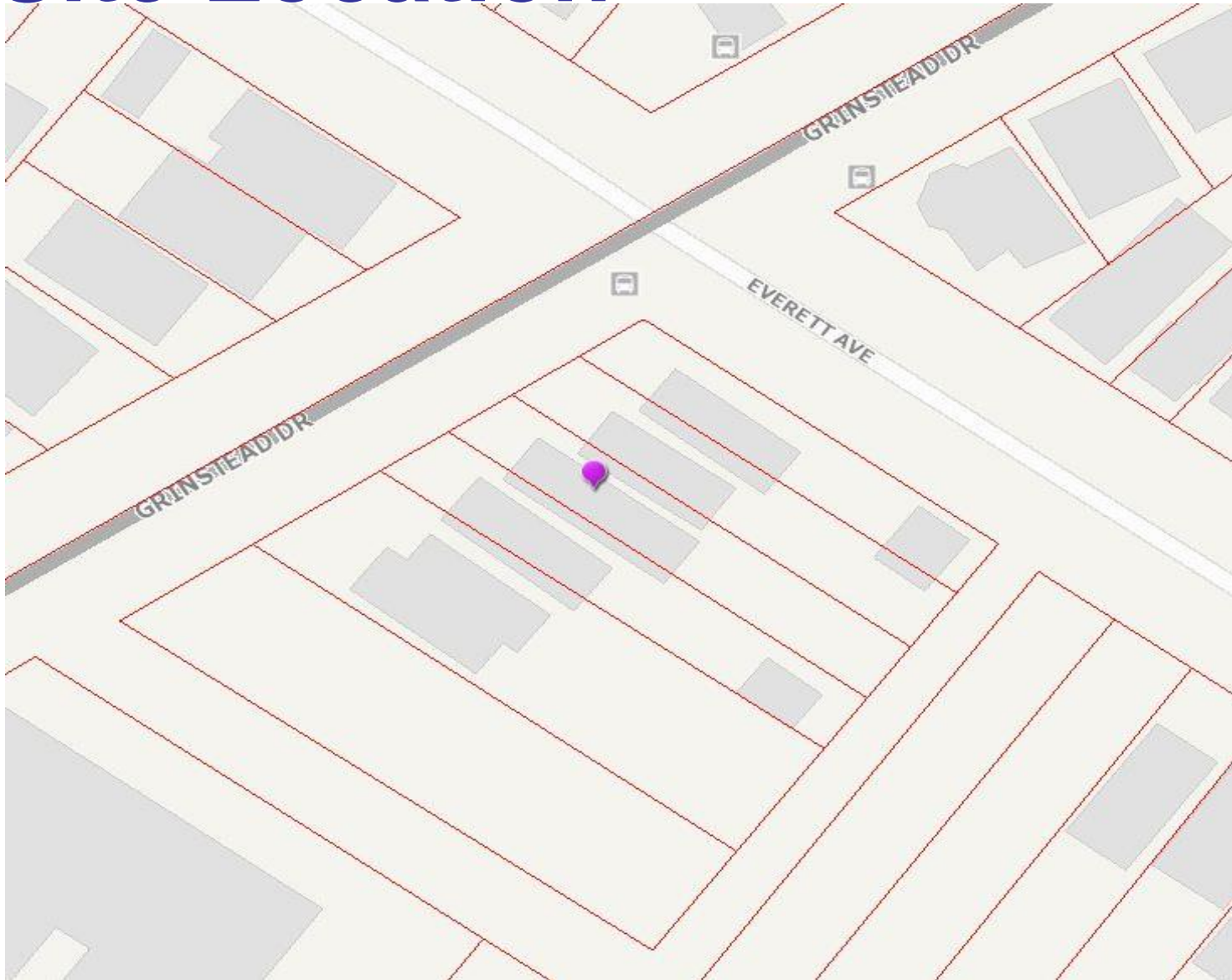
- **Certificate of Appropriateness:**

The proposed dormer will also extend vertically through the existing roof line approximately 6' in height on the south façade of the home. The proposed dormer will be clad with Hardie board lap siding to match the existing sidings exposure and paint color.

Case Summary / Background

- 2126 Grinstead Dr, is a two-story (with large attic space) 1890 late-Victorian era style home constructed partially on a stone basement foundation, and partially on a crawlspace. The property is located three lots south of the intersection of Everett Ave. and Grinstead Dr. The property is zoned R5B, and located within the Traditional Neighborhood Form District.

Site Location



Aerial View



20-COA-0093

Site Photos



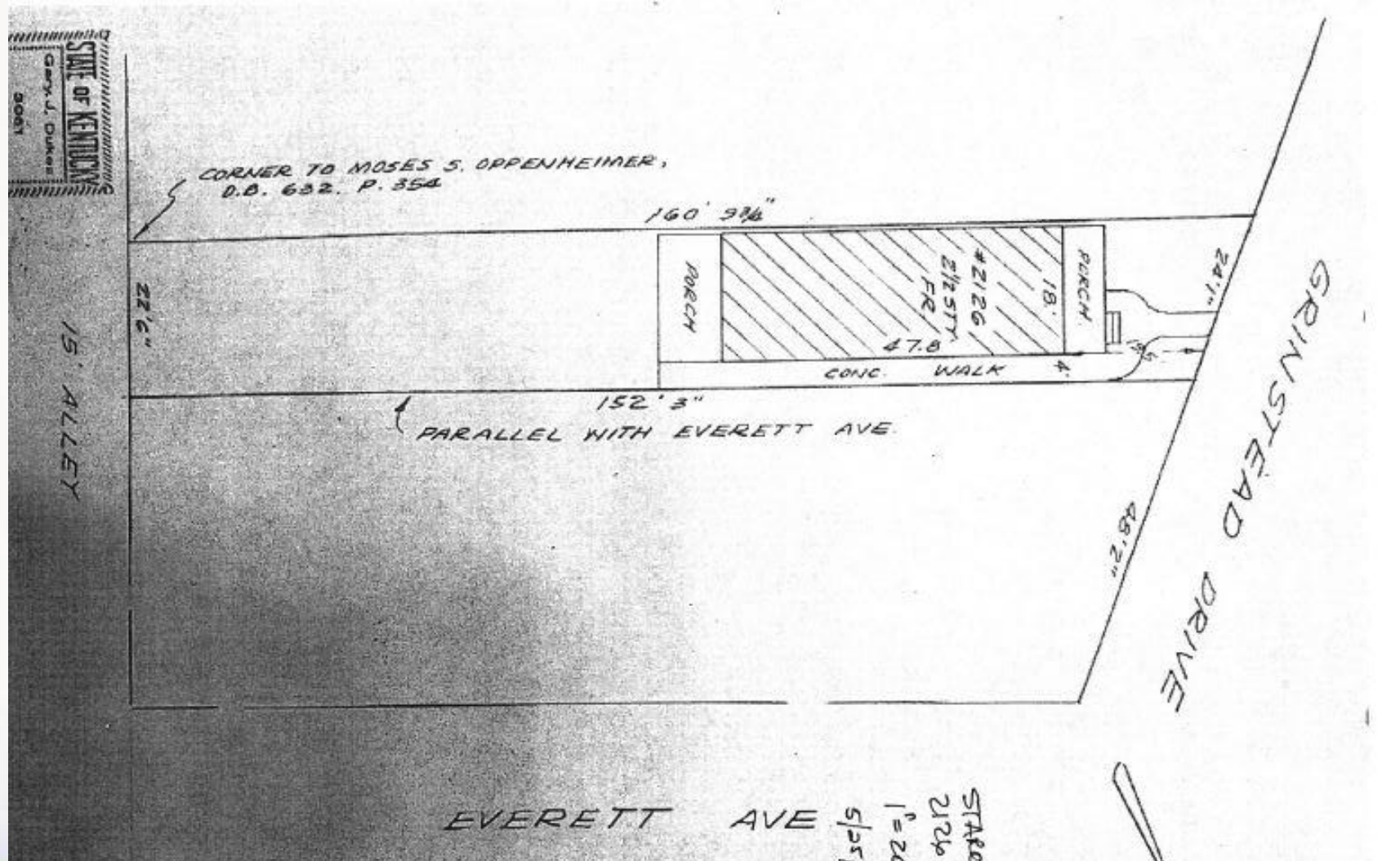
Front

Site Photos



Back

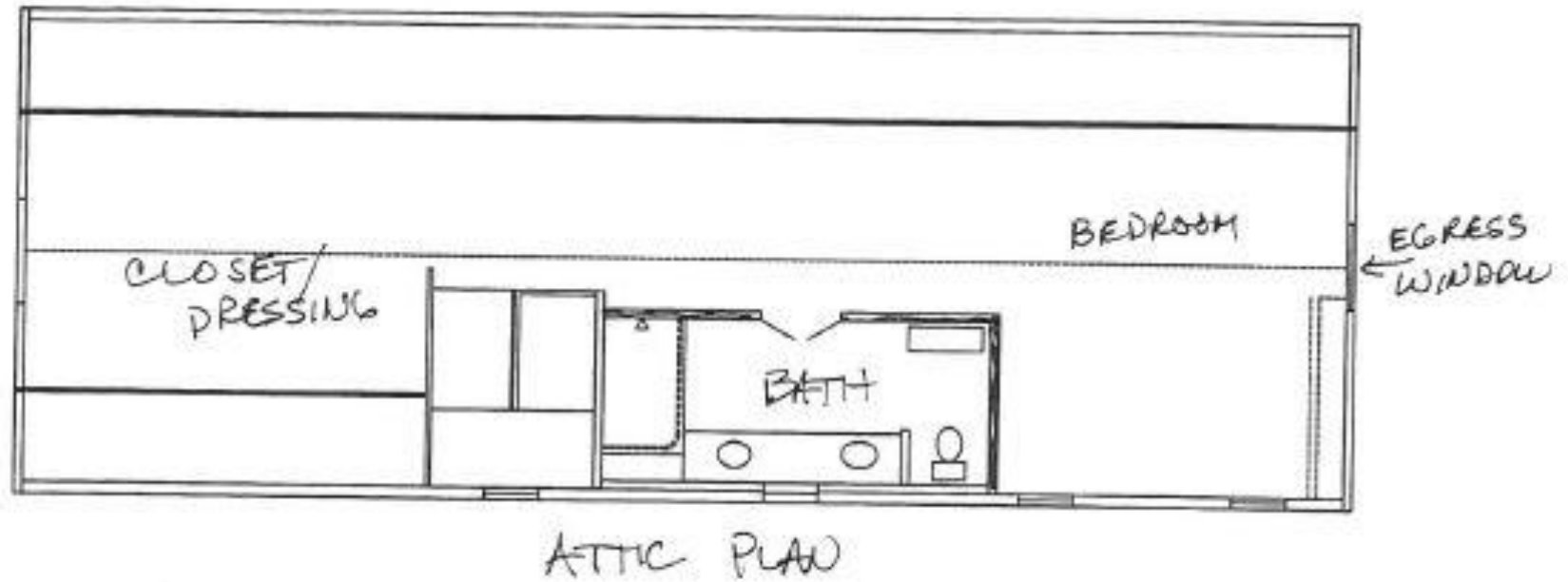
Site Plan



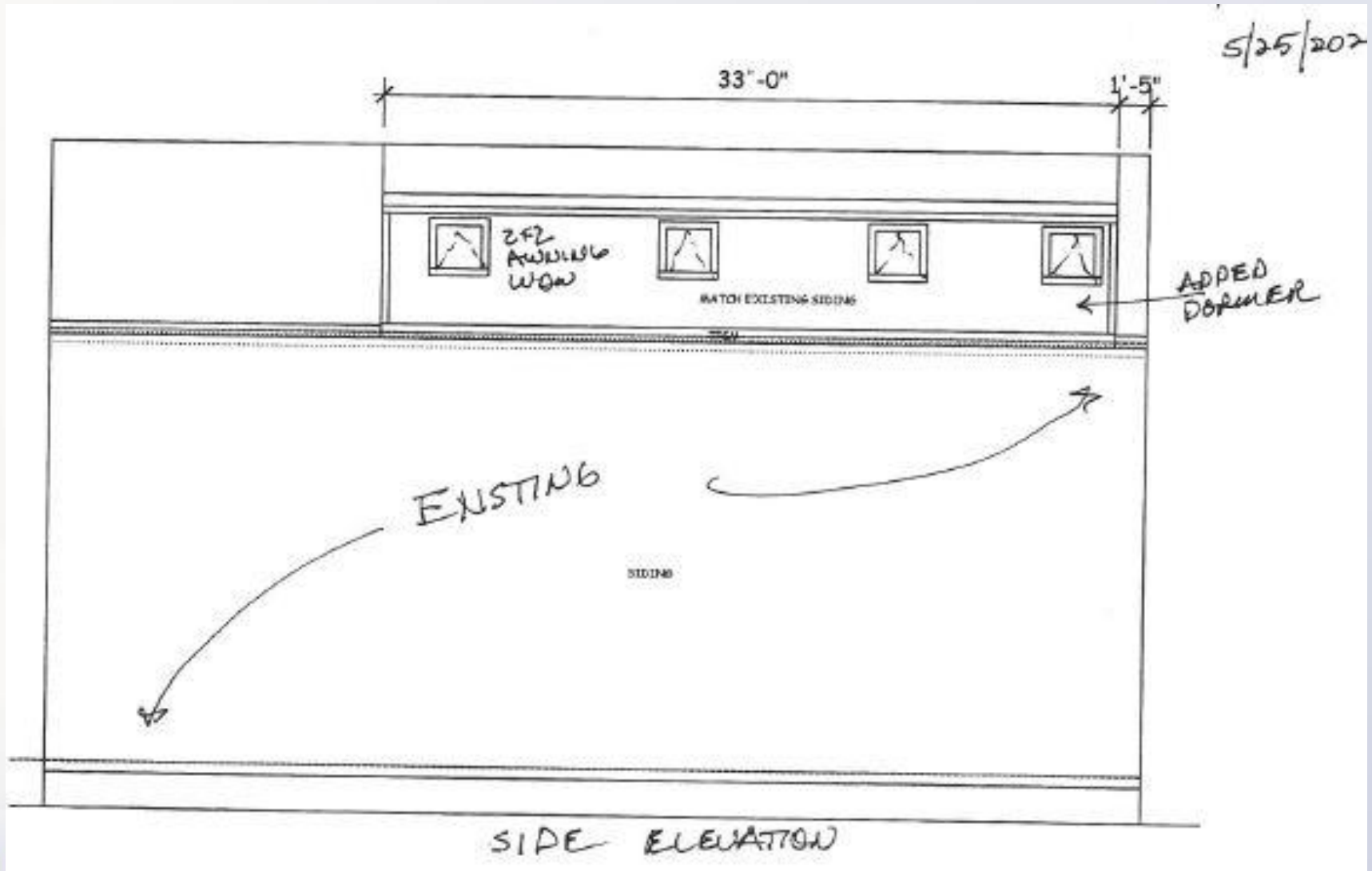
Front Elevation



Floor Plan



Side Elevation



Conclusions

- *Additions*
- *Dormer*

The proposed addition to the third level of the south façade of the home generally meets the design guidelines for addition. The proposed dormer is in proportion and scale to the existing structure, as well as to the homes adjacent to the property.

Conclusions

The proposed addition to the home is subordinate to the original building, and does not exceed the square footage allowance. While the dormer addition would be visible from the primary elevation it will be set back approximately 15' from the front façade. The proposed dormer will be constructed on a secondary elevation and would not obscure any character-defining features.

Conclusions

■ *Roofing*

The proposed dormer generally meets the design guidelines for roofing. The dormer will be visible from the primary elevation, however it will be constructed on a secondary elevation. The proposed addition will not compromise the structural integrity of the building nor destroy historic detail. The proposed design is compatible in size, scale, material, and color of other similar additions to historic buildings in the district.

Recommendations

- On the basis of the information furnished by the applicant, staff recommends the application for a Certificate of Appropriateness be **approved** with the following conditions.
 1. If the design or materials change, the applicant and/or their representative shall contact staff for review and approval prior to installation.
 2. There shall be eaves on the addition that match the projection of the eaves on the rest of the home.
 3. There shall be some sort of gutter system installed on the addition that meets the design guidelines.
 4. The applicant and/or their representative shall obtain any permits necessary to begin the work.