

Agenda Supplement

January 10, 2024
HDC Meeting

Applicant Submitted Information

5. 1607 Dilworth Rd W (PID 12311201)
HDCRMA-[2023-00665](#)
Dilworth
Lauren Voler, Applicant
10. 416 Hermitage Court (PID: 15502217)
HDCRMI-[2023-00328](#)
Hermitage Court
Chris Barth, Applicant
14. 1707 Lennox Av (PID 12311902)
HDCRMA-[2023-00750](#)
Dilworth
Catherine Van Doninck, Applicant

5. 1607 Dilworth Rd W (PID 12311201)
HDCRMA-[2023-00665](#)
Dilworth
Lauren Voler, Applicant



East Side Latta Park
(Directly facing into
park /can be viewed
from our yard)

10. 416 Hermitage Court (PID: 15502217)
HDCRMI-[2023-00328](#)
Hermitage Court
Chris Barth, Applicant

Meyer | Greeson | Paullin | Benson

ARCHITECTURE | INTERIOR DESIGN

Hamilton Residence

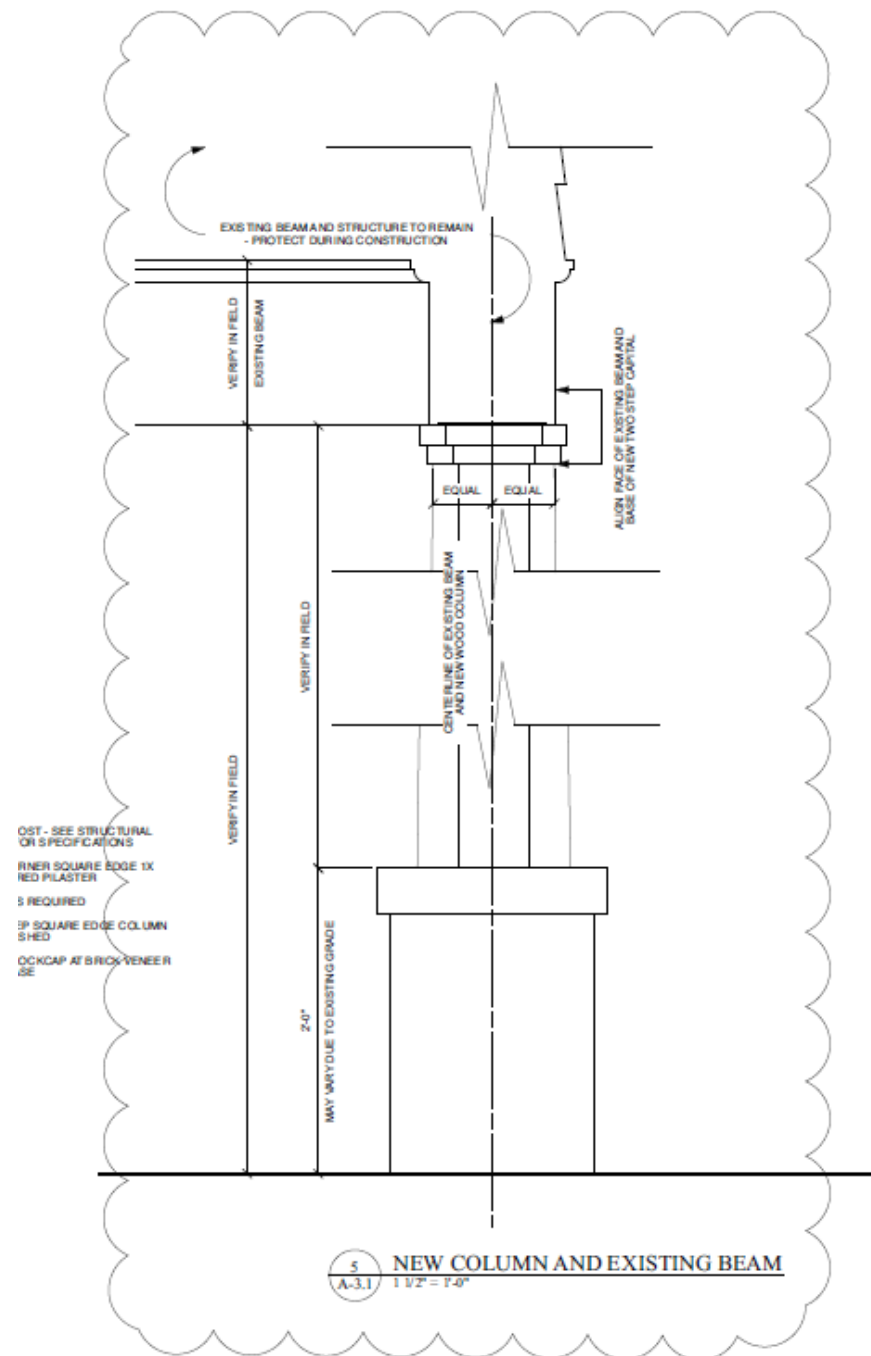
416 Hermitage Court
Charlotte, North Carolina

Staff Analysis/ Comment

Please note that there is currently a second floor existing at 416 Hermitage Court. Our intent is to rework the existing space under this existing roof with new additional square footage at the rear.

1. Front Elevation
 - a. Loss of mullion trim – *We have the option to reduce the width of the new French casements and still meet egress requirements if the larger mullion trim is desired by the Board. We would like to keep the new windows as French casements to meet current egress requirements and the windows with the mutins in lieu of the original casement design.*
 - b. Design of the replacement windows – *The existing double hung windows and fixed windows are from an earlier renovation. It is the intent of the new windows to evoke the original casements and the original craftsman style.*
 - c. Roof trim – *It is the intent to emphasis the Craftsman style eave detail.*
2. Rear Elevation
 - a. Asymmetrical rear gable – *The intent is to work within and under the existing main roof ridge parallel to Hermitage Court. The new additional square footage roof should not be seen from the street and the new rear dormer should feel like it was always there. We worked with two factors in mind: align the new roof eave with the existing eave and the new roof should not extend above the main existing roof. The new roof will be non-vented and there will be no ridge vent.*
3. Left Elevation
 - a. Fenestration – *It is the intent to simplify a previous renovation and streamline the roof design.*
4. Provide Specifications and Sample of Loewen Window – *A sample of the double hung window was given to HDC. The windows shall be wood to match the existing. The exterior casing shall match the existing and shall include the sill.*
5. Beam/ Column – *The intent is to keep the existing front porch and porte cochere beam. Notes in the drawings that refer to a “new beam” shall be removed from the drawings. Please note, if the beam cladding needs to be repaired or replaced, it shall be installed to match the existing wood and reveals. See 1/ A2.0, 2/ A2.0 and 5/ A3.1.*
6. Mature Canopy – *There are currently no mature canopy trees on the site. The neighbor, 420 Hermitage Court, has a large pecan tree that extends over the property line on the left side.*
7. Site Changes – *There are no site changes proposed.*

Please see supplemental drawings for further clarifications.



Window sample



14. 1707 Lennox Av (PID 12311902)
HDCRMA-[2023-00750](#)
Dilworth
Catherine Van Doninck, Applicant

1707/1709 Lennox Avenue

HDC Proposal Details

Zoned N2-B HDO (Formally R-22MF)

The N2-B Zoning District is intended for the development of multi-family dwellings, including multi-family attached and multi-family stacked units.

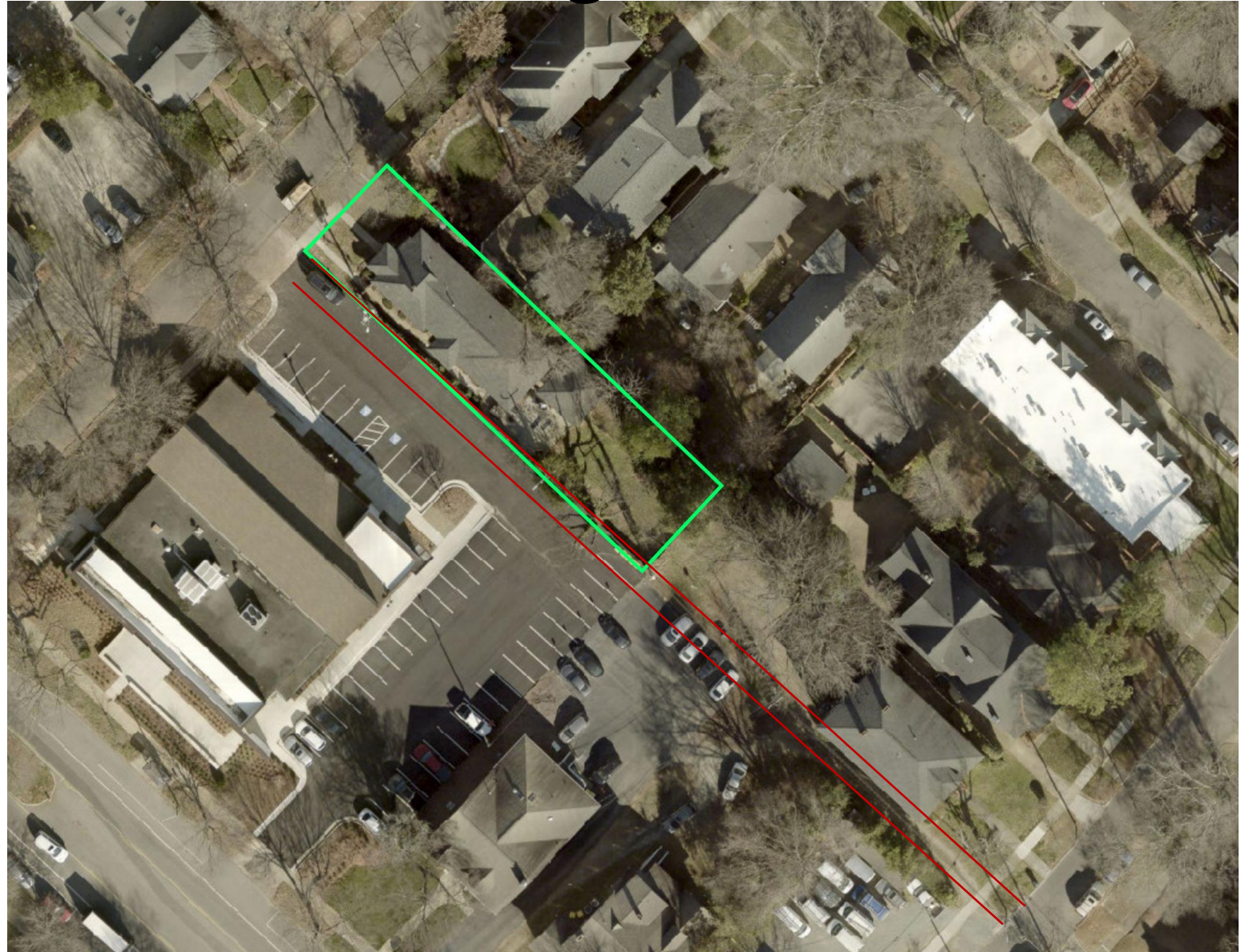
		N2-B	
		Multi-Family Attached	Multi-Family Stacked
Minimum Lot Area		3,000 sq ft	12,000 sq ft
Minimum Lot Width		50'	80'
Typical Minimum Front Setback		10'-36'	
Minimum Side/Rear Setback**		5'/10'	
Maximum Building Height		48'	

Our View



Aerial of subject and surrounding lots.

**Red line depict
10' dedicated
alley / ROW**



Rear Yard
Calculations shown
here are based on if
we were Residential.
We are zoned Multi-Fam and technically
these restrictions
are not applicable.
In attempting to
maintain as much
pervious as we
could, we only
exceeded by 3%.

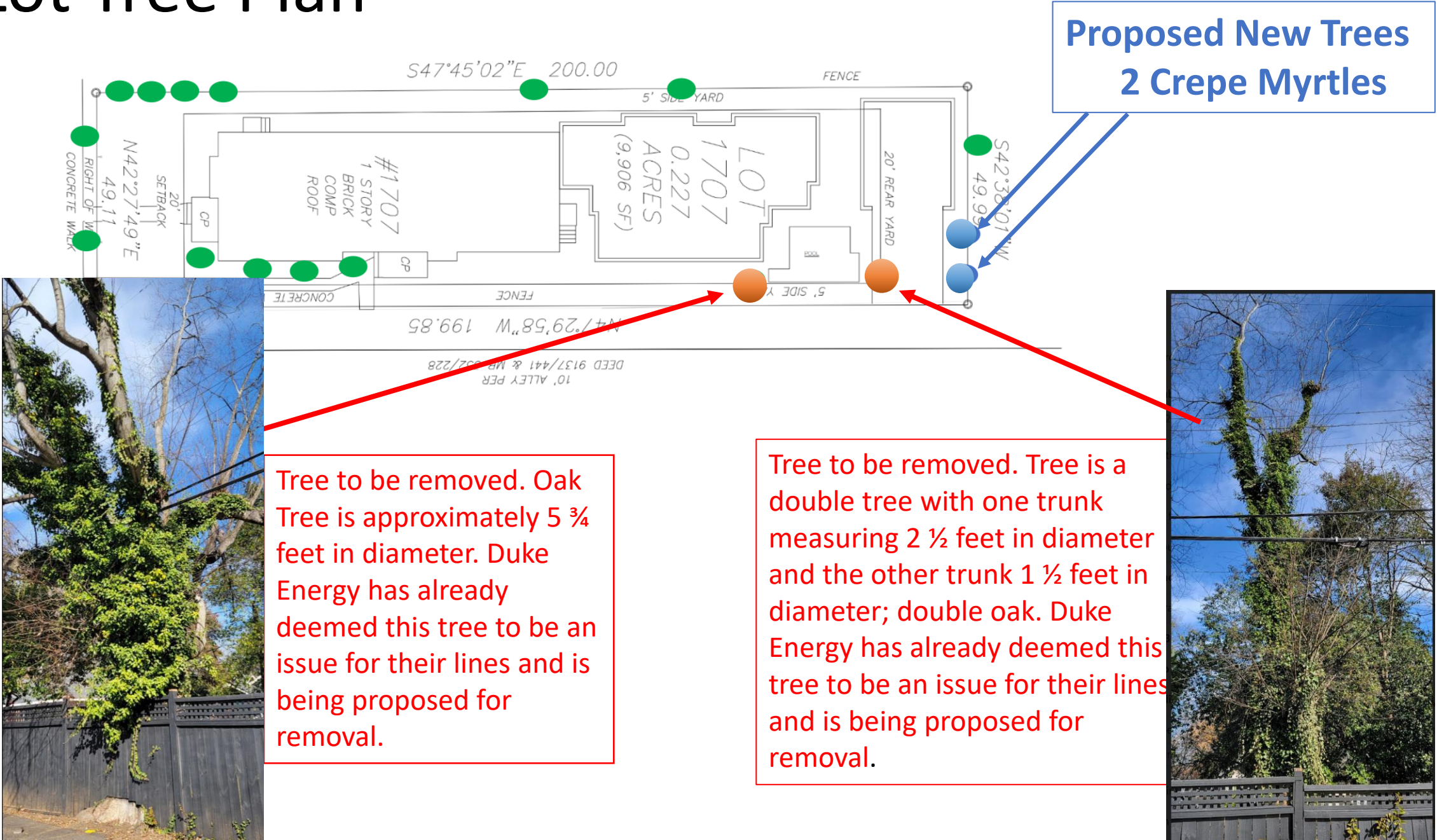
Rear Yard Open Space Calculations Worksheet

In historic districts, the rear yard is measured from the **back of the original house**, not including any additions. 50% or more of the rear yard (as measured from the back of the original house) needs to remain pervious. For the rear yard open space calculations please show the numbers for Existing coverage, Proposed coverage and the Total(s).

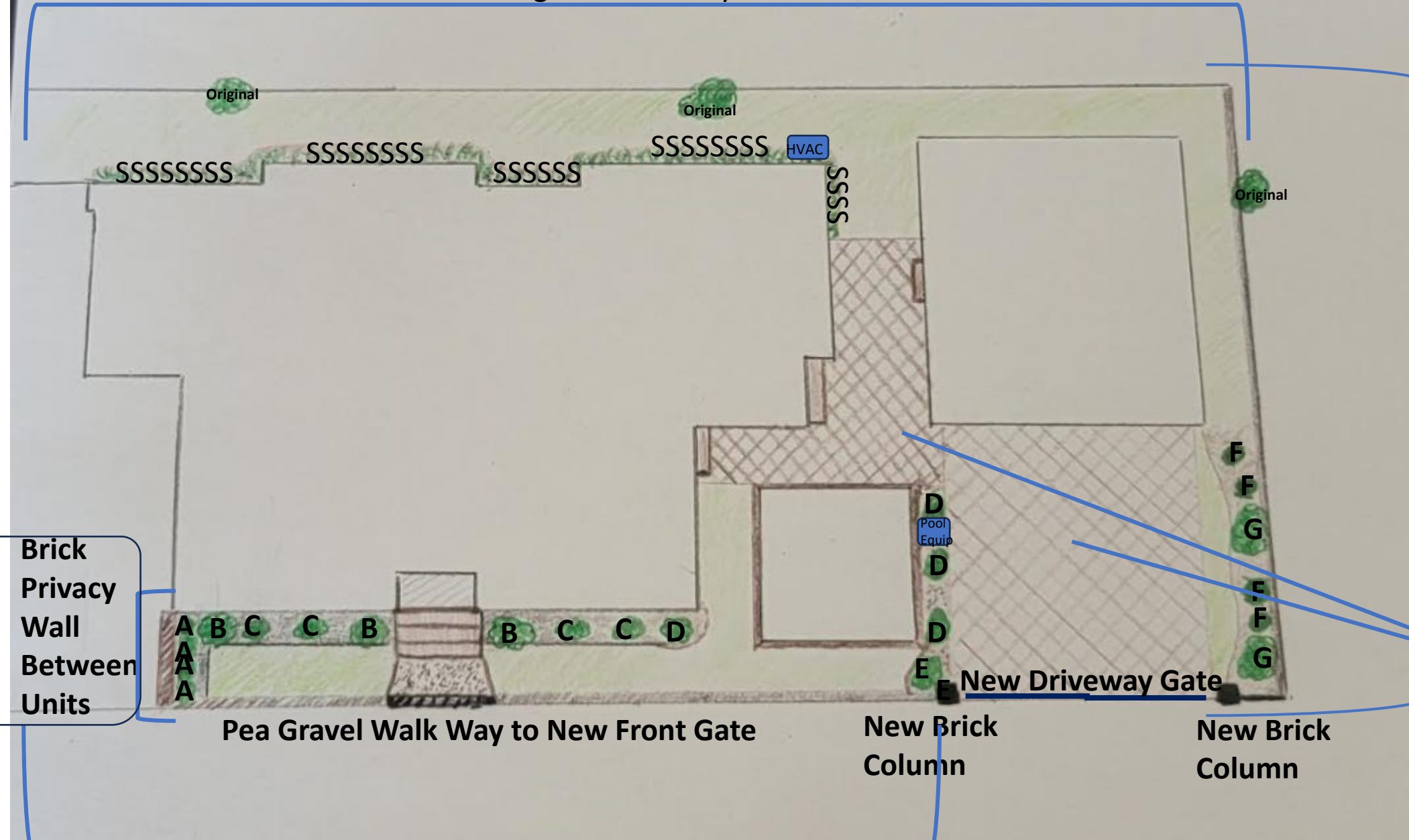
The following is an example, please customize to fit the specific project being proposed.

1. **Rear Yard Total Square Footage** (as measured from the back of the original House) __5702__ sf
2. **Existing:**
Square footage of any existing addition(s): __628__ sf
Square footage of any existing shed's, accessory buildings, etc. __0__ sf
Square footage of any existing hardscapes (retaining walls, walkways, driveway, patios, etc.): __0__ sf
Square footage of any existing pool/spa/pool coping: __0__ sf
Total Existing impermeable area: __628__ sf
% existing impermeable: __11__ %
3. **Proposed:**
Square footage of new addition: __1789__ sf
Square footage of new pool: __144__ sf
Square footage of pool coping: __0__ sf
Square footage of garage: __516__ sf
Square footage of new patio/hardscapes: __0__ sf
Total square footage of new project(s): __2449__ sf
% new impermeable area: __42__ %
4. **Total:**
Total impermeable area post-construction: __3077__ sf
% impermeable post-construction: __53__ %

Lot Tree Plan



Existing Wood Privacy Fence



Brick Privacy Wall Between Units

Replace existing wood privacy fence to match existing fence located along side yard

Proposed Drive and Patio

Replace existing wood privacy fence as needed to match existing fence or build full brick privacy fence

New Plant Plan (noted above)

- A: Japanese Holly 7 Gallon (4)
- B: Juniperus scopulorum 'Skyrocket' 5 Gallon (3)
- C: Hydrangea Endless Summer (4)
- D: Hydrangea Limelight (4)
- E: Dwarf Carolina Cherry Laurel (1)
- F: Wintergreen Boxwood 2.5 Gallon (4)
- G: Crepe Myrtle 5 Gallon (2)
- S: Around Foundation - Decorative grasses / flowers in pea gravel

Driveway: Propose two options

Neither add to pervious ratios

- **Option 1**

- Belgian style paver installed in a pervious process



- **Option 2**

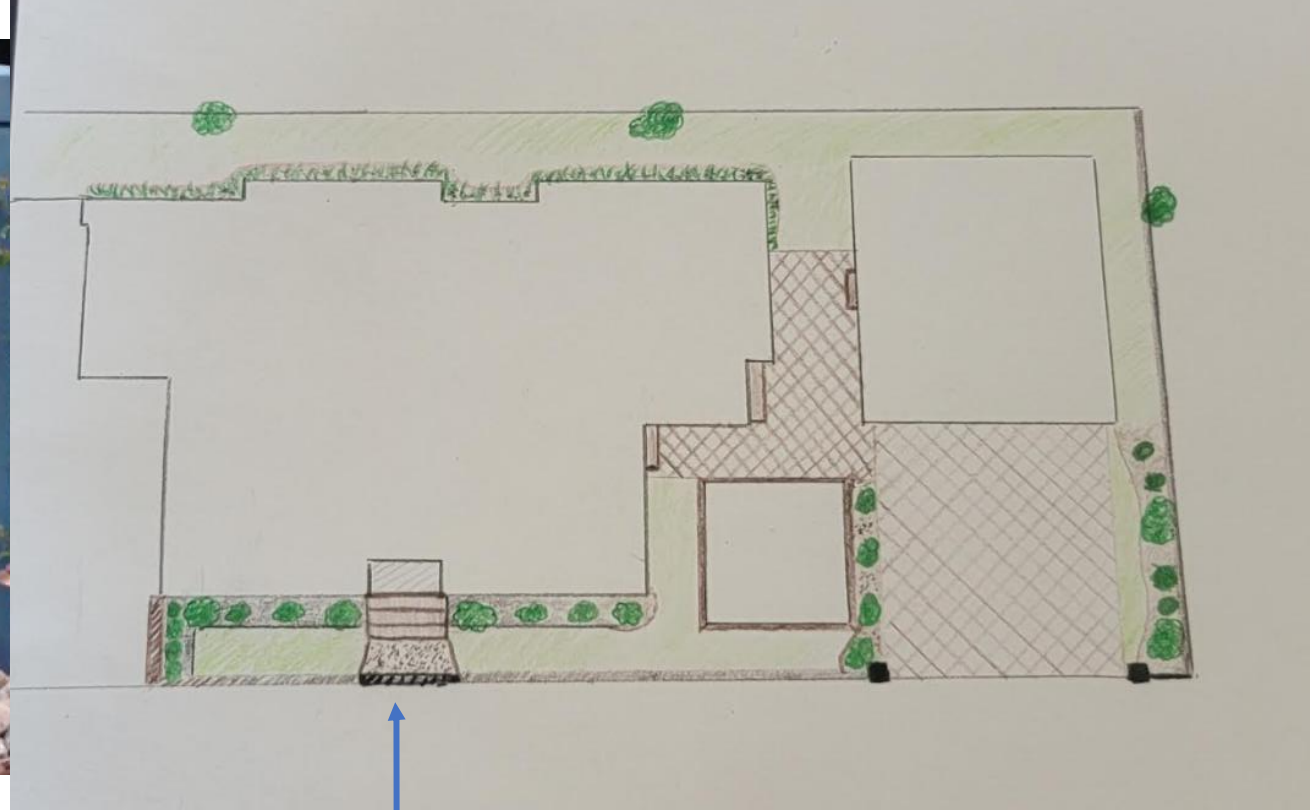
- Pea gravel



New Pedestrian Gate



New Wood Gate to be installed along fence line, and in line with the new entrance. Example of what is to be installed. Approximately 5 feet tall at its ends.



Patio: Proposed

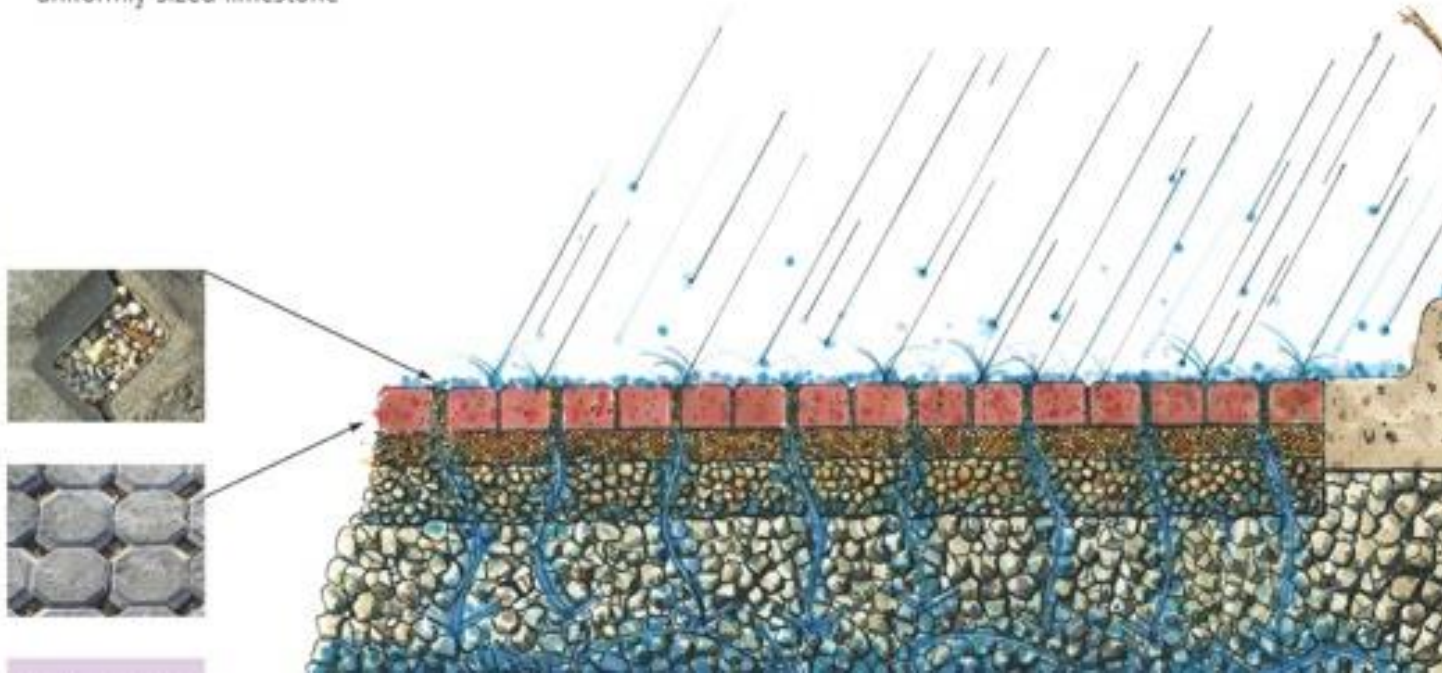
Does not add to pervious ratios

- Belgian style paver installed in a pervious process (noted on next slide)



Permeable Pavers

Modular paver blocks installed over a storage area of uniformly-sized limestone



Remove Existing Gate:

The existing gates will be removed and fencing installed in its place. A new gate will be installed in new location as shown on plan.



Existing Fence and Replacement:

As noted on plans, some sections of fence are to be removed and new similar wood fence installed. Would like to have the option to install full brick privacy fence in lieu of the wood fence.



Current wood fence
along property line



Current brick fence
located at
front/side
of property that we
would replicate

New Driveway Gate Posts:

Full Brick 16 x 16 Square (Match Existing Columns)



by Brick Columns:

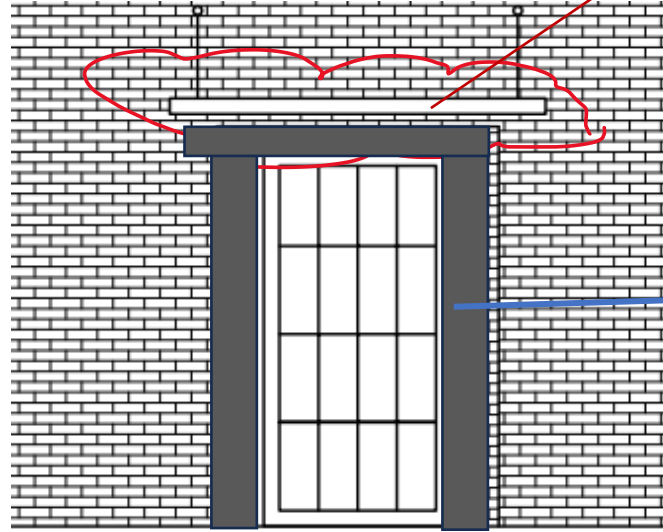
Wood Proposal Examples similar to what exists today all mechanicals for auto-gate will be located on interior side of gate and fence



Front Entry

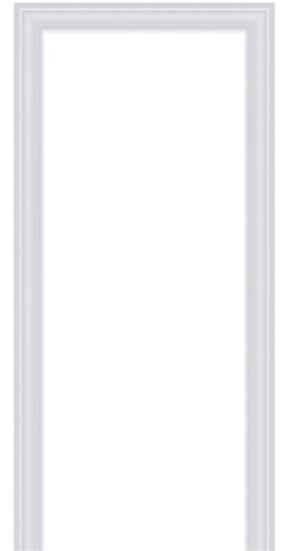
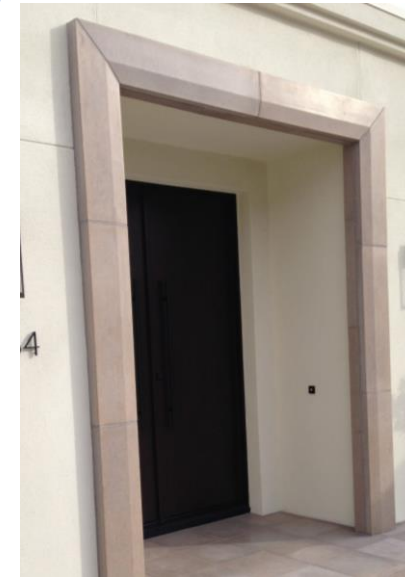


Front entry to have brick stairs leading to front door. Matching current brick stairs already present on the home. If needed based on code, a wrought iron handrail will be installed as shown, to match existing railing on the home and to match the railing on the garage. Gas or electric lantern to be hanging in covered area.



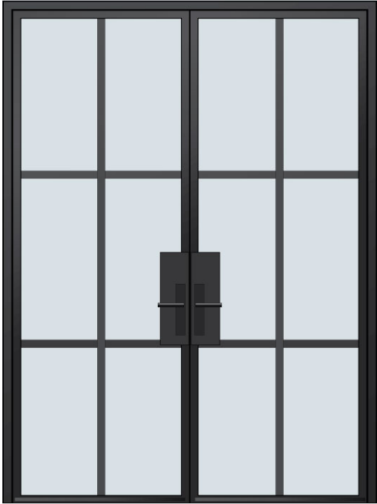
This overhang has been deleted.

The casing at front façade where the recessed entry starts, propose either a precast or wood trim surround to break up the brick and emphasize the entry. Approximately 8-10" wide all around.



Front Entry

****Preferred Option****

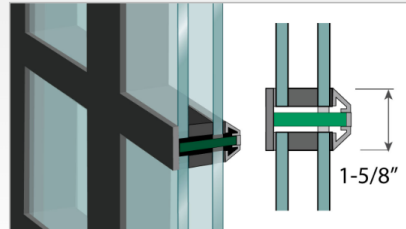


CLASSIC STEEL EXTERIOR DOOR

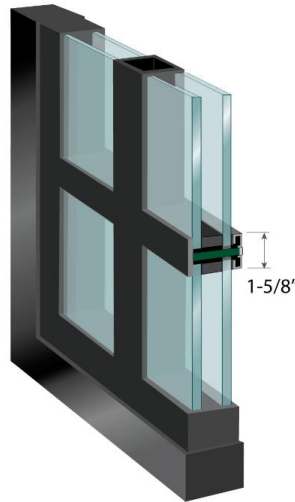
EST-W6-DD
Steel & Glass Exterior Door - Double,
Custom

This option is a steel door but still has TDL in a 1 5/8" muntin size

EXTERIOR STEEL DOOR PROFILES



TDL Flat-to-Angled-Shapet



TrueDivided Lites
TDL

OR

Match the existing Windsor doors with TDL, same muntin and brick mould



Proposed New Windows That Match Existing Windsor Windows

- Windsor Windows Product: dual pane sashes, custom sizing, true divided lights, grill profiles to match and all wood
- Window Trim to Match Existing (details on next slide)
- Window Divided Lites to Match Existing Pattern: 6/6 or 8/8



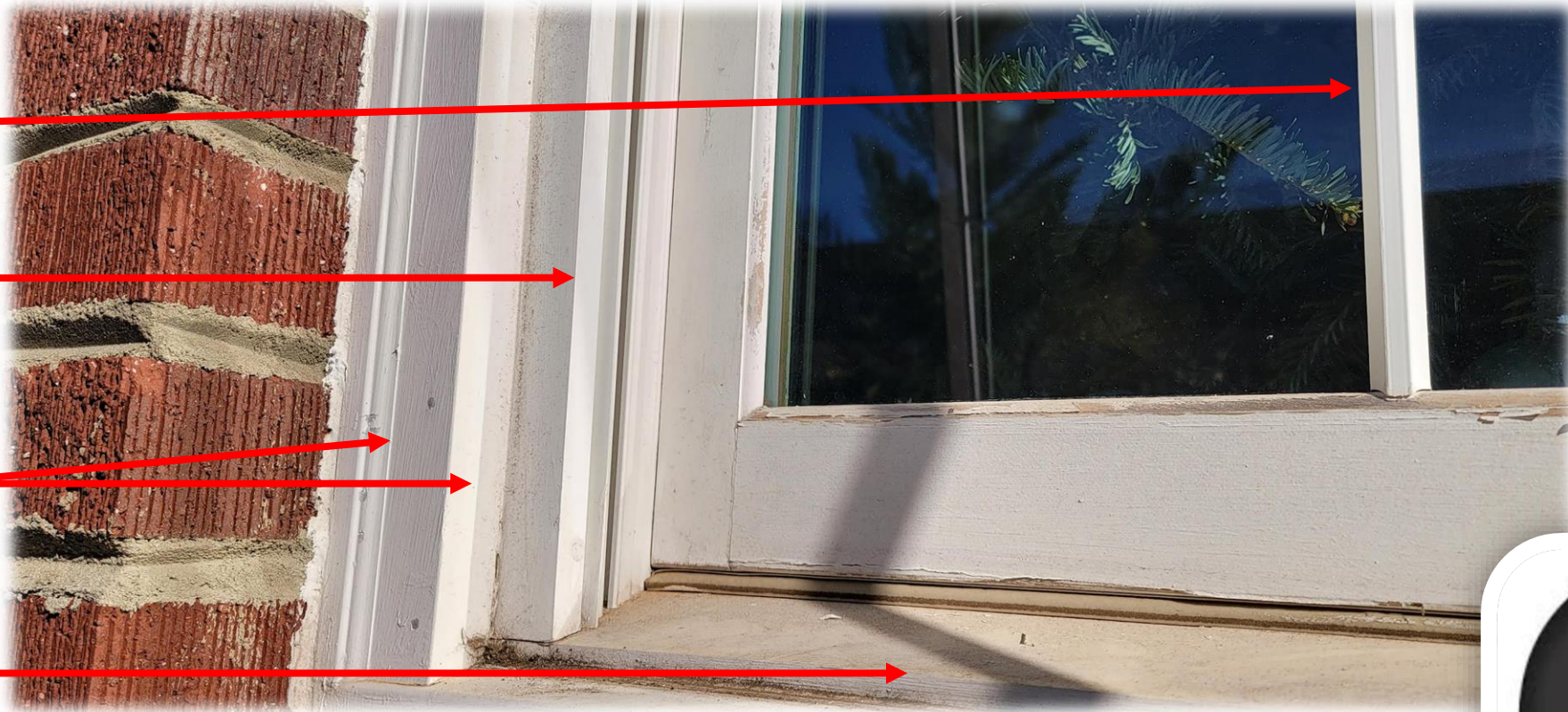
Window Trim Details

Wood Muntin:
5/8"

Wood Blind Stop:
1"

Brick
Mould/Wood
Casing: 2" X 1"

Wood Sill: 4" x 1"



New Addition: Trim Paint Color to likely be on the dark side, Benjamin Moore Onyx



Large Glass Window, Glass Doors, and Glass Wall:

Windsor Window / Door to Match Existing and All New Windows (Pinnacle Series Wood TDL)

Pinnacle Series
CASEMENT - PICTURE
ELEVATIONS
SCALE: 1/8" = 1'-0"

	4'-3 9/16"	4'-9 9/16"	5'-3 9/16"	6'-3 9/16"
Min. Opg. Pinned	4'-0 3/4"	4'-6 3/4"	5'-0 3/4"	6'-0 3/4"
Rough Opg. Case	4'-0 3/4"	4'-6 3/4"	5'-0 3/4"	6'-0 3/4"
Min. Opg. Case	4'-0 3/4"	4'-6 3/4"	5'-0 3/4"	6'-0 3/4"
Frame	4'-0"	4'-6"	5'-0"	6'-0"
Glaze	44	50	56	68

6'-2 15/16"

6'-2 1/2"

6'-5 1/2"

6'-0"

4488

5088

5688

6888

6'-8 15/16"

6'-7 1/2"

6'-8 1/2"

7'-4"

4474

5074

5674

6874

NA

7'-2 1/2"

7'-2"

8'-0"

4480

5080

5680

6880

Fixed Window same brick mould and TDL muntin 5/8" sizes

Pinnacle Series
PRIMED PATIO DOOR - INSWING
ELEVATIONS
SCALE: 1/8" = 1'-0"

	3'-4 15/16"	6'-4 1/4"
Min. Opg. Pinned	3'-2 7/16"	6'-3 3/4"
Rough Opg. Case	3'-1 11/16"	6'-3"
Frame	27 1/2"	64 1/2"
Glaze	3288	6488

6'-9 1/4"

6'-8"

6'-7 1/2"

63 7/8"

3288

6488

7'-0 1/8"

6'-10 7/8"

6'-10 3/8"

66 3/4"

3280

6480

8'-1 1/8"

7'-11 7/8"

7'-11 3/8"

79 3/4"

3280

6480

Doors to have same brick mould and TDL muntin 5/8" sizes

Preference is to stick with Windsor Pinnacle Series Wood product on the large fixed window with same brick mould and muntin sizes along with same TDL patio door at the other elevations. However, there may be an issue with sizing and structure on this particular fixed window and if so, Windsor has said their clad fixed window may be better options here.

Pinnacle Series
PRIMED PATIO DOOR - INSWING
ELEVATIONS
SCALE: 1/8" = 1'-0"

	3'-4 15/16"	6'-4 1/4"
Min. Opg. Pinned	3'-2 7/16"	6'-3 3/4"
Rough Opg. Case	3'-1 11/16"	6'-3"
Frame	27 1/2"	64 1/2"
Glaze	3288	6488

6'-9 1/4"

6'-8"

6'-7 1/2"

63 7/8"

3288

6488

7'-0 1/8"

6'-10 7/8"

6'-10 3/8"

66 3/4"

3280

6480

8'-1 1/8"

7'-11 7/8"

7'-11 3/8"

79 3/4"

3280

6480

Pinnacle Series
CASEMENT - PICTURE
ELEVATIONS
SCALE: 1/8" = 1'-0"

	4'-3 9/16"	4'-9 9/16"	5'-3 9/16"	6'-3 9/16"
Min. Opg. Pinned	4'-0 3/4"	4'-6 3/4"	5'-0 3/4"	6'-0 3/4"
Rough Opg. Case	4'-0 3/4"	4'-6 3/4"	5'-0 3/4"	6'-0 3/4"
Min. Opg. Case	4'-0 3/4"	4'-6 3/4"	5'-0 3/4"	6'-0 3/4"
Frame	4'-0"	4'-6"	5'-0"	6'-0"
Glaze	44	50	56	68

6'-2 15/16"

6'-2 1/2"

6'-5 1/2"

6'-0"

4488

5088

5688

6888

6'-8 15/16"

6'-7 1/2"

6'-8 1/2"

7'-4"

4474

5074

5674

6874

NA

7'-2 1/2"

7'-2"

8'-0"

4480

5080

5680

6880

Doors to have same brick mould and TDL muntin 5/8" sizes

Examples of Windsor Pinnacle Primed Wood Fixed Window and Patio Doors



Soffit Details to Match Existing

Wood Fascia Board
7" x 1"

Wood Soffit Boards
14"

Wood Frieze Board
Built up 4" backboard
with 3½" decorative
crown



New Addition: Trim Paint Color to likely be on the dark side, Benjamin Moore Onyx

Garage Details:

- Garage Door
- Garage Side Entrance Door
- Garage Side Entrance Awning
- Garage Lights
- Garage Railing
- Garage Windows (To Match Home Details Already Noted Above)

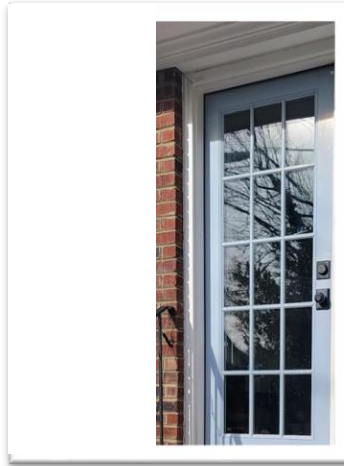
Garage Door:

Preference is for 2 door garage but due to setbacks, limited to single door option but choose a style that depict two doors. Carriage style wood (cedar) door that gives appearance of being 2 doors. Painted or stained.



Side Door:

Windsor Wood Primed
Exterior Door, True divided lites with
5/8" wood muntin (match windows), brick
mould to match windows.



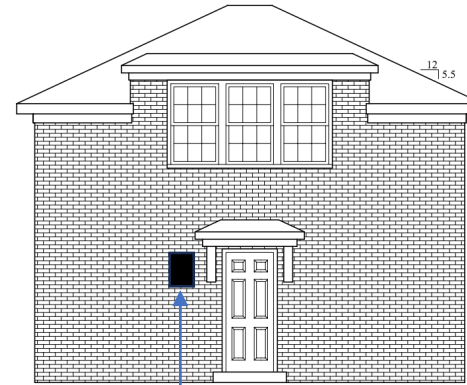
Side Door Awning:

Forty-five degree concave
curved roof section across the front with the
ends at a steep angle to create a broader
face across the top of the awning. Sweep comes
standard with 4" x 1.5" valance. Metal

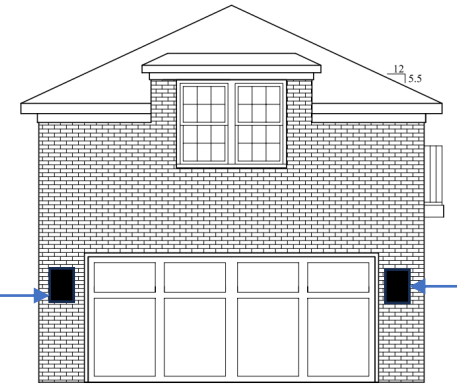


Lights: ■

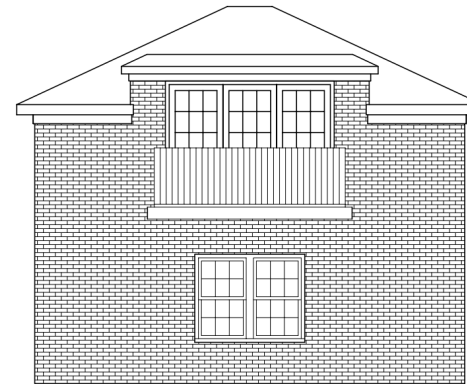
1 Carriage light at side door
2 Carriage lights on either side of garage
Lights will likely be electric (considering gas)
in either bronze or black



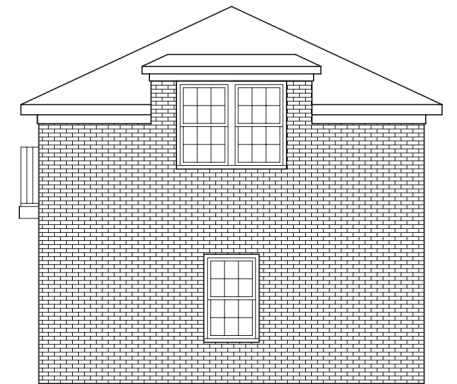
① FRONT ELEVATION - GARAGE
SCALE: 1/4" = 1'-0"



② RIGHT ELEVATION - GARAGE
SCALE: 1/4" = 1'-0"



④ REAR ELEVATION - GARAGE
SCALE: 1/4" = 1'-0"



③ LEFT ELEVATION - GARAGE
SCALE: 1/4" = 1'-0"

Railing to match existing railing at home: Wrought Iron

★ Balusters are ½" square

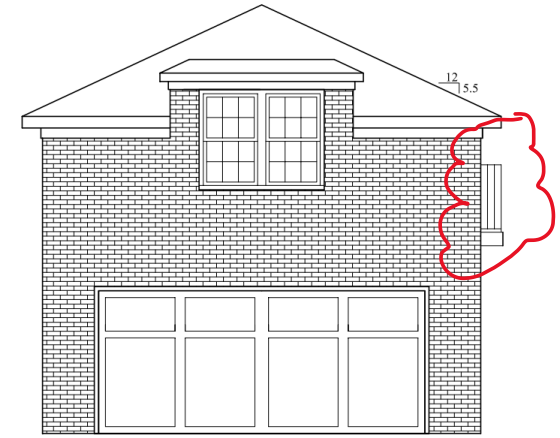
★ Top Rail is 1 ½" flat

★ Bottom Rail is 1 ½" flat

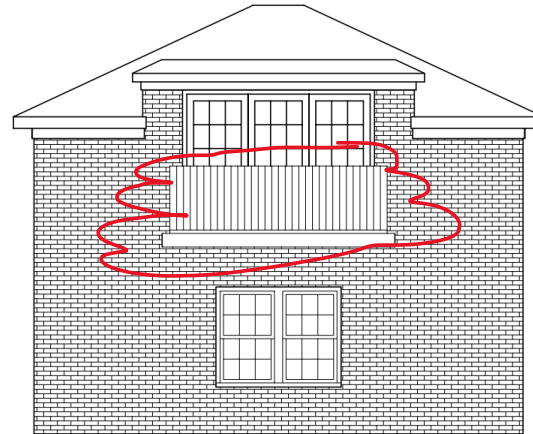
★ End Posts are 1" x 1" square



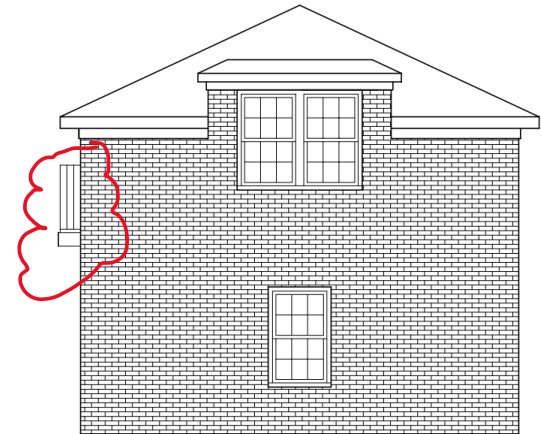
1 FRONT ELEVATION - GARAGE
SCALE: 1/4" = 1'-0"



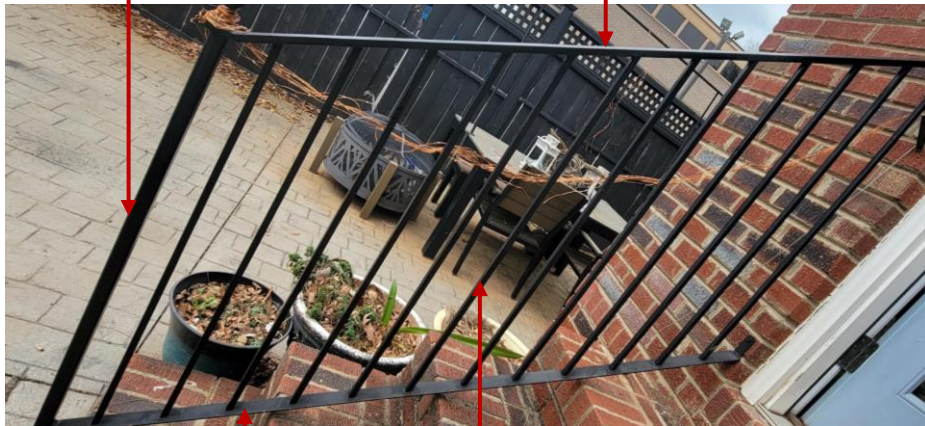
2 RIGHT ELEVATION - GARAGE
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION - GARAGE
SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION - GARAGE
SCALE: 1/4" = 1'-0"



Pool Details:

Approximately 12 X 12 Plunge Pool (examples shown)

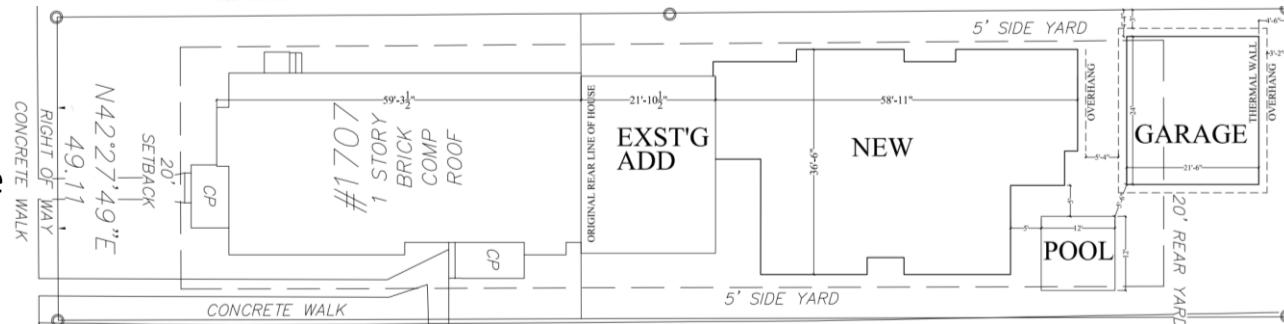
- Inground pool with approximately 12" stone coping
- Pool equipment will be installed just beyond pool and semi screened by plants



Natural Grade of Lot

Front to back the lot has a natural downhill grade. Measured from the current finished floor at the rear of the home to the middle of the rear yard, there is approximately 7 ½ foot drop in elevation across this span to the lowest point.

This allows the addition to connect naturally to the current home and grade which is 3 feet lower than current rear elevation. It maintains a minimal ridge line increase of 2 feet.



Yard Slope: Front
Street Level

