

Agenda Supplement

June 12, 2024
HDC Meeting

Applicant Submitted Information

FRONT PORCH ADDITION

2. 825 Romany Rd (PID 12309513)
HDCRMI-2023-01092
Dilworth
Emily Hultquist, Applicant

SITE CHANGES, AFTER THE FACT

12. 928 Ideal Wy (PID 12112201)
HDCRMIA-2023-01195
Dilworth
Mike Whitehead, Applicant

REAR ADDITION

8. 513 Grandin Rd (PID 07102302)
HDCRMA-2023-01093
Wesley Heights
Shelley Hughes, Applicant

CONTINUED FROM THE MAY MEETING

13. 501 N Poplar St (PID 07803623)
HDCRMA-2023-00988
Fourth Ward
Ryan Baird, Applicant

ADDITION

10. 927 East Bv (PID 12311311)
HDCCMA-2023-00991
Dilworth
Erik Winer, Applicant

FRONT PORCH ADDITION

2. 825 Romany Rd (PID 12309513)

HDCRMI-2023-01092

Dilworth

Emily Hultquist, Applicant

MECKLENBURG COUNTY,
CHARLOTTE, N. C.
ROMANY ROAD: 800 BLOCK
(DILWORTH)
HOUSES

MK700

N87-11-1484-1499

SS # MK70

NONCONTRIBUTOR



REAR ADDITION

8. 513 Grandin Rd (PID 07102302)

HDCRMA-2023-01093

Wesley Heights

Shelley Hughes, Applicant



A black and white illustration of a spiral staircase viewed from above. The stairs are represented by a series of white, triangular steps radiating from a central circular point. Each step is bordered by a thin black line. A thick black line forms the outer edge of the spiral. The background consists of dense, parallel black hatching lines, creating a strong contrast with the white steps. The overall effect is a minimalist and geometric representation of a spiral staircase.

SHELLEY HUGHES DESIGN

NC/SC: 704.575.9594
COLORADO: 720-420-0802
HELLEY@SHELLEYHUGHESDESIGN.COM
WWW.SHELLEYHUGHESDESIGN.COM

D

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CONSTRUCTION
OR DESIGN DEV. ONLY

UNLESS YOU HAVE BEEN GIVEN
ALL RIGHTS RESERVED, DRAWINGS & CONFIGURATIONS MAY

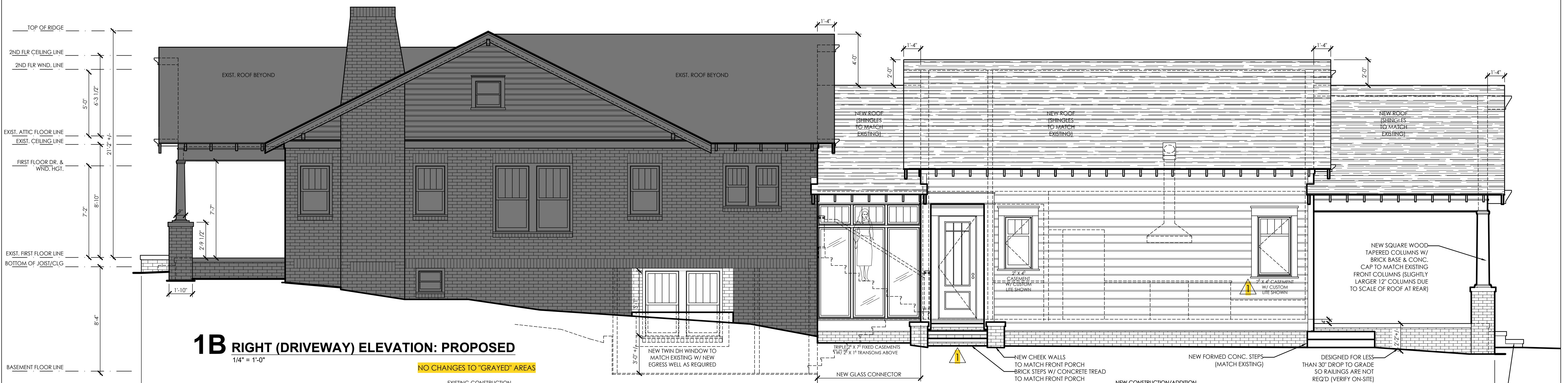
1 RIGHT(DRIVEWAY) ELEVATION: EXISTING/AS-BUILT

1/4" =

HISTORIC DISTRICT EXTERIOR REQUIREMENTS:

1. CONTRACTOR TO SUBMIT SPECS FOR NEW WINDOWS/DOORS TO DESIGNER AND/OR HDC STAFF FOR APPROVAL OF DETAILS PRIOR TO ORDERING.

ALL NEW WINDOWS TO BE WOOD OR WOOD-LIKE WINDOWS WITH PATTERN ON ELEVATIONS BY JELDWEN SITELINE, SIERRA PACIFIC, OR EQUAL TO MEET HISTORIC GUIDELINES. WITH SIMULATED DIVIDED LIGHTS (SDL'S) WITH PUTTY PROFILE MUNTINS. ***GRILL BETWEEN THE GLASS, VINYL AND VINYL REPLACEMENT WINDOWS, ALUM. WINDOWS, AND CLAD WINDOWS WILL NOT BE ACCEPTED PER HDC GUIDELINES. CONSULT WITH DESIGNER AS NEEDED.
 2. ALL SIDING, TRIM/CASING, CORNER BOARDS, EAVES, ETC. ON EXTERIOR TO MATCH EXISTING DETAILS AND TO BE WOOD GERMAN LAP SIDING TO MATCH EXISTING W/ 1X6 CORNER BOARDS. REPAIR ROTTED WOOD WHEN NEEDED, ONLY REPLACE WHEN REPAIR IS NOT AN OPTION. FIBER CEMENT SIDING IS NOT ALLOWED.
 3. ALL EXISTING MASONRY IS TO REMAIN UN-PAINTED PER HDC REQUIREMENTS. WOOD ELEMENTS CAN BE PAINTED PER OWNER



1B RIGHT (DRIVEWAY) ELEVATION: PROPOSED

1/4"

NO CHANGES TO "GRAYER" ARE

NO CHANGES TO "GR...

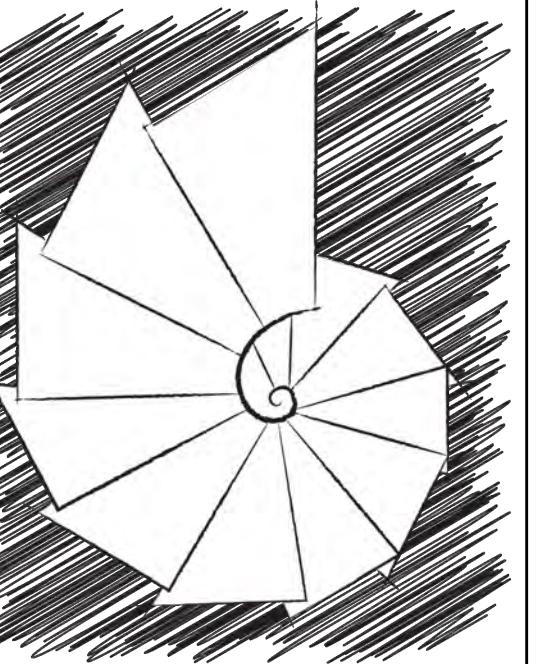
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SHEET TITLE
**ELEVATIONS: EXISTING AND
PROPOSED NEW**

ISSUE DATE
05.01.2024

SHEET NUMBER

5



**SHELLEY
HUGHES
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513 GRANDIN RD.
CHARLOTTE NC 28208
RENOVATION/ADDITION

CLIENT/PROJECT

DISCLAIMERS AND LIMITS OF LIABILITY
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ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, AND REGULATIONS SHALL BE CONSIDERED AS PART OF PLANS AND SPECIFICATIONS FOR THIS DESIGN AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE VARIANCES OCCUR.

DRAWN BY: SJH

REVISIONS

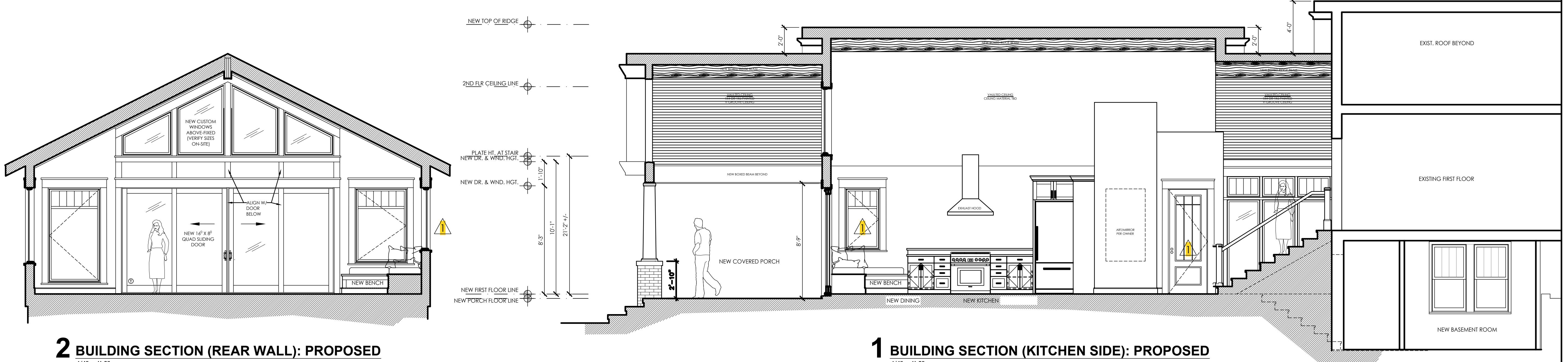
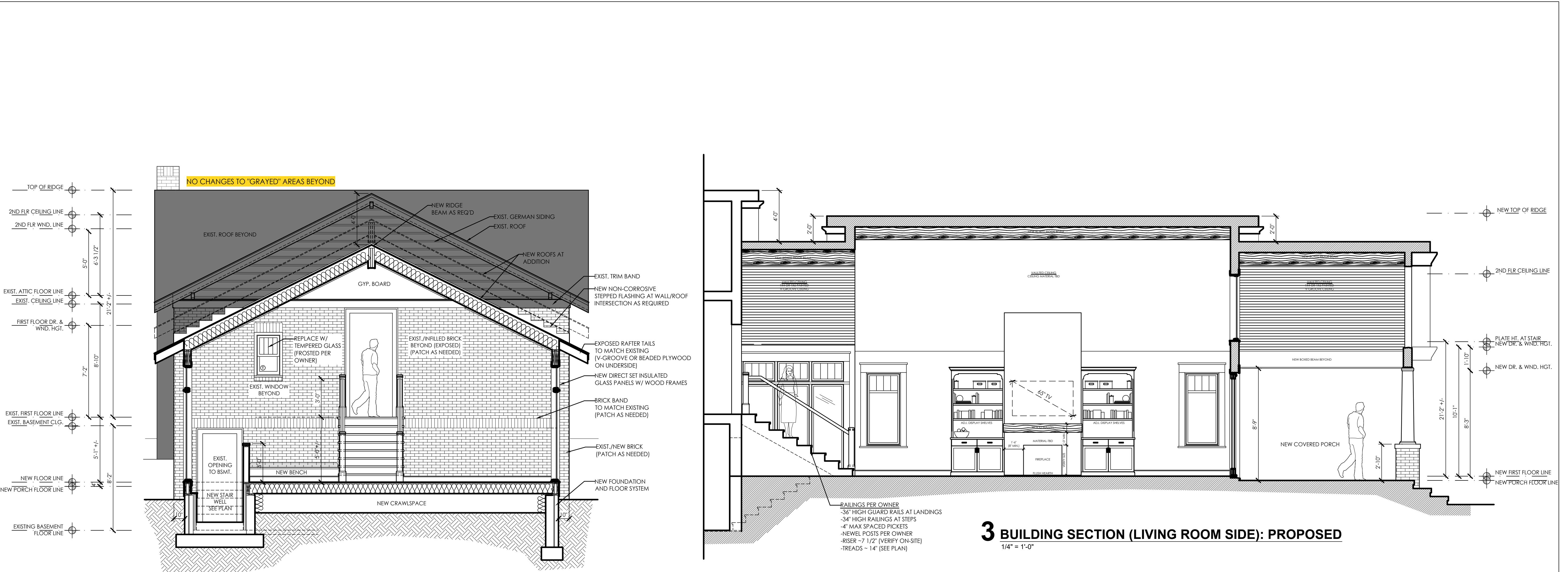
05.14.2024-REVISED WINDOW HT.
AT KITCHEN BANQUET FOR OPTION TO EXTEND KITCHEN CABINETS

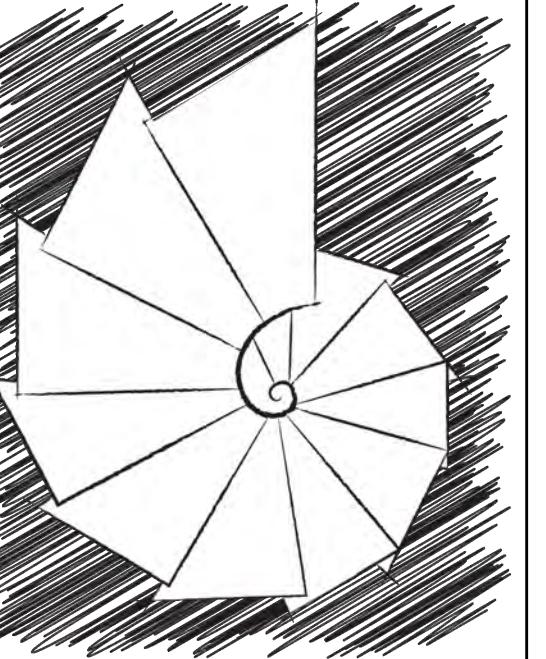
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SHEET TITLE
BUILDING SECTIONS & DETAILS

ISSUE DATE
05.01.2024

SHEET NUMBER
7





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DESIGN**

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513 GRANDIN RD.
CHARLOTTE, NC 28208
RENOVATION/ADDITION

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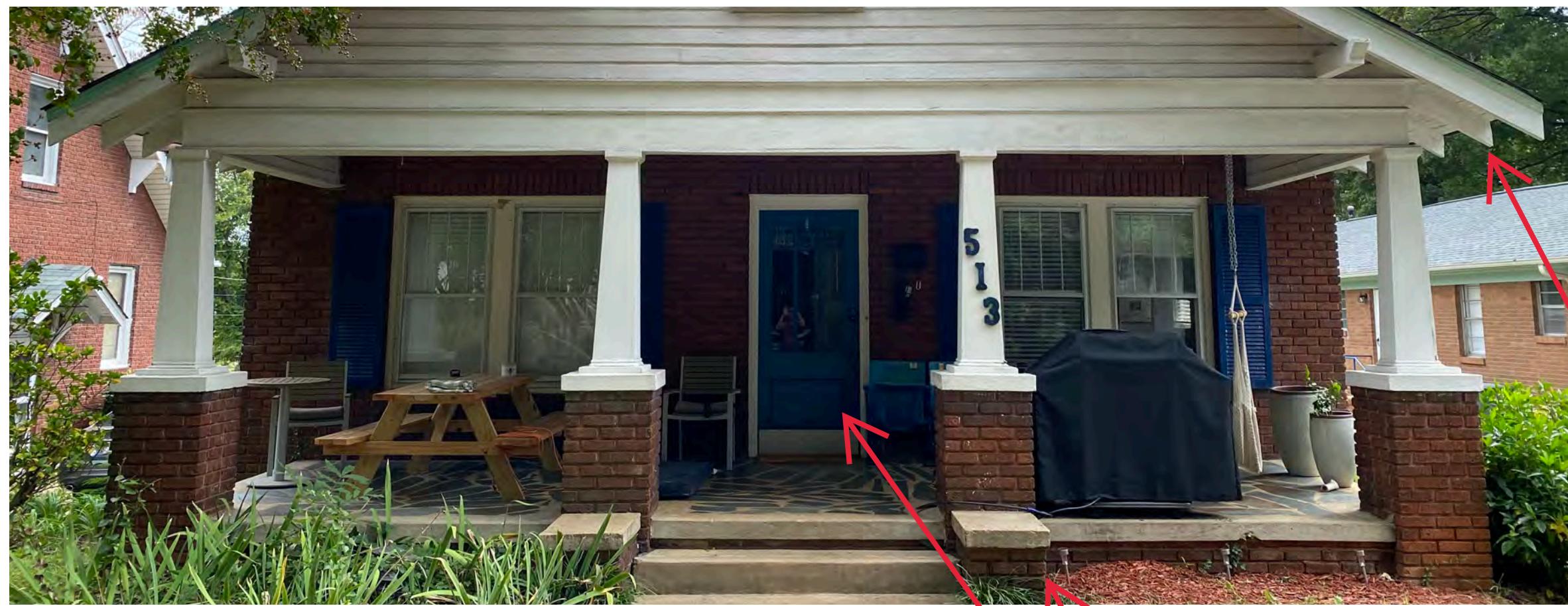
REVISIONS
05.14.2024-REVISED WINDOW HT.
AT KITCHEN BANQUET FOR OPTION TO EXTEND KITCHEN CABINETS

NOT FOR CONSTRUCTION/DESIGN DEVELOPMENT & PRICING ONLY

SHEET TITLE
DETAILS & SECTIONS

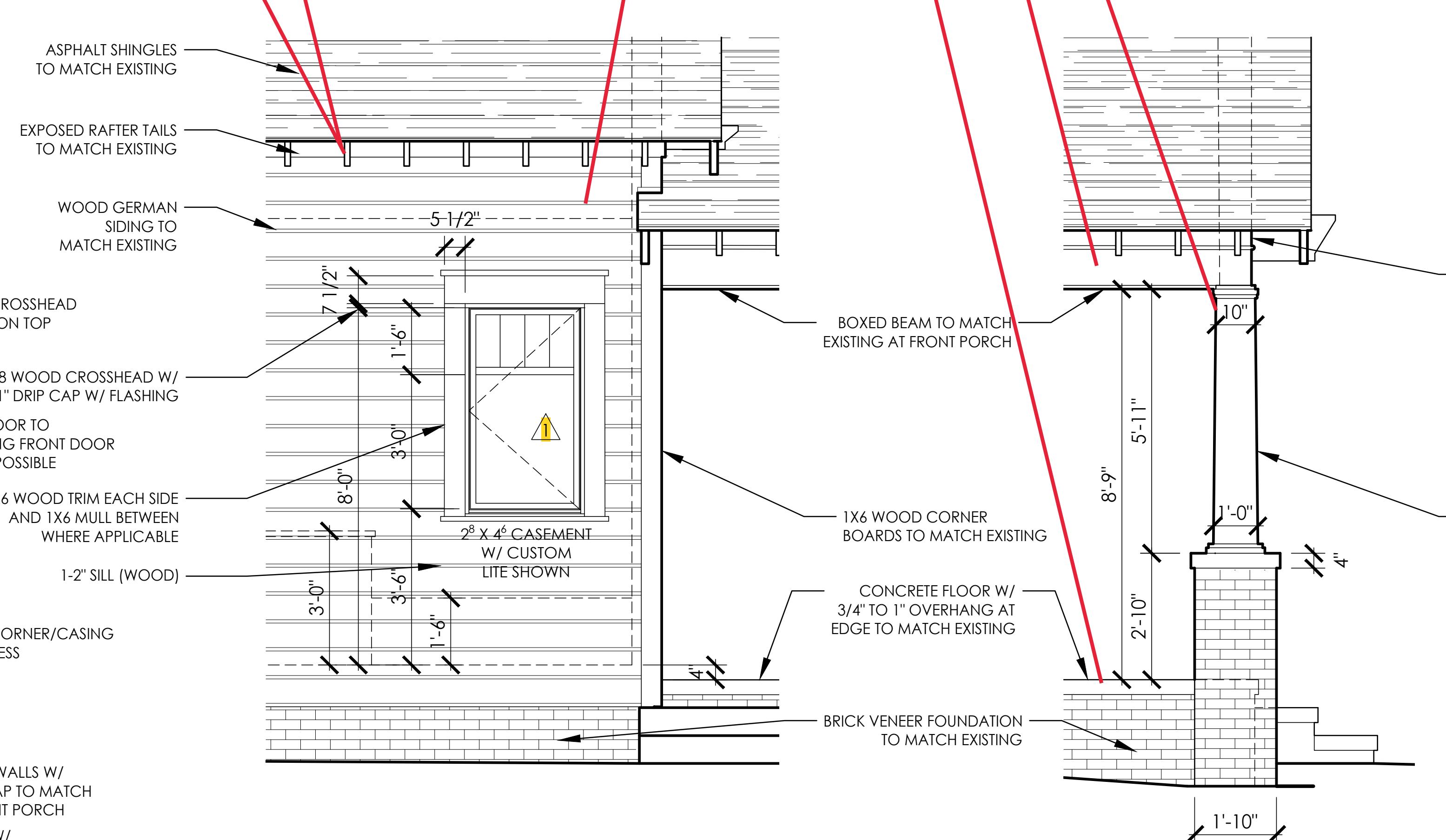
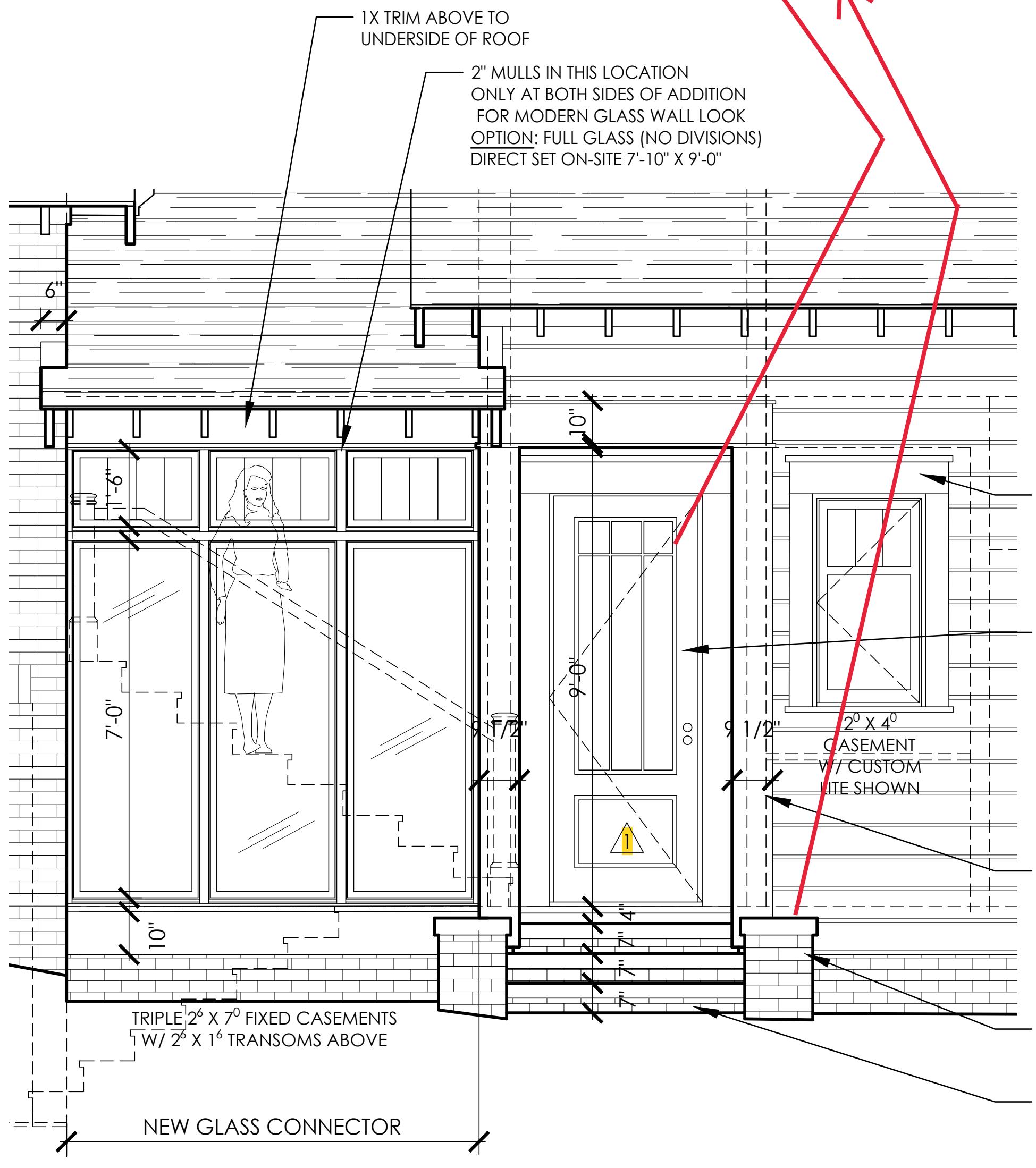
ISSUE DATE
05.01.2024

SHEET NUMBER
08



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ADDITION

10. 927 East Bv (PID 12311311)

HDCCMA-2023-00991

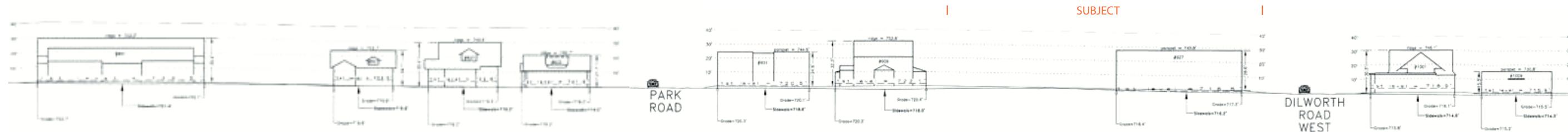
Dilworth

Erik Winer, Applicant

7. STREETSCAPE ELEVATIONS: EAST BLVD

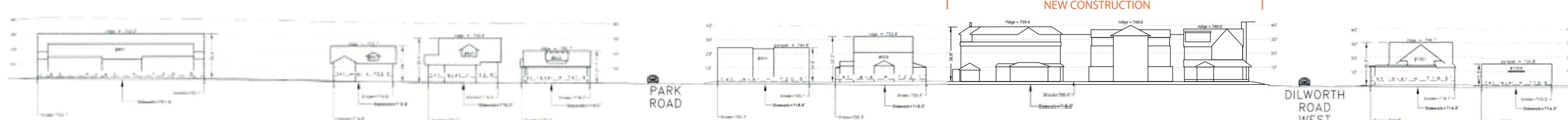
INTEC

INTEC Group, Inc.
2459 WILKINSON BLVD
SUITE 120-C
CHARLOTTE, NC 28208
P: 704.372.7910
www.intecgroup.net



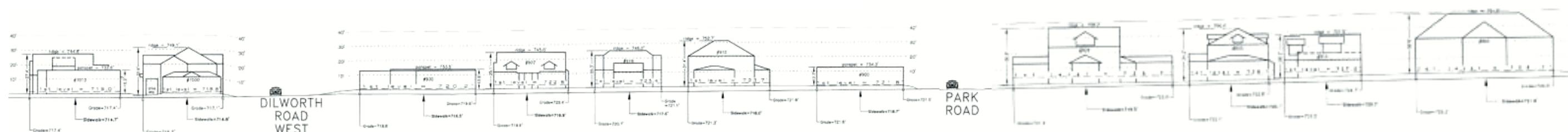
EXISTING

East Bv



PROPOSED

East Bv



EXISTING: OPPOSITE SIDE OF STREET

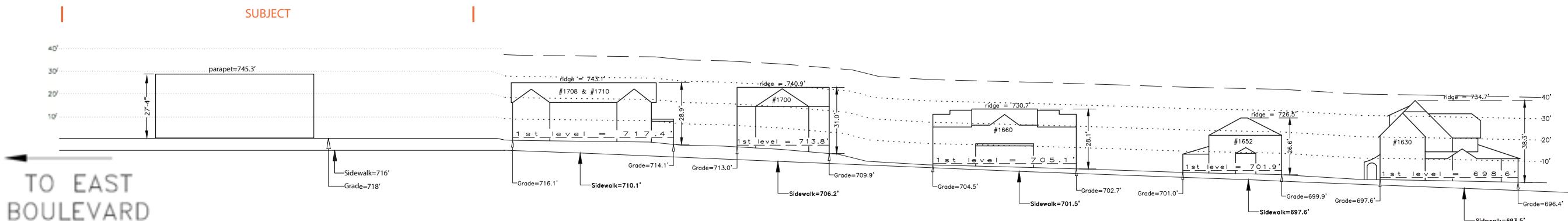
East Bv

Arthritis & Osteoporosis of the Carolinas
927 East Blvd
Charlotte, NC 28203

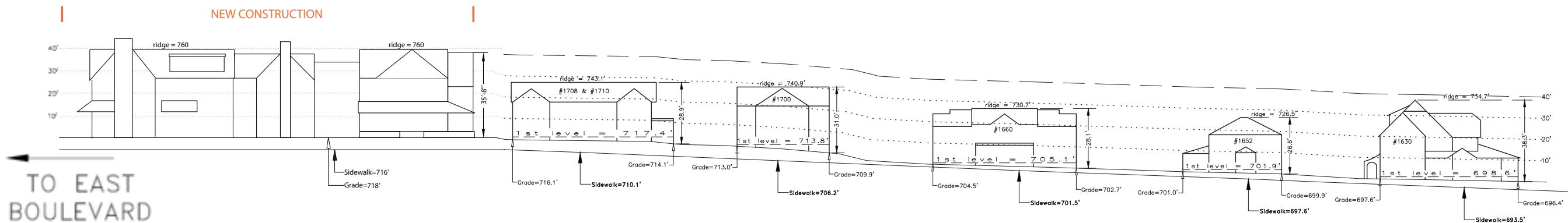
7. STREETSCAPE ELEVATIONS: DILWORTH RD

INTEC

INTEC Group, Inc.
2459 WILKINSON BLVD
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CHARLOTTE, NC 28208
P: 704.372.7910
www.intecgroup.net

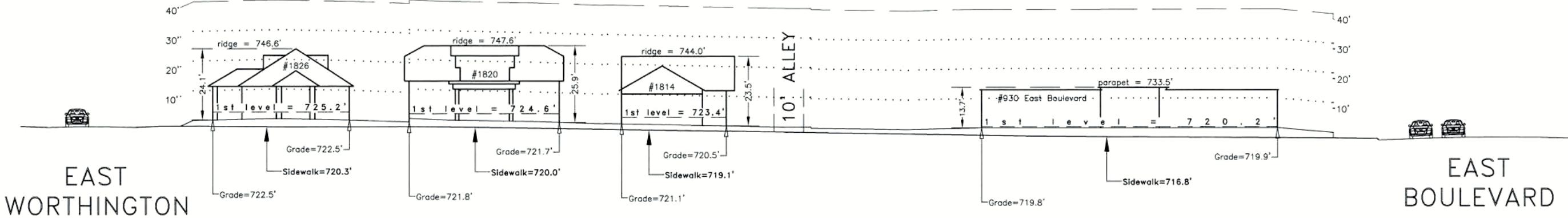


Dilworth Rd W



PROPOSED: 1600-1700

Dilworth Rd W



Dilworth Rd W

Arthritis & Osteoporosis of the Carolinas
927 East Blvd
Charlotte, NC 28203

SITE CHANGES, AFTER THE FACT

12. 928 Ideal Wy (PID 12112201)

HDCRMIA-2023-01195

Dilworth

Mike Whitehead, Applicant

Supplemental Information – 928 Ideal Way

Previous & Current



Changes

- Widened the driveway closest to the house approximately 10' to create motor court for two cars
- Reoriented walkways from the house for better access to drive and sidewalk
- Updated developer foundation planting to add curb appeal, visual interest and plant diversity

Backyard Current Images

- No previous images available
- Previous backyard had minimal and old shrubs
- Cleaned up and installed 19 25 gal. viburnum

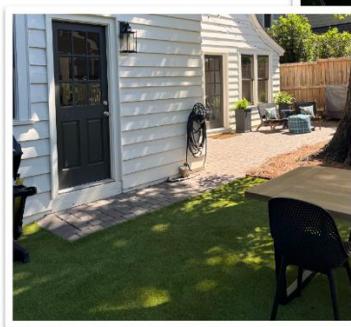


Rear Shared Drive

- Moved 4 panels of upper back fence line over less than 3' to provide better parking and access to shared drive
- The widest point of the shared drive is 21'. The lower portion of the drive is 10'w x 25'.
- This is the same pea gravel that was in place when we purchase the home.

Staff Analysis: Back Patio

- The patio was installed when we purchased.
- The largest part of the patio is 10' x 21' with a small 3' x 9' walkway.
- The material is gray stone in 2 sizes - 8"x6" and 5.5x5.5.



Staff Analysis: Roof Material

- The roofing material is the original copper roofing.
- The perspective of this picture allows that to be seen easier.
- Picture is prior to Doug Ehman's restoration.



Staff Analysis: Casement Window

- Window dimensions are the same. Only interior muntins were changed.
- Catslide has been in place prior to 2020. Backyard visible in both photos. Do not know when it was enclosed.



CONTINUED FROM THE MAY MEETING

13. 501 N Poplar St (PID 07803623)

HDCRMA-2023-00988

Fourth Ward

Ryan Baird, Applicant

Strike-through items have been previously heard and decided upon

Exterior Materials-501 N Poplar St					
Design Options					
Name	HDC Approved	Option#1	Option#1 Approvable?	Option#2	Option#2 Approvable?
Roof Ridge Changes (Less Visible)	-	Edges up to ridge to reduce warranty concerns.			
Solar Panels (Dormers Only)					
Landscape Design					
Name	HDC Approved	Option#1	Option#1 Approvable?	Option#2	Option#2 Approvable?
Driveway Tracks	Make the carriage tracks and the accented parking areas out of concrete as opposed to gray brick.	Carriage tracks per parking space, hidden by required privacy fence.	Denied 5/8/24	One set of carriage tracks.	
Stone Water Feature	-	Stone Fountain		-	
Minor Water Feature	-	Minor Stone Water Feature			
Driveway Lighting	Applicant working with Staff for approval	Lantern fixtures above each garage door.		Lantern hung from a post or flood lights.	
Landscape Plan Updates	-	Landscaping updated. Trench drains added.			
Planting Strip Infill					
Exterior Materials					
Name	HDC Approved	Option#1	Option#1 Approvable?	Option#2	Option#2 Approvable?
Main Porch Flooring	Wood tongue-and-groove boards laid perpendicular. Work with staff.	Terracotta with brick rowlock border.	New App Required	Lumberock Marine Grade Smooth Porch Board, Composite tongue-and-groove or All-Brick	
Composite Trim	Wood	Flat TruExterior cementitious made to stand proud (See mock-ups)			
Window Structure	Jeld-Wen Siteline Clad-Wood Windows	Fibrex, Andersen A-Series		Aluminum-clad fibrex Andersen E-Series on front elevations, Fiberglass on side and rear elevations.	
Upper Deck Railings - Top Rail	Wood	Extira Composite			
Upper Deck Railings - Spindle	Wood	Extira Composite			
Garage Door	As Shown	Extira Composite		-	
Trim Details					
Name	HDC Approved	Option#1	Option#1 Approvable?	Option#2	Option#2 Approvable?
Corner Boards	Wood	TruExterior Trim		Trim Series by James Hardie	
Frieze	Wood	TruExterior Trim		Trim Series by James Hardie	
Fascia	Wood	TruExterior Trim		Trim Series by James Hardie	
Band Trim	Wood	TruExterior Trim		Trim Series by James Hardie	
Trim - Porch Beam	Wood	TruExterior Trim		Trim Series by James Hardie	
Window Trim	Wood	TruExterior Trim		Trim Series by James Hardie	
Window - Crown Molding	Wood	Extira Composite			
Door Trim	Wood	TruExterior Trim		Trim Series by James Hardie	
Door - Crown Molding	Wood	Extira Composite			
Door - Base Cap Molding	Wood	Extira Composite			
Cornices - Trim Boards	Wood	TruExterior Trim		Trim Series by James Hardie	
Cornices - Crown Molding	Wood	Extira Composite			
Soffit	Wood	Soffit Panel Series by James Hardie - smooth vented cementitious soffit.			
Brackets, Types A-D	Wood	Extira Composite			
Brackets, Types E-G	Wood	Extira Composite			
Landscaping Materials					
Name	HDC Approved	Option#1	Option#1 Approvable?	Option#2	Option#2 Approvable?
Fencing	Work with staff	Extira Composite	Denied 5/8/24	Wood	
Garden-Gate Entry	Work with staff	Extira Composite	Denied 5/8/24	Wood	
Driveway Gate	Work with staff	Extira Composite	Denied 5/8/24	Wood	