

# 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

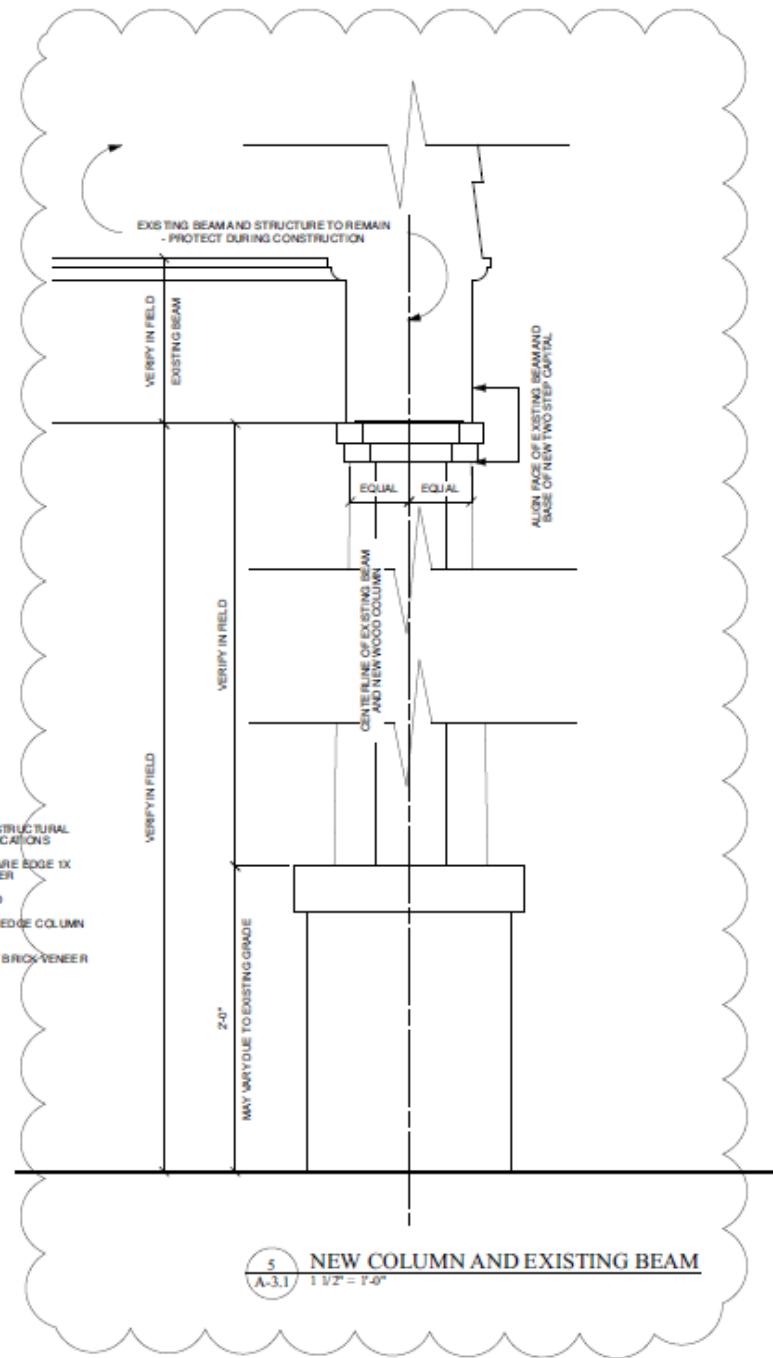
416 Hermitage Court  
Charlotte, North Carolina

### Staff Analysis/ Comment

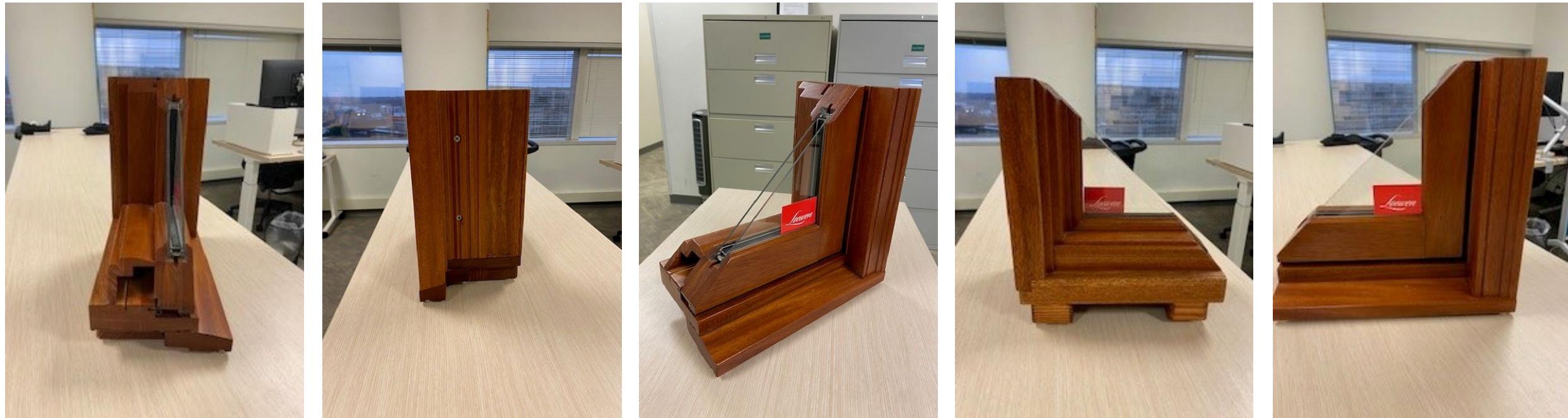
Please note that there is currently a second floor existing at 416 Hermitage Court. Our intent is to rework the existing space under this existing roof with new additional square footage at the rear.

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 emphasize 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 (Formerly 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.

Minimum Lot Area
Minimum Lot Width
Typical Minimum Front Setback
Minimum Side/Rear Setback**
Maximum Building Height

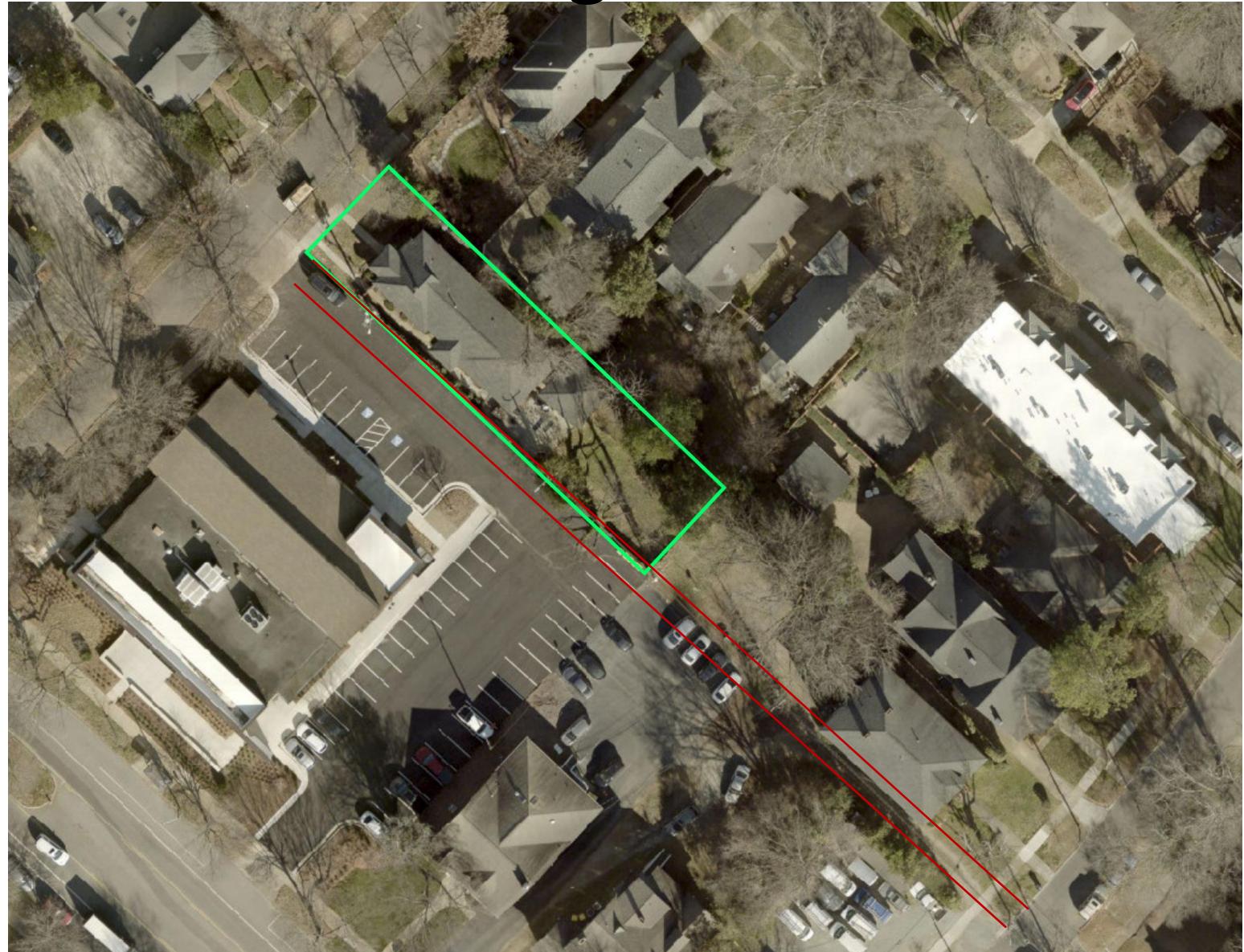
N2-B	
Multi-Family Attached	Multi-Family Stacked
3,000 sq ft	12,000 sq ft
50'	80'
10'-36'	
5'/10'	
	48'

# 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%.

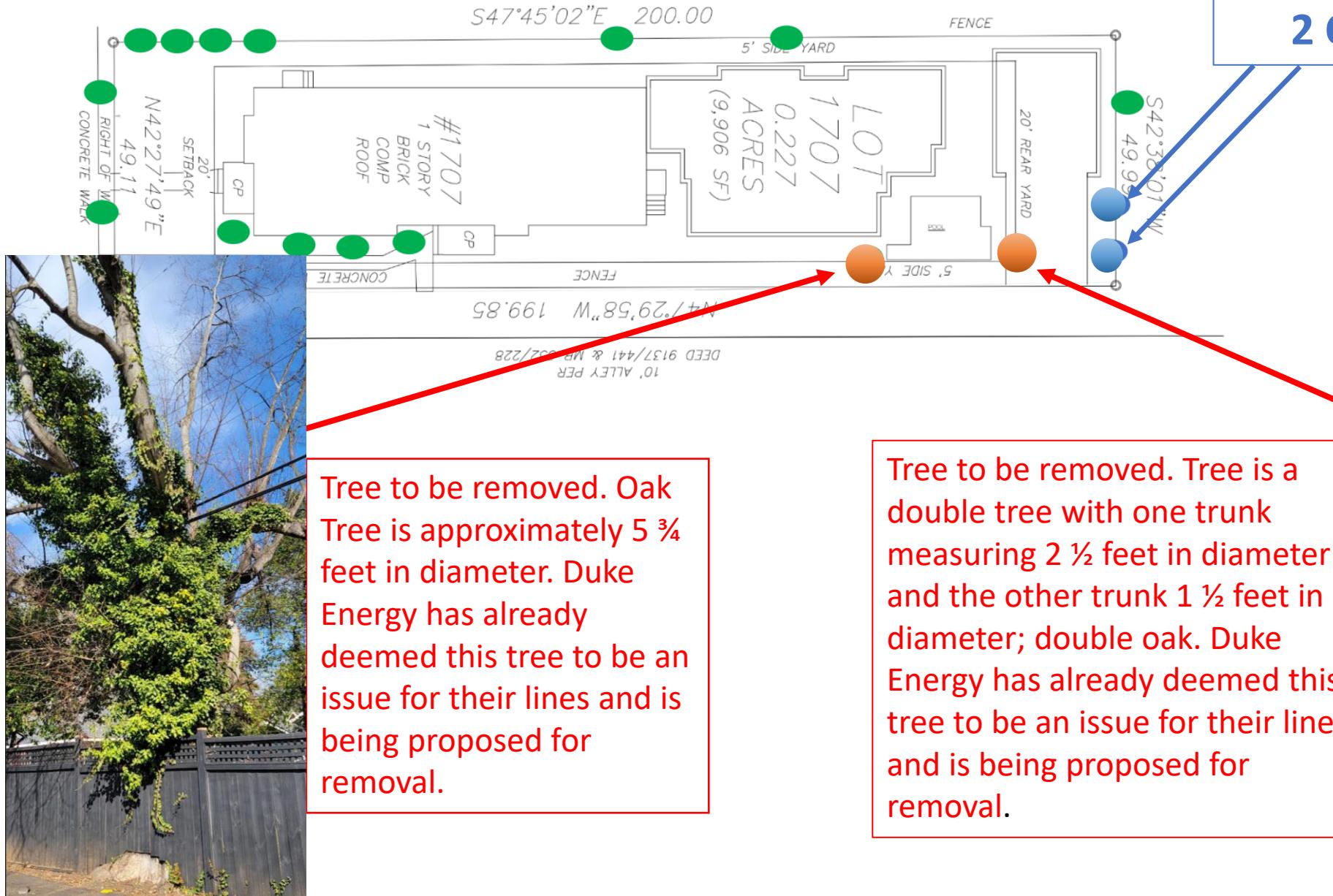
#### Rear Yard Open Space Calculations Worksheet

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).

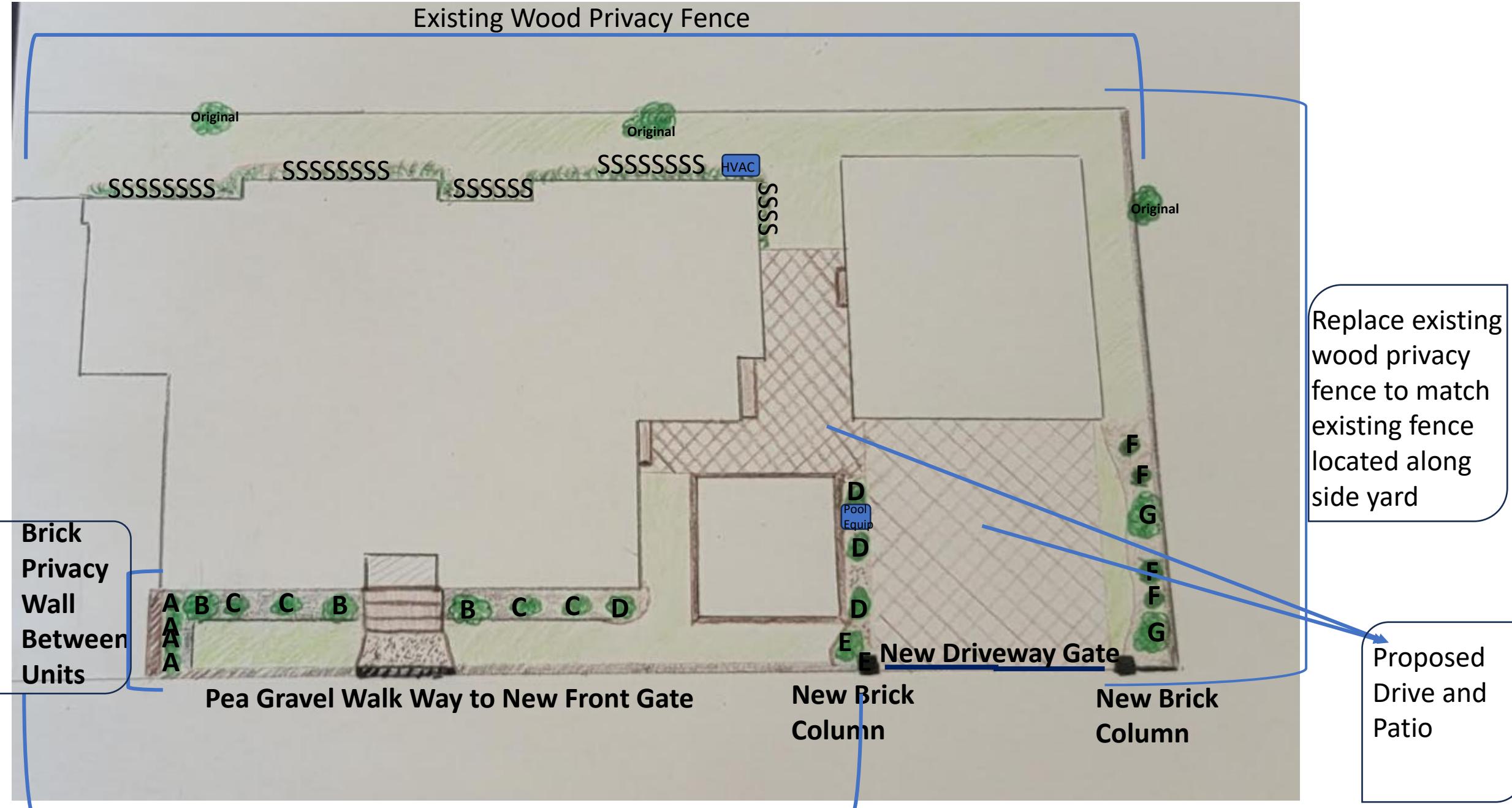
The following is an example, please customize to fit the specific project being proposed.

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



# 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

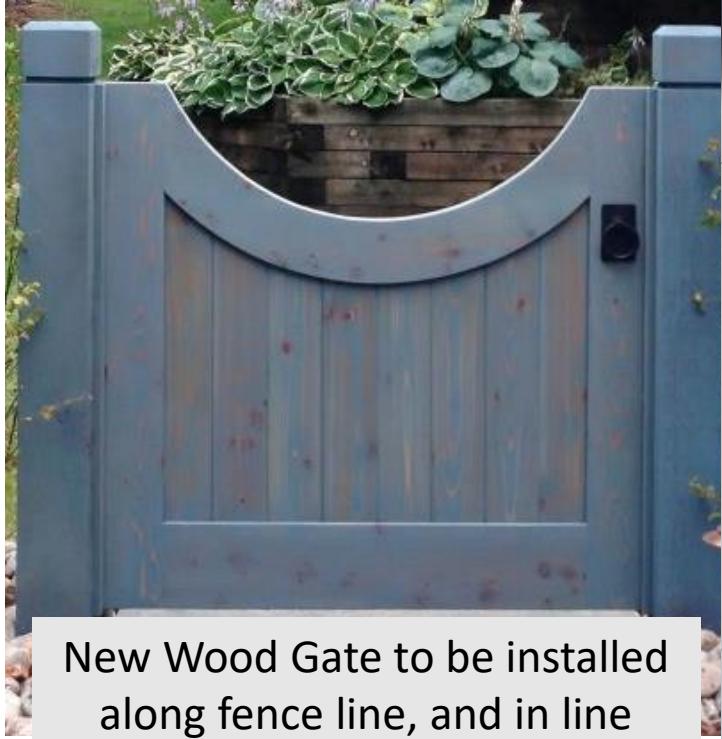
- **Option 1**
  - Belgian style paver installed in a pervious process



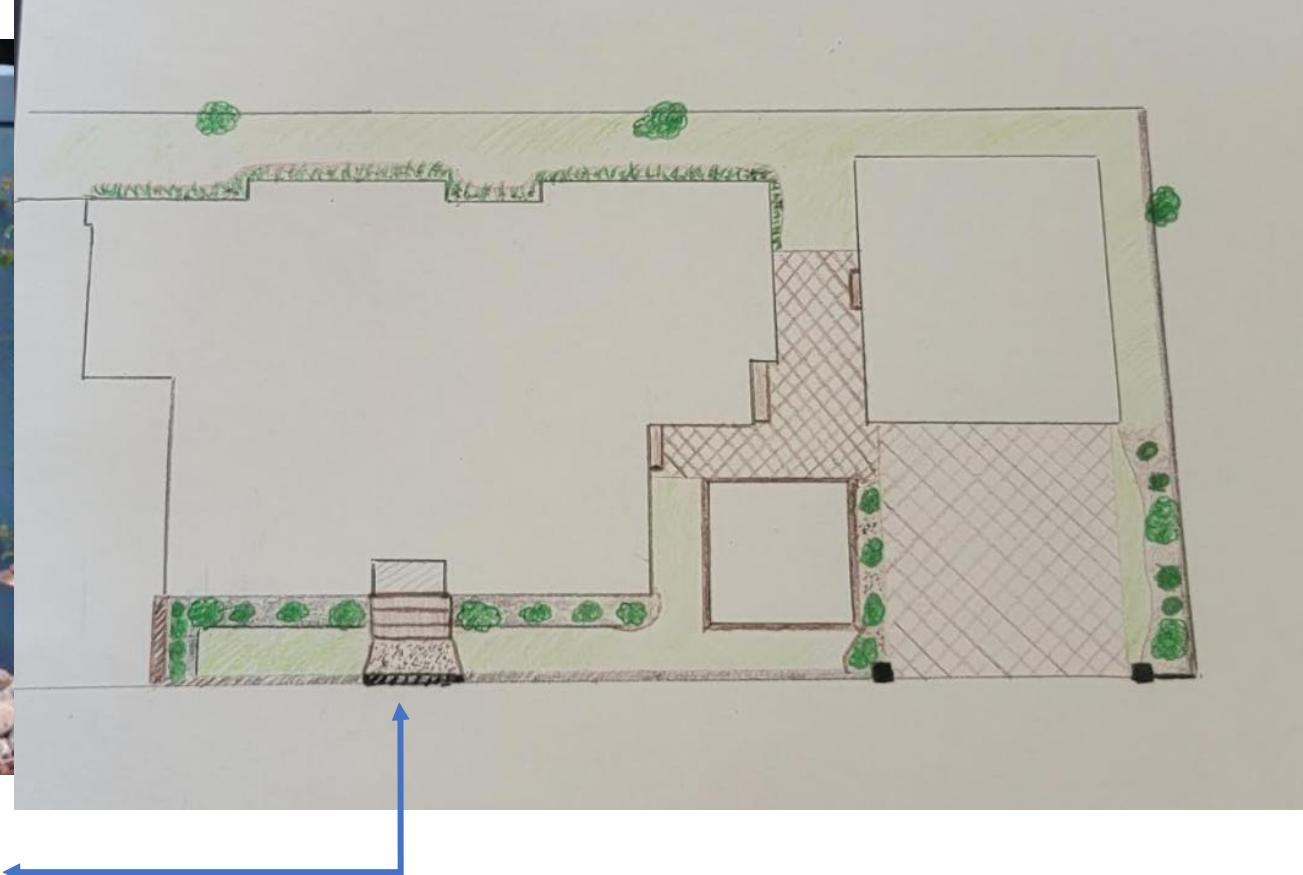
- **Option 2**
  - Pea gravel



# New Pedestrian Gate



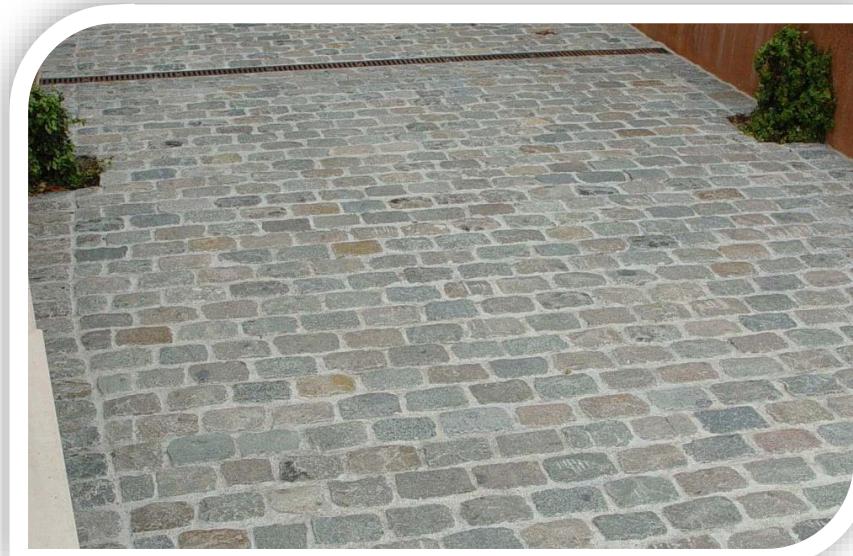
New Wood Gate to be installed along fence line, and in line with the new entrance.  
Example of what is to be installed. Approximately 5 feet tall at its ends.



# Patio: Proposed

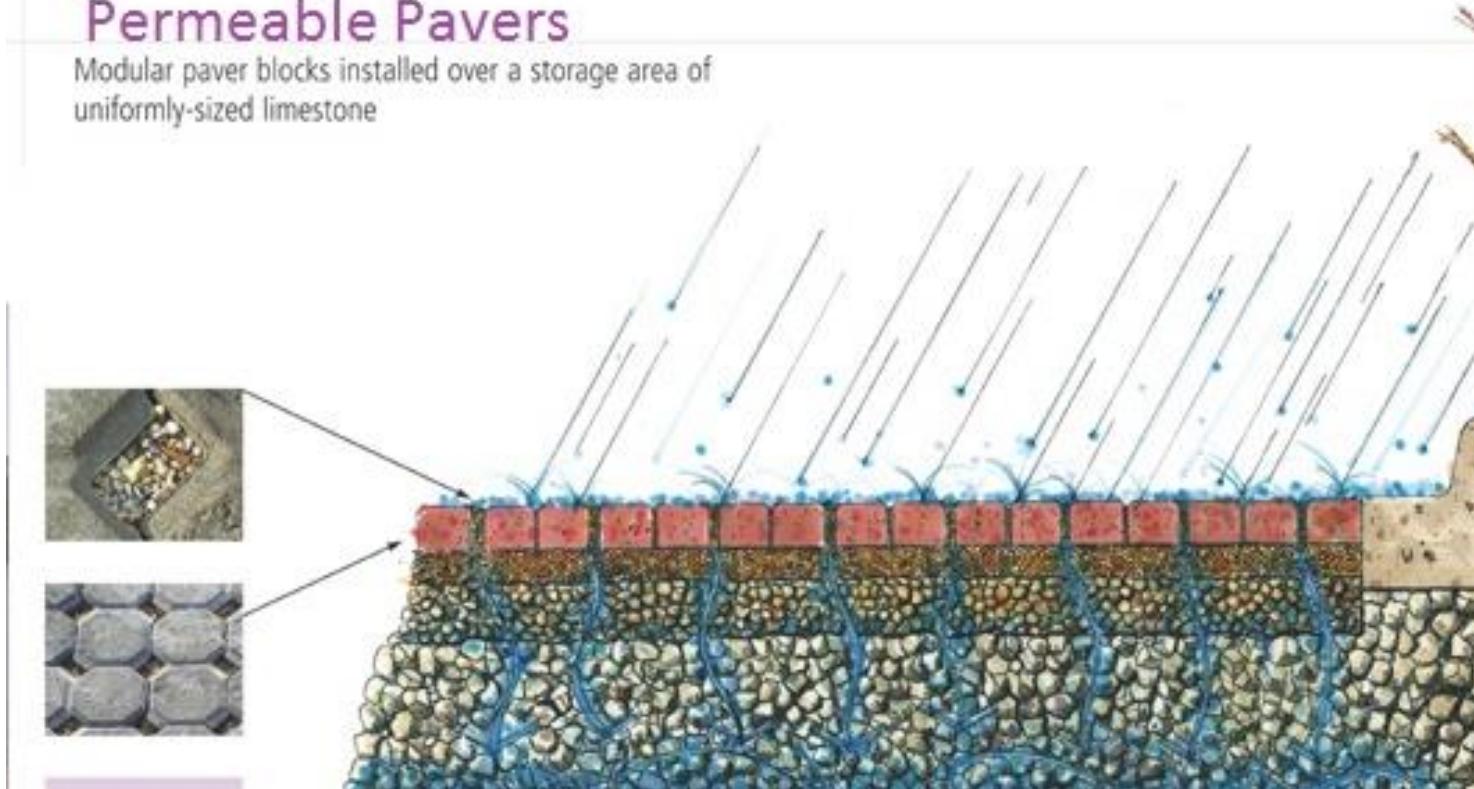
**Does not add to pervious ratios**

- 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:

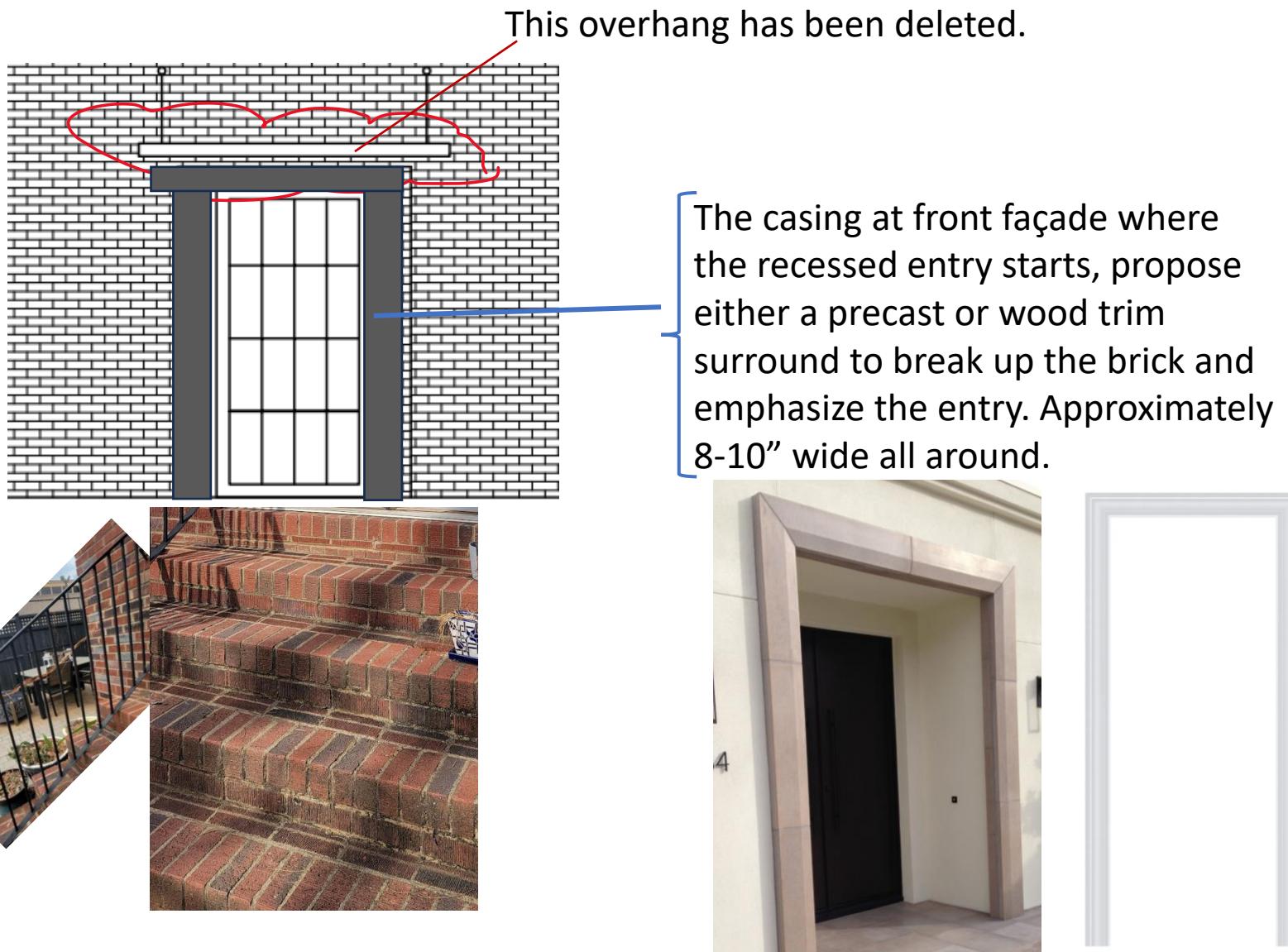
Wood Proposal Examples similar to what exists today all  
mechanicals for auto-gate will be located on interior side of  
gate and fence



# Front Entry

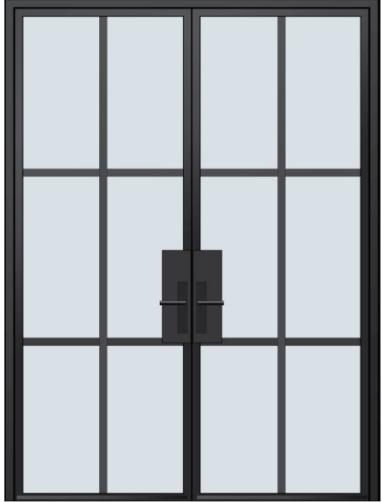


Front entry to have brick stairs leading to front door. Matching current brick stairs already present on the home. If needed based on code, a wrought iron handrail will be installed as shown, to match existing railing on the home and to match the railing on the garage. Gas or electric lantern to be hanging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



# Front Entry

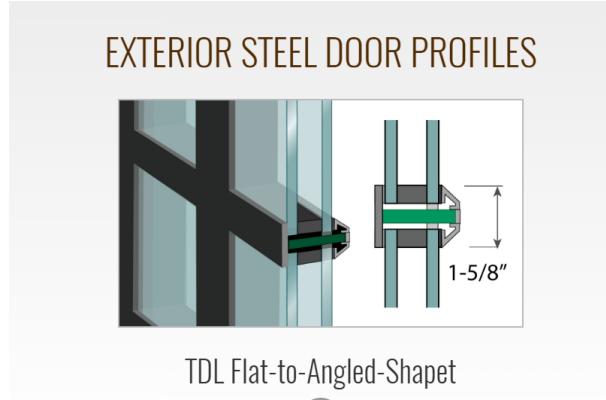
**\*\*Preferred Option\*\***



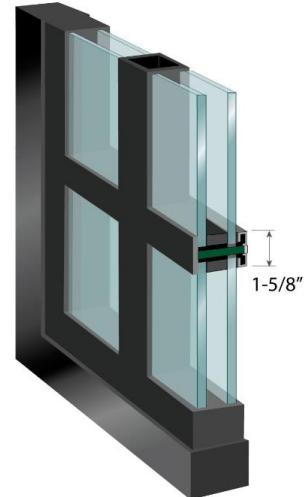
CLASSIC STEEL EXTERIOR DOOR

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



TDL Flat-to-Angled-Shape



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



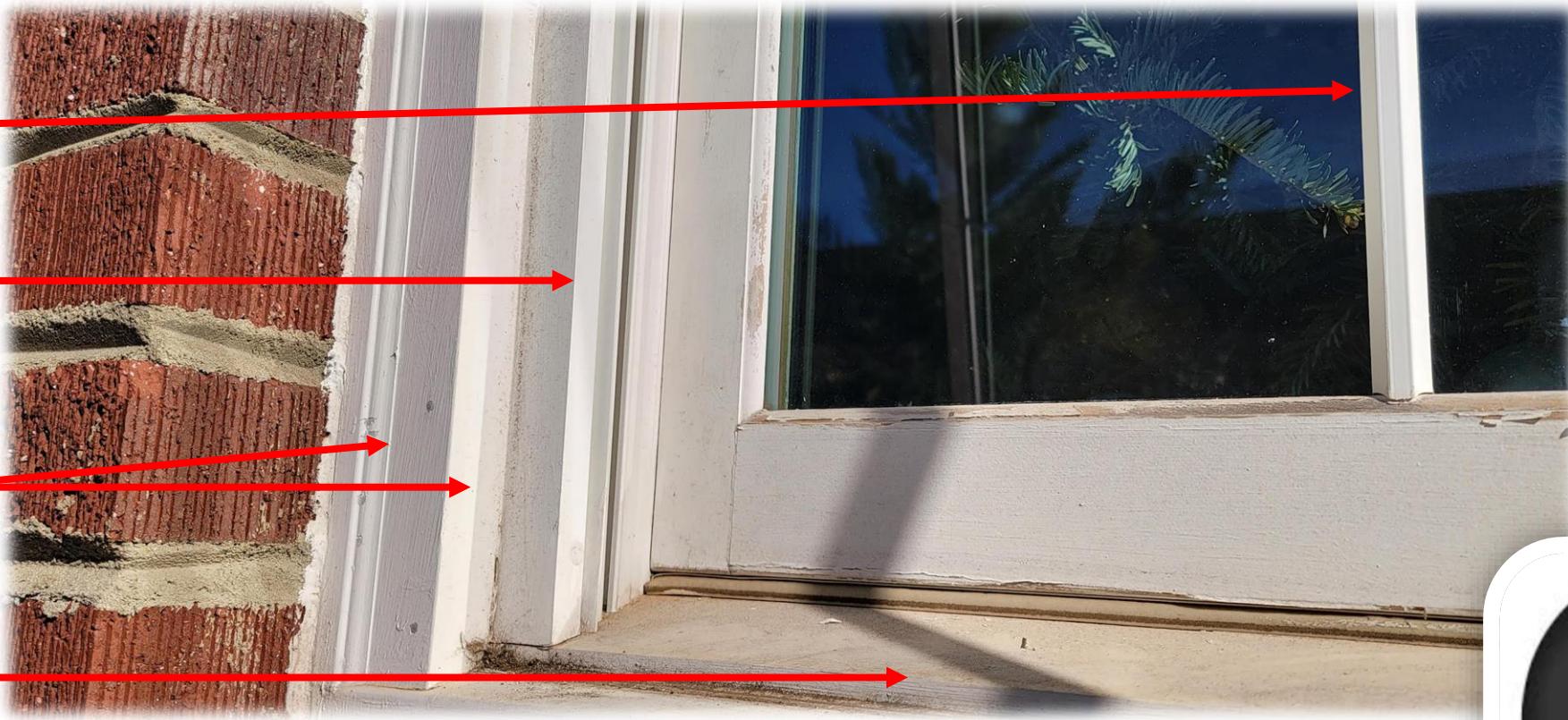
# Window Trim Details

Wood Muntin:  
5/8"

Wood Blind Stop:  
1"

Brick  
Mould/Wood  
Casing: 2" X 1"

Wood Sill: 4" x 1"

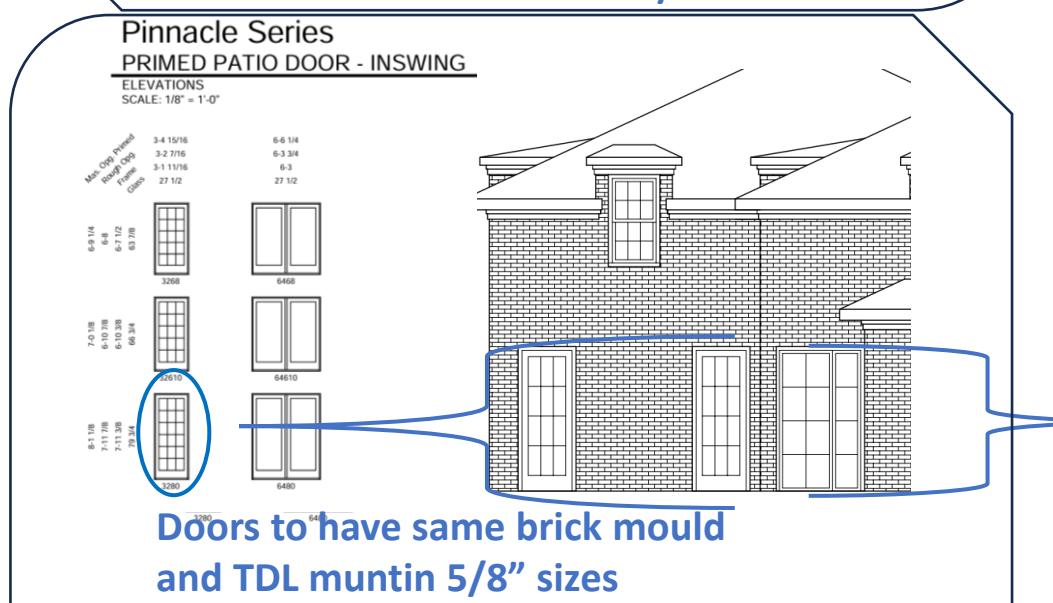
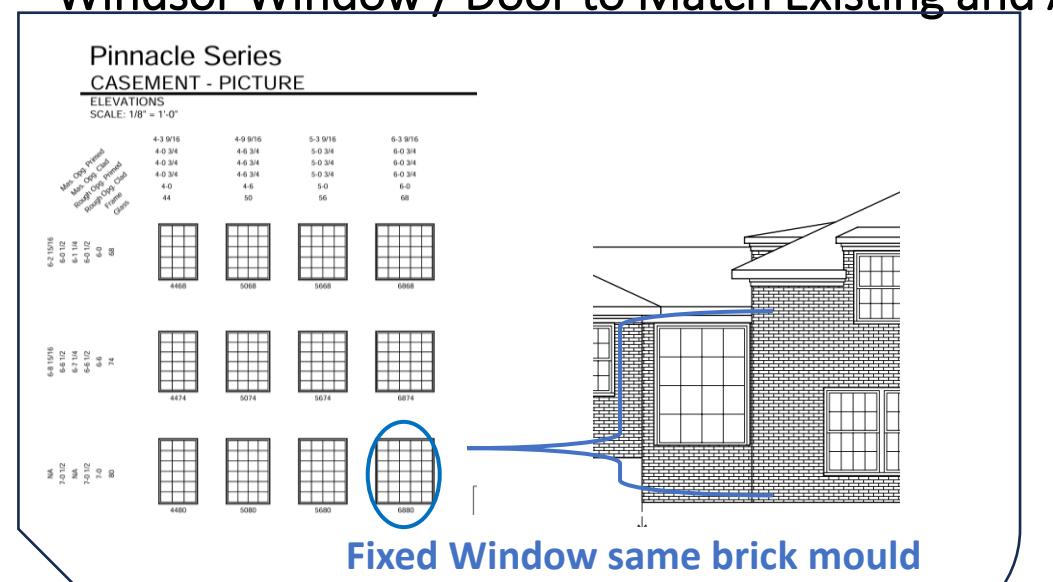


New Addition: Trim Paint Color to likely be on the dark side, Benjamin Moore Onyx

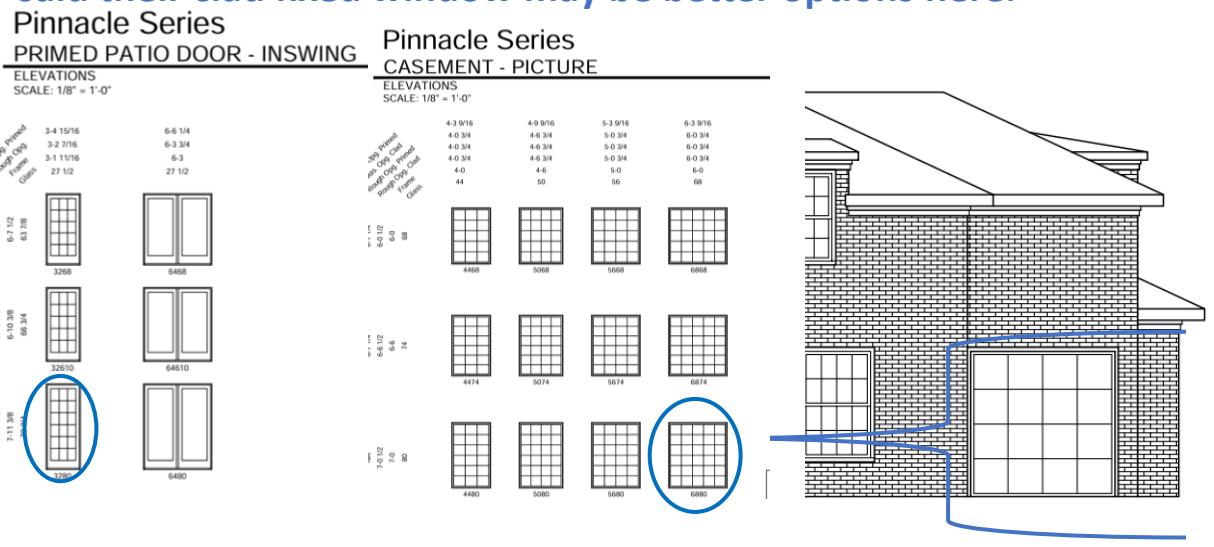


# Large Glass Window, Glass Doors, and Glass Wall:

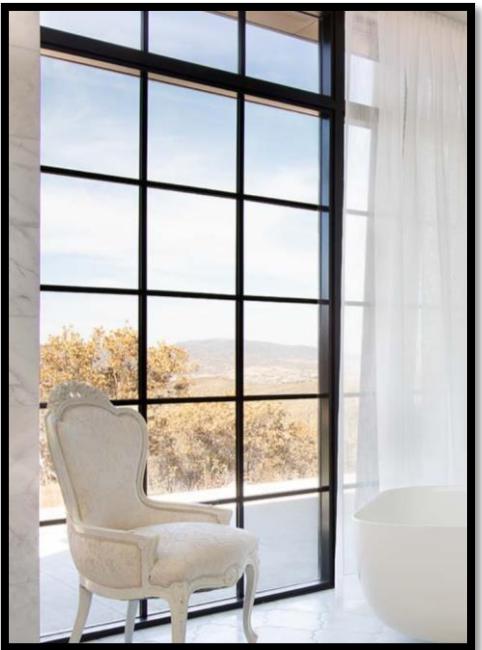
Windsor Window / Door to Match Existing and All New Windows (Pinnacle Series Wood TDL)



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.



# 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)

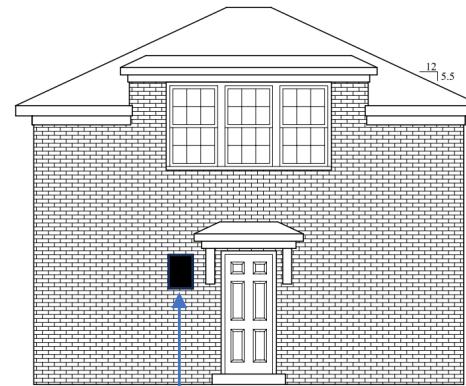
## **Garage Door:**

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.



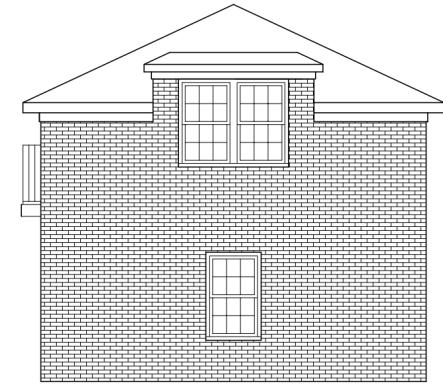
## Side Door:

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



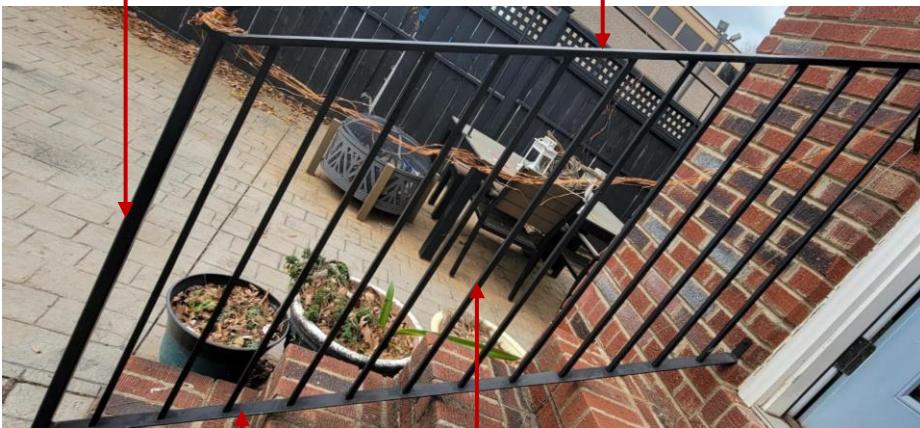
## Lights: ■

- 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

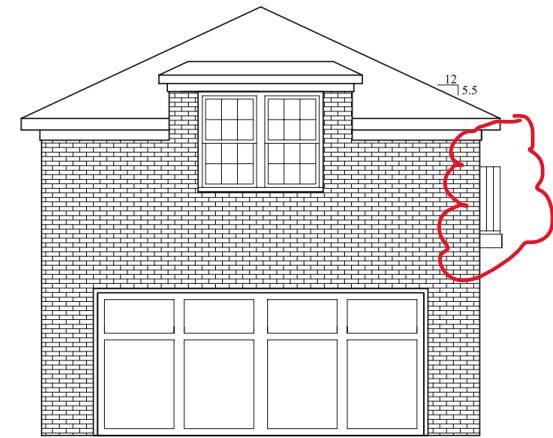


# Railing to match existing railing at home: Wrought Iron

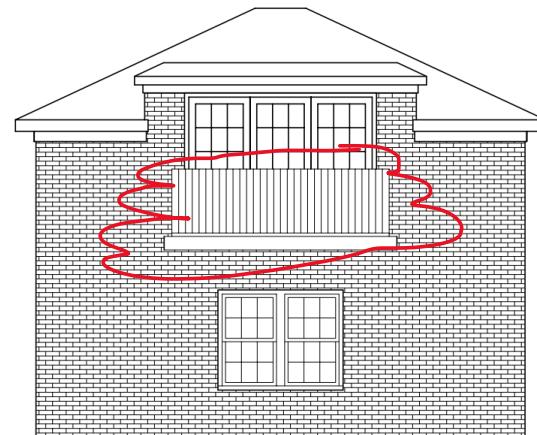
- ◆ Balusters are  $\frac{1}{2}$ " square
- ◆ Top Rail is  $1\frac{1}{2}$ " flat
- ◆ Bottom Rail is  $1\frac{1}{2}$ " flat
- ◆ End Posts are  $1"$  x  $1"$  square



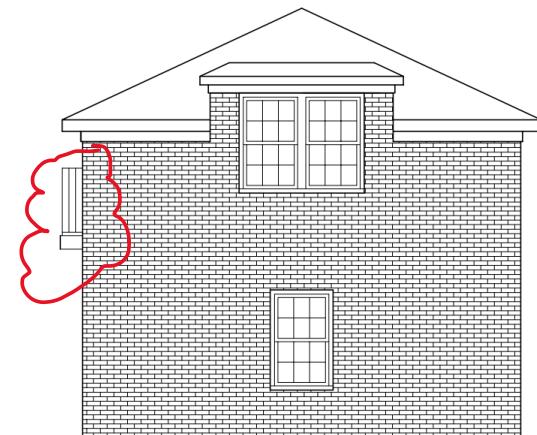
① FRONT ELEVATION - GARAGE  
A7 SCALE:  $1/4"$  =  $1'-0"$



② RIGHT ELEVATION - GARAGE  
A7 SCALE:  $1/4"$  =  $1'-0"$



④ REAR ELEVATION - GARAGE  
A7 SCALE:  $1/4"$  =  $1'-0"$



③ LEFT ELEVATION - GARAGE  
A7 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  $7\frac{1}{2}$  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.

