
LOCAL HISTORIC DISTRICT: Hermitage Court

PROPERTY ADDRESS: 407 Hermitage Court

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Tim and Samantha Baier

Details of Proposed Request

Existing Conditions

The existing historic building is a 2-story Dutch Colonial constructed in 1925. Architectural features include a central entry portico supported by oversize brackets, a central front door with sidelights and fanlight, 6/6 double-hung wood windows with operable wood shutters, and wood lap siding with wood corner boards. The house eaves have a unique decorative corbel detail. The lot size is approximately 60' x 181'. Adjacent structures are 1, 1.5, and 2-story single family residences.

Proposal

The proposal is a two-story rear addition that will tie in beneath the existing ridge. The addition increases the size of the existing house by more than 50%. The addition footprint is +/- 21'-6" x 32'-4". Proposed materials are brick foundation, wood lap siding and trim to match existing, and double-hung windows with Simulated True Divided Lights (STDL) in a 6/6 pattern to match existing. Post-construction the rear yard impermeable area will be 28%. There are no impacts to mature canopy trees.

Design Guidelines – Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

| All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria | | | Page # |
|---|---|--|---------|
| Setback | in relationship to setback of immediate surroundings | | 6.2 |
| Spacing | the side distance from adjacent buildings as it relates to other buildings | | 6.3 |
| Orientation | the direction of the front of the building as it relates to other buildings in the district | | 6.4 |
| Massing | the relationship of the buildings various parts to each other | | 6.5 |
| Height and Width | the relationship to height and width of buildings in the project surroundings | | 6.6 |
| Scale | the relationship of the building to those around it and the human form | | 6.7 |
| Directional Expression | the vertical or horizontal proportions of the building as it relates to other buildings | | 6.8 |
| Foundations | the height of foundations as it relates to other buildings in project surroundings | | 6.9 |
| Roof Form and Materials | as it relates to other buildings in project surroundings | | 6.10 |
| Cornices and Trim | as it relates to the stylistic expression of the proposed building | | 6.11 |
| Doors and Windows | the placement, style and materials of these components | | 6.12 |
| Porches | as it relates to the stylistic expression of the proposed building and other buildings in the district. | | 6.14 |
| Materials | proper historic materials or approved substitutes | | 6.15 |
| Size | the relationship of the project to its site | | 6.2 & 3 |
| Rhythm | the relationship of windows, doors, recesses and projections | | 6.12 |
| Context | the overall relationship of the project to its surroundings. | | 6.1-16 |
| Landscaping | a tool to soften and blend the project with the district | | 8.1-11 |

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Analysis

Staff has the following concerns with the proposal:

1. Transition between siding and brick foundation.
2. Left elevation fenestration.
3. Minor revisions may be reviewed by staff.



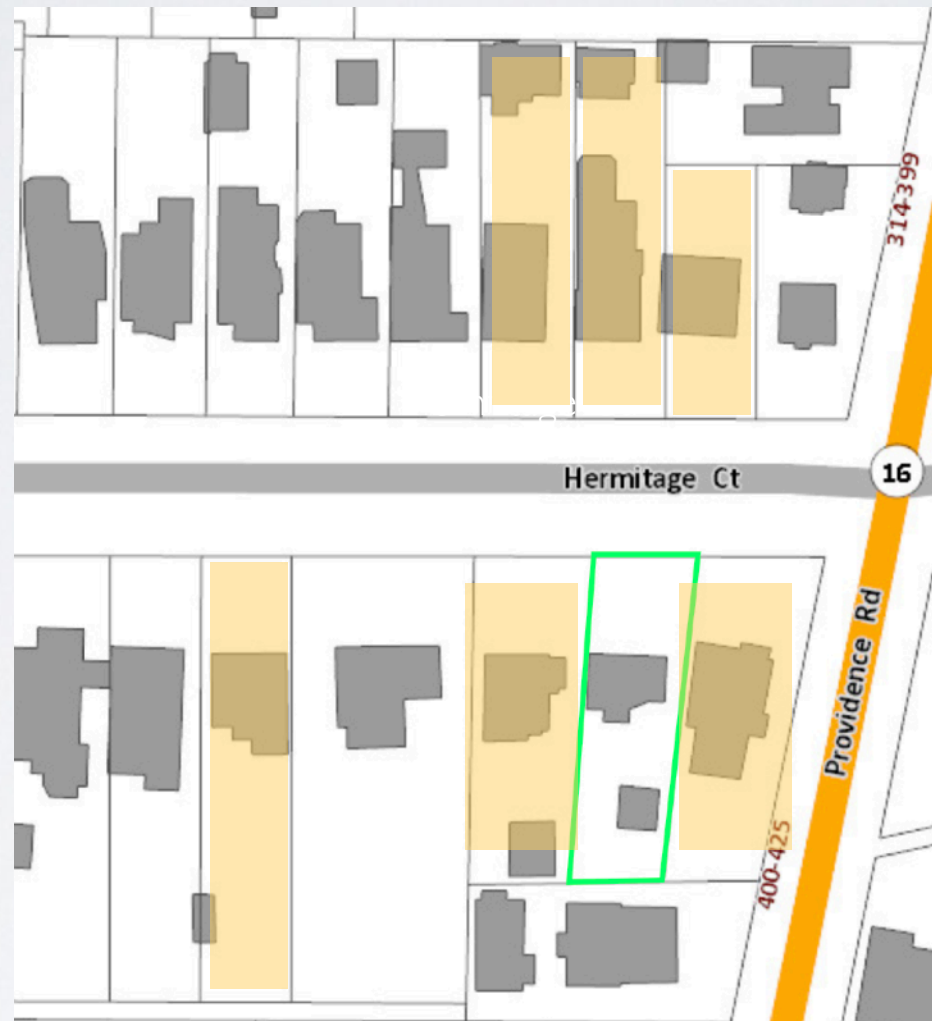
THE BAIER HOME

407 Hermitage Court

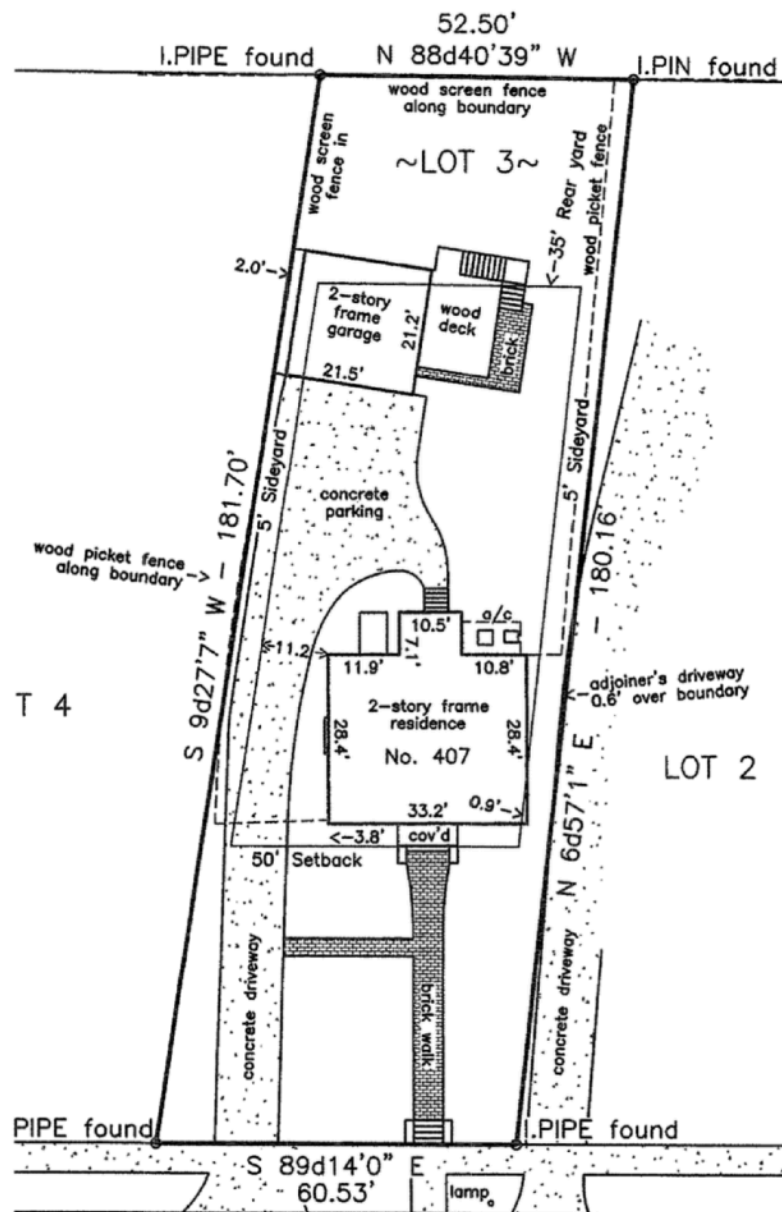
EXISTING CONDITIONS



CONTEXT/ADJACENT STRUCTURES



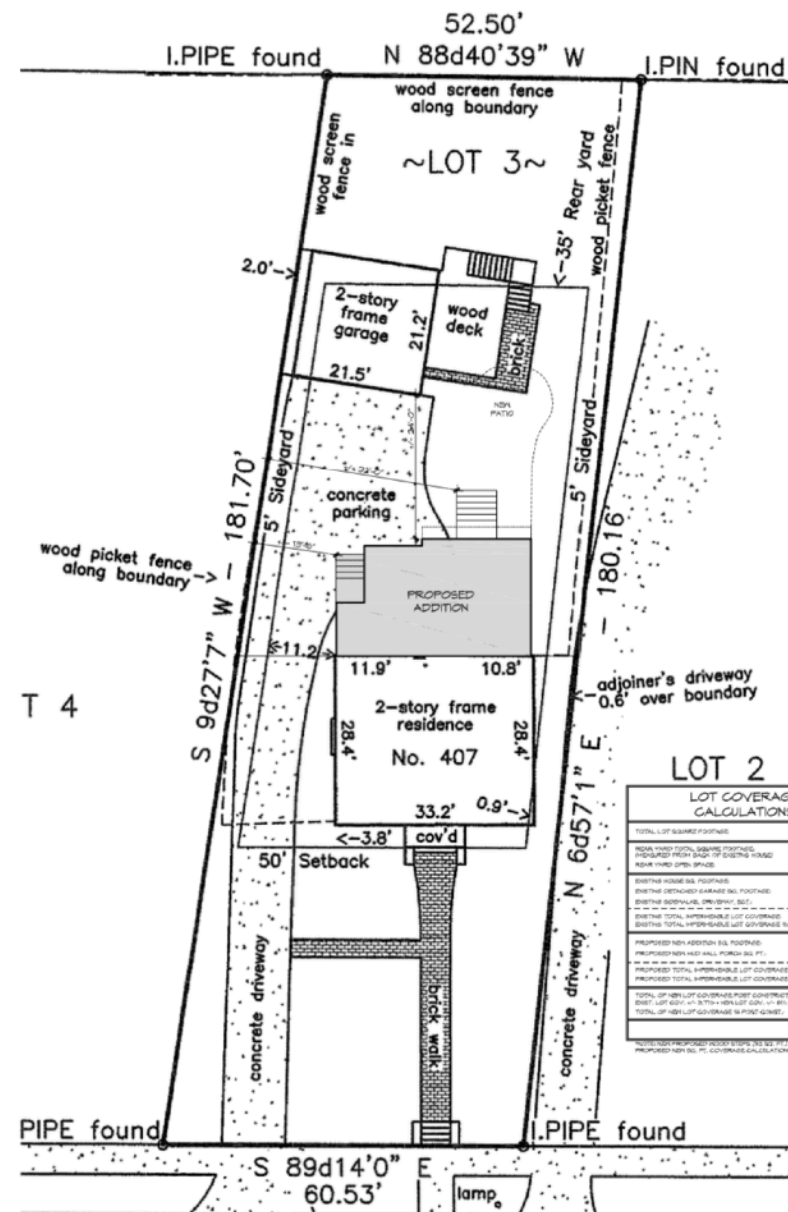
SITE PLAN EXISTING/PROPOSED



HERMITAGE COURT

EXISTING SITE PLAN

Existing



HERMITAGE COURT

PROPOSED SITE PLAN

Proposed

LOT 2

LOT COVERAGE CALCULATIONS

09.29.2019

| | |
|---|--------------------|
| TOTAL LOT SQUARE FOOTAGE: | +/- 10,026 SQ. FT. |
| REAR YARD TOTAL SQUARE FOOTAGE: (MEASURED FROM BACK OF EXISTING HOUSE) | +/- 5,149 SQ. FT. |
| REAR YARD OPEN SPACE: | +/- 3,720 SQ. FT. |
| EXISTING HOUSE SQ. FOOTAGE: | +/- 1,091 SQ. FT. |
| EXISTING DETACHED GARAGE SQ. FOOTAGE: | +/- 445 SQ. FT. |
| EXISTING SIDEWALKS, DRIVEWAY, ECT.: | +/- 2,240 SQ. FT. |
| EXISTING TOTAL IMPERMEABLE LOT COVERAGE: | +/- 3,776 SQ. FT. |
| EXISTING TOTAL IMPERMEABLE LOT COVERAGE %: | 37.7% COVERAGE |
| PROPOSED NEW ADDITION SQ. FOOTAGE: | +/- 576 SQ. FT. |
| PROPOSED NEW MUD HALL PORCH SQ. FT.: | +/- 35 SQ. FT. |
| PROPOSED TOTAL IMPERMEABLE LOT COVERAGE: | +/- 611 SQ. FT. |
| PROPOSED TOTAL IMPERMEABLE LOT COVERAGE %: | 6.1% COVERAGE |
| TOTAL OF NEW LOT COVERAGE POST CONSTRUCTION: | |
| EXIST. LOT COV. +/- 3,776 + NEW LOT COV. +/- 611: | +/- 4,387 SQ. FT. |
| TOTAL OF NEW LOT COVERAGE % POST-CONST.: | 43.8% COVERAGE |

NOTE: NEW PROPOSED WOOD STEPS (52 SQ. FT.) IS NOT INCLUDED IN PROPOSED NEW SQ. FT. COVERAGE CALCULATIONS

FRONT ELEVATIONS EXISTING AND PROPOSED



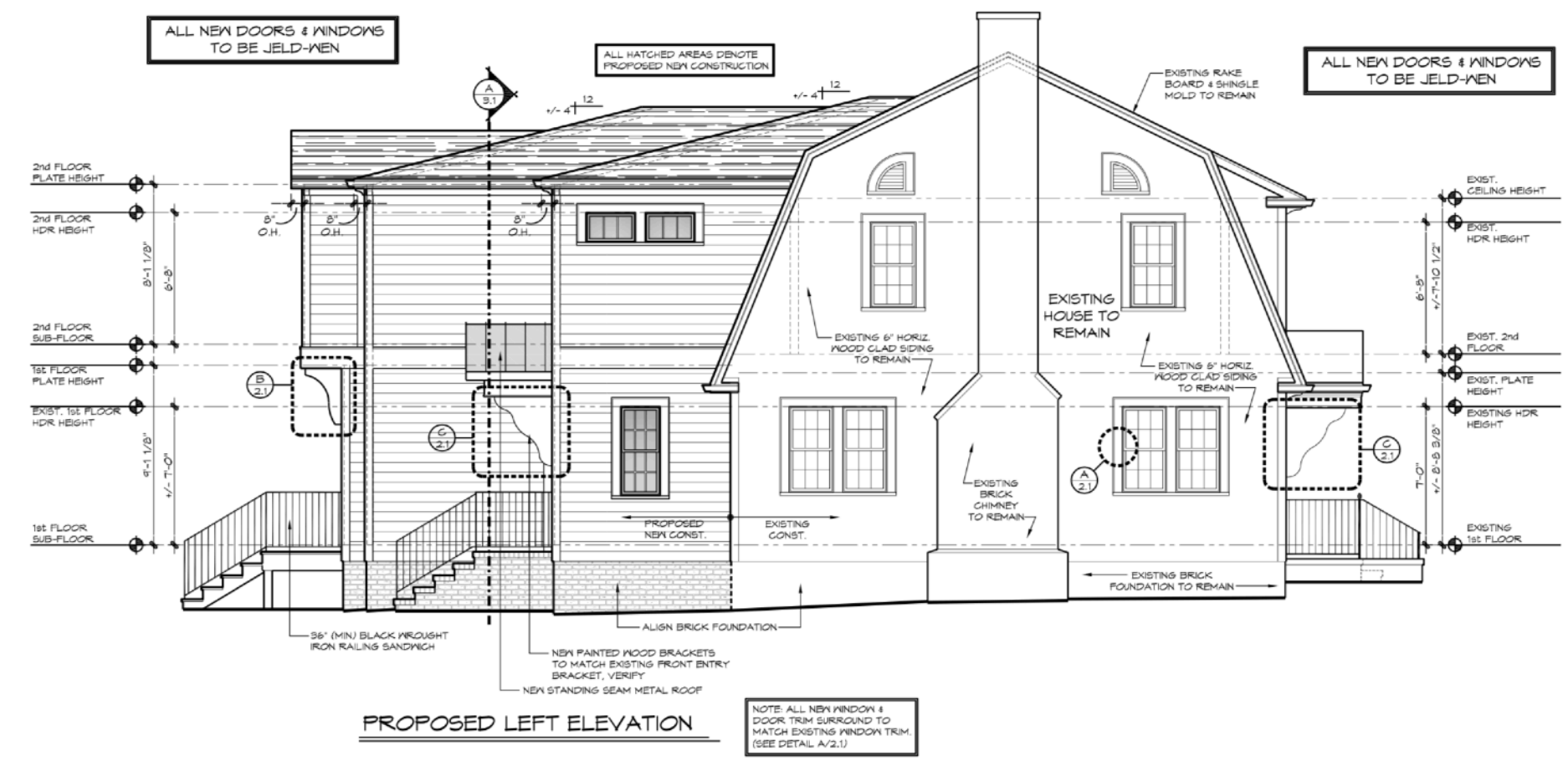
We will not be changing the front elevation at all.

LEFT ELEVATION EXISTING AND PROPOSED



EXISTING

PROPOSED



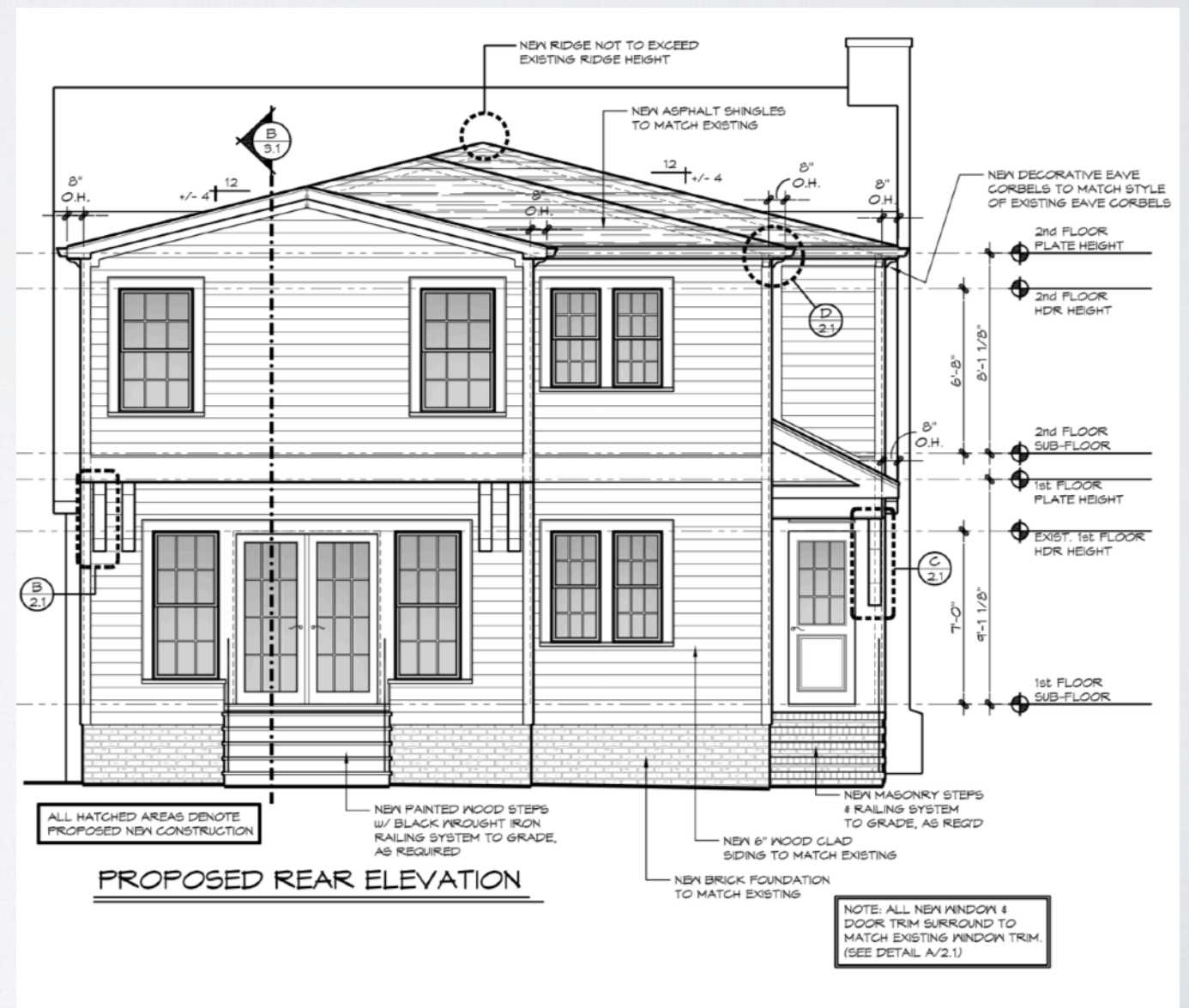
PROPOSED LEFT ELEVATION

NOTE: ALL NEW WINDOW & DOOR TRIM SURROUND TO MATCH EXISTING WINDOW TRIM. (SEE DETAIL A/2.1)

REAR ELEVATIONS EXISTING AND PROPOSED



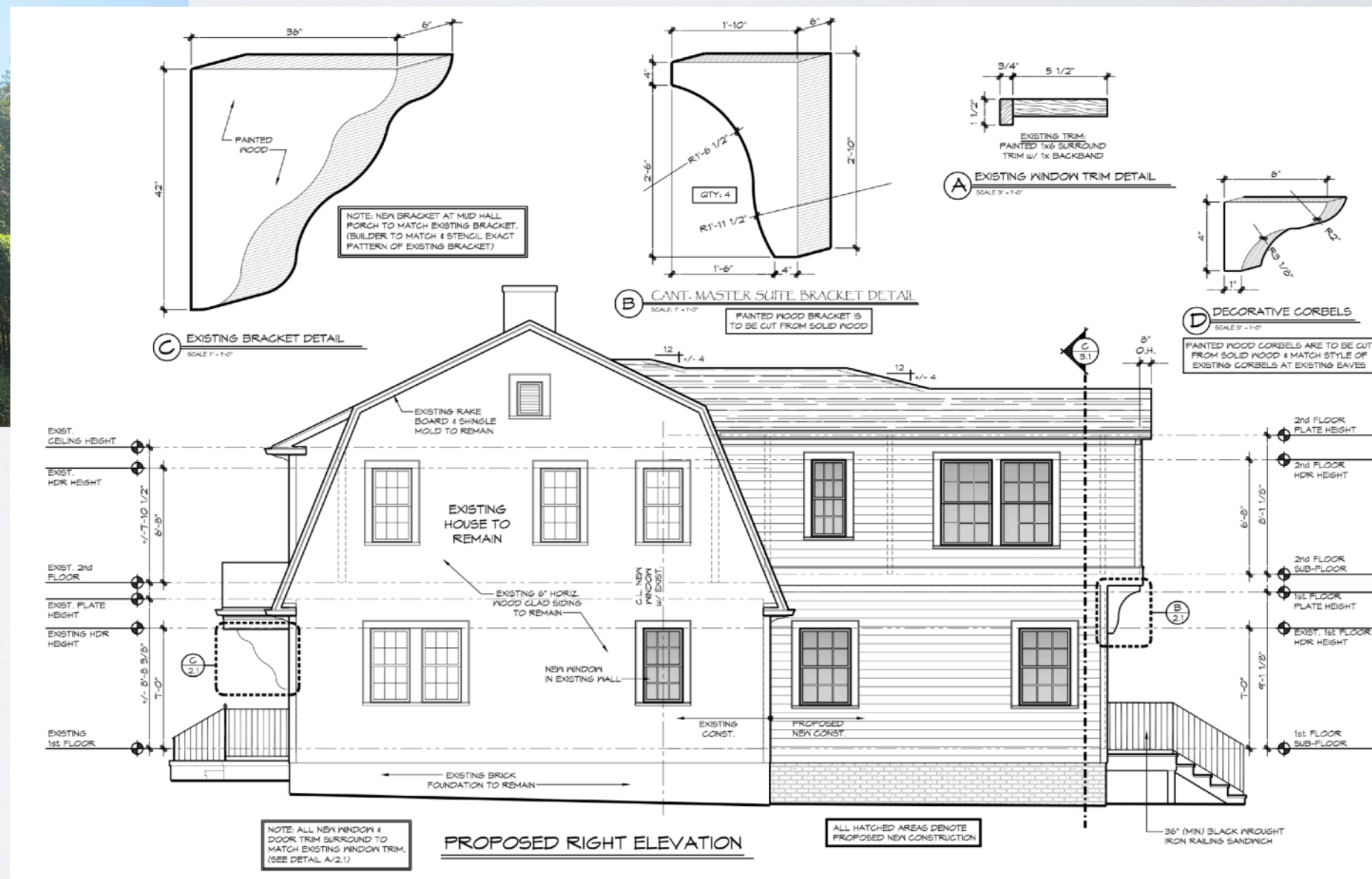
PROPOSED

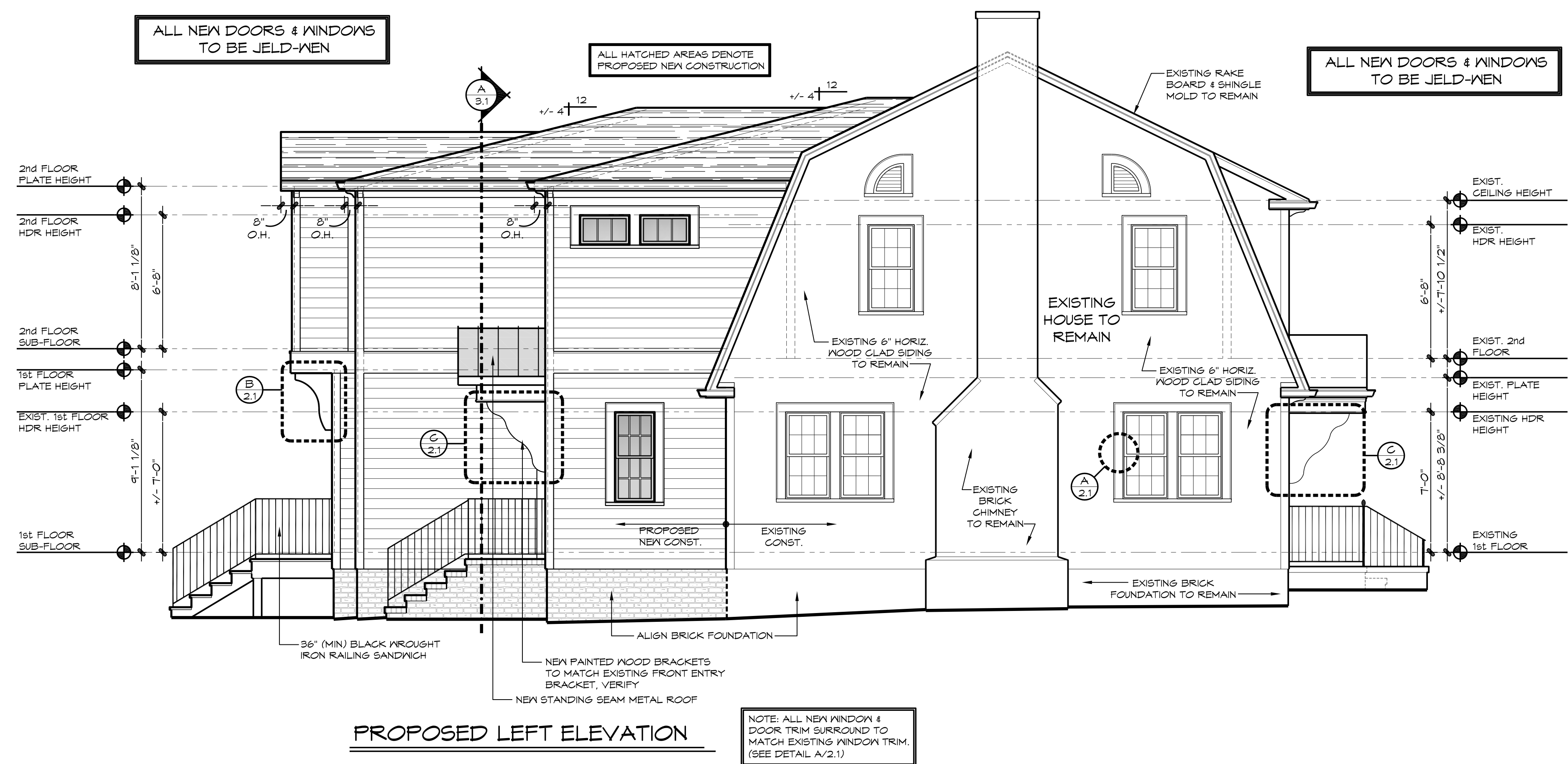


RIGHT ELEVATION EXISTING AND PROPOSED



PROPOSED





8" O.H. 12 1/4 4 8" O.H. 12 1/4 4 8" O.H. 8" O.H.

NEW RIDGE NOT TO EXCEED EXISTING RIDGE HEIGHT

NEW ASPHALT SHINGLES TO MATCH EXISTING

NEW DECORATIVE EAVE CORBELS TO MATCH STYLE OF EXISTING EAVE CORBELS

2nd FLOOR PLATE HEIGHT

2nd FLOOR HDR HEIGHT

2nd FLOOR SUB-FLOOR

1st FLOOR PLATE HEIGHT

EXIST. 1st FLOOR HDR HEIGHT

1st FLOOR SUB-FLOOR

8'-9" 8'-1 1/8" 9'-1 1/8" 7'-0"

NEW MASONRY STEPS w/ BLACK WROUGHT IRON RAILING SYSTEM TO GRADE, AS REQ'D

NEW 6" WOOD CLAD SIDING TO MATCH EXISTING

NEW BRICK FOUNDATION TO MATCH EXISTING

NEW PAINTED WOOD STEPS w/ BLACK WROUGHT IRON RAILING SYSTEM TO GRADE, AS REQ'D

ALL HATCHED AREAS DENOTE PROPOSED NEW CONSTRUCTION

PROPOSED REAR ELEVATION

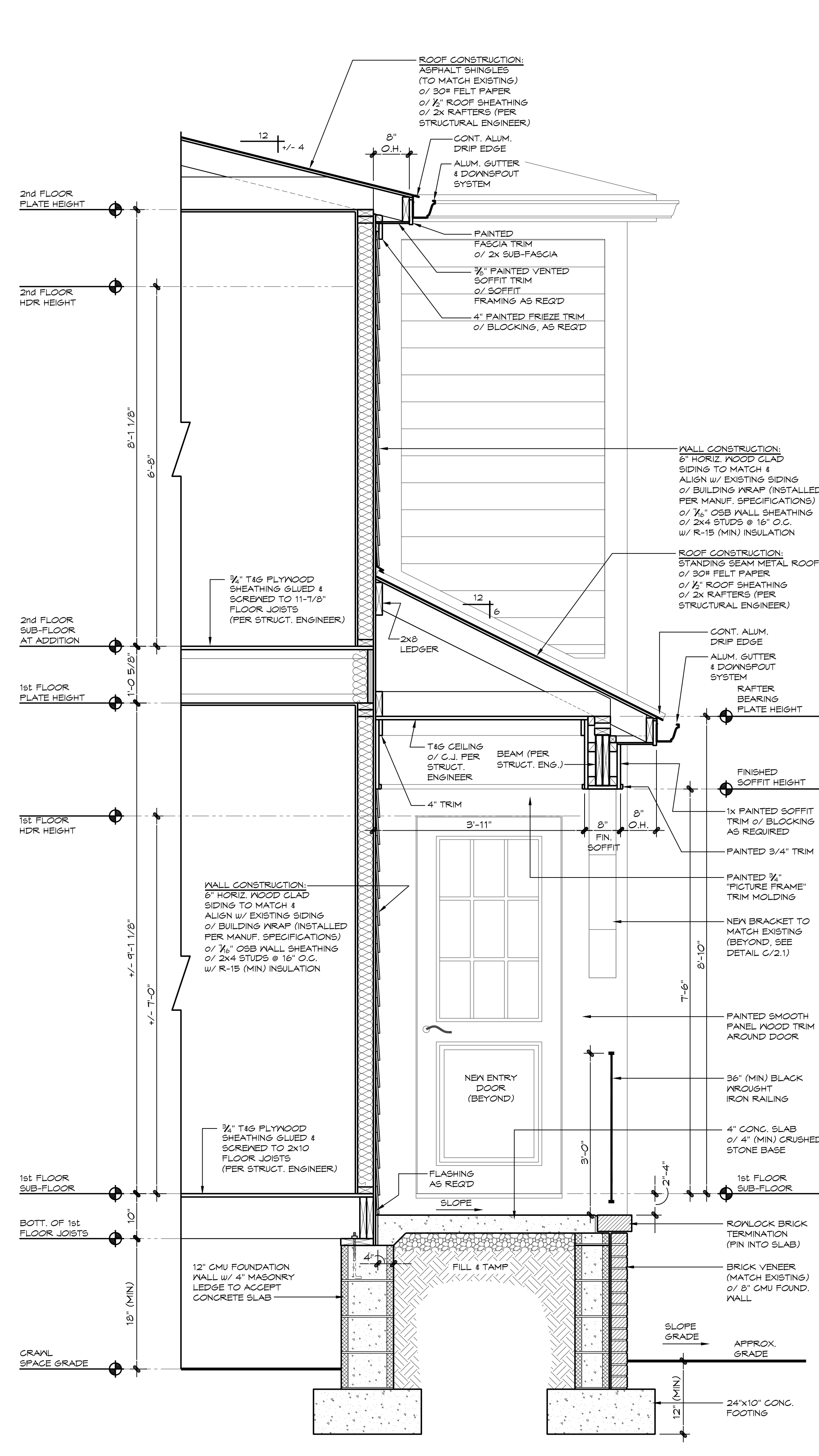
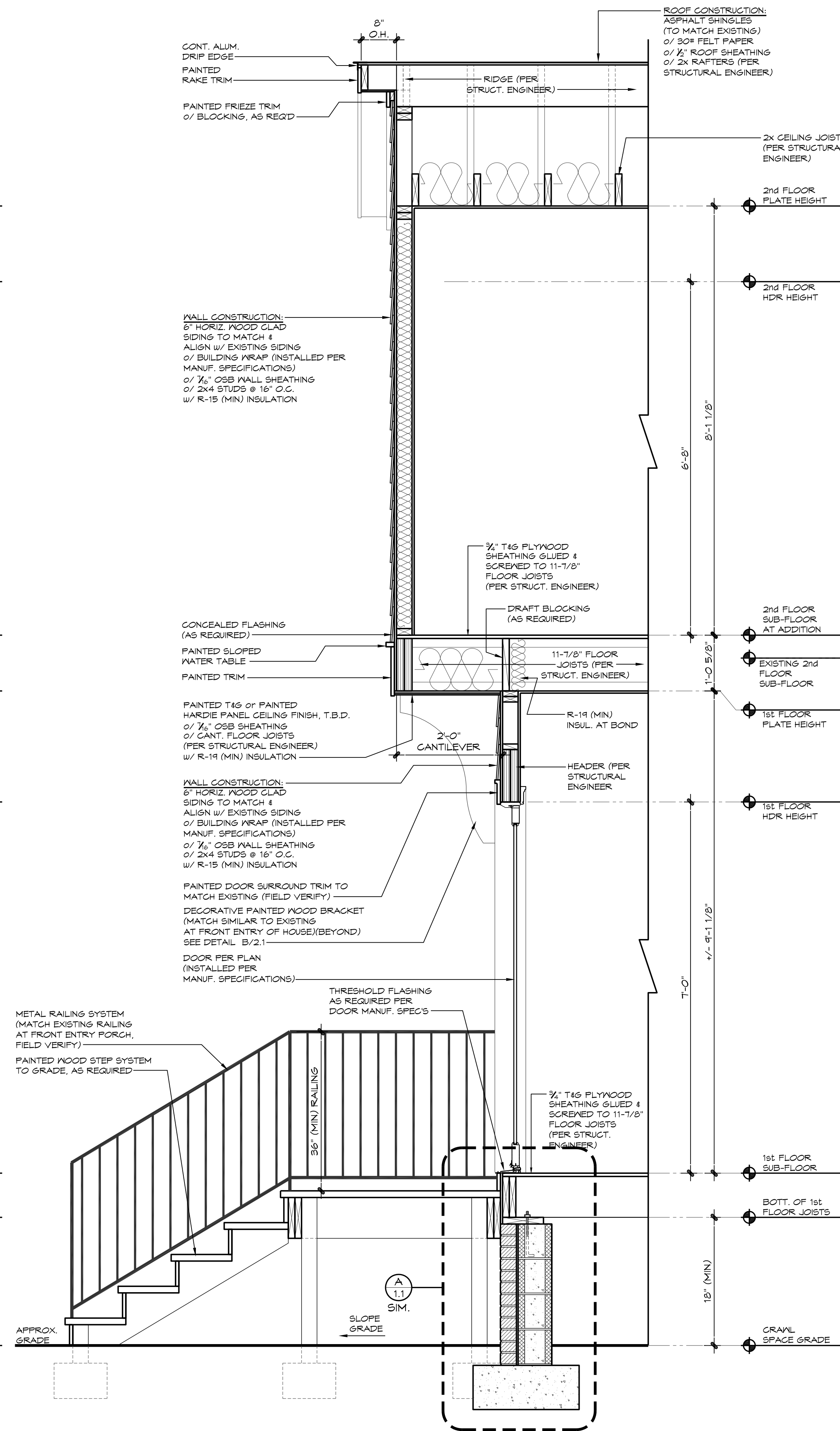
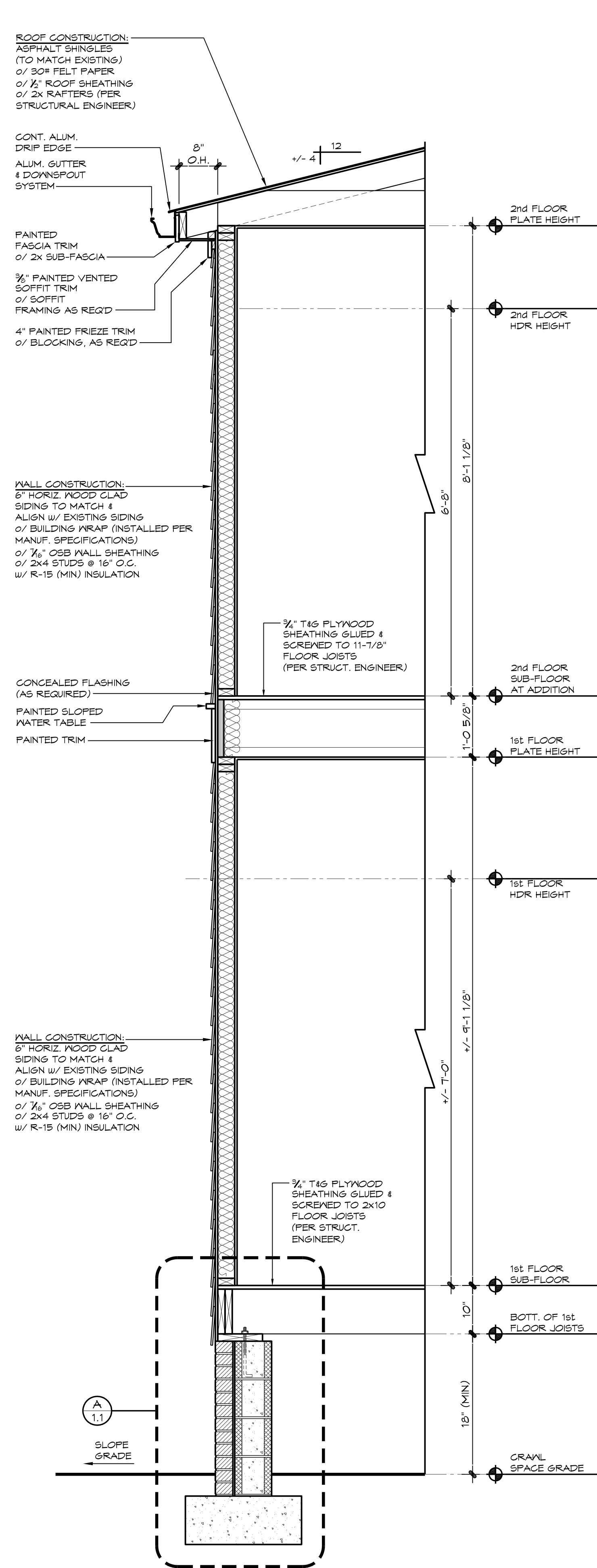
NOTE: ALL NEW WINDOW & DOOR TRIM SURROUND TO MATCH EXISTING WINDOW TRIM. (SEE DETAIL A/2.1)

The Baier Family

New Custom Home For:

407 Hermitage Court
Charlotte, NC
Mecklenburg County

2.1



DESIGN & DRAWINGS BY:

Residential Design & Drafting Services
Shawn J. Pander
shawn_pander@yahoo.com

704-999-5394

- Custom Home Design / Additions / Renovation Projects -

ENGINEER SEAL

New Custom Home For:

The Baier Family

407 Hermitage Court
Charlotte, NC
Mecklenburg County

| | |
|----------|------------------|
| 08.07.19 | AS-BUILTS |
| 08.10.19 | 1st PLAN REVIEW |
| 08.15.19 | 2nd PLAN REVIEW |
| 08.27.19 | 1st Elev. Review |
| 09.07.19 | 3rd PLAN REVIEW |
| 09.09.19 | 4th PLAN REVIEW |
| 09.17.19 | 2nd Elev. Review |
| 11.11.19 | 3rd Elev. Review |
| 12.01.19 | PRELIM FINAL |

DRAWING:

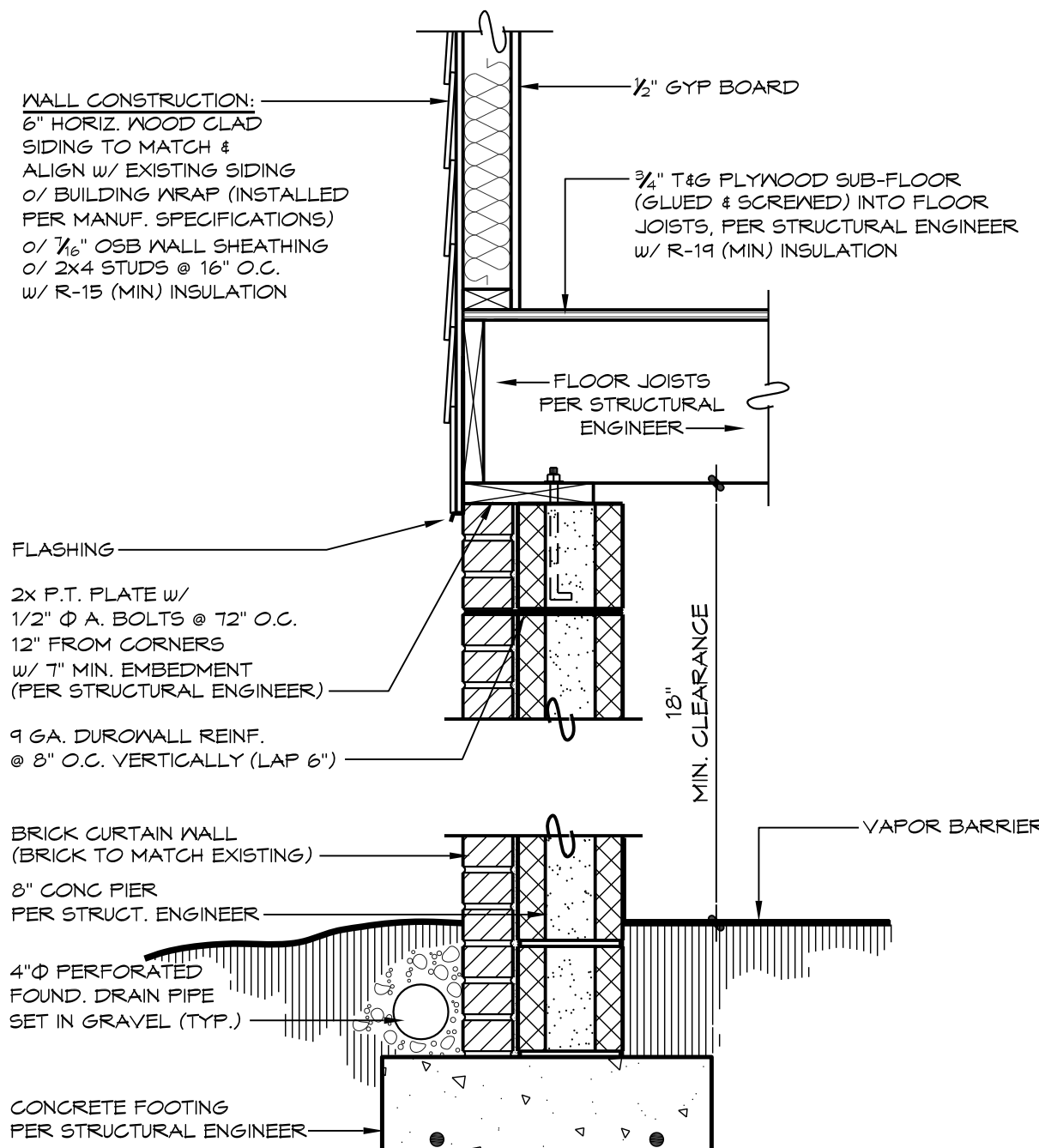
Construction Details

SCALE

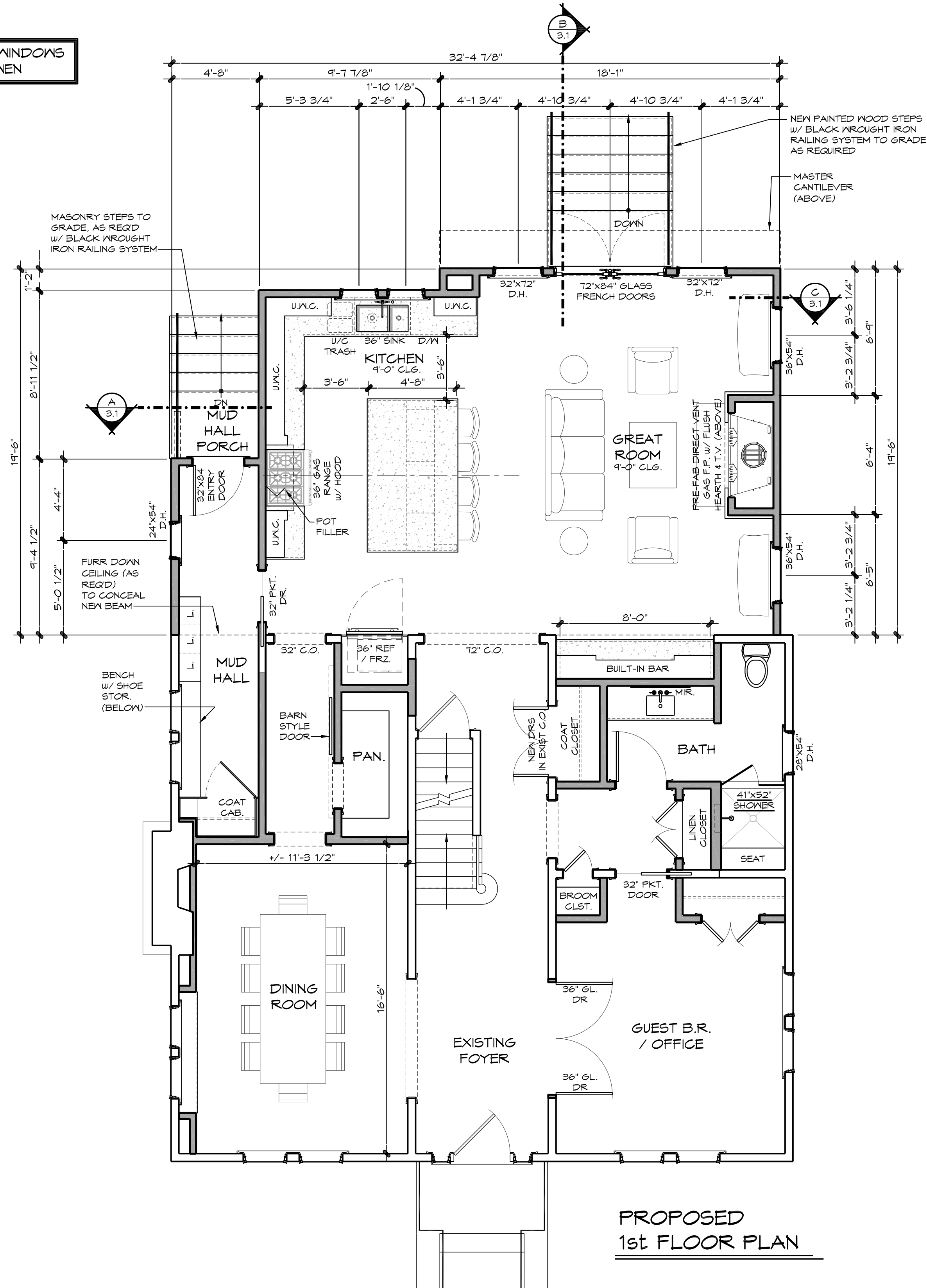
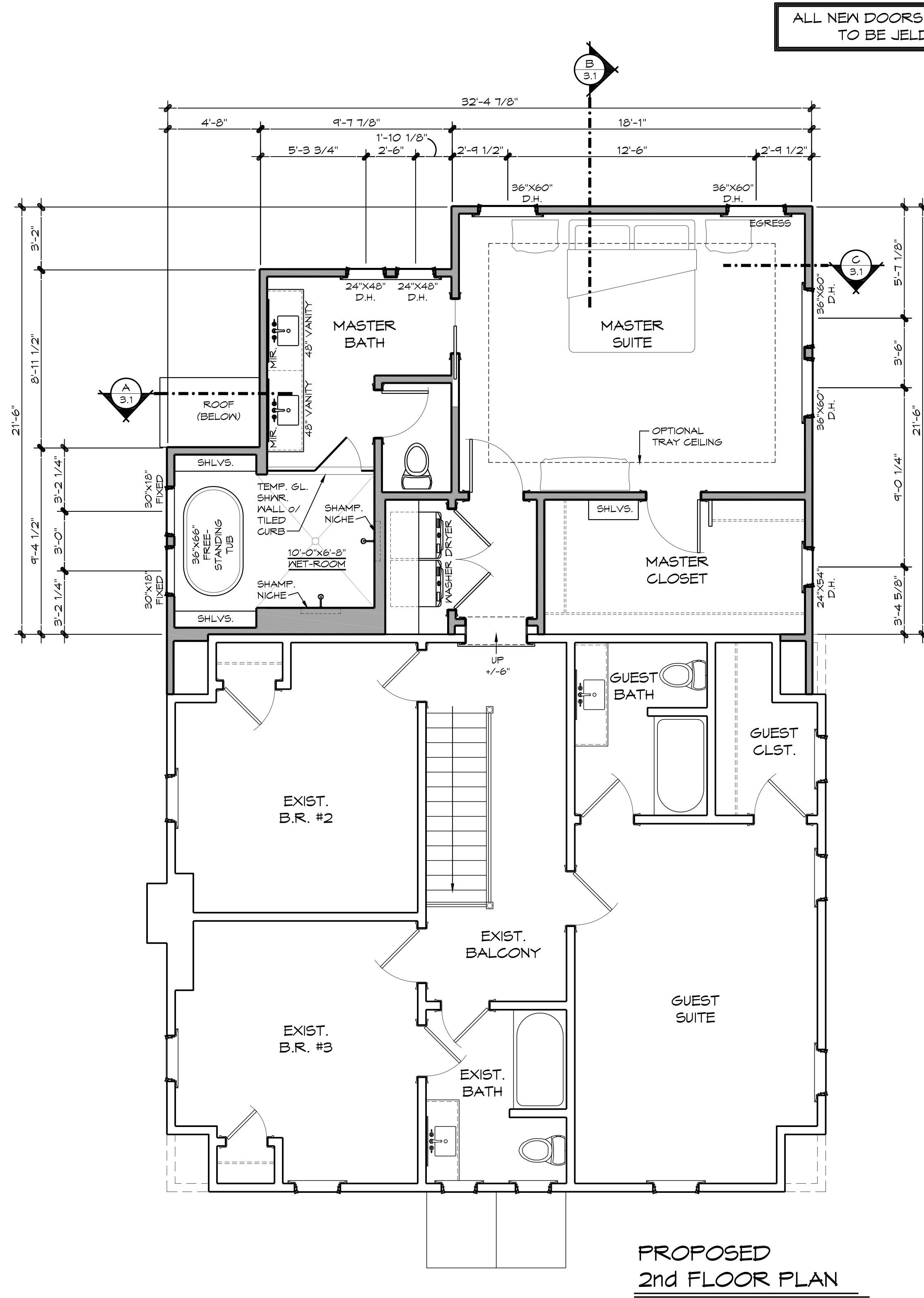
$$3/4'' = 1'-0$$

SHEET:

3.1



A TYP. FOUNDATION DETAIL
 SCALE 1" = 1'-0"



SQ. FOOTAGE CALCULATIONS

| | |
|------------------------------------|-------------------|
| EXISTING HEATED 1st FLOOR SQ. FT.: | +/- 930 SQ. FT. |
| NEW HEATED SQ. FT.: | 576 SQ. FT. |
| TOTAL 1st FLOOR HEATED SQ. FT. | +/- 1,506 SQ. FT. |
| EXISTING HEATED 2nd FLOOR SQ. FT.: | +/- 905 SQ. FT. |
| NEW HEATED 2nd FLOOR SQ. FT.: | 635 SQ. FT. |
| TOTAL 2nd FLOOR HEATED SQ. FT.: | +/- 1,540 SQ. FT. |
| NEW TOTAL HEATED SQ. FT.: | +/- 3,046 SQ. FT. |
| EXISTING FRONT PORCH SQ. FT.: | +/- 30 SQ. FT. |
| NEW MUD HALL PORCH SQ. FT.: | +/- 16 SQ. FT. |
| TOTAL NON-HEATED SQ. FT.: | +/- 46 SQ. FT. |
| NEW TOTAL UNDER ROOF SQ. FT.: | +/- 3,092 SQ. FT. |

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-Custom Home Design / Additions / Renovation Projects-

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The Baier Family

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 Charlotte, NC
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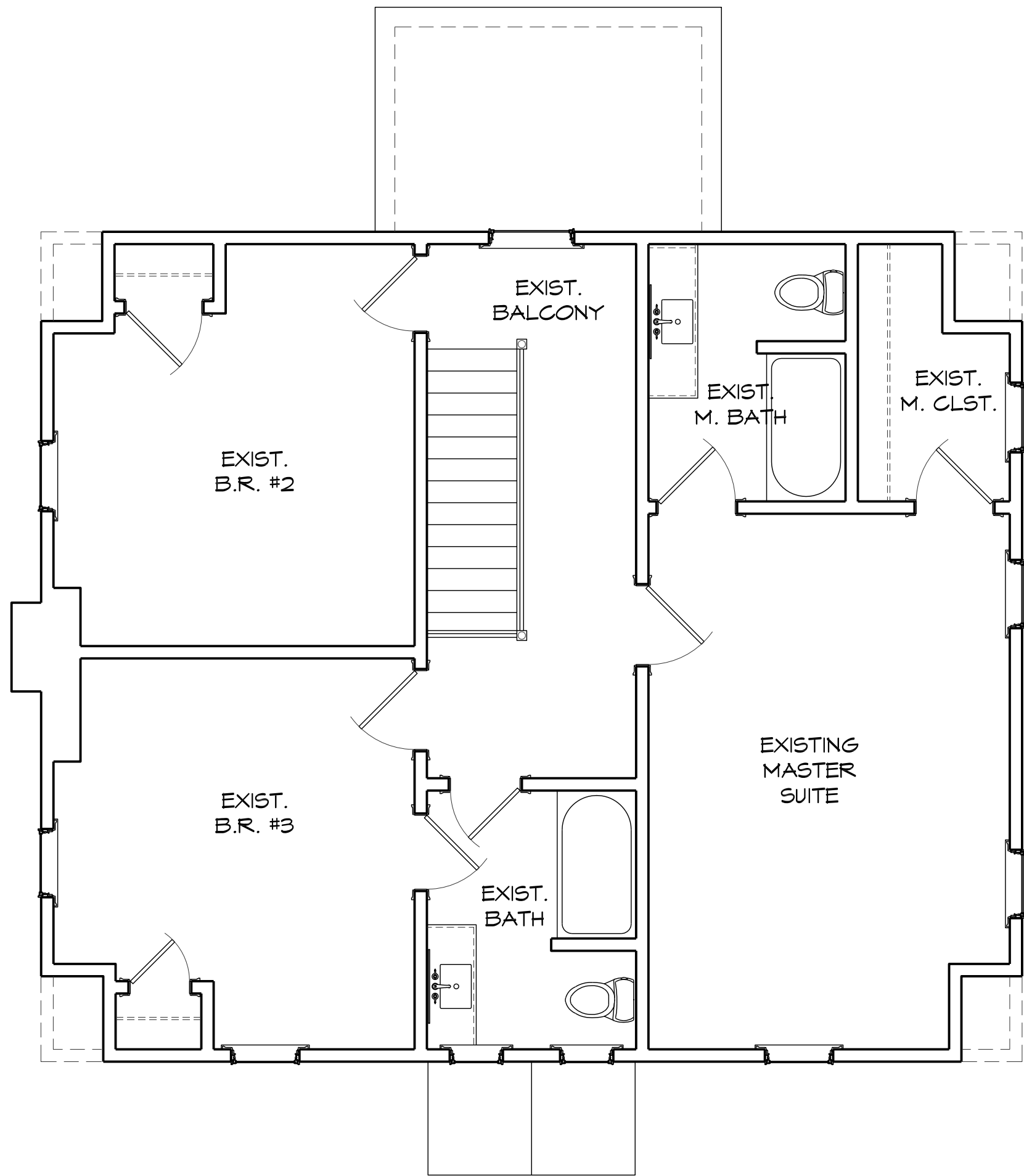
Proposed
 Floor Plans

SCALE:

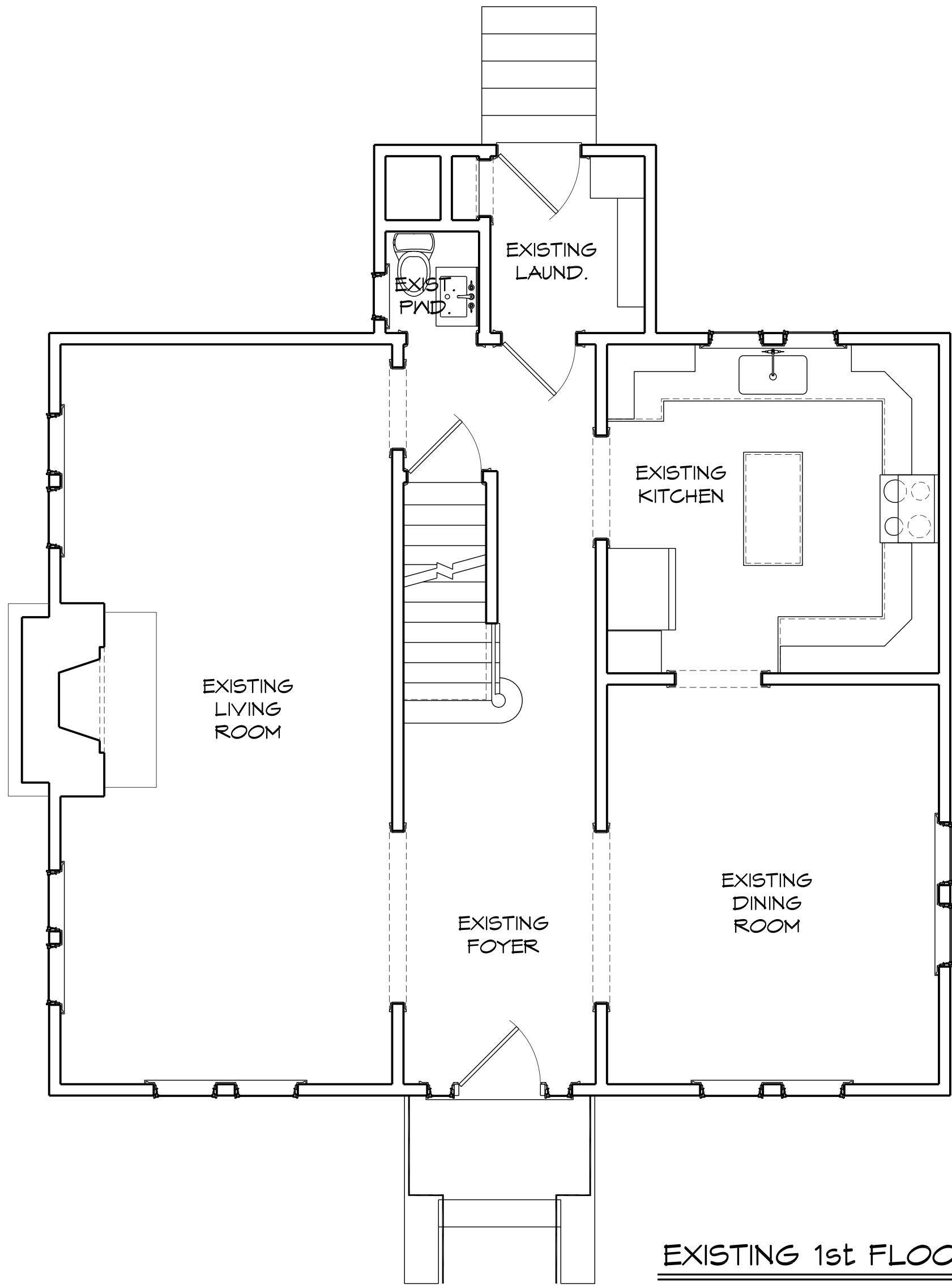
1/4" = 1'-0"

SHEET:

1.1



EXISTING 2nd FLOOR
905 EXISTING HEATED SQ. FT.



EXISTING 1st FLOOR
930 EXISTING HEATED SQ. FT.

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| | |
| | |

DRAWING:
Existing Floor Plans

SCALE:
1/4" = 1'-0"

SHEET:
D1.0