

# Agenda Supplement

June 14, 2023  
HDC Meeting

## Applicant Submitted Information

7. 501 N Poplar Street (PID: 07803623)  
HDCRMA-[2022-00775](#)  
Fourth Ward  
Ryan Baird, Applicant

## Information Submitted by the Public

### **NEW CONSTRUCTION/ADDITION, NON-RESIDENTIAL**

16. 1921 Charlotte Dr (PID: 12111901)  
HDCCMA-[2023-00115](#)  
Dilworth  
Erica Kennedy, Applicant

7. 501 N Poplar Street (PID: 07803623)  
HDCRMA-[2022-00775](#)  
Fourth Ward  
Ryan Baird, Applicant

Submission and Materials Summary							
Design Options							
Name	Option#1	Option#1 Approvable?	Option#2	Option#2 Approvable?	Option#3	Option#3 Approvable?	Approval Requested?
Roof Massing	Upper story less visible roofs to be hipped.		Upper story less visible low-slope roofs to be changed to shed-style roof to have more usable area.				Requested
Roof Materials	Turret and lower porch roof to be DaVinci black synthetic slate. Other roofs to be Tesla black metal roof.		Black asphalt shingles on visible portions, Tesla black metal roof on less visible portions (Option 2 roof mass).		Gray synthetic slate on visible portions, Tesla black metal roof on less visible portions (Option 2 roof mass).		Requested
Turret Height	Exceed the tallest point on the street by roughly 18".		Match tallest point on the street.				Requested
Glass and Shade Design Style	Clear LoE glass with electrochromic device inside		Clear LoE Glass Standard Windows, Removable, completely separate from the main window unit (such as a plantation shutter interior structure) glass on the Interior that has the Electrochromic Device (Shade).		Clear LoE Glass. Automatic Multi-Layer Shade on the Inside		Requested
Rear and Side Elevation Window Sizing	Window style differs for shorter windows per the context		Some shorter double hung windows are used per the context.		(Not visually shown nor desired) All double hung windows to have verticality, yet Interior is blocked out by walls.		Requested
Exterior Materials							
Name	Option#1	Option#1 Approvable?	Option#2	Option#2 Approvable?	Option#3	Option#3 Approvable?	Approval Requested?
Lap Siding	Artisan Lap Siding by James Hardie cementitious siding- 6" exposed face. Siding dimensions are 7 1/4"x 5/8" (Previously Approved)		Traditional wood lap siding with 6" exposed face				Requested
Smooth Siding	Panel Series by James Hardie cementitious siding - Sheet good product 4'x10'x 5/16"		3/8" Plywood sheathing				Requested
Composite Trim	Flat cementitious made to stand proud		Wood				Requested
Solar Roofing with and without Solar	Tesla black metal roof		-				Requested
Roofing	Black synthetic slate (DaVinci)		Black asphalt shingle (Owens Corning, Supreme Shingle, Onyx Black)		Gray synthetic slate (DaVinci)		Requested
Window Glazing - Glass Panes	Clear LoE translucent glass with electrochromic device inside (Viracon with Halio, Glazier to build into the window structure)		Clear LoE glass (Guardian 62/27)		Clear LoE glass (Such as Jeld-Wen SunResist)		Requested
Window Structure	Jeld-Wen Sitrine Clad-Wood Windows		Wood				Not Requested
Porch Columns	Solid wood - turned 5x5 column, height varies from fist and second floor - see section and details for specific dimensions.						Not Requested
Porch Railings - Top Rail	Solid wood - milled 2"x4" railing cap with rounded top						Not Requested

Porch Railings - Spindle	Solid wood - turned 2 1/2"x2 1/2" picket						Not Requested
Porch Railings - Bottom Rail	Solid wood - turned 2 1/2"x2 1/2" picket						Not Requested
Porch Flooring	Wood		Composite, Tongue and Groove, Whitewash Finish				Not Requested
Front Door Exterior Material	Mahogany (Engineered door type)		Mahogany				Not Requested
Back Doors and Upper Doors (Less Visible)	Wood						Not Requested
Door Lite	Standard Door Lite		-				Not Requested
Mosquito Net Style	Fabric		Traditional material				Not Requested
Bathroom Window Inside Pane Material	Clear LoE glass, frosted coating applied inside afterwards.		Exterior clear LoE glass, interior removable privacy glass.		Clear LoE glass		Not Requested
Upper Deck Railings - Top Rail	Solid wood - milled 2 1/2"x2 1/2" railing cap with rounded top		Flat composite with flat straight spindles				Not Requested
Upper Deck Railings - Spindle	Solid wood - turned 1 1/2"x1 1/2" picket		Flat composite with flat straight spindles				Not Requested
Trim Details							
Name	Option#1	Option#1 Approvable?	Option#2	Option#2 Approvable?	Option#3	Option#3 Approvable?	Approval Requested?
Corner Boards	Trim Board Series by James Hardie cementitious trim- 6"x5/4" (true dimension 1"x5 1/2")and 8"x5/4" (true dimension 1"x7 1/4")used in project and noted on elevations and details for specific locations.		Traditional wood 6"x5/4" (true dimension 1"x5 1/2") and 8"x5/4" (true dimension 1"x7 1/4")				Not Requested
Frieze	Trim Board Series by James Hardie cementitious trim- 5/4" (true thickness 1") board widths vary, see elevations and details		Traditional wood trim - 5/4" (true thickness 1") board widths vary, see elevations and details				Not Requested
Fascia	Trim Board Series by James Hardie cementitious trim- 1" (true thickness 3/4") board widths vary, see elevations and details		Traditional wood trim - 1" (true thickness 3/4") board widths vary, see elevations and details				Not Requested
Band Trim	Trim Board Series by James Hardie cementitious trim- 5/4"x10" (true dimension 1"x9 1/4")		Traditional wood trim - 5/4"x10" (true dimension 1"x9 1/4")				Not Requested
Trim - Porch Beam	Trim Board Series by James Hardie cementitious trim- 1x10 (true dimension 3/4"x9 1/4") for exterior side of porch beam at both levels. Interior trim of porch beams vary for 1st and 2nd floor of porch - see wall sections for dimensions.		Traditional wood trim - 1" (true thickness 3/4") board widths vary, see elevations and details				Not Requested

Window Trim	Trim Board Series by James Hardie cementitious trim- various board widths and thicknesses used, see window trim details for specific dimensions.		Traditional wood trim - various board widths and thicknesses used, see window trim details for specific dimensions.				Not Requested
Window - Crown Molding	Wood crown molding - 2 1/2"						Not Requested
Door Trim	Trim Board Series by James Hardie cementitious trim- various board widths and thicknesses used, see door trim details for specific dimensions.		Traditional wood trim - various board widths and thicknesses used, see door trim details for specific dimensions.				Not Requested
Cornices - Trim Boards	Trim Board Series by James Hardie cementitious trim- 5/4" (true thickness 1") and 1" (true thickness 3/4") boards used and vary in width, please see details for exact board widths.		Traditional wood trim - 5/4" (true thickness 1") and 1" (true thickness 3/4") boards and widths vary - see details for board widths.				Not Requested
Door - Crown Molding	Wood crown molding - 4 1/2"						Not Requested
Door - Base Cap Molding	Wood crown molding - 1 1/4"						Not Requested
Cornices - Crown Molding	Wood crown molding - sizes vary see details for dimensions						Not Requested
Soffit	Soffit Panel Series by James Hardie -smooth vented cementitious soffit- sheet good product size 2'x8'x 1/4"		1/4" Plywood sheathing				Not Requested
Brackets, Types A-D	3/8" Plywood sheathing		Flat Cementitious Material				Not Requested
Brackets, Types E-G	Solid wood - Dimensions vary per type, thicknesses range from 3" to 2" - see bracket details for all dimensions.		Flat Cementitious Material				Not Requested
Landscaping							
Name	Option#1	Option#1 Approvable?	Option#2	Option#2 Approvable?	Option#3	Option#3 Approvable?	Approval Requested?
Fencing	Wood						Not Requested
Walkway Brick Color 1	Red brick		-				Not Requested
Walkway Brick Color 2	Red brick		Dark gray brick paver similar to context				Not Requested
Driveway Brick Color 1	Red brick paver		-				Not Requested
Driveway Brick Color 2	Lighter gray brick paver		Red brick paver				Not Requested
Garden-Gate Entry	Wood						Not Requested
Foundation & Retaining Walls	Traditional Red Brick/typical modular brick size 2 1/4" H x 3 1/2" W x 7 5/8" L						Not Requested





VIDEO: REGULAR DAY (IMAGE ABOVE IS THE LINK)



VIDEO: SUNNY DAY (IMAGE ABOVE IS THE LINK)



Halio Viracon glass with EC shade device.

VNE-63 LoE glass, clear and similar to the guardian shown. (almost achieving the minimum energy star performance to show the maximum clarity)

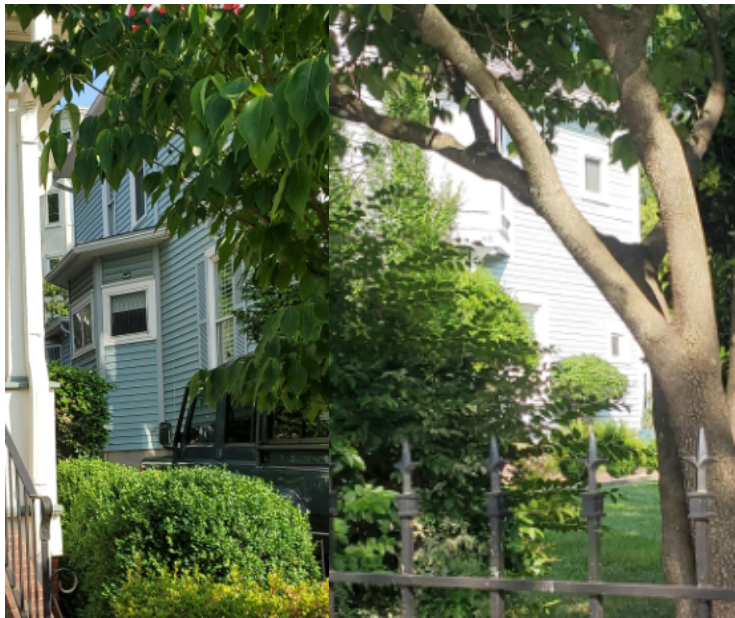




Double Hung Window Size Context - 529 N Poplar St



Double Hung Window Size Context - 326 W 8th St



Window Size Context - 412 N Poplar St



Clear LoE Glass Context - 333 W 9th St



Clear LoE Glass Context - 428 N Poplar St



Clear LoE Glass Context - 428 N Poplar St



Clear LoE Glass, Reflectivity Context - 315 W 9th St





# Artisan® Lap Siding

All national, state, and local building code requirements must be followed and where they are more stringent than the Artisan® Lap Siding installation requirements, state and local requirements will take precedence.

## Document Scope

This document applies to Artisan® Lap Siding: smooth and textured. Textures include Woodgrain and Beaded Smooth Lap Siding. The use of these products are limited to buildings not exceeding 85 feet in height.

## General Description

Artisan Lap Siding is a noncombustible fiber-cement siding, manufactured by James Hardie Building Products.

## Product Dimension

Thickness – 5/8 inch      Length – 12 feet      Width – 5¼, 7¼, or 8¼ inches

## Product Composition

Artisan Lap Siding is a Grade II, Type A, fiber-cement flat sheet as defined by ASTM C 1186. The siding is manufactured by the Hatschek process and cured by high pressure steam autoclaving.

## Code Compliance

### Artisan lap siding fiber-cement complies with:

- The 2006, 2009, 2012, and 2015 International Building Code® (IBC) Section 1404.10 and 2006, 2009, 2012, and 2015 International Residential Code® (IRC) Table R703.4 and Section R703.10.1 as ASTM C 1186 Grade II, Type A (ISO 8336, Category A, Class 2) Fiber Cement.

### Wind Design:

- Design Table 2 as shown in this report provides allowable capacity in mph for transverse load conditions for Artisan lap siding attached to either wood or metal framing, tested in accordance to ASTM E 330.
- Wood framing and furring shall have a s.g. of 0.42 or greater unless otherwise stated.
- Metal framing and furring shall be a minimum of 20 gauge structural (33 mil) to a maximum of 16 gauge (54 mil).

### Fire Characteristics:

- Artisan Lap Siding is classified as noncombustible when tested in accordance with ASTM E136.
- Artisan Lap Siding may be used in ASTM E119 fire resistance rated assemblies as listed by Warnock Hersey (for more information, contact James Hardie at 1-888 J-HARDIE (1-888 542-7343) or [info@JamesHardie.com](mailto:info@JamesHardie.com)): 60 minute design JH/FCS 60-01, JH/FCS 60-02, and JH/FCS 60-04.
- Artisan Lap Siding are Class A material according to 2006, 2009, 2012, and 2015 IBC Section 803.1.1. Surface burning characteristics in accordance with ASTM E 84: Flame Spread Index = 0 and Smoke Developed Index ≤ 5.
- The building official reserves the right to approve alternate materials, design and methods of construction based on research reports and/or tests based on 2006, 2009, 2012, and 2015 IBC Section 104.11, 2006, 2009, 2012, and 2015 IRC Section R104.11.
- Test reports can be furnished to the building official upon request, contact your local James Hardie sales representative.

## Installation Requirements

- Artisan Lap Siding shall be installed on exterior walls braced in accordance with the applicable building code.
- A water-resistive barrier complying with Section 1403.2 of the IBC or Section R703.2 of the IRC is required to be installed.
- Install Artisan lap siding in accordance with this report and the James Hardie's published installation requirements. For a copy contact your local James Hardie sales representative or visit [www.ArtisanLuxury.com](http://www.ArtisanLuxury.com) or [www.JamesHardie.com](http://www.JamesHardie.com).

**Table 1, Artisan® Lap Siding ASTM C 1186 Physical Properties and Supplementary Requirements**

Warnock Hersey  
AUTHORIZATION TO  
MARK



**Intertek**  
LISTED

Client # 8518,  
17832

**Intertek**

	ASTM Test Method	General Property	Unit or Characteristic	Requirement	Result
Physical Attributes	ASTM C1185	Dimensional Tolerances	Length	± 0.5% or ±1/4 in	Pass
			Width	± 0.5% or ±1/4 in	
			Thickness	± 0.04 in	
			Squareness	<1/32 in/ft of length	
			Edge Straightness	<1/32 in/ft of length	
	ASTM C1185	Density, lb/ft³		As reported	<75
	ASTM C1185	Water Tightness	Physical Observations	No drop formation	Pass
	ASTM C1185	Flexural Strength	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
Durability	ASTM C1185	Warm Water Resistance, Observations	Physical Observations	No visible cracks or structural alteration	Pass
	ASTM C1185	Heat/Rain Resistance	Physical Observations	No visible cracks or structural alteration	Pass
	ASTM C1185	Freeze/Thaw Resistance	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, % Freeze/Thaw, % strength retention	≤ 3.0% ≥ 80%	
	ASTM G23	UV Accelerated Weathering Test	Physical Observations	No cracking, checking, or crazing	Pass
Fire Characteristics	ASTM E84	Surface Burning Characteristics	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class Uniform Building Code Class International Building Code® class	As reported	A 1 A
	ASTM E136	Noncombustibility	Noncombustible		Pass



# Artisan® Lap Siding

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**Table 2, Wind Design Table**

**Allowable Wind Speed (mph) for Artisan Lap Siding (Analytical Method in ASCE 7-10 Chapter 30 C&C Part 1 and Part 3)<sup>6</sup>**

Product	Product Thickness (in.)	Width (in.)	Fastener Type	Fastener Spacing	Frame Type	Stud Spacing (in.)	Allowable Design Load (psf)	Building Height <sup>2,5</sup> (ft.)	2015 & 2012 IBC 2015 IRC (Ultimate Design Wind Speed, $V_{ult}^3$ )			2012 IRC 2009, 2006 IBC & IRC <sup>7</sup> (Basic Wind Speed, $V_{asd}^4$ )		
									Wind exposure category			Wind exposure category		
									B	C	D	B	C	D
Artisan® Lap Siding	5/8	5-1/4	0.092" shank x 0.225" HD x 2-1/4" long galvanized siding nail	Blind Nailed	2x4 wood <sup>8</sup>	16	81.7	0-15	238	216	196	184	167	152
								20	238	210	191	184	162	148
								25	238	205	188	184	159	146
								30	238	201	185	184	156	143
								35	233	198	182	180	153	141
								40	228	195	180	177	151	140
								45	225	193	178	174	149	138
								50	221	191	177	171	148	137
								55	218	189	175	169	146	136
								60	216	187	174	167	145	135
								65	191	166	154	148	128	119
								70	188	164	154	146	127	119
								75	186	163	152	144	126	118
								80	184	162	151	143	125	117
								85	183	161	151	142	124	117
Artisan® Lap Siding	5/8	5-1/4	0.092" shank x 0.225" HD x 2-1/4" long galvanized siding nail	Blind Nailed	2x4 wood <sup>8</sup>	24	41.7	0-15	170	154	140	132	119	109
								20	170	150	137	132	116	106
								25	170	147	134	132	114	104
								30	170	144	132	132	111	102
								35	166	141	130	129	110	101
								40	163	139	129	126	108	100
								45	160	138	127	124	107	99
								50	158	136	126	122	105	98
								55	156	135	125	121	105	97
								60	154	134	124	119	104	96
								65	136	118	110	105	92	85
								70	135	117	110	104	91	85
								75	133	116	109	103	90	84
								80	132	115	108	102	89	84
								85	131	115	108	101	89	83
Artisan® Lap Siding	5/8	5-1/4	No. 8 - 18 x 0.323" HD x 1-5/8" long ribbed bugle head screw <sup>1</sup>	Blind Screwed	Min. No. 20 ga x 3.62" x 1.375" Metal C-stud	16	78.7	0-15	233	212	192	181	164	149
								20	233	206	188	181	159	146
								25	233	201	185	181	156	143
								30	233	197	181	181	153	140
								35	229	194	179	177	151	139
								40	224	192	177	174	148	137
								45	220	189	175	171	147	136
								50	217	187	173	168	145	134
								55	214	185	172	166	144	133
								60	212	184	171	164	142	132
								65	187	163	151	145	126	117
								70	185	161	151	143	125	117
								75	183	160	150	142	124	116
								80	181	159	149	140	123	115
								85	179	158	148	139	122	115





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Table 2, Wind Design Table (continued)

Allowable Wind Speed (mph) for Artisan Lap Siding (Analytical Method in ASCE 7-10 Chapter 30 C&C Part 1 and Part 3)<sup>6</sup>

Product	Product Thickness (in.)	Width (in.)	Fastener Type	Fastener Spacing	Frame Type	Stud Spacing (in.)	Allowable Design Load (psf)	Building Height <sup>2,5</sup> (ft.)	2015 & 2012 IBC 2015 IRC (Ultimate Design Wind Speed, $V_{ult}^3$ )			2012 IRC 2009, 2006 IBC & IRC <sup>7</sup> (Basic Wind Speed, $V_{asd}^4$ )		
									Wind exposure category			Wind exposure category		
									B	C	D	B	C	D
Artisan® Lap Siding	5/8	5-1/4	No. 8 - 18 x 0.323" HD x 1-5/8" long ribbed bugle head screw <sup>1</sup>	Blind Screwed	Min. No. 20 ga x 3.62" x 1.375" Metal C-stud	24	77.7	0-15	232	211	191	180	163	148
								20	232	205	187	180	158	145
								25	232	200	183	180	155	142
								30	232	196	180	180	152	140
								35	227	193	178	176	150	138
								40	223	190	176	172	147	136
								45	219	188	174	170	146	135
								50	216	186	172	167	144	133
								55	213	184	171	165	143	132
								60	211	183	170	163	141	131
								65	186	162	150	144	125	116
								70	184	160	150	142	124	116
								75	182	159	149	141	123	115
								80	180	158	148	139	122	114
								85	178	157	147	138	121	114
Artisan® Lap Siding	5/8	5-1/4	0.100" shank x 1.5" long x 0.313" HD ET&F pin <sup>9</sup>	Blind Nailed at each stud	Min. No. 20 ga. x 3.62" x 1.375" Metal C-Stud	16	80.8	0-15	237	215	195	183	166	151
								20	237	209	190	183	162	147
								25	237	204	187	183	158	145
								30	237	200	184	183	155	142
								35	232	197	181	179	153	141
								40	227	194	179	176	150	139
								45	223	192	177	173	149	137
								50	220	190	176	170	147	136
								55	217	188	174	168	145	135
								60	215	186	173	166	144	134
								65	190	165	153	147	128	119
								70	187	163	153	145	127	118
								75	185	162	152	144	126	117
								80	183	161	150	142	124	117
								85	182	160	150	141	124	116
Artisan® Lap Siding	5/8	5-1/4	0.100" shank x 1.5" long x 0.313" HD ET&F pin <sup>9</sup>	Blind Nailed at each stud	Min. No. 20 ga. x 3.62" x 1.375" Metal C-Stud	24	62.8	0-15	209	189	172	162	147	133
								20	209	184	168	162	142	130
								25	209	180	165	162	139	128
								30	209	176	162	162	137	125
								35	204	174	160	158	134	124
								40	200	171	158	155	133	122
								45	197	169	156	153	131	121
								50	194	167	155	150	129	120
								55	192	166	154	148	128	119
								60	189	164	152	147	127	118
								65	167	145	135	129	113	105
								70	165	144	135	128	112	104
								75	163	143	134	127	111	104
								80	162	142	133	125	110	103
								85	160	141	132	124	109	102



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All national, state, and local building code requirements must be followed and where they are more stringent than the Artisan® Lap Siding installation requirements, state and local requirements will take precedence.

**Table 2, Wind Design Table (continued)**

**Allowable Wind Speed (mph) for Artisan Lap Siding (Analytical Method in ASCE 7-10 Chapter 30 C&C Part 1 and Part 3)<sup>6</sup>**

									2015 & 2012 IBC 2015 IRC (Ultimate Design Wind Speed, V <sub>ult</sub> <sup>3</sup> )			2012 IRC 2009, 2006 IBC & IRC <sup>7</sup> (Basic Wind Speed, V <sub>asd</sub> <sup>4</sup> )		
									Wind exposure category			Wind exposure category		
Product	Product Thickness (in.)	Width (in.)	Fastener Type	Fastener Spacing	Frame Type	Stud Spacing (in.)	Allow able Design Load (psf)	Building Height <sup>2,5</sup> (ft.)	B	C	D	B	C	D
Artisan® Lap Siding	5/8	5-1/4	<b>(Special Fastening Detail A)</b> Blind nail: 0.092" shank x 0.225" HD x 2-1/2" long galvanized siding nail Face nail: No. 16 ga 2-1/2" long finish nail		2x4 wood (SPF)	16	100.0	0-15	263	239	217	204	185	168
								20	263	232	212	204	180	164
								25	263	227	208	204	176	161
								30	263	222	204	204	172	158
								35	258	219	202	200	170	156
								40	253	216	199	196	167	154
								45	249	213	197	192	165	153
								50	245	211	195	189	163	151
								55	242	209	194	187	162	150
								60	239	207	192	185	160	149
								65	211	183	171	163	142	132
								70	208	182	170	161	141	132
								75	206	180	169	160	140	131
								80	204	179	167	158	138	130
								85	202	178	167	157	138	129
Artisan® Lap Siding	5/8	5-1/4	<b>(Special Fastening Detail B)</b> Blind nail: 8d box 2-3/8" long galvanized ring shank nail Face nail: No. 16 ga 2-1/2" long finish nail		2x4 wood (SPF)	16	100.0	0-15	263	239	217	204	185	168
								20	263	232	212	204	180	164
								25	263	227	208	204	176	161
								30	263	222	204	204	172	158
								35	258	219	202	200	170	156
								40	253	216	199	196	167	154
								45	249	213	197	192	165	153
								50	245	211	195	189	163	151
								55	242	209	194	187	162	150
								60	239	207	192	185	160	149
								65	211	183	171	163	142	132
								70	208	182	170	161	141	132
								75	206	180	169	160	140	131
								80	204	179	167	158	138	130
								85	202	178	167	157	138	129
Artisan® Lap Siding	5/8	7-1/4	0.092" shank x 0.225" HD x 2-1/4" long galvanized siding nail	Blind- Nailed at each stud location	2x4 wood <sup>8</sup>	16	43.7	0-15	174	158	143	135	122	111
								20	174	153	140	135	119	108
								25	174	150	138	135	116	107
								30	174	147	135	135	114	105
								35	170	145	133	132	112	103
								40	167	143	132	129	111	102
								45	164	141	130	127	109	101
								50	162	139	129	125	108	100
								55	160	138	128	124	107	99
								60	158	137	127	122	106	99
								65	139	121	113	108	94	87
								70	138	120	112	107	93	87
								75	136	119	111	106	92	86
								80	135	118	111	104	92	86
								85	134	117	110	104	91	85





# Artisan® Lap Siding

All national, state, and local building code requirements must be followed and where they are more stringent than the Artisan® Lap Siding installation requirements, state and local requirements will take precedence.

Table 2, Wind Design Table (continued)

Allowable Wind Speed (mph) for Artisan Lap Siding (Analytical Method in ASCE 7-10 Chapter 30 C&C Part 1 and Part 3)<sup>6</sup>

Product	Product Thickness (in.)	Width (in.)	Fastener Type	Fastener Spacing	Frame Type	Stud Spacing (in.)	Allowable Design Load (psf)	Building Height <sup>25</sup> (ft.)	2015 & 2012 IBC 2015 IRC (Ultimate Design Wind Speed, $V_{ult}^3$ )			2012 IRC 2009, 2006 IBC & IRC <sup>7</sup> (Basic Wind Speed, $V_{asd}^4$ )		
									Wind exposure category			Wind exposure category		
									B	C	D	B	C	D
Artisan® Lap Siding	5/8	7-14	0.092" shank x 0.225" HD x 2-1/4" long galvanized siding nail	Blind-Nailed at each stud location	2x4 wood <sup>8</sup>	24	23.7	0-15	128	116	106	99	90	82
								20	128	113	103	99	88	80
								25	128	111	101	99	86	78
								30	128	108	100	99	84	77
								35	125	107	98	97	83	76
								40	123	105	97	95	81	75
								45	121	104	96	94	80	74
								50	119	103	95	92	80	74
								55	118	102	94	91	79	73
								60	116	101	94	90	78	73
								65	103	-	-	80	-	-
								70	101	-	-	79	-	-
								75	100	-	-	78	-	-
								80	-	-	-	-	-	-
								85	-	-	-	-	-	-
Artisan® Lap Siding	5/8	7-1/4	No. 8 - 18 x 0.323" HD x 1-5/8" long ribbed bugle head screw <sup>1</sup>	Blind Screwed	Min. No. 20 ga x 3.62" x 1.375" Metal C-stud	16	59.0	0-15	202	183	167	157	142	129
								20	202	178	163	157	138	126
								25	202	174	160	157	135	124
								30	202	171	157	157	132	122
								35	198	168	155	153	130	120
								40	194	166	153	150	128	119
								45	191	164	152	148	127	117
								50	188	162	150	146	125	116
								55	186	161	149	144	124	115
								60	183	159	148	142	123	114
								65	162	141	131	125	109	101
								70	160	140	131	124	108	101
								75	158	138	130	123	107	100
								80	157	137	129	121	106	100
								85	155	136	128	120	106	99
Artisan® Lap Siding	5/8	7-1/4	No. 8 - 18 x 0.323" HD x 1-5/8" long ribbed bugle head screw <sup>1</sup>	Blind Screwed	Min. No. 20 ga x 3.62" x 1.375" Metal C-stud	24	49.7	0-15	186	168	153	144	130	118
								20	186	164	149	144	127	116
								25	186	160	147	144	124	114
								30	186	157	144	144	121	112
								35	182	154	142	141	120	110
								40	178	152	141	138	118	109
								45	175	150	139	136	117	108
								50	172	149	138	134	115	107
								55	170	147	137	132	114	106
								60	168	146	136	130	113	105
								65	149	129	120	115	100	93
								70	147	128	120	114	99	93
								75	145	127	119	113	98	92
								80	144	126	118	111	98	91
								85	143	125	118	110	97	91



# Artisan® Lap Siding

All national, state, and local building code requirements must be followed and where they are more stringent than the Artisan® Lap Siding installation requirements, state and local requirements will take precedence.

Table 2, Wind Design Table (continued)

Allowable Wind Speed (mph) for Artisan Lap Siding (Analytical Method in ASCE 7-10 Chapter 30 C&C Part 1 and Part 3)<sup>6</sup>

									2015 & 2012 IBC 2015 IRC (Ultimate Design Wind Speed, V <sub>ult</sub> <sup>3</sup> )			2012 IRC 2009, 2006 IBC & IRC <sup>7</sup> (Basic Wind Speed, V <sub>asd</sub> <sup>4</sup> )		
									Wind exposure category			Wind exposure category		
									B	C	D	B	C	D
Product	Product Thickness (in.)	Width (in.)	Fastener Type	Fastener Spacing	Frame Type	Stud Spacing (in.)	Allow able Design Load (psf)	Building Height <sup>2,5</sup> (ft.)	B	C	D	B	C	D
Artisan® Lap Siding	5/8	7-1/4	0.100" shank x 1.5" long x 0.313" HD ET&F pin <sup>9</sup>	Blind Nailed at each stud	Min. No. 20 ga. x 3.62" x 1.375" Metal C-Stud	16	56.6	0-15	198	180	163	153	139	126
								20	198	175	159	153	135	123
								25	198	171	157	153	132	121
								30	198	167	154	153	130	119
								35	194	165	152	150	128	118
								40	190	162	150	147	126	116
								45	187	161	148	145	124	115
								50	184	159	147	143	123	114
								55	182	157	146	141	122	113
								60	180	156	145	139	121	112
								65	159	138	128	123	107	99
								70	157	137	128	121	106	99
								75	155	136	127	120	105	98
								80	153	135	126	119	104	98
								85	152	134	126	118	104	97
Artisan® Lap Siding	5/8	7-1/4	0.100" shank x 1.5" long x 0.313" HD ET&F pin <sup>9</sup>	Blind Nailed at each stud	Min. No. 20 ga. x 3.62" x 1.375" Metal C-Stud	24	47.1	0-15	181	164	149	140	127	115
								20	181	159	145	140	123	113
								25	181	156	143	140	121	111
								30	181	153	140	140	118	109
								35	177	150	139	137	116	107
								40	173	148	137	134	115	106
								45	171	146	135	132	113	105
								50	168	145	134	130	112	104
								55	166	143	133	128	111	103
								60	164	142	132	127	110	102
								65	145	126	117	112	97	91
								70	143	125	117	111	97	90
								75	141	124	116	110	96	90
								80	140	123	115	108	95	89
								85	139	122	114	108	94	89
Artisan® Lap Siding	5/8	7-1/4	<b>(Special Fastening Detail A)</b> Blind nail: 0.092" shank x 0.225" HD x 2-1/2" long galvanized siding nail Face nail: No. 16 ga 2-1/2" long finish nail	2x4 wood (SPF)	16	57.0	0-15	199	180	164	154	140	127	
							20	199	175	160	154	136	124	
							25	199	171	157	154	133	122	
							30	199	168	154	154	130	120	
							35	195	165	152	151	128	118	
							40	191	163	150	148	126	117	
							45	188	161	149	145	125	115	
							50	185	159	148	143	123	114	
							55	182	158	146	141	122	113	
							60	180	156	145	140	121	112	
							65	159	138	129	123	107	100	
							70	157	137	128	122	106	99	
							75	156	136	127	121	105	99	
							80	154	135	126	119	105	98	
							85	153	134	126	118	104	98	





# Artisan® Lap Siding

All national, state, and local building code requirements must be followed and where they are more stringent than the Artisan® Lap Siding installation requirements, state and local requirements will take precedence.

Table 2, Wind Design Table (continued)

Allowable Wind Speed (mph) for Artisan Lap Siding (Analytical Method in ASCE 7-10 Chapter 30 C&C Part 1 and Part 3)<sup>6</sup>

									2015 & 2012 IBC 2015 IRC (Ultimate Design Wind Speed, V <sub>ult</sub> <sup>3</sup> )			2012 IRC 2009, 2006 IBC & IRC <sup>7</sup> (Basic Wind Speed, V <sub>asd</sub> <sup>4</sup> )		
									Wind exposure category			Wind exposure category		
									B	C	D	B	C	D
Product	Product Thickness (in.)	Width (in.)	Fastener Type	Fastener Spacing	Frame Type	Stud Spacing (in.)	Allowable Design Load (psf)	Building Height <sup>2,5</sup> (ft.)	B	C	D	B	C	D
Artisan® Lap Siding	5/8	7-1/4	<b>(Special Fastening Detail B)</b> Blind nail: 8d box 2-3/8" long galvanized ring shank nail  Face nail: No. 16 ga 2-1/2" long finish nail		2x4 wood (SPF)	16	84.0	0-15	241	219	199	187	170	154
								20	241	213	194	187	165	150
								25	241	208	191	187	161	148
								30	241	204	187	187	158	145
								35	236	201	185	183	156	143
								40	231	198	183	179	153	142
								45	228	196	181	176	151	140
								50	224	193	179	174	150	139
								55	221	192	178	172	148	138
								60	219	190	176	170	147	137
								65	193	168	156	150	130	121
								70	191	167	156	148	129	121
								75	189	165	155	146	128	120
								80	187	164	153	145	127	119
								85	185	163	153	144	126	118
Artisan® Lap Siding	5/8	8-1/4	0.092" shank x 0.225" HD x 2-1/4" long galvanized siding nail	Blind- Nailed at each stud location	2x4 wood <sup>8</sup>	16	32.8	0-15	151	137	124	117	106	96
								20	151	133	121	117	103	94
								25	151	130	119	117	101	92
								30	151	127	117	117	99	91
								35	148	125	116	114	97	90
								40	145	124	114	112	96	88
								45	142	122	113	110	95	88
								50	140	121	112	109	94	87
								55	138	120	111	107	93	86
								60	137	119	110	106	92	85
								65	121	105	-	94	81	-
								70	119	104	-	92	81	-
								75	118	103	-	91	80	-
								80	117	102	-	90	79	-
								85	116	102	-	90	79	-
Artisan® Lap Siding	5/8	8-14	0.092" shank x 0.225" HD x 2-1/4" long galvanized siding nail	Blind- Nailed at each stud location	2x4 wood <sup>8</sup>	24	18.5	0-15	113	103	93	88	80	72
								20	113	100	91	88	77	71
								25	113	98	89	88	76	69
								30	113	96	88	88	74	68
								35	111	94	87	86	73	67
								40	109	93	86	84	72	66
								45	107	92	85	83	71	66
								50	105	91	84	82	70	65
								55	104	90	83	81	70	65
								60	103	89	83	80	69	64
								65	-	-	-	-	-	-
								70	-	-	-	-	-	-
								75	-	-	-	-	-	-
								80	-	-	-	-	-	-
								85	-	-	-	-	-	-



# Artisan® Lap Siding

All national, state, and local building code requirements must be followed and where they are more stringent than the Artisan® Lap Siding installation requirements, state and local requirements will take precedence.

Table 2, Wind Design Table (continued)

Allowable Wind Speed (mph) for Artisan Lap Siding (Analytical Method in ASCE 7-10 Chapter 30 C&C Part 1 and Part 3)<sup>6</sup>

Product	Product Thickness (in.)	Width (in.)	Fastener Type	Fastener Spacing	Frame Type	Stud Spacing (in.)	Allowable Design Load (psf)	Building Height <sup>2,5</sup> (ft.)	2015 & 2012 IBC 2015 IRC (Ultimate Design Wind Speed, $V_{ult}^3$ )			2012 IRC 2009, 2006 IBC & IRC <sup>7</sup> (Basic Wind Speed, $V_{asd}^4$ )		
									Wind exposure category			Wind exposure category		
									B	C	D	B	C	D
Artisan® Lap Siding	5/8	8-1/4	No. 8 - 18 x 0.323" HD x 1-5/8" long ribbed bugle head screw <sup>1</sup>	Blind Screwed	Min. No. 20 ga x 3.62" x 1.375" Metal C-stud	16	53.3	0-15	192	174	158	149	135	123
								20	192	169	155	149	131	120
								25	192	166	152	149	128	118
								30	192	162	149	149	126	116
								35	188	160	147	146	124	114
								40	184	158	146	143	122	113
								45	181	156	144	141	121	112
								50	179	154	143	138	119	110
								55	176	153	142	137	118	110
								60	174	151	140	135	117	109
								65	154	134	125	119	104	96
								70	152	133	124	118	103	96
								75	151	132	123	117	102	95
								80	149	131	122	115	101	95
								85	148	130	122	114	100	94
Artisan® Lap Siding	5/8	8-1/4	No. 8 - 18 x 0.323" HD x 1-5/8" long ribbed bugle head screw <sup>1</sup>	Blind Screwed	Min. No. 20 ga x 3.62" x 1.375" Metal C-stud	24	41.7	0-15	170	154	140	132	119	109
								20	170	150	137	132	116	106
								25	170	147	134	132	114	104
								30	170	144	132	132	111	102
								35	166	141	130	129	110	101
								40	163	139	129	126	108	100
								45	160	138	127	124	107	99
								50	158	136	126	122	105	98
								55	156	135	125	121	105	97
								60	154	134	124	119	104	96
								65	136	118	110	105	92	85
								70	135	117	110	104	91	85
								75	133	116	109	103	90	84
								80	132	115	108	102	89	84
								85	131	115	108	101	89	83
Artisan® Lap Siding	5/8	8-1/4	0.100" shank x 1.5" long x 0.313" HD ET&F pin <sup>9</sup>	Blind Nailed at each stud	Min. No. 20 ga. x 3.62" x 1.375" Metal C-Stud	16	44.5	0-15	176	159	145	136	123	112
								20	176	155	141	136	120	109
								25	176	151	139	136	117	108
								30	176	148	136	136	115	106
								35	172	146	135	133	113	104
								40	168	144	133	131	112	103
								45	166	142	132	128	110	102
								50	163	141	130	126	109	101
								55	161	139	129	125	108	100
								60	159	138	128	123	107	99
								65	141	122	114	109	95	88
								70	139	121	113	108	94	88
								75	138	120	113	107	93	87
								80	136	119	112	105	92	87
								85	135	119	111	105	92	86



# Artisan® Lap Siding

All national, state, and local building code requirements must be followed and where they are more stringent than the Artisan® Lap Siding installation requirements, state and local requirements will take precedence.

Table 2, Wind Design Table (continued)

Allowable Wind Speed (mph) for Artisan Lap Siding (Analytical Method in ASCE 7-10 Chapter 30 C&C Part 1 and Part 3)<sup>6</sup>

Product	Product Thickness (in.)	Width (in.)	Fastener Type	Fastener Spacing	Frame Type	Stud Spacing (in.)	Allowable Design Load (psf)	Building Height <sup>2,5</sup> (ft.)	2015 & 2012 IBC 2015 IRC (Ultimate Design Wind Speed, $V_{ult}^3$ )			2012 IRC 2009, 2006 IBC & IRC <sup>7</sup> (Basic Wind Speed, $V_{asd}^4$ )		
									Wind exposure category			Wind exposure category		
									B	C	D	B	C	D
Artisan® Lap Siding	5/8	8-1/4	0.100" shank x 1.5" long x 0.313" HD ET&F pin <sup>9</sup>	Blind Nailed at each stud	Min. No. 20 ga. x 3.62" x 1.375" Metal C-Stud	24	39.2	0-15	165	150	136	128	116	105
								20	165	145	133	128	113	103
								25	165	142	130	128	110	101
								30	165	139	128	128	108	99
								35	161	137	126	125	106	98
								40	158	135	125	122	105	97
								45	156	134	124	121	103	96
								50	153	132	122	119	102	95
								55	151	131	121	117	101	94
								60	150	130	120	116	100	93
								65	132	115	107	102	89	83
								70	131	114	106	101	88	82
								75	129	113	106	100	87	82
								80	128	112	105	99	87	81
								85	127	111	104	98	86	81
Artisan® Lap Siding	5/8	8-1/4	<b>(Special Fastening Detail A)</b> Blind nail: 0.092" shank x 0.225" HD x 2-1/2" long galvanized siding nail Face nail: No. 16 ga 2-1/2" long finish nail		2x4 wood (SPF)	16	45.0	0-15	177	160	146	137	124	113
								20	177	156	142	137	121	110
								25	177	152	140	137	118	108
								30	177	149	137	137	116	106
								35	173	147	135	134	114	105
								40	169	145	134	131	112	104
								45	167	143	132	129	111	103
								50	164	141	131	127	110	102
								55	162	140	130	126	109	101
								60	160	139	129	124	108	100
								65	141	123	114	110	95	89
								70	140	122	114	108	94	88
								75	138	121	113	107	94	88
								80	137	120	112	106	93	87
								85	136	119	112	105	92	87
Artisan® Lap Siding	5/8	8-1/4	<b>(Special Fastening Detail B)</b> Blind nail: 8d box 2-3/8" long galvanized ring shank nail Face nail: No. 16 ga 2-1/2" long finish nail		2x4 wood (SPF)	16	80.0	0-15	235	214	194	182	165	150
								20	235	208	189	182	161	147
								25	235	203	186	182	157	144
								30	235	199	183	182	154	142
								35	230	196	181	179	152	140
								40	226	193	178	175	150	138
								45	222	191	176	172	148	137
								50	219	189	175	169	146	135
								55	216	187	173	167	145	134
								60	214	185	172	165	143	133
								65	189	164	153	146	127	118
								70	186	163	152	144	126	118
								75	184	161	151	143	125	117
								80	182	160	150	141	124	116
								85	181	159	149	140	123	116





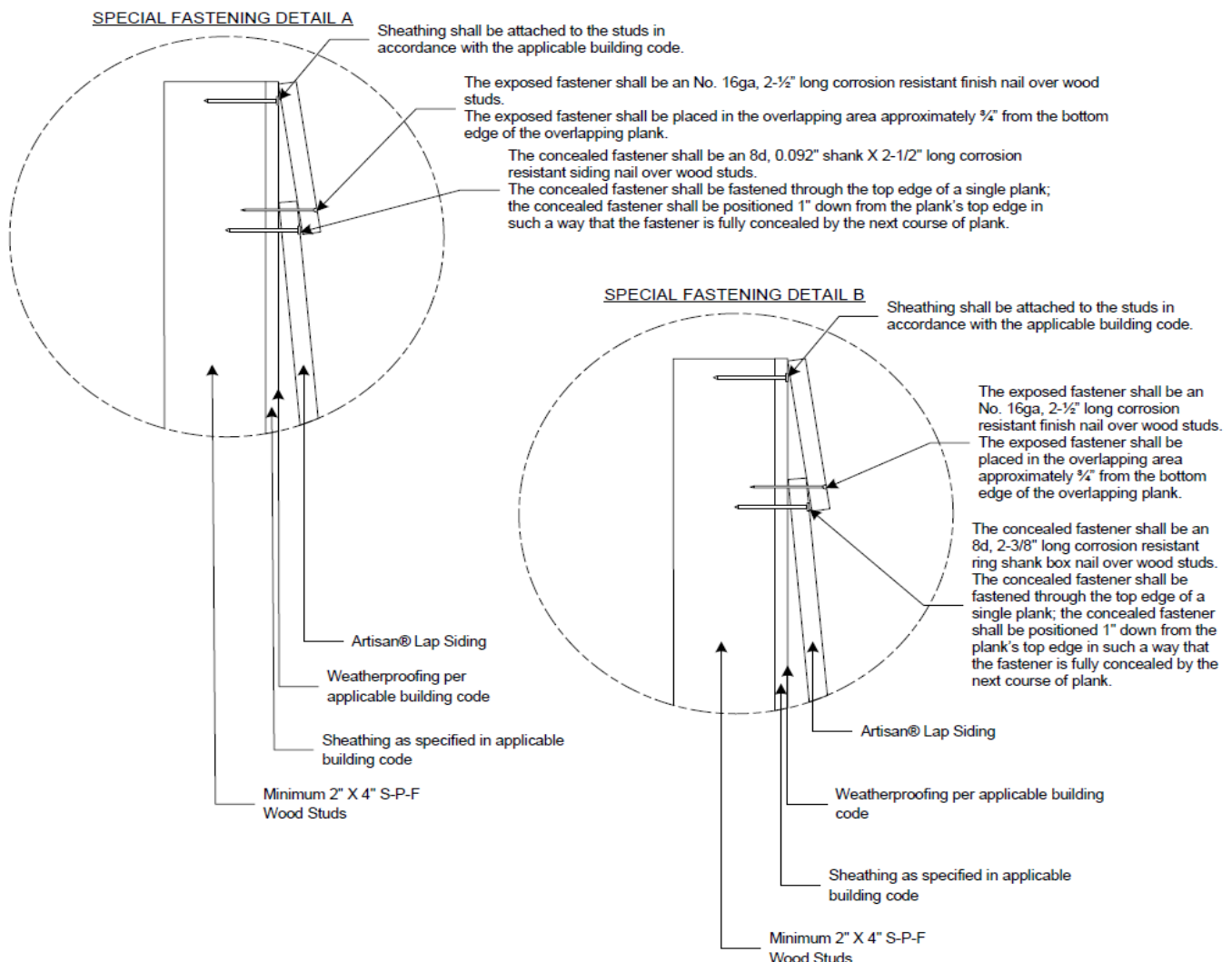
# Artisan® Lap Siding

All national, state, and local building code requirements must be followed and where they are more stringent than the Artisan® Lap Siding installation requirements, state and local requirements will take precedence.

## Wind Table Foot Notes & Special Fastening Details

### Footnotes apply to the tables on previous pages

1. Screws shall penetrate through the metal framing by at least three full threads.
2. building height = mean roof height (in feet) of a building, except that eave height shall be used for roof angle  $\Theta$  less than or equal to  $10^\circ$  (2-12 roof slope).
3.  $V_{ult}$  = ultimate design wind speed.
4.  $V_{asd}$  = nominal design wind speed.
5. Linear interpolation of building height and wind speed is permitted.
6. Wind speed design assumptions per Analytical Method in ASCE 7-10 Chapter 30 C&C Part 1 and Part 3:  $K_{zt}=1$ ,  $K_d=0.85$ ,  $GC_p=-1.4$  ( $h \leq 60$ ),  $GC_p=-1.8$  ( $h > 60$ ),  $GC_{pi}=0.18$ .
7. 2009 IBC/IRC, 2006 IBC/IRC calculated using Importance Factor,  $I = 1$ .
8. Values are for species for wood having a specific gravity of 0.40 or greater.
9. Pins shall penetrate through the metal framing by  $1/4"$ .



# JamesHardie

**NEW CONSTRUCTION/ADDITION, NON-RESIDENTIAL**

16. 1921 Charlotte Dr (PID: 12111901)

HDCCMA-2023-00115

Dilworth

Erica Kennedy, Applicant



## Information Submitted by the Public

Matt Knox

2000 Charlotte Drive

Good afternoon I am writing you in opposition to the new construction project proposed at 1921 Charlotte Drive. I live diagonal from this location and am opposed due to the density of the project and taking down beautiful oak trees. There will be minimal green space and this would overpower the lot. Thank you Matt Knox





## Information Submitted by the Public

Russell Ruckterstuhl

1227 E. Worthington Ave

**From:** [Russell Ruckterstuhl](#)  
**To:** [Harpst, Kristina](#); [Kochanek, Cynthia](#); [Shugart, Jenny](#)  
**Cc:** [City of Charlotte Historic District Commission](#)  
**Subject:** [EXT]Proposal 2023-00115 - 1921 Charlotte Drive  
**Date:** Monday, April 10, 2023 10:40:18 PM

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**EXTERNAL EMAIL:** This email originated from the Internet. Do not click any images, links or open any attachments unless you recognize and trust the sender and know the content is safe. Please click the Phish Alert button to forward the email to Bad.Mail.

My name is Russell Ruckterstuhl and I have been a resident of Dilworth for 29 years. Proposed project HDCCMA-2023-00115 is within sight of my home on East Worthington Ave.

I am against approval of this new construction / addition proposal for the following reasons: (page of Historic District Design Standard for reference)

1. Massing and Complexity of Form (7.7)

The subject project does not adequately address massing and complexity of form to fit in with the adjacent historic buildings. The east and west elevations of the new building are simple, flat surfaces without any complexity. The east elevation along Kenilworth is also flat with minimal rhythm provided by a change in exterior finish. None of the massing mimics any of the form from adjacent historic buildings with projecting bays, dormers, etc. The building is nothing more than a simple, plain box you would expect from a suburban motel.

2. Scale (7.9)

The subject project does not include any design elements that provide a human scale for the building. The building should include elements typical to the surrounding context such as porches or one story projections to bring the building into scale with the surrounding neighborhood. None of these elements are included in the current design.

3. Orientation (7.6)

This proposal does not orient the entrance to the street. The existing building does not have an entrance from Charlotte drive. The applicant incorrectly states that there is a "recessed off-center entry on Charlotte Drive" - this access has been removed. The main hotel entrance is directly from the parking lot on the side of the building and it is not accessible by pedestrians from Charlotte Drive. This is important since the property is planning to utilize on-street parking.

4. Spacing (7.5)

The subject project does not provide spacing between the existing and new structure along Ideal way that matches the historic pattern in the immediate surroundings of the new construction. There is approximately 10' between the new and existing buildings - much less than between other buildings in the immediate area. This adds to the massing and scale of the project from Ideal Way making the building spacing unlike the surrounding historic properties.

5. Lighting (8.12)

The subject project existing parking lot includes a sodium pole light and single light over the parking lot building entrance. The building along Charlotte Drive and Ideal Way is dark without any exterior lights. The subject project does not address lighting in their documentation. The design standards state that new listing should be dark sky compliant, downward directed, and fully shielded. Also, bright security lighting mounted at eye heights of buildings should be avoided and any security lighting must be downward directed.

6. Parking (8.3)

The subject project has the parking lot in the side yard is prominent when approaching the property from the north on Charlotte drive. There is no screening provided to the north of the parking lot and the screening of the parking lot from Charlotte drive is limited at ground level.

In general, please note that the existing building is a commercial building less than 50 years old. The existing building can not be considered as “context” for new construction per page 3.29. The same goes for the three condominium buildings to the north on Charlotte Drive. Just because the existing building and surrounding non-historic buildings do not meet the historic district standards it does not mean that this building expansion is exempt from their requirements. When compared to the historic structures surrounding the property, this proposed design is not up to these standards.

In addition to these design issues there are other issues with this project such as the removal of mature trees and the increase in non-permeable area.

Due to all of these issues with the proposed project, please consider voting “against” this proposal. Thank you,

Russell Ruckterstuhl  
1227 E. Worthington Ave.  
[ruckter@bellsouth.net](mailto:ruckter@bellsouth.net)  
704.408.3381



## Information Submitted by the Public

Brooke Russell

2013 Charlotte Drive

**From:** [Drath, Marilyn](#)  
**To:** [Harpst, Kristina](#)  
**Subject:** B.RUSSELL FW: [EXT]HDCCMA-2023-00115  
**Date:** Tuesday, April 11, 2023 1:35:25 PM  
**Attachments:** [image001.png](#)

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## Marilyn Drath

*Associate Planner – Historic Districts*

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[charlottenc.gov/planning](http://charlottenc.gov/planning)



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**From:** Brooke Russell <brookeruss929@gmail.com>  
**Sent:** Tuesday, April 11, 2023 9:39 AM  
**To:** Drath, Marilyn <Marilyn.Drath@charlottenc.gov>  
**Subject:** [EXT]HDCCMA-2023-00115

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Attention: Marilyn Drath and the City of Charlotte Historic District Commission:

I'm writing today, as a Charlotte Drive neighbor, to voice my opposition to the proposed expansion of the building on PID: [12111901](#) located at 1921 Charlotte Drive. As a fellow steward of historic Dilworth, I wanted to provide input. I'm unable to attend Wednesday's (4/12/23) HDC meeting, but have a vested interest in balancing progress while respecting and maintaining historic standards.

The proposed design lacks many of the core elements and details that have helped to preserve the historic charm that characterizes the Dilworth neighborhood.

1. First, the proposed design does not take into consideration the preservation of green space, nor does it respect the neighborhood's (and city's) mission to maintain a large tree canopy.
  - a. The proposed building addition and 6 new parking spaces increase the impervious surface area on the lot.
  - b. The proposed structure would require the removal of 3 mature trees on Dilworth's historic edge. If we don't maintain historic standards in preserving the edges of the historic district, it will continue to shrink.
2. The density created by the proposed addition, by comparison, is incongruent with other single family homes on Charlotte Drive and adjacent streets, and is not complementary to the streetscape.
  - a. The size of two large structures on the property erodes the pedestrian feel and scale

that exists throughout the neighborhood.

- b. When transitioning from single family to denser development, the historic context surrounding the site must be respected (height, massing, roof forms, materials, etc.)
3. Lastly, the proposed design package lacks a site dimensioning plan, making it difficult to know, specifically, the size and scale of what is being proposed.

I'm grateful for your consideration and partnership in preservation.

Best,  
Brooke

--

Brooke Russell  
[BrookeRuss929@gmail.com](mailto:BrookeRuss929@gmail.com)  
704-989-8934



## Information Submitted by the Public

George Russell

2013 Charlotte Drive

**From:** [Drath, Marilyn](#)  
**To:** [Harpst, Kristina](#)  
**Subject:** G.RUSSELL FW: [EXT]HDCCMA-2023-00115  
**Date:** Tuesday, April 11, 2023 1:35:58 PM  
**Attachments:** [image001.png](#)

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## Marilyn Drath

*Associate Planner – Historic Districts*

Charlotte Planning, Design + Development  
600 East 4th Street | 8th Floor | Charlotte, NC 28202  
704-336-2648 | [Marilyn.Drath@CharlotteNC.gov](mailto:Marilyn.Drath@CharlotteNC.gov)  
[charlottenc.gov/planning](http://charlottenc.gov/planning)



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**From:** George Russell <georgeruss2@gmail.com>  
**Sent:** Tuesday, April 11, 2023 6:39 AM  
**To:** Drath, Marilyn <Marilyn.Drath@charlottenc.gov>  
**Subject:** [EXT]HDCCMA-2023-00115

**EXTERNAL EMAIL:** This email originated from the Internet. Do not click any images, links or open any attachments unless you recognize and trust the sender and know the content is safe. Please click the Phish Alert button to forward the email to Bad.Mail.

Attention: Marilyn Drath and the City of Charlotte Historic District Commission:

I'm writing today, as a Charlotte Drive neighbor, to voice my opposition to the proposed expansion of the building on PID: [12111901](#) located at 1921 Charlotte Drive. As a fellow steward of historic Dilworth, I wanted to provide input. I'm unable to attend Wednesday's (4/12/23) HDC meeting, but have a vested interest in balancing progress while respecting and maintaining historic standards.

The proposed design lacks many of the core elements and details that have helped to preserve the historic charm that characterizes the Dilworth neighborhood.

1. First, the proposed design does not take into consideration the preservation of green space, nor does it respect the neighborhood's (and city's) mission to maintain a large tree canopy.
  - a. The proposed building addition and 6 new parking spaces increase the impervious surface area on the lot.
  - b. The proposed structure would require the removal of 3 mature trees on Dilworth's historic edge. If we don't maintain historic standards in preserving the edges of the historic district, it will continue to shrink.
2. The density created by the proposed addition, by comparison, is incongruent with other single family homes on Charlotte Drive and adjacent streets, and is not complementary to the streetscape.
  - a. The size of two large structures on the property erodes the pedestrian feel and scale

that exists throughout the neighborhood.

- b. When transitioning from single family to denser development, the historic context surrounding the site must be respected (height, massing, roof forms, materials, etc.)
- 3. Lastly, the proposed design package lacks a site dimensioning plan, making it difficult to know, specifically, the size and scale of what is being proposed.

I'm grateful for your consideration and partnership in preservation.

Best,  
George Russell

Sent from my iPhone

## Information Submitted by the Public

Scott Cottrill

1219 E. Worthington Avenue



**From:** [Scott Cottrill](#)  
**To:** [Harpst, Kristina](#)  
**Subject:** [EXT]HDCCMA-2023-00115 (1921 Charlotte Drive PID: 12111901)  
**Date:** Monday, April 10, 2023 7:34:55 PM

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**EXTERNAL EMAIL:** This email originated from the Internet. Do not click any images, links or open any attachments unless you recognize and trust the sender and know the content is safe. Please click the Phish Alert button to forward the email to Bad.Mail.

Hello, my name is Scott Cottrill and I live at 1219 East Worthington Ave in Dilworth, very close in proximity to the proposed location where an expansion is proposed to an existing micro-hotel.

First, safety is my #1 consideration. We enjoy living in an area where neighbors are actually friendly and our children feel safe.

The existing location was originally built as a “half-way house” with very limited rooms, approximately 8. Later, it became a business and renting rooms by the night, approximately 17. The new proposed expansion will allow 33 rentals per night.

This by no means should be approved and without doubt does not make sense to allow in a historic neighborhood. If approved, why not allow corporations to buy homes, demolish, and later construct 2, 5 or even 10 story complexes for businesses. Our neighborhood and children do not need more transient people that could lead to crime and go against the values of a historic district. We are not only speaking out aesthetics of the buildings, we are talking about the residents and their well being.

Also it appears the building owners propose to cut down at least 3 large oak trees. I thought we were in favor of keeping our beautiful trees. This type of business goes against our density and mass guidelines. And lastly, we have yet to see exact dimensions of the proposed construction which is important as a community member to fully understand, even for consideration.

With all due respect, I would ask that the proposed project NOT BE APPROVED. I understand this is a tough job for you all, but please help our community be safe and remain a “neighborhood.”

Sincerely,  
Scott M. Cottrill  
1219 E Worthington Ave, Charlotte, NC 28203  
704-994-6209

## Information Submitted by the Public

Denise Walsh

1225 Ideal Way

**From:** [Denise Walsh](#)  
**To:** [Harpst, Kristina](#); [marilyn.drath@charlotte.gov](mailto:marilyn.drath@charlotte.gov)  
**Cc:** [Denise Walsh](#)  
**Subject:** [EXT]Comments RE: HDCCMA-2023-00115  
**Date:** Monday, April 10, 2023 8:35:30 PM

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Hi Kristi and Marilyn,

I was unsure of whom to send my comments regarding Case # HDCCMA-2023-00115 / 1921 Charlotte Dr, so I am sending to both of you. Please note that I am also trying to clear my schedule on Wednesday afternoon so that I may attend the HDC hearing in person to speak against approval of this project...I will email Marilyn before 10am on Wednesday to pre-register for the hearing, either in person or via WebEx.

My comments regarding Case # HDCCMA-2023-00115 are as follows:

As a property owner within 300 feet of 1921 Charlotte Dr, I strongly oppose approval of the proposed project for multiple reasons. First, the existing structure is already incongruent with the neighborhood, and is surrounded by mostly single-family homes that are contributing structures to the historic district; adding another incongruent structure on this property would only compound and highlight the inconsistency. Secondly, doubling the capacity of this hotel in our residential neighborhood would drastically impact the population density in this area (again, which is mostly comprised of many single-family homes). Thirdly, the proposed loss of mature trees to accommodate the project would negatively affect the tree canopy of the neighborhood. And, finally and most importantly, the ratio of non-permeable surfaces to permeable surfaces in the proposed plan does not appear to be appropriate or consistent with the standards that are imposed on the adjacent properties.

Note: my home (which I am currently in the process of renovating, adhering to plans that were approved by the HDC in November 2021) is directly across the street from the proposed project at 1921 Charlotte Dr.

Thank you in advance for considering my concerns.

Regards,  
Denise Walsh  
1225 Ideal Way

## Information Submitted by the Public

Chris Kete and Tiffany George-Kete

1238 E. Worthington Avenue



**From:** [Tiffany George-Kete](#)  
**To:** [Harpst, Kristina](#)  
**Subject:** [EXT]1921 Charlotte Drive  
**Date:** Monday, April 10, 2023 10:27:06 PM

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Kristina-

We are the residents of 1238 E Worthington Avenue; therefore our backyard is immediately adjacent the subject property. We respectfully oppose the proposed addition on several grounds:

- the existing structure is already completely out of character and scale with the adjacent 1-1.5 story residential structures. The mass of the current structure is mitigated somewhat by the offset from existing property lines and the lawn/trees between the property boundaries and the building.
- the aforementioned mitigating elements would be destroyed by the proposed addition, and the mass (ie scale) and post-modern visual incongruity would be greatly exacerbated by the expansion.
- the building already rests at a low point for storm water migration through the neighborhood, the loss of permeable land will likely deteriorate the already flood-prone geography.

Thank-you for your consideration,

Chris Kete and Tiffany George-Kete

Sent from my iPhone

## Information Submitted by the Public

Heather Ruckterstuhl

1227 E. Worthington Avenue

**From:** [Heather Ruckterstuhl](#)  
**To:** [Harpst, Kristina](#)  
**Subject:** [EXT]1921 Charlotte Drive proposal  
**Date:** Monday, April 10, 2023 11:07:23 PM

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Dear Kristi and Charlotte Historic District committee,

As a resident of the Dilworth neighborhood and an adjacent neighbor, I'm writing about the 1921 Charlotte Drive proposal to add a second structure to the Kasa Edison Hotel site at the corner of Charlotte Drive and Ideal Way.

This structure was built in 1992 and operated by Hope Haven as a halfway house with a capacity of 9 residents. This facility was a well received and peaceful addition to our neighborhood. The same structure is being currently utilized to house 17 people with the proposed structure to add an additional 16 people for a total of 33 people on a site that originally operated with less than a third of that amount. The building size and design elements do not fit with the human scale of the surrounding historic structures.

This proposed project includes removal of three mature trees, one willow oak and two pecan trees. Our tree canopy is losing ground to constant development, as much as we can maintain our tree canopy without cutting down healthy trees, we will preserve a healthier space for the humans that reside and work in our community.

The property at 1921 Charlotte Drive has a parking lot made of asphalt, the current structure and the addition of the proposed structure would almost double the footprint on this property. The addition of this second structure would lessen the permeability of this property, lessen the ability of rainwater to be absorbed on this site and increase the potential for runoff and flooding in the surrounding area.

Please carefully consider this opportunity to protect this boundary property and maintain the integrity of our community.

Heather Ruckterstuhl  
1227 E. Worthington Ave.

## Information Submitted by the Public

Rachel Hewitt

1231 E. Worthington Avenue

**From:** [Drath, Marilyn](#)  
**To:** [Harpst, Kristina](#)  
**Subject:** HEWITT FW: [EXT]Expansion of 1921 Charlotte Drive  
**Date:** Tuesday, April 11, 2023 1:34:52 PM

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Marilyn Drath  
Associate Planner – Historic Districts  
Charlotte Planning, Design + Development  
600 East 4th Street | 8th Floor| Charlotte, NC 28202  
704-336-2648 | [Marilyn.Drath@CharlotteNC.gov](mailto:Marilyn.Drath@CharlotteNC.gov)  
[charlottenc.gov/planning](http://charlottenc.gov/planning)

-----Original Message-----

From: Rachel Hewitt <[rhewitt62@gmail.com](mailto:rhewitt62@gmail.com)>  
Sent: Monday, April 10, 2023 7:37 PM  
To: City of Charlotte Historic District Commission <[charlottehdc@ci.charlotte.nc.us](mailto:charlottehdc@ci.charlotte.nc.us)>;  
[Marilyn.Draft@charlottenc.gov](mailto:Marilyn.Draft@charlottenc.gov)  
Subject: [EXT]Expansion of 1921 Charlotte Drive

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Regarding the April 12, 2023 meeting of the HDC addressing the expansion of the motel at 1921 Charlotte Drive: as a resident living adjacent to the property I am dismayed at the possibility of the expansion passing.

What was previously a halfway house for 9 residents (approved and welcome by the neighborhood in 1992) has grown and changed to a motel with a 17 rooms. Now the owners have petitioned the HDC to allow an additional building to be added that would expand the property to 33 rooms.

This expansion would not only supersede the city permeability requirements by adding a new building and expanding the parking lot by 6 spaces, it would require the removal of THREE LARGE MATURE OAK TREES.

Please consider the impact of the increased density on the neighborhood as well as the 2 other issues noted above.

Thank You.

Rachel Hewitt



## Information Submitted by the Public

Kay and Vince Chelena

1217 Ideal Way

**From:** [Kay Chelena](#)  
**To:** [Harpst, Kristina](#); [marilyn.drath@charlotte.gov](mailto:marilyn.drath@charlotte.gov)  
**Subject:** [EXT]HDCCMA 2023-00115  
**Date:** Tuesday, April 11, 2023 12:09:46 PM

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Hello Kristina and Marilyn,

We are reaching out regarding Case # HDCCMA-2023-00115 / 1921 Charlotte Drive.

As a property owners three houses from 1921 Charlotte Dr, we strongly oppose approval of the proposed project for several reasons:

- The existing structure is already incongruent with the neighborhood and is surrounded by mostly single-family homes that are contributing structures to the historic district; adding another incongruent structure on this property would only compound and highlight the inconsistency.
- Doubling the capacity of this hotel in our residential neighborhood would drastically impact the population density in this area (again, which is mostly comprised of many single-family homes).
- The proposed loss of mature trees to accommodate the project would negatively affect the tree canopy of the neighborhood.
- Importantly, the ratio of non-permeable surfaces to permeable surfaces in the proposed plan does not appear to be appropriate or consistent with the standards that are imposed on the adjacent properties.
- Unfortunately, the current ownership does not do a good job keeping the property tidy....trash and yard debris are not maintained on a regular basis.
- We are concerned about street parking in an already congested area if these plans were approved.

Kay plans to attend either via WebEx or in person.

Thank you for accepting our input on this matter.

**Kay & Vince Chelena**  
1217 Ideal Way  
Charlotte, NC 28208  
[kay@themanagementoffice.com](mailto:kay@themanagementoffice.com)

## Information Submitted by the Public

Shannon Brown

1223 Ideal Way

**From:** [Shannon Brown](#)  
**To:** [Harpst, Kristina](#)  
**Subject:** [EXT]case # 2023-00115  
**Date:** Tuesday, April 11, 2023 11:18:37 AM

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Hi Kristi,

I am writing to express my thoughts regarding the above-referenced case. My comments are as follows:

As a property owner within 400 feet of 1921 Charlotte Dr, I strongly oppose the approval of the proposed project for multiple reasons. First, the existing structure is already incongruent with the neighborhood, and is surrounded by mostly single-family homes that are contributing structures to the historic district; adding another incongruent structure on this property would only compound and highlight the inconsistency. Second, doubling the capacity of this hotel in our residential neighborhood would drastically impact the population density in this area (again, which is mostly comprised of many single-family homes). Third, the proposed loss of mature trees to accommodate the project would negatively affect the tree canopy of the neighborhood. And, finally and most importantly, the ratio of non-permeable surfaces to permeable surfaces in the proposed plan does not appear to be appropriate or consistent with the standards that are imposed on the adjacent properties.

I am trying to clear my schedule on Wednesday afternoon so that I may attend the HDC hearing in person to speak against approval of this project...I will email Marilyn before 10 am on Wednesday to pre-register for the hearing, either in person or via WebEx.

Thank you in advance for considering my concerns.

Regards,

Shannon E. Brown

1223 Ideal Way

## Information Submitted by the Public

Rion Williams

2009 Charlotte Drive



**From:** [Rion Williams](#)  
**To:** [Harpst, Kristina](#)  
**Subject:** [EXT]HDCCMA-2023-00115 : 1921 Charlotte Drive  
**Date:** Monday, April 10, 2023 9:47:18 PM

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Good Evening Kristi,

I am writing in regards to the hearing that is taking place on April 12, 2023 regarding HDCCMA-2023-00115 for the property located at 1921 Charlotte Drive. I am against the agenda item as it does not meet the historical district standards and adds a new type of building to the area that doesn't match other buildings (residential and non-residential in the area).

First off, the massing and complexity of the new construction doesn't match existing adjacent historic buildings, as noted in section 7.7 of the historic standards. This would introduce a new building with complex massing.

Secondly, the removal of 3 large mature trees is concerning as it would remove a portion of the lush garden-like atmosphere that is in much of the historic Dilworth district. These large trees help play a role in energy conservation on the property and the surrounding areas. These large trees that would be removed would rid the area of the historic trees that help define the area. The replacement of these trees in other areas of the property would take 20-40 years to get to the mature age and height of the current trees. The tree removal would continue to hurt the mature population that we continue to lose every year due to various reasons.

Last, this new building would appear to go against the 50% impermeable material in the rear yard.

Thank you for your consideration of these facts and I look forward to the result of the hearing.

--

**Rion W Williams**  
Charlotte Drive Resident  
(864)-978-2416  
[rionwilliams@gmail.com](mailto:rionwilliams@gmail.com)