

Agenda Supplement

June 11, 2025
HDC Meeting

Applicant/Staff Provided Information

8. 220 S Summit Av (PID 07101501)
HDCRMA-[2024-00684](#)
Wesley Heights
Angie Lauer, Applicant
9. 2225 The Plaza (PID 08119147)
HDCRMA-[2025-00105](#)
Plaza Midwood
Angie Lauer, Applicant
11. 405 E Tremont Av (PID 12105702)
HDCRMIA-[2024-00490](#)
Dilworth
Jason & Ashley Gasbarro, Applicants
12. 700 Templeton Av (PID 12305619)
HDCRMAA-[2025-00109](#)
Dilworth
Jacqueline Bailey, Applicant
14. 712 Templeton Av (PID 12305616)
HDCRDEMO-[2025-00006](#)
Dilworth
Shelley Hughes & Ryan Wesslen, Applicants

Information Submitted by the Public

6. 415 E Kingston Av (PID 12308206)
HDCRMIA-[2024-00673](#)
Dilworth
David Rudolf & Sonja Pfeiffer, Applicants
7. 406 E Park Av (PID 12308224)
HDCRMIA-[2024-00855](#)
Dilworth
Patrick Brunette, Applicant
13. 408 Heathcliff St (PID 07103107)
HDCRMA-[2025-00110](#)
Wesley Heights
Lindsey & Michael Braciale, Applicants

6. 415 E Kingston Av (PID 12308206)
HDCRMIA-[2024-00673](#)
Dilworth
David Rudolf & Sonja Pfeiffer, Applicants

Information Submitted by the Public

Nancy Nicholson

805 East Kingston Avenue

From: Nancy Nicholson <nancyenicholson@gmail.com>
Sent: Tuesday, May 13, 2025 12:07 PM
To: Drath, Marilyn <Marilyn.Drath@charlottenc.gov>
Cc: Ruth Ann Grissom <ruthgrissom@bellsouth.net>; Terry Loeb <Terry.Loeb@gmail.com>
Subject: [EXT]Re: [EXT]Re: [EXT]415 East Kingston Ave. astro turf in front yard.

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Marilyn,

Many thanks for your responsiveness and letting me know about hte meeting. I regret that I will be working then, but feel free to note my opposition, preferably anonymously, but I am fine if you need to use my name.

There is a lot written about artificial grass, but I will note only a few of the basics below about the environmental impact. You can also find information about brain cancer risks that have been researched regarding baseball players. "While there are still studies to be conducted and research to be concluded, it is believed that repeated exposure to Astro Turf could be the cause of glioblastoma, a rare form of brain cancer that took the lives of six former Phillies baseballers in recent years." Those risks obviously also apply to children and pets playing in residents' back or front yards. I regret that I have three very close neighbors in Dilworth with astro-turf in their back yards, and all have young children and dogs.

Again, much appreciation for your responding to my concerns, and yes, I would like to know the results of this agenda item.

Nancy

Artificial turf has significant environmental impacts, including habitat loss, microplastic pollution, and chemical contamination. It also contributes to global warming and can lead to increased heat on surfaces. While some argue it can save water in some areas, its overall environmental footprint is negative due to production, infill materials, and disposal.

Here's a more detailed look:

1. *Habitat Loss and Biodiversity:*

- *Replacing natural grass with artificial turf eliminates vital habitats for insects, birds, and other wildlife.*

- *It prevents access to soil for burrowing insects and eliminates the natural materials like leaf litter that support soil ecosystems.*

2. Microplastic Pollution:

- *Artificial turf is made of plastics, which break down into [microplastics](#) over time.*
- *These microplastics can be released into the environment through degradation, runoff, and wear and tear.*
- *Microplastics can contaminate water, soil, and even enter the human body, posing potential health risks.*

3. Chemical Contamination:

- *Artificial turf infill materials, often recycled tire crumb, can contain heavy metals and other organic contaminants that can leach into the environment.*
- *Synthetic turf can also contain PFAS, known as "forever chemicals," which are linked to various health problems.*
- *Runoff from artificial turf fields can carry these chemicals into waterways and contaminate groundwater.*

4. Global Warming and Heat Absorption:

- *Artificial turf absorbs significantly more solar radiation than natural grass, leading to higher temperatures, particularly in hot weather.*
- *This increased heat can make artificial turf uncomfortable and even dangerous for use in certain climates.*
- *The production and disposal of artificial turf also contribute to greenhouse gas emissions.*

5. Water Usage and Runoff:

- *While artificial turf may reduce the need for watering in some cases, it still requires cleaning and can contribute to runoff, [according to a report by Stanford University](#).*
- *Runoff from artificial turf can carry pollutants like microplastics and chemicals into water bodies.*

6. Disposal and Recycling:

- *Most artificial turf is not biodegradable and can take centuries to decompose.*
- *There are limited recycling facilities for artificial turf, so it often ends up in landfills.*
- *The lack of effective recycling solutions contributes to the overall environmental burden of artificial turf."*

7. 406 E Park Av (PID 12308224)
HDCRMIA-[2024-00855](#)
Dilworth
Patrick Brunette, Applicant

Information Submitted by the Public

Dr. Michael Gibbs

400 East Park Avenue

Drath, Marilyn

From: Gibbs, Michael A <Michael.Gibbs@advocatehealth.org>
Sent: Tuesday, May 13, 2025 11:47 AM
To: Drath, Marilyn
Cc: james.faucette@charlotten.gov
Subject: [EXT]HDCR NAA-2024-00856

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To Whom It May Concern:

Allow me to share thoughts of concern related to previous work done by the owner of 406 E Park Ave (PID 12308224).

I am resident and owner of the adjacent property (400 East Park Avenue)

The owner of the property at 406 E Park has installed artificial turf on both the front and rear lawns, that is in violation of Dillworth building code to the best of my knowledge.

Because there is a fence between our back yards, I do not personally have objection with this back yard artificial turf.

On the other hand, the artificial turf on the front yard is visible from the sidewalk and is unsatisfactory.

I would request that the Dillworth Town Council consider issuing a directive to have the front year artificial turf removed.

Respectfully,

Michael Gibbs

Michael A. Gibbs, MD, FACEP, FAAEM

Clinical Professor and Chair
Department of Emergency Medicine
Carolinas Medical Center and Levine Children's Hospital
Charlotte, NC 28262

(704) 355-3181. [Office]
(207) 233-7671. [Cell]
michael.gibbs@atriumhealth.org

Atrium Health

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8. 220 S Summit Av (PID 07101501)
HDCRMA-[2024-00684](#)
Wesley Heights
Angie Lauer, Applicant

ch Google Maps



W 4th Street Ext
Charlotte, North Carolina

Google Street View

Apr 2018 See latest date

Porkchop eaves on
original house



Porkchop eaves on
original house



Grade change from Grandin to So Summit sidewalk to sidewalk is roughly 17' (696 to 678) based on GIS information

Grade change from Grandin to So Summit sidewalk to sidewalk is roughly 17' (696 to 678) based on GIS information



9. 2225 The Plaza (PID 08119147)
HDCRMA-2025-00105
Plaza Midwood
Angie Lauer, Applicant

ALB

ALB DESIGN, INC

901 BERRYHILL RD
CHARLOTTE, NC 28208
ALB DESIGN INC@ICLOUD.COM
P. (704)503-9595

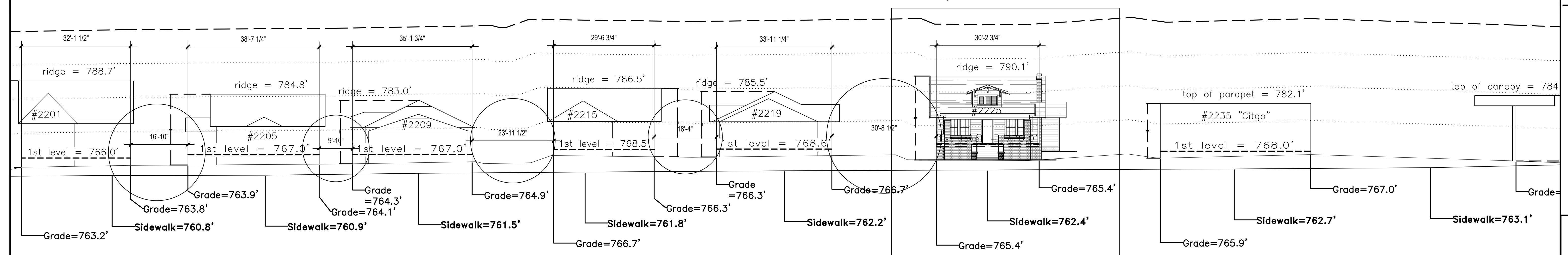
HDC MEETING DATE:
APRIL 9, 2025
HDC DOCKET #:
HDC 2025-00105

Designed Exclusively For the:
JJ HOMES
2225 The Plaza, Charlotte, NC 28205

STREETSCAPE
A-5.0

SUBJECT PROPERTY

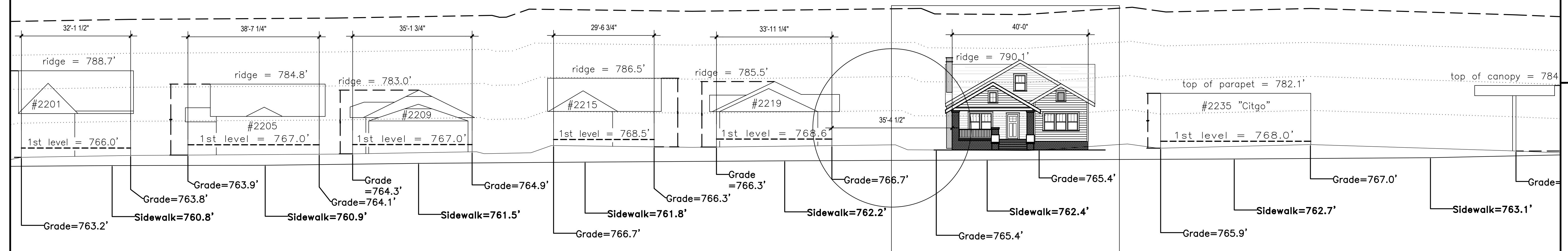
#2225 THE PLAZA



③ EXSITING PROPERTY STREETVIEW
N.T.S.

SUBJECT PROPERTY

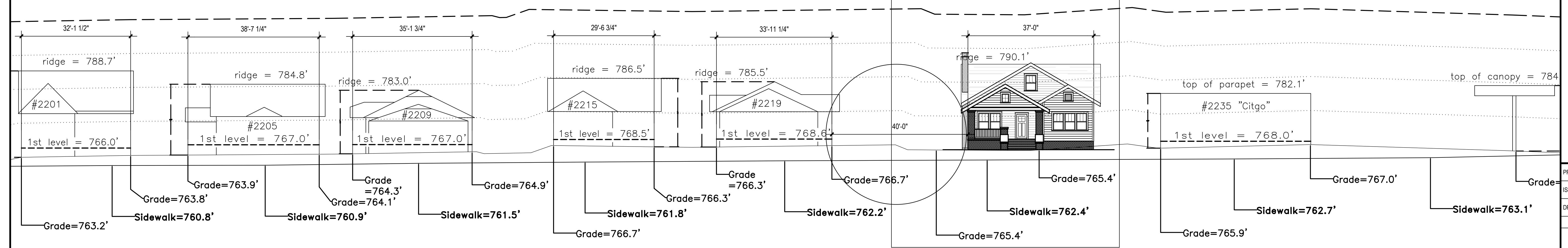
#2225 THE PLAZA



② PROPOSED STREETVIEW - MAY
N.T.S.

SUBJECT PROPERTY

#2225 THE PLAZA



① PROPOSED STREETVIEW - JUNE
N.T.S.

PROJECT #:	24027
ISSUE DATE:	24.12.30
DRAWN BY:	AP
REVISIONS:	
25.01.15	25.04.10
	25.05.19



11. 405 E Tremont Av (PID 12105702)
HDCRMIA-[2024-00490](#)
Dilworth
Jason & Ashley Gasbarro, Applicants

405 East Tremont Avenue: Brick



Unpainted brick foundation and front porch piers – photo from Google, February 2019

This image was not part of the COA. It is included for illustrative purposes. The color scheme shown on the front elevation above matches the "current conditions" photos the applicant provided for the COA #HDCADM RM-2023-00132.



Current Conditions



Current condition photos submitted by Applicant for pool and site work in rear yard for COA# HDCADM RM-2023-00132.

The applicant submitted current conditions photos for the administrative COA that show the house with tan siding, white trim and unpainted brick (see above). The COA was written for the brick elements of the new landscaping features to match the unpainted brick on the house.

12. 700 Templeton Av (PID 12305619)

HDCRMAA-2025-00109

Dilworth

Jacqueline Bailey, Applicant

BRICK/MORTAR SAMPLE



700 TEMPLETON AVE EXISITING BRICK/MORTAR

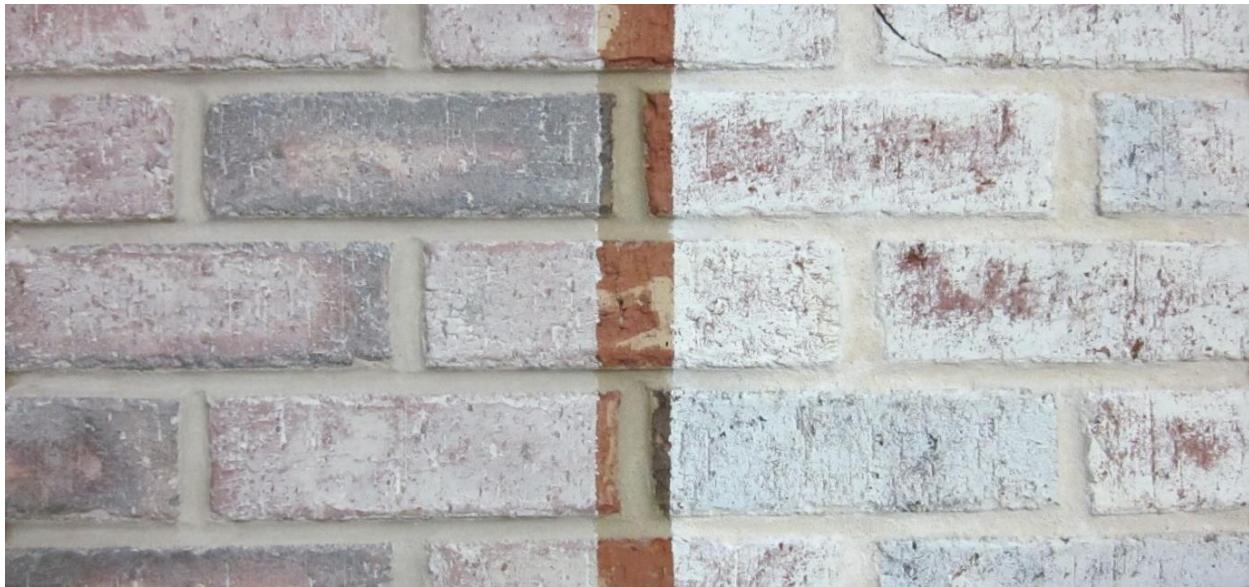


801 MT. VERNON PLACE EXISTING BRICK/MORTER APPROVED ON 5/11/2022



Staining Bricks with BEECK Concrete/Stone Glaze

The C/S Glaze can be applied as an overall wash with a limitless level of translucency in any color or it can be applied as an opaque coating. As an Opaque coating it can be artificially weathered to reveal areas of the brick face giving you a long-lasting appearance of a weathered old lime wash finish.



Translucent Stain Applied to entire façade

Opaque application applied and power washed off in areas to artificially weather the brick faces before the stain can fully dry.

The Concrete/Stone Glaze can be made in all 200 Beeck Standard colors. Custom color matching is also available. Contact Beeck Mineral Paints for Pricing.

Leite, Candice

From: John Bogert <john.bogert@beeckmineralpaints.com>
Sent: Thursday, June 5, 2025 2:08 PM
To: Leite, Candice
Cc: Matt Bogert
Subject: [EXT]RE: Brick Stain _ Non Historic Brick
Attachments: Concrete-Stone Glaze_US_English 2021-02-01.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Leite,

Thank you for reaching out.

Based on your description this should be a good fit for our BEECK Concrete/Stone Glaze.

I have attached information on the product. It is more breathable than the brick masonry so it would not trap any moisture in the masonry.

It can be used for both the Brick and the mortar.

Color is very difficult to pick from a photo, but I would suggest that they try our C-660 color thinned at a ratio of 1 part Beeck Concrete/Stone Glaze to 6 parts Beeck Base V Mixture.

If the example house in the photo the mortar is coated the same as the bricks. If they would like to go with a different mortar color, I would suggest they get one of our color charts and take it onsite to make the color selection.

For this product it is important that the bricks being glazed are absorbent and not water repellent. To test for this you simply spray or splash water on the brick face and it should turn dark immediately. If the color does not change the bricks are water repellent.

Feel Free to give me a call if you have questions or whoever would be doing the application we can explain the process.

Best regards,

John Bogert

COO

BEECK Mineral Paints

North America

8161 Regent Parkway, #101

Fort Mill, SC 29715

Tel: +1 704-940-3603 (x102)

Mobile: +1 704-763-9575

Website: www.BEECKMineralPaints.com

Connect on [LinkedIn](#)

From: Leite, Candice <Candice.Leite@charlottenc.gov>

Sent: Wednesday, June 4, 2025 5:10 PM

To: John Bogert (John.Bogert@BeeckMineralPaints.com) <John.Bogert@BeeckMineralPaints.com>

Subject: Brick Stain _ Non Historic Brick

Hi John,

It's been a while since we last spoke. Hope you are well!

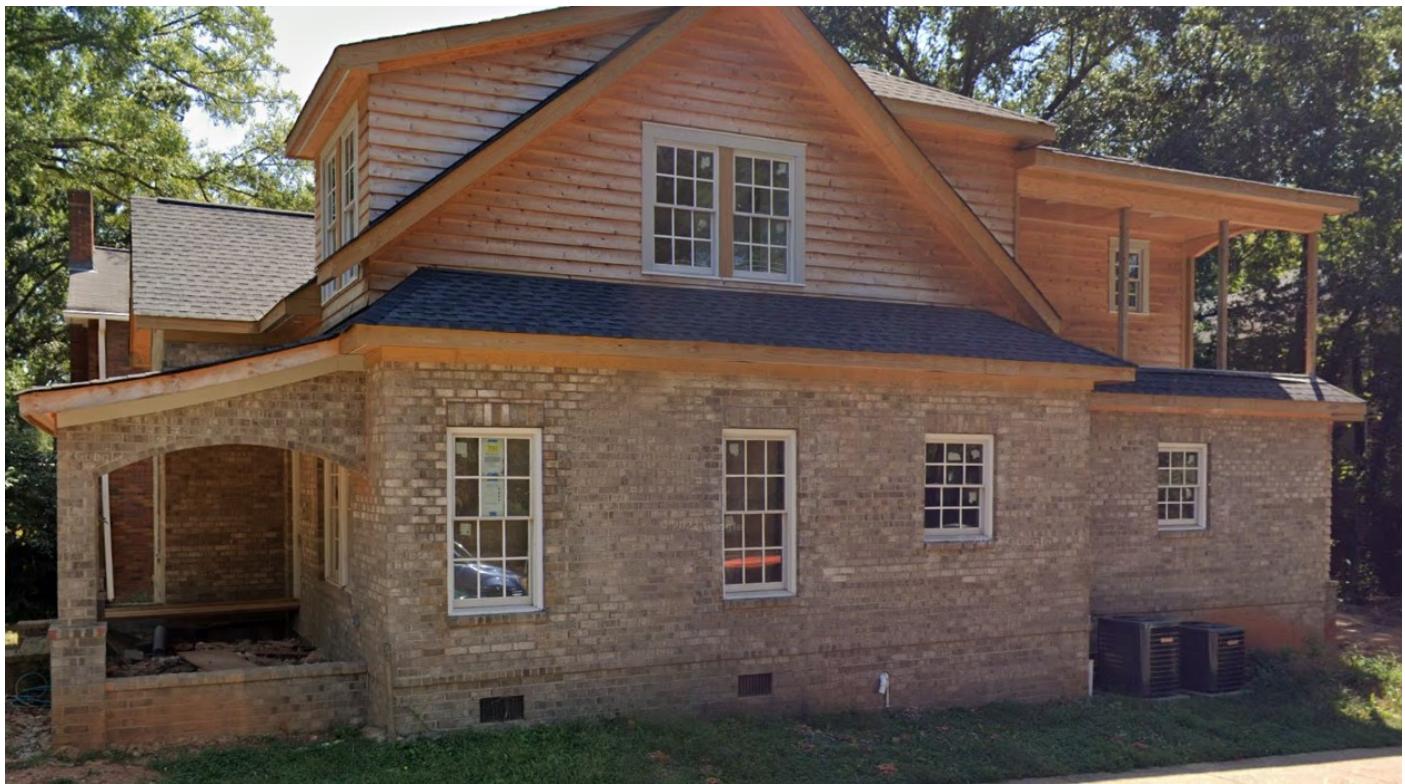
We have an applicant that is requesting to stain their brick house. Image of existing brick below.

In terms of "stain", we are looking for the most translucent product, i.e. red water.

My questions are,

- What is the best Beeck product to stain/tint brick (red) and mortar (tan/light gray)?
- What is the vapor porosity of suggested product (stain/tint)?
 - Looking for the most breathable product.
- Does the color C-142 come in the suggested product (stain/tint)? (applicant's requested color)
- Does color C-142 best match the red brick house in the image below?
- What color would you suggest for mortar?

House proposed to be stain/tinted. Existing brick.



Brick house color to match.



PROPOSED BRICK STEIN



Thank You.
Candice

Candice R. Leite

Project Manager, Charlotte Historic Preservation
Charlotte Planning, Design + Development
600 East 4th Street | 8th Floor | Charlotte, NC 28002
candice.leite@charlottenc.gov | charlottenc.gov/planning



13. 408 Heathcliff St (PID 07103107)
HDCRMA-[2025-00110](#)
Wesley Heights
Lindsey & Michael Braciale, Applicants

Information Submitted by the Public

Megan and Dan Pauley

407 Heathcliff Street

Please reference:

408 Heathcliff St (PID 07103107)

HDCRMA-2025-00110

Lindsey & Michael Braciale, Applicants

To the members of the Charlotte Historic District Commission:

As neighbors of the Braciale family of 408 Heathcliff Street, we greatly appreciate the time and consideration you are putting into the proposal to paint their home. We firmly believe this is a time-sensitive issue.

While we understand that efforts are always made to keep the existing brick unpainted, it is obvious that the substandard craftsmanship, as well as the mismatched and misaligned brick, makes it difficult to keep this standard in place when discussing 408 Heathcliff Street. The existing damage and substandard repair put a beautiful historic home at risk for further deterioration. The multitude of issues the Braciale family has presented regarding the very noticeable visual differences in their brick and mortar, coupled with the risk to the structural integrity of the home itself, makes this a compelling and time-sensitive issue. Allowing for painting of the brick is a simple preventative measure to preserve the home long-term.

We also recognize and appreciate that the Braciale family is working to get approval ahead of time, in order to comply with the Charlotte Historic District Commission standards. This shows a level of integrity and commitment to the preservation of not only their home but the entire neighborhood.

We fully believe that the painting of 408 Heathcliff Street will create a sense of unity and cohesion on the street aesthetically, while continuing to preserve the historic appeal of both the home and the neighborhood. We are hopeful you will give their proposal the time and attention it deserves, and are thankful to you for your consideration in such an important matter.

Thank you again,

The Pauley Family of 407 Heathcliff Street:

Meghan & Dan Pauley
Meghan, Dan, Alex, Aden, and Lainey

14. 712 Templeton Av (PID 12305616)
HDCRDEMO-[2025-00006](#)
Dilworth
Shelley Hughes & Ryan Wesslen, Applicants

Re: HDCRDEMO-2025-00006 / 712 Templeton Ave

June 9, 2025

Dear Charlotte Historic District Commissioners,

I am writing to you regarding our demolition application for 712 Templeton Avenue. This application is bittersweet for my wife and me, as this home holds extraordinary significance for our family.

A native Charlottian, I purchased this property on March 31st, 2021. The very next day, I met my now wife, Dr. Olivia Francis. Shortly thereafter, Olivia, who previously lived in Dilworth during her medical residency at the nearby hospital, made the house her home too.

Two years later, Olivia chose our home to get ready on our wedding day with our closest friends and family. Today, our home continues to be a place of joy and community connection, where Olivia can often be found tending to her front garden while I ensure our front yard treat jar is always full for neighborhood pups.

After getting engaged in 2022, we needed more space for our growing family. Previous owners have faced this same challenge for decades. So we pursued a renovation project and worked with a contractor for nearly two years. We received HDC staff approval for ~1,000 square foot renovation to add a second floor in April 2024.

However, our renovation plans encountered significant obstacles. After prolonged delays by the contractor, pre-construction evaluations revealed our home's second floor system couldn't meet building code requirements for the planned renovation. These structural deficiencies, combined with the uncertainty of discovering additional issues in a 1940s home, resulted in escalating cost estimates, making the renovation economically impractical. I cancelled the project in October 2024.

After cancelling the project, we carefully considered our options and consulted with building professionals and determined that starting fresh through demolition and reconstruction is the more practical path forward. This approach will ensure we can build a safe, code-compliant home that honors the historic character of the Dilworth community we love while serving our family's long-term needs on Templeton Avenue—a street where we've built relationships with amazing neighbors and where we want to make our forever home.

I ask for your support in approving our application.

Respectfully submitted,

Ryan Wesslen
Owner of 712 Templeton Avenue