

Agenda Supplement

July 10, 2024
HDC Meeting

Applicant Submitted Information

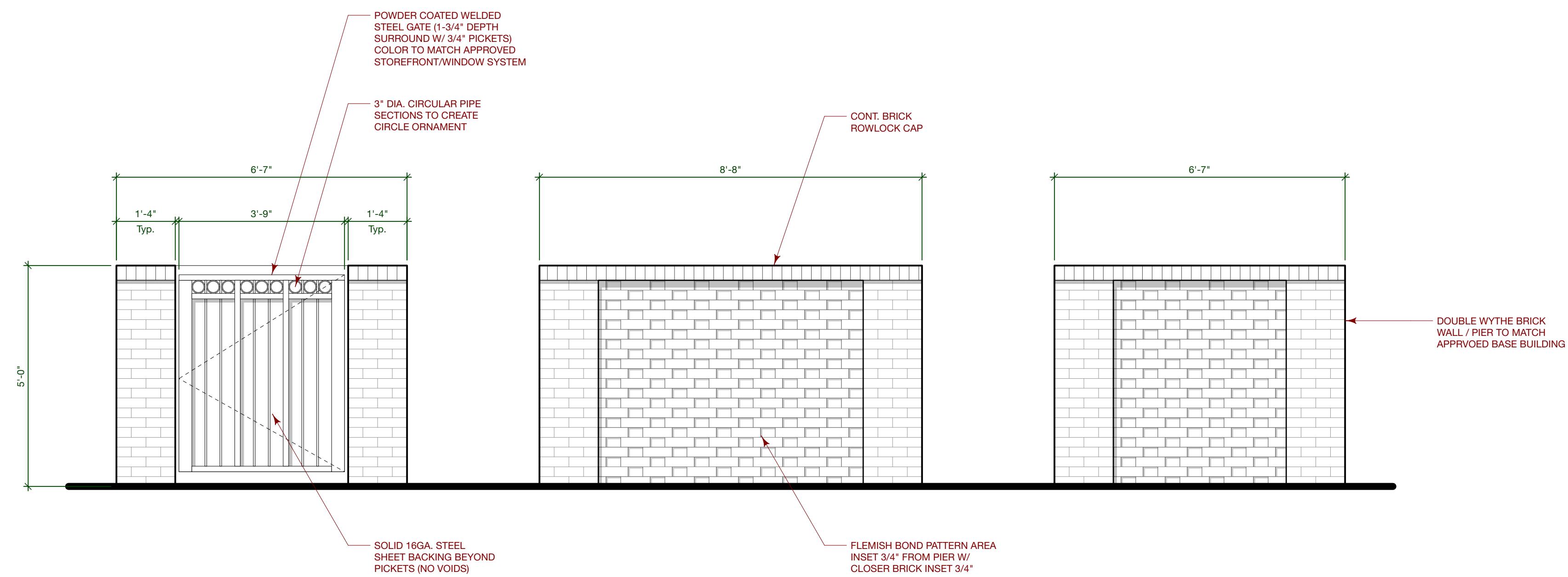
3. 1913 Cleveland Av (PID 12105619)
HDCCMI-2024-00499
Dilworth
Swikar Ghadia, Applicant
5. 1411 & 1413 W 4th St (PID: 07101507)
HDCRMA-2022-00897
Wesley Heights
Angie Lauer, Applicant
13. 1433 The Plaza (PID 08117117)
HDCRDEMO-2023-01198
Plaza Midwood
Ashlee Durrance, Applicant

Information Submitted by the Public

7. 1921 Charlotte Dr (PID 12111901)
HDCCMA-2023-01193
Dilworth
Erica Kennedy, Applicant
12. 224, 228, 232, & 236 W Kingston Av (PID: 11908904,
11908905, 11908906, & 11908907)
HDCCMA-2023-00992
Wilmore
Erik Winer, Applicant

3. 1913 Cleveland Av (PID 12105619)
HDCCMI-2024-00499
Dilworth
Swikar Ghadia, Applicant

BACKFLOW ENCLOSURE AND GATE DETAILS



5. 1411 & 1413 W 4th St (PID: 07101507)

HDCRMA-2022-00897

Wesley Heights

Angie Lauer, Applicant

A L B

ALB DESIGN, INC

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



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

Designed Exclusively For the:
BOLOUS.
1411 W 4th Street, Charlotte, NC 28208

PROJECT #:	22030
ISSUE DATE:	01 JULY 2024
REVISIONS:	
DRAWN BY:	AL

EXISTING CONDITIONS

A-1.0

ALB

ALB DESIGN, INC

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



RIGHT ELEVATION



DOOR CONVERTED TO WINDOW ON LEFT & RIGHT SIDE



1411 FRONT ELEVATION



1413 FRONT ELEVATION



LEFT/REAR CORNER

Designed Exclusively For the:
BOLOUS.
1411 W 4th Street, Charlotte, NC 28208

PROJECT #:	22030
ISSUE DATE:	01 JULY 2024
REVISIONS:	
DRAWN BY:	AL

EXISTING CONDITIONS

A-1.1

A L B

ALB DESIGN, INC

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

HDC MEETING DATE:
HDC DOCKET #:

Designed Exclusively For the:
BOLOUS
1411 W 4th Street, Charlotte, NC 28208

PROJECT #:	22030
ISSUE DATE:	01 JULY 2024
REVISIONS:	
DRAWN BY:	AL

CONTEXT/ADJACENT STRUCTURES

A-2.0

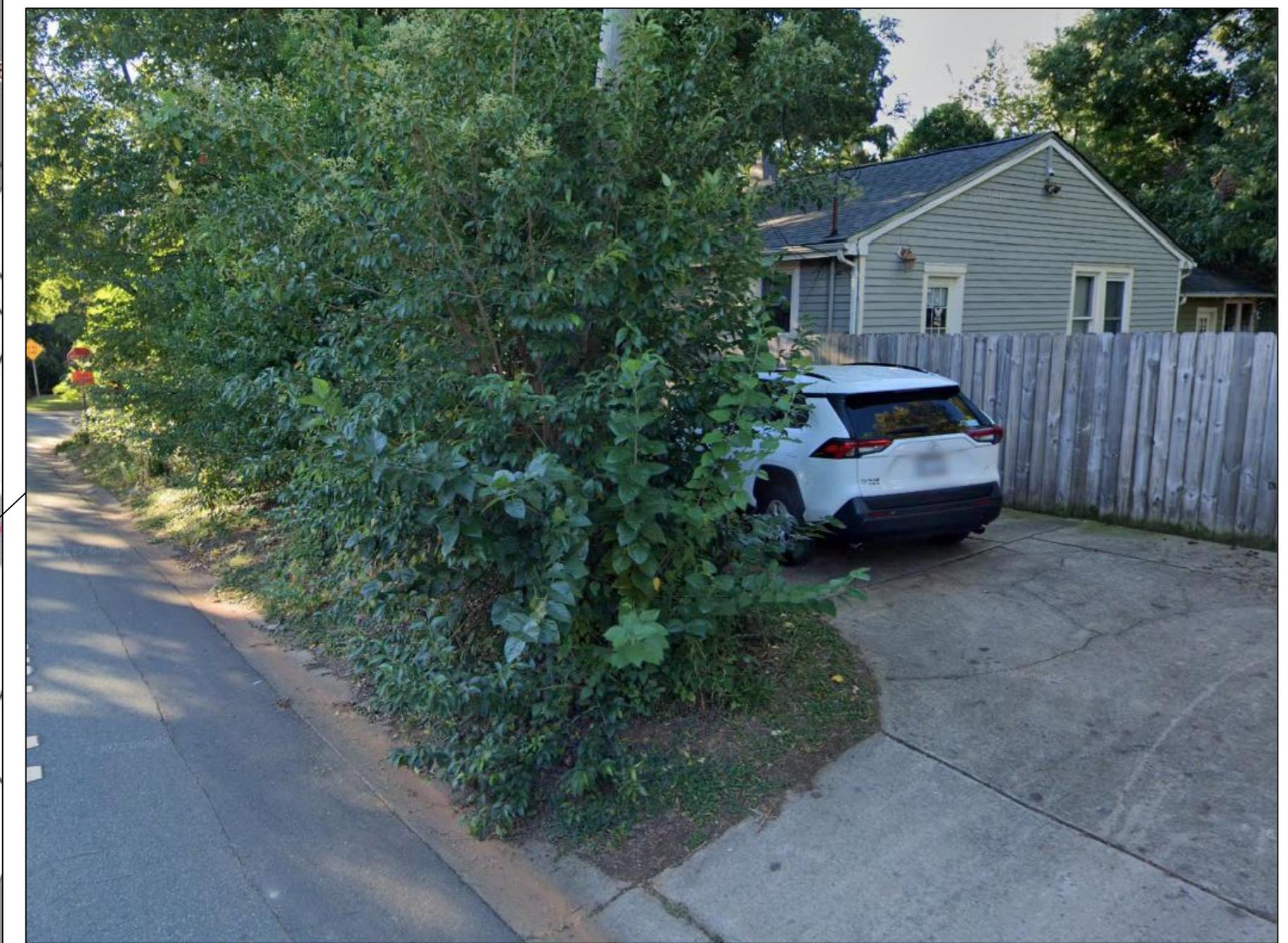
1412, 1416, 1420, 1424 W 4TH STREET



201 GRANDIN RD (AS SEEN FROM W 4TH STREET)



1411 W 4TH ST (SUBJECT HOUSE)

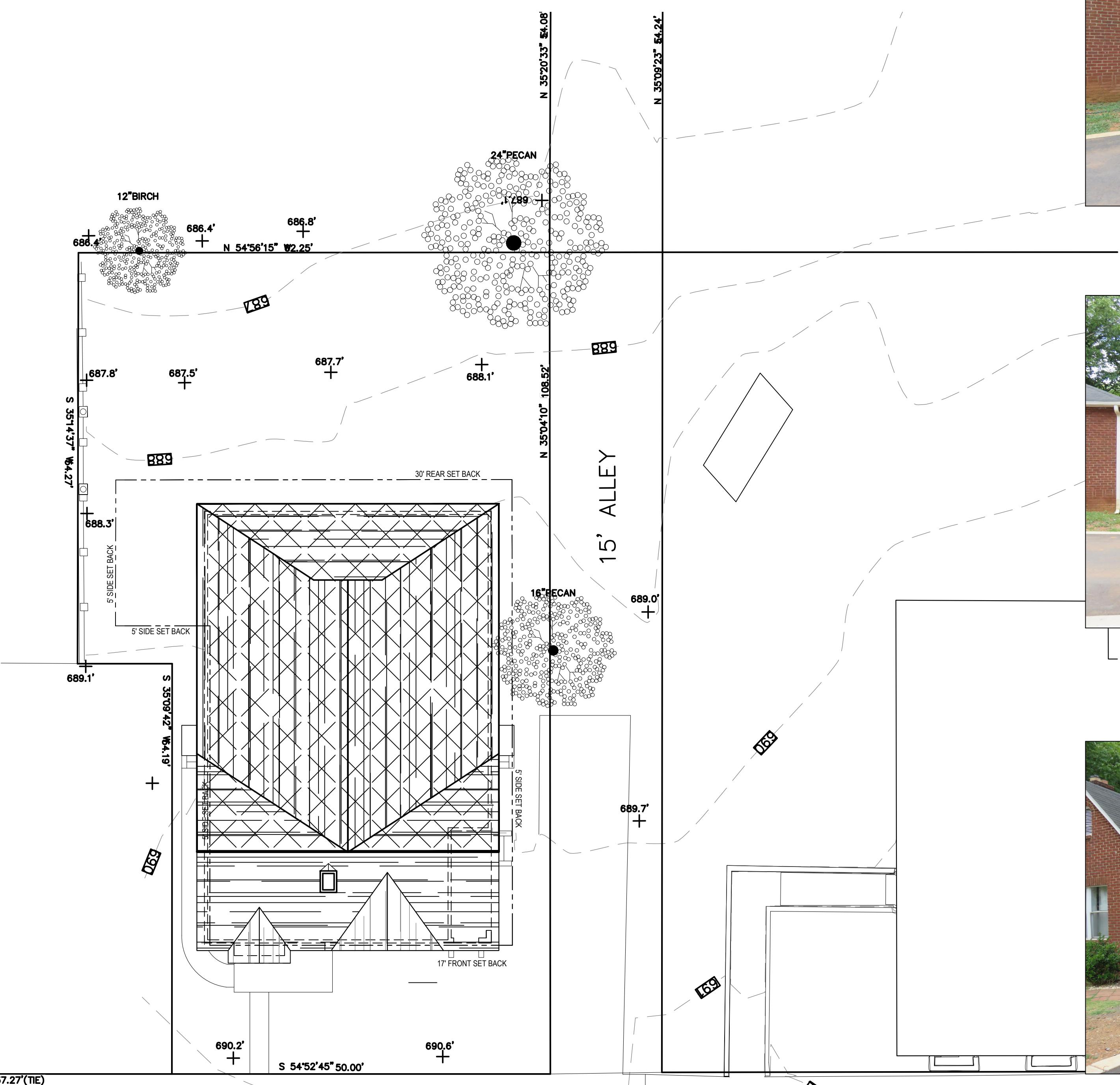
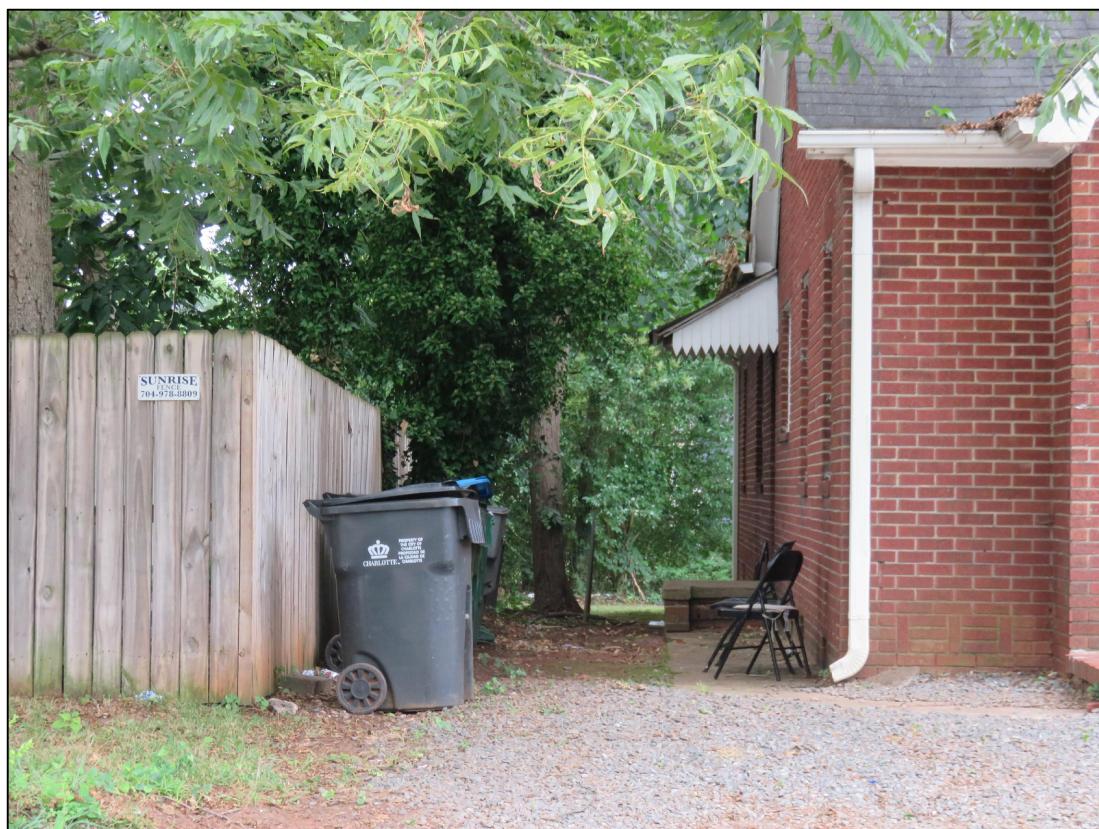


200 S SUMMIT AVENUE (AS SEEN FROM W 4TH STREET)

ALB

ALB DESIGN, INC

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



① EXISTING SITE PLAN
1' = 10'-0"

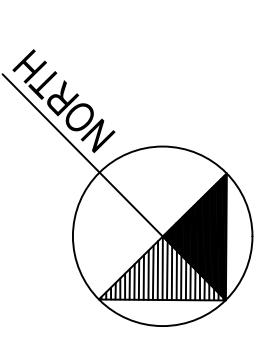


Designed Exclusively For the:
BOLOUS - ADU
1411 W 4th Street, Charlotte, NC 28208

PROJECT #:	22030
ISSUE DATE:	01 JULY 2024
REVISIONS:	
DRAWN BY:	AL

EXISTING SITE PLAN

A-3.0



NOTE:
CONCRETE
GRAVEL
RETAINING WALL
PAVER SYSTEM

KEY:
WALL TO BE REMOVED

ITEM TO BE REMOVED

LEGEND:
BOUNDARY LINE:
OVERHEAD UTILITIES:
FENCE (TYPE NOTED):
UTILITY POLE:
RW: RIGHT OF WAY
EP: EDGE OF PAVEMENT
CL: CENTERLINE

13. 1433 The Plaza (PID 08117117)
HDCRDEMO-2023-01198
Plaza Midwood
Ashlee Durrance, Applicant



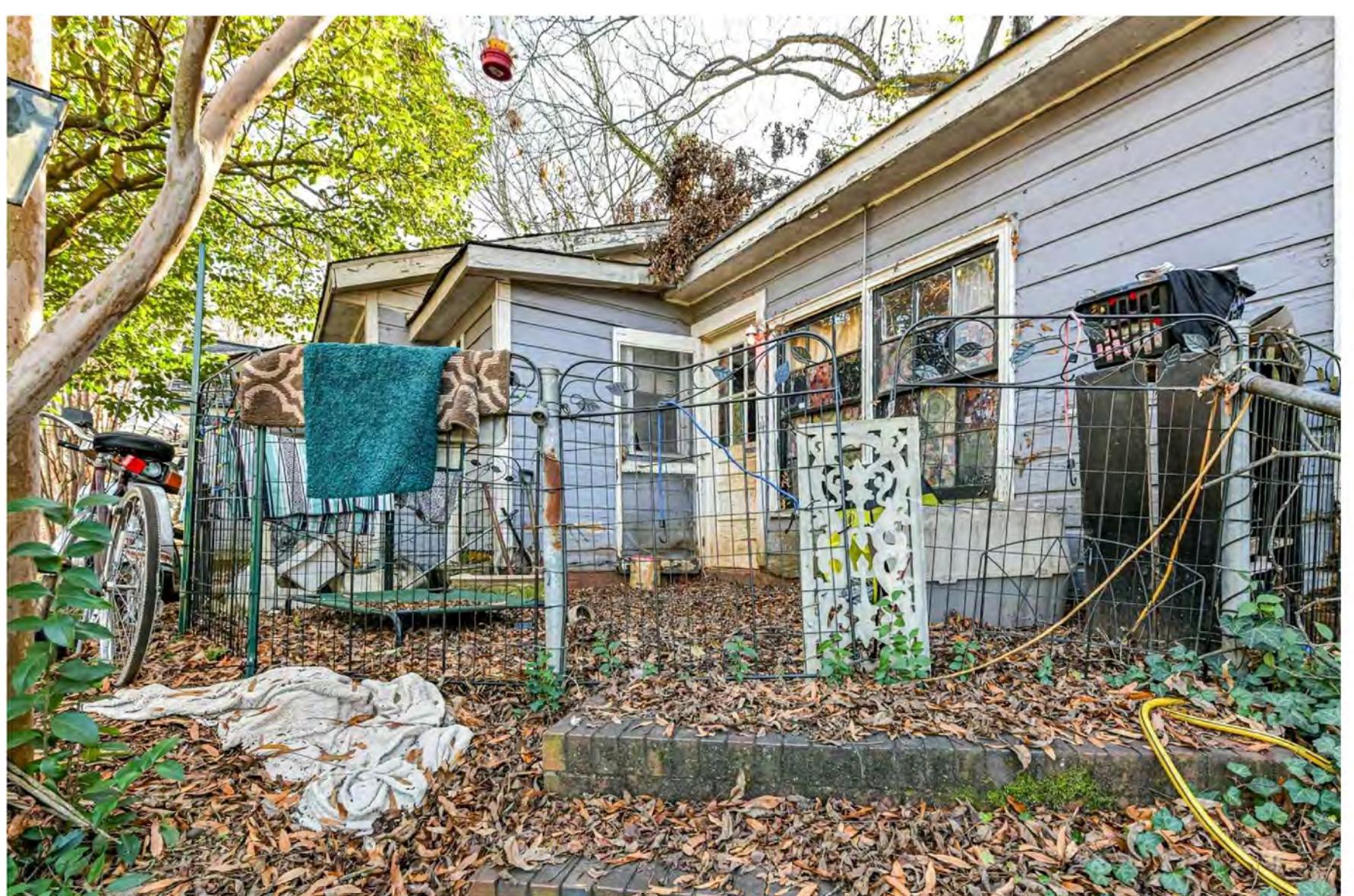
RIGHT SIDE ELEV. (SCHOOL STREET)



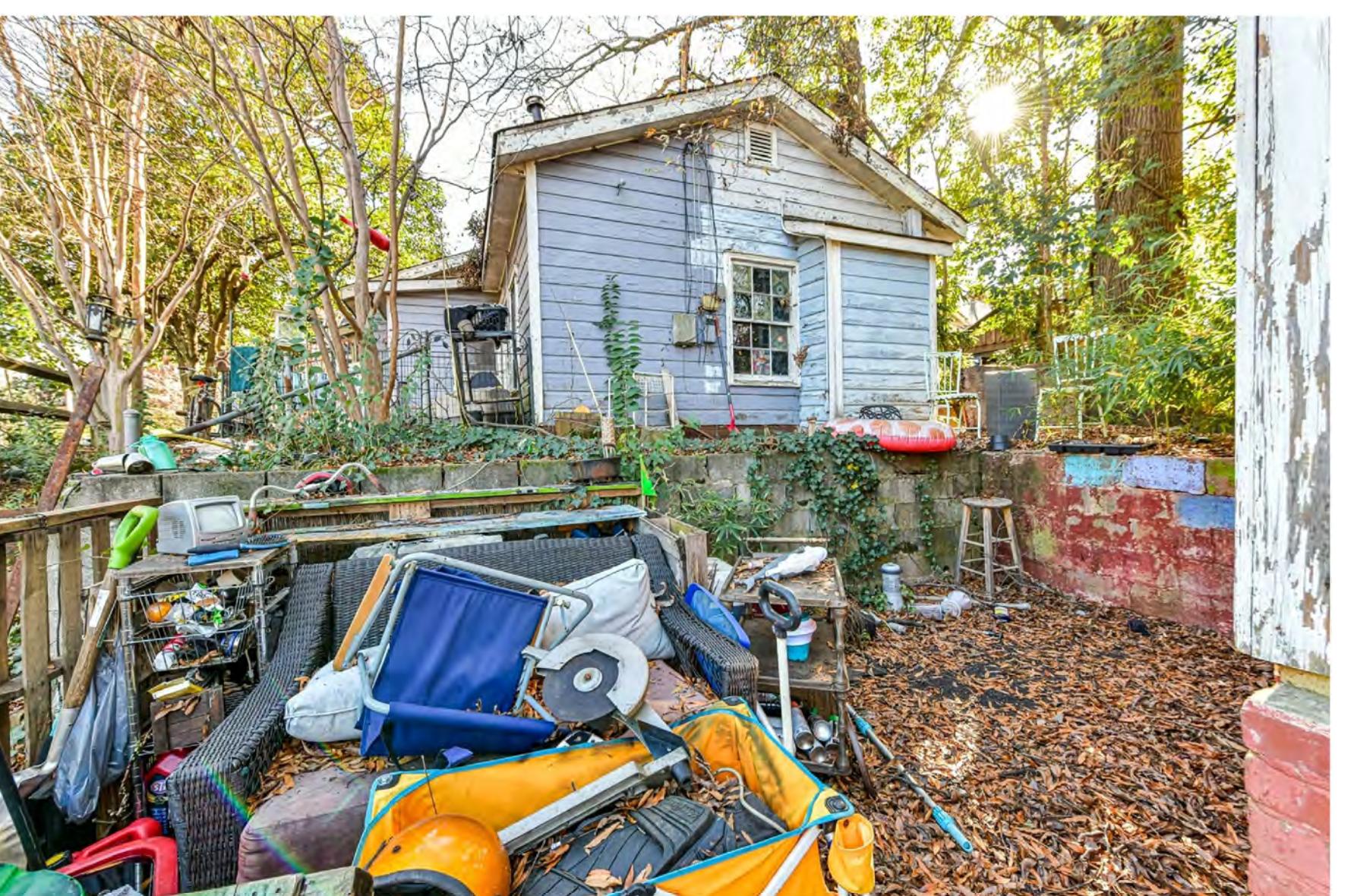
RIGHT SIDE ELEV. (SCHOOL STREET)



FRONT ELEVATION (THE PLAZA)



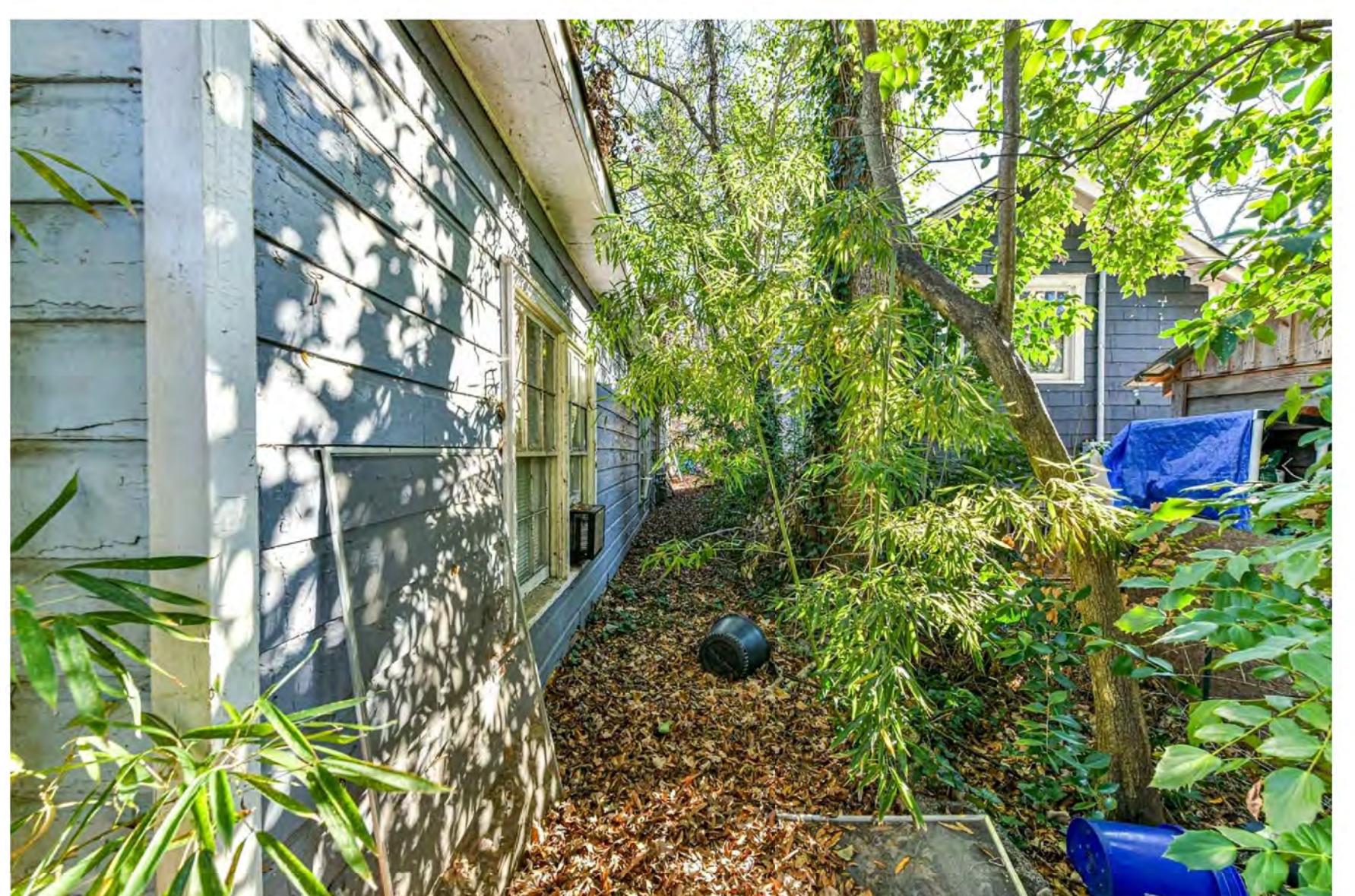
REAR/ RIGHT SIDE ELEVATION



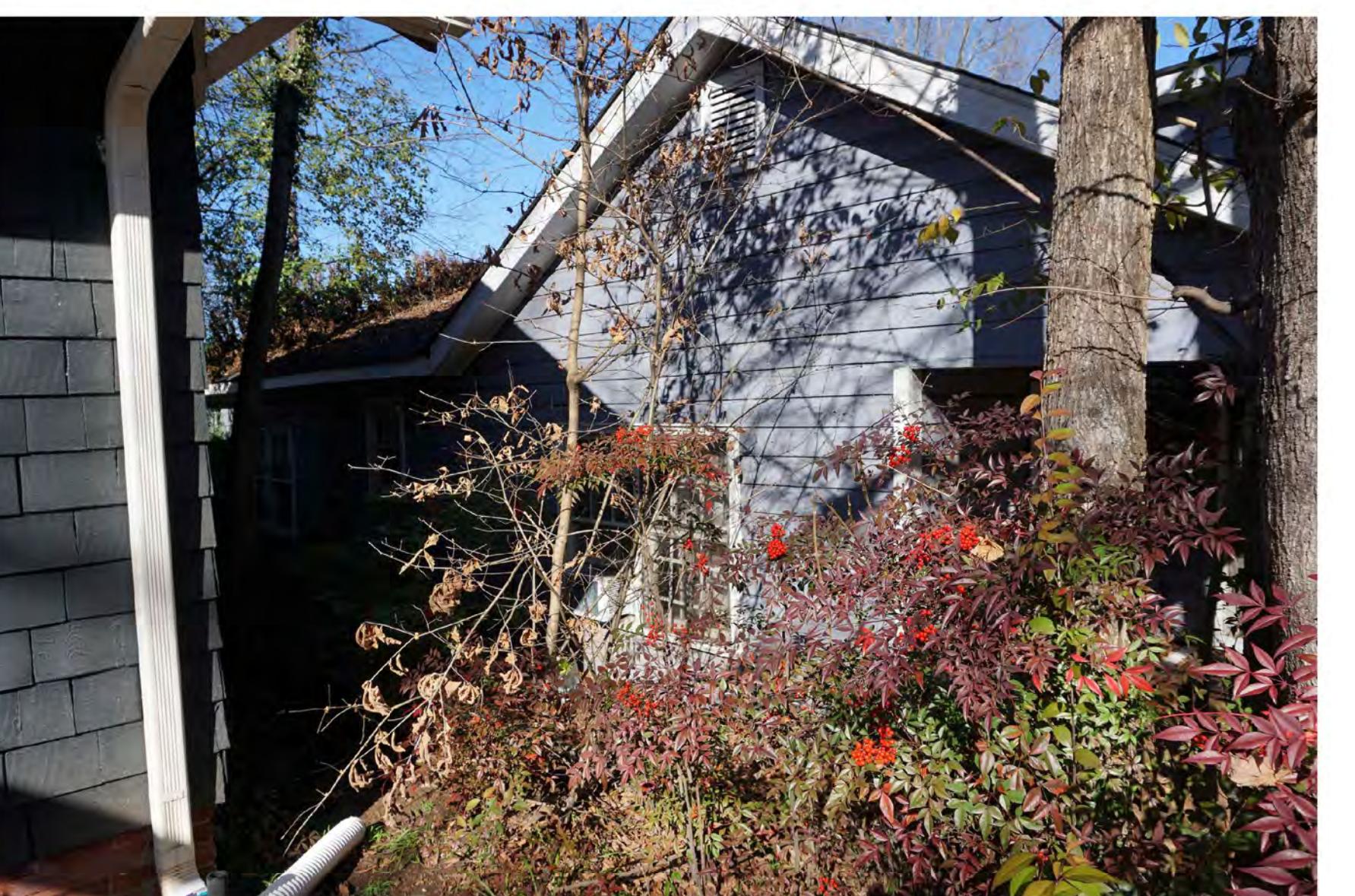
REAR ELEVATION



FRONT ELEVATION (THE PLAZA)



LEFT SIDE ELEVATION



LEFT SIDE ELEVATION

DURRANCE RESIDENCE

CHARLOTTE HISTORIC DISTRICT COMMISSIONER FOR CERTIFICATE OF APPROPRIATENESS - DEMOLITION
Ashlee Durrance
1433 The Plaza
Charlotte, North Carolina 28205

PHOTOS OF
EXISTING RESIDENCE
CONDITIONS

A-2.1

7. 1921 Charlotte Dr (PID 12111901)
HDCCMA-2023-01193
Dilworth
Erica Kennedy, Applicant

From: Denise Walsh <denise.walsh@me.com>
Sent: Monday, July 8, 2024 10:25 AM
To: Faucette, James <James.Faucette@charlottenc.gov>
Cc: Harpst, Kristina <Kristina.Harpst@charlottenc.gov>; Drath, Marilyn <Marilyn.Drath@charlottenc.gov>; Denise Walsh <denise.walsh@me.com>
Subject: [EXT]1921 Charlotte Dr / HDCCMA-2023-01993

Hello,

I would like to register to participate in the July 10th HDC meeting to speak in OPPOSITION to the proposed addition at 1921 Charlotte Dr. (HDCCMA-2023-01993). I am a homeowner with a property within 300 ft of the structure in question, and my contact information is below. If I am unable to attend the meeting, I would ask that my comments provided below be submitted for consideration by the Commission. Thank you in advance for your assistance.

My comments regarding Case# HDCCMA-2023-01993 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 building on this property would only compound and highlight the inconsistency. According to Section 17.7 of the Charlotte Historic District Design Standards, additions should be "minimally visible from the street," however, the proposed addition (i.e. new building) on this property would be clearly visible (and very pronounced) from both Charlotte Dr and Ideal Way. Secondly, the proposed addition has external walkways and staircases (resembling a motel), which would be visible from both residential streets and are not found (to my knowledge) anywhere else within the Dilworth Historic District. Thirdly, the proposed loss of mature trees to accommodate this new building would negatively affect the tree canopy which we, as residents, are constantly working to protect. Fourthly, 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 historic properties. Lastly, and most importantly, doubling the capacity of this hotel would drastically impact the population density within our beloved residential neighborhood.

Please note: my home is directly across the street from this proposed project, and I recently completed a major renovation/restoration project on my home, adhering to all Charlotte Historic District Commission Standards.

Thank you for considering my comments.

Sincerely,
Denise Walsh
1225 Ideal Way
Charlotte, NC 28203
denise.walsh@me.com
949-433-5825

From: Michael Baker <Michael@hmproperties.com>
Sent: Monday, July 8, 2024 1:53 PM
To: Faucette, James <James.Faucette@charlottenc.gov>; Michael Baker <Michael@hmproperties.com>
Cc: Harpst, Kristina <Kristina.Harpst@charlottenc.gov>; Drath, Marilyn <Marilyn.Drath@charlottenc.gov>
Subject: [EXT]1921 charlotte drive

I live at 2000 Charlotte drive and strongly oppose the new structure for the proposed hotel addition. The proposed building looks like a motel 6 with the outside stair cases. This property is surrounded by single family homes and This type structure does not fit in the street scape of the neighborhood. The incongruence with the neighborhood would be even more notice with sight access from charlotte drive.

They are also requesting to remove two large trees that they site are dying, I look at these trees daily and would request a sign off from the city arborist as their condition and health.

I recently worked with the HDC for a second story addition and had to adhere to the guidelines at a cost of construction , but also giving up what I really wanted and needed as space as I was told it needed to fit in with the street scape , so Its mind boggling that this addition would even be considered base on the guidelines I had to adhere to.

I am asking this not be approved, due to parking issues, not fitting into historic district and the removal of trees which we all invest in protecting .

Thank you for all you do to preserve the tiny bit of history Charlotte has.

Michael Baker

Broker/Realtor
Corcoran HM Properties
6857 Fairview Road
Charlotte NC, 28210
m +1 704.526.9510 | o +1 704.552.9292
michael@hmproperties.com
hmproperties.com

corcoran

HM PROPERTIES

Each office is independently owned and operated.

If you receive an email message concerning any transaction involving Corcoran HM Properties and the email requests that you send funds or provide nonpublic personal information, do not respond to the email and immediately contact me by phone.

From: Matt Knox <knoxmatt57@gmail.com>
Sent: Monday, July 8, 2024 2:28 PM
To: Faucette, James <James.Faucette@charlottenc.gov>; Harpst, Kristina <Kristina.Harpst@charlottenc.gov>; Drath, Marilyn <Marilyn.Drath@charlottenc.gov>
Subject: [EXT]1921 Charlotte Dr/ HDCCMA-2023-01993

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.

Unfortunately I am not able to speak at your meeting on 7/10/24 but wanted to once again voice my concerns for the expansion of this project.

My concerns:

As the property owner which is diagonal from this location I find the current project does not blend in well with our neighborhood of historic single family homes. Adding another large building behind which is visible from Charlotte Drive and Ideal Way is unacceptable especially when your plan is to make it look like an economy budget hotel with outside entrances. Doesn't section 17.7 of the HDC Standards confirm that visibility should be minimal? I see this proposed building as being highly visable from two streets. The elimination of several mature trees is also concerning especially as the neighborhood is frequently asking us to donate money for additional trees. Has the city arborist evaluated these trees? If not I would suggest they do so. This addition would also impact the ratio of permeable to non-permeable surfaces where I have already seen concerns.

Thank you
Matt Knox
2000 Charlotte Drive
Charlotte NC 28203
knoxmatt57@gmail.com

From: Shannon Brown <shannonbrown84nc@gmail.com>
Sent: Monday, July 8, 2024 8:27 PM
To: Faucette, James <James.Faucette@charlottenc.gov>
Cc: Harpst, Kristina <Kristina.Harpst@charlottenc.gov>; Drath, Marilyn <Marilyn.Drath@charlottenc.gov>
Subject: [EXT]1921 Charlotte Dr / HDCCMA-2023-01993

Hello,

We would like to register our strong opposition to the proposed addition at 1921 Charlotte Dr. (HDCCMA-2023-01993). We are homeowners of a property within 300 feet of the structure in question, and our contact information is below. While we are unable to attend the July 10, 2024, HDC meeting, we would ask that our comments provided below be submitted for consideration by the Commission. Thank you in advance for your assistance.

Our comments regarding Case # HDCCMA-2023-01993 are as follows:
As property owners within 300 feet of 1921 Charlotte Dr., we 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 building on this property would only compound and highlight the inconsistency. According to Section 17.7 of the Charlotte Historic District Design Standards, additions should be "minimally visible from the street," however, the proposed addition (i.e. new building) on this property would be clearly visible (and very pronounced) from both Charlotte Dr and Ideal Way. Secondly, the proposed addition has external walkways and staircases (resembling a motel), which would be visible from both residential streets and are not found (to my knowledge) anywhere else within the Dilworth Historic District. Thirdly, the proposed loss of mature trees to accommodate this new building would negatively affect the tree canopy which we, as residents, are constantly working to protect. Fourthly, 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 historic properties. Lastly, and most importantly, doubling the capacity of this hotel would drastically impact the population density within our beloved residential neighborhood.

Thank you for considering our comments.

Shannon and Brad Brown
1223 Ideal Way

12. 224, 228, 232, & 236 W Kingston Av (PID: 11908904,
11908905, 11908906, & 11908907)
HDCCMA-2023-00992
Wilmore
Erik Winer, Applicant

Grant E Babich (Historic Wilmore owner / resident)
239 W Park Ave
Charlotte, NC 28203

Objection to Proposal: 224, 228, 232 & 236 W Kingston Ave (Case No. HDCCMA 2023-00992)
Historic District Commission Hearing Date: July 10, 2024

Purpose:

To outline the clear violations of the Charlotte Historic District Design Standards¹ (“Design Standards”) within the proposed development of 224, 228, 232, & 236 W Kingston Ave (“Proposal”) as presented on July 10, 2024.

Summary of Violations:

The proposed development has significant disruption of context, notably to a gateway location, that has irreparable damages to the history of Wilmore and its residents and is not supported by any existing precedent.

Section I. Neglect of Context:

“Where a site exists with a buildable area for more than four multi-family housing units, the immediate **historic context takes priority in terms of height, scale**, massing, rhythm, roof forms, materials, modulated facades, etc. and must be respected.”

“Regardless of use, the design of **new buildings needs to fit within the historic context**. To minimize impact on neighboring historic dwellings, the HDC will require scale-reducing techniques for all new infill construction.”

Context is defined as the “**360-degree view from the center of the parcel(s) for new multi-family** construction given the greater impact to its surrounding structures.”

It is particularly clear that the broader 360-degree view was neglected as it relates to Scale, Spacing, Setback, Height and Width, most notably to the rear contiguous lots.

Section II. Detail of Violations:

The proposal represents unthoughtful density maximization which will create unprecedent disruption to the context of historic Wilmore.

1. Failure of new multi-family buildings to respect historic lot lines, parcel sizes and transition from historic single-family homes within a 360-degree range:

- There’s no reference to rear contiguous lots (243, 239, 235 and 231 W Park Ave) which are most directly impacted by crammed rear setback, rear balcony / window placement and taller construction of rear buildings (Buildings D, E, F), in turn removing significant privacy for these W Park Ave residence
- The proposal would be visible from W Park Ave, disrupting the context of another important historic Wilmore thoroughfare
- The proposal fails to show the street view from W Kingston Ave which would show the taller construction of rear buildings and the impact to scale on W Kingston Ave, as well
- Failure of height and width to be compatible with historic buildings within a 360-degree range of visibility
- Unprecedented below grade first-floor entrance to increase sellable square footage

¹ Unless otherwise noted, all statements are either directly pulled or summarized from the Charlotte Historic District Design Standards; https://www.charlottenc.gov/files/sharedassets/city/v/1/growth-and-development/planning-and-zoning/documents/historic-districts/hdcdesignstandards_april2023.pdf.

- 2. Failure to follow landscaping guidelines (notably greenspace and parking):**
 - Removal of substantially all greenspace from the property
 - Failure to have all driveways for residential uses extent to the rear of the building

- 3. Failure to preserve the context of a gateway location:**
 - It is particularly important to point out that W Kingston Ave serves as the broad main street through historic Wilmore, making the preservation of context at this gateway location more important

Section III: Exhibit Support

Exhibit A: Depicts the visual importance of the development site as viewed from Wilmore Centennial Park, displaying the lack of scale disruption the previous one-story historic structure had on the gateway into Wilmore.



Exhibit B²: The introduction of 2x density relative to existing and historic development has significant impact on the ignored rear contiguous lots that back up to the development site.



Exhibit C: 241 W Kingston Ave, historic multi-family adjacent to the property and referenced in the proposal, provides appropriate context and scale for the historic district at half the density, blending in with the broader neighborhood.



² Image pulled from: https://www.charlottenc.gov/files/sharedassets/city/v1/growth-and-development/planning-and-zoning/documents/historic-districts/hdc/2024/agenda/cases/12_2023-00992.pdf

Exhibit D: 601 W Kingston Ave, the newest multifamily development within historic Wilmore, provides more appropriate scale and setback relative to 360-degree properties and has limited impact to the privacy of 360-degree single-family, including the rear contiguous lots.



Exhibit E²: Proposed Building F (right), which sits behind proposed Building A (left), is built ~6' taller and will sit on a higher elevation. This unprecedent scale will further disrupt the context of both W Kingston Ave and W Park Ave.



Exhibit F²: Placement of 28 windows and 10 balconies in the back of Buildings D, E, F (below) with a rear set back of only 15' looks directly into the backyards of historic single-family homes, removing any privacy for historic residence.

