

Agenda Supplement

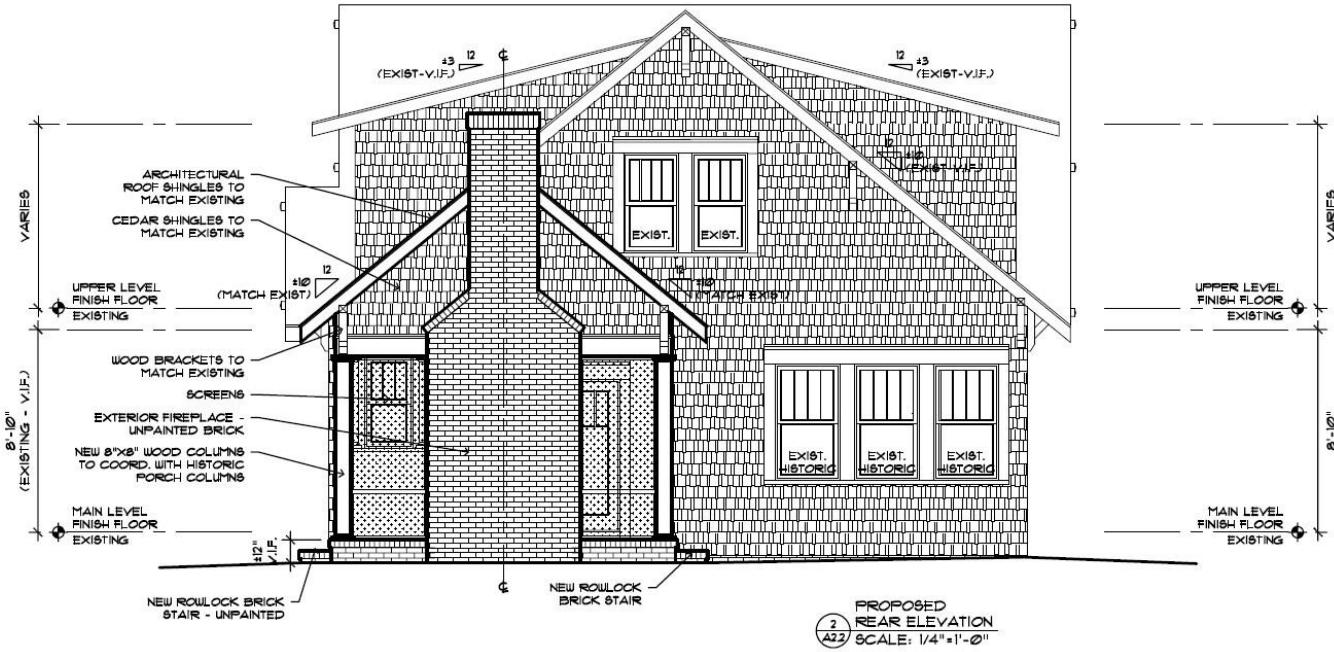
February 14, 2024
HDC Meeting

Applicant Submitted Information

2. 429 E Tremont Av (PID 12105708)
HDCRMI-[2023-01162](#)
Dilworth
Jessica Hindman, Applicant
10. 201 Grandin Rd (PID 07101508)
HDCRMA-[2023-01160](#)
Wesley Heights
Marc Bolous & Davin Stamp, Applicants
12. 2005 Cleveland Av (PID 12106711)
HDCRDEMO-[2023-00610](#)
Dilworth
William Lovelett, Applicant
13. 1607 Dilworth Rd W (PID 12311201)
HDCRMA-[2023-00665](#)
Dilworth
Lauren Voler, Applicant
16. 800 Woodruff Pl (PID 07103504)
HDCRMI-[2023-00952](#)
Wesley Heights
John McKeever, Applicant
15. 1910 Ewing Av (PID 12111719)
HDCRMA-[2023-00949](#)
Dilworth
Angie Lauer, Applicant
17. 729 Berkeley Av (PID 12309409)
HDCRMI-[2023-00951](#)
Dilworth
Whalen & Lindsey Brown, Applicants

Information Submitted by the Public

2. 429 E Tremont Av (PID 12105708)
HDCRMI-[2023-01162](#)
Dilworth
Jessica Hindman, Applicant



429 E Tremont homeowners - additional information on Pecan Tree:

Craig Errington with Heartwood Tree Service visited the site to inspect the referenced pecan tree on 12/14/2023 and has agreed to provide the HDC required documentation.

In 2018, a mature willow oak from a neighboring lot fell and damaged the pecan tree in our backyard, stripping all of the branches on the western-facing side (refer to photos 1 and 2). While the tree has produced some foliage since that time, we remain concerned that the tree was compromised and will be more susceptible to falling in a severe storm because of the significant imbalance in the crown. The pecan tree also regularly drops nuts and limbs that have damaged our vehicles (examples in photos 3, 4, and 5) and pose a risk to our two children (ages 2 and 6) that frequently play and ride their scooters and bikes in the backyard.

We are committed to replacing the pecan in our backyard with another approved non-nut producing large maturing tree per the Charlotte Land Development Standards Manual (CLDSM) and in collaboration with the HDC staff's pre-approved canopy tree list. Dilworth's trees are one of the defining characteristics of the neighborhood, and we have supported maintenance of the canopy over the years by regularly contributing to the Dilworth Community Association Share the Shade campaign and replacing diseased trees on our property. In the spring of 2019 and again in the spring of 2021, we replaced dead trees on our property (killed by ambrosia beetles in both instances) according to the HDC standards.

See following slide for photos.

2024:
Lyndhurst Ave context
with pecan tree and
surrounding structures



2024:

pecan tree with branches
stripped on western-facing side,
imbalanced crown, damage due
to fallen willow oak



2018:
pecan tree with branches
stripped on western-facing side



2018:
damage from
fallen willow oak



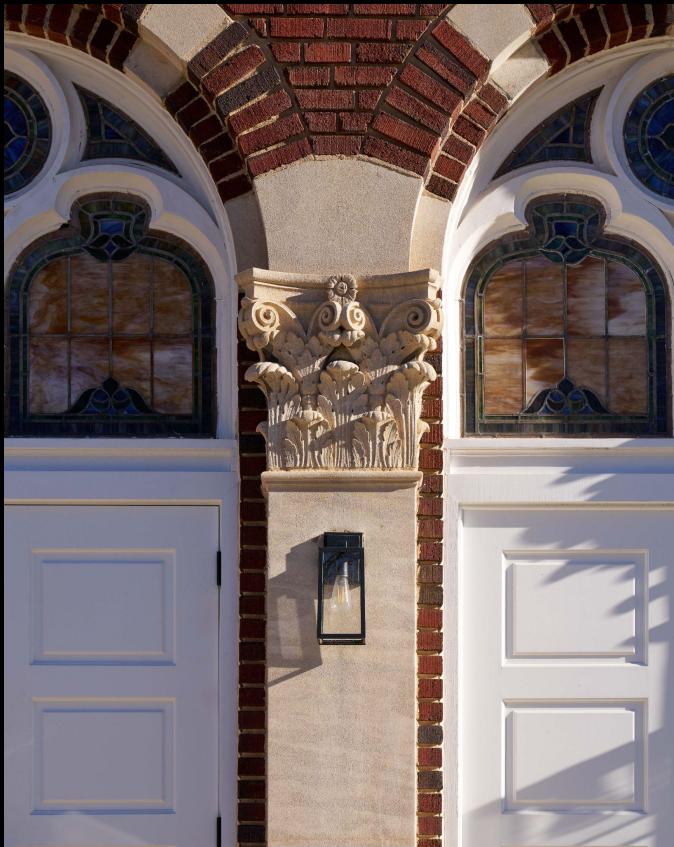
10. 201 Grandin Rd (PID 07101508)
HDCRMA-[2023-01160](#)
Wesley Heights
Marc Bolous & Davin Stamp, Applicants

HDC Exterior Photos

201 Grandin Road



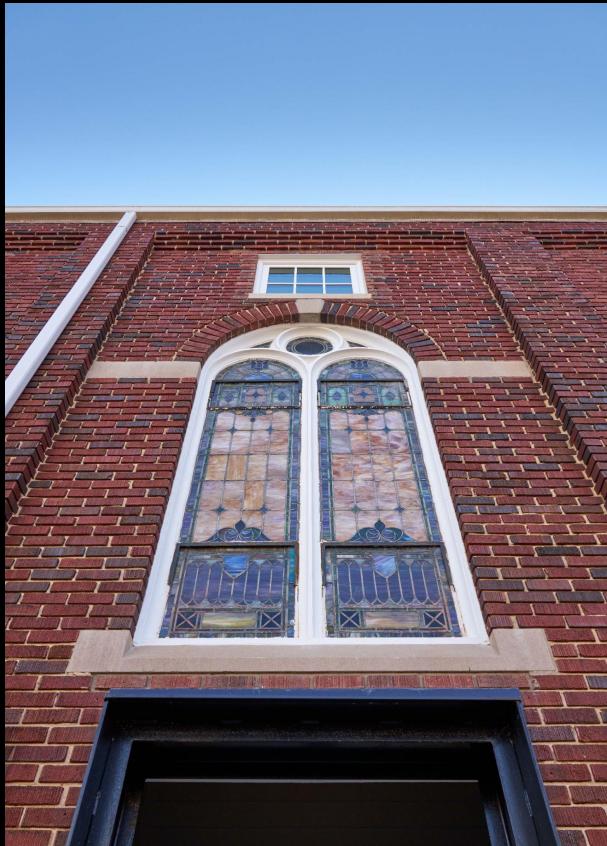
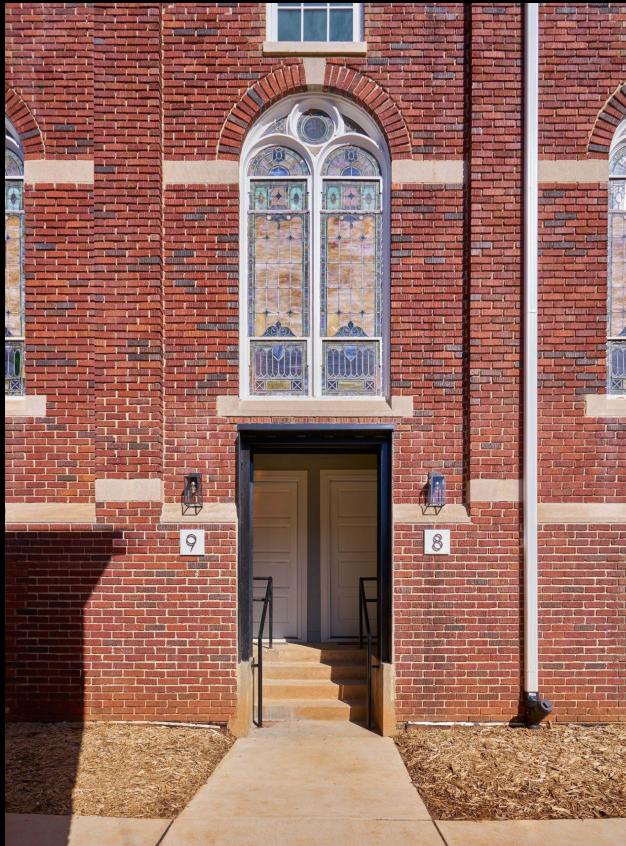
201 Grandin Road
Final Photos of Completed Project



201 Grandin Road
Final Photos of Completed Project



201 Grandin Road
Final Photos of Completed Project



201 Grandin Road
Final Photos of Completed Project



201 Grandin Road
Final Photos of Completed Project

12. 2005 Cleveland Av (PID 12106711)

HDCRDEMO-[2023-00610](#)

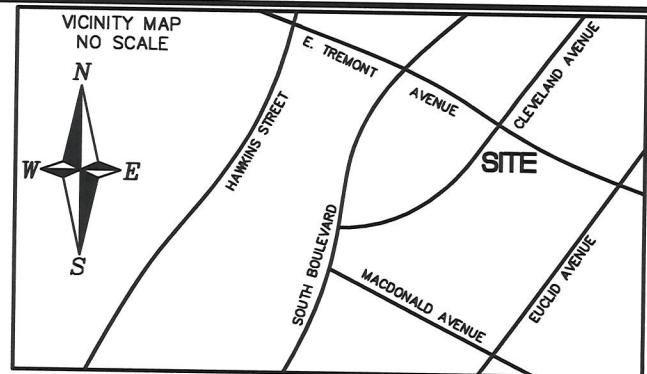
Dilworth

William Lovelett, Applicant

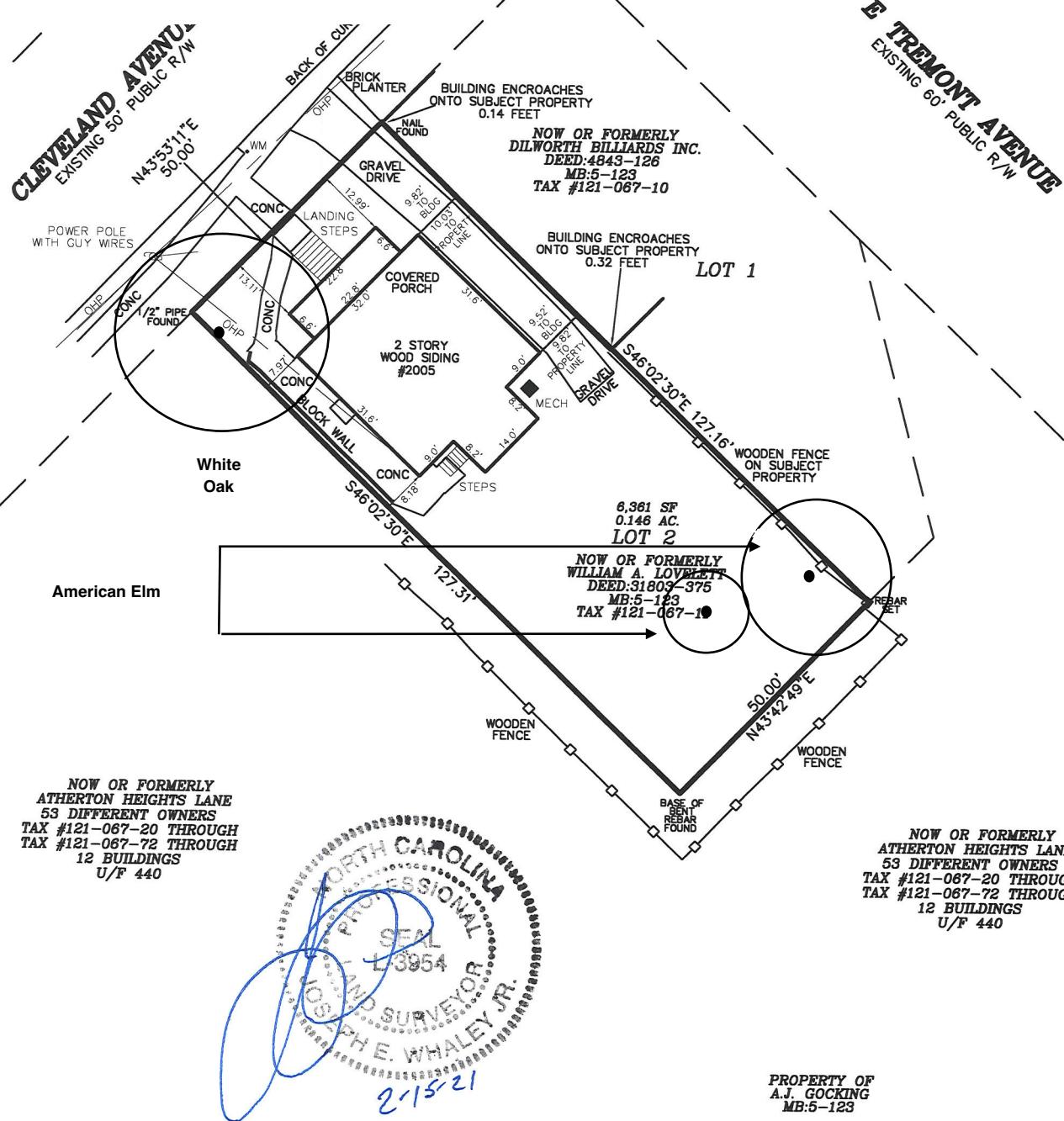
**TREE PROTECTION PLAN
COORDINATE IN FIELD WITH A CERTIFIED ARBORIST**

BEARINGS BASED ON
NC GRID

- I. INSTALL TREE PROTECTION FENCE ON SITE TO PROVIDE A VISIBLE BARRIER TO AVOID ENCROACHMENT AND MECHANICAL INJURY TO LIVE TRUNK TISSUE. DO NOT ALLOW EQUIPMENT IN THE CRITICAL ROOT ZONE AREA.
 2. PRE-CONSTRUCTION, ADMINISTER SOIL CONDITIONER TO IMPROVE THE SOIL STRUCTURE AND INCREASE FEEDER ROOT FUNCTIONAL PRODUCTION.
 3. PRE-CONSTRUCTION, APPL, GROWTH REGULATOR TO REALLOCATE, WITHIN THE TREE'S VASCULAR SYSTEM TO INCREASE FEEDER ROOT VOLUME PRODUCTION.
 4. USE AIR KNIFE TO FACILITATE EXCAVATION IN PROXIMITY TO ROOT STRUCTURE AND/OR AT ROOT-SPANNING FOUNDATION SYSTEMS. INSTALL ROOT BARRIER AT EXCAVATION.
 6. HAVE A QUALIFIED ARBORIST CONDUCT A SERIES OF MONTHLY INSPECTIONS TO ASSESS/DOCUMENT THE TREES CONDITION THROUGHOUT CONSTRUCTION AND MONITOR FOR HARMFUL PESTS. TRUNK TESTS ONCE PER YEAR FOR PREVENTATIVE OF BORING INSECTS AND CANKERS.
 6. IN THE SPRING ADMINISTER SOIL CONDITIONER TO INCREASE VIGOR IN SUPPORT OF BLOOM/LEAF EXPANSION.
 7. POST-CONSTRUCTION, ADMINISTER A SOIL CONDITIONER TO INCREASE FEEDER ROOT (FUNCTIONAL) PRODUCTION



LEGEND
AC - ACRE
CONC. - CONCRETE
MECH - MECHANICAL
OHP - OVERHEAD POWER LINE
MB - MAP BOOK
R/W - RIGHT OF WAY
SF - SQUARE FEET
TP - TELEPHONE PEDESTAL
WM - WATER METER



PROPERTY OF
A.J. GOCKING
MB:5-123

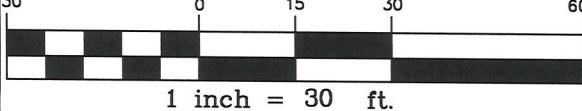
Tree Protection Plan - 2005 Cleveland Ave

SCALE	TOWNSHIP	COUNTY	STATE	DATE
1" = 30'	CITY OF CHARLOTTE	MECK.	N.C.	02/15/21

**2005 CLEVELAND AVENUE
LOT 2 OF A.J. GOCKING PROPERTY**

SURVEYED	 YWH NC Corporate Registration #C-0475	YARBROUGH-WILLIAMS & HOULE, INC. Planning • Surveying • Engineering <small>(planned) (surveyed) (engineered)</small> 750 Windsor Oak Court Charlotte, North Carolina, 28273 P.O. Box 1198 Pineville, North Carolina, 28134 704.556.1990 704.556.0500(fax)	MAP RECORDED 5-123 DEED RECORDED
----------	------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------

GRAPHIC SCALE



$$1 \text{ inch} = 30 \text{ ft.}$$

13. 1607 Dilworth Rd W (PID 12311201)

HDCRMA-2023-00665

Dilworth

Lauren Voler, Applicant

Existing and New
Front Elevation

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION

REVISIONS:

NOTE:

This set of plans has been professionally prepared and all care taken to avoid any mistakes, errors, and/or omissions to the extent permitted within the original client agreement. The preparer cannot assume liability or guarantee against technician errors, building code changes, or job site conditions that may require alteration and/or deviation from the plans. Therefore, the client, and/or contractor, shall confirm and verify all dimensions, details, prior to construction and shall be responsible for the same. The client or contractor shall notify the engineer of record for any changes or variations in dimensions and/or job site conditions different than those shown here. Final plans to be sealed by a structural engineer, if not, any structural failures are the sole responsibility of the client or contractor/builder. The client or contractor/builder must notify the engineer of record of any changes prior to construction and have the changes approved by the engineer. If this set of plans is not sealed, then the client/contractor shall be building the structure at their own risk.

COPYRIGHT - 2022 3DFX Solutions, Inc.
These plans are protected under the federal copyright laws. The original purchaser of this plan is authorized to construct one and only one structure using this plan. Modification or reuse of this plan is prohibited.

A2.0



EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



NEW FRONT ELEVATION
SCALE: 1/4" = 1'-0"

DATE: January 20th, 2024
DRAWN BY: G-Harris
APPROVED BY: Jason and Lauren Shrader
JOB NUMBER: 10822_Jason Shrader Renovations
ENGINEER:



PROJECT:
New Home Renovations

For:
Jason and Lauren
Shrader
1607 Dilworth Road West
Charlotte, NC 28203

Exterior E elevations

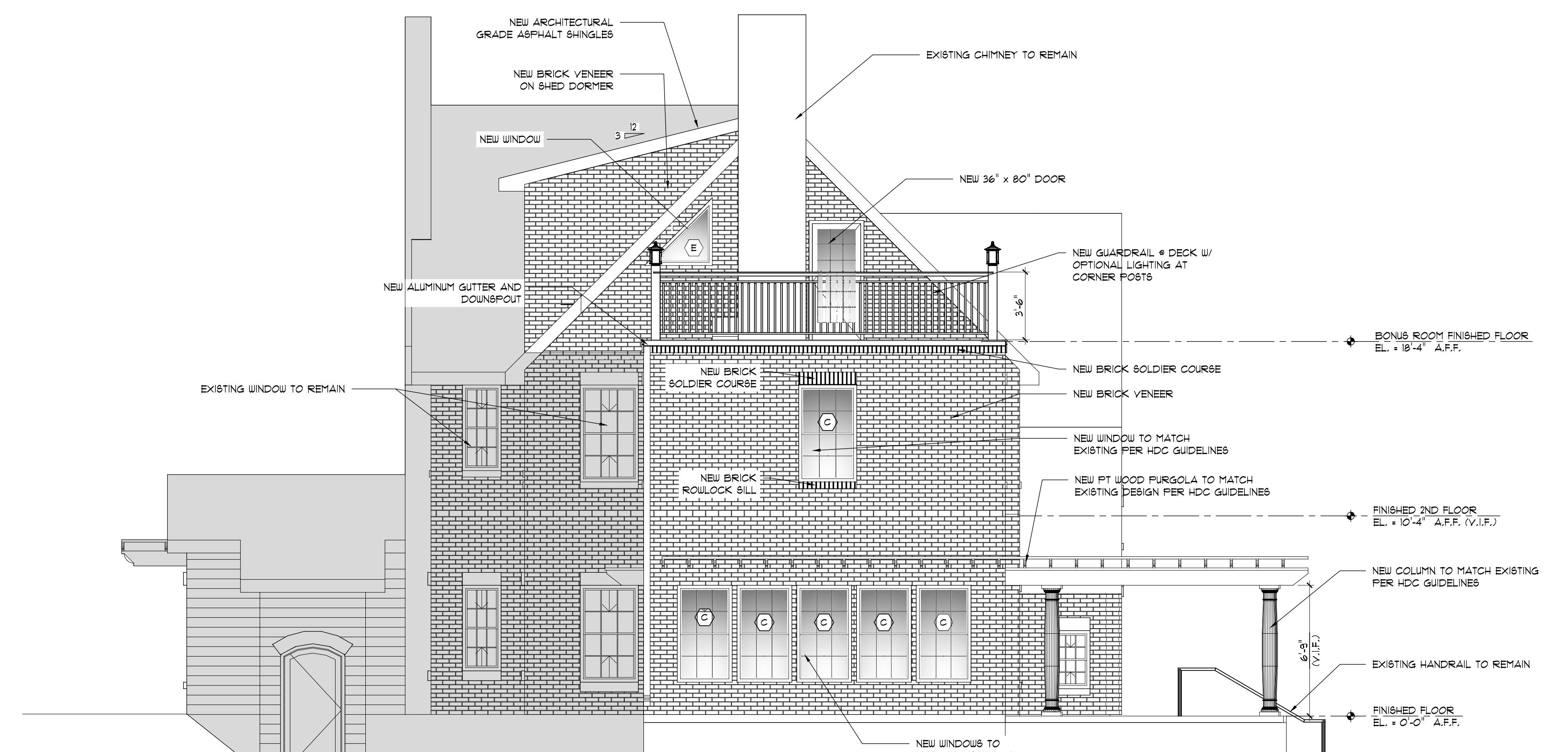
PRELIMINARY DRAWING NOT FOR CONSTRUCTION

REVISIONS:

NOTE:
This set of plans has been professionally prepared and all care taken to avoid any mistakes, errors, and/or omissions to the extent permitted within the original client agreement. The preparer cannot assume liability or guarantee against technician errors, building code changes, or job site conditions that may require alteration and/or deviation from the plans. Therefore, the client and/or contractor/builder shall confirm all vertical dimensions, details, prior to construction and shall be responsible for the same. The client or contractor/builder shall notify the designer of any significant variations in dimensions and/or job site conditions different than those shown here. Final plans to be sealed by a structural engineer if not, any structural failures are the sole responsibility of the client or contractor/builder. The client or contractor/builder must notify the engineer of record of any changes prior to construction and have the changes approved by the engineer. If this set of plans is not sealed, then the client/contractor shall be building the structure at their own risk.

COPYRIGHT - 2022 3DFX Solutions, Inc.
These plans are protected under the federal copyright laws. The original purchaser of this plan is authorized to construct one and only one structure using this plan. Modification or reuse of this plan is prohibited.

A2.1



Huntersville, NC 28078
Phone: 704-661-9916
Email: Gray@3DFXSolutions.com

DATE: January 20th, 2024
DRAWN BY: G. Harris
APPROVED BY: Jason and Lauren Shrader
JOB NUMBER: 10822_Jason Shrader Renovations
ENGINEER:



PROJECT:
New Home Renovations

For:
Jason and Lauren
Shrader
1607 Dilworth Road West
Charlotte, NC 28203

Exterior E elevations

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

REVISIONS:

NOTE:
This set of plans has been professionally prepared and all care taken to avoid any mistakes, errors, and/or omissions to the extent permitted within the original client agreement. The preparer cannot assume liability or guarantee against technician errors, building code changes, or job site conditions that may require alteration and/or deviation from the plans. Therefore the client and/or contractor/builder shall confirm and verify all dimensions, details, prior to construction and shall make any changes for the better. The client or contractor/builder shall notify the designer of any significant variations in dimensions and/or job site conditions different than those shown here. Final plans to be sealed by a structural engineer if not, any structural failures are the sole responsibility of the client or contractor/builder. The client or contractor/builder must notify the engineer of record of any changes prior to construction and have the changes approved by the engineer. If this set of plans is not sealed, then the client/contractor shall be building the structure at their own risk.

COPYRIGHT © 2022 3DFX Solutions, Inc.
These plans are protected under the federal copyright laws. The original purchaser of this plan is authorized to construct one and only one structure using this plan. Modification or reuse of this plan is prohibited.

A2.2



2 EXISTING REAR ELEVATION
A2.2 SCALE: 3/16" = 1'-0"



1 NEW REAR ELEVATION
A2.2 SCALE: 3/16" = 1'-0"

15. 1910 Ewing Av (PID 12111719)

HDCRMA-2023-00949

Dilworth

Angie Lauer, Applicant



Designed Exclusively For the:
PAREKH RESIDENCE
1910 Ewing Ave, Charlotte, NC 28203

PROJECT #:	22088
ISSUE DATE:	24.03.11
DRAWN BY:	AL
REVISIONS:	

EXISTING CONDITIONS

A-1.1

ALB

ALB DESIGN, INC

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

HDC MEETING DATE:
MONTH: 2023
HDC DOCKET #:
HDC 2023-000

Information Submitted by the Public

Thomas Williams

1933 Dilworth Road West

From: Thomas Williams <tom@carolinatortmediator.com>
Sent: Monday, March 11, 2024 10:21 PM
To: City of Charlotte Historic District Commission <charlottehdc@ci.charlotte.nc.us>; Harpst, Kristina <Kristina.Harpst@charlottenc.gov>; Leite, Candice <Candice.Leite@charlottenc.gov>; Drath, Marilyn <Marilyn.Drath@charlottenc.gov>; Baehr, Jennifer <Jennifer.Baehr@charlottenc.gov>; Faucette, James <James.Faucette@charlottenc.gov>
Subject: [EXT]1910 Ewing Ave, item 15 on March 13, 2024 agenda, HDCRMA-2023-00949

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.

Dear HDC Staff: This email, with attachments, is from Thomas E. Williams. I reside at 1933 Dilworth Road West. I received a letter dated March 1, 2024 that Ms. Kristi Harpst sent to property owners adjacent to 1910 Ewing Ave, which is item 15 on March 13, 2024 agenda, as case # HDCRMA-2023-00949.

Attached are 3 items that I will refer to with regards to item 15 on March 13, 2024 agenda, HDCRMA-2023-00949. That agenda item pertains to an “ACCESSORY STRUCTURE”, among other things, contemplated for 1910 Ewing Ave.

I am aware that the 3 attached items all pertain to work previously done at **1914** Ewing Ave. However, 1914 Ewing Ave. is next door to 1910 Ewing Ave., and like 1910 Ewing Ave., it is adjacent to my property. Aspects of the work previously done at 1914 Ewing Ave. are relevant to the project under consideration at 1910 Ewing Ave. I labelled the 3 attached items “1910 Ewing Ave HDCRMA-2023-00949”, simply because the aforementioned letter dated March 1, 2024 states that “...documents must be labeled with the project address and case number”, and the project that I will address is 1910 Ewing Ave, HDCRMA-2023-00949.

I will be speaking against 1910 Ewing Ave, item 15 on March 13, 2024 agenda, HDCRMA-2023-00949, for reasons that include, but are not necessarily limited to, the effect that the proposed project will have on rainwater runoff that can be expected to flow onto my property, absent design and construction measures that will reliably serve to contain all such runoff onto 1910 Ewing Ave, and deliver all such runoff to the stormwater system on Ewing Ave. I am unaware of any measures (i.e. a sump basin, appropriately sized pump, battery backup, etc.) that are part of the proposed project to keep the runoff onto 1910 Ewing Ave., and direct it to the stormwater system on Ewing Ave.

It is important to note that it will not be enough for any approved plans for 1910 Ewing Ave. to include such measures, but that the measures are in fact put in place. The attached photos of work done next door at 1914 Ewing Ave, demonstrate how the HDC can approve plans that are later disregarded during the construction process. (Compare the “New concrete carriage tracts w/river stone between” that was approved for 1914 Ewing Ave., to the driveway that was built instead.)

Mr. Faucette: Please construe this email as my pre-registration for the March 13, 2024 meeting. As required by the aforementioned letter dated March 1, 2024, I am advising that my name is Thomas E. Williams. My email address is tom@carolinatortmediator.com. My phone number is 704-905-7240. For the reasons noted above, I will be speaking against the proposed project at 1910 Ewing Ave, being item 15 on the March 13, 2024 agenda, case # HDCRMA-2023-00949.

Sincerely,
Thomas E. Williams



HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDC 2009.052

DATE: August 28, 2009

ADDRESS OF PROPERTY: 1914 Ewing Avenue

HISTORIC DISTRICT: DILWORTH

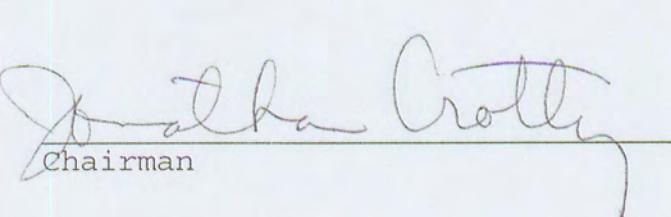
TAX PARCEL NUMBER: 112.117.18

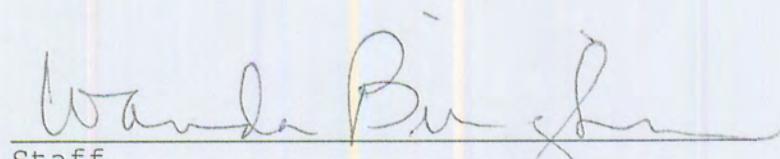
APPLICANT: Architect, Allen Brooks

DETAILS OF APPROVED PROJECT. New Garage. One story rear yard garage with front to back gable will be located in compliance with current Zoning requirements. New two story cross gable addition will be located behind and attached to new garage. Materials (including lapped wood siding, stucco, brick foundation, windows, roofing, etc.) and details (including carriage style garage doors, soffit/fascia treatment, overhang, exposed rafter tails, $\frac{1}{2}$ timbering, trim, etc.) will be executed as indicated on attached plans.

Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.


Chairman

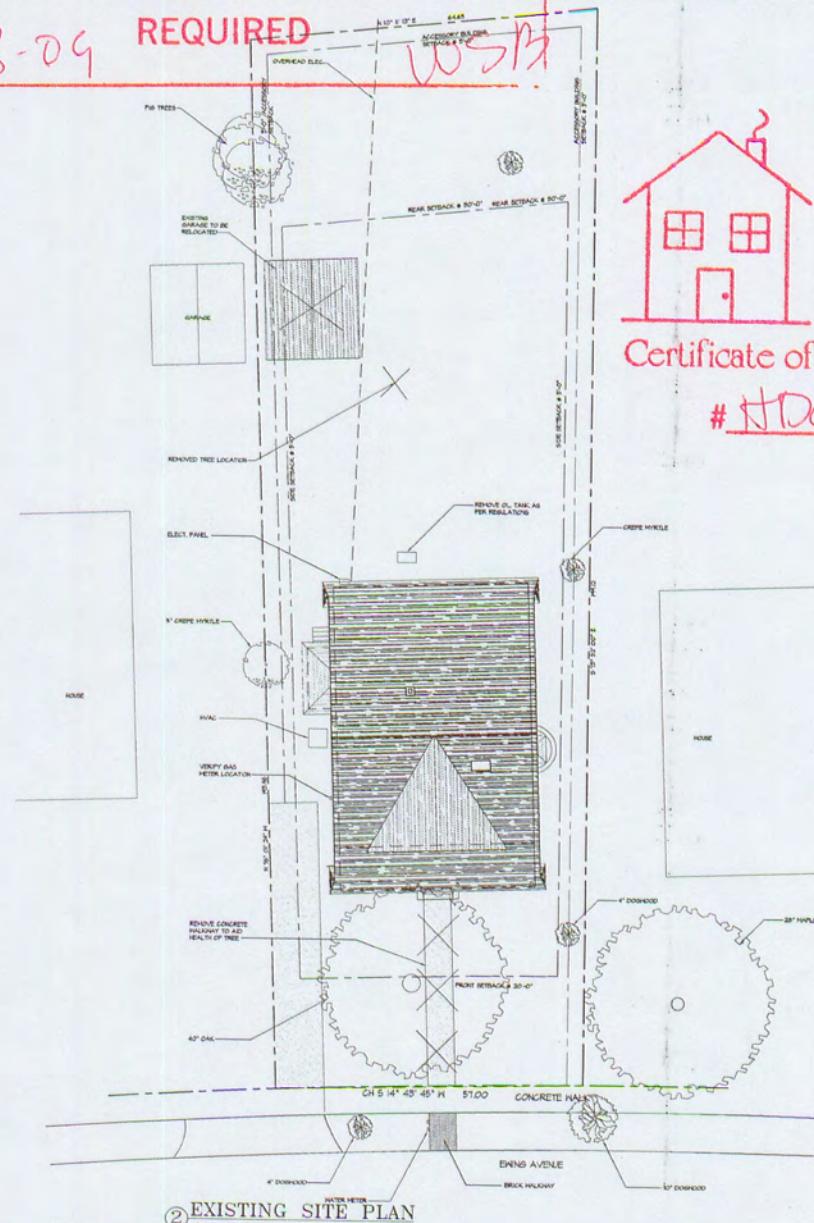

Staff

HISTORIC DISTRICT COMMISSION
COMPLIANCE WITH
CERTIFICATE OF APPROPRIATENESS

8-09

REQUIRED

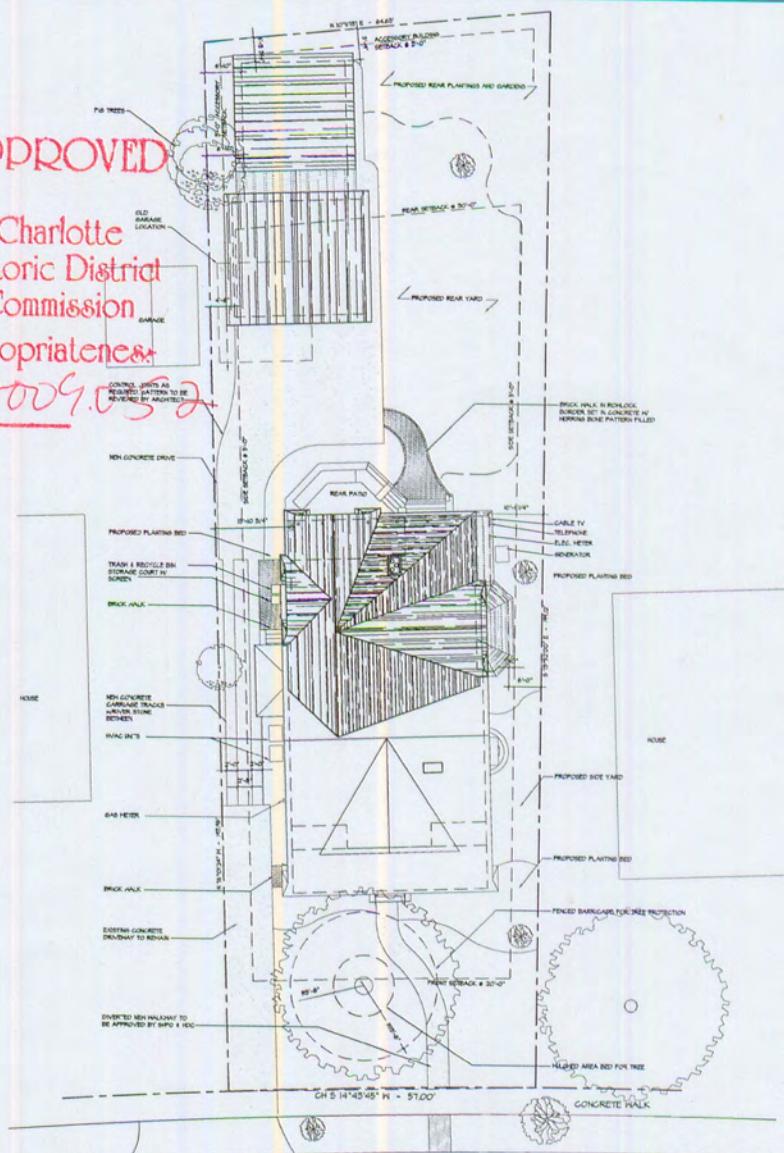
REQUIRED 10' x 12' 6445
OVERHEAD ELEC. ACCESSORY BLDG.
DETACHED WSPB



APPROVED

Charlotte
Historic District
Commission

HDC-2009.052



① PROPOSED SITE PLAN

HISTORIC DILWORTH RENOVATION & ADDITION

DOYLE RESIDENCE
1914 Ewing Avenue, Charlotte, NC 28202

PWAK-544 - 07080
ANNA/000 - 09 JUNE 2009

EASTINO & PROPOS
SITE PLANS

OF THIRTEEN

1914



Sel

Sel

This drawing and the design
therein is the property of
ALB Architecture, PA and is
not to be reproduced or copied
in whole or in part. Its use on
any other project is prohibited.
This drawing is to be returned
upon request.

© ALB Architecture

**HISTORIC DILWORTH RENOVATION & ADDITION
DOYLE RESIDENCE**

1914 Ewing Avenue, Charlotte NC 28203

PROJ. NO. - 07080
ISSUED - 09 JUNE 2009
REVISONS - A 29 SEPT. 2009

16. 800 Woodruff Pl (PID 07103504)
HDCRMI-[2023-00952](#)
Wesley Heights
John McKeever, Applicant

Presenter Contact Information

800 Woodruff Pl (PID 07103504)

Presenter:

John McKeever

800 Woodruff Place

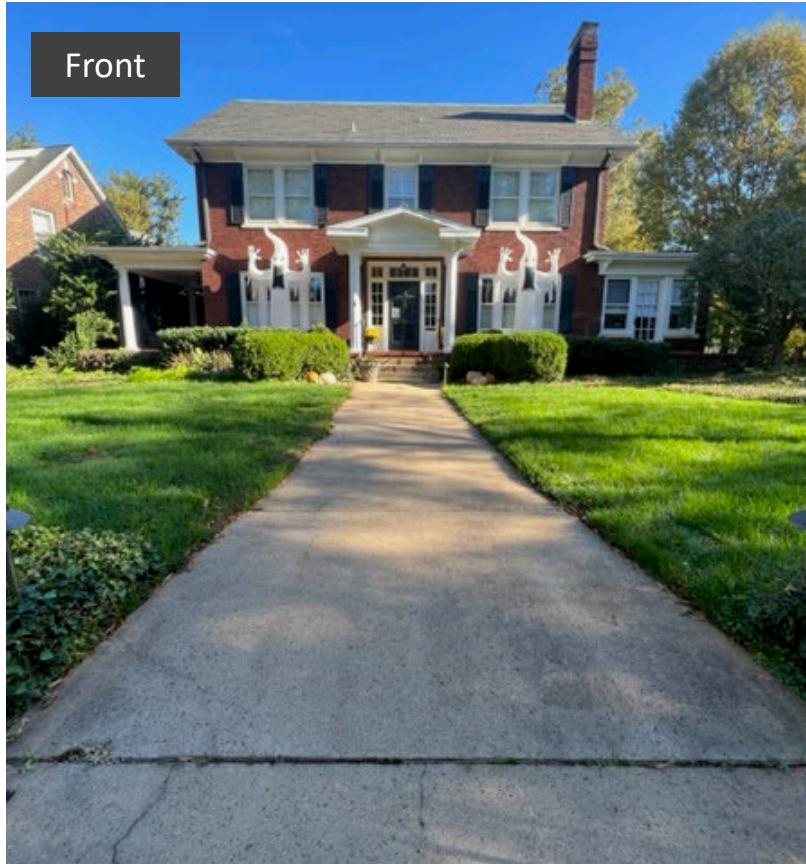
Charlotte, NC 28208

Additional application details:

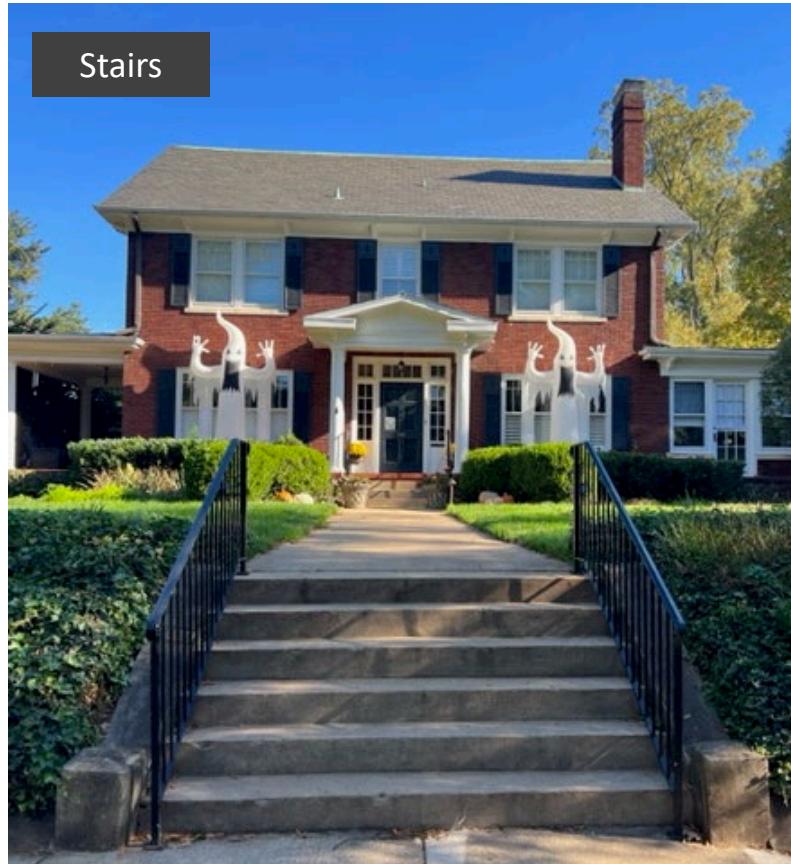
"Doors and windows will be from Jeld-Wen, wood doors/windows with exterior black aluminum cladding that matches the house. The exterior of the addition will be Hardie Artisan. The height of the new ridge will be 6 inches lower than the existing ridge."

17. 729 Berkeley Av (PID 12309409)
HDCRMI-[2023-00951](#)
Dilworth
Whalen & Lindsey Brown, Applicants

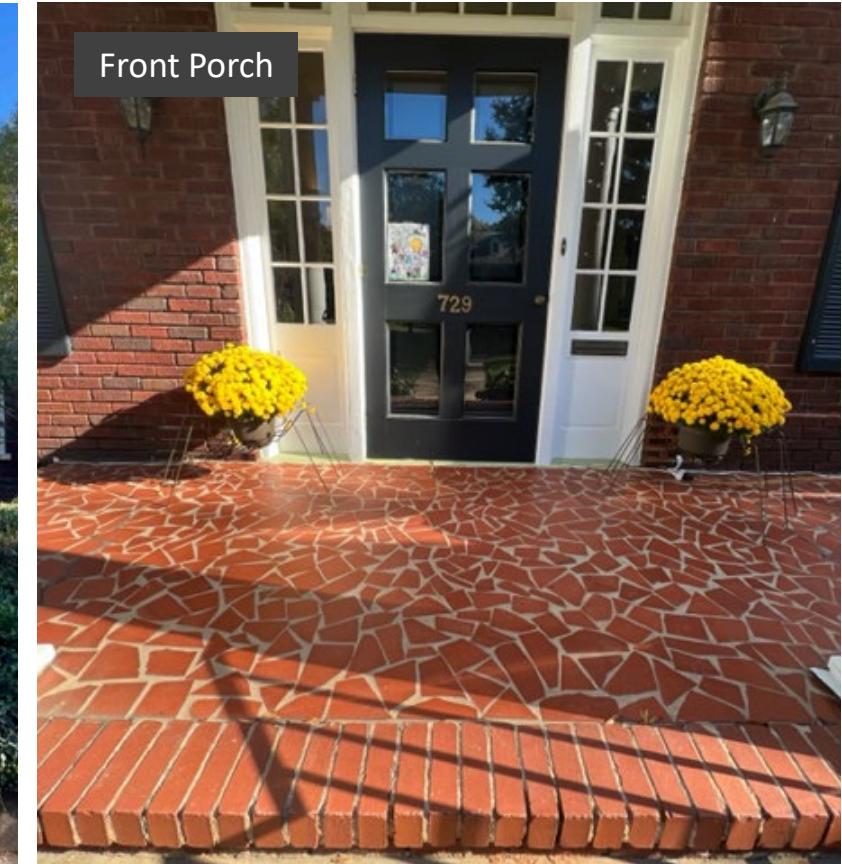
Front



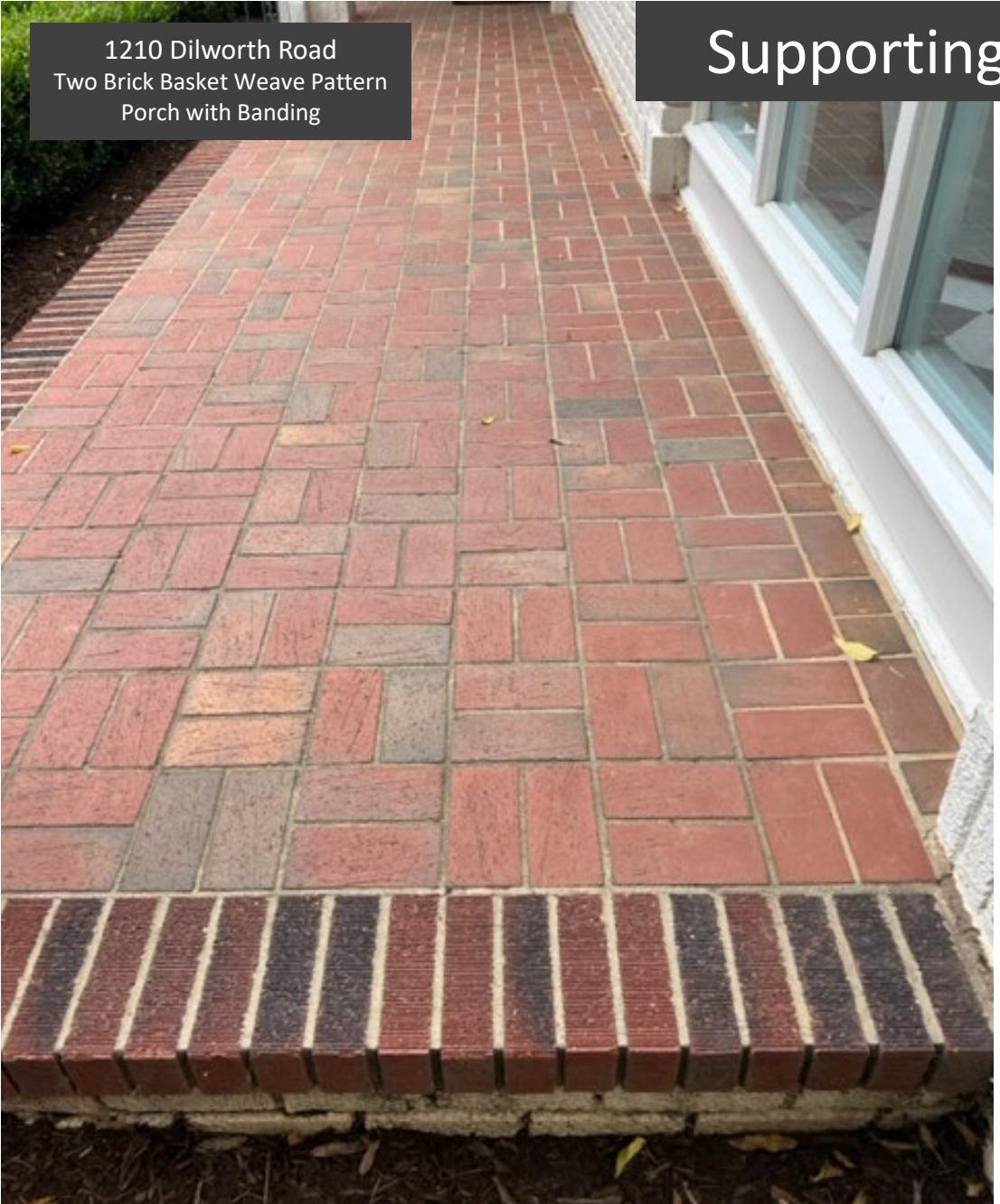
Stairs



Front Porch



Existing Conditions



Supporting Examples - Porch

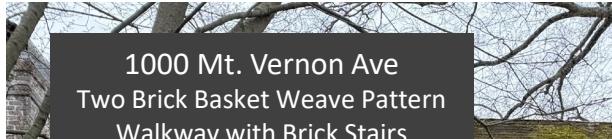


Supporting Examples - Porch



Supporting Examples - Walkway





1000 Mt. Vernon Ave
Two Brick Basket Weave Pattern
Walkway with Brick Stairs

Supporting Examples - Walkway



930 Berkeley Ave
Two Brick Basket Weave Pattern
Walkway with Brick Stairs



JAN JOHNSON

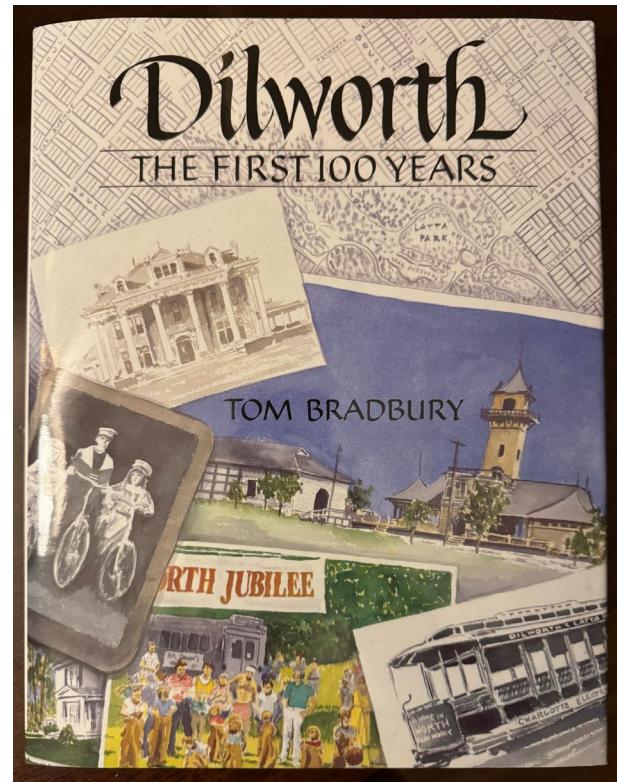
Then and now: Part of a shaded neighborhood today, this house at 729 Berkeley Avenue looked out on saplings and trolley poles when it was built in 1925.



JAN JOHNSON

729 Berkeley Ave
featured on page 107 of
Dilworth: The First 100 years

Due to elevation of the porch, the material used on the porch surface is not visible from the street.



Publications