

Charlotte Historic District Commission

Agenda Supplement

January 14, 2026

Applicant/Staff Provided Information

2. 224, 228, 232, & 236 W Kingston Av (PID 11908904, 11908905, 11908906, 11908907)

HDCMF-[2025-00449](#)

Wilmore

Erik Winer, Applicant

10. 2011, 2015, 2019, 2023, & 2027 Thurmond Pl (PID 09506145, 09506146, 09506147, 09506148, & 09506149)

HDCMFA-[2025-00649](#)

Plaza Midwood

John Mang, Applicant

11. 1817 S Mint St (PID 11907703)

HDCRMAA-[2025-00654](#)

Wilmore

Troy Knight, Applicant

12. 300, 304, & 308 E Worthington (PID 12105618; 12105617; 12105616)

HDCCMA-[2025-00874](#)

Dilworth

Tim Finein/Kathryn McDowell, Applicants

Public Comments

10. 2011, 2015, 2019, 2023, & 2027 Thurmond Pl (PID 09506145, 09506146, 09506147, 09506148, & 09506149)

HDCMFA-[2025-00649](#)

Plaza Midwood

John Mang, Applicant

15. 916 Mt Vernon Av (PID 12309217)

HDCRMA-[2025-00777](#)

Dilworth

Gray Stout/Katherine Wallace, Applicants

2. 224, 228, 232, & 236 W Kingston Av (PID
11908904, 11908905, 11908906, 11908907)
HDCMF-2025-00449
Wilmore
Erik Winer, Applicant

INTEC Group
2459 WILKINSON BLVD
S U I T E 1 2 0 C
CHARLOTTE, NC 28208
T: 704.372.7910
www.intecgroup.net

Date: January 13, 2026
From: 224, 228, 232, & 236 West Kingston Avenue Permit No:
Project No:
Dated: April 27, 2021

Supplement and response to staff comments.

Important Note:

B1-B2, C1-C2 are all duplexes and quadruplex per staff summary. They have always been duplexes.

See attached following page revisions that address staff comments.

1. Buildings A1-A3:

b. Staff Comments: *revisions made to all, can make any further adjustments with staff input.*

i. Restudy all gables for beam size and roof eave return proportions.

Revised beam size larger, redid eave return proportions.

ii. Front gable siding to vent proportions.

Revised vent proportions.

iii. Lower rear gable at least 0'-6" from main ridge.

Lowered rear gable 6" from main ridge.

iv. Restudy window/door trim and eave relationship on rear elevation. Trim seems very close to eaves.

Revised door height and window head height.

2. Buildings B1-B2: NOTE: B1-B2 are both duplex not quadruplex. They have always been duplex.

b. Staff Comments:

i. Restudy right and left bump-out for accurate detailing.

Made changes to right and left bump-out detailing. Can work with staff if additional items.

ii. Restudy the rear elevation of Building B2 for coplanar walls.

The rear walls of C2 were made non-coplanar to help address adding additional scale reducing techniques.

3. Buildings C1-C2: NOTE: C1-C2 are both duplex not quadruplex. They have always been duplex.

b. Staff Comments:

- i. Latitude is typically given to corner lots anchoring the gateway to the district.
Careful study and revision was done on how best to handle the gateway to the district as far as scale and massing.
- ii. Restudy roof form. i. 241 W Kingston Av has a similar roof line, but the gable does not sit as far back from the front thermal wall, thereby reducing the complex form. Consider providing a 3D perspective.
The gable sits the same distance back in 241 W Kingston and C1-C2, the roof forms/ complexity are identical. A view of 241 W Kingston might have been deceptive to look at as 241 W. Kingston is 20' greater in length. 241 W Kingston and C1-C2 are fairly simply roof forms which can be seen from the aerial. The roof form is experienced as being cohesive from eye level and perspective which 241 W Kingston shows in real life.
- iii. Restudy right and left bump-out for accurate detailing.
Made changes to right and left bump-out detailing. Can work with staff if additional items.
- iv. Restudy the rear elevation of Building C2 for coplanar walls.
The rear walls of C2 were made non-coplanar to help address adding additional scale reducing techniques.

4. All Buildings and Materials:

b. Staff Comments:

All Buildings:

- i. Make building details consistent for the architectural style.
Details have been made consistent for neighborhood and style, will review and make changes with staff as required.
 - ii. Restudy door sizes and header heights.
Door height reduced on upper floors to 6'-8".
 - iii. Restudy window sizes on upper levels.
Window sizes on upper floors reduced.
 - i. Typically, windows on upper levels are smaller than the lower levels.
Window sizes on upper floors reduced.
- iv. Review drawings for consistency. For example, the height for Building A1 is 24'-6" on Sheet A6 versus 24'-10" on Sheet A21. Also, the windows are called out as aluminum-clad in material page but are labeled wood on the details page. This is not an exhaustive list of inconsistencies.
24'-10" is the correct height it confused making change for 6" change in gable heights as noted on staff comments for building A note iii. Windows are aluminum-clad wood. Any inconsistencies to be reviewed and corrected.

v. Considered providing a 3D perspective of the buildings and site as a whole.

ii. Materials:

i. Provide the beam detail in the column detail (pg. 27).

The beam detail is shown for clarity on A-31.

ii. Provide the beam material in the column and beam section (pg. A-31).

Beam material is solid wood.

iii. Provide bracket detail.

Bracket detail provided for staff review.

iv. Provide a brick-and-mortar sample.

Brick and mortar sample available and image on sheet A-1.

v. Provide specifications for windows and doors. Jeld-Wen Siteline with 3.5" bottom rail required.

The specification is the approved Jeld-Wen Siteline aluminum clad wood windows with the required 3.5" bottom rail.

5. Site Work:

b. Staff Comments:

i. Provide information about location of HVAC units, dumpsters, and any other site appurtenances.

To be provided and reviewed with staff.

ii. Provide detail, dimensions, and materials for walkways, trash enclosure, and fencing.

To be provided and reviewed with staff.

cc: File

**10. 2011, 2015, 2019, 2023, & 2027 Thurmond PI
(PID 09506145, 09506146, 09506147,
09506148, & 09506149)
HDCMFA-2025-00649
Plaza Midwood
John Mang, Applicant**

2010 The Plaza, Building 1 and Building 3 comparison

Approved conditions listed for Building 1 that also exist on Building 3 are outlined below.

Building 1



For the panel design noted in the Agenda Supplement, Slide 10, item 3(b), the diagonal design shown shall be changed to vertical lap siding in the center bay.

For Door and Window changes, the primary entries into the residences shall be the 1/3 glass with divided lights, 2/3 panel Craftsman style wood doors. All entries must be a Craftsman-style door. This includes any door that is exposed to pedestrian traffic, whether it's on an alley or private entry.

Building 3



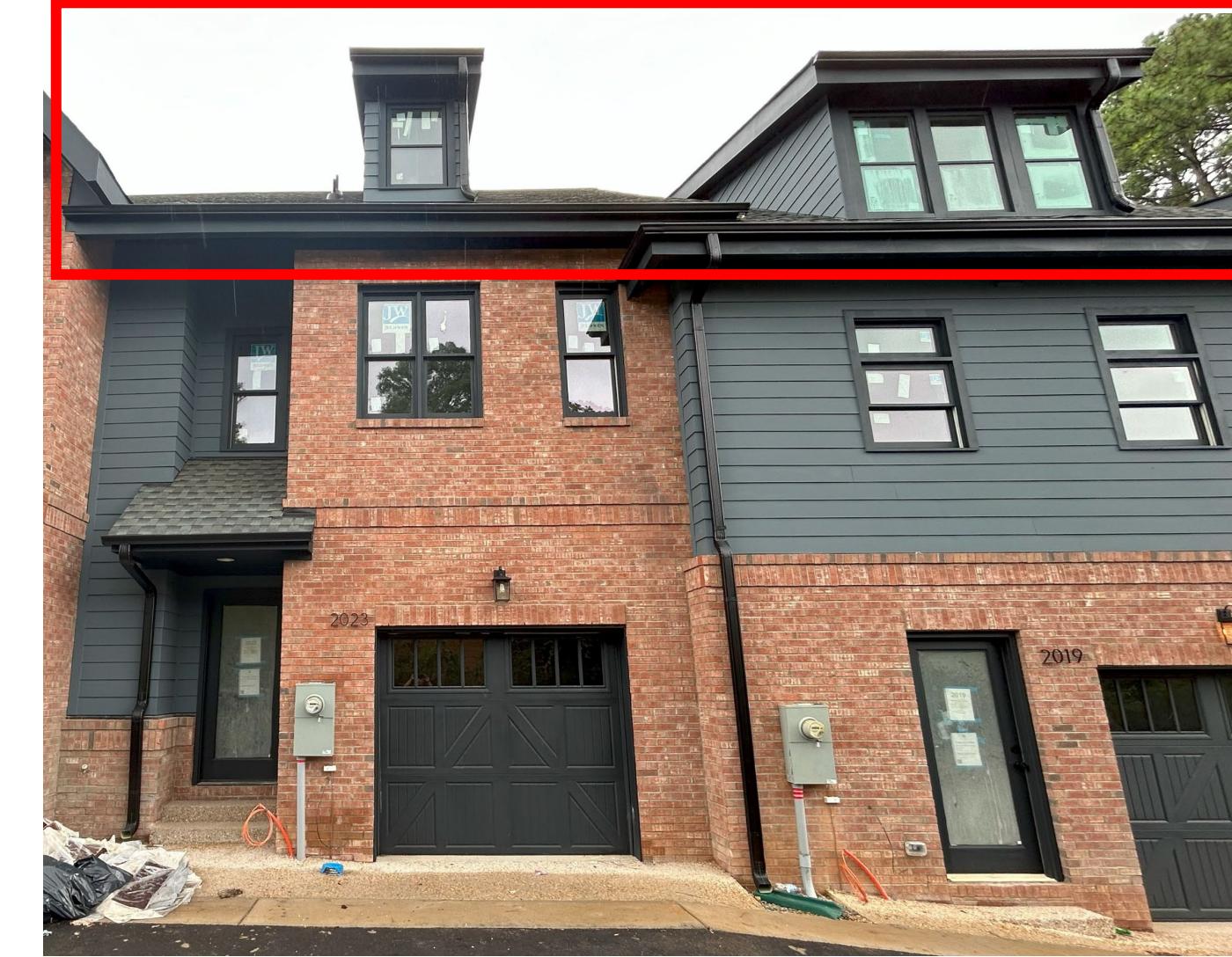
2010 The Plaza, Building 1 and Building 3 comparison

Approved conditions listed for Building 1 that also exist on Building 3 are outlined below.

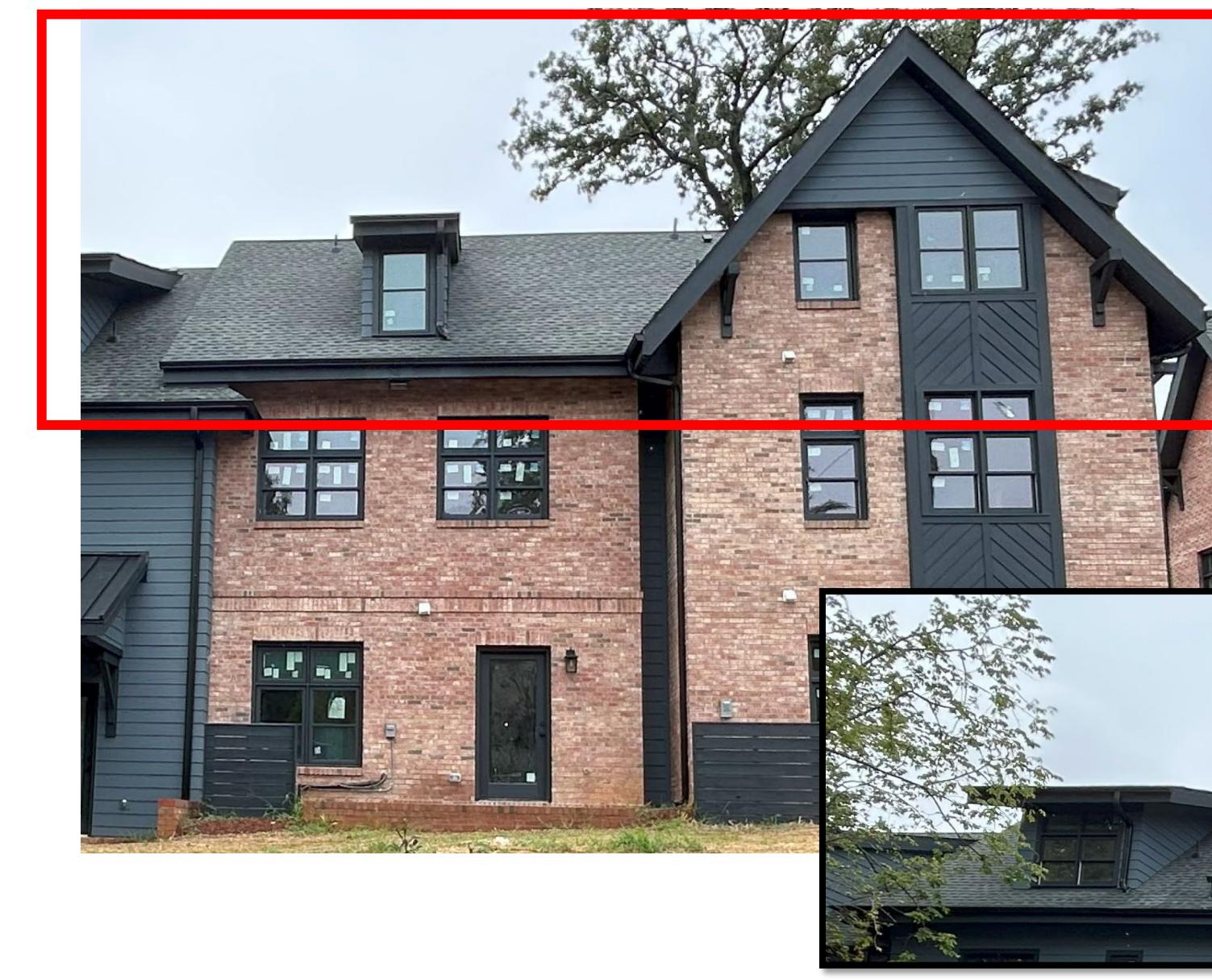
Building 1



Building 3



The roof changes for the north, south, and west elevations with the shallower shed roof pitches from a 6 pitch to a 4 pitch are approved.



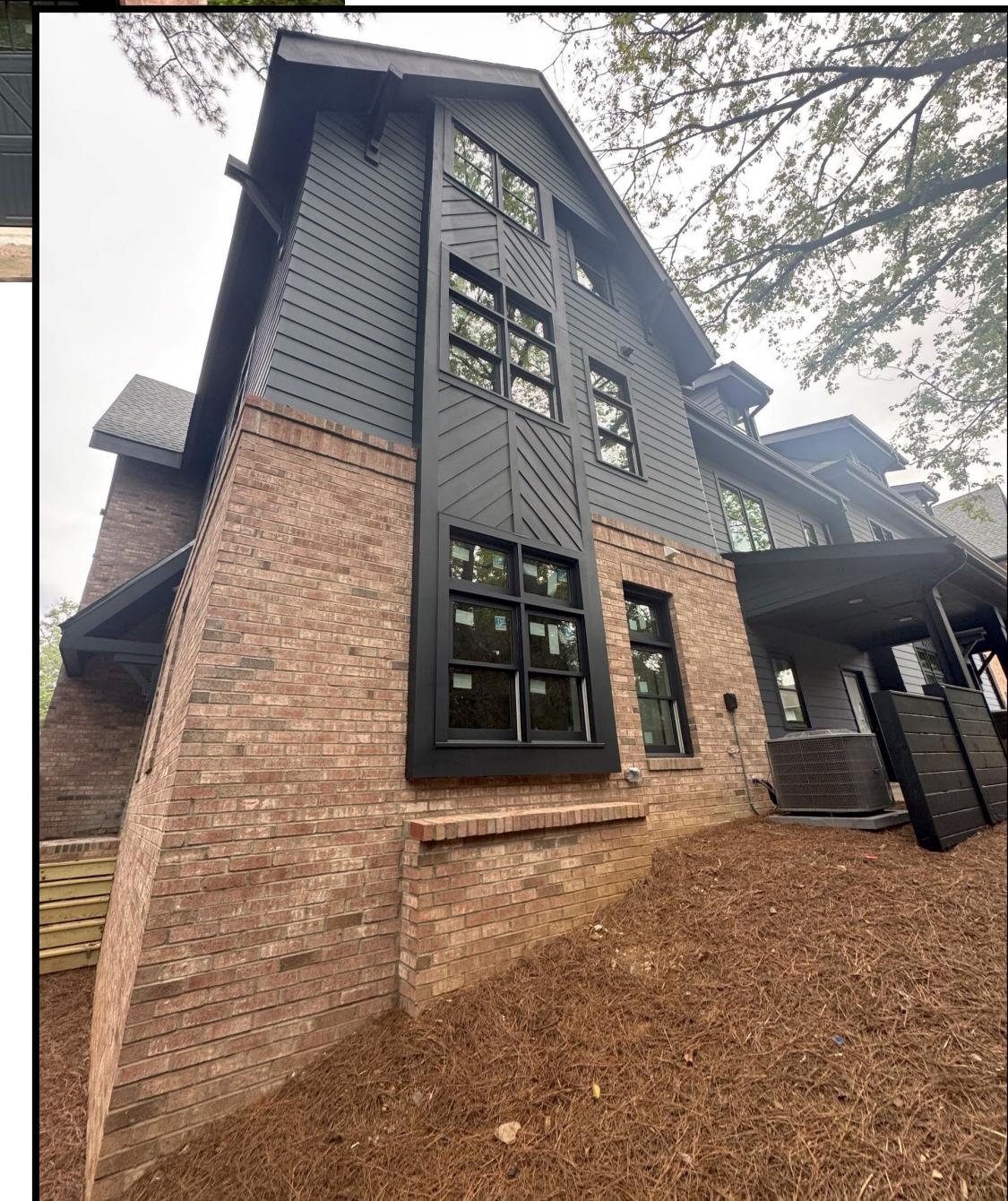
2010 The Plaza, Building 1 and Building 3 comparison

Approved conditions listed for Building 1 that also exist on Building 3 are outlined below.

Building 1



Building 3



The foundation changes due to grade, all elevations, are approved.



SUPPLEMENTAL INFORMATION

1. AS BUILT ROOF PITCHES HAVE BEEN PROVIDED. DORMER PITCHES HAVE BEEN MODIFIED SLIGHTLY DURING CONSTRUCTION TO MEET LIFE SAFETY CODE AND EGRESS REQUIREMENTS. AS CONSTRUCTED, THEY ARE HARMONIOUS WITH OTHER BUILDINGS ON THE SITE.
2. WINDOW CHANGES NORTH AND SOUTH ELEVATIONS. - UPON RE-STUDY OF ALL WINDOWS, IT WAS DETERMINED THAT WINDOW W11A WAS INITIALLY DRAWN AS A DOUBLE, DOUBLE HUNG WINDOW IN THE APPROVED COA DRAWINGS. A DOUBLE, DOUBLE HUNG WINDOW WITH TRANSOMS HAS BEEN INSTALLED. REQUEST APPROVAL OF THIS CHANGE AS THIS WINDOW TYPE IS HARMONIOUS WITH OTHER WINDOWS ON THIS BUILDING AND OTHER BUILDINGS ON THE PROPERTY AND WINDOW XXX WERE CHANGED FROM DOUBLE CASEMENT WINDOWS TO A DOUBLE HUNG WINDOW TO PROVIDE REQUIRED EGRESS WIDTH AND HEIGHT PER THE BUILDING CODE. THE OWNER HAS ENGAGED A

CUSTOM WOOD WORKER THAT SHALL PROVIDE CUSTOM SASHES WHERE DOUBLE HUNG WINDOWS MATCH THE APPEARANCE AND QUALITY OF THE ADJACENT WINDOWS. SHOP DRAWINGS WILL BE PROVIDED TO STAFF FOR REVIEW. SASH DETAIL PROVIDED MEETING THE REQUIREMENTS FOR WINDOWS AND DOORS.

3. DOOR RESTUDY IS INCLUDED ON THE PROPOSED ELEVATIONS OF THE SUBMITTAL. THE INTENT IS TO PROVIDE SOLID 1/3 LITE DOORS FOR ALL PUBLIC FACING ELEVATIONS AND DIVIDED LITE DOORS PER THE PROVIDED DETAILS ON THE INWARD FACING DOORS.
4. ADDITIONAL FOUNDATION WALL HEIGHTS HAVE BEEN PROVIDED IN THIS SUPPLEMENTAL INFORMATION PACKET. TYPICALLY BRICK HEIGHTS ARE WITHIN A BRICK COURSE OF THE APPROVED COA DRAWINGS. ON PAGE 6 OF THE STAFF INSPECTION REPORT, THE PORTION OF WALL NEXT TO THE GARAGE IS APPROXIMATELY 26" TALLER THAN THE APPROVED COA DRAWING.
5. DETAILED DIMENSIONS FOR BRACKET A PROVIDED IN SUPPLEMENTAL INFORMATION.
6. AS BUILT DRAWINGS FOR NORTH AND SOUTH ELEVATIONS WITH UNIT DIMENSION WIDTHS AND DORMER WIDTHS PROVIDED.
7. SITE CHANGES: TO SUPPLEMENT THE DISCUSSION ON SITE WORK, THE REMNANTS OF THE ORIGINAL HARD SCAPING AND PATHWAYS WERE SHOWN ON THE SURVEY AS RECORD OF THE LIMITS OF THE ORIGINAL DESIGN. WHAT WAS SHOWN AS A "PATH" WAS PARTIALLY REMOVED AND ANY BRICKS THAT WERE REMAINING WERE IN DISREPAIR AND IN A HAZARDOUS CONDITION AT THE TIME THE COA DRAWINGS WERE APPROVED. THE LANDMARKS COMMISSION MADE THE DETERMINATION THAT THE PATH COULD BE REMOVED AND REPLACED WITH EXPOSED AGGREGATE CONCRETE PAVERS AT THE COMPLETION OF BUILDING 2.

IN ADDITION, THE CHANGES TO THE TREE SAVE AREA HAS BEEN APPROVED BY THE PLANNING DEPARTMENT PER THE RTAP I (REVISION TO APPROVED PLANS) IN 2024. THIS REVISED SITE DESIGN HAS BEEN APPROVED BY LANDMARKS COMMISSION AND THE PLANNING DEPARTMENT AND OWNERSHIP IS REQUESTING REVIEW AND APPROVAL OF THIS ITEM AS PRESENTED. FULL SIZED APPROVED AND RTAP DRAWINGS PROVIDED>

8. THE ENTRY PATIO CONFIGURATION WITH THE BRICK PLANTER WAS NOT FULLY REVIEWED AT THE LAST MEETING. THE PROPOSED BRICK PLANTER IS THE PREFERRED RE STUDY OPTION AS THE COMMISSION WAS PREPARED TO APPROVE IT THE LAST MEETING.

SUPPLEMENTAL INFORMATION- ROOF PITCHES, FOUNDATION HEIGHTS, AND UNIT/DORMER DIMENSIONS



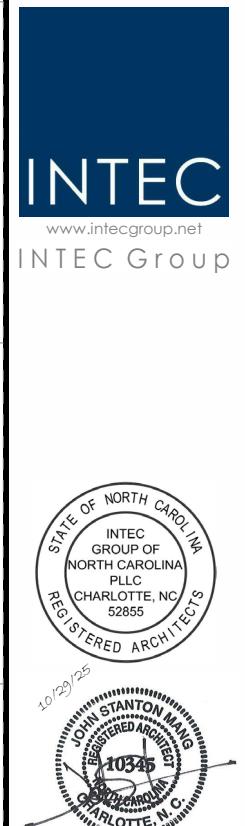
2 NORTH ELEVATION - PROPOSED REVISION
3/16" = 1'-0"

2
3/16"



1 SOUTH ELEVATION - THURMOND PL. - PROPOSED REVISION

3/16"



RESIDENCE AT VAN
ANDINGHAM | BLG 2

3105 COYLER PL. CHARLOTTE, NC 28205

STAMP:-

SHEET INFORMATION:

BUILDING ELEVATIONS

BUILDING ELEVATIONS

Journal of Health Politics, Policy and Law, Vol. 33, No. 4, December 2008
DOI 10.1215/03616878-33-4 © 2008 by The University of Chicago

10. The following table summarizes the results of the study.

10. The following table summarizes the results of the study. The first column lists the variables, the second column lists the descriptive statistics, and the third column lists the results of the regression analysis.

10. The following table summarizes the results of the study.

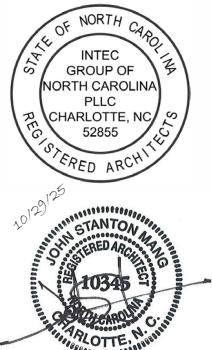
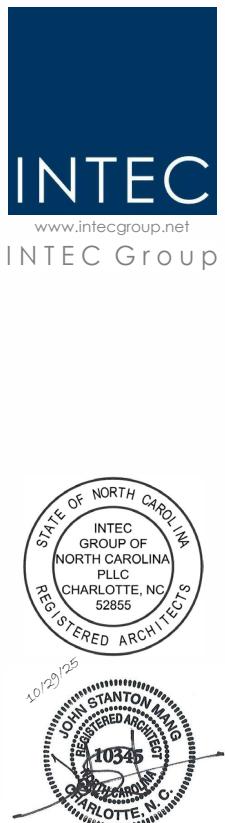
A-004

A-204

A-204

SUPPLEMENTAL INFORMATION- ROOF PITCHES, FOUNDATION HEIGHTS, AND UNIT/DORMER DIMENSIONS

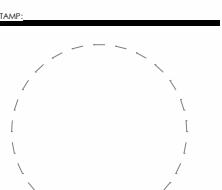
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RESIDENCE AT VAN
LANDINGHAM | BLG 2

3105 COYLER PL, CHARLOTTE, NC 28205

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE



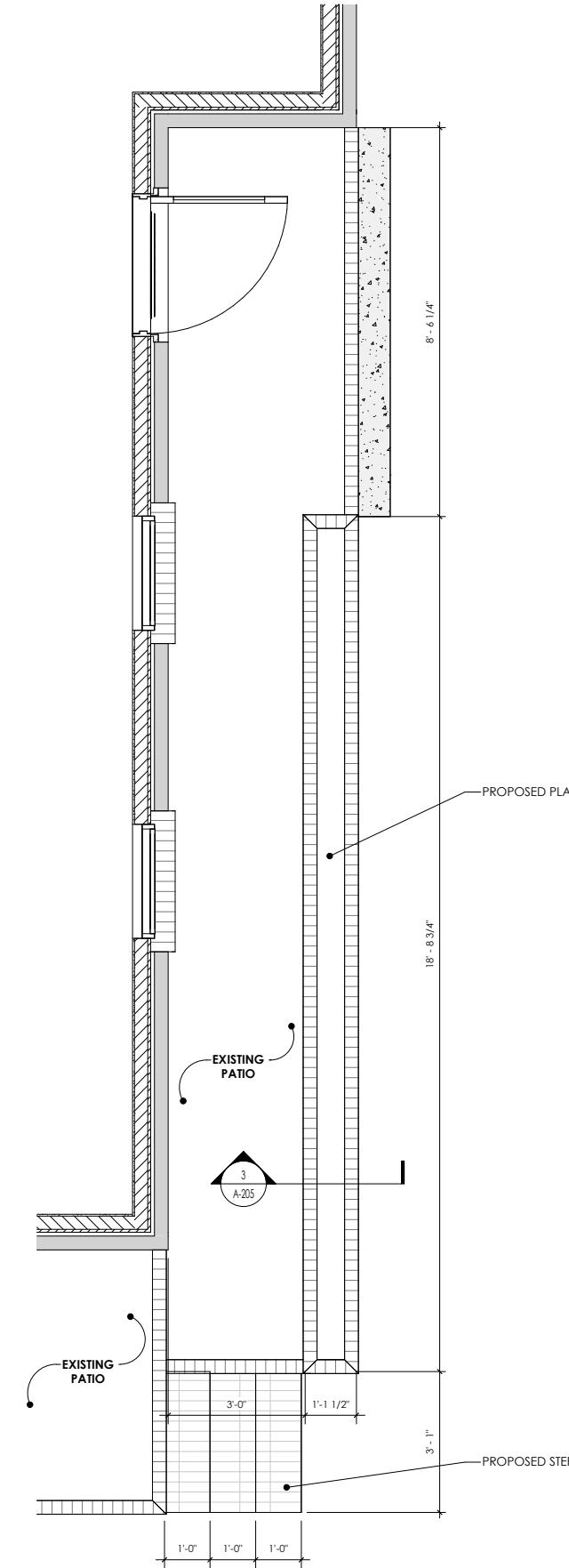
SHEET INFORMATION:
DRAWN BY: Author
PROJECT NUMBER: 158601

BUILDING ELEVATIONS

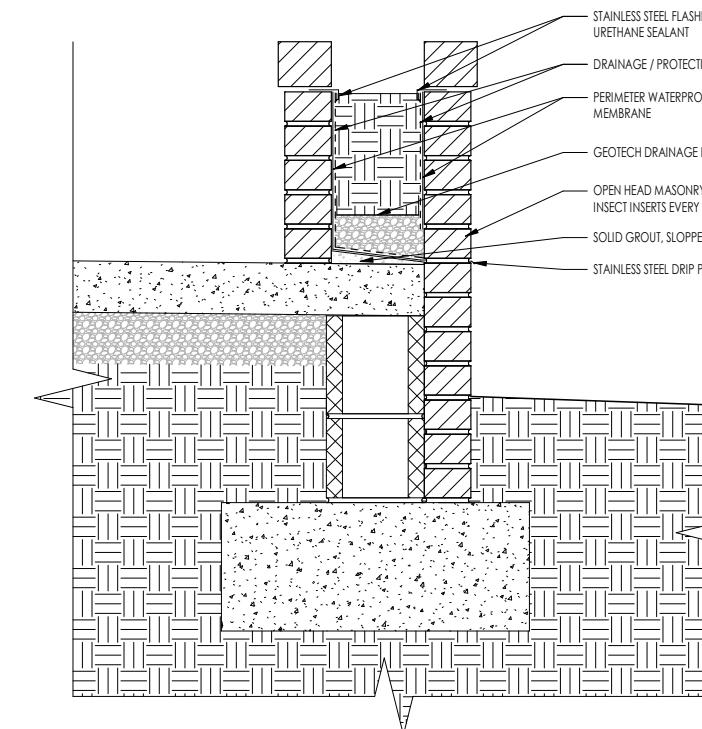
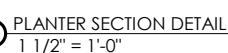
A-203



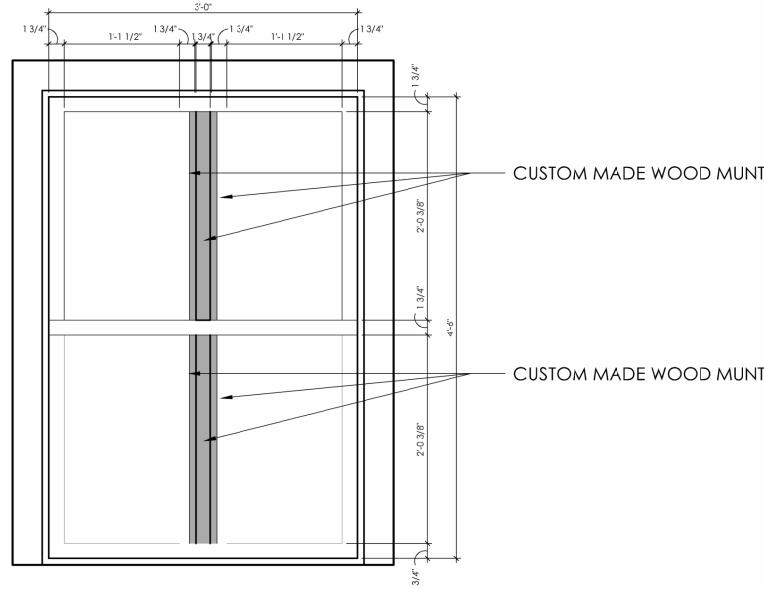
SUPPLEMENTAL INFORMATION- PLANTER, BRACKET, WINDOW, AND DOOR DETAIL



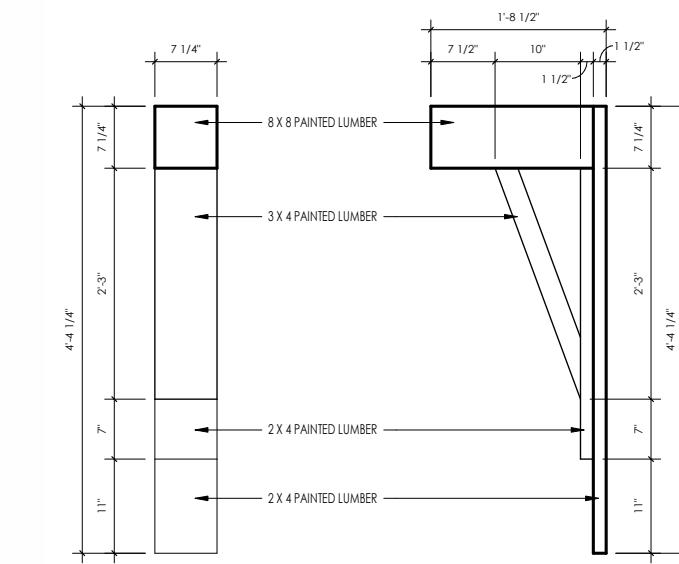
4 ENLARGED PLANTER PLAN
1/2" = 1'-0"



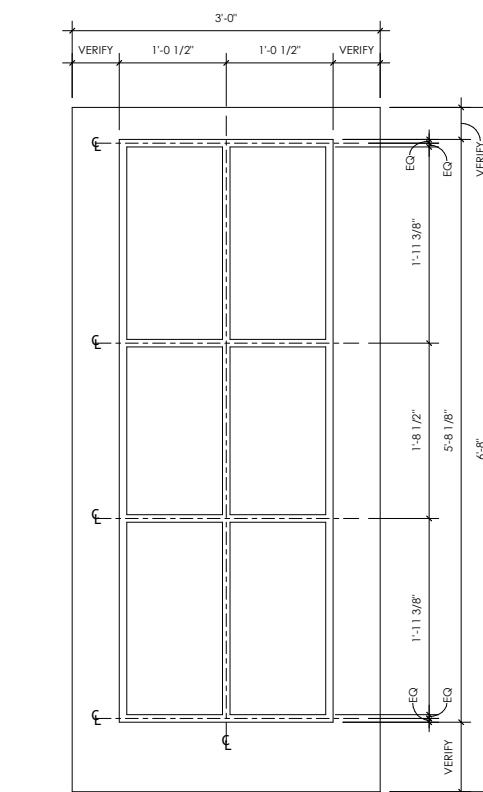
6 W12 & W67 WINDOW ELEVATION
AB005 SCALE: 3/4" = 1'-0"



NOTE: CRAFTSMAN TO VERIFY ALL DIMENSIONS PRIOR TO FABRICATION



2 BRAKET "A" DET

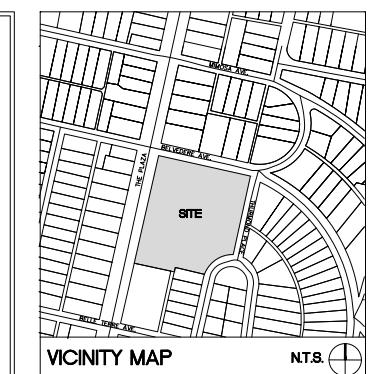
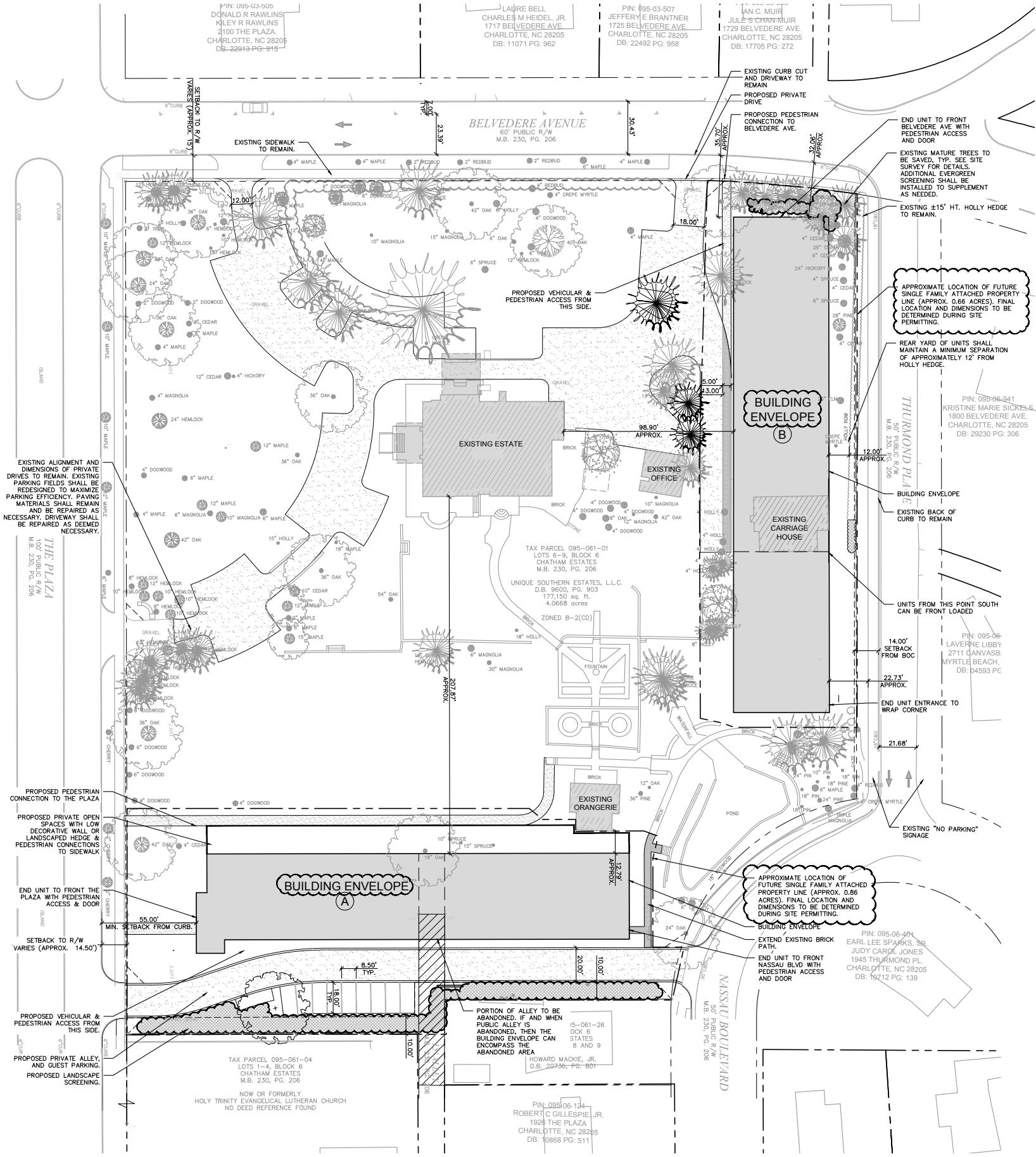


1 DOOR ELEVATION
1" = 1'-0"

RESIDENCES AT VAN LANDINGHAM
Charlotte, NC 28205

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Shaping the Environment
Realizing the Possibilities

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www.intecgroup.net

**BILLY
MADDALON**
2010 The Plaza
Charlotte
North Carolina 28205

VANLANDINGHAM ESTATE

2010 The Plaza
Charlotte
North Carolina 28205

CONDITIONAL REZONING PLAN

Project No.
4344.01

Issued
02/26/18

Revised
04/16/18 - CITY COMMENTS
06/01/18 - CITY COMMENTS



SCALE: 1"=30'
0 15 30 60
N

RZ-100

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RESIDENCES AT VANLANDINGHAM
Charlotte, NC 28205

Public Comments

Hope Griggs

Prospective Owner, 2023 Thurmond Place
(VLE Townhomes Building 3)

From: [Hope Griggs](#)
To: [Faucette, James](#)
Subject: [EXT]Upcoming HDC meeting for Thurmond Place.
Date: Monday, January 5, 2026 2:55:06 PM

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 Members of the Historic District Commission,

I am writing to respectfully ask that you consider approving the applicant's project for 2023 Thurmond Place, with any conditions you feel are appropriate, so that the process may move forward.

I fully understand and respect that the Commission has important guidelines to uphold in order to protect the integrity of the historic district. I truly appreciate the time, care, and diligence you bring to these decisions.

I also want to share, candidly and respectfully, that the timing of this approval has a significant impact on me personally. Without the ability to close on the property, I will need to move into temporary housing this month, which has been both financially and emotionally challenging and is affecting my overall well-being.

That said, I want to emphasize that the architect, John, has been working in good faith to address the Commission's concerns and is committed to making the project compliant and respectful of the district's standards. There is a sincere effort underway to make this right.

My hope is that the Commission would consider a conditional approval, allowing the project to proceed while ensuring that all required conditions and revisions are met. This would provide a path forward that honors both the Commission's responsibilities and the real-world impact of continued delays.

Thank you very much for your time, consideration, and service to the community. I am grateful for any consideration you are able to give to this request.

Respectfully,

Hope Griggs
Prospective Owner, 2023 Thurmond Place

11. 1817 S Mint St (PID 11907703)

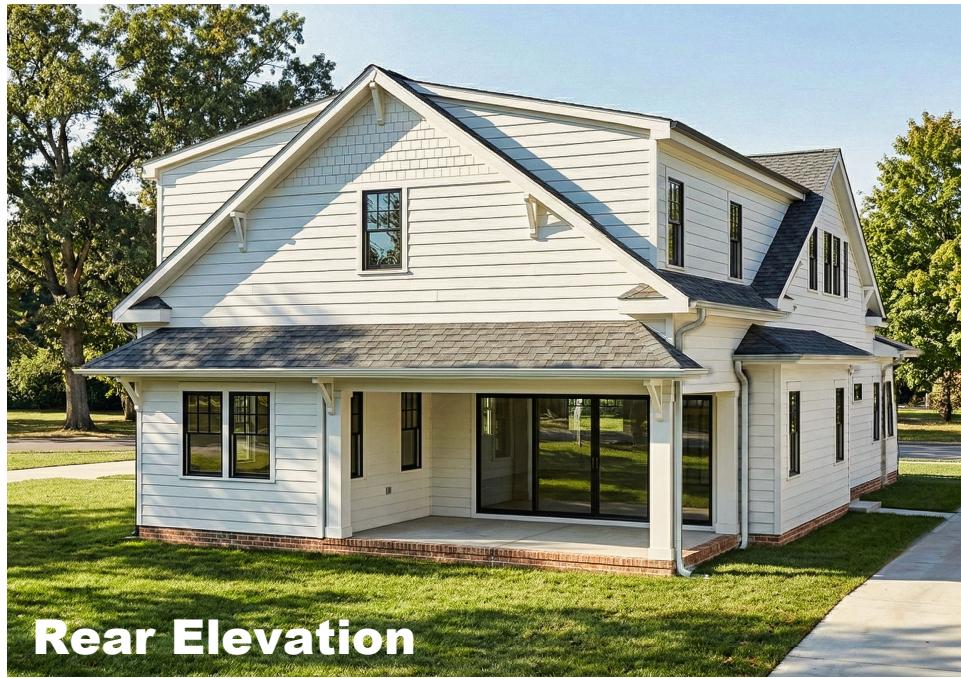
HDCRMAA-2025-00654

Wilmore

Troy Knight, Applicant



1608 Wilmore Dr



Rear Elevation



Right Elevation



Front Elevation



Left Elevation

**12. 300, 304, & 308 E Worthington (PID 12105618;
12105617; 12105616)
HDCCMA-2025-00874
Dilworth
Tim Finein/Kathryn McDowell, Applicants**

PRECEDENT IMAGES

IN DILWORTH DISTRICT - BUILT



600 East Blvd



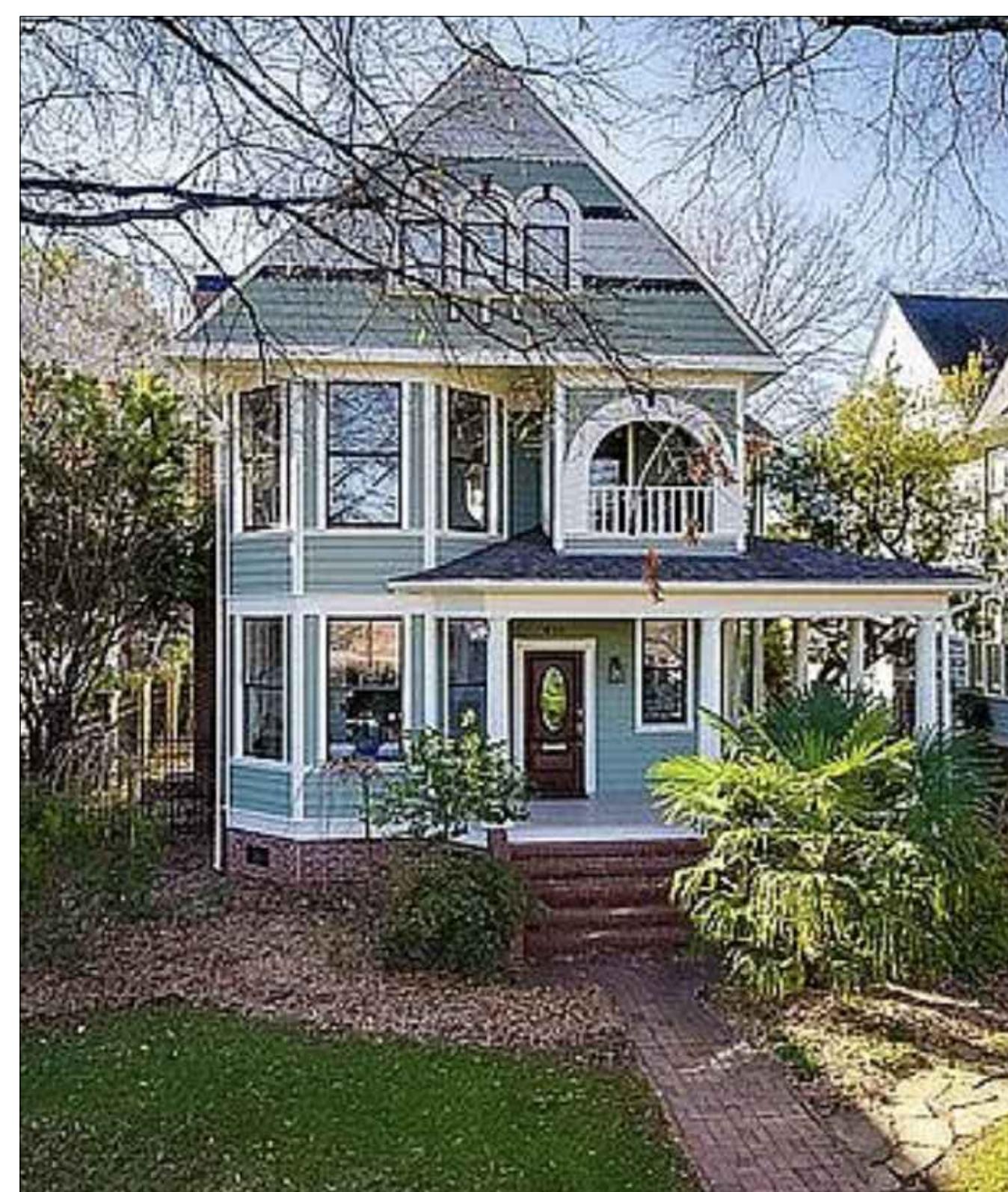
1829 Cleveland Ave



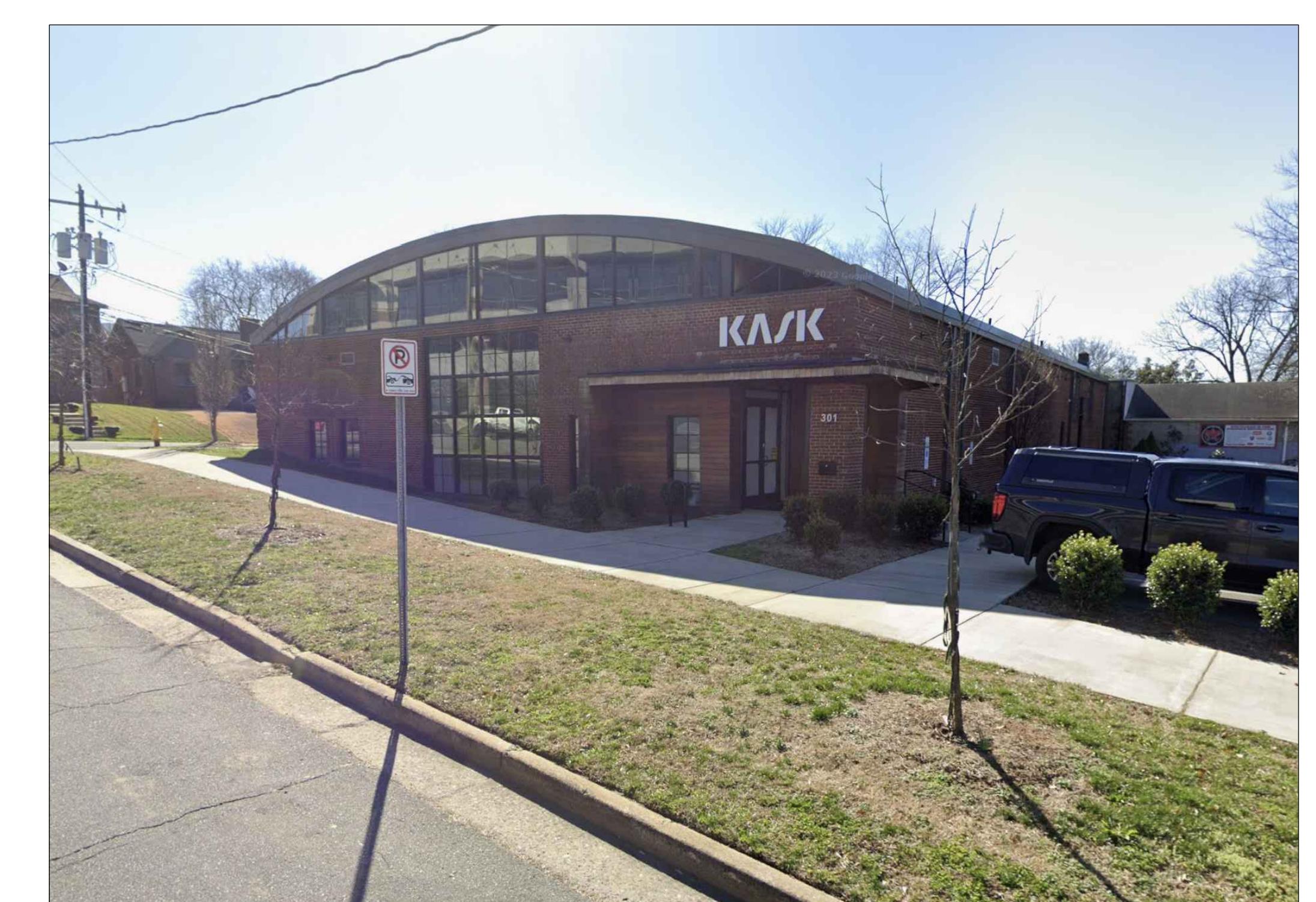
812 E Worthington Ave



528 East Blvd



410 E Park Ave



301 W Summit Ave

300 E Worthington - New Construction

CHARLOTTE , North Carolina
01.13.26
p | f arch Proj # 2567

peadon finein
architecture | interiors | planning
Peadon Finein Architecture, PLLC
3200 University City Drive, Suite 2820
704.479.0979 | info@pfarchitecture.com



View from Cleveland Ave



View from Worthington Ave

300 E Worthington - New Construction

CHARLOTTE , North Carolina

peardon finein
architecture | interiors | planning

Peardon Finein Architecture, PLLC
3200 University City Drive, Suite 2820
704.479.0979 | info@pfarchitecture.com

01.13.26

p | f arch Proj # 2567

13. 416 Hermitage Ct (PID 15502217)
HDCRMAA-2025-00872
Hermitage Court
Piper Warner, Applicant

The Hamilton Residence
416 Hermitage Court
Charlotte, North Carolina



 530 HERMITAGE COURT
SUPPLEMENTAL

HERMITAGE COURT EXAMPLE OF STONE
PORCH AND STEPS

 500 HERMITAGE COURT
SUPPLEMENTAL

HERMITAGE COURT EXAMPLE OF STONE
PORCH WITH STONE STEPS AND PAINTED
BRICK VENEER



 428 HERMITAGE COURT
SUPPLEMENTAL

HERMITAGE COURT EXAMPLE OF STONE
PORCH AND STEPS

Final Inspection	Revisions:
1/12/26	
FMW	
22407	

HDC-SPL

15. 916 Mt Vernon Av (PID 12309217)
HDCRMA-2025-00777
Dilworth
Gray Stout/Katherine Wallace, Applicants

Public Comments

Clark and Lucy Dean
1212 Lexington Avenue

From: [Lucy Dean](#)
To: [Faucette, James](#)
Cc: [Clark Dean](#)
Subject: [EXT]HDCRMA-2025-00777, 916 Mount Vernon Ave PID: 12309217 - Phone Call Follow-up
Date: Friday, January 9, 2026 4:14:03 PM
Attachments: [Charlotte Historic Dist Commission Jan 2026.docx](#)

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Good afternoon James,

Thank you for speaking with my husband Clark earlier today regarding the building project on 916 Mount Vernon Avenue. As the two of you discussed, attached are our written comments for consideration - related to grading and water runoff concerns.

Thank you for sharing these comments with the HDC and other commissioners. Please let us know if you have any questions or need any additional information.

Have a great weekend,
Lucy and Clark Dean
Clark Phone: 704-724-1594

Clark and Lucy Dean
1212 Lexington Avenue
Charlotte, NC 28203
704-724-1594 (Clark)
clarkd1313@gmail.com

HDC Upcoming Meeting – Wednesday, January 14, 2026

Comments for Consideration

Project Address: HDCRMA-2025-00777, 916 Mount Vernon Avenue

PID: 12309217

As an adjacent property owner to the above project, we are concerned about the redirection and/or changing of the flow of water drainage from rain and/or storms. While we have no issues with the spirit of the project, we ask that the homeowners and contractors provide diagrams of how they intend to manage water flow and drainage.

Our reason for this concern is because the previous homeowners of 916 Mount Vernon Avenue installed outdoor features, hardscape and landscape that negatively impacted our property. The dirt that should have been removed for their backyard/patio/pond installation was instead pushed to the back of their lot which abuts our garage. Our garage now floods when we have heavy rain – it did not do this before their renovation – and has ruined personal property on numerous occasions.

We want to make sure that:

- All dirt moved and removed during the current project is not relocated next to our property and hinders water runoff
- Any and all grading of the current project will move water **AWAY** from our property, and not toward it

Thank you for listening to our concerns.

Clark and Lucy Dean