Charlotte Historic District Commission
Agenda Supplement

November 12, 2025

Applicant/Staff Provided Information

2. 405 E Park Av/1501 Euclid Av (PID 12308102)
   HDCCMI-2025-00656
   Dilworth
   Thomas Gragano, Applicant

9. 821 Berkeley Av (PID 12309309)
   HDCRMA-2025-00578
   Dilworth
   Sean Green, Applicant

10. 405 E Park Av/1501 Euclid Av (PID 12308102)
    HDCCMI-2025-00657
    Dilworth
    Thomas Gragano, Applicant

12. 1817 S Mint St (PID 11907703)
    HDCRMAA-2025-00654
    Wilmore
    Troy Knight, Applicant

2. 405 E Park Av/1501 Euclid Av (PID 12308102)
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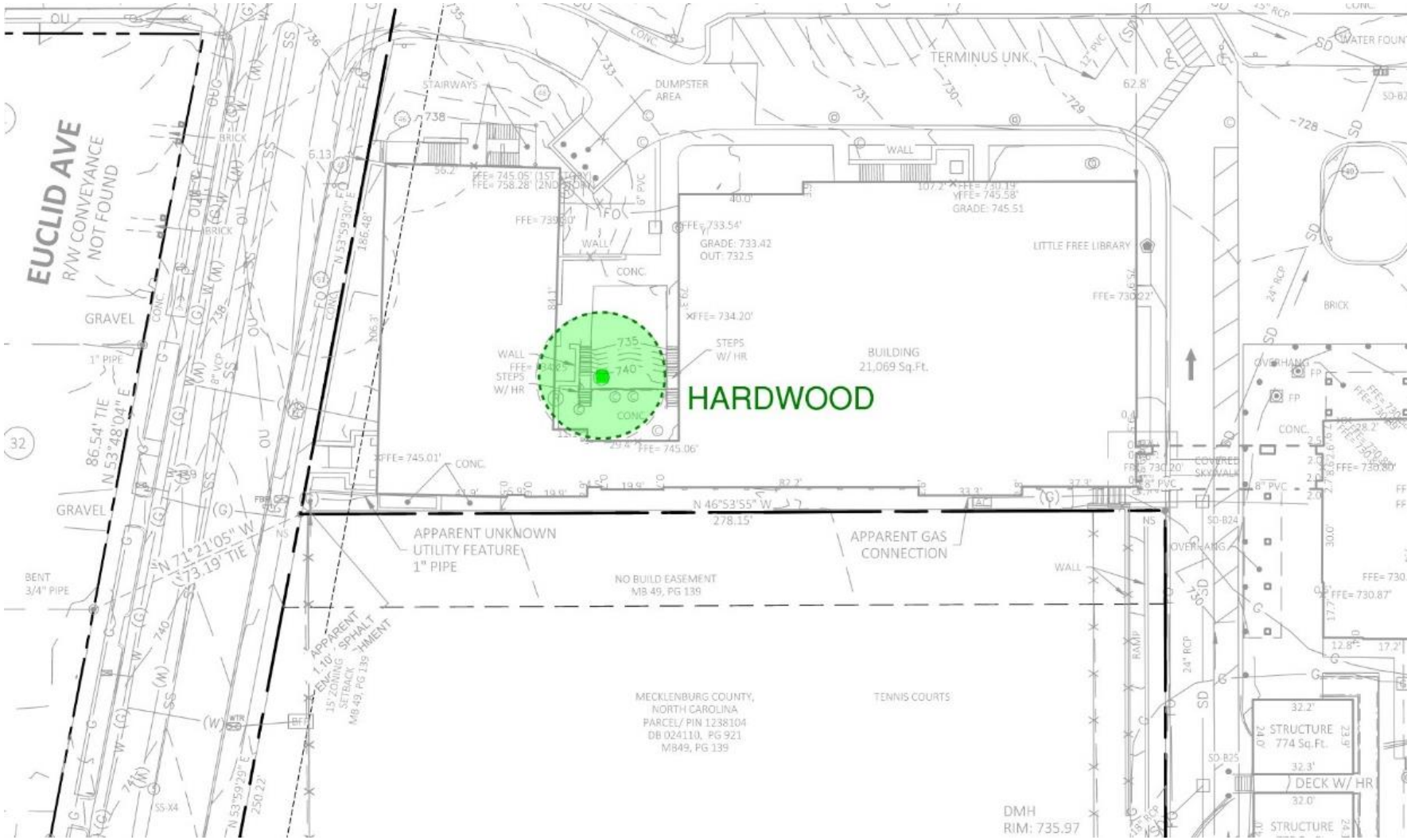
PROJECT #2 - TREE REMOVAL



CHARLOTTE HISTORIC PRESERVATION EST. 1976

Morris·Berg ARCHITECTS

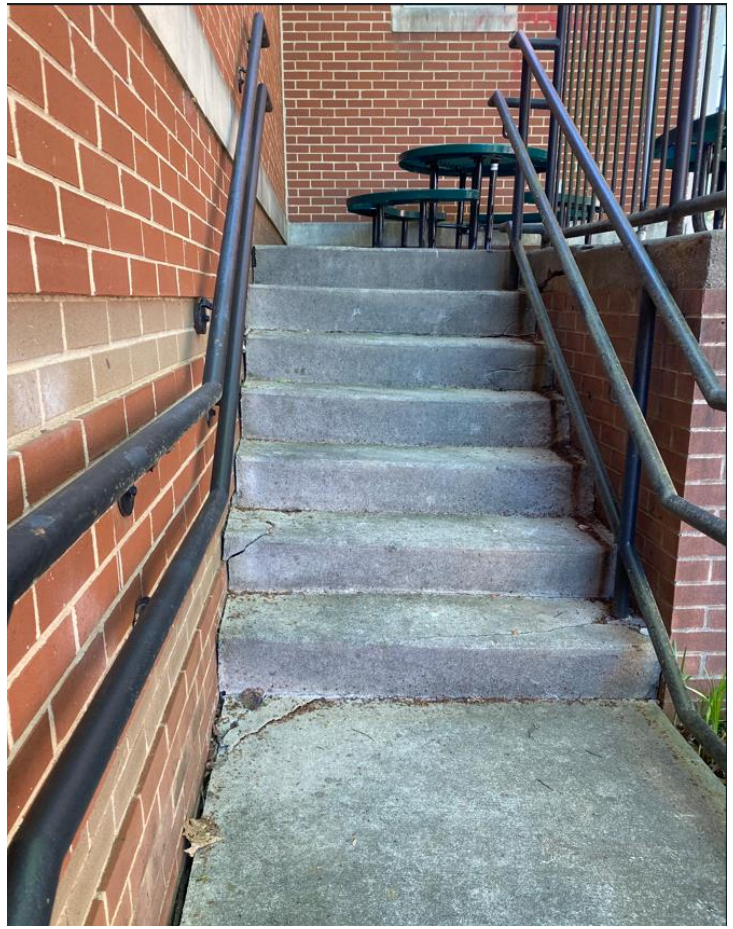
PROJECT #2 - TREE REMOVAL

20” CALIPER HARDWOOD (SILVER MAPLE)

TREE IS REQUIRED TO BE REMOVED TO RECONSTRUCT THE OUTDOOR PATIO AND RETAINING WALL. TREE LOCATION IS TOO CLOSE TO WALL AND HAS FACTORED INTO THE FAILURE OF THE WALL AND OUTDOOR PATIO.

DUE TO SITE LIMITATIONS, TREE REPLACEMENT IS IMPRACTICAL.

PROJECT #2 - TREE REMOVAL



DAMAGE DUE TO RETAINING WALL FAILURE

20” CALIPER HARDWOOD (SILVER MAPLE)

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DUE TO SITE LIMITATIONS, TREE REPLACEMENT IS IMPRACTICAL.

9. 821 Berkeley Av (PID 12309309)
HDCRMA-2025-00578
Dilworth
Sean Green, Applicant

1 SD1.0 Existing Garage

2 SD1.0 Existing Garage

3 SD1.0 Existing Garage

4 SD1.0 Existing Garage

5 SD1.0 Existing Garage

6 SD1.0 Existing Garage

Staff Analysis

1. Proposed Front Porch Changes:

a. Proposed design appears high style and the Colonial Revival architecture of the existing historic

house is simpler. Perhaps consider eliminating the balustrade.

b. Provide material information for the columns, entablature, balustrade (attic), and brackets. Painted Turncraft poly cast Tuscan columns. Entablature and balustrade to be painted wood.

c. Retain historic elements of the front porch such as the broken tile flooring. Existing tile porch floor and brick rowlock edge to remain and be repaired as required.

d. Update Sheet A4.1 note about front porch paving material. The note has been amended.

2. Accessory Building (ADU):

a. Provide information on existing garage to be demolished. Additional photos provided

b. Roof Form, Massing, and Scale

i. Rear dormer appears to be co-planer with first floor wall. This can be offset to the required distance.

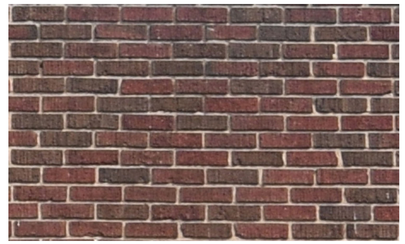
c. Doors & Windows, and Rhythm

i. First floor walls on right and rear elevations lack fenestration. These two sides of the ADU face 6' tall privacy fences.

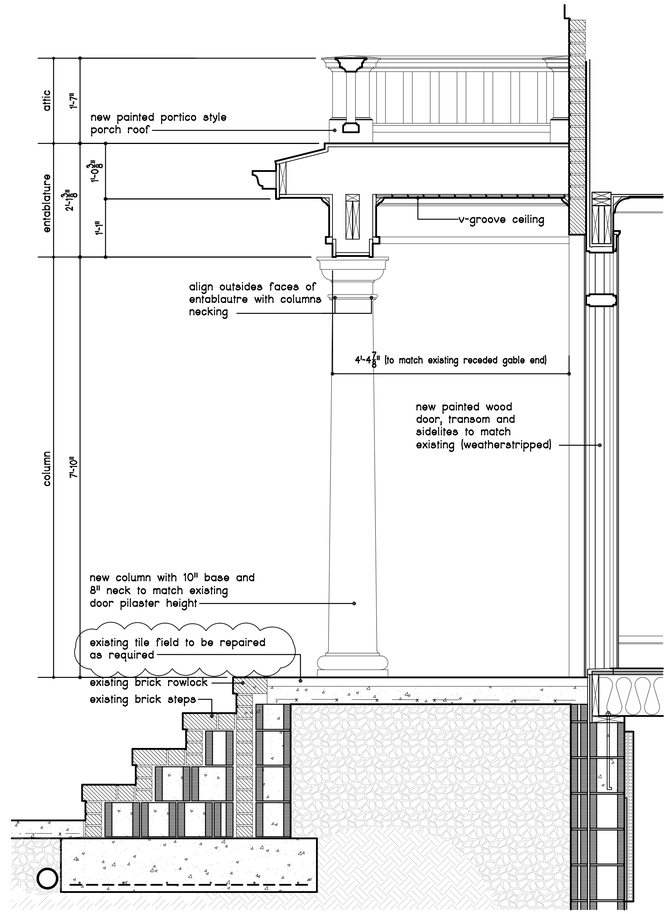
d. Cornices and Trim, and Materials. Painted wood cornice, trim, and siding (5" exposure).

i. Provide window and door specifications. Jeld-wen Siteline clad-wood SDL windows with 5/8" putty muntins and spacer.

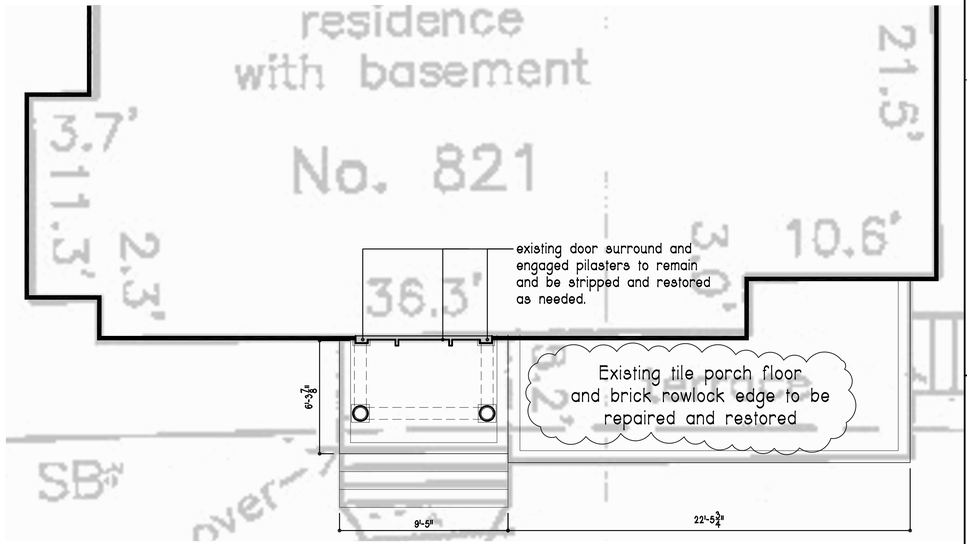
ii. Provide brick and mortar sample. Brick stem wall and mortar to match existing house.



7 SD1.0 Existing Brick and Mortar at House



1 A4.1 Wall Section at New Front Porch
SCALE: 3/4" = 1'-0"



1 A1.1 Proposed Front Porch Plan
SCALE: 1/4" = 1'-0"

SGA
Sean Green Architecture
1221 Hawthorne Lane
Charlotte, NC 28205
704.307.5522
www.SGA.design

For Pricing and Inspiration Only.
Not For Construction

The Neun Residence
821 Berkeley Avenue
Charlotte, North Carolina

Issue Date: Oct. 16, 2025
Revisions

Supplemental Document

SD1.0
The Neun Residence

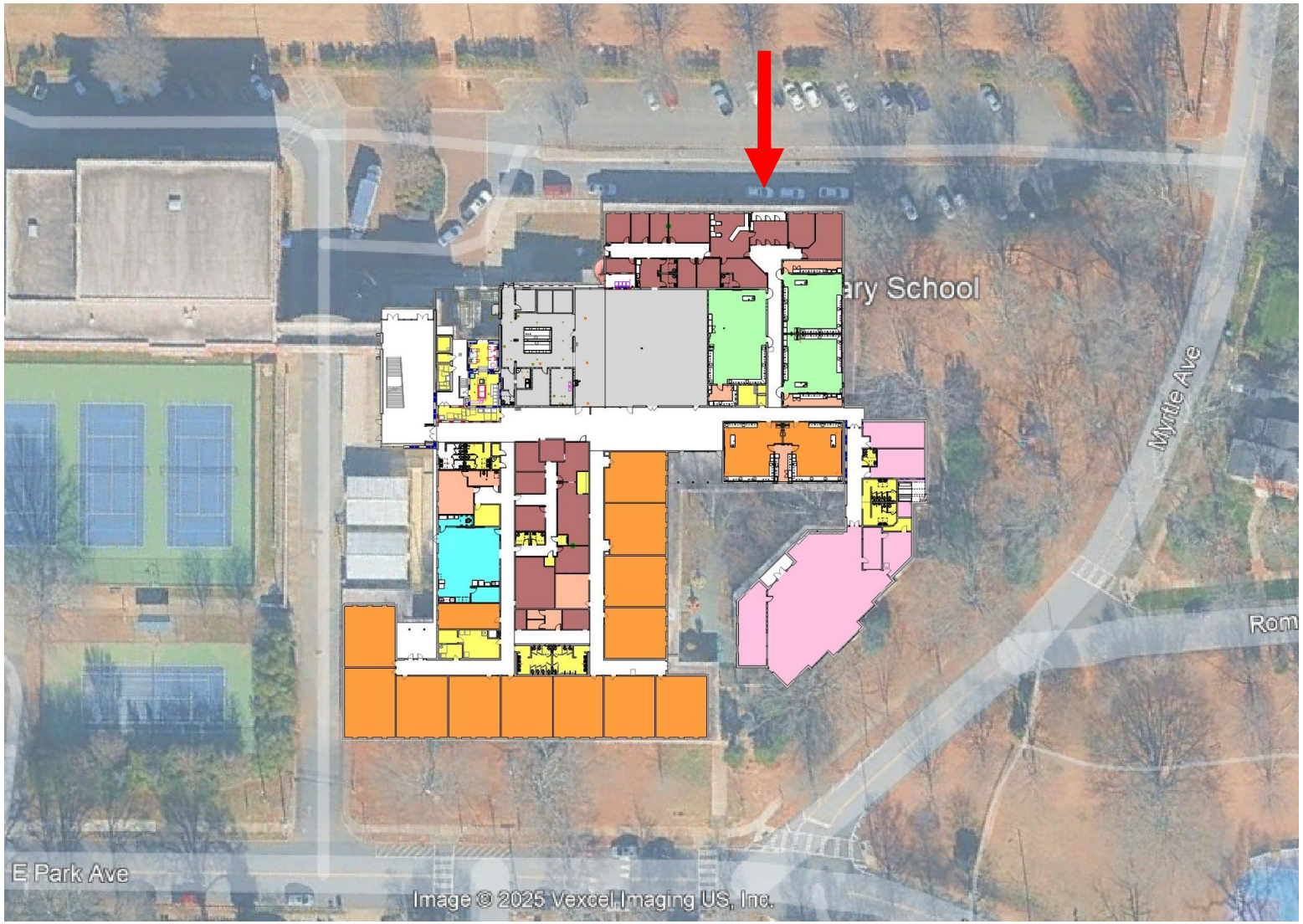
10. 405 E Park Av/1501 Euclid Av (PID 12308102)
    HDCCMI-2025-00657
    Dilworth
    Thomas Gragano, Applicant

CONTENTS

PROJECT #2

- **Building 2 (1967) – New Storefront Entrance**
- **Building 2 (1967) – New Kitchen Delivery Entrance**
- **Building 2 (1967) – New Admin Entrance**
- ~~**Building 2 (1967) – Total Window Replacement**~~ **(Withdrawn)**
- **Tree Removal**

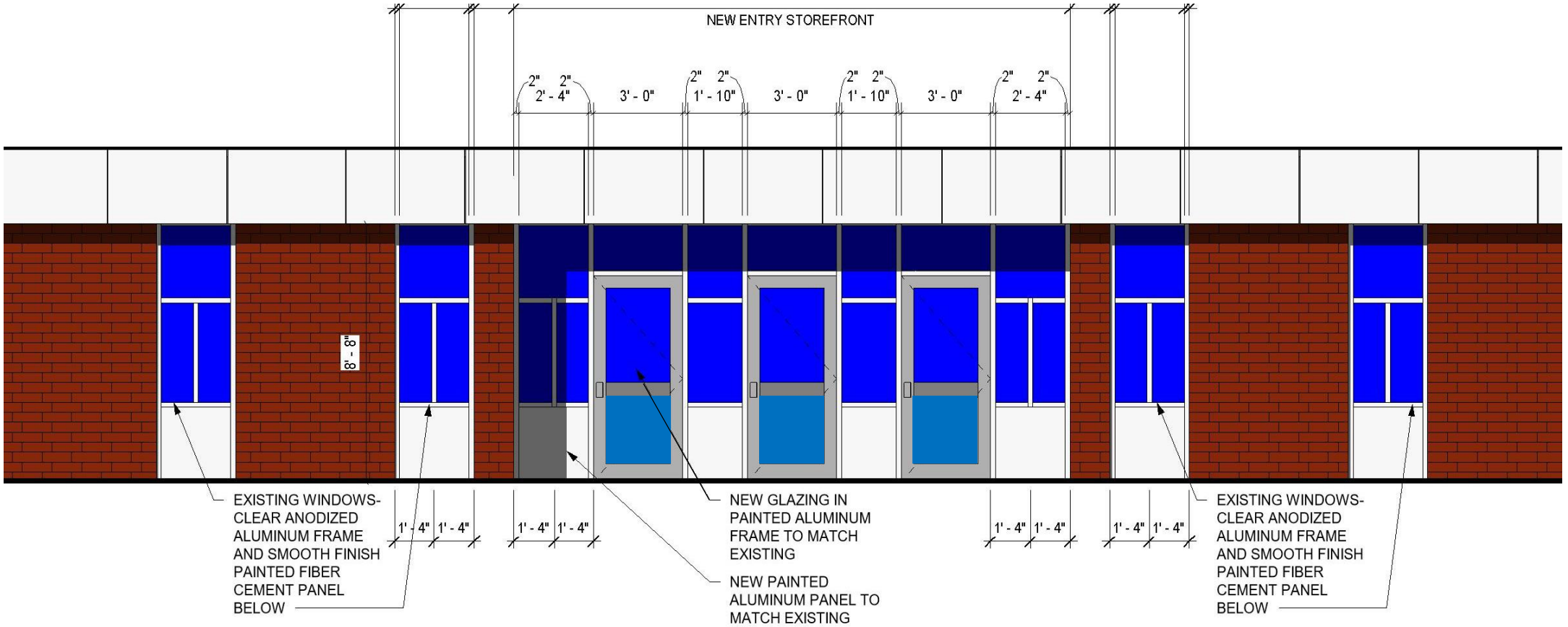
PROJECT #2 – NEW STOREFRONT ENTRANCE



PROJECT #2 – NEW STOREFRONT ENTRANCE

EXISTING ELEVATION

PROJECT #2 – NEW STOREFRONT ENTRANCE



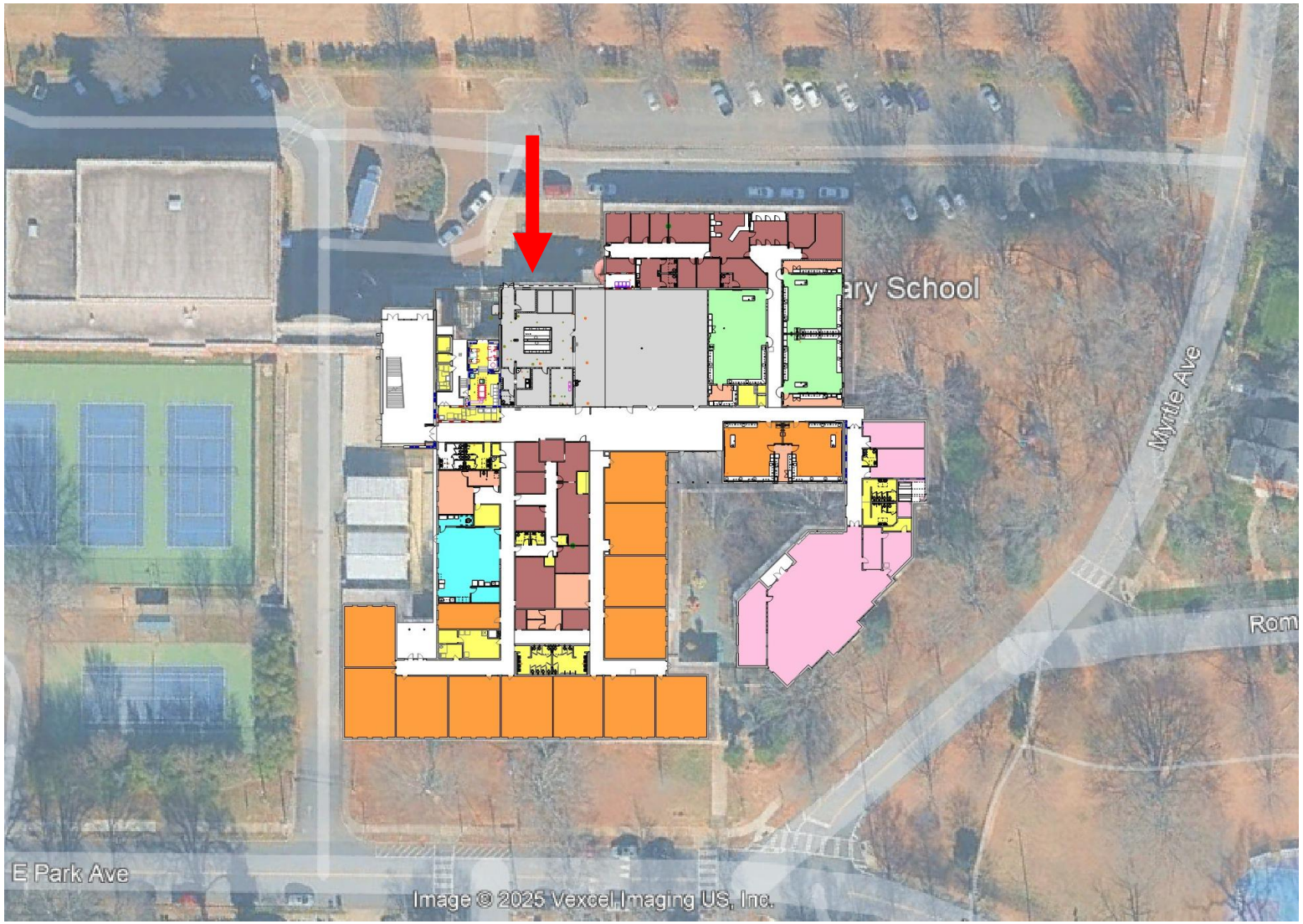
PROPOSED ELEVATION

FINISH TO BE PAINTED ALUMINUM (ALMOND COLOR) TO MATCH EXISTING

CHARLOTTE HISTORIC PRESERVATION EST. 1976

Morris·Berg ARCHITECTS

PROJECT #2 – NEW KITCHEN DELIVERY ENTRANCE



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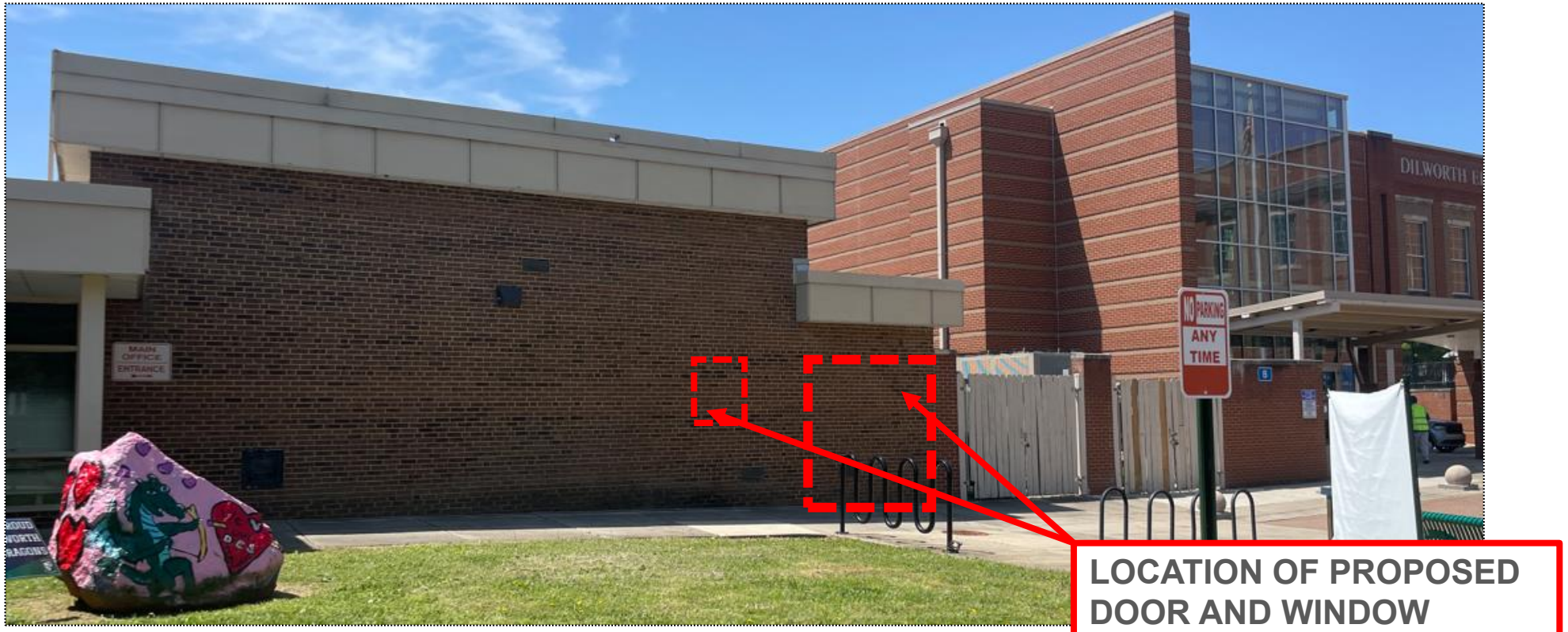

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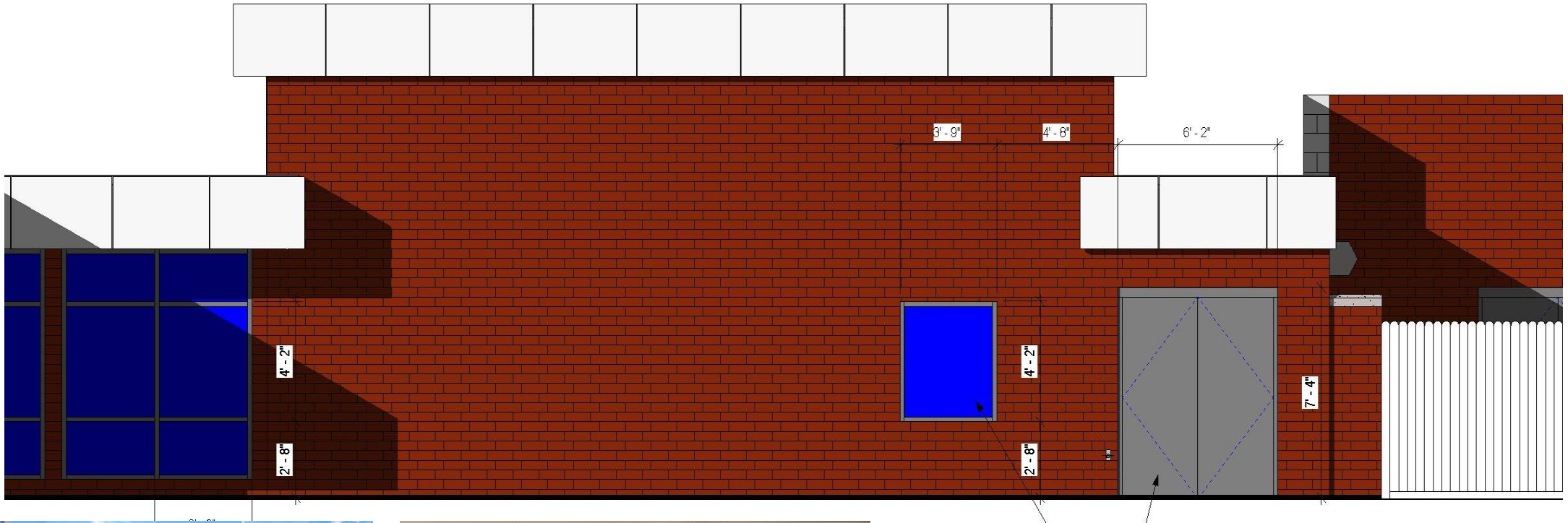


PROPOSED ELEVATION

NEW HOLLOW METAL DOOR AND STOREFRONT WINDOW TO MATCH EXISTING

WINDOW ABOVE SHALL BE 2" WIDE ALUMINUM STOREFRONT FRAME TO MATCH PROPORTIONS AND FINISH OF EXISTING ADJACENT CONDITIONS (ALMOND COLOR).
DOOR TO BE PAINTED METAL (ALMOND COLOR) TO MATCH ADJACENT EXISTING CONDITIONS.

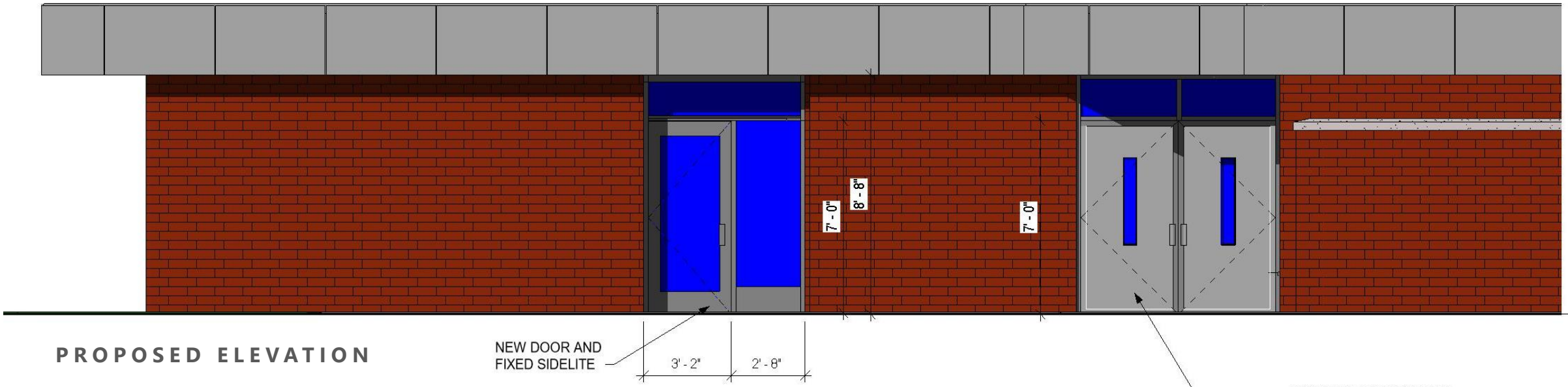
PROJECT #2 – NEW ADMIN. ENTRANCE

PROJECT #2 – NEW ADMIN. ENTRANCE

LOCATION OF PROPOSED DOOR – THIS WILL BE A RECESSED CONDITION SIMILAR TO THE NEW STOREFRONT MAIN ENTRANCE

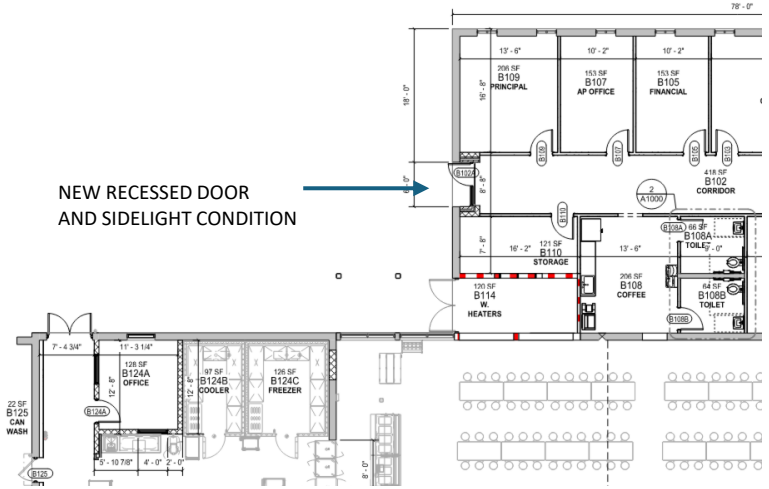
EXISTING ELEVATION

PROJECT #2 – NEW ADMIN. ENTRANCE (REAR)



PROPOSED ELEVATION

FINISH TO BE PAINTED ALUMINUM
(ALMOND COLOR) TO MATCH EXISTING



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PROJECT #2 - TREE REMOVAL

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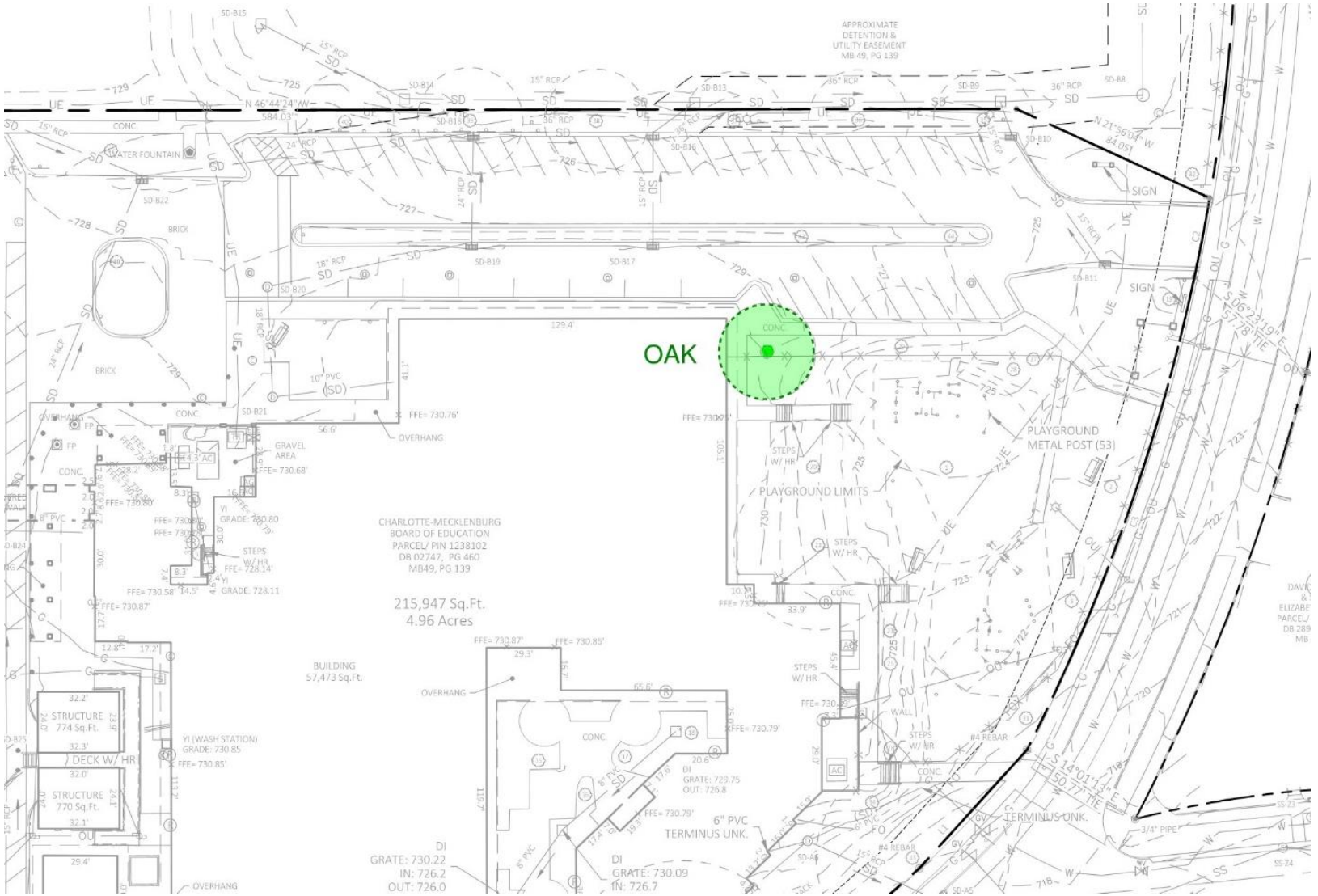


CHARLOTTE HISTORIC PRESERVATION EST. 1976

Morris·Berg ARCHITECTS

PROJECT #2 - TREE REMOVAL

24” CALIPER OAK TREE

TO BE REMOVED AS THE CANOPY IS DAMAGING THE ROOF AND OVERHANGING THE BUILDING. PRUNING WOULD BE EXTREME AND IMPACT THE LONG-TERM HEALTH AND WELL BEING OF THE EXISTING TREE.

DUE TO SITE LIMITATIONS, TREE REPLACEMENT IS IMPRACTICAL.

12. 1817 S Mint St (PID 11907703)
HDCRMAA-2025-00654
Wilmore
Troy Knight, Applicant

Staff comments – context and height

1. Context and Height:
    a. The proposed new single-family house is 2.8’ taller than the tallest historic house in a 360-degree view.
        i. The new single-family house is proposed to be 25.7’ in height, as measured from grade to ridge.
        ii. The tallest historic house (W. Blvd) within a 360-degree view is 22.9’ in height, as measured from grade to ridge.
    b. Per the Design Standards for Context, 6.1-6.4 and Height 6.9, number 2, multi-family and institutional buildings are not applicable points of comparison for a proposed new single-family building.
        i. The applicant provided 501 West Bv, 516-518 Worthington Av, and 520-522 Worthington Av as comparison buildings, but these are institutional and multi-family buildings.
    c. The Design Standards, Context 6.1-6.4, states that for “proposed new single-family structures, the context is defined as a 360-degree view from the sidewalk in front of the subject parcel.”
        i. 1954 Woodcrest Av is not visible from the subject property.
    d. Context 6.3, number 5: “Aligning foundations, eave lines, window header heights, and porch heights with adjacent historic buildings is essential with fitting new construction in the historic context.”

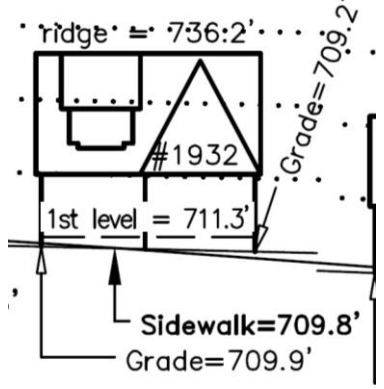
Staff comments – context and height

When comparing heights of surrounding homes, we used “single-family” colloquially which often considers 4 units or less as single family residential or SFR.

The tax card from City of Charlottes records indicates that 501 West Blvd was built as a single family residence then later converted. It also only has one main door and no evidence of a second door that was ever removed/replaced. For this reason it was used for context in height.

520 and 522 Worthington are duplexes and therefore used in our height context of single family residence.

1932 S Mint St
27’ height to ridge



PARCEL ID: 11907316
501 WEST BV CHARLOTTE NC

CITY OF CHARLOTTE
600 E 4TH ST
CHARLOTTE NC 28202

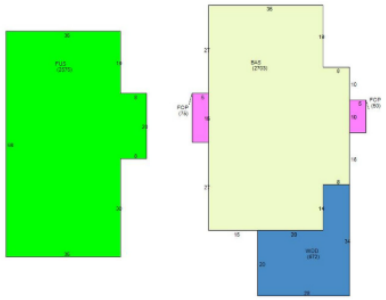
Total Appraised Value
$1,241,700

Land | Building | Features | Value Changes | More | Tax Bill | NBH | Pictometry | Community | More

BUILDING

BUILDING (1)

Finished Area	5,278
Year Built	1955
Built Use / Style	OFFICE CONVERSION FROM SFR
Grade	AVERAGE
Story	2.0 STORY
Heat	FORCED AIR - DUCTED
Fuel	ELECTRIC
Foundation	CRAWL SPACE
External Wall	FACE BRICK
Fireplace(s)	0
Full Bath(s)	6
Half Bath(s)	0
Bedroom(s)	-
Total (SqFt)	6,075

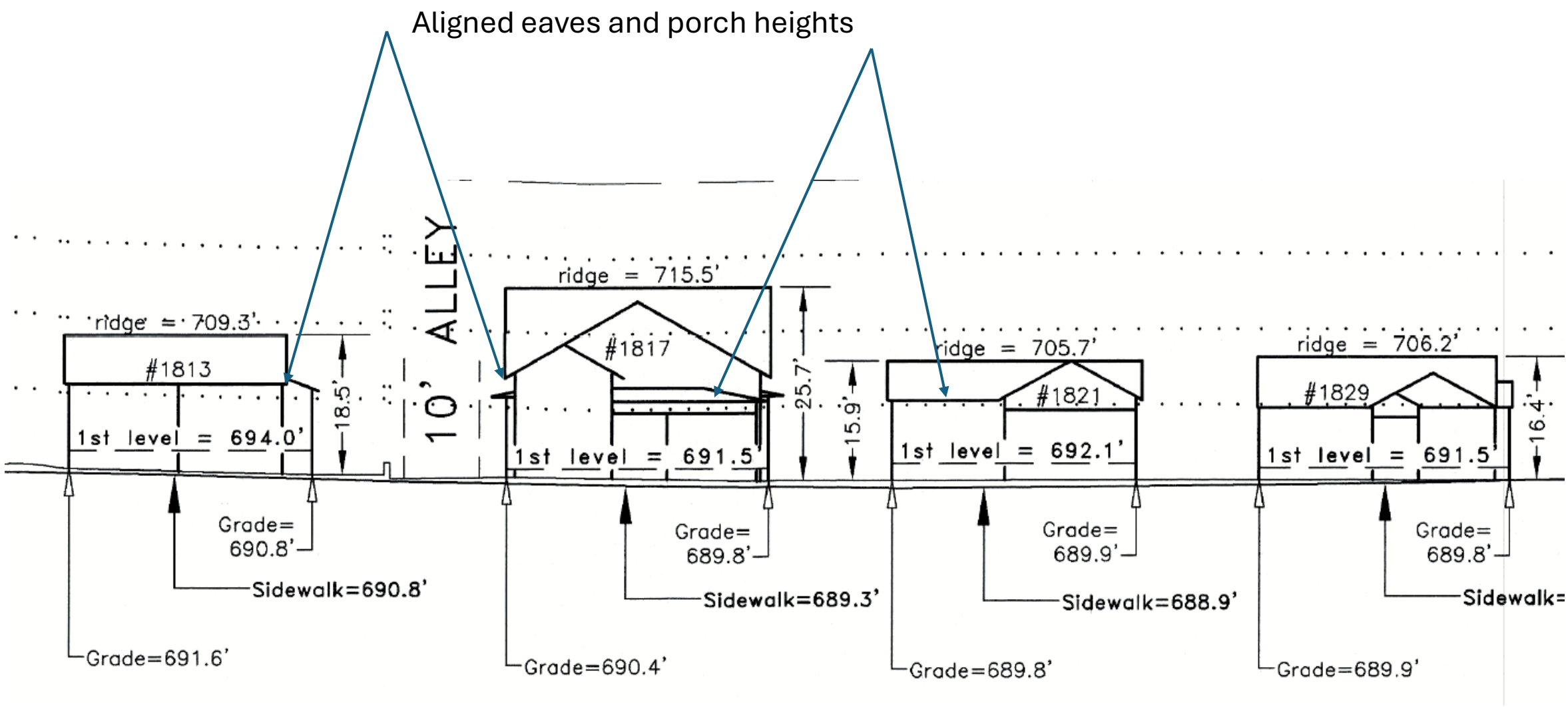


Staff comment - Context 6.3 number 5

Aligning foundations, eave lines, window header heights, and porch heights with adjacent historic buildings is essential with fitting new construction in the historic context

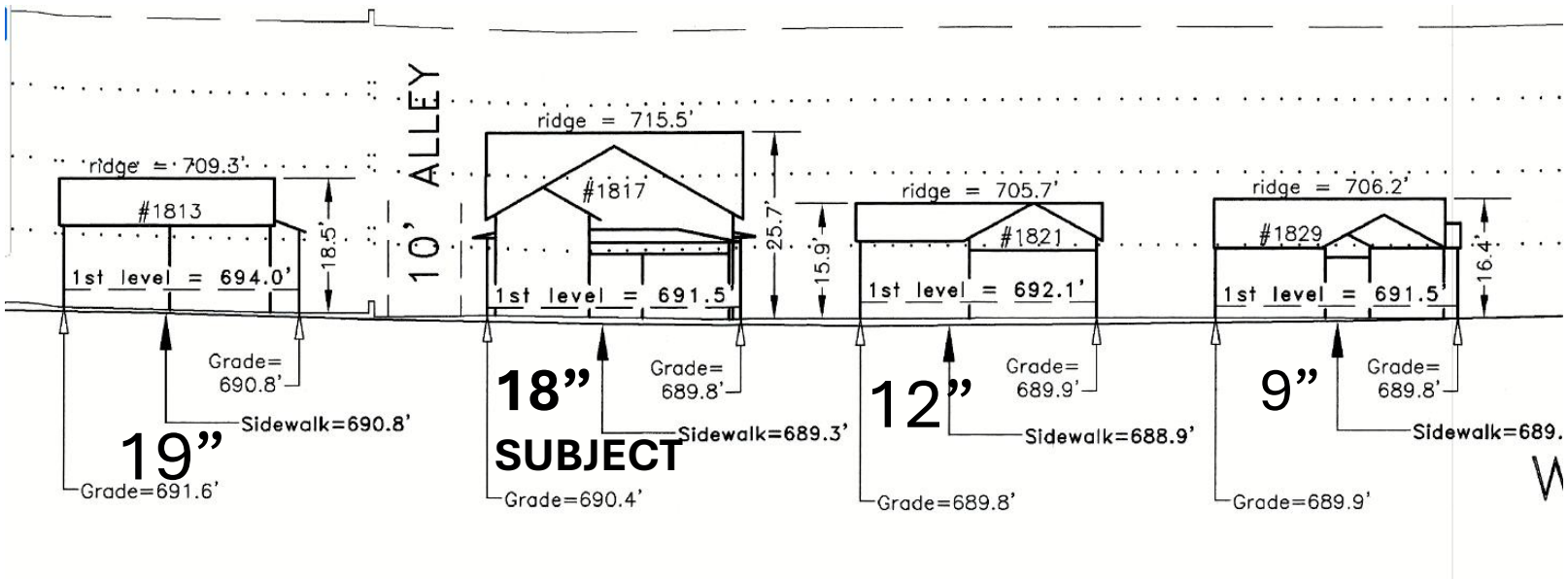
5. Aligning foundations, eave lines, window header heights, and porch heights with adjacent historic buildings is essential with fitting new construction in the historic context.

Staff comment – context and height



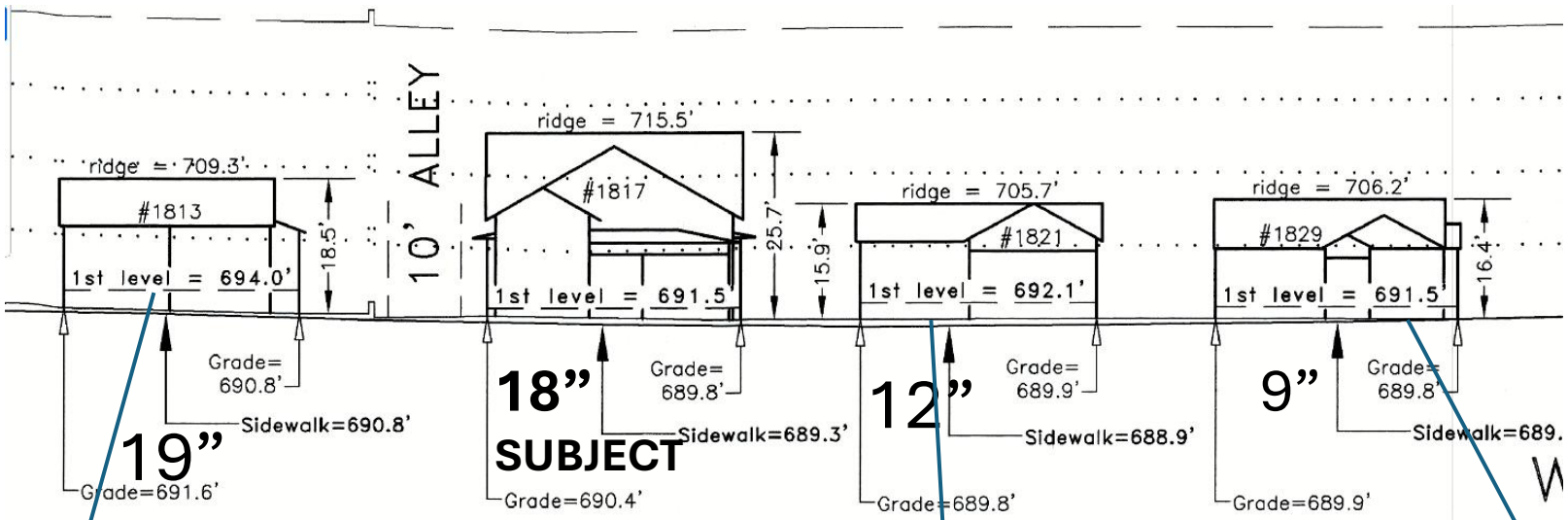
Staff comment - The foundation information alleged by the applicant appears to be inaccurate.

The zoutewell shows the elevation of the finished first floor but not the top of foundation. By subtracting the 1st level elevation and the grade you would get the foundation plus the floor system. Whereas the foundation is the exposed brick of the home.



Staff comment - The foundation information alleged by the applicant appears to be inaccurate.

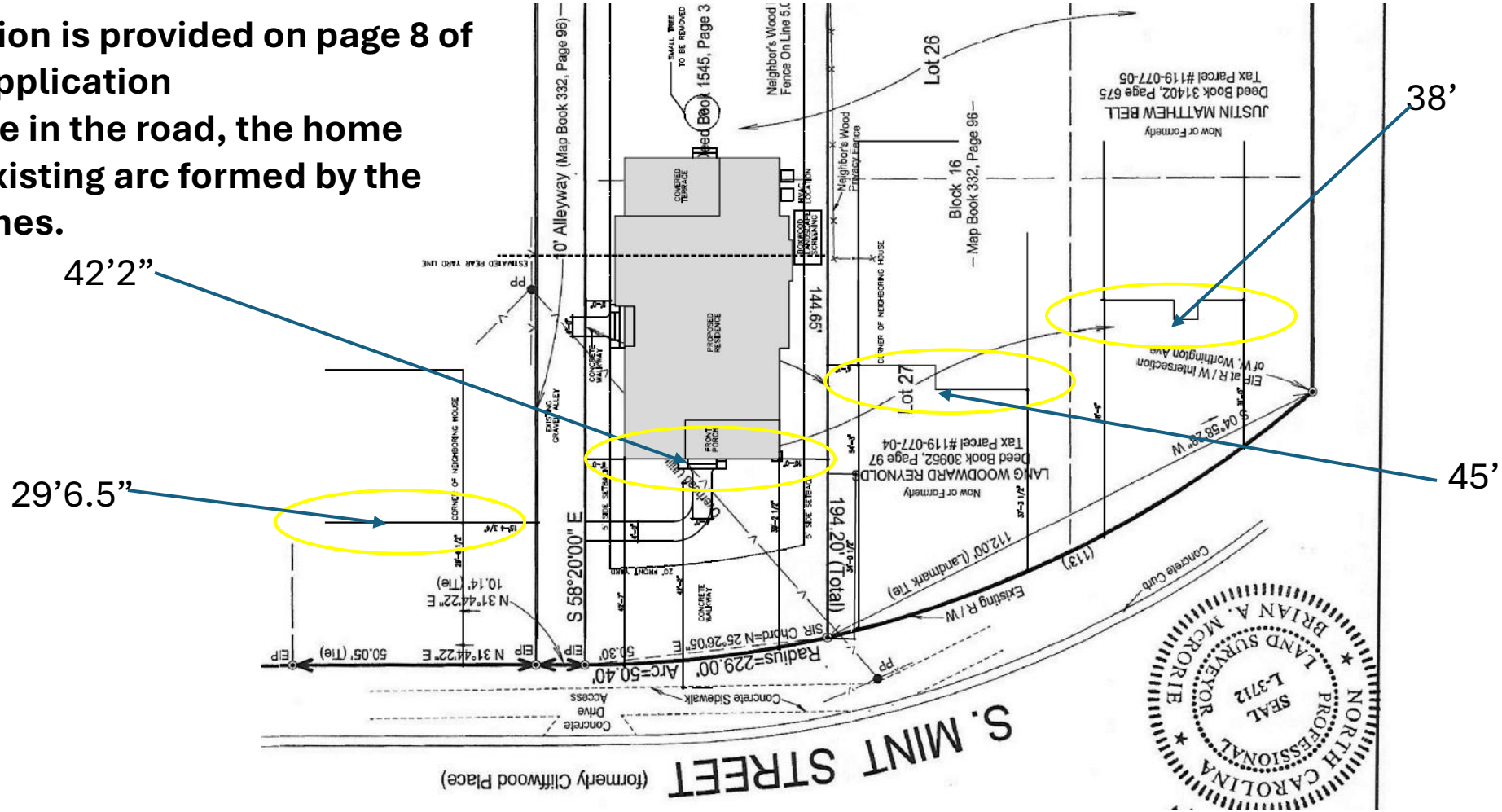
1. 1813 S Mint St
    a. Applicant Noted: 19”
    b. Zoutewelle Survey Recorded: 3.2’
2. 1817 S Mint St – Subject Property
    a. Applicant Noted: 18”
    b. Zoutewelle Survey Recorded: 1.7’
3. 1821 S Mint St
    a. Applicant Noted: 12”.
    b. Zoutewelle Survey Recorded: 2.2’
4. 1829 S Mint St
    a. Applicant Noted: 9”.
    b. Zoutewelle Survey Recorded: 1.7’



Staff comment E. context e. Context 6.4 “The vacant site slated for new construction must relate to the surrounding historic buildings visible from the site. The larger newer (less than 50 years) buildings do not relate to historic dwellings and even though they may be located in the historic district, they are not considered a part of the context for new construction.”

- i. 1912 S Mint St is new construction (less than 50 years old).
- 2. Setback/Context/Spacing:
- **a. Setback of proposed house compared to other houses on the street has not been provided.**

This information is provided on page 8 of the original application
With the curve in the road, the home follows the existing arc formed by the surround homes.



Staff comment

b. The steep slope of roofs extending across the entire front and rear elevations does not match the Bungalow style of architecture, which is incongruous with the Standards for Roof Form 6.13 number 3.

There is no defined roof slope for a Bungalow home.
AI states “A bungalow roof should have a wide sheltering appearance.”

Our pitch on the front is 7:12 and 5:12 which gives a wide feel and and sheltering appearance

3.10 shows a similarly pitched roof on a bungalow

When scaled the same size, the subject shows the same pitch as the example in 3.10 on the rear of the home

The rear gable has a 8.5:12 pitch with 3:12 pitch dormers

Staff comments – Front elevation

a. Proportion of front porch beam is wider than typically found on historic buildings.

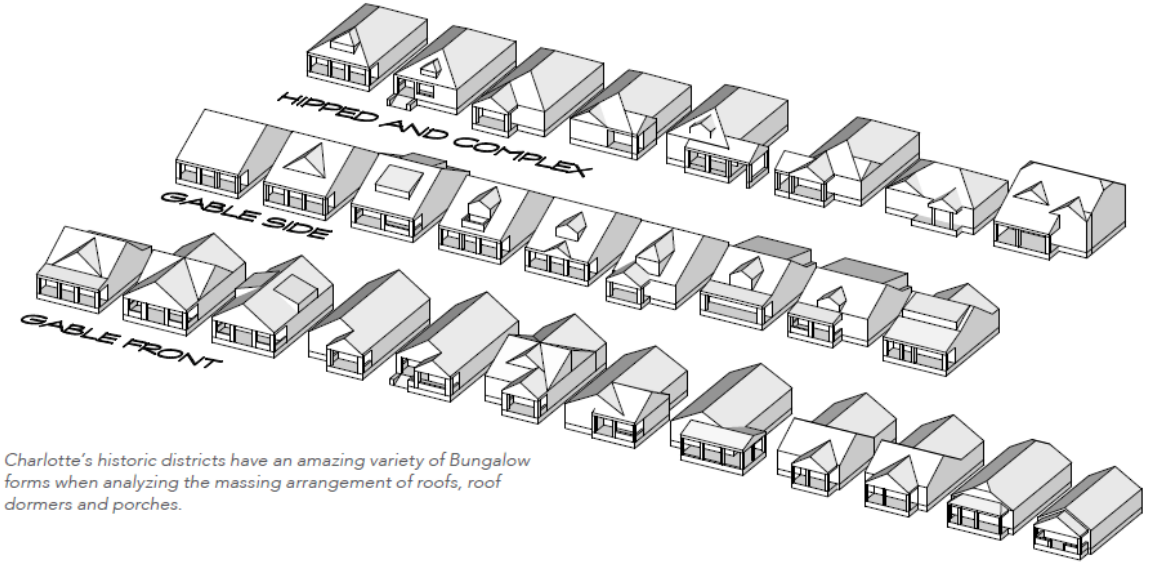
Building standards are vastly different now from the 1950's.
Wood framing members span 18% less than they did in the 1950's due to modern building standards.

The subject uses a 2x10 header which is a common header size and bare minimum for this size porch.

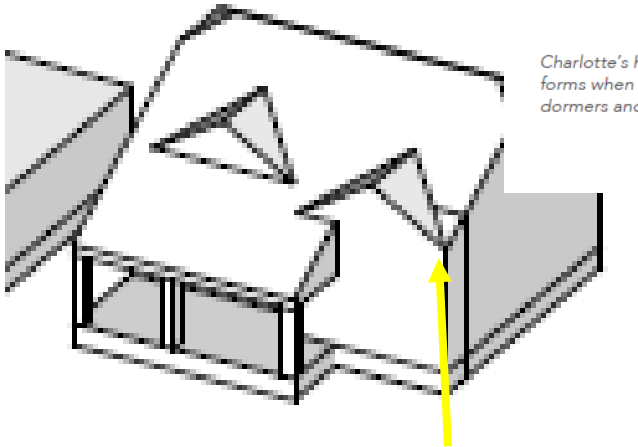
1813 S Mint header appears to be a 2x8 or 2x10 wrapped in vinyl siding.

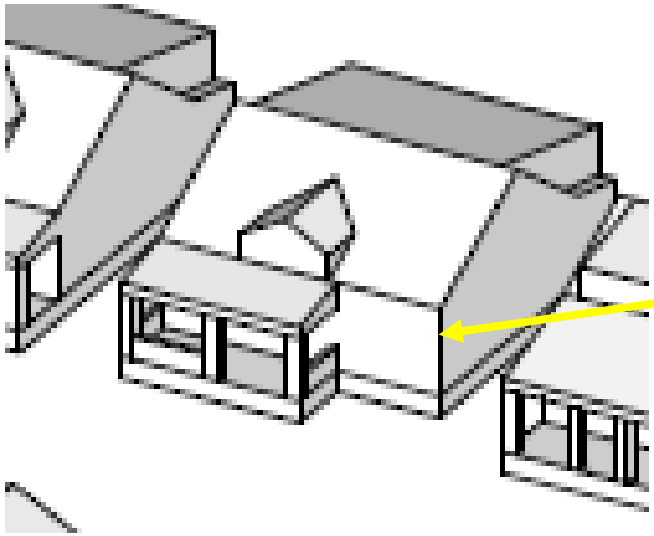
Staff comments – Front elevation
Knee wall behind front porch roof adds too much height to the main gable and is inconsistent with the Bungalow style of architecture.

There is no singular style of bungalow architecture defined. Section 3.18 has diagrams of 29 different bungalow styles. Including two with knee walls behind the front porch being taller than the porch.



Charlotte's historic districts have an amazing variety of Bungalow forms when analyzing the massing arrangement of roofs, roof dormers and porches.

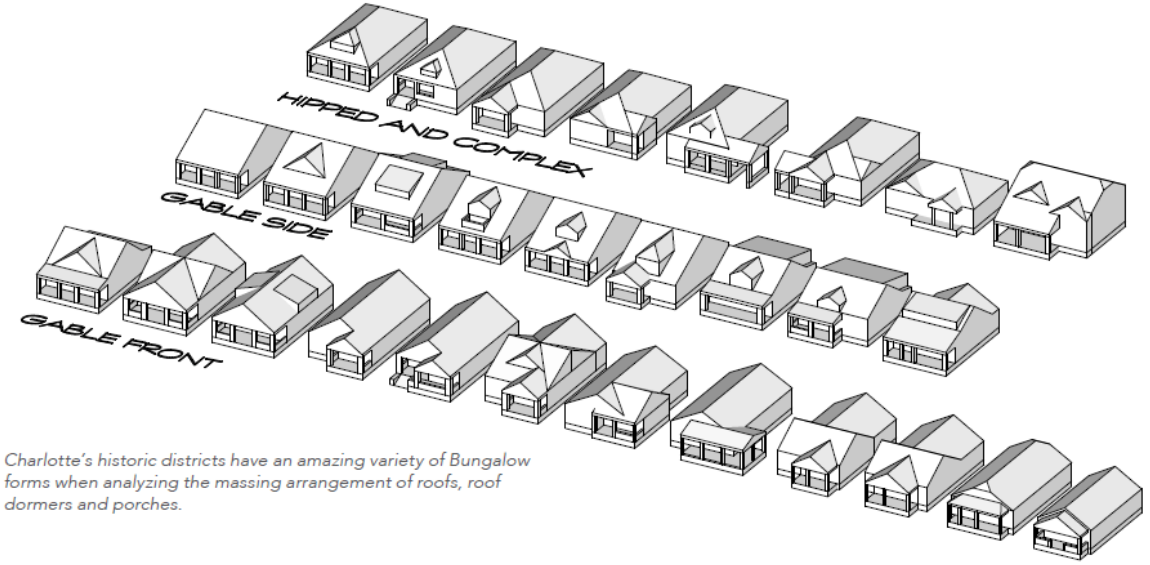




Taller wall height at corner than front porch

The corner wall height is above the porch roof. Same as the subject property

Staff comments – Front elevation
Knee wall behind front porch roof adds too much height to the main gable and is inconsistent with the Bungalow style of architecture.



Charlotte's historic districts have an amazing variety of Bungalow forms when analyzing the massing arrangement of roofs, roof dormers and porches.

This same design can be seen on 1907 S Mint St. a 1948 built home.

Staff comments – Front elevation
Lack of adequate fenestration in front gable is incongruous with the Standards for Windows 6.15,number 1.

As there is no “standard” for ratios of voids to solid walls, we have to rely on the rhythm of the surrounding homes. The surrounding homes have larger masses of solid walls to void ratios. Keeping the rhythm of this design suggest we only have one window in the main front gable.

STANDARDS

For Fenestration: Doors and Windows

1. Relate window and door openings for new construction to the historic context in the following ways:
   a. the ratio of solids (walls) and voids (windows and doors);
   b. the rhythm and placement of window and door openings;
   c. the proportion of window and door openings (the ratio of width to height); and
   d. the general size of windows and doors.

Subject

1813 S Mint

1821 S Mint

1821 S Mint

1829 S Mint

Staff comments – Front elevation

Brick detailing along left foundation wall does not match rowlock detail along top of front porch, which is incongruous with the Standards for Trim 6.14, number 1.

STANDARDS

For Trim:

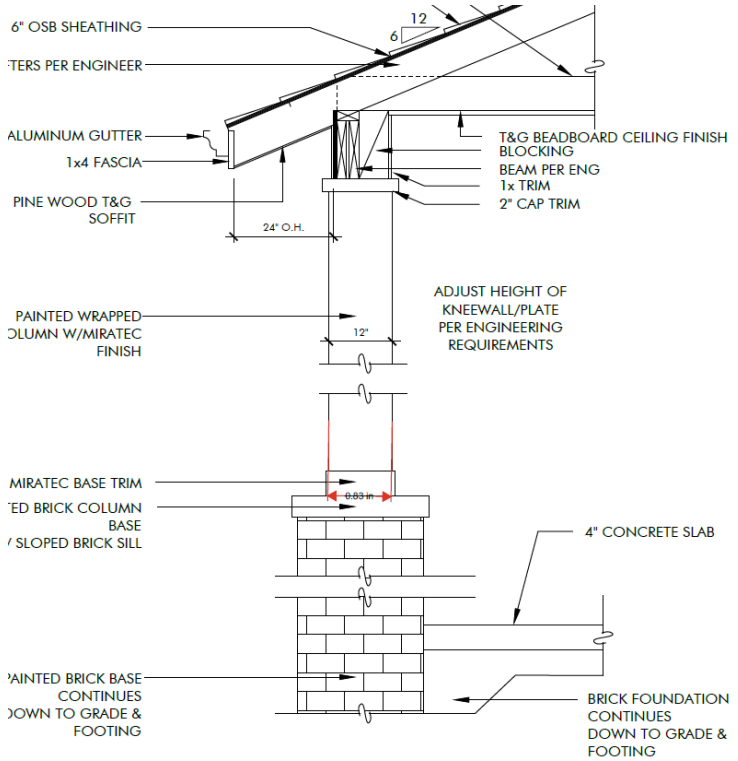
1. Take cues from historic buildings on the appropriate use of trim to articulate the design of a new building's style and elements.

The first course of brick below the thermal wall is often covered by siding as seen here at 1920 S Mint St, a 1938 bungalow. For this reason, it's not a common method now or then to rowlock under the thermal walls but to add it as a detail on porches.

Staff comments – Front elevation

The front porch columns appear disproportionally slender as compared to their brick bases.

Plans originally submitted mistakenly showed a 10” wide column; however, the column detail provided states we will use a 12” wide column to have the correct proportions.



Staff comments – Right elevation

Height and massing of knee wall above at base of gable does not match the Bungalow style of architecture, which is incongruous with Standards for Roofs 6.13, number 3; and the Standards for Massing 6.8, numbers 1 and 2.

Due to the lack of homes adjacent and nearby we utilized what the Tudor below did to appear less massive. Dormers that are set in from the thermal wall, wide sheltering gables, and lower pitches to achieve a lower appearing roofline

STANDARDS

For Massing and Form:

1. Relate massing to those of existing adjacent historic houses. For instance, if a street is primarily Colonial Revival style houses with simple massing, do not introduce a new building with a complex massing.
2. Use forms for new construction that relate to the forms of the majority of surrounding buildings. For instance, if the form of adjacent buildings has a variety of projecting bays, dormers, etc., employ some of these elements in the new building.

This illustration shows examples of mass and form found in Charlotte's historic districts. The mass and form of the Colonial Revival house on the left is simple. The form of the Bungalow in the middle is also simple, but the form is slightly more complex with the carved out porch. The Tudor Revival house on the right has a more complex form due to the cross gable roof, carved out porch, and large shed dormer making the house appear less massive than the Colonial Revival house on the left.

Staff comments – Right elevation

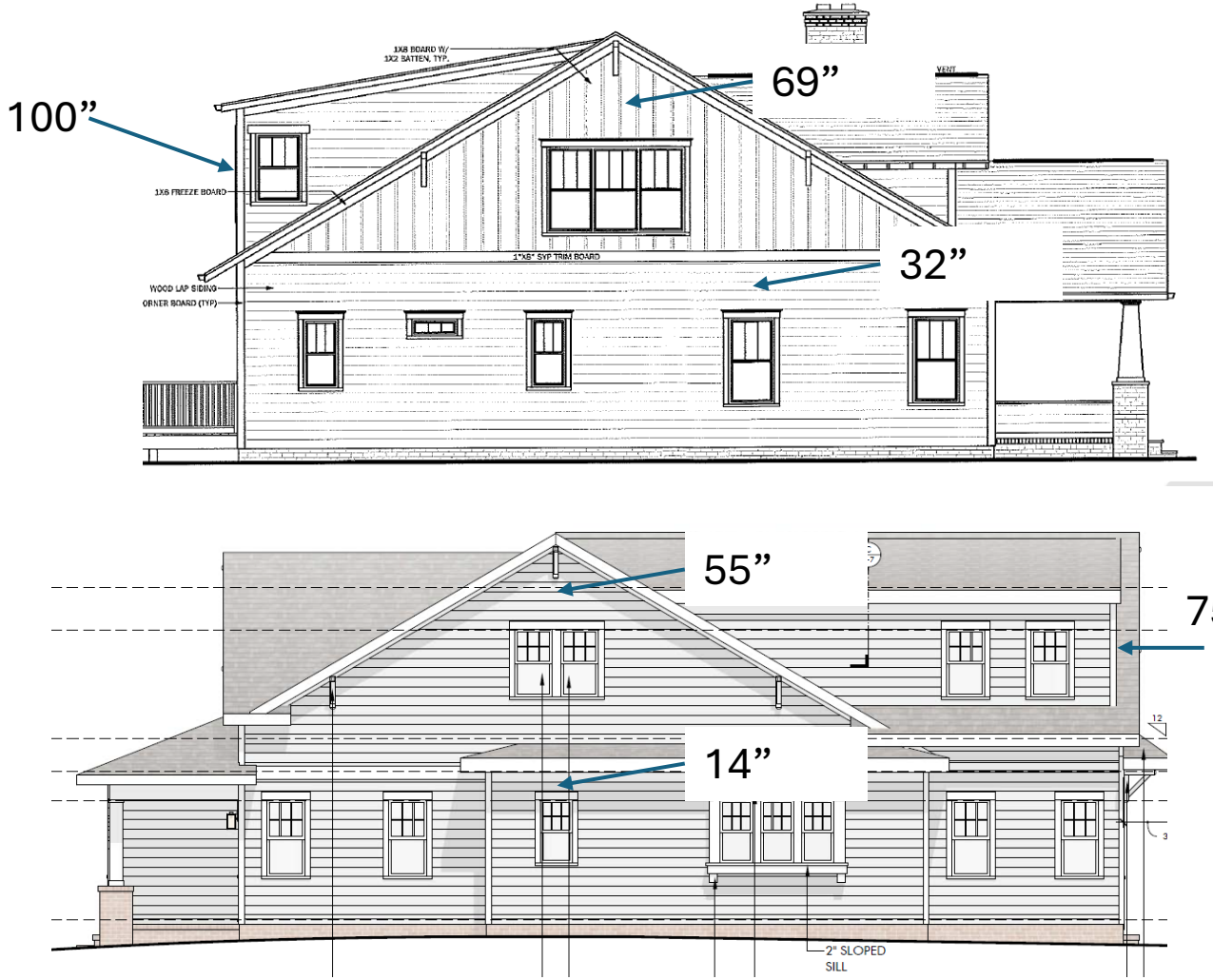
Height and massing of knee wall above at base of gable does not match the Bungalow style of architecture, which is incongruous with Standards for Roofs 6.13, number 3; and the Standards for Massing 6.8, numbers 1 and 2.

To show precedent, 1912 S Mint St was approved by the HDC with a knee wall height of 100” versus our proposed 75”

Similarly the space above the gable windows was approved at 69” versus our proposed 55”.

This illustrates the diligence to have our home appear less massive.

1912 S Mint – approved by HDC



Staff comments – Right elevation
Truncated gable roof is incongruous with Standards for Roofs 6.13, number 3; and the Standards for Massing 6.8, numbers 1 and 2.

NEW CONSTRUCTION FOR RESIDENTIAL BUILDINGS 6

STANDARDS

For Roof Form and Materials:

1. Use roof forms, such as gable or hipped, or combinations of forms in the design of new residential buildings that relate to existing surrounding examples.
2. Consider employing roof dormers if they are commonly used in nearby historic houses. The style of the dormer should relate to the style of the house.
3. Reflect the pitch and gable orientation of surrounding historic buildings in the design of a new dwelling. For instance, if the context is primarily gable-roofed houses, avoid a shallow hipped roof.
4. Proportionally, the new roof should not overwhelm the structure or be out of scale for the style of the house.
5. Use eave design and materials that complement those frequently found in the block where the new building is being constructed.
6. Match new roof materials with materials used in the context of the new building.
7. Skylights, solar panels, vents, and other similar roof features should be located on less visible locations of the roof.
8. For multi-family buildings in a corner location where an additional story may be allowed, the roof form and design may help to reduce the scale of the building in relation to the other homes within its context.

Number 1 says to use a combination of roof forms. We have exposed gable ends, clipped gable ends, hips, dormers, and projected bays.

Staff comments – Right elevation
Truncated gable roof is incongruous with Standards for Roofs 6.13, number 3; and the Standards for Massing 6.8, numbers 1 and 2.

NEW CONSTRUCTION FOR RESIDENTIAL BUILDINGS 6

STANDARDS

For Roof Form and Materials:

1. Use roof forms, such as gable or hipped, or combinations of forms in the design of new residential buildings that relate to existing surrounding examples.
2. Consider employing roof dormers if they are commonly used in nearby historic houses. The style of the dormer should relate to the style of the house.
3. Reflect the pitch and gable orientation of surrounding historic buildings in the design of a new dwelling. For instance, if the context is primarily gable-roofed houses, avoid a shallow hipped roof.
4. Proportionally, the new roof should not overwhelm the structure or be out of scale for the style of the house.
5. Use eave design and materials that complement those frequently found in the block where the new building is being constructed.
6. Match new roof materials with materials used in the context of the new building.
7. Skylights, solar panels, vents, and other similar roof features should be located on less visible locations of the roof.
8. For multi-family buildings in a corner location where an additional story may be allowed, the roof form and design may help to reduce the scale of the building in relation to the other homes within its context.

1829 S Mint utilizes exposed gable ends as well as truncated gable ends.

Staff comments – Right elevation

Trim bands and eave lines do not align with each other, which is incongruous with Standards for Roofs 6.13, number 5, and Standards for Trim 6.14, numbers 1 and 2.

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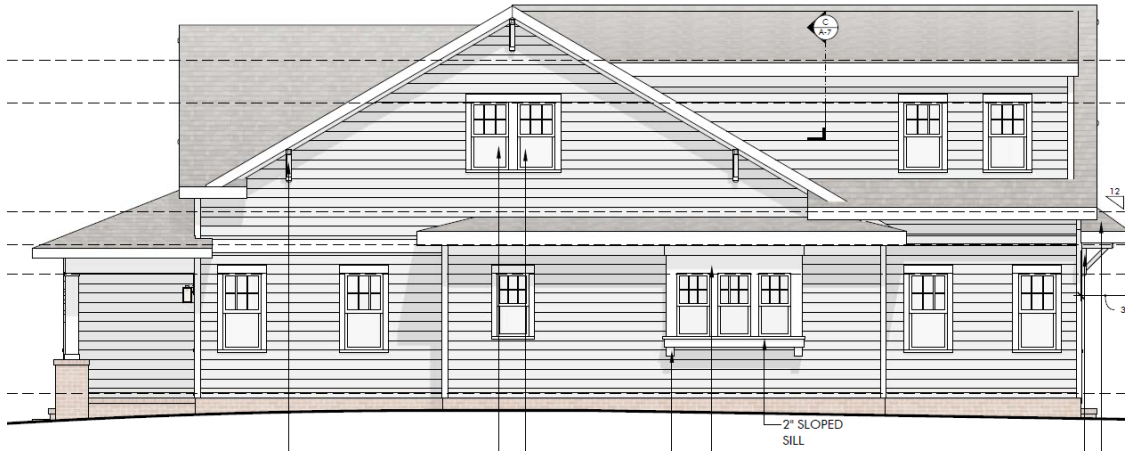
8. For multi-family buildings in a corner location where an additional story may be allowed, the roof form and design may help to reduce the scale of the building in relation to the other homes within its context.

The roof of this proposed new building uses a form that does not relate well to the existing dwellings.

It is common to have various eave and trim lines due to complex builds. As evidenced by this home in 6.15 of the HDC manual. Note the trim band does not align with the eave. There is a small gable breaking up the eave along the front porch. It has multiple sized eaves and trim pieces.



Staff comments – Right elevation

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The roof of this proposed new building uses a form that does not relate well to the existing dwellings.

1829 S Mint roof has various eave heights.

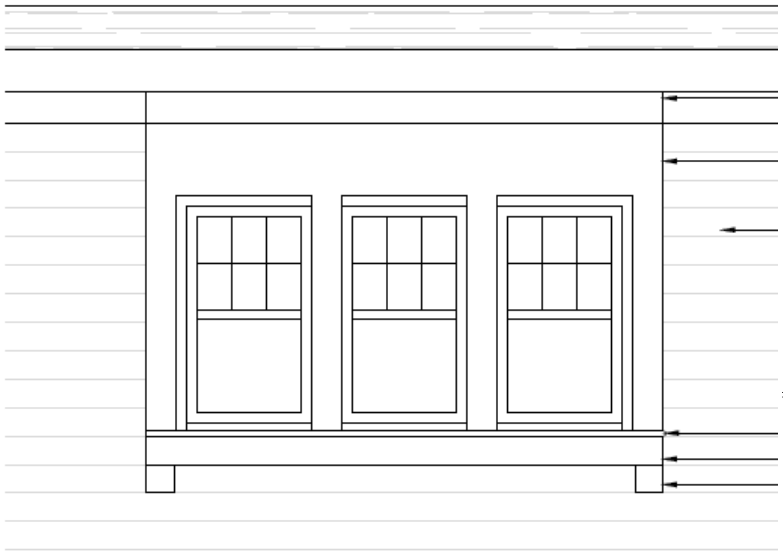
Staff comments – Right elevation

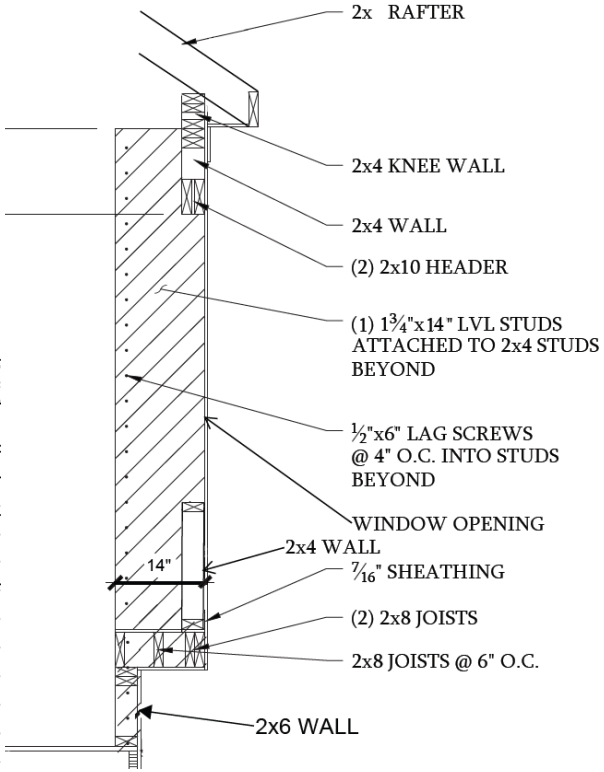
The amount trim above the triple window bay is disproportionally tall and does not relate to the dimension of other trim on the building.

The right bump out was approved and used from the original COA. To achieve a bump out of this size, a large header and framing structure is required.

as-built

COA

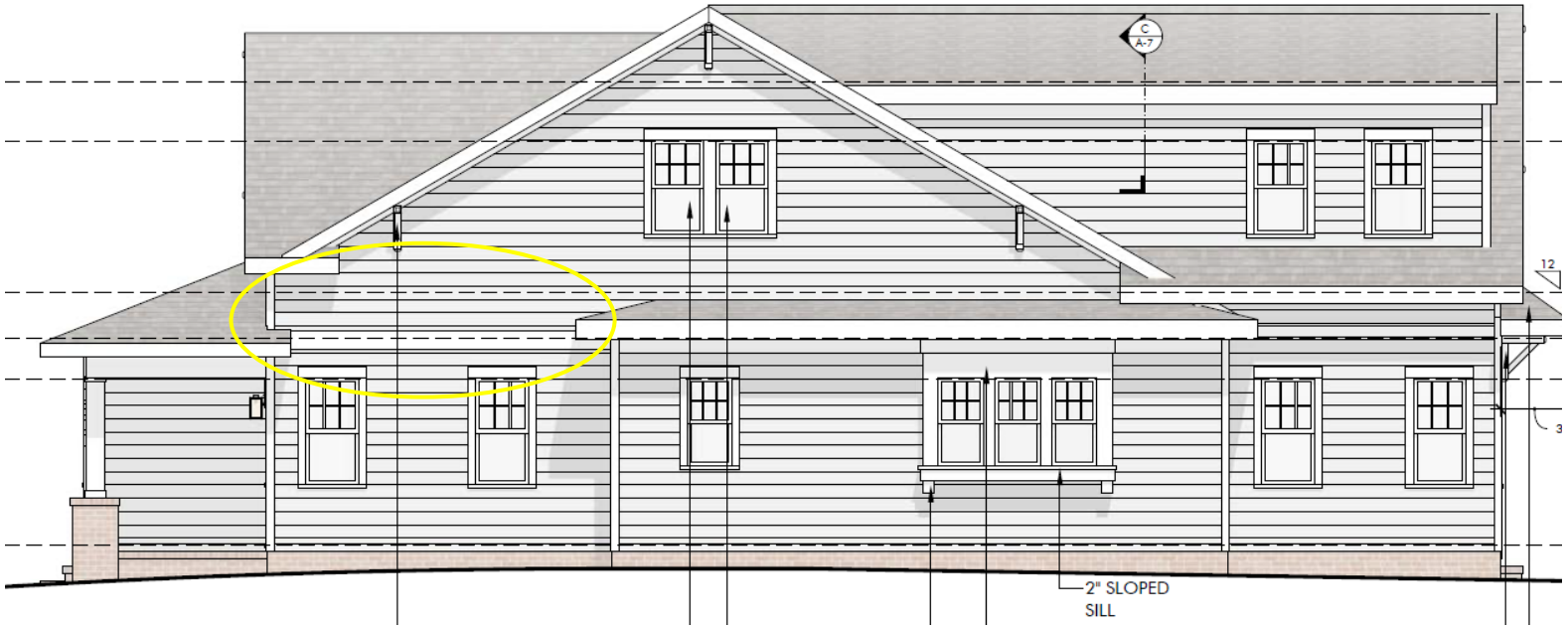




Staff comments – Right elevation
Blank wall on right gable end is incongruous with Standards for Roofs 6.13, number 5, and Standards for Trim 6.14, numbers 1 and 2.

Staff specifically called out this area of the side wall.

Historic and modern homes often have blank areas on front, side, and rear walls. Adding too much detail can be too busy and throw off the rhythm.



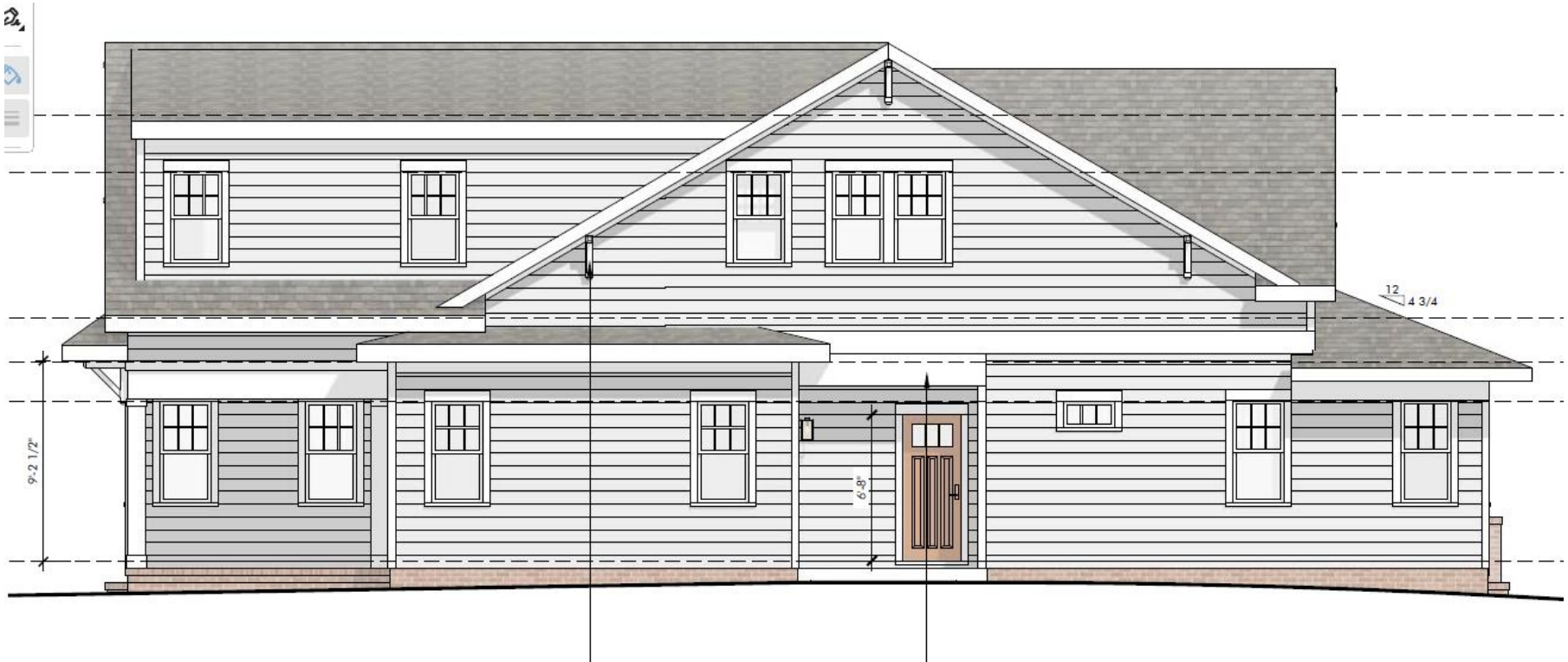
Note 1932 S Mint st blank area

Staff comments – Left elevation

Inconsistent trim band sizing, locations, and alignment across the entire elevation is incongruous with the Standards for Trim 6.14, numbers 1 and 2.

Historic bungalows often feature inconsistent trim band sizes due to a combination of intentional design principles, functional requirements, and the practical realities of early 20th-century construction.

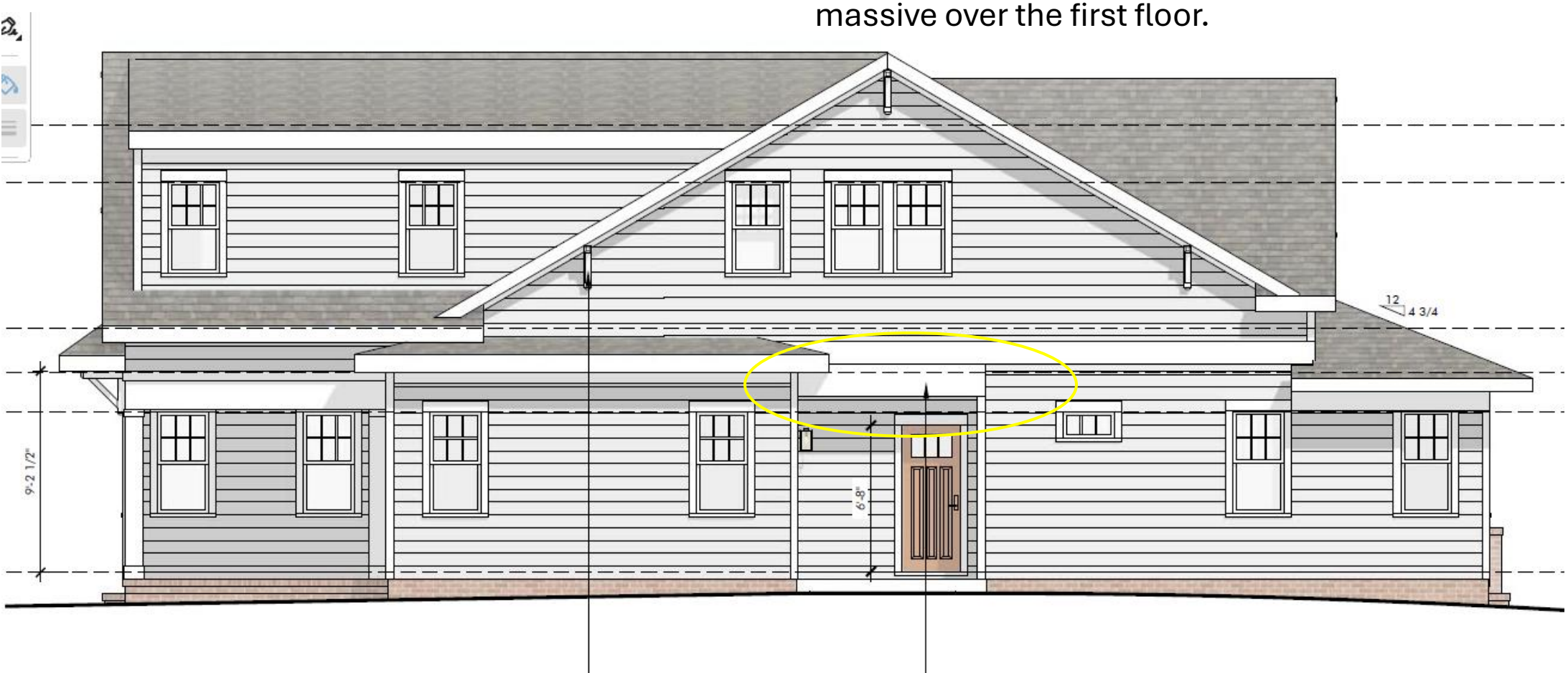
For our purposes, the inconsistent trim bands functionally help with massing so the second floor doesn't appear to be massive over the first floor.



Staff comments – Left elevation

The beam/trim above side entry door is too tall, which is incongruous with the Standards for Massing 6.8, number 2, and Standards for Trim 6.14, numbers 1 and 2.

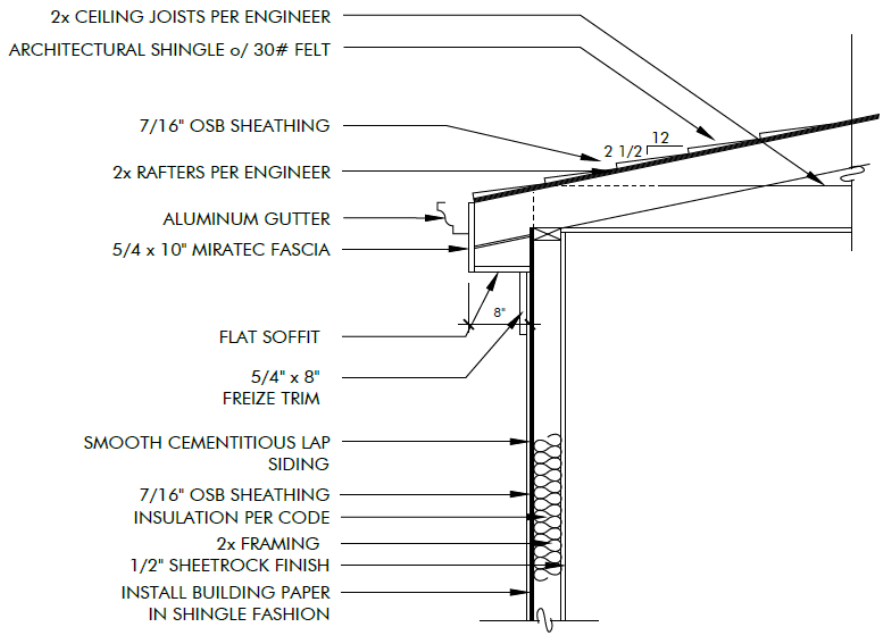
For our purposes, the large trim bands functionally help with massing so the second floor doesn't appear to be massive over the first floor.



Staff comments – Left elevation

Window placement is too close to roof trim… …is incongruous with the Standards for Windows 6.15, number 1.

In previous application hearings we were told there was too much siding above the windows. So we redesigned the roof and eaves to lower the mass above the windows



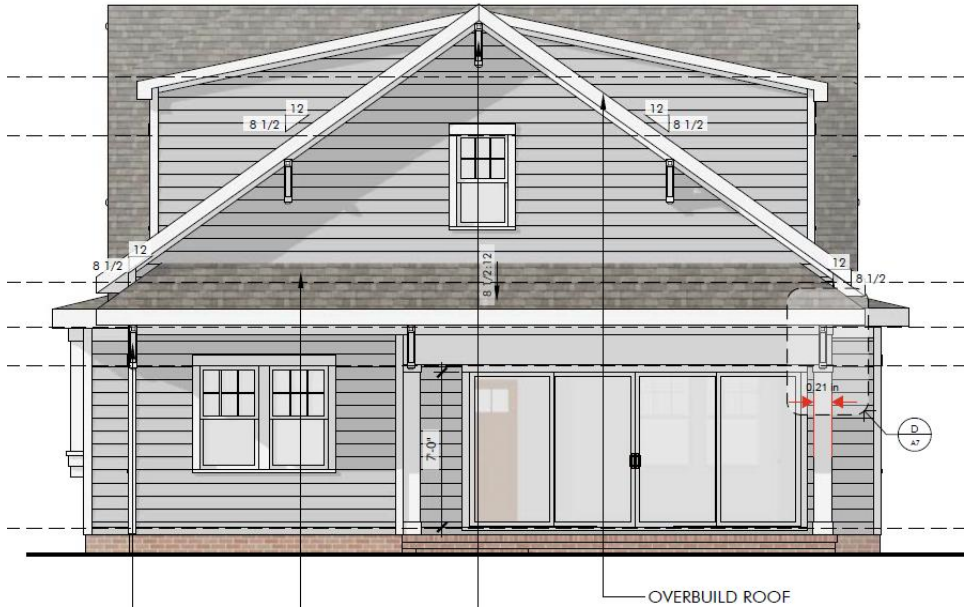
Staff comments – Left elevation
…rhythm of fenestration in gable… is incongruous with the Standards for Windows 6.15, number 1.

To show precedence, the HDC approved 1912 S Mint St with similar rhythm fenestration details.

Similar rhythm fenestration can be seen on 1929 S Mint St

Staff comments – rear elevation
Lack of adequate fenestration in rear gable.

With the limits of construction, we had to reduce fenestration to be more in line with the surrounding homes which also show large masses of voids.



Subject

STANDARDS

For Fenestration: Doors and Windows

1. Relate window and door openings for new construction to the historic context in the following ways:
   a. the ratio of solids (walls) and voids (windows and doors);
   b. the rhythm and placement of window and door openings;
   c. the proportion of window and door openings (the ratio of width to height); and
   d. the general size of windows and doors.

1813 S Mint

1821 S Mint

1821 S Mint

1829 S Mint

Staff comments – rear elevation

Proportion of rear covered patio beam is too tall and appears oversized in relation to proposed rear patio columns.

Due to modern construction methods, a 16” tall beam was required for the porch. We will replace the 10” column with a 12” wide column to balance out the mass of the beam trim.