

Agenda Supplement

July 12, 2023
HDC Meeting

Applicant Submitted Information

4. 1141 Linganore PI (PID 12310406)
HDCRMI-[2023-00504](#)
Dilworth
Kelly & Christopher Jelstrup, Applicants

13. 1226 Myrtle Av (PID: 12305607)
HDCRMI-[2023-00255](#)
Dilworth
Chris Barth, Applicant

Information Submitted by the Public

6. 1921 Charlotte Dr (PID: 12111901)
HDCCMA-[2023-00115](#)
Dilworth
Erica Kennedy, Applicant

4. 1141 Linganore PI (PID 12310406)
HDCRMI-[2023-00504](#)
Dilworth
Kelly & Christopher Jelstrup, Applicants

Information Submitted by the Public

Jill Walker

1140 Linganore Place



1141

**Concept
Building**
and Restoration

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bjorn@conceptbuilding.net
www.facebook.com/conceptbuilding

6. 1921 Charlotte Dr (PID: 12111901)
HDCCMA-2023-00115
Dilworth
Erica Kennedy, Applicant

Information Submitted by the Public

Dilworth Community Association



The Dilworth Historic District comprises roughly 70% of the Dilworth neighborhood as a whole and the edges of the district have been adversely affected for decades, mostly due to development and growth of our city. One of our objectives as the Dilworth Community Association is to preserve the historic designation of Dilworth and encourage intelligent, sustainable development that meets the HDC Design Standards. You commissioners and the HDC staff would not be here today if you didn't share that passion for preservation. It is highly unusual for the DCA to speak against a project but we find this proposed project to be counter to our objective to preserve the historic designation of Dilworth.

The DCA is opposing application HDCCMA-2023-00115 for 1921 Charlotte Drive for the following reasons:

Context – the overall relationship of the project to its surroundings

The parcel is surrounded by a mixture of Bungalows and American Small Houses on the north and east side. The other three commercial buildings on Charlotte Dr. to the north are less than 50 years old and would not be considered as context for new construction in the historic districts. The scale and massing of the proposed building creates an inappropriate relationship to the surrounding historic buildings and therefore *does not meet* the HDC standard requirement for context.

Massing and Complexity of Form – the relationship of the buildings various parts to each other

The massing of this building combined with the existing building cannot be found in any other historic property in Dilworth. There is virtually no spacing between the existing building and the proposed new building, giving the impression of a massive rectangle from the north, east and south side of the parcel. Per the renderings, the building has virtually no articulation on the east side along Kenilworth nor the south side along Ideal Way. It consumes almost the entire remaining open space as a very large rectangle after the proposed removal of heritage trees. There are no similar large boxes in the area's nearby historic houses, consequently this building's massing *does not meet* the HDC standard requirement for massing.

Scale – the relationship of the building to those around it

The historic buildings around this project are a mixture of Bungalows and American Small Houses dating back to the 1920s. Elements such as cornices, trim, porches, doors, and windows have not been used according to the renderings to create scale typical of the historic context and compatible with the historic buildings to the south and east of the parcel. This building *does not meet* the requirements for the criteria of scale.

Lastly, a very serious concern with this project after the HDC review are the zoning issues that will present themselves if significant changes are not made to this plan. A few examples are that new construction of a hotel building is not an allowed use in this zoning district, and the parking proposed does not meet the required minimum. Realizing that zoning issues are outside of the HDC's purview we will not discuss those at this point in time.

Information Submitted by the Public

Michael Baker

2000 Charlotte Drive



Michael Baker <Michael@hmproperties.com>
To Drath, Marilyn

Reply Reply All Forward

Sun 7/2/2023 8:20



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dear HDC, board of commissioners, I am writing to you in opposition of the proposed expansion of 1921 Charlotte Dr. The proposed building is not cohesive with the neighborhood from an architectural standpoint, given its mass and scale for the plot of land. The removal of three large trees will greatly reduce the historic tree canopy for that particular block.

My biggest concern is the fact that they do not respect the commission or the neighborhood because after their initial approval of the current parking lot, they went behind your back and added a 25 x 12' lot and a x 12' lot. They are not being good stewards of our neighborhood and do , and do not respect the historic district guidelines .

I am asking the commission to not approve doubling the size of a building that is not congruent with the neighborhood not only in its architectural form, but it's intended use as the property is surrounded by single-family homes.

thank you !

Michael Baker

Dilworth resident

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

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.

Information Submitted by the Public

Matt Knox

2000 Charlotte Drive

[EXT]July HDC Meeting



Matt Knox <knoxmatt57@gmail.com>
To Drath, Marilyn

Reply

Reply All

Forward



Fri 6/30/2023 4:16 PM

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Good afternoon and hope you are doing well. I am writing to you in reference to the property located at 1921 Charlotte Drive. This property has been on your agenda twice (March & June) this year but not heard yet. I am assuming it's on the agenda for July but will unfortunately be out of the country and can't attend.

I am opposed to their project for a variety of reasons. The size of the addition is not appropriate for the neighborhood. The mass would not fit a residential neighborhood on a lot of this size. The project will require this lot to cut down three beautiful mature trees which provide a much needed barrier to traffic on Kenilworth Road. The new addition would not have appropriate parking. Note the owner recently added two gravel parking lots to accommodate the original building and these gravel parking lots were not part of the plan submitted. These gravel parking lots are 36 ft wide and 24 feet wide. The current building on this location is a VRBO that is not managed by anyone on site and trash is frequently thrown in their yard and parking lot and not picked up by anyone other than concerned neighbors. Doubling the size to this facility would negatively impact our property values and not be a fit for our neighborhood.

Thank you

Matt Knox

2000 Charlotte Drive Charlotte NC 28203

knoxmatt57@gmail.com

704-650-2564

Information Submitted by the Public

Denise Walsh

1225 Ideal Way



Denise Walsh <denise.walsh@me.com>

To ● Drath, Marilyn

Cc ○ Harpst, Kristina

Program Manager – Historic Districts

Charlotte Planning, Design + Development
600 East 4th Street | 8th Floor | Charlotte, NC 28202
704-621-9714 | Kristina.Harpst@charlottenc.gov
charlottenc.gov/planning
<image002.png>

Reply

Reply All

Forward



Thu 7/6/2023 9:57 AM

From: Denise Walsh <denise.walsh@me.com>
Sent: Monday, April 10, 2023 8:35 PM
To: Harpst, Kristina <Kristina.Harpst@charlottenc.gov>; marilyn.drath@charlotte.gov
Cc: Denise Walsh <denise.walsh@me.com>
Subject: [EXT]Comments RE: HDCCMA-2023-00115

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Hi Kristi and Marilyn,

I was unsure of whom to send my comments regarding Case # HDCCMA-2023-00115 / 1921 Charlotte Dr, so I am sending to both of you. Please note that I am also trying to clear my schedule on Wednesday afternoon so that I may attend the HDC hearing in person to speak against approval of this project...I will email Marilyn before 10am on Wednesday to pre-register for the hearing, either in person or via WebEx.

My comments regarding Case # HDCCMA-2023-00115 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 structure on this property would only compound and highlight the inconsistency. Secondly, doubling the capacity of this hotel in our residential neighborhood would drastically impact the population density in this area (again, which is mostly comprised of many single-family homes). Thirdly, the proposed loss of mature trees to accommodate the project would negatively affect the tree canopy of the neighborhood. And, finally and most importantly, 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 properties.

Note: my home (which I am currently in the process of renovating, adhering to plans that were approved by the HDC in November 2021) is directly across the street from the proposed project at 1921 Charlotte Dr.

Thank you in advance for considering my concerns.

Regards,

Denise Walsh

1225 Ideal Way

Information Submitted by the Public

Carol Poteat

2004 Charlotte Drive



Carol Poteat <carolpoteat@gmail.com>
To Drath, Marilyn

Reply Reply All Forward ...
Thu 7/6/2023 12:50 PM

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Hi Marilyn,

> I am resubmitting my letter for case # HDCCMA-2023-00115 (Kasa Edison House @ 1921 Charlotte Dr). I will not be able to speak at the meeting.

> The existing structure is already incongruous to the surrounding homes and adding an additional building will double the negative visual impact.

>

> The addition's mass and density are not in context with the neighborhood.

>

> The new building will cause the loss of 3 of Dilworth's mature trees. This mature canopy simply cannot be replaced and must be protected.

>

> Additionally, the plan does not contemplate an adequate pervious surface. There is already flooding on Charlotte Drive near Worthington and this addition, in my estimation, is 90+% concrete.

>

> Also of note, there are 16 additional keys with only 6 additional parking spaces. This overflow will no doubt impact our narrow streets and cause congestion in an area where there are many walkers, joggers and children. There is an unapproved gravel lot currently on the property which speaks volumes to the owners intent to comply with our neighborhood.

>

> There is no staff on site, and the area is untidy. A neighbor picks up garbage there regularly in an effort to keep it seemly.

I am not clear how this facility got green lighted to begin with, much less an expanded version.

>

> Thank you,

> Carol Poteat

> Carolpoteat@gmail.com

> 704-756-5409

> Against

Information Submitted by the Public

Russell Ruckterstuhl

1227 E. Worthington Avenue



Russell Ruckterstuhl <russell.ruckterstuhl@gmail.com>

To Harpst, Kristina; Kochanek, Cynthia; Shugart, JennyCc City of Charlotte Historic District Commission[Reply](#)[Reply All](#)[Forward](#)

Sat 7/8/2023 5:27 PM

My name is Russell Ruckterstuhl and I have been a resident of Dilworth for 29 years. Proposed project HDCCMA-2023-00115 is within sight of my home on East Worthington Ave.

I am against approval of this new construction / addition proposal for the following reasons: (page of Historic District Design Standard for reference)

1. Massing and Complexity of Form (7.7)

The subject project does not adequately address massing and complexity of form to fit in with the adjacent historic buildings. The east and west elevations of the new building are simple, flat surfaces without any complexity. The east elevation along Kenilworth is also flat with minimal rhythm provided by a change in exterior finish. None of the massing mimics any of the form from adjacent historic buildings with projecting bays, dormers, etc. The building is nothing more than a simple, plain box you would expect from a suburban motel.

2. Scale (7.9)

The subject project does not include any design elements that provide a human scale for the building . The building should include elements typical to the surrounding context such as porches or one story projections to bring the building into scale with the surrounding neighborhood. None of these elements are included in the current design.

3. Orientation (7.6)

This proposal does not orient the entrance to the street. The existing building does not have an entrance from Charlotte drive. The applicant incorrectly states that there is a "recessed off-center entry on Charlotte Drive" - this access has been removed. The main hotel entrance is directly from the parking lot on the side of the building and it is not accessible by pedestrians from Charlotte Drive. This is important since the property is planning to utilize on-street parking.

4. Spacing (7.5)

The subject project does not provide spacing between the existing and new structure along Ideal Way that matches the historic pattern in the immediate surroundings of the new construction. There is approximately 10' between the new and existing buildings - much less than between other buildings in the immediate area. This adds to the massing and scale of the project from Ideal Way making the building spacing unlike the surrounding historic properties.

5. Lighting (8.12)

The subject project existing parking lot includes a sodium pole light and single light over the parking lot building entrance. The building along Charlotte Drive and Ideal Way is dark without any exterior lights. The subject project does not address lighting in their documentation. The design standards state that new lighting should be dark sky compliant, downward directed, and fully shielded. Also, bright security lighting mounted at eave heights of buildings should be avoided and any security lighting must be downward directed.

6. Parking (8.3)

The subject project has the parking lot in the side yard is prominent when approaching the property from the north on Charlotte drive. There is no screening provided to the north of the parking lot and the screening of the parking lot from Charlotte drive is limited at ground level.

In general, please note that the existing building is a commercial building less than 50 years old. The existing building can not be considered as "context" for new construction per page 3.29. The same goes for the three condominium buildings to the north on Charlotte Drive. Just because the existing building and surrounding non-historic buildings do not meet the historic district standards it does not mean that this building expansion is exempt from their requirements. When compared to the historic structures surrounding the property, this proposed design is not up to these standards.

In addition to these design issues there are other issues with this project such as the removal of mature trees and the increase in non-permeable area.

Due to all of these issues with the proposed project, please consider voting "against" this proposal. Thank you,

Russell Ruckterstuhl
1227 E. Worthington Ave.
ruckter@bellsouth.net
704.408.3381

Information Submitted by the Public

Heather Ruckterstuhl

1227 E. Worthington Avenue

From: [Heather Ruckterstuhl](#)
To: [Harpst, Kristina](#)
Cc: [Russell Ruckterstuhl](#)
Subject: [EXT]HDC Agenda item 6 - 1921 Charlotte Dr
Date: Tuesday, July 11, 2023 9:28:41 AM

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Dear Kristi and Charlotte Historic District committee,

As a resident of the Dilworth neighborhood and an adjacent neighbor, I'm writing about the 1921 Charlotte Drive proposal to add a second structure to the Kasa Edison Hotel site at the corner of Charlotte Drive and Ideal Way.

This structure was built in 1992 and operated by Hope Haven as a sobriety house with a capacity of 9 residents. This facility was a well received and peaceful addition to our neighborhood. The same structure is being currently utilized to house 17 people with the proposed structure to add an additional 16 people for a total of 33 people on a site that originally operated with less than a third of that amount. The building size and design elements do not fit with the human scale of the surrounding historic structures.

This proposed project includes removal of three mature trees, one willow oak and two pecan trees. Our tree canopy is losing ground to constant development, as much as we can maintain our tree canopy without cutting down healthy trees, we will preserve a healthier space for the humans that reside and work in our community.

The property at 1921 Charlotte Drive has a parking lot made of asphalt, the current structure and the addition of the proposed structure would almost double the footprint on this property. The addition of this second structure would lessen the permeability of this property, lessen the ability of rainwater to be absorbed on this site and increase the potential for runoff and flooding in the surrounding area.

Please carefully consider this opportunity to protect this boundary property and maintain the integrity of our community.

Heather Ruckterstuhl
1227 E. Worthington Ave.

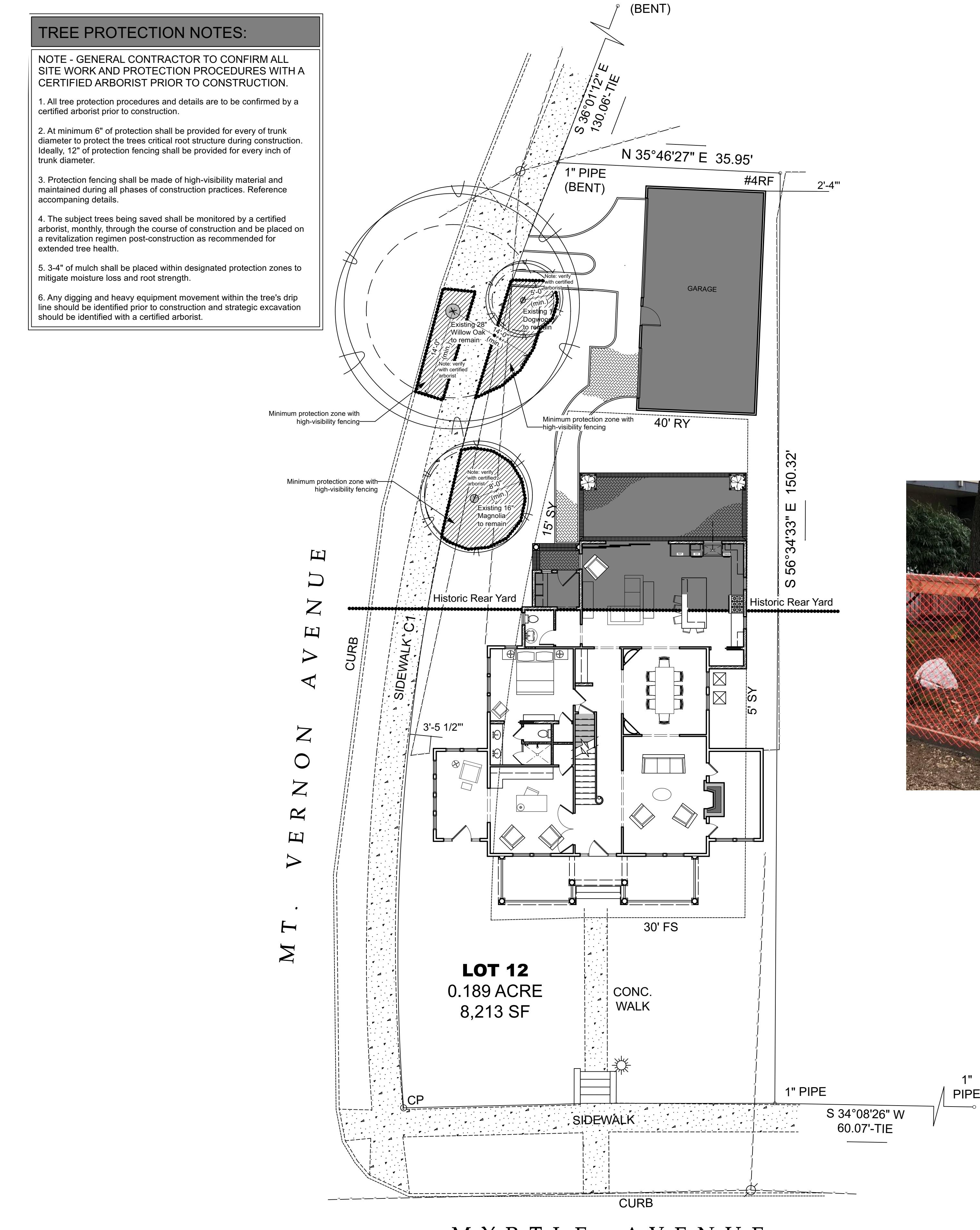
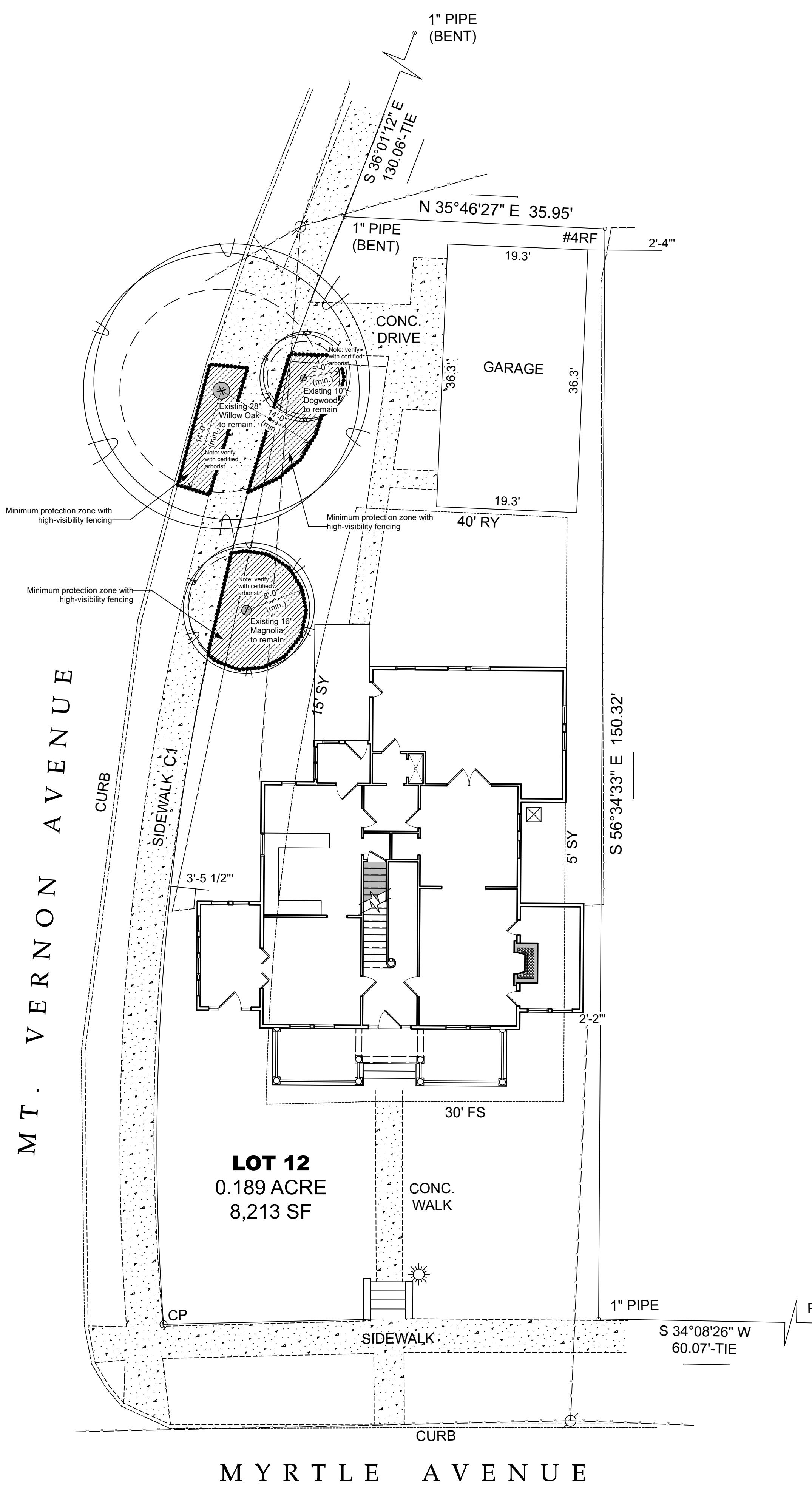
13. 1226 Myrtle Av (PID: 12305607)

HDCRMI-2023-00255

Dilworth

Chris Barth, Applicant

Harper Residence
1226 Myrtle Ave
Dilworth Historic District



Example Tree Protection Fencing



Tree Protection Plan	Revisions:
July 10, 2023	
CAB	
23007	

SP-1.4