

Agenda Supplement

November 8, 2023
HDC Meeting

Applicant Submitted Information

8. 424-428 West Bv (PID: 11907801)
HDCCMA-[2023-00283](#)
Wilmore
Brittany Lins & Collin Brown, Applicants

11. 1147 Linganore Pl (PID 12310407)
HDCRMI-[2023-00461](#)
Dilworth
Angie Lauer, Applicant

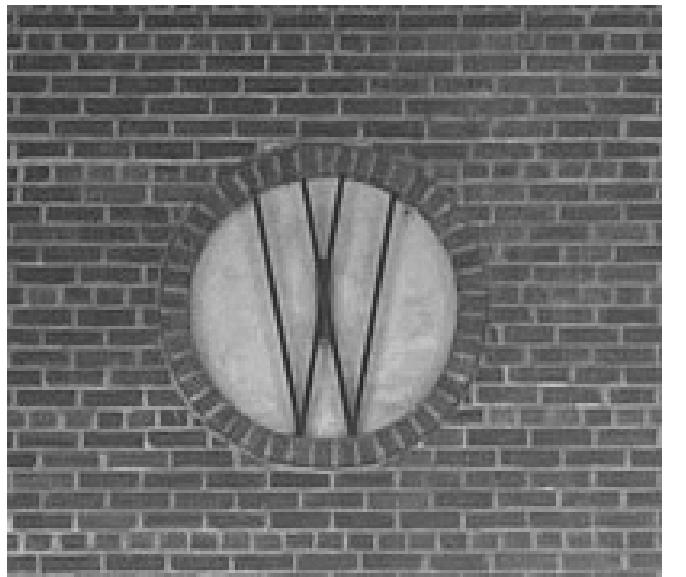
12. 1801 Washington Av (PID: 07840706)
HDCRMI-[2023-00263](#)
McCrorey Heights
Timothy McMullen & Barbara Williams, Applicants

Information Submitted by the Public

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9. 1823 Cleveland Av (PID 12105301)
HDCCMA-[2023-00663](#)
Dilworth
Don Peadon, Applicant

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Wilmore School Site

AGENDA SUPPLEMENT

November 7, 2023

1 + 2 - Historic School Renovation and New Building Gateway - West Blvd Streetscape Rendering



1 + 2 - Historic School Renovation and New Building Gateway - Architectural Details



3 - New Building Townhouses - Kingston Ave Streetscape Rendering



3 - New Building Townhouses - Architectural Details at Kingston Ave



3 - New Building Townhouses - Architectural Details at Kingston Ave



Information Submitted by the Public

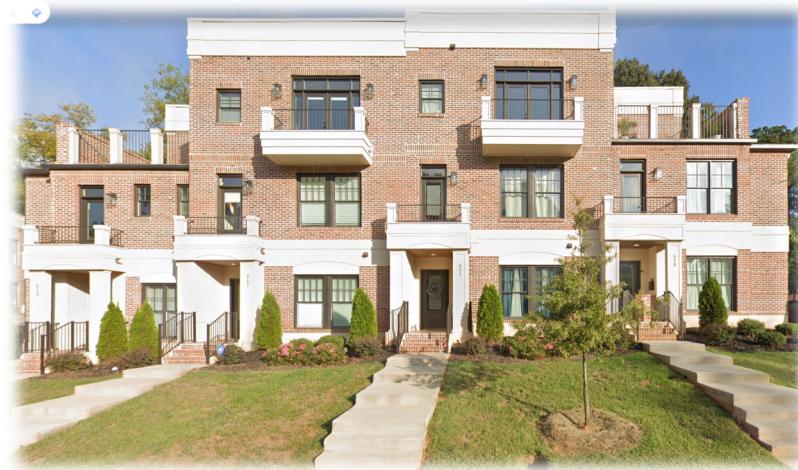
Mike Menchaca and Sam Skains-Menchaca

417 West Kingston Av

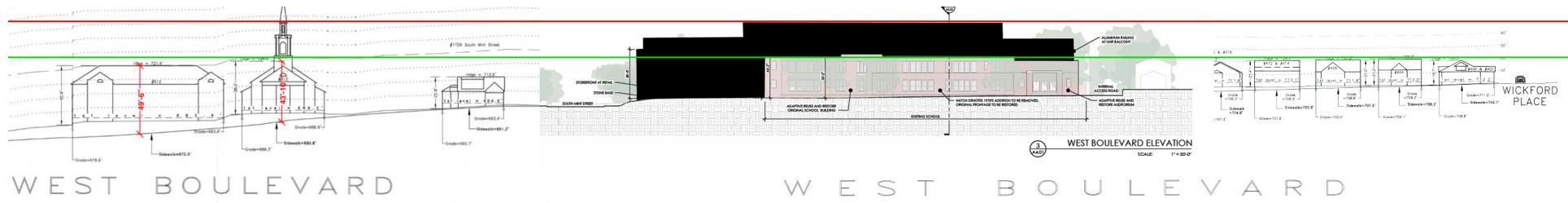
Multi-family Precedent – Kingston on West Townhomes



Multi-family Precedent – Kingston on West Townhomes



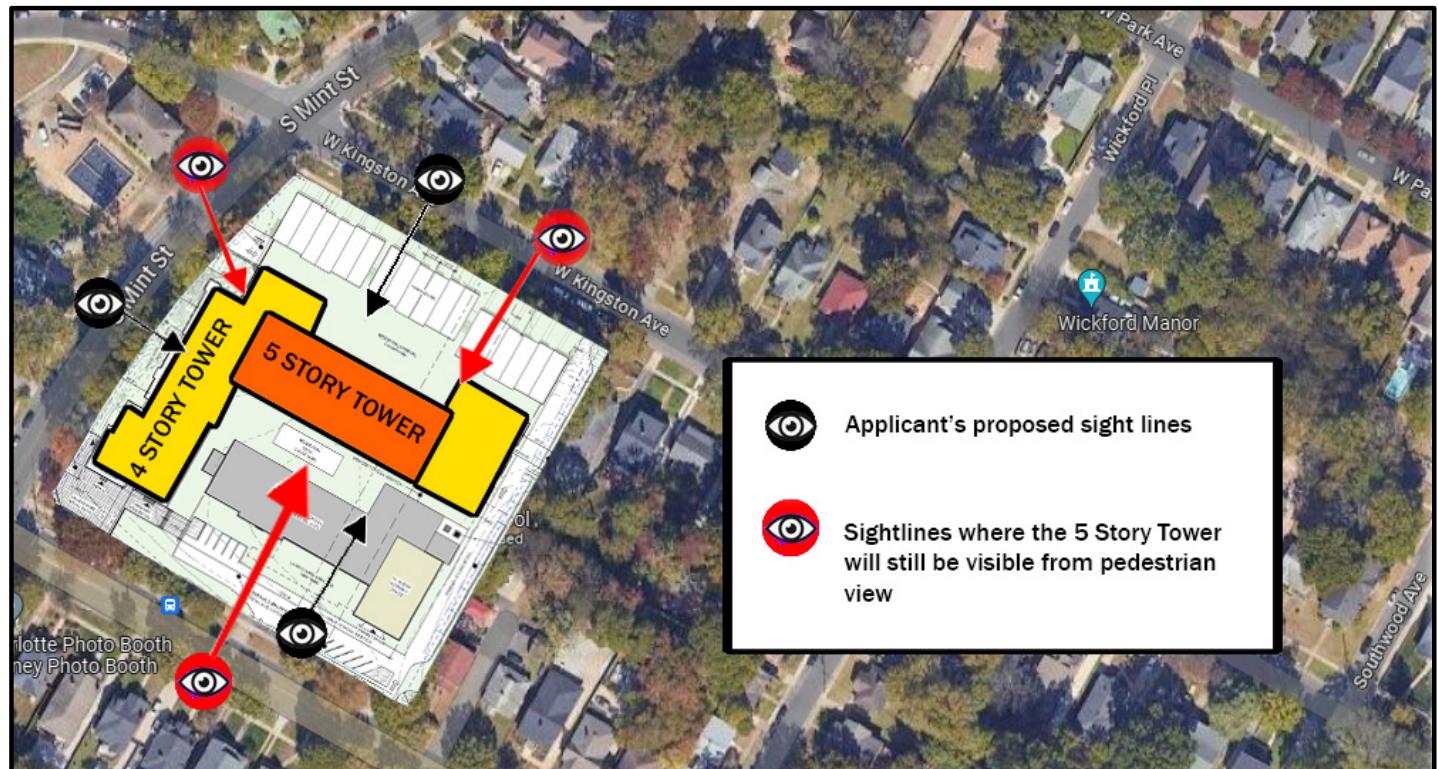
Proposed Development – “Gateway” Apartment Complex



Proposed Development – “Gateway” Apartment Complex

Proposed towers will be significantly visible from different pedestrian viewpoints.

This will undermine the Historic Wilmore School and the context of the neighborhood.



Proposed Development – Townhomes on W. Kingston



Proposed Development – Townhomes on W. Kingston



Scale of the Proposed Development on West Kingston does NOT respect immediate historic context of neighboring homes.

9. 1823 Cleveland Av (PID 12105301)
HDCCMA-[2023-00663](#)
Dilworth
Don Peadon, Applicant

Information Submitted by the Public

Jennifer and Scott Rea, Redwood Development Group

1913 Cleveland Av



November 6, 2023

Dear Charlotte HDC Commissioners:

We are the owners of 1913 Cleveland which is located one block from 1823 Cleveland. We strongly support the move of the Leeper Wyatt building to the Dilworth Historic District. During this project's recent rezoning process, we sent a letter of support to all City Council members expressing our support for the petition.

We also support the below grade basement level addition as well as the rear addition to the building. We believe these aspects of the proposed project fully align with HDC Design Standards.

We would love to be able to support the proposed project in full, but we are truly struggling to see how the rooftop addition that is currently being proposed aligns with HDC Design Standards.

The proposed project is a combination of a move, a rehab, and an addition. There are several sections of the HDC Design Standards that we believe should apply to this project, but do not currently align with the project as currently designed.

The first section is **Section 4.5: Rehabilitation of Building Elements – Roofs:**

3 - Do not add skylights unless placed inconspicuously. Skylights must be flush mount and must not impact the roof system. Repair of roof materials and elements should be made in-kind with materials that duplicate the original materials.

6 - Place skylights, solar collectors, satellite dishes, and other antennae on less visible locations of the roof. No changes to the roof structure should be made to accommodate these elements.

These two design standards clearly discourage visible skylights within historic districts. The proposed rooftop addition is essentially an entire roof made up of continuous skylights. This commercial skylight system will definitely be visible from the street and from various other neighboring buildings within the district.

We are unaware of any precedent projects within Charlotte's historic districts for this type of addition. The 229 N Church Street addition that the applicants have provided as the sole example within one of Charlotte's historic districts has the same flat commercial roof as the historic portion of that building. While that addition does include more glass than the historic portions of the building, that glass is in the form of more traditional windows/doors rather than in the form of skylights. That addition was also part of a larger project in the early 2000's that added a second building next to the historic building. In that case, the addition acted as a connector between the new 5-story building and the historic 3-story building. We believe the 1823 Cleveland proposed addition's materials and placement on a freestanding building are much too different from the 229 N Church Street addition to consider it as evidence to support approval.

The second section we see compatibility issues with is **Section 7.17: Commercial Additions**. We do not believe the third-story addition as currently designed meets these standards:

1 - Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.

2 - Limit the size of the addition so that it does not visually overpower the existing historic building.

5 - Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. Typically, the original roof as visible from the public right-of-way should not be raised.

6 - Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms, and materials, foundation, fenestration, and materials.

We believe consistency in the approval process from project to project is of utmost importance to maintaining the integrity of the HDC. There are many flat roof historic commercial buildings located within Charlotte's historic districts. When you consider this application, we would encourage you to think about those buildings as well. If you approve this type of rooftop addition, how would you justify saying no in the future when a similar addition comes before the commission? How would you approach an application for a comparable addition to Dilworth Tasting Room (300 E Tremont, built 1945), Ed's Tavern (2200 Park Rd, built 1924), the Paper Skyscraper/Thai Taste building (324-300 East Blvd, built 1939), or any other flat roof, brick historic building in the Dilworth Historic District?

If you needed to make a minor exception to a design standard in order to accommodate the move and relocation of the Leeper Wyatt building, we can certainly see how that could reasonably be considered non-precedent setting. We do not, however, believe a non-essential rooftop addition post-relocation should qualify for any special consideration. We hope that you will continue to work with these applicants to revise their application to fully align with HDC Design Standards.

Sincerely,
Scott & Jennifer Rea
Redwood Development Group
1913 Cleveland Avenue
Charlotte, NC 28203

11. 1147 Linganore Pl (PID 12310407)

HDCRMI-2023-00461

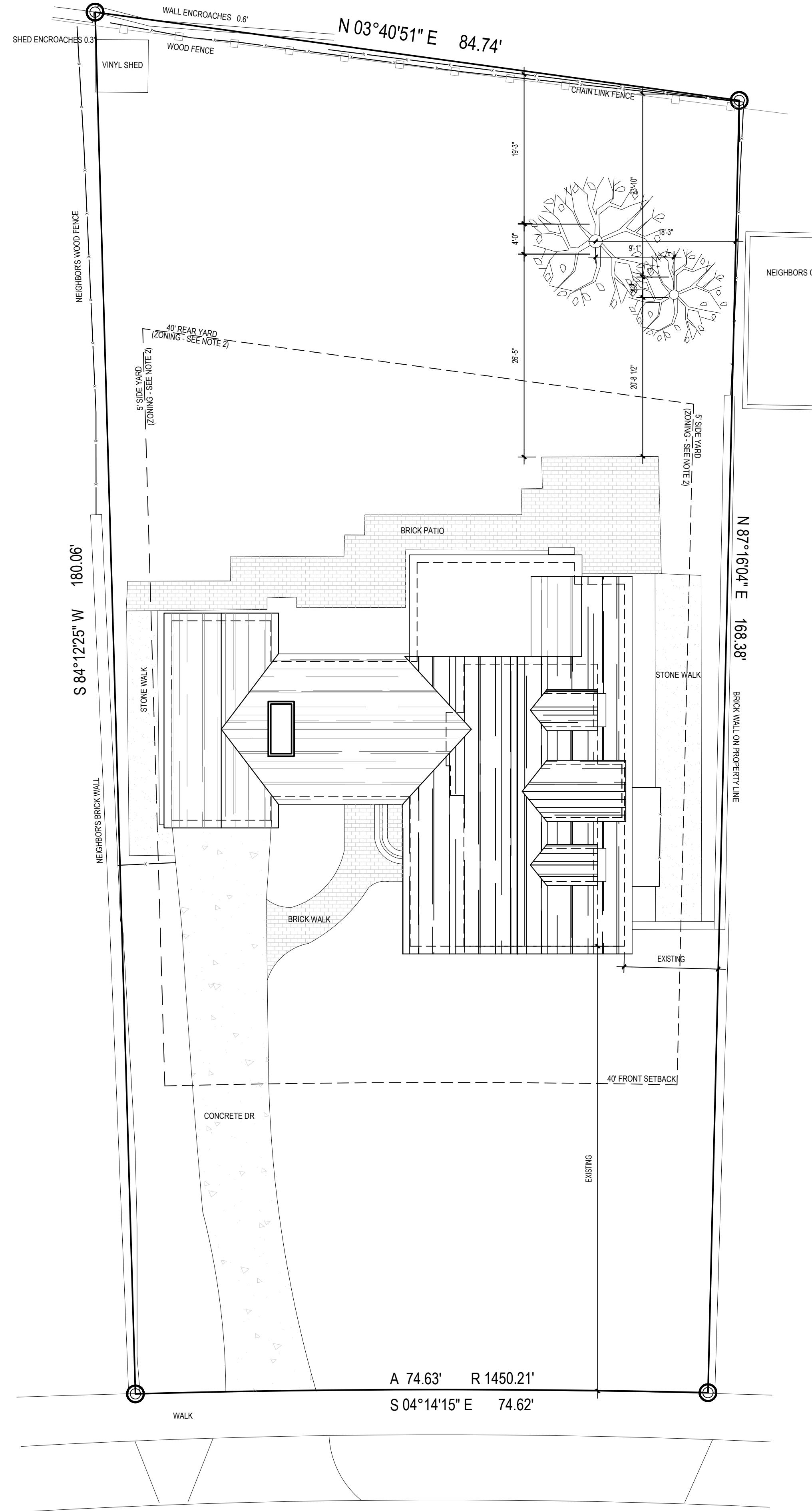
Dilworth

Angie Lauer, Applicant

A L B

ALB DESIGN, INC

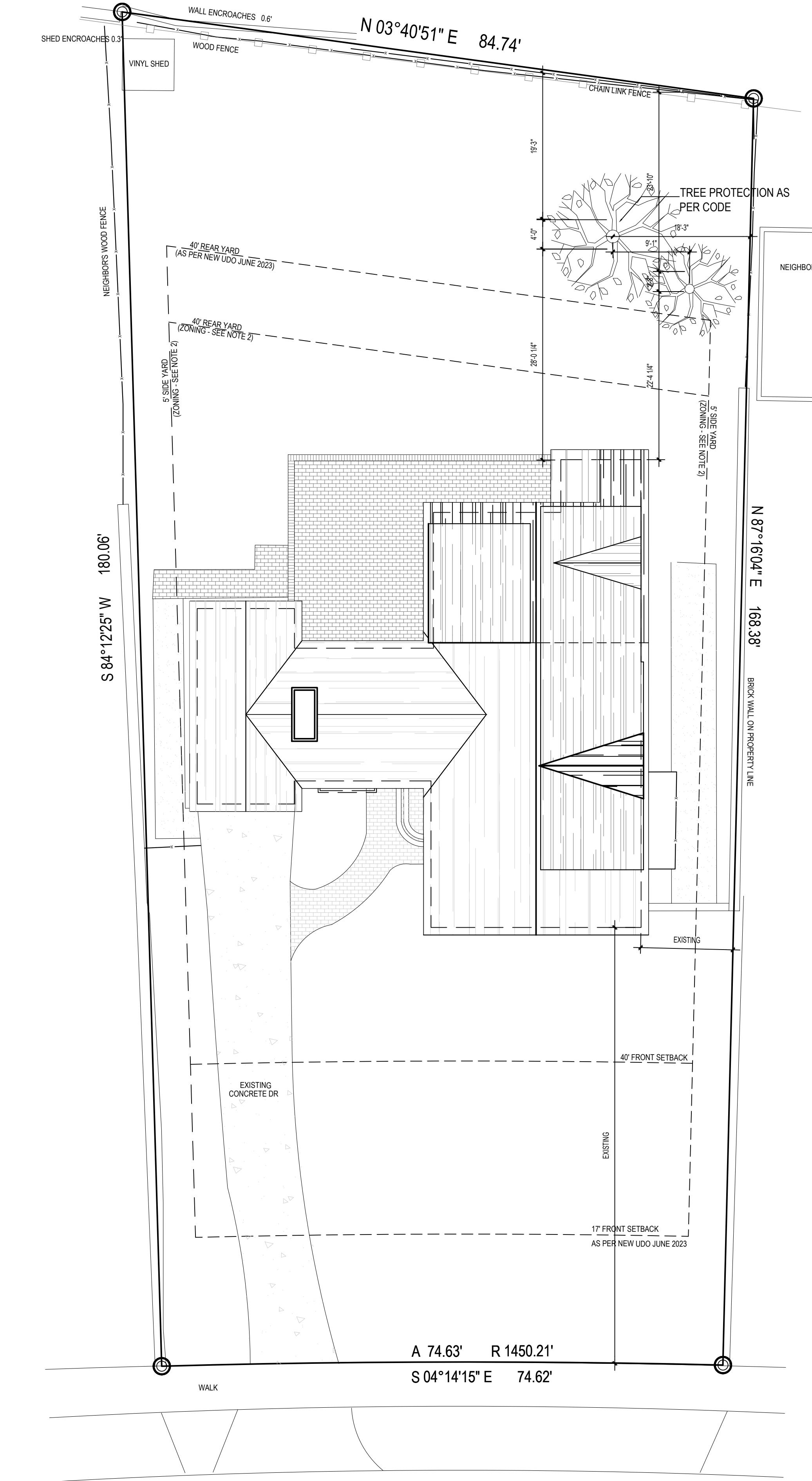
901 BERRYHILL RD
CHARLOTTE, NC 28208
P. (704) 503-9595
ALBDESIGNINC@ICLOUD.COM



LINGANORE PL

60' PUBLIC RIGHT OF WAY

2 EXISTING SITE PLAN



PROPOSED SITE PLAN

| | |
|-------------|-------------|
| PROJECT #: | 23070 |
| ISSUE DATE: | 19 OCT 2023 |
| REVISIONS: | |
| | |
| | |

Designed Exclusively For the:
McDERMOTT RESIDENCE
147 LINGANORE PL, CHARLOTTE, NC 28203

EXISTING & PROPOSED SITE PLAN

A-3.0

12. 1801 Washington Av (PID: 07840706)
HDCRMI-[2023-00263](#)
McCrorey Heights
Timothy McMullen & Barbara Williams, Applicants

Staff Analysis Questions with Responses in Red Text

November 7, 2023

Staff has the following comments about the proposal:

1. Screen porch addition over existing patio

a. What is the lap siding material and dimensions?

The lap siding material will be a smooth fiber-cement board painted to match the color, finish, and dimensions of the siding on the existing Dormer that remains above on the front Elevation. The exposed face dimension will be approximately 5" nominal. Note: Current Vinyl Siding on existing Dormer will be removed and replaced with smooth fiber-cement board to improve appearance and reduce maintenance.

b. What is the pitch of the front porch roof?

The pitch of the front porch roof is 3/12 maximum.

c. Will the new roof impact the existing dormer?

The new roof will intersect the base of the existing dormer, only to the extent that good sheet-metal flashing and roof waterproofing practice require for a weathertight closure. The existing dormer will remain fully visible from the street.

d. Is it possible to change only the center non-original window to a door with the flanking 4/4 windows remaining?

Yes, the flanking 4/4 windows can remain, with the non-original window changed to an architecturally compatible French-Style Door.

2. Dormer addition on left elevation

a. What is lap siding material and dimensions?

The lap siding material will be a smooth fiber-cement board painted to match the color, finish, and dimensions of the siding on the existing Dormer located on the front Elevation. The exposed face dimension will be approximately 5" nominal.

b. What is the corner board material and dimensions?

The corner board will be a smooth fiber-cement board painted to match the color and finish of the lap siding with a face dimension of 3" nominal.

c. Window specifications that meet HDC Standards are needed for the awning windows.

Awning Windows will comply with HDC Specifications for materials, muntins, and glazing. Shape and function are driven by interior privacy needs of Bathroom space inside.

d. What is the pitch of the shed roof dormer? Is it possible to use asphalt shingle siding instead?

The pitch of shed dormer roof is 2.5/12. Minimum recommended pitch for asphalt shingles is 3/12 to avoid wind-driven rain entering between plies. The height of roof above grade at shed dormer and angle of view from adjacent side street will limit visibility of metal roof. Many homes of this style and vintage have metal roofs on accent elements such as porches, dormers, bay windows, etc.

3. Right elevation changes

a. Provide a brick and mortar sample for the areas to be infilled.

The existing house has a smooth red common brick, with un-stained, natural mortar. Infilled areas will match brick and mortar style, color, and texture. Existing brick will be washed and remain unpainted. Existing brick, salvaged from areas being modified will to the extent possible, be reused to maintain fidelity with the prevailing exterior masonry finish.

4. Window replacement

a. Documentation of existing conditions of every window is needed.

All windows will be photo-documented and replaced or restored as environmental and appearance conditions require. This will be detailed on final construction documents.

b. An evaluation by a professional experienced with window restoration is needed.

The Owner's representative is a Registered Architect with over 44 years of experience. Additional consultation with restoration professionals will be secured if required by conditions.

Submitted,

Timothy F. McMullen, Architect

