

# Charlotte Historic District Commission

## Agenda Supplement

February 11, 2026

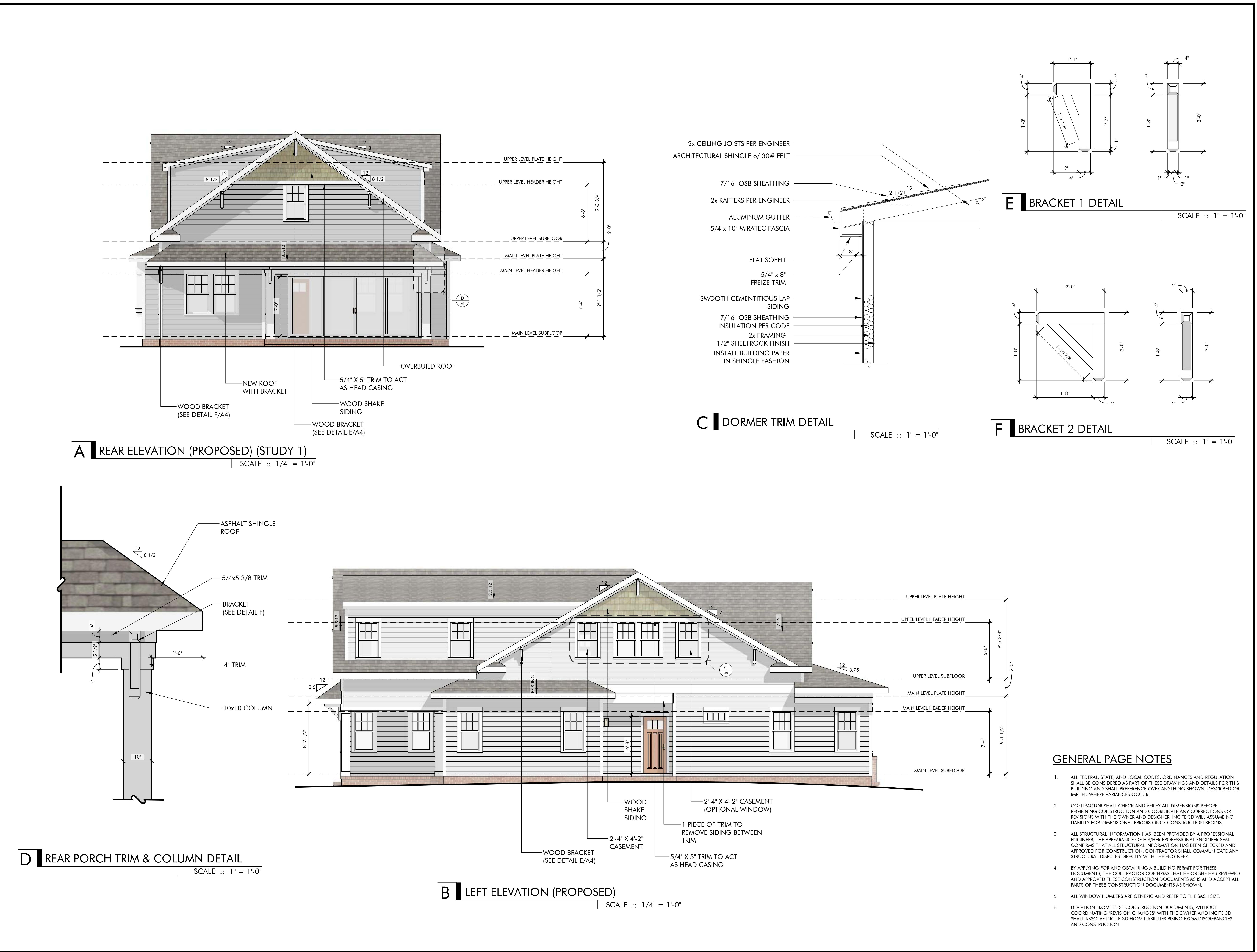
### Applicant/Staff Provided Information

4. 1817 S Mint St (PID 11907703)  
HDCRMAA-[2025-00654](#)  
Wilmore  
Troy Knight, Applicant
  
5. 300, 304, & 308 E Worthington Av (PID 12105618, 12105617, 12105616)  
HDCCMA-[2025-00874](#)  
Dilworth  
Tim Finein/Kathryn McDowell, Applicants
  
13. 224, 228, 232, & 236 W Kingston Av (PID 11908904, 11908905, 11908906, 11908907)  
HDCMF-[2025-00449](#)  
Wilmore  
Erik Winer, Applicant

### Public Comments

5. 300, 304, & 308 E Worthington Av (PID 12105618, 12105617, 12105616)  
HDCCMA-[2025-00874](#)  
Dilworth  
Tim Finein/Kathryn McDowell, Applicants
  
14. 425 Rensselaer Av (PID 12302907)  
HDCRMIA-[2025-00693](#)  
Dilworth  
Nancy Weekley/Angie Lauer, Applicants

4. 1817 S Mint St (PID 11907703)  
HDCRMAA-[2025-00654](#)  
Wilmore  
Troy Knight, Applicant



# DESIGNED BY:

The logo consists of the name "Ashley J." written in a large, flowing, black cursive script. To the right of the name, the word "DESIGN" is printed in a bold, black, sans-serif font. Below the main text is a graphic element consisting of a semi-circle with a diagonal line through it, intersected by two slanted lines forming a V-shape.

PO Box 208 Statesville, NC 28687  
[www.ashleydesign.com](http://www.ashleydesign.com) | 704-858-0631

Project Name / Address:  
**PROJECT NAME**

ADDRESS  
CITY, STATE

## GENERAL PAGE NOTES

1. ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATION SHALL BE CONSIDERED AS PART OF THESE DRAWINGS AND DETAILS FOR THIS BUILDING AND SHALL PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.
  2. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER AND DESIGNER. INCITE 3D WILL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.
  3. ALL STRUCTURAL INFORMATION HAS BEEN PROVIDED BY A PROFESSIONAL ENGINEER. THE APPEARANCE OF HIS/HER PROFESSIONAL ENGINEER SEAL CONFIRMS THAT ALL STRUCTURAL INFORMATION HAS BEEN CHECKED AND APPROVED FOR CONSTRUCTION. CONTRACTOR SHALL COMMUNICATE ANY STRUCTURAL DISPUTES DIRECTLY WITH THE ENGINEER.
  4. BY APPLYING FOR AND OBTAINING A BUILDING PERMIT FOR THESE DOCUMENTS, THE CONTRACTOR CONFIRMS THAT HE OR SHE HAS REVIEWED AND APPROVED THESE CONSTRUCTION DOCUMENTS AS IS AND ACCEPT ALL PARTS OF THESE CONSTRUCTION DOCUMENTS AS SHOWN.
  5. ALL WINDOW NUMBERS ARE GENERIC AND REFER TO THE SASH SIZE.
  6. DEVIATION FROM THESE CONSTRUCTION DOCUMENTS, WITHOUT COORDINATING "REVISION CHANGES" WITH THE OWNER AND INCITE 3D SHALL ABSOLVE INCITE 3D FROM LIABILITIES RISING FROM DISCREPANCIES AND CONSTRUCTION.

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# REAR AND LEFT ELEVATIONS (OPT)

1 )

A4



5. 300, 304, & 308 E Worthington Av (PID  
12105618, 12105617, 12105616)  
HDCCMA-[2025-00874](#)  
Dilworth  
Tim Finein/Kathryn McDowell, Applicants



View from Cleveland Ave



View from Worthington Ave

300 E Worthington - New Construction

CHARLOTTE , North Carolina

02.09.26

p | f arch Proj # 2567



View from Cleveland Ave



View from Worthington Ave

## 300 E Worthington - New Construction

CHARLOTTE , North Carolina

02.09.26

p | f arch Proj # 2567

## **Public Comments**

Jennifer and Scott Rea  
Redwood Development Group, LLC  
1913 Cleveland Avenue



February 9, 2026

Dear Charlotte Historic District Commissioners and Staff:

We are the owners of 1913 Cleveland Avenue, which is located adjacent to 300, 304 and 308 E Worthington Avenue. We have reviewed the proposal for HDCCMA-2025-00874 and do believe this project will be a nice addition to our block. While we support the overall size, scale, and aesthetics of the project, we do have concerns with several design elements on the shared alleyway facing elevation.

Over the last few years, we have brought two separate commercial projects before the Historic District Commission for our 1913 Cleveland Avenue property. Renderings of those prior HDC approvals are shown on Page 2 below. During both of those HDC review processes, our shared alleyway facing elevation was treated by the HDC as if it were a corner elevation on an actual side road. We were required to put as much design detail into that elevation as our front elevation. We believe that was the appropriate way to treat that elevation as it is very visible when driving down Cleveland Avenue. We are writing this letter to ask that you apply this same consideration and standard to your review of the 300-308 E Worthington project that is currently before you.

We do not believe the currently proposed design of the basement parking garage or the location and design of the dumpster enclosure are appropriate for such a visible elevation. Given each garage entrance is designed only for single entry or exit, we would ask that the Commission consider requiring both garage opening widths to be minimized as much as possible and to instead be replaced with additional brick veneer. We would further ask that the Commission require the dumpster enclosure to move to a much less visible location within the project and to be screened as much as possible. We do not feel it is appropriate for the HDC to approve a dumpster enclosure that is visible from the sidewalk or from the front entrance to our current or future building.

An additional concern we have about the proposed project is the proposed grading plan as it relates to the existing grade. Currently, the grade at the Worthington project's side of the alleyway is lower than our existing building's slab. It appears that the proposal shows that grade being changed to where it would instead be higher than our existing building's slab. We are concerned this change in grade would create water running toward and even into our building if proper drainage pipes are not installed. We are not sure if this issue falls under HDC scope, but we wanted to make sure this concern was also shared.

Thank you for your consideration of these concerns.

Sincerely,

Jennifer & Scott Rea  
Redwood Development Group, LLC  
1913 Cleveland Avenue  
Charlotte, NC 28203  
[redwoodproperties@carolina.rr.com](mailto:redwoodproperties@carolina.rr.com)

**1913 Cleveland – HDCCMA-2022099954 – Approved by HDC in March 2023**



**1913 Cleveland – HDCRMA-2021-00235 – Approved by HDC in December 2021**



13. 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](http://www.intecgroup.net)

Date: February 9, 2026  
From: 224, 228, 232, & 236 West Kingston Avenue Permit No:  
Project No:  
Discipline/Reviewer: Dated: February 9, 2026

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**Response to staff open comments:**

**2. Building B-1:**

b. Staff Comments

- ii. Add bump-out details to architectural details page.

The bump-out details added to details page, page A-29. This is typical for all the buildings where this staff comment occurs.

**7. Building C1.1:**

b. Staff Comments

- i. Add bump-out or widen the structure to read more horizontal, not vertical, to match the other proposed structures.

We are constrained by the 5'-0" zoning setback and spacing between buildings on making this building wider. Care was taken in its design to make read balanced horizontal versus vertical feeling. This was achieved with the continuous nature of the balconies and the roof structure. The horizontal balance can maybe best be seen on page A-13 in the simplified line massing diagram.

**8. Site Work:**

c. Staff Comments

- i. Add dimensions of dumpster encloser to site plan.

The dumpster encloser is 10'-0" by 6'-0". See updated plan

- ii. Add dimensions and material-call outs of front walkways to site plan.

The walkways are concrete as called out on the site plan A-10 on right hand side of page. All walkways are 5'-0" with the exception of the extension to the stoops which aligns and is 7'-8" wide. See updated plan.

- iii. Add fencing details to architectural details page.

Wood fence detail is the same as for the 6'-0" trash enclosure on pg A-29.

- i. Consider moving the 6'-0" fence along the left property line to right property line.

The fencing along the left property line as depicted is a zoning requirement at that specific location.

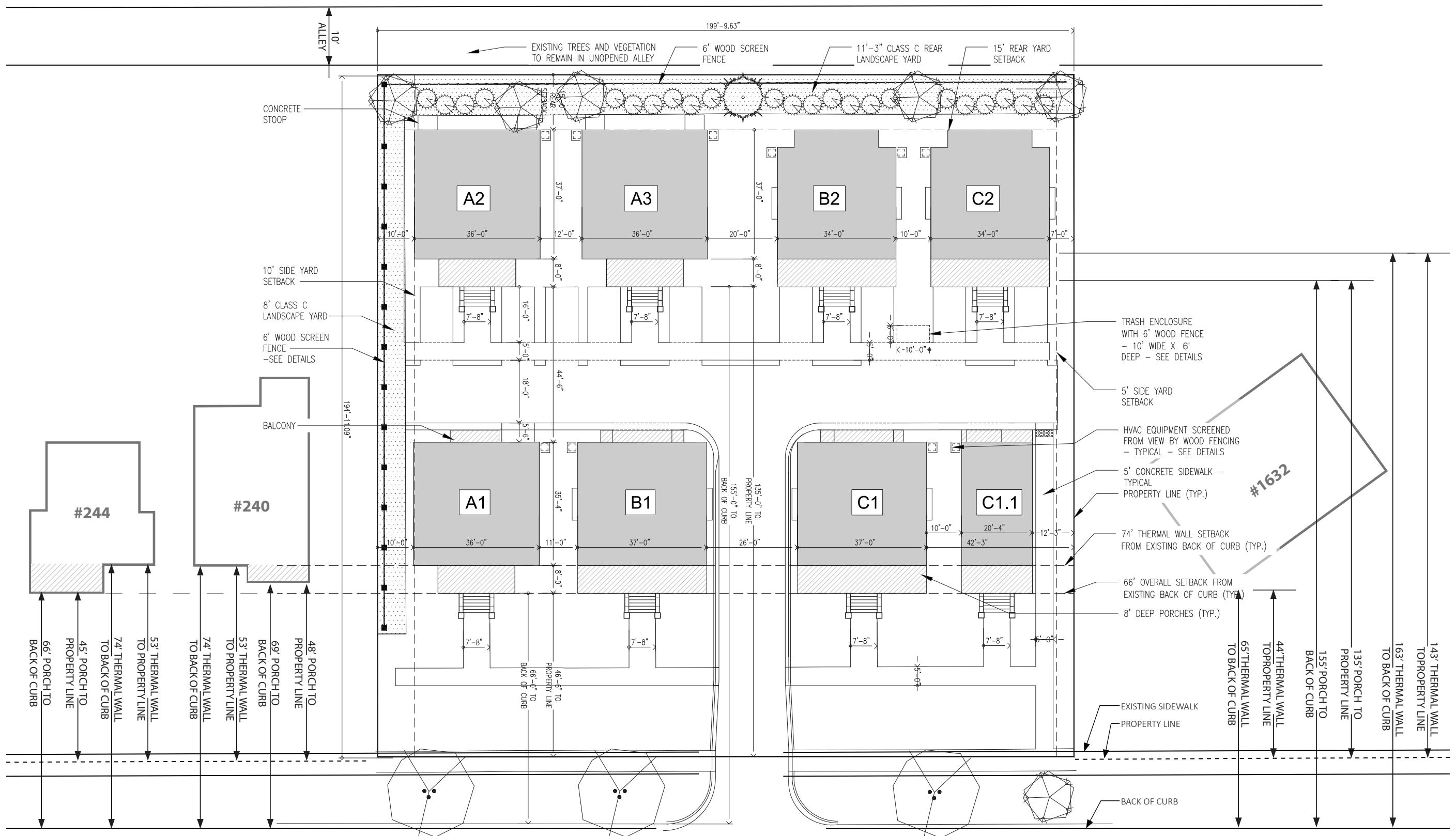
- ii. Fencing along the left property line should follow the approved HDC stepdown.

Fencing will follow the approved HDC stepdown.

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**cc:** File

## 5. PROPOSED: SITE PLAN



WEST KINGSTON AVE.  
80' PUBLIC RIGHT OF WAY

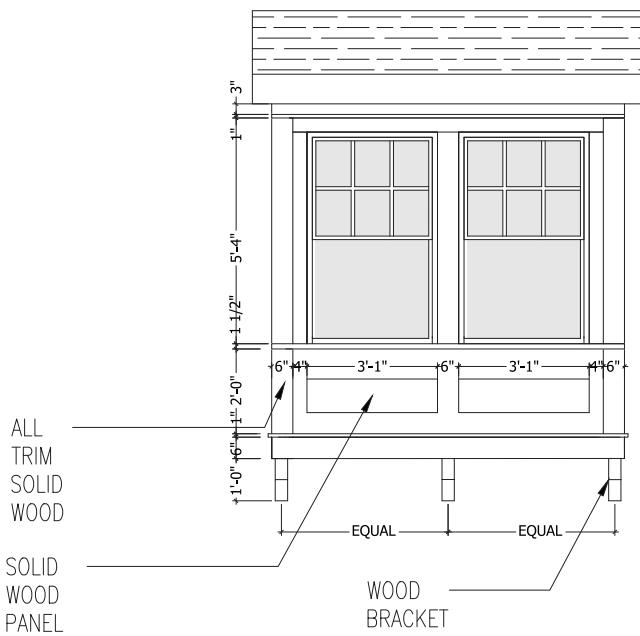
224, 228, 232, & 236 W Kingston Avenue  
Charlotte, NC 28203

INTEC

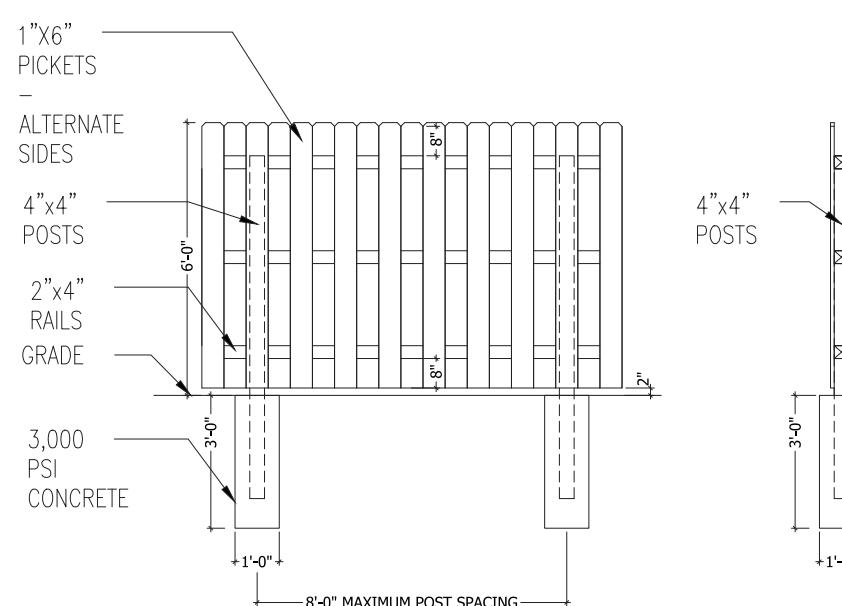
INTEC Group, Inc.  
2459 WILKINSON BLVD  
SUITE 120-C  
CHARLOTTE, NC 28208  
P: 704.372.7910  
www.intecgroup.net

## 5. PROPOSED: ARCHITECTURAL DETAILS

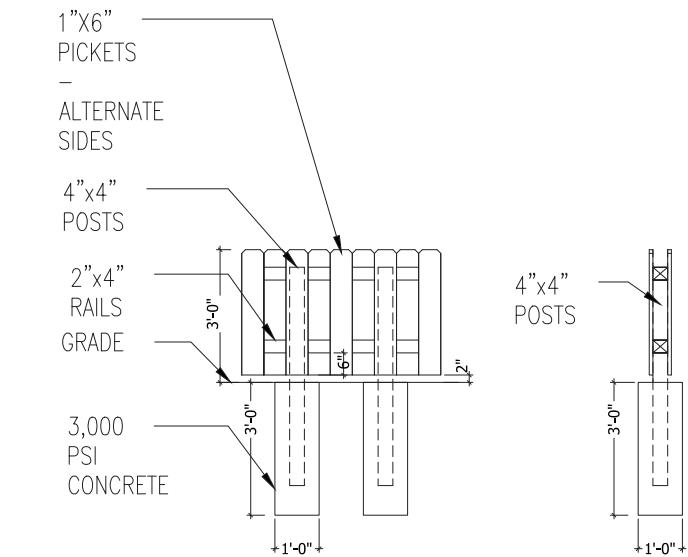
HDC Design Guidelines Page 6.14



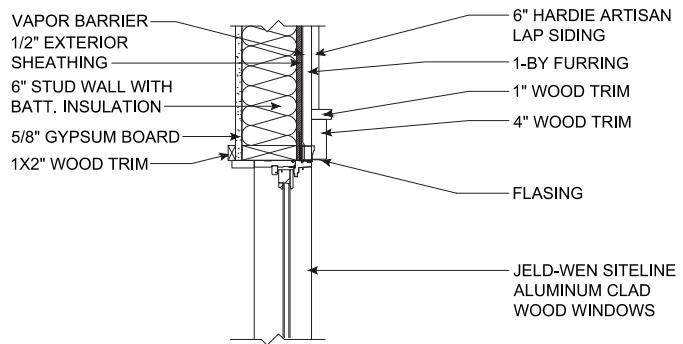
**BAY WINDOW DETAIL**



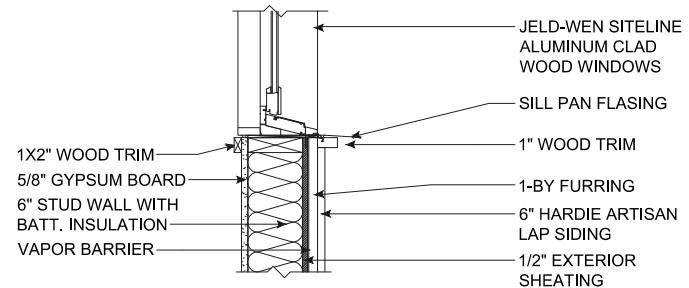
**SOLID WOOD SCREEN AT TRASH ENCLOSURE  
6' WOOD FENCE**



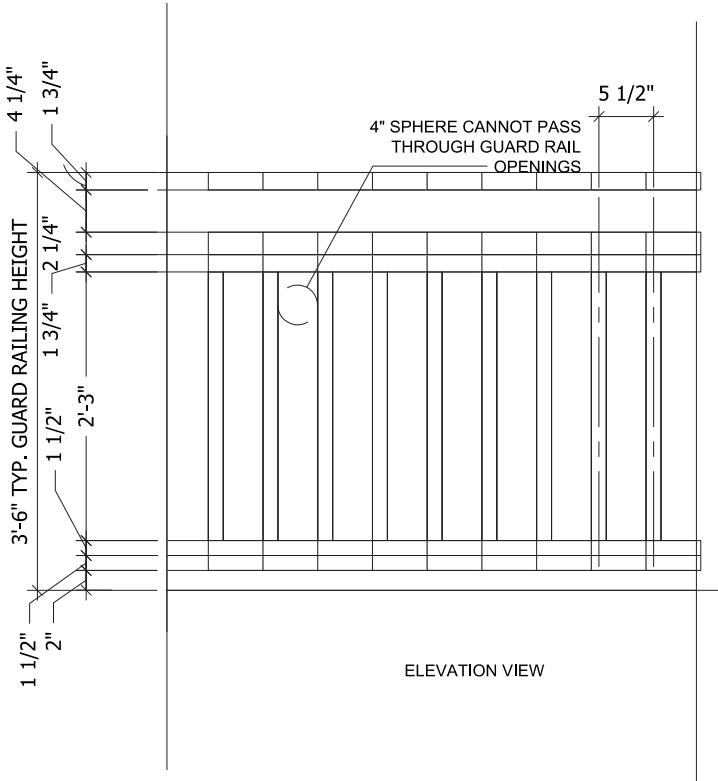
**SOLID WOOD SCREEN AT HVAC**



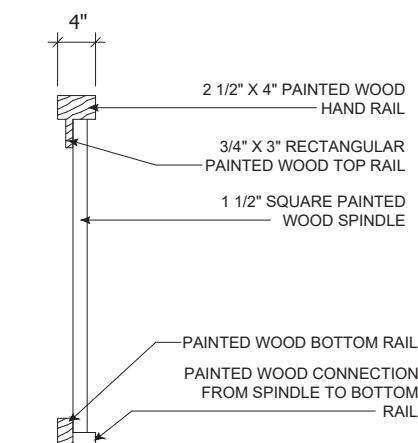
**WINDOW HEAD TRIM SECTION DETAIL**



**WINDOW SILL TRIM SECTION DETAIL**



**GUARD RAIL ELEVATION DETAIL**



**GUARD RAIL SECTION DETAIL**

14. 425 Rensselaer Av (PID 12302907)  
HDCRMIA-[2025-00693](#)  
Dilworth  
Nancy Weekley/Angie Lauer, Applicants

## **Public Comments**

Stefano Pavesi

1424 Euclid Avenue

**From:** [Stefano Pavesi](#)  
**To:** [Faucette, James](#)  
**Cc:** [Stefano Pavesi](#)  
**Subject:** [EXT]HDCRMIA-2025-00693,425 Rensselaer Avenue (PID 12302907)  
**Date:** Sunday, February 8, 2026 5:30:29 PM  
**Attachments:** [image002.png](#)  
[13.jpg.png](#)

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**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.

James,

I would like to submit formal comments regarding the recently constructed structure associated with the garage addition at the neighboring property, 425 Rensselaer Avenue. Attached are photographs showing the structure, its proximity to my property, and the resulting visual and privacy impacts for reference. I also want to note that I made multiple attempts to work directly with my neighbor to identify a reasonable design solution that would help reduce these impacts. Unfortunately, despite these efforts, no accommodations were made.

In addition, during the course of the recent new fence work on the neighboring property, the upper canopy of mature landscaping along the property line, including long-established plantings that had provided partial screening for years, was removed. As a result, the natural visual buffer between the properties has been significantly reduced, increasing the visibility and privacy impact of the newly constructed structure.

I would also like to state for the record that when I previously contacted HDC regarding the construction of a trellis on my own property, I was provided information that I later learned was not accurate. As a result, I understand that my trellis does not meet current HDC standards and will need to be removed. I am including this to demonstrate that I have acted in good faith and have made efforts to comply with HDC requirements, even when that has required undoing work on my own property.

In reviewing the Charlotte Historic District Design Standards, I respectfully note the following standards and guidance that apply to this situation:

#### **Compatibility With the Surrounding Environment**

**“New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”**

*(Secretary of the Interior’s Standard #9)*

As shown in the attached photographs, the newly constructed structure is positioned

extremely close to the adjacent property line and introduces a large vertical element that was not previously present in this location. Due to the limited separation between the properties, the structure creates a visually dominant wall-like presence when viewed from neighboring yards and living spaces. The height, massing, and proximity of the addition significantly alter the visual relationship between the properties and reduce the sense of openness that historically existed along this side-yard condition. For these reasons, the addition does not fully achieve compatibility with the surrounding environment as contemplated by the Design Standards, and additional architectural treatment or screening would help improve compatibility.

#### **Impact on Adjacent Properties and Environment**

**“New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”**

*(Secretary of the Interior’s Standard #10)*

Without mitigation, the addition permanently changes the environmental context experienced from adjacent properties, rather than preserving the traditional scale and spatial relationships characteristic of the district.

#### **Additions Should Remain Secondary and Not Overpower**

**“Additions should be designed to be subordinate to the historic building and should not visually overpower the original structure.”**

*(HDC Design Standards – Additions)*

As shown in the attached photographs, the height, massing, and proximity of the newly constructed structure create a strong visual presence that competes with and visually dominates portions of the primary building when viewed from adjacent properties. Because of the limited separation between the properties, the scale and placement of the structure intensify its visual dominance, increasing both the visual and privacy impacts on neighboring properties. For these reasons, I respectfully request that additional architectural mitigation or screening be considered to ensure the addition remains visually subordinate, consistent with the HDC Design Standards.

#### **Scale, Massing, and Visual Impact**

**“New construction should be compatible in scale, massing, and form with surrounding buildings and should minimize visual impact on adjacent properties.”**

*(HDC Design Standards – New Construction)*

As shown in the attached photographs, the overall height and visual massing of the new structure reads greater than portions of the primary building from adjacent views. This makes the addition feel visually dominant rather than subordinate, which increases its impact on neighboring properties. This conflicts with the Design Standards’ guidance that additions should remain subordinate and should not visually overpower the original structure.

#### **Use of Mitigation to Address Impacts**

**“When a proposed project creates impacts to surrounding properties or the historic environment, mitigation measures should be used to reduce those impacts.”**

*(HDC Design Standards – General Principles)*

As shown in the attached photographs, the new structure creates significant visual and privacy impacts due to its height and close proximity to my property. I respectfully request that mitigation measures, such as architectural screening, lattice/trellis elements, or other historically appropriate treatments, be required to reduce these impacts and improve compatibility.

#### **Architectural Treatment and Detailing**

**“Architectural elements, materials, and detailing should be used to soften the appearance of new construction and improve compatibility with its context.”**

*(HDC Design Standards – Design Compatibility)*

Architectural screening, lattice panels, trellis elements, or similar historically appropriate treatments would help soften the visual impact of the new structure, reduce its visual impact, and improve compatibility with the character and scale of the surrounding properties.

#### **Conditions of Approval**

**“Approval with Conditions: The applicant shall satisfy any and all conditions imposed by the Commission in order for the HDC to issue a Certificate of Appropriateness.”**

*(HDC Procedures)*

My intent is not to stop the project, but to request reasonable, historically appropriate mitigation consistent with the Design Standards.

Given the lack of response to prior requests for privacy mitigation and the clear guidance within the Design Standards regarding compatibility, scale, and impact on adjacent properties, I respectfully request that the Commission and staff consider requiring additional architectural screening or design treatment as a condition of approval.

Thank you for your consideration.

Best regards,

**Stefano Pavesi** 

Manager of Strategic Accounts - STOELTING

C: 704 303 4503

[stefano.pavesi@vollrathco.com](mailto:stefano.pavesi@vollrathco.com)

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[stoeltingfoodservice.com](http://stoeltingfoodservice.com)

**VOLLRATH®**

**From:** [Stefano Pavesi](#)  
**To:** [Faucette, James](#)  
**Cc:** [Stefano Pavesi](#)  
**Subject:** [EXT]RE: [EXT]Stefano Pavesi  
**Date:** Friday, February 6, 2026 2:14:14 PM  
**Attachments:** [image002.png](#)  
  [image003.png](#)

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**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.

James,  
Thank you for taking my call.

I would like to provide formal comments regarding the recently constructed structure associated with the garage addition at the neighboring property.

I first want to note that I made multiple attempts to work directly with my neighbor to identify a reasonable design solution that would help reduce visual and privacy impacts created by the stair structure. Unfortunately, despite these efforts, no accommodations were made.

I would also like to state for the record that when I previously contacted HDC regarding the construction of a trellis on my own property, I was provided information that I later learned was not accurate. As a result, I understand that my trellis does not meet current HDC standards and will need to be removed. I am including this to demonstrate that I have acted in good faith and have made efforts to comply with HDC requirements, even when that has required undoing work on my own property.

In reviewing the Charlotte Historic District Design Standards, I respectfully note the following standards and guidance that apply to this situation:

#### **Compatibility With the Surrounding Environment**

**“New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”**

*(Secretary of the Interior’s Standard #9)*

Due to the height, massing, and extremely close proximity of the stair structure to my property, the visual and privacy impacts significantly affect the surrounding environment, including adjacent properties.

#### **Impact on Adjacent Properties and Environment**

**“New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”**

*(Secretary of the Interior’s Standard #10)*

The stair structure and building creates direct overlook into my yard and living spaces and introduces a strong vertical presence that affects the adjacent environment.

#### **Additions Should Remain Secondary and Not Overpower**

**“Additions should be designed to be subordinate to the historic building and should not visually overpower the original structure.”**

*(HDC Design Standards – Additions)*

Because of the limited separation between properties, the scale and placement of the structure intensify its visual dominance, increasing its impact on the neighboring property.

#### **Scale, Massing, and Visual Impact**

**“New construction should be compatible in scale, massing, and form with surrounding buildings and should minimize visual impact on adjacent properties.”**

*(HDC Design Standards – New Construction)*

Given its height and proximity, the structure creates a strong visual wall effect that would benefit from additional architectural treatment.

#### **Use of Mitigation to Address Impacts**

**“When a proposed project creates impacts to surrounding properties or the historic environment, mitigation measures should be used to reduce those impacts.”**

*(HDC Design Standards – General Principles)*

The proximity of the stair structure to my property warrants mitigation to reduce visual dominance and privacy impacts.

#### **Architectural Treatment and Detailing**

**“Architectural elements, materials, and detailing should be used to soften the appearance of new construction and improve compatibility with its context.”**

*(HDC Design Standards – Design Compatibility)*

Architectural screening, lattice panels, trellis elements, or similar historically appropriate treatments would help soften the visual impact of the stair structure.

#### **Conditions of Approval**

**“Approval with Conditions: The applicant shall satisfy any and all conditions imposed by the Commission in order for the HDC to issue a Certificate of Appropriateness.”**

*(HDC Procedures)*

My intent is not to stop the project, but to request reasonable, historically appropriate mitigation consistent with the Design Standards.

Given the lack of response to prior requests for privacy mitigation and the clear guidance within the Design Standards regarding compatibility, scale, and impact on adjacent properties, I respectfully request that the Commission and staff consider requiring additional architectural screening or design treatment as a condition of approval.

Thank you for your consideration.

Best regards,

**Stefano Pavesi** 

Manager of Strategic Accounts - STOELTING

C: 704 303 4503

[stefano.pavesi@vollrathco.com](mailto:stefano.pavesi@vollrathco.com)

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**Stoelting, A Vollrath Brand**

502 Hwy 67, Kiel, WI 53042

[stoeltingfoodservice.com](http://stoeltingfoodservice.com)



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**From:** Faucette, James <James.Faucette@charlottenc.gov>

**Sent:** Friday, February 6, 2026 12:41 PM

**To:** Stefano Pavesi <[stefano.pavesi@vollrathco.com](mailto:stefano.pavesi@vollrathco.com)>

**Subject:** RE: [EXT]Stefano Pavesi

Hi Stefano, thanks for your call.

Here is the link to the project details:

[https://www.charlottenc.gov/files/sharedassets/city/v/1/growth-and-development/planning-and-zoning/documents/historic-districts/hdc/2026/agenda/cases/february-2026/14\\_2025-00693\\_feb2026.pdf](https://www.charlottenc.gov/files/sharedassets/city/v/1/growth-and-development/planning-and-zoning/documents/historic-districts/hdc/2026/agenda/cases/february-2026/14_2025-00693_feb2026.pdf)

Here is the link to the HDC Standards:

[https://www.charlottenc.gov/files/sharedassets/city/v/1/growth-and-development/planning-and-zoning/documents/historic-districts/hdcdesignstandards\\_april2023.pdf](https://www.charlottenc.gov/files/sharedassets/city/v/1/growth-and-development/planning-and-zoning/documents/historic-districts/hdcdesignstandards_april2023.pdf)

And here is the number for Code Enforcement: **704-336-7600**

Please let me know if you need any other assistance.

**James Faucette**

*Administrative Officer*

Charlotte Planning, Design + Development  
600 East 4th Street | 8th Floor | Charlotte, NC 28202  
980-287-6051 | [James.Faucette@CharlotteNC.gov](mailto:James.Faucette@CharlotteNC.gov)  
[charlottenc.gov/planning](http://charlottenc.gov/planning)



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**From:** Stefano Pavesi <[stefano.pavesi@vollrathco.com](mailto:stefano.pavesi@vollrathco.com)>  
**Sent:** Friday, February 6, 2026 12:26 PM  
**To:** Faucette, James <[James.Faucette@charlottenc.gov](mailto:James.Faucette@charlottenc.gov)>  
**Subject:** [EXT]Stefano Pavesi

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Thanks!

Best regards,

**Stefano Pavesi**   
Manager of Strategic Accounts - STOELTING  
C: 704 303 4503  
[stefano.pavesi@vollrathco.com](mailto:stefano.pavesi@vollrathco.com)

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502 Hwy 67, Kiel, WI 53042  
[stoeltingfoodservice.com](http://stoeltingfoodservice.com)































