

Agenda Supplement

September 11, 2024
HDC Meeting

Applicant Submitted Information

7. 501 N Poplar St (PID 07803623)
HDCRMA-[2023-00988](#)
Fourth Ward
Ryan Baird, Applicant

12. 3105-3121 Colyer Pl (PID 09506133, 09506134,
09506135, 09506136, & 09506137)
HDCRMA-[2024-00336](#)
Plaza Midwood
Panchali Sau, Applicant

Information Submitted by the Public

5. 1921 Charlotte Dr (PID 12111901)
HDCCMA-[2023-01193](#)
Dilworth
Erica Kennedy, Applicant

5. 1921 Charlotte Dr (PID 12111901)
HDCCMA-[2023-01193](#)
Dilworth
Erica Kennedy, Applicant

Information Submitted by the Public

Shannon and Brad Brown

1223 Ideal Way

From: Shannon Brown <shannonbrown17nc@gmail.com>
Sent: Tuesday, September 10, 2024 8:21 AM
To: Faucette, James <James.Faucette@charlottenc.gov>; Harpst, Kristina <Kristina.Harpst@charlottenc.gov>; Drath, Marilyn <Marilyn.Drath@charlottenc.gov>
Subject: [EXT]1921 Charlotte Dr (HDCCMA 2023-01993)

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Hello James,

We would again like to submit comments in opposition to the proposed project at 1921 Charlotte Dr. Thank you in advance for your assistance.

We are homeowners with a property within 300 ft of the structure in question, and our contact information is below. Our comments regarding Case# HDCCMA-2023-01993 are as follows:

As property owners within 300 feet of 1921 Charlotte Drive, we 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 building on this property would only compound and highlight the inconsistency, and the proposed new building on this property would be clearly visible (and very pronounced) from both Charlotte Dr and Ideal Way. Secondly, the proposed addition has external walkways and staircases (resembling a motel), which would be visible from both residential streets and are not found (to our knowledge) anywhere else within the Dilworth Historic District. Thirdly, the proposed loss of mature trees to accommodate this new building would negatively affect the tree canopy which we, as residents, are constantly working to protect. Fourthly, 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 historic properties. Fifthly, there are many inconsistencies (proposed parking spots, final number of rooms, and new building elevations) in the application which call into question what would ultimately be built on the property. Lastly, and most importantly, doubling the capacity of this hotel would drastically impact the population density within our beloved residential neighborhood.

Please note: our home is two houses away from this proposed project, and we have recently completed a major project on our home, adhering to all Charlotte Historic District Commission Standards.

Thank you for considering our comments.

Sincerely,

Shannon and Brad Brown
1223 Ideal Way
Charlotte, NC 28203
Shannonbrown84NC@gmail.com
bcbtri@gmail.com
704-562-7451 (Shannon)
704-497-8463 (Brad)

Information Submitted by the Public

Kay and Vince Chelena

1217 Ideal Way

From: [Kay Chelena](#)
To: [Faucette, James](#)
Subject: [EXT]1921 Charlotte Dr / HDCCMA-2023-01993
Date: Tuesday, September 10, 2024 11:49:11 AM

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Hello James,

In regards to 1921 Charlotte Drive/HCDDMA-2023-01993, we wish to go on record as in opposition of the proposed project. Our home is within 300 feet of the structure under consideration. We moved to Dilworth 35 years ago and have enjoyed the preservation of this historic district and beautiful neighborhood. We have gone through a small expansion and a carport project and have adhered to the CHDC Standards and hope the city will hold this project to the same standard and requirements as the rest of the neighborhood.

We strongly oppose approval of the proposed project for multiple reasons.

- 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 building on this property would only compound and highlight the inconsistency, and the proposed i.e. new building on this property would be clearly visible (and very pronounced) from both Charlotte Dr and Ideal Way.
- in terms of context, the proposed addition has external walkways and staircases (resembling a motel), which would be visible from both residential streets and are not found (to my knowledge) anywhere else within the Dilworth Historic District.
- the proposed loss of mature trees to accommodate this new building would negatively affect the tree canopy which we, as residents, are constantly working to protect.
- 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 historic properties. Fifthly, there are many inconsistencies (proposed parking spots, final number of rooms, and new building elevations) in the application which call into question what would ultimately be built on the property.
- doubling the capacity of this hotel would drastically impact the population density within our beloved residential neighborhood.

Thank you for your consideration of our opposition.

Kay and Vince Chelena

Kay Chelena
The Management Office
Phone: 704-333-8445

Fax: 704-333-6927

Email: Kay@TheManagementOffice.com



Information Submitted by the Public

Ellen Citarella

Dilworth Community Association

Land Use Committee



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. The DCA and Dilworth neighbors appreciate the ongoing work of the HDC in maintaining the historic quality of our neighborhood. Dilworth would not be what it is without the HDC's overview all these years.

This petition troubles many of our constituents, and the DCA Board and land use committee have heard from them. We write the HDC to support their concerns and ask that the design standards be carefully and fully applied, given the precedent this addition to a non-conforming structure will set. We are currently opposing this application for the following reasons:

Orientation – direction in which the front of the building faces

These two buildings have entrances on three sides. The applicant has stated that this new building has a strong orientation to Kenilworth Ave. One should be able to clearly determine where each building's legitimate front entrance is - shouldn't it be on Charlotte Drive? How is this consistent with the guideline per 7.6?

Massing – relative size of the buildings in relationship to each other

The visibility of the new building from Charlotte Dr. gives the appearance that the addition is wider than the current building and therefore more massive. While there is currently only a standard for this with additions, shouldn't new construction also ensure compatibility with the HDC design standards?

Directional Expression:

The Directional Expression of the new building on Ideal Way does not conform to the directional expression of the original building. How is this acceptable with the guideline per 7.10?

Sidewalks and Parking:

- a) Per 8.2 "These standards are intended to insure that both residential AND non-residential parking plans have a minimum impact on the historic character of the neighborhood. (see Google Map Charlotte Drive view for reference). Does the proposed parking lot conform to this?
- b) Per 8.2 #9 "Front parking only when it would not violate the historic character of a streetscape" and "Any parking or paving plan MUST include screening to buffer from residential" The current parking lot screening plan does not provide adequate buffers to residential uses Will that be required per the design standard 8.2?
- c) Per 8.2 #13, "curb cuts should be limited to 2 lanes max" - this curb cut is 28 feet. Will the applicant be required to conform to the guideline which states "as narrow as possible"?

Trees:

- a) The two largest trees on the rear of the property are Willow Oak and Ash and the 21"DBH tree is a healthy Willow Oak. Additionally, many of the existing trees noted on the plan along Ideal Way



appear dead. The writeup on pg 2 is inconsistent with the arborist letter. With that inconsistency can the commission make a proper decision?

- b) Should this application move forward, we request that the new building be moved closer to Ideal Way, thereby saving that 21" Willow Oak at back of the property.
- c) There is a 23" caliper Evergreen tree on the back left of the parking lot. Its species and its removal are not even addressed in the application. Will that occur?

The HDC design standards do not appear to address what to examine in adding additional buildings to a non- conforming one. However, city ordinances generally require that additions or modifications to non- conforming structures must follow the requirements, guidelines and design thought of the current ordinances, to ensure a non- compliant structure does not become more so. **The addition as proposed will simply increase the non- conformity of the existing structure already on this site.**

Please require strict adherence to the HDC design standards as this moves forward to ensure that the **new construction design ensures compatibility with the character of the district.**

Information Submitted by the Public

Paul Garafola

2020 Charlotte Drive

From: [Paul Garafola](#)
To: [Faucette, James](#)
Cc: [Garafola, Lesley](#)
Subject: [EXT]Reject Kasa Hotel Addition - Dilworth
Date: Tuesday, September 10, 2024 10:24:49 AM

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James,

I am writing to express our grave concern for any approval of an addition to the Kasa Hotel Project located on the corner of Charlotte Drive and Ideal Way.

My wife Lesley and I have lived on Charlotte Drive for 18 years and are located one block away from the property in question. I am an architect in Charlotte and we have successfully gone through multiple Dilworth Historic Approvals. It is not appropriate to have this use on our street. It is a non-compliant eyesore already with the architectural style and obtrusive neon lights. It does not fit our historic street. It adds noise pollution, light pollution, safety concerns and area cleanliness concerns surrounding the property. While we realize we can no do much to change the building that is existing non-conforming, we will do everything in our power to reject this addition.

Specifically, please see below issues:

1. Context - the redesigned exterior stair is clearly visible from Charlotte Drive and Ideal way and the exterior stair does not have any historic context in the neighborhood.
2. They have relocated the new building requiring the removal of a healthy mature tree by the parking lot. They are also recommending removal of an Ash tree per recommendations from the UDO. This project is not being evaluated per the UDO - the HDC has full authority over the tree removal. There will not be any mature trees left on the interior of the site to provide shade for the buildings.
3. Use - the hotel has an outstanding zoning violation for operation of a hotel without the required on-site management. The owner is trying to negotiate their way out of this requirement by saying they can have someone on site within 15 minutes.
4. The owner removed the required pedestrian access from Charlotte drive because the old front door opens directly into a guest room. This is in violation of the pedestrian overlay district requirements for the site.
5. A number of errors are shown on the current application:
 - The calculations shown on the drawings for impervious area are incorrect.
 - They also list 20 on site parking spots when there are only 18 shown on the plan.
 - The number of rooms in the existing hotel is listed as 13 on Polaris, 15 on page 15 of the

application and 17 on page 16 of the application.

- When complete there will be 30 units on 0.537 acres or 56 units/acre.
- The new building is 2'-0" higher than the existing building but that difference is not shown on the elevations on page 18 of the application - making the new building appear shorter.

Please call or email me with any questions.

Thank you,

Paul R. Garafola AIA, NCARB, LEED BD+C
Principal

paul@whnarch.com

704.333-9952 o

704-619-6608 m



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Consider the environment before printing

Information Submitted by the Public

Nick Linville

2016 Charlotte Drive

Faucette, James

From: Nick Linville <nick@linvillehistoricalconsulting.com>
Sent: Tuesday, September 10, 2024 9:18 AM
To: Faucette, James
Cc: Harpst, Kristina; Drath, Marilyn
Subject: [EXT]HDCCMA-2023-01993

Follow Up Flag: Follow up
Flag Status: Flagged

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To the Charlotte Historical District Commission –

I am writing in reference to HDCCMA-2023-01993. I wish to express my opposition to this development which will negatively impact the integrity of the Dilworth Historic District. The historic district already is suffering from encroachments at its edges, and adding this intrusion within its boundaries would greatly impact the historical feeling of this section of the district. I feel it also will compel other developers to view the historic district as ripe for the taking. The proposed structure's design is inconsistent with the features of the historic district (i.e. exposed stairway visible from nearby streets and parking). Also, to have this level of volume on such a small lot is inconsistent with the aesthetic of the historic district. Moreover, the current owner already is in violation for running a hotel and they often fail to clear undergrowth along Kenilworth Avenue which creates a safety hazard when turning. To permit them to expand is inappropriate. Aside from historical concerns, there also are issues regarding the removal of mature, healthy trees to accommodate this expansion.

Many years ago, the residents of Dilworth worked together to establish this historic district after they saw their historic neighborhood falling prey to new developments that were out of place. Because of their efforts, we have this beautiful neighborhood where we can visually appreciate the history of our great city. Please, let's honor their memory and our history by blocking this proposed development.

Nick Linville, MA

Principal & Historian
Linville Historical Consulting
Charlotte NC
(980) 533-4908

www.linvillehistoricalconsulting.com

Instagram: [@linvillehistoricalconsulting](https://www.instagram.com/linvillehistoricalconsulting)



Information Submitted by the Public

Denise Walsh

1225 Ideal Way

From: Denise Walsh <denise.walsh@me.com>
Sent: Monday, September 9, 2024 6:42 PM
To: Faucette, James <James.Faucette@charlottenc.gov>
Cc: Harpst, Kristina <Kristina.Harpst@charlottenc.gov>; Drath, Marilyn <Marilyn.Drath@charlottenc.gov>; Denise Walsh <denise.walsh@me.com>
Subject: [EXT]Re: 1921 Charlotte Dr / HDCCMA-2023-01993
Hello James,

I would again like to submit my below comments in opposition to the proposed project at 1921 Charlotte Dr. I would also like to register to participate in the September 11th meeting, although I am not sure my work schedule will allow me to attend (in which case, it is important that my comments below are submitted for consideration by the Commission). Thank you in advance for your assistance.

I am a homeowner with a property within 300 ft of the structure in question, and my contact information is below. My comments regarding Case# HDCCMA-2023-01993 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 building on this property would only compound and highlight the inconsistency, and the proposed i.e. new building on this property would be clearly visible (and very pronounced) from both Charlotte Dr and Ideal Way. Secondly, in terms of context, the proposed addition has external walkways and staircases (resembling a motel), which would be visible from both residential streets and are not found (to my knowledge) anywhere else within the Dilworth Historic District. Thirdly, the proposed loss of mature trees to accommodate this new building would negatively affect the tree canopy which we, as residents, are constantly working to protect. Fourthly, 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 historic properties. Fifthly, there are many inconsistencies (proposed parking spots, final number of rooms, and new building elevations) in the application which call into question what would ultimately be built on the property. Lastly, and most importantly, doubling the capacity of this hotel would drastically impact the population density within our beloved residential neighborhood.

Please note: my home is directly across the street from this proposed project, and I recently completed a major renovation/restoration project on my home, adhering to all Charlotte Historic District Commission Standards.

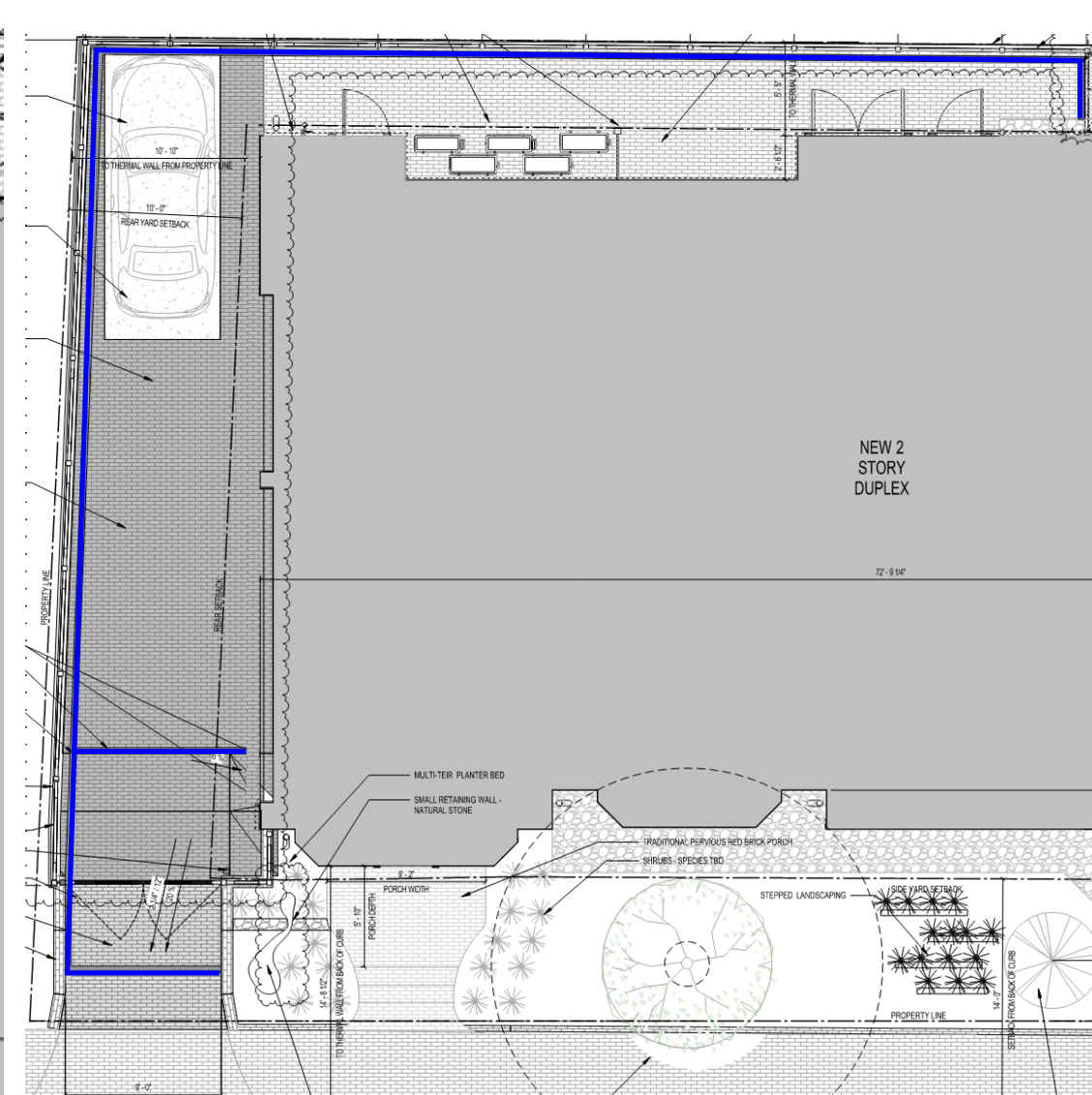
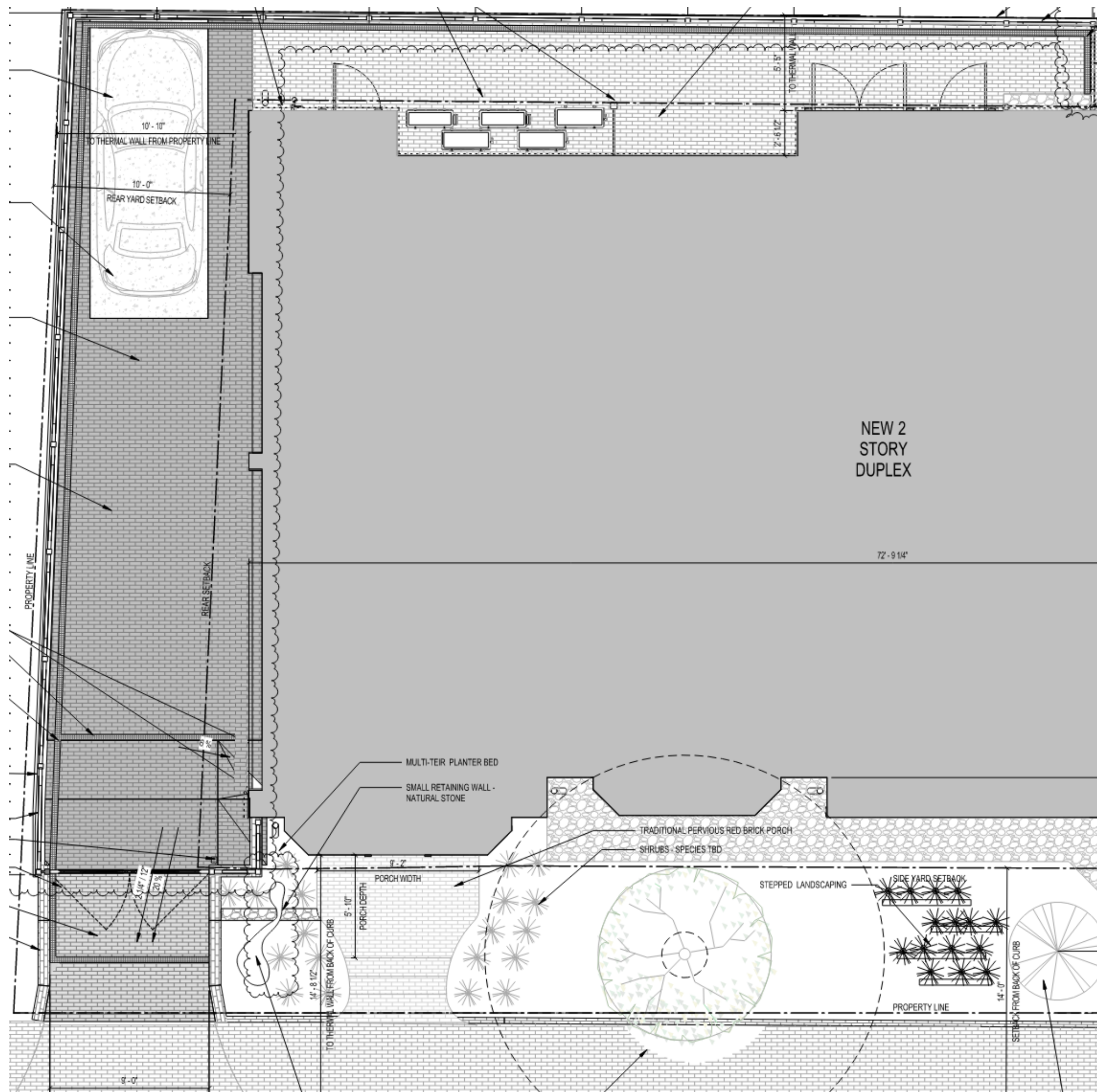
Thank you for considering my comments.

Sincerely,
Denise Walsh
1225 Ideal Way
Charlotte, NC 28203
denise.walsh@me.com
949-433-5825

7. 501 N Poplar St (PID 07803623)
HDCRMA-[2023-00988](#)
Fourth Ward
Ryan Baird, Applicant

Exterior Materials-501 N Poplar St

Design Options			
Name	HDC Approved	Option#1	Option#1 Approvable?
Dividing Wall near Trash		Flat dividing wall built-in to home. Extira (or approved cementitious siding)	
Trench Drain final Layout	Trench Drain along blue line.	Revised path due to sloping requirements away from the building.	
Exterior Materials			
Name	HDC Approved	Option#1	Option#1 Approvable?
Composite Trim - Flat (Corner Boards, Frieze, Fascia, Band Trim, Trim - Porch Beam, Window Trim, Cornices, - Trim Boards, Door Trim)	Wood	Flat TruExterior flyash made to stand proud (See mock-ups)	
Beadboard Porch Ceilings	Wood	TruExterior flyash beadboard.	
Soffit Panels	Wood	Soffit Panel Series by James Hardie - smooth vented cementitious soffit.	
Brackets	Wood	Extira Composite	
Crown Molding and Base Cap Molding	Wood	Composite	
Window Structure - A Series Fibrex	Jeld-Wen Sitrine Clad-Wood Windows	Fibrex, Andersen A-Series	
Window Structure - E Series (front) and Fiberglass (back elevations)	Jeld-Wen Sitrine Clad-Wood Windows	Aluminum-clad fibrex Andersen E-Series on front elevations, Fiberglass on side and rear elevations.	



Trench Drain final layout

Staff Approvable

12. 3105-3121 Colyer Pl (PID 09506133, 09506134,
09506135, 09506136, & 09506137)
[HDCRMA-2024-00336](#)
Plaza Midwood
Panchali Sau, Applicant

Text amendments in *italics*

The existing grade at LEVEL 01C on the architect's drawing differed from site conditions. Actual site condition at time of build was actually -6'-4" for Level 01C, -3'-8" for Level 01B. This required an additional 12" of brick veneer. *Additionally garage doors were changed from 8-0 to 7-0 doors as the first floor has 8' ceilings.*

Explanation



As-built photo

Panel & Window Detail

As-built photo



Explanation

The center vertical panels were eliminated to minimize possibility of water intrusion into the building envelope. And this detail now matches what is approved in Buildings 2-4.

Window type changed to meet egress.
Changed from fixed to double hung.

Architect incorrectly drew wood detail when brick sill is correct method of installation. *The brick sill utilized will prevent water from pooling by the window and last much longer than the siding sills drawn on the original submission.*

Brick Sill and Window Spacing

As-built photo



Explanation

This was drawn incorrectly by original architect.

Porch roof needs flashing to prevent water intrusion. There was not enough space for flashing and brick sill.

The window manufacturer did not have a window large enough to match the book-size window depicted on the COA drawings. The installed window was shorter and allowed for a row of siding beneath the window that was not shown on the COA drawings.