

# Agenda Supplement

December 13, 2023  
HDC Meeting

## Applicant Submitted Information

- |   |   |
|---|---|
| <p>3. 1801 Washington Av (PID 07840706)<br/>HDCRMI-<a href="#">2023-00263</a><br/>McCrorey Heights<br/>Timothy McMullen &amp; Barbara Williams, Applicants</p> <p>6. 1615 The Plaza (PID 08118709)<br/>HDCRMI-<a href="#">2022-00590</a><br/>Plaza Midwood<br/>Karen &amp; Donald Cates, Applicants</p> <p>9. 424-428 West Bv (PID 11907801)<br/>HDCCMA-<a href="#">2023-00283</a><br/>Wilmore<br/>Brittany Lins &amp; Collin Brown, Applicants</p> <p>14. 412 E Kingston Av (PID 12308317)<br/>HDCRMI-<a href="#">2023-00668</a><br/>Dilworth<br/>Wrenn Wells, Applicant</p> | <p>16. 2025 Charlotte Dr (PID 12112803)<br/>HDCRMA-<a href="#">2023-00737</a><br/>Dilworth<br/>Angie Lauer, Applicant</p> |
|---|---|

## Information Submitted by the Public

8. 1823 Cleveland Av (PID 12105301)  
HDCCMA-[2023-00663](#)  
Dilworth  
Don Peadon, Applicant
9. 424-428 West Bv (PID 11907801)  
HDCCMA-[2023-00283](#)  
Wilmore  
Brittany Lins & Collin Brown, Applicants

3. 1801 Washington Av (PID 07840706)  
HDCRMI-[2023-00263](#)  
McCrorey Heights  
Timothy McMullen & Barbara Williams, Applicants

HDCRMI – 2023-00263

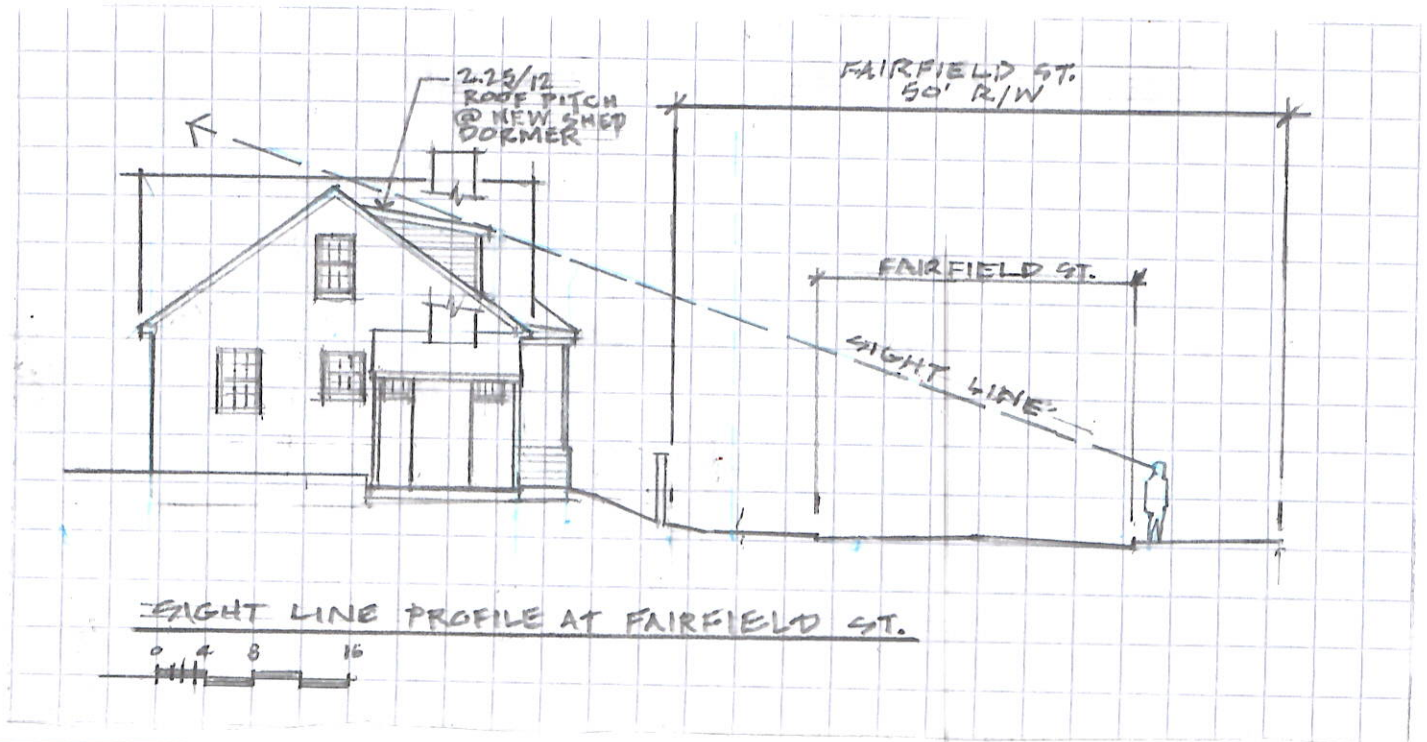
1801 Washington Ave.

Addition, Window and Door Changes, & Driveway

Responses to Staff Comments: (Owner's/Architect's responses are noted in red text.)

12/10/2023

1. Screen porch addition over existing patio a. What are the dimensions of the fiber cement siding? Fiber cement panels are 6 -1/4" wide with 5" exposure. b. The screen porch is completely reversible. Yes, Screened Porch can be removed with minimal disruption to the existing structure.
2. Dormer addition on left elevation a. What are the dimensions of the fiber cement siding? Fiber cement panels are 6 -1/4" wide with 5" exposure. b. What is the corner board material and dimensions? Corner Boards are fiber cement 3/4" thick x 2-1/2" wide. c. Window specifications that meet HDC Standards are needed for the awning windows. d. What is the pitch of the shed roof dormer? The pitch of the Shed Dormer Roof is 2.25/12. Is it possible to use asphalt shingle siding instead? Due to the low pitch, wind blown rain may be forced up the slope and compromise the roof's integrity. Roofs lower than a 3/12 pitch are not recommended to have shingles as the roofing material. This is why a standing seam metal roof is proposed. Sight line from the adjacent side street does not allow the Shed Dormer's Roof to be visible, due to the angle of view. (See Sight Line Profile Below)
3. Right elevation changes a. Provide a brick and mortar sample for the areas to be infilled.
4. Window repair/replacement a. Confirm that all windows will be retained and repaired, and none are proposed for replacement other than the right elevation changes as noted above? All existing windows will be retained and frames, sashes, and muntins repaired. Existing Simulated Divided Lite 'Picture Window' at Living Room to be removed and replaced with a single French Door to provide access to the Screened Porch. b. Staff can work out the details of the storm windows.
5. Minor changes can be approved by Staff such as the siding and trim specifications, window specifications, brick/mortar matching, and storm windows, provided these items meet the HDC standards



6. 1615 The Plaza (PID 08118709)  
HDCRMI-[2022-00590](#)  
Plaza Midwood  
Karen & Donald Cates, Applicants



## Harpst, Kristina

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**From:** Harpst, Kristina  
**Sent:** Thursday, December 7, 2023 3:00 PM  
**To:** DONALD CATES  
**Cc:** Karen Cates  
**Subject:** RE: [EXT]Windows

Hi Donald and Karen,

Thanks for the update. No one is asking you to remove one of the windows installed on your home to bring to next week's Commission meeting. I'll be glad to reach out to Champion and see if they can provide a sample. The WebEx information for next week's meeting will be sent out on Monday.

Sincerely,  
Kristi

Kristi Harpst, AICP  
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

-----Original Message-----

From: DONALD CATES <donnycates@aol.com>  
Sent: Tuesday, December 5, 2023 9:23 AM  
To: Harpst, Kristina <Kristina.Harpst@charlottenc.gov>  
Cc: Karen Cates <karen.cates@outlook.com>  
Subject: [EXT]Windows

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.

Kristina I have called Champion windows and asked for a salesman's sample , they do not have one . So I am not taking out any windows from my house . Karen has sent pics of what the windows look like . I have cancer treatments many times in December , I would like to do a zoom , if you can give me a time .  
Sent from my iPhone

## Harpst, Kristina

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**From:** Harpst, Kristina  
**Sent:** Friday, October 27, 2023 4:36 PM  
**To:** Karen Cates  
**Cc:** DONALD CATES  
**Subject:** RE: [EXT]Re: [EXT]Re: [EXT]Re: [EXT]RE: 1615 The Plaza - HDC Continuation Letter, October 2023

Hi Karen,

Since your contractor is not available in November, I will officially defer this project to the December meeting.

No, the Commission is absolutely not asking you to remove one of the installed window and bring it to a Commission meeting for their review. A window sample is being requested. Window companies do this all the time.

An in-depth discussion about this request was held during the Commission meeting on October 11. The meeting is available for review on YouTube at: <https://www.youtube.com/watch?v=DEwLrIYC4yc>. Discussion of the request begins around the 1:55:00 mark of the meeting video. Additional discussion of the request is at time stamp 2:02:35. As stated "Champion should have a sample that they can provide of what was installed to bring to the Commission."

I recommend you reach out to your contractor who will be able to assist in obtaining a window sample from Champion.

Sincerely,  
Kristi

### Kristi Harpst, AICP

*Program Manager – Historic Districts*

Charlotte Planning, Design + Development  
600 East 4th Street | 8th Floor | Charlotte, NC 28202  
704-621-9714 | [Kristina.Harpst@charlottenc.gov](mailto:Kristina.Harpst@charlottenc.gov)  
[charlottenc.gov/planning](https://charlottenc.gov/planning)



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**From:** Karen Cates <karen.cates@outlook.com>  
**Sent:** Friday, October 27, 2023 9:53 AM  
**To:** Harpst, Kristina <Kristina.Harpst@charlottenc.gov>  
**Cc:** Donnie Cates <donnycates@aol.com>  
**Subject:** [EXT]Re: [EXT]Re: [EXT]Re: [EXT]RE: 1615 The Plaza - HDC Continuation Letter, October 2023

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Kristina -

I am struggling with the following:

"Provide a sample of the window product that was installed at 1615 The Plaza so the Commission can explore congruousness or not, and then the Commission can evaluate at that point with that information".

Can you please clarify this statement? Is the committee requesting us to physically remove a window on the day of the meeting and carry it down to the government center for the meeting? If so, I am not comfortable with this. The weather is unpredictable, and it could be raining and/or very cold outside. If it is not possible for each committee member to enlarge the photos we have already provided, then please feel free to come to my house in person, like Jenny and another committee member did in July. I understand this may not be what is done on a typical working day for the HDC commission, but we are less than 2 miles from center city. Also, if one or two committee members review and provide testimony to the entire committee, and the HDC deems this unacceptable, then where is the "Trust in the Team" that so many companies rely on to get jobs done every day?

I am interested to hear your thoughts on this and appreciate the consideration. It does not look like we will be ready for November, unless this sample contingency is satisfied in another way. Our contractor will be out of town in November and I do not have a clue as to how to remove a window from its frame myself. Maybe once the issue is discussed in your offsite for going forward projects, we can wait for that.

Thank you,  
Karen Cates

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**From:** Harpst, Kristina <[Kristina.Harpst@charlottenc.gov](mailto:Kristina.Harpst@charlottenc.gov)>  
**Sent:** Wednesday, October 25, 2023 4:59 PM  
**To:** Karen Cates <[karen.cates@outlook.com](mailto:karen.cates@outlook.com)>  
**Subject:** RE: [EXT]Re: [EXT]Re: [EXT]RE: 1615 The Plaza - HDC Continuation Letter, October 2023

Hi Karen,

Thanks so much for sending over these photos.

You let me know what you prefer. Are you able to obtain a window sample for the November meeting? If you need additional time, then I'm glad to put this application on the December agenda instead.

Sincerely,  
Kristi

**Kristi Harpst, AICP**

*Program Manager – Historic Districts*

Charlotte Planning, Design + Development  
600 East 4th Street | 8th Floor | Charlotte, NC 28202  
704-621-9714 | [Kristina.Harpst@charlottenc.gov](mailto:Kristina.Harpst@charlottenc.gov)  
[charlottenc.gov/planning](http://charlottenc.gov/planning)



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**From:** Karen Cates <[karen.cates@outlook.com](mailto:karen.cates@outlook.com)>

**Sent:** Wednesday, October 25, 2023 11:35 AM

**To:** Harpst, Kristina <[Kristina.Harpst@charlottenc.gov](mailto:Kristina.Harpst@charlottenc.gov)>

**Subject:** [EXT]Re: [EXT]Re: [EXT]RE: 1615 The Plaza - HDC Continuation Letter, October 2023

**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.

Hi Kristina -

These additional photos of current Plaza Midwood HD homes show windows that appear to be younger than 30 years old when PM was first designated historical. If nothing else, they might be able to assist your committee in the window agenda discussion for your offsite retreat in November. If these arrive too late for the November HDC meeting, I am fine with postponing until December.















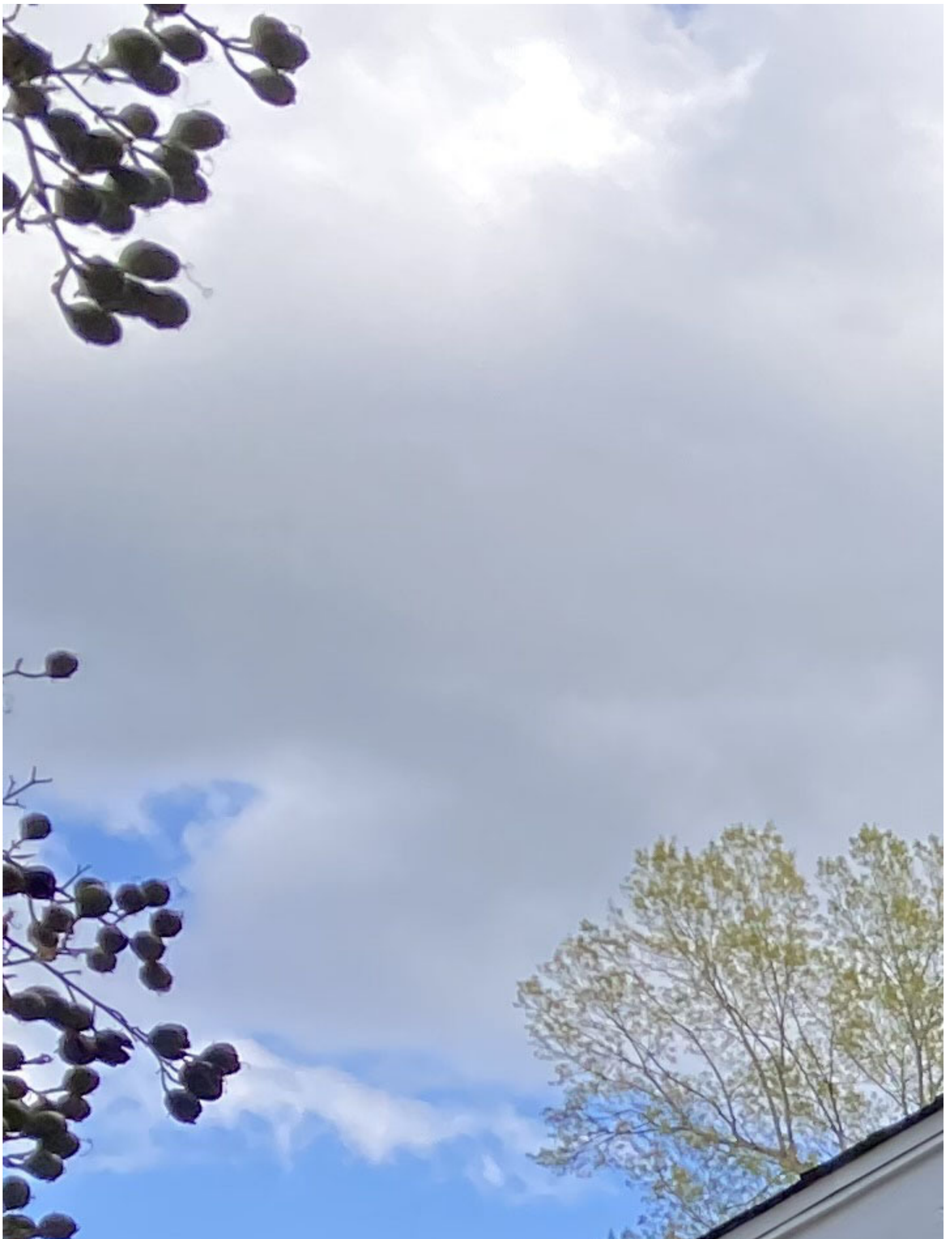


1614 Belvedere



Thomas Ave (in Historic district)





1918 Thomas Ave.



[IMG 3486 \(5\).jpg](#)

1926 Thomas Ave



[IMG 3479 \(1\).jpg](#)

2027 The Plaza

And last but not least -

1611 The Plaza



[IMG 3498.jpg](#)

This is right next door to our home, and the HDC approved it in 2019 as an accessory unit. It appears well over the 800 square foot limit, and the windows are from Champion Windows. They are aluminum, or some other metal, and in my opinion are not in keeping the historical nature of our neighborhood. My husband thought it safe in using Champion Windows since the HDC approved these sliding windows in 2019, and our contract was less than \$15,000 anyway.

Thank you for your consideration.

Respectfully,  
Karen Cates  
704 562-1989

**From:** Harpst, Kristina <[Kristina.Harpst@charlottenc.gov](mailto:Kristina.Harpst@charlottenc.gov)>

**Sent:** Thursday, October 19, 2023 2:33 PM

**To:** DONALD CATES <[donnycates@aol.com](mailto:donnycates@aol.com)>; Karen Cates <[karen.cates@outlook.com](mailto:karen.cates@outlook.com)>

**Cc:** Drath, Marilyn <[Marilyn.Drath@charlottenc.gov](mailto:Marilyn.Drath@charlottenc.gov)>

**Subject:** RE: [EXT]Re: [EXT]RE: 1615 The Plaza - HDC Continuation Letter, October 2023

Ok, thanks. Karen, please upload any new information and photos to Accela by close of business tomorrow to be included on the November agenda.

Sincerely,  
Kristi

**Kristi Harpst, AICP**

*Program Manager – Historic Districts*

Charlotte Planning, Design + Development

600 East 4th Street | 8th Floor | Charlotte, NC 28202

704-621-9714 | [Kristina.Harpst@charlottenc.gov](mailto:Kristina.Harpst@charlottenc.gov)

[charlottenc.gov/planning](http://charlottenc.gov/planning)



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**From:** DONALD CATES <[donnycates@aol.com](mailto:donnycates@aol.com)>

**Sent:** Wednesday, October 18, 2023 11:15 AM

**To:** Harpst, Kristina <[Kristina.Harpst@charlottenc.gov](mailto:Kristina.Harpst@charlottenc.gov)>; Karen Cates <[karen.cates@outlook.com](mailto:karen.cates@outlook.com)>

**Subject:** [EXT]Re: [EXT]RE: 1615 The Plaza - HDC Continuation Letter, October 2023

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Karen can have pics now and do Oct  
Sent from my iPhone

On Oct 18, 2023, at 11:05 AM, Harpst, Kristina <[Kristina.Harpst@charlottenc.gov](mailto:Kristina.Harpst@charlottenc.gov)> wrote:

Hi Karen,

Thanks for letting me know.

Sincerely,  
Kristi

**Kristi Harpst, AICP**

*Program Manager – Historic Districts*

Charlotte Planning, Design + Development

600 East 4th Street | 8th Floor | Charlotte, NC 28202

704-621-9714 | [Kristina.Harpst@charlottenc.gov](mailto:Kristina.Harpst@charlottenc.gov)

[charlottenc.gov/planning](http://charlottenc.gov/planning)



---

**From:** Karen Cates <[karen.cates@outlook.com](mailto:karen.cates@outlook.com)>

**Sent:** Wednesday, October 18, 2023 10:22 AM

**To:** Harpst, Kristina <[Kristina.Harpst@charlottenc.gov](mailto:Kristina.Harpst@charlottenc.gov)>  
**Cc:** Donnie Cates <[donnycates@aol.com](mailto:donnycates@aol.com)>  
**Subject:** [EXT]RE: 1615 The Plaza - HDC Continuation Letter, October 2023

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Hi Kristina –

We are deferring to December.

Thank you,  
Karen Cates

Sent from [Mail](#) for Windows

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**From:** [Harpst, Kristina](#)  
**Sent:** Tuesday, October 17, 2023 3:28 PM  
**To:** [Karen Cates](#)  
**Cc:** [Drath, Marilyn](#)  
**Subject:** 1615 The Plaza - HDC Continuation Letter, October 2023

Hi Karen,

Please see attached Continuation letter for 1615 The Plaza. Glad to answer any questions about the Continuation letter. The letter is also available in Accela.

Please let me know if you plan on submitting revised plans and presentation by Friday, October 20 for the November meeting or if you would like to defer to the December meeting. If you wish to defer to the December meeting, then revised plans/presentation are due Monday, November 20.

If you plan to defer to the December meeting, then I would be glad to schedule a meeting to review the proposed plan revisions prior to the November 20<sup>th</sup> resubmission deadline.

Sincerely,  
Kristi

**Kristi Harpst, AICP**  
*Program Manager – Historic Districts*  
Charlotte Planning, Design + Development  
600 East 4th Street | 8th Floor | Charlotte, NC 28202  
704-621-9714 | [Kristina.Harpst@charlottenc.gov](mailto:Kristina.Harpst@charlottenc.gov)  
[charlottenc.gov/planning](http://charlottenc.gov/planning)



8. 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



December 12, 2023

Dear Charlotte HDC Commissioners:

We are the owners of 1913 Cleveland which is located one block from 1823 Cleveland. As stated in our November HDC Meeting comments, while we fully support the move of the Leeper Wyatt building to 1823 Cleveland, we do not support the rooftop addition that is being proposed.

While we acknowledge the applicants' continued effort to revise the design of the rooftop addition, we still do not believe the rooftop addition complies with the following HDC Design Standards:

**Section 4.5: Rehabilitation of Building Elements – Roofs - Items 3 & 6**

**Section 7.17: Commercial Additions - Items 1, 2, 5 & 6**

We believe the basement and rear addition elements of this project are fully compatible with the HDC Design Standards. If additional square footage beyond those additions is necessary to make this project viable, we believe that square footage should be added to the rear of the building not to the roof. The glass and metal structure currently being proposed to be built on top of the historic Leeper Wyatt building is approximately 850 square feet. That additional square footage could instead be added to the rear of the building by extending the rear addition across the full width of the building and housing any building equipment on the roof as is very common for commercial buildings with flat roofs.

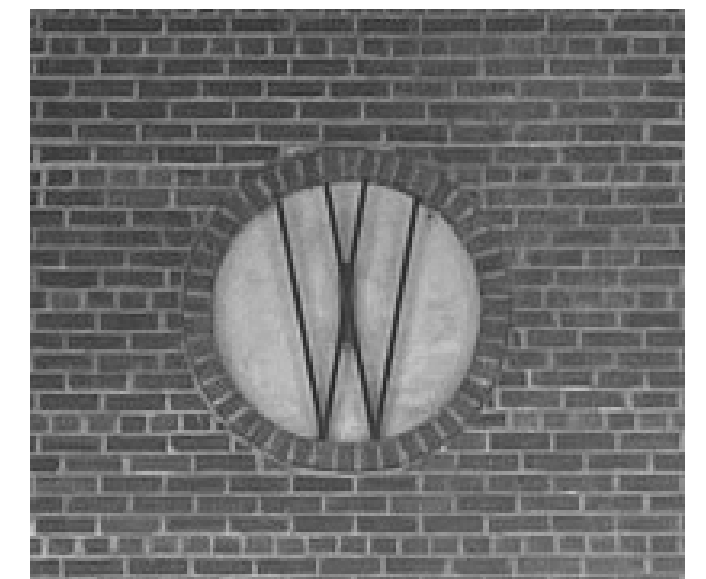
We do not believe a non-essential 850 SF rooftop addition post-relocation of the Leeper Wyatt building should qualify for special consideration to HDC Design Standards. We believe that all elements of this project should be considered precedent setting, and we do not believe that the HDC would consider this type of addition to any other flat roof commercial building in the Dilworth Historic District.

To reiterate the question that we posed back in November, how would you respond to 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?

Finally, we believe the glass storefront and brick parapet details of the historic Leeper Wyatt building are its defining architectural elements. Limiting your approval for this project to all elements other than the rooftop addition will ensure that the storefront and parapet elements remain the focal points and that this project complies with HDC Design Standards.

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

9. 424-428 West Bv (PID 11907801)  
HDCCMA-[2023-00283](#)  
Wilmore  
Brittany Lins & Collin Brown, Applicants



# Wilmore School Site

AGENDA SUPPLEMENT

December 11, 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



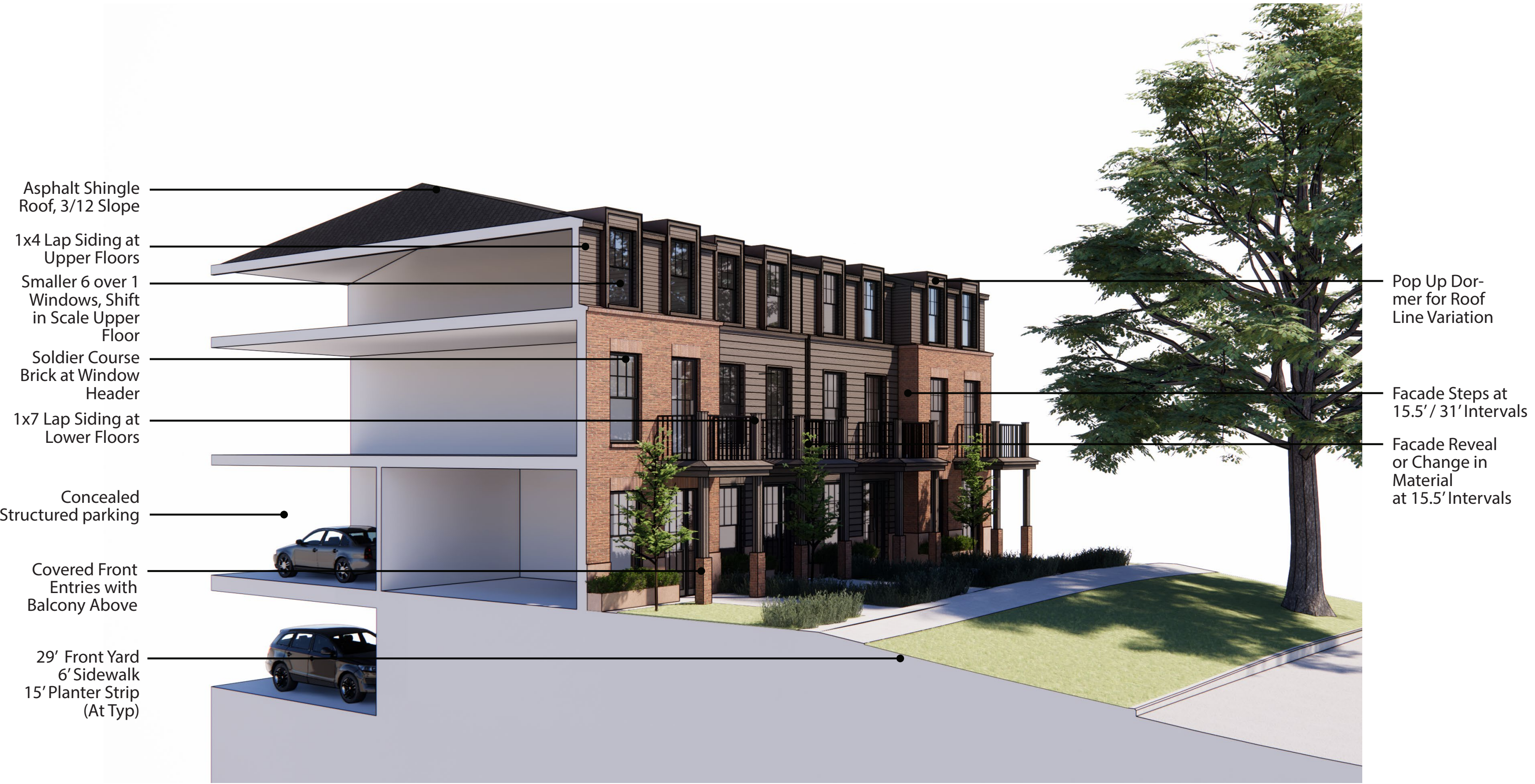


### 3 - New Building Townhouses - Kingston Ave Streetscape Rendering



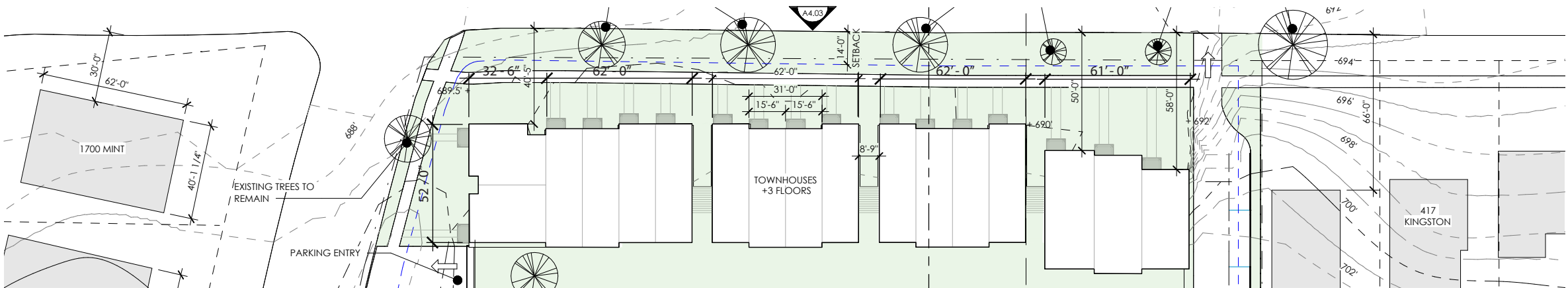


3 - New Building Townhouses - Architectural Details at Kingston Ave





3 - New Building Townhouses - Details and Spacing at Kingston Ave





Additional Street / Pedestrian View Rendering - Straight-on View From Across West Blvd





Additional Street / Pedestrian View Rendering - View From Far Corner of Mint St and West Blvd





## Additional Street / Pedestrian View Rendering - View From Far Corner of Mint St and Kingston Ave





Additional Street / Pedestrian View Rendering - Straight-on View From across Kingston Ave





# Wilmore School Window Conditions and Restoration Strategy

Email From Salem Hertitage After Site Visit

Nov 2, 2023 meeting follow up

Greg Hunter <greg@salem-heritage.com>  
To Ruffin Scarborough

Reply Reply All Forward Tue 12/12/2023 6:57 AM

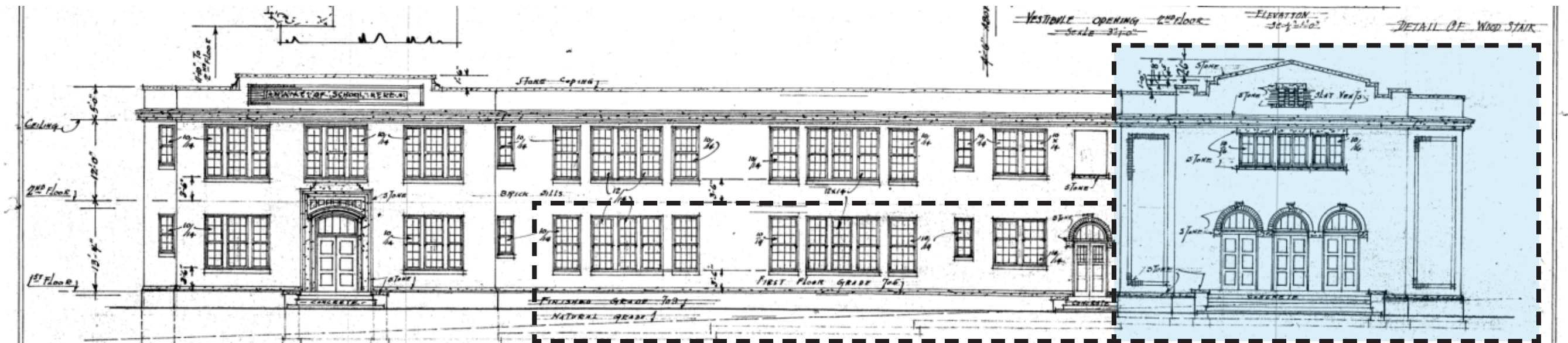
Caution: This message is from an external sender.

Thank you for allowing me to tour the school, this is a great project, much needed for the community, really appreciate the extra time we took to inspect the windows.

As we discussed, the vast majority are in fairly good shape, just needing cosmetic renovation. However, the missing windows where the addition was added on the south elevation, and some of the severely damaged existing windows are going to need to be replaced with new windows of similar design.

If you need any further information or inspection, please do not hesitate to reach out.

Greg Hunter  
336-971-7769



Where Possible Restore Existing Windows  
Fronting West Blvd

Where Possible Use Windows From Rear of Building to Replace Missing  
Windows at 1970s Addition

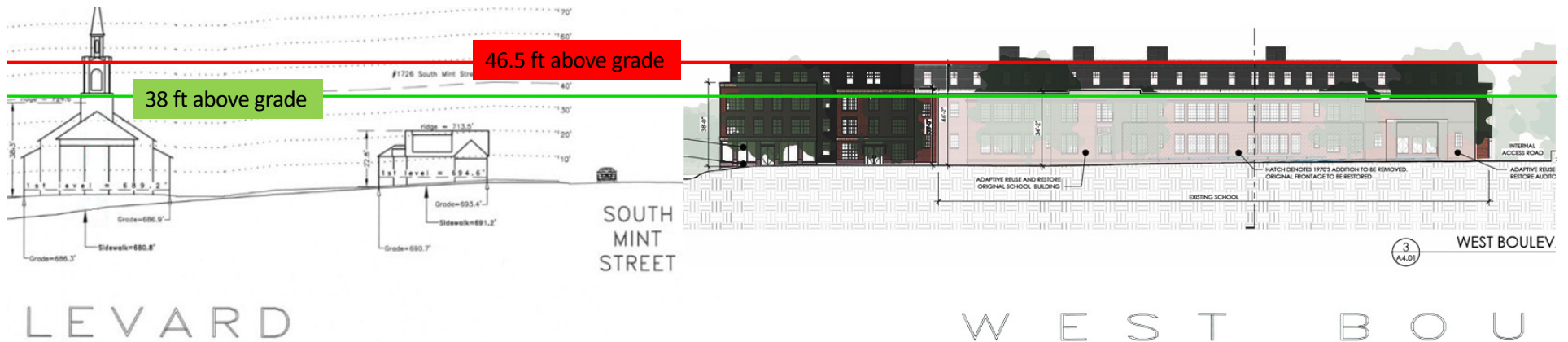
Existing Theater Addition Here in 1950s, Theater to Remain

## Information Submitted by the Public

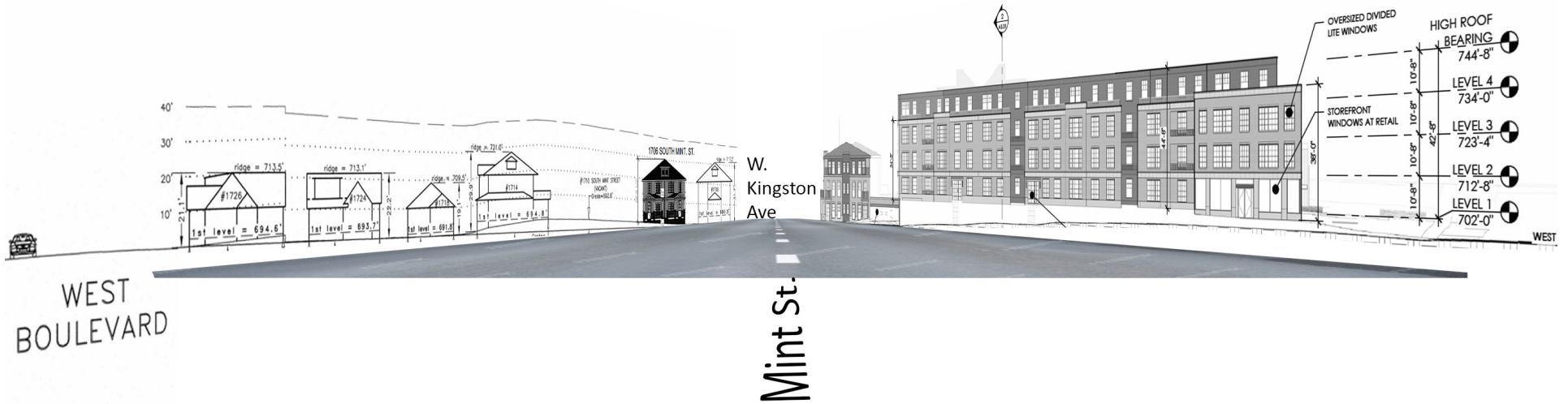
Mike Menchaca and Sam Skains-Menchaca

417 West Kingston Av

# Proposed Development – “Gateway” Apartment Building



# Proposed Development – “Gateway” Apartment Building

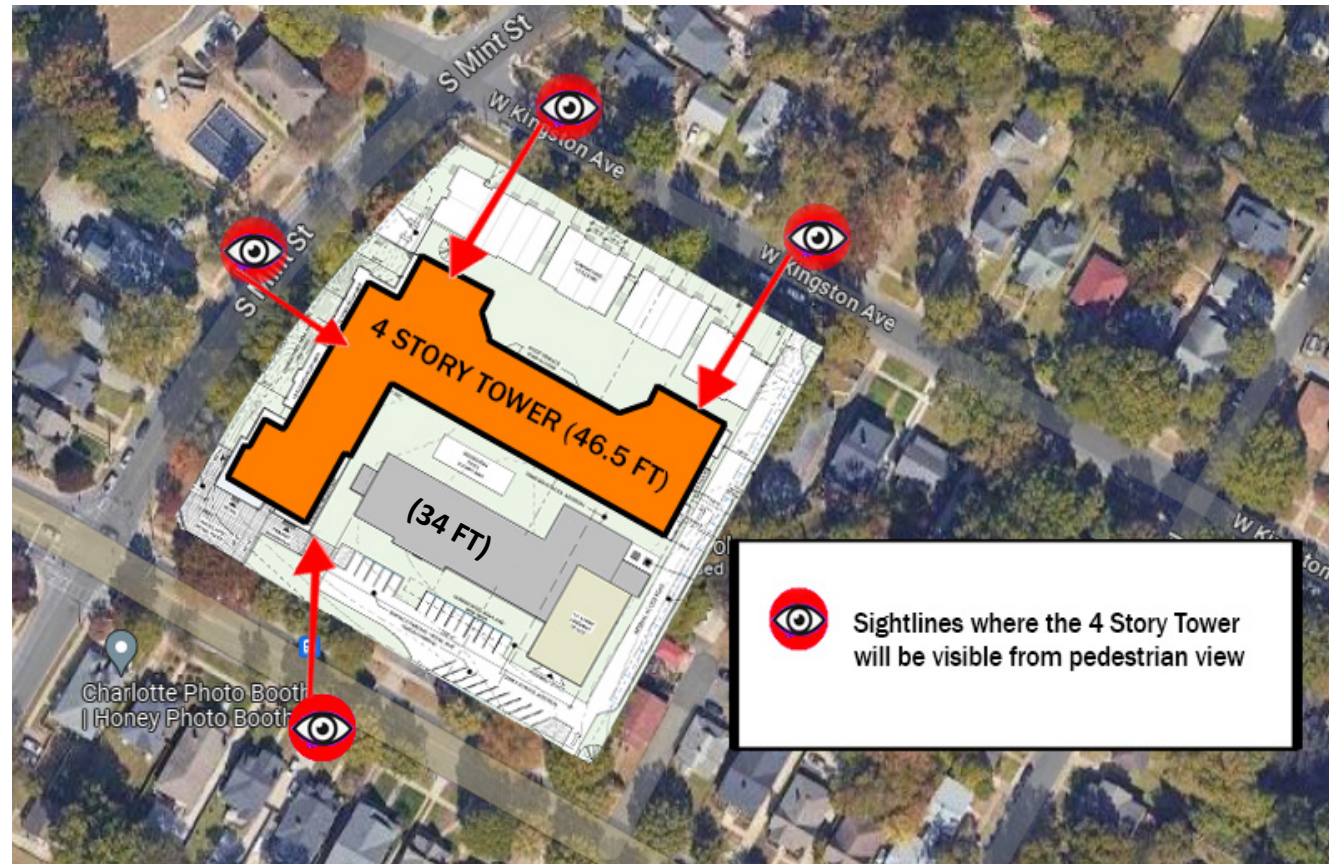




## Proposed Development – “Gateway” Apartment Building

Proposed tower 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.

14. 412 E Kingston Av (PID 12308317)  
HDCRMI-[2023-00668](#)  
Dilworth  
Wrenn Wells, Applicant



Wells Deck Application  
HDCRMI-2023-00668

Staff Analysis	Owner Response
1 What is the skirt board material?	Trex (same as horizontal) or pressure treated wood
2 The new fireplace brick should not be painted, per Materials, 6.15	Owner agrees not to paint if preferred - will also note the chimney attached to the house is painted - exposed chimney above roof line is not.
3 Vinyl is not an approvable material for railings, per Materials, 6.15	Trex (same as horizontal) or pressure treated wood
3.a. Front porch railings appear to be vinyl	This was mislabeled - see attached pictures of existing, wooden, railings on front porch. Plans to be updated.
4 The Commission has approved non-traditional materials for horizontal surfaces of decks however not when visible from the street	Owner would like to keep material, Trex, as shown due to quality. View from street is not fully clear due to mature landscaping - see pictures below.
5 Minor changes may be approved by Staff.	

Railing Picture Re: Comment 3.a.



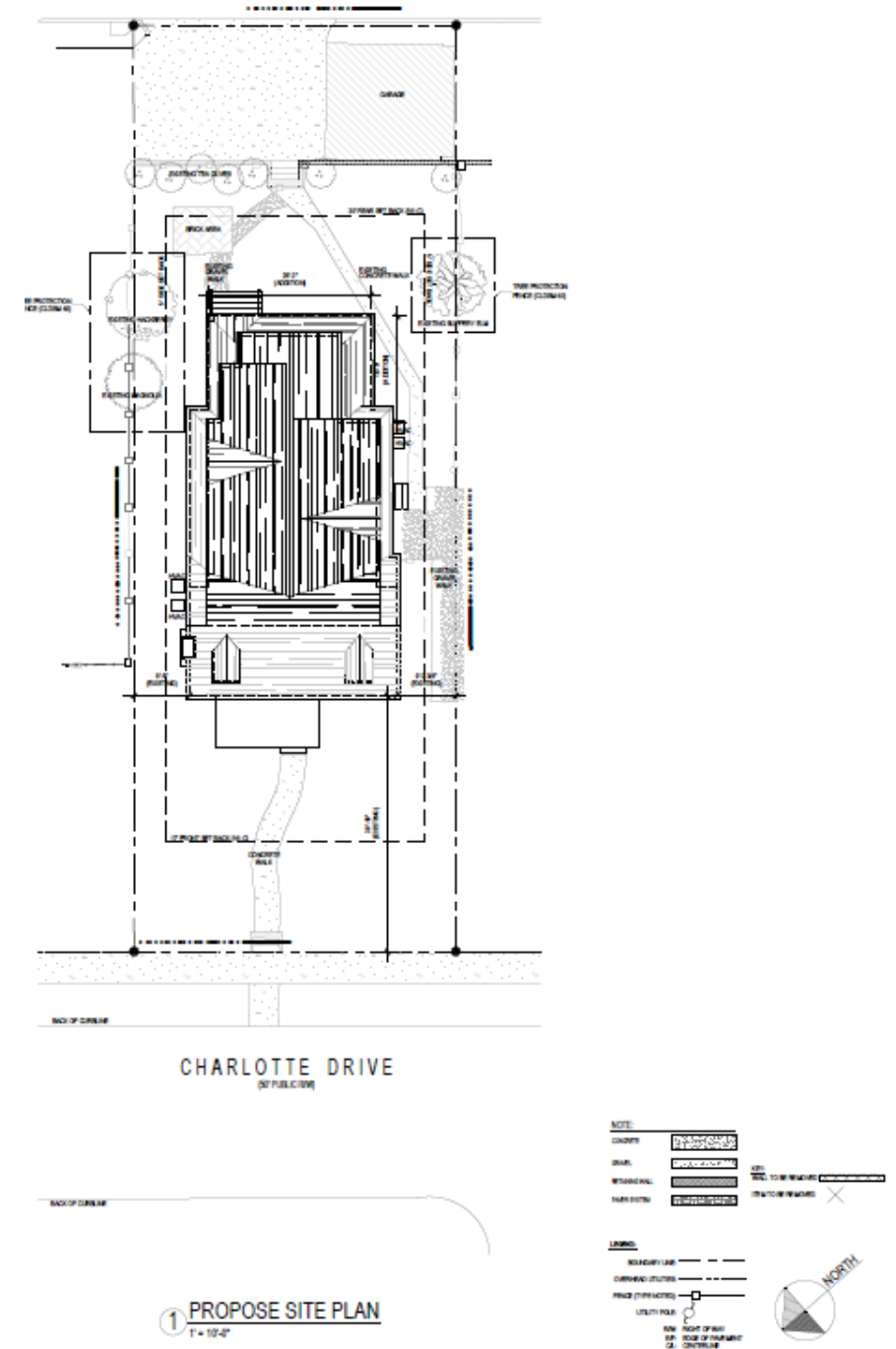
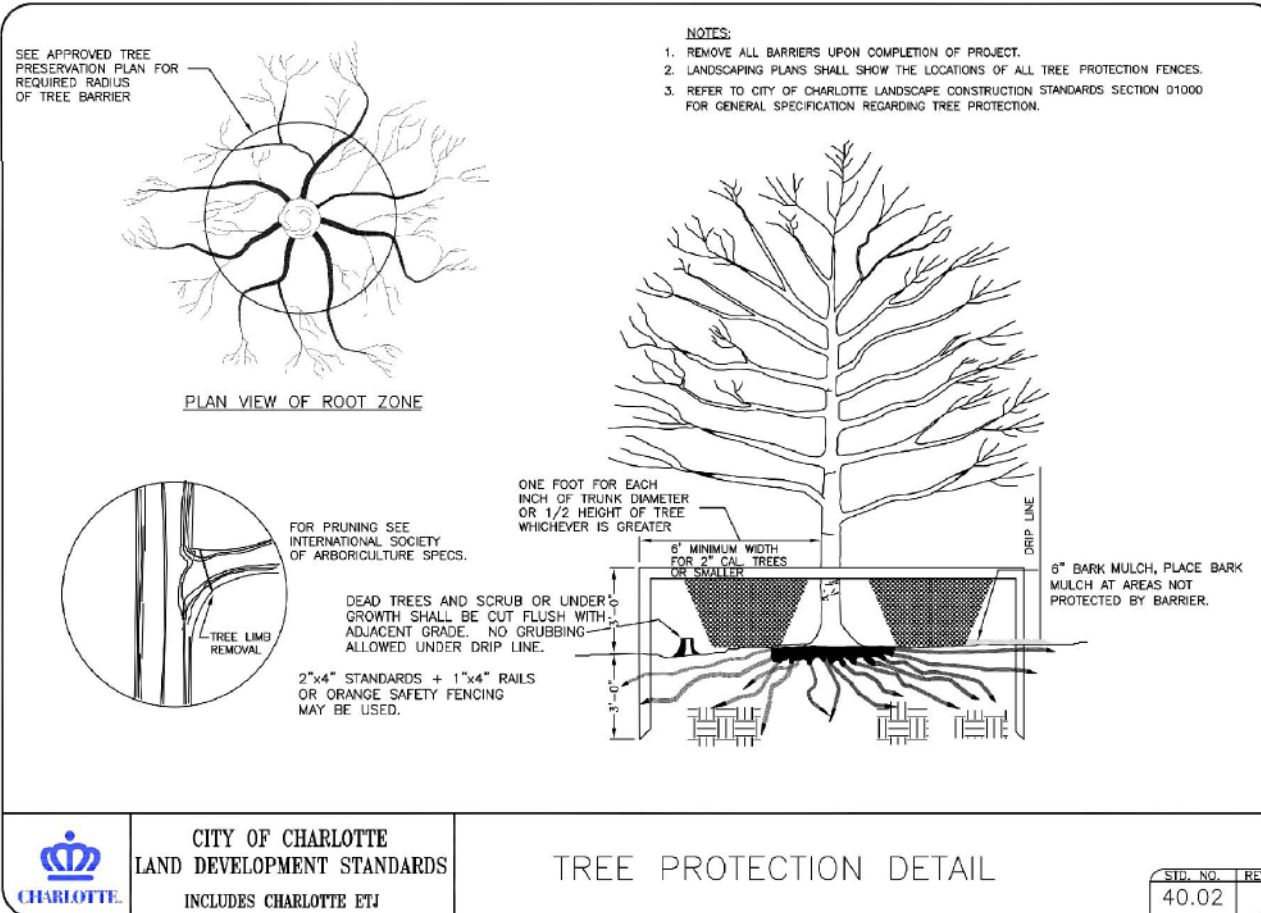
View from Street Re: Comment 4





16. 2025 Charlotte Dr (PID 12112803)  
HDCRMA-[2023-00737](#)  
Dilworth  
Angie Lauer, Applicant

# Tree Protection

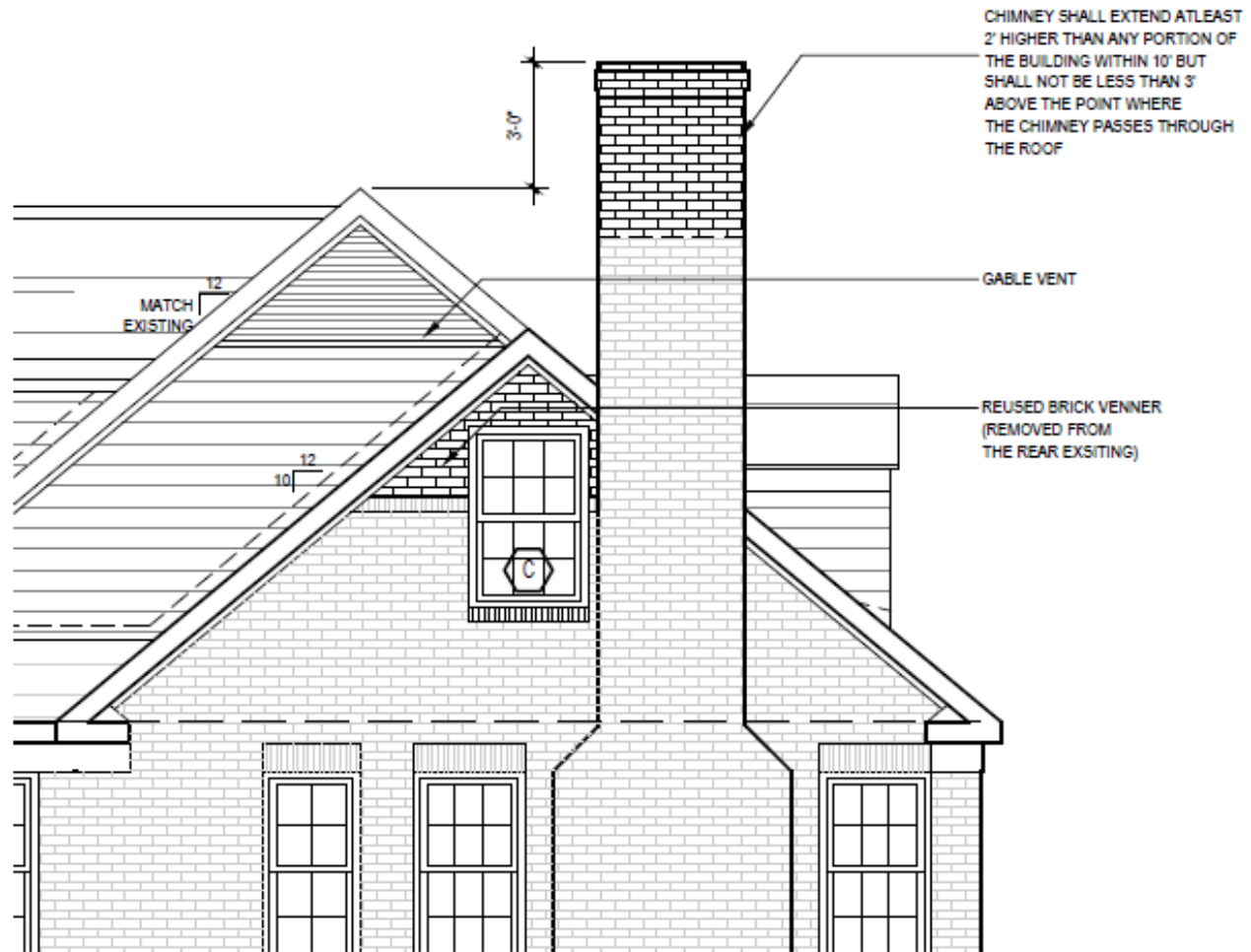




# Chimney Dimensions



## Gable Option #2



③ OPTION 2 - BRICK  
1/8" = 1'-0"