

Agenda Supplement

April 10, 2024
HDC Meeting

Applicant Submitted Information

LANDSCAPE FEATURES

13. 1400 Dilworth Rd (PID 12309711)
HDCRMI-[2023-00955](#)
Dilworth
Tim Daniel, Applicant

ADDITION

14. 821 Woodruff Pl (PID 07102165)
HDCRMI-[2023-00956](#)
Wesley Heights
Shelley Hughes, Applicant

Information Submitted by the Public

CONSENT

1. 501 N Poplar St (PID 07803623)
HDCRMA-[2024-00171](#)
Fourth Ward
Ryan Baird, Applicant

CONSENT

1. 501 N Poplar St (PID 07803623)
HDCRMA-[2024-00171](#)
Fourth Ward
Ryan Baird, Applicant

Information Submitted by the Public

Laura Walker

310 W 8th Street and 505 N Poplar Street

From: Laura Walker <laura@laurawalker.com>
Sent: Wednesday, April 3, 2024 12:57 PM
To: City of Charlotte Historic District Commission <charlottehdc@ci.charlotte.nc.us>
Subject: [EXT]501 N Poplar St (PID 07803623) HDCRMA-2024-00171 Fourth Ward Ryan Baird, Applicant

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

In regards to:
501 N Poplar St (PID 07803623)
HDCRMA-2024-00171
Fourth Ward
Ryan Baird, Applicant

I am unable to attend the meeting on April 10 and could not find any information about how to submit comments on the HDC website, so I am providing this way. I would appreciate confirmation of receipt.

I own the home that is adjacent to (and basically surrounds) this planned new residential building:
310 W 8th and 505 N Poplar Streets (see attached image, green outline).

Based on the current submission, the plan does not adhere to the required setbacks - not in a historical context nor by published code requirements in Section 6.5 of the HDC Design Standards. Moreover, this new dwelling does not adhere to the Height and Width guidelines (6.9), nor the guidance for corner lots, nor the fence guidelines (8.7).

Neither lot technically has a backyard. But the new design is supposed to honor the historical context of the existing buildings. This plan considerably exceeds those, in particular on the North and West sides of the lot (one of which must be considered my backyard, requiring even more setback). Although the Guidelines state that a solid privacy fence is not allowed, there has been one on the North and West sides of this lot for many decades and I frankly insist that it be allowed since that lot and the planned building encroach on my privacy.

I am troubled that this plan is being considered without regard to the neighborhood dwellings within a 360 view. This new dwelling will completely obliterate the view of the historic trees in Fourth Ward Park that Hackberry Court has had since it was built. And will interfere with the view that the existing houses have had of the city. In particular, the turrets disturb those views.

Further, the new dwelling's windows will look DIRECTLY into mine. I am not certain why this has not been considered an issue by the HDC.

-
Laura Walker
310 W 8th Street and 505 N Poplar Street
+1 (704) 231-3338



LANDSCAPE FEATURES

13. 1400 Dilworth Rd (PID 12309711)

HDCRMI-[2023-00955](#)

Dilworth

Tim Daniel, Applicant

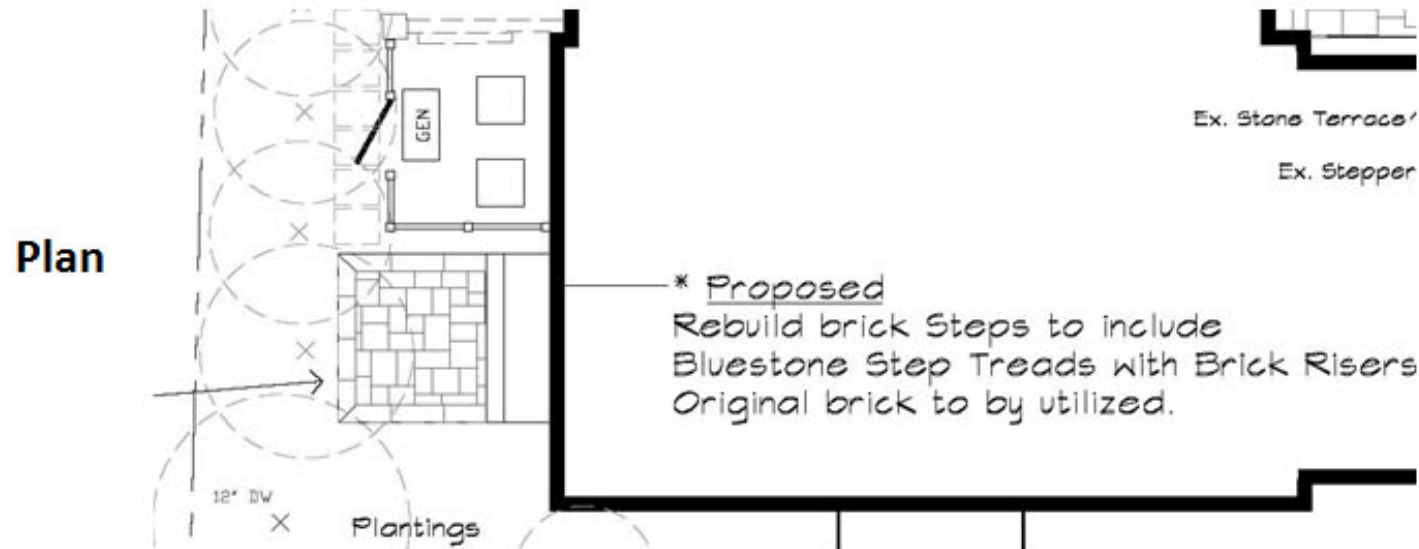
1400 Dilworth Road- Front/South Terrace



Proposed Steps and Bluestone Terrace



Existing Steps and Brick Paver at front south Terrace



ADDITION

14. 821 Woodruff Pl (PID 07102165)

HDCRMI-[2023-00956](#)

Wesley Heights

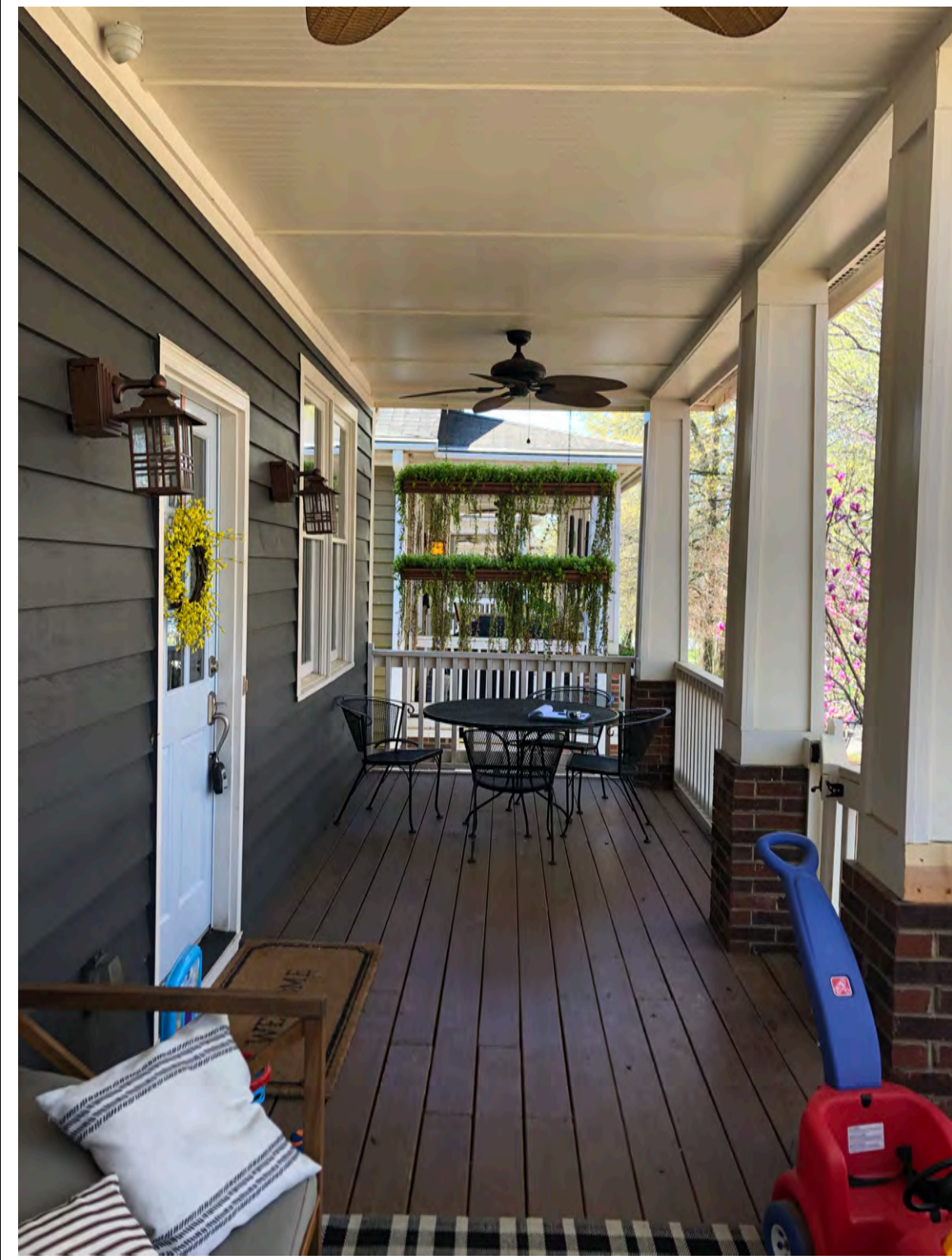
Shelley Hughes, Applicant

Polaris 3G Map – Mecklenburg County, North Carolina

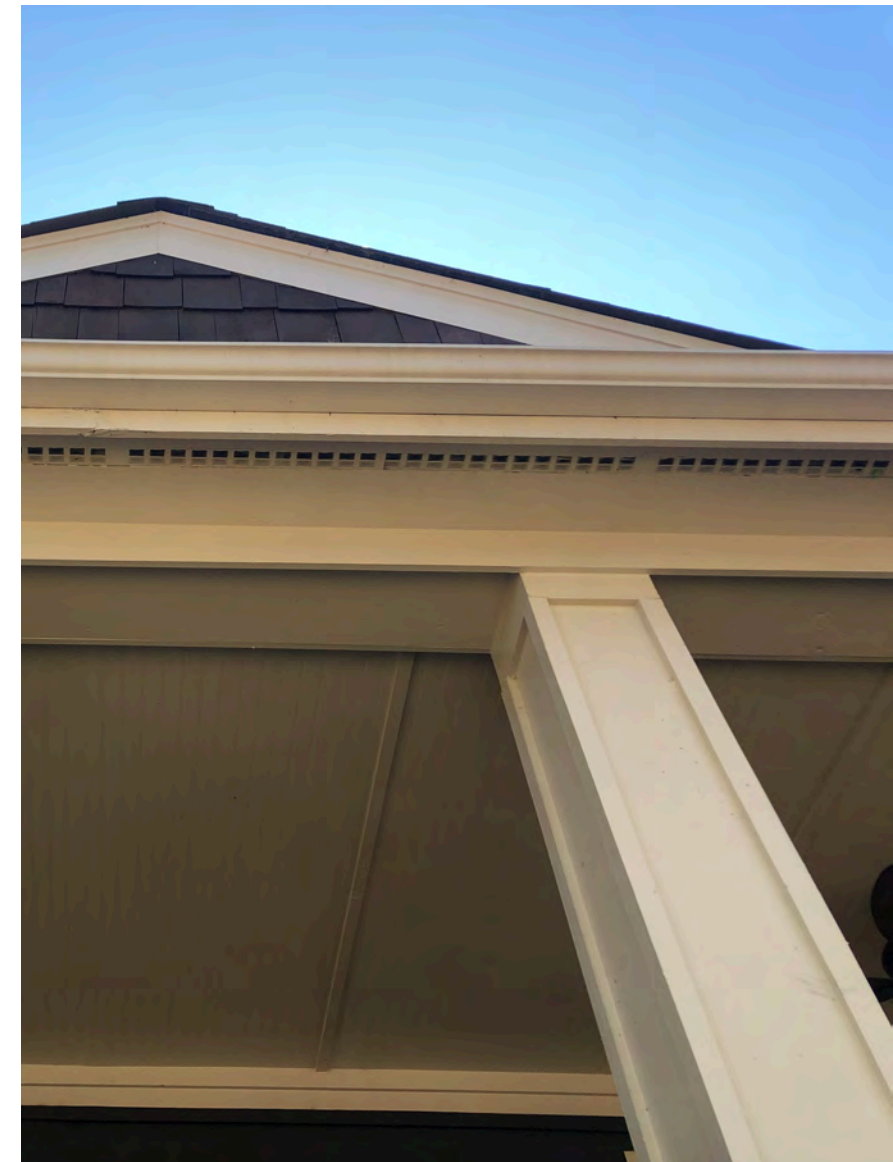
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INSIDE OF PORCH AND INSIDE OF HOUSE

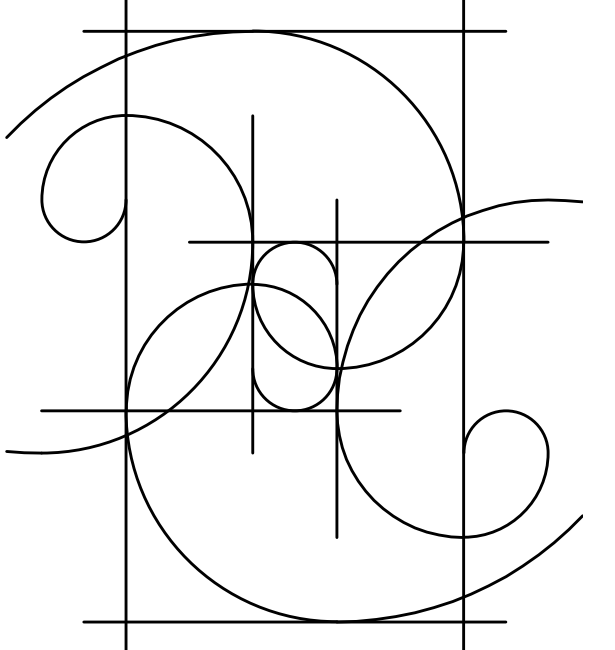


FRONT OF HOUSE AND DETAILS



FRONT OF HOUSE FROM STREET

SHELLEY HUGHES
DESIGN, LLC



704.575.9594

821 WOODRUFF PL.
WESLEY HEIGHTS, NC (WESLEY HEIGHTS)
HISTORIC DISTRICT RENOVATION/ADDITION
CONSTRUCTION
Concept Only

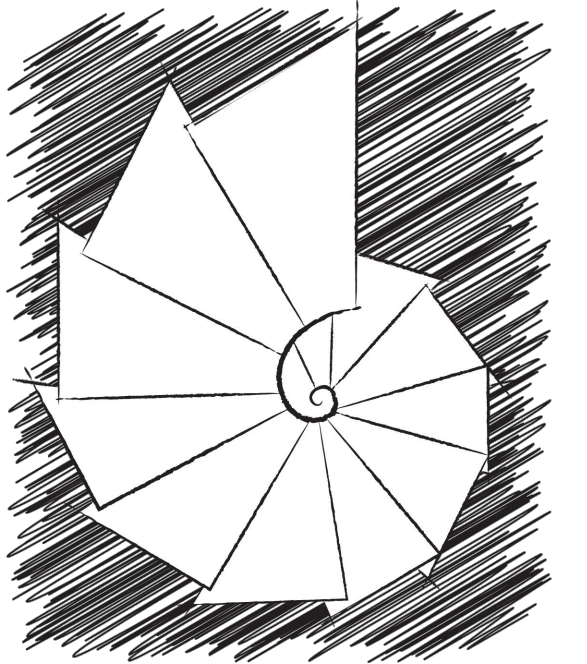
REVISIONS

SHEET TITLE
EXISTING HOUSE

ISSUE DATE
APRIL 26, 2021

SHEET NUMBER

1.0



SHELLEY HUGHES DESIGN

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CLIENT/PROJECT
DEMETER RESIDENCE
821 WOODRUFF PLACE
CHARLOTTE, NC 28208
WESLEY HEIGHTS HISTORIC DISTRICT

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DRAWN BY: SJH

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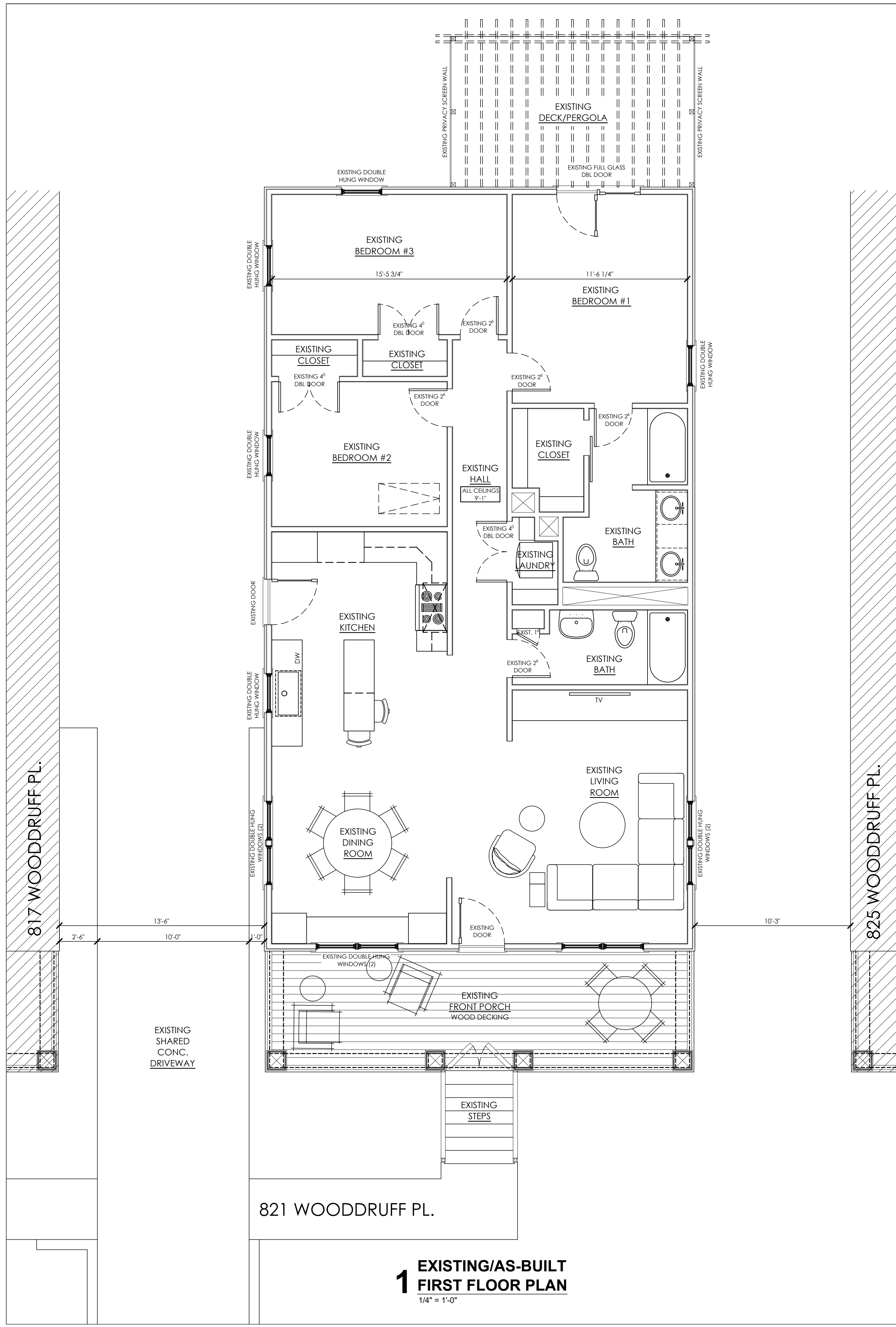
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SHEET TITLE
**EXISTING/ AS-BUILT
& NEW FLOOR PLAN**

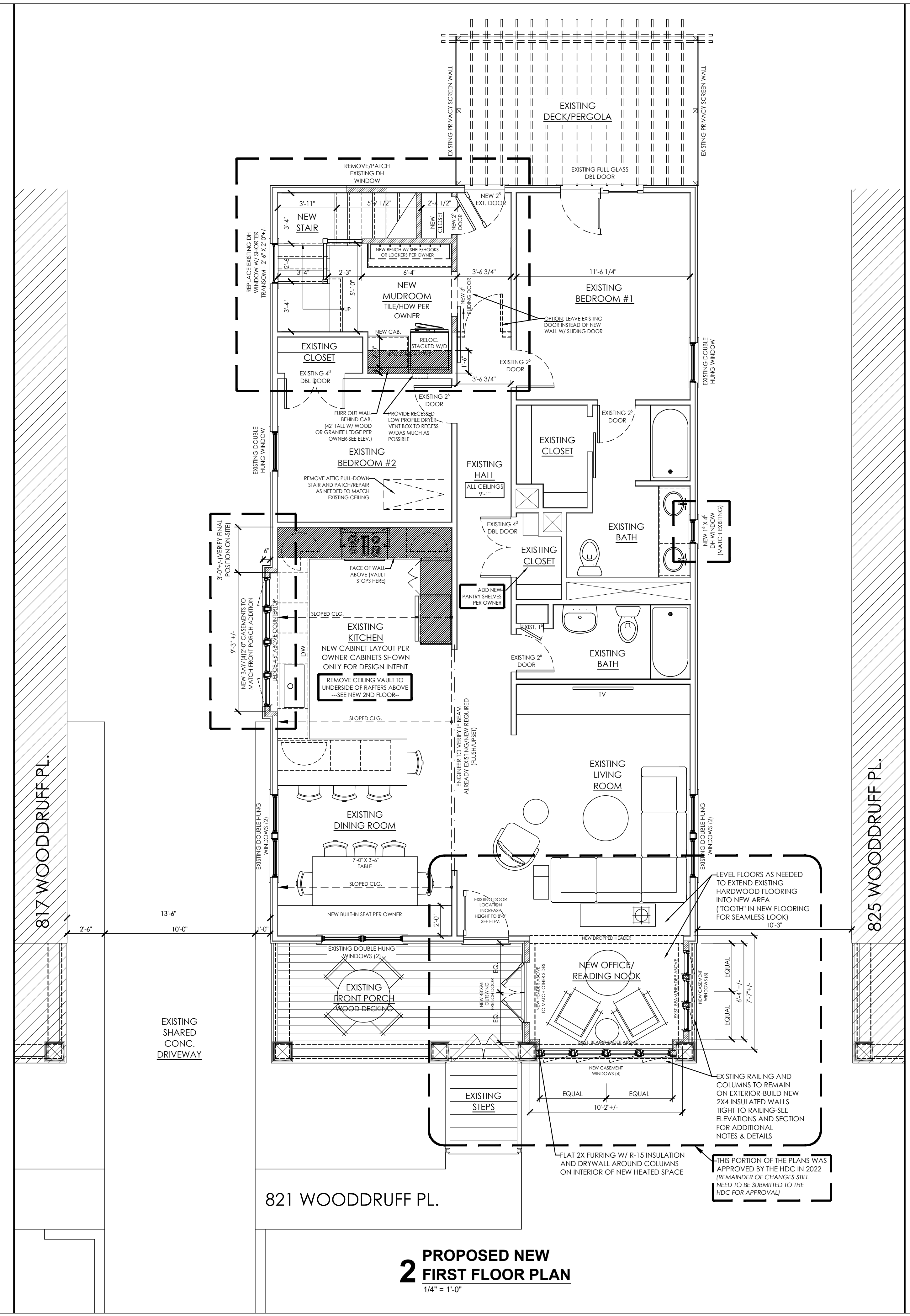
ISSUE DATE
11.13.2023
(Rev. 04.03.2024)

SHEET NUMBER
1

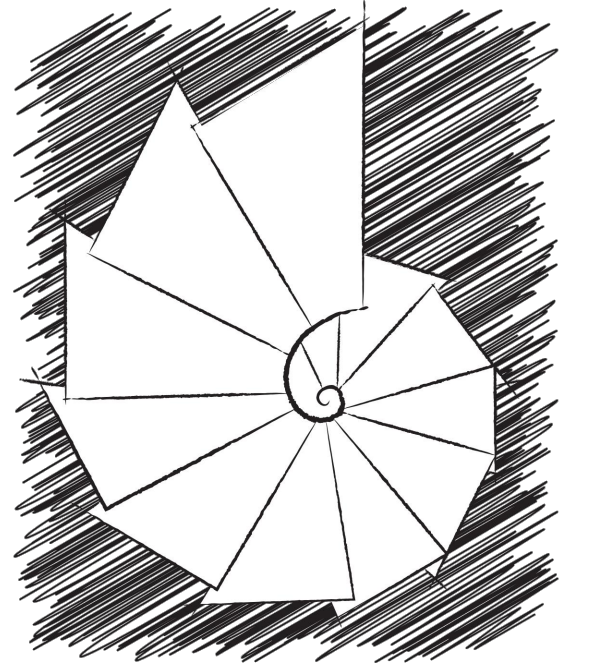
CONCEPT/DESIGN DEVELOPMENT ONLY



**1 EXISTING/AS-BUILT
FIRST FLOOR PLAN**
1/4" = 1'-0"



**2 PROPOSED NEW
FIRST FLOOR PLAN**
1/4" = 1'-0"



**SHELLEY
HUGHES**
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SHEET TITLE
**LEFT ELEVATION
EXISTING & NEW**

ISSUE DATE
11.13.2023
(Rev. 04.03.2024)

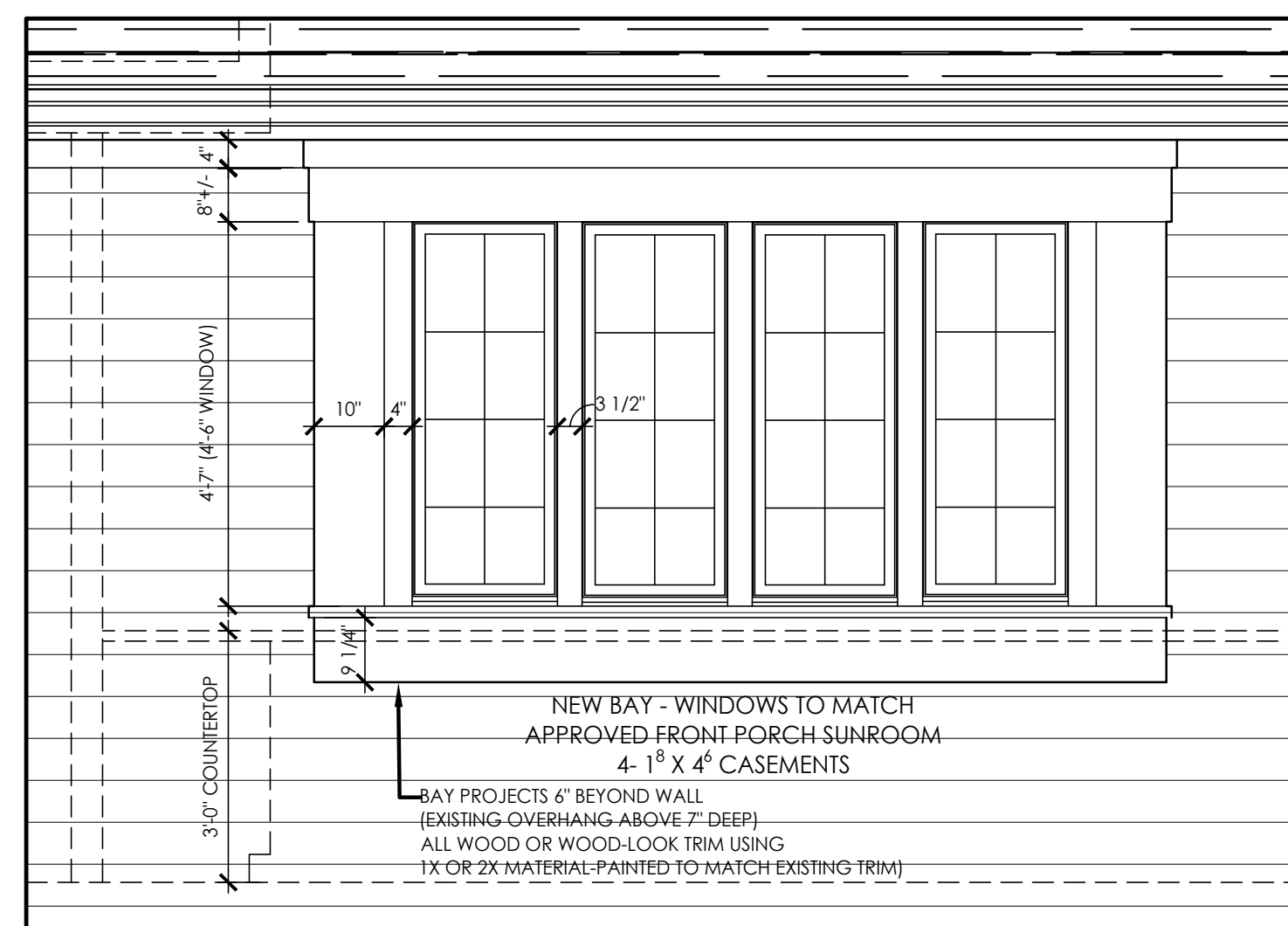
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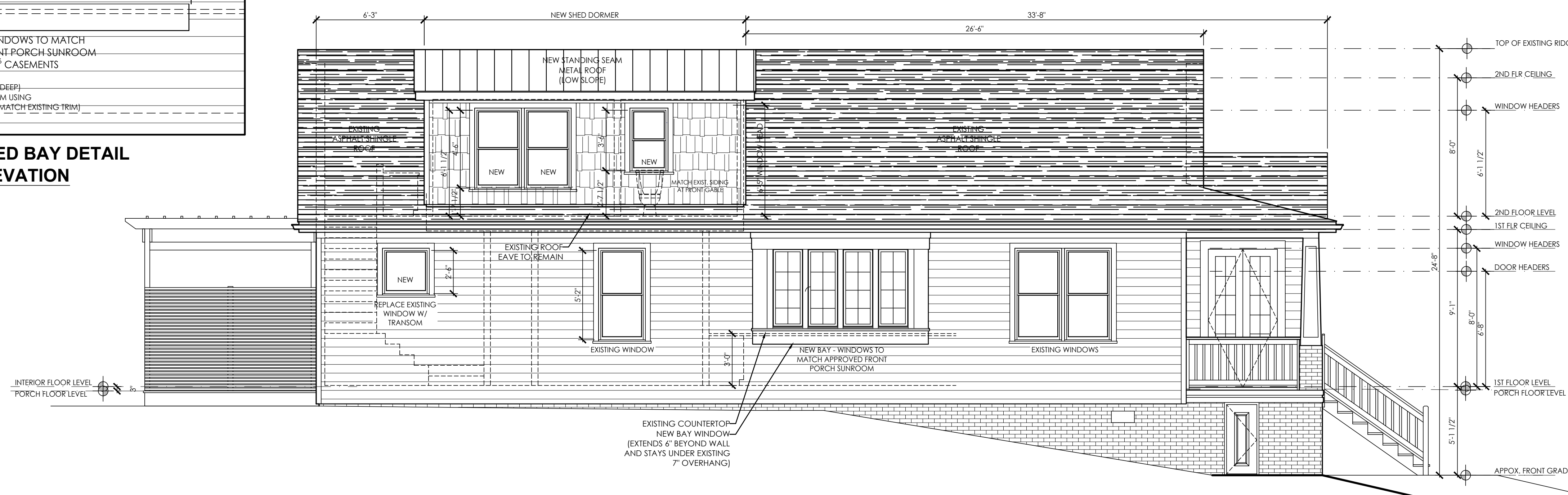
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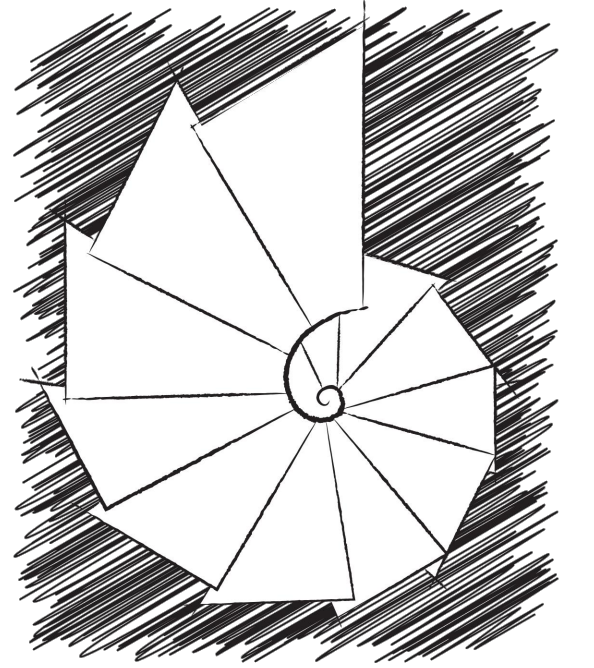
**1 EXISTING/AS-BUILT
LEFT ELEVATION**
1/4" = 1'-0"



**2B ENLARGED BAY DETAIL
LEFT ELEVATION**
1/4" = 1'-0"



**2 PROPOSED NEW
LEFT ELEVATION**
1/4" = 1'-0"



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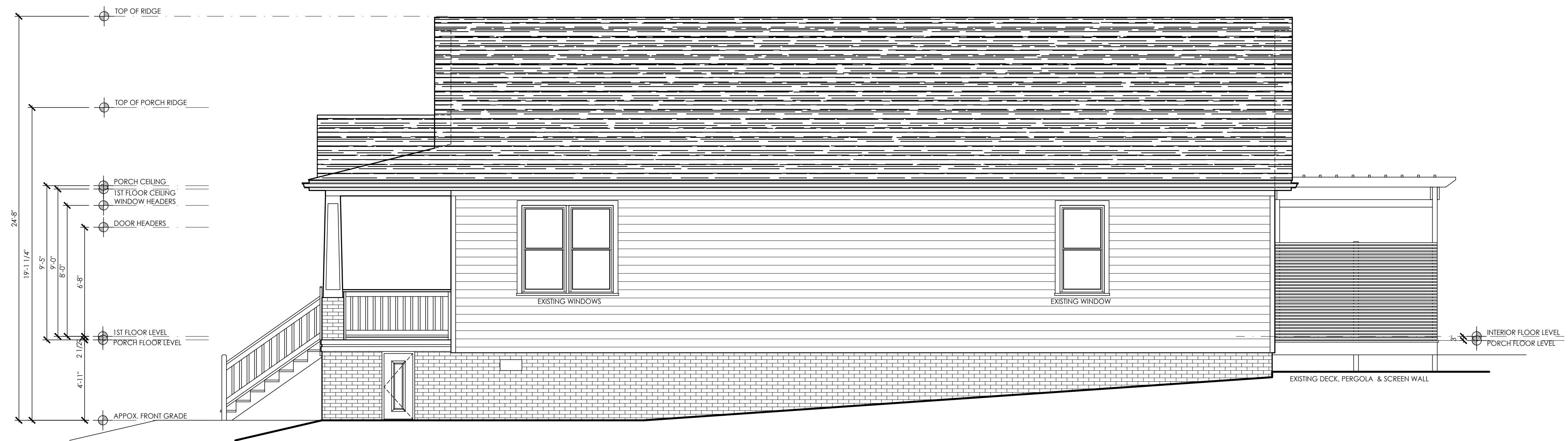
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SHEET TITLE
**RIGHT ELEVATION
 EXISTING & NEW**

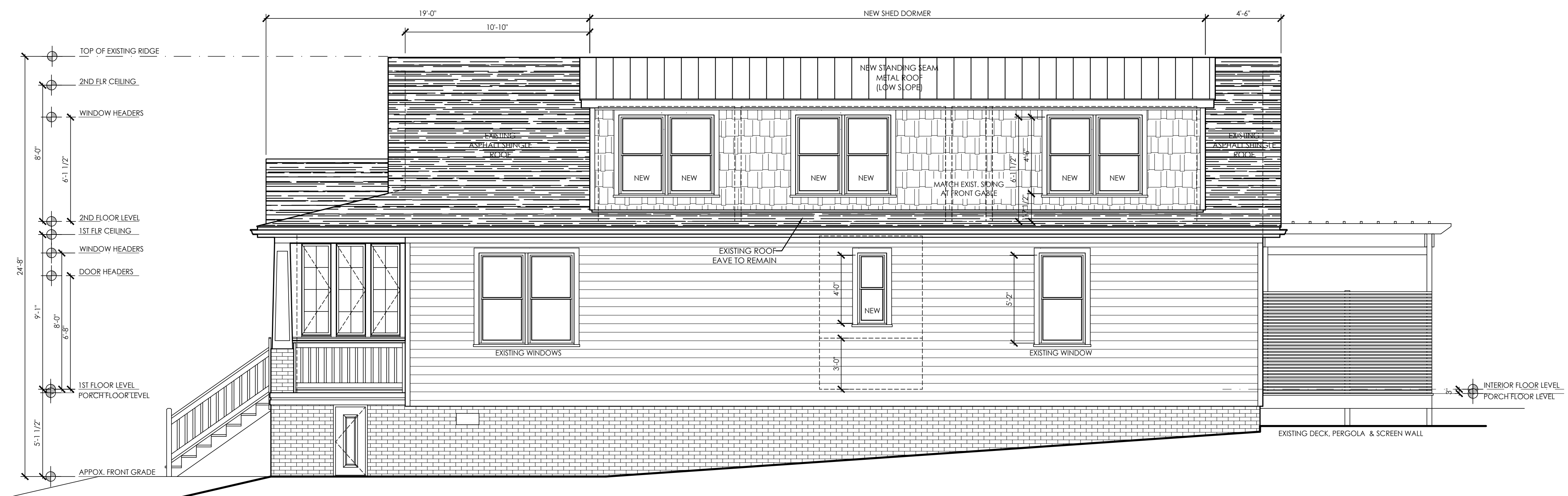
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SHEET NUMBER

5



1 EXISTING/AS-BUILT
 RIGHT ELEVATION
 1/4" = 1'-0"



2 PROPOSED NEW
 RIGHT ELEVATION
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CONCEPT/DESIGN DEVELOPMENT ONLY