

**Staff Report and Comments
Dr. Walter Pharr Craven House
7648 Mt. Holly-Huntersville Road, Charlotte
Application for COA HLC294**

Exhibits presented to and considered by the Commission:

Exhibit A – Project description from the application

I propose to I install a single story, 1280 sq ft modular home on my property for the sole use of my daughter.

I am willing to abide by any cosmetic changes the board feels necessary ie, siding, front/rear porch applications, colors etc.

Exhibit B – Map

Exhibit C - Project Plans

Based upon the information presented in the application, staff offers the following suggested findings of fact:

1. The HLC has acknowledged the need to alter or add to a historic property to meet continuing or new uses while retaining the property's historic character.
2. The proposed infill house will negatively impact the historic character of the property in regard to HLC Standard 2.
3. The location and size of the proposed infill house mitigates the impact of the project to the historic character of the property in regard to HLC Standard 2.
4. The project meets HLC Standard 5, as the features, finishes, construction techniques, and craftsmanship that characterize the Dr. Walter Pharr Craven House will not be affected by this project.
5. The project meets HLC Standard 9 in that the proposed construction does not impact the historic materials that characterize the property, and is differentiated from the historic features of the property.
6. The project meets HLC Standard 10 in that in the proposed house could be removed in the future without negatively impacting the historic features.

Staff suggests that the Commission approve the application with the following conditions.

1. That the house be sided with wood or cementacious plank siding.
2. Construction of a full width front porch to be reviewed by Staff, with Staff having the authority to approve the design.
3. Simple wood shutters be used on the front elevation, with Staff having the authority to approve the design.
4. Staff will review and have the authority to approve the foundation brick.

THE STANDARDS

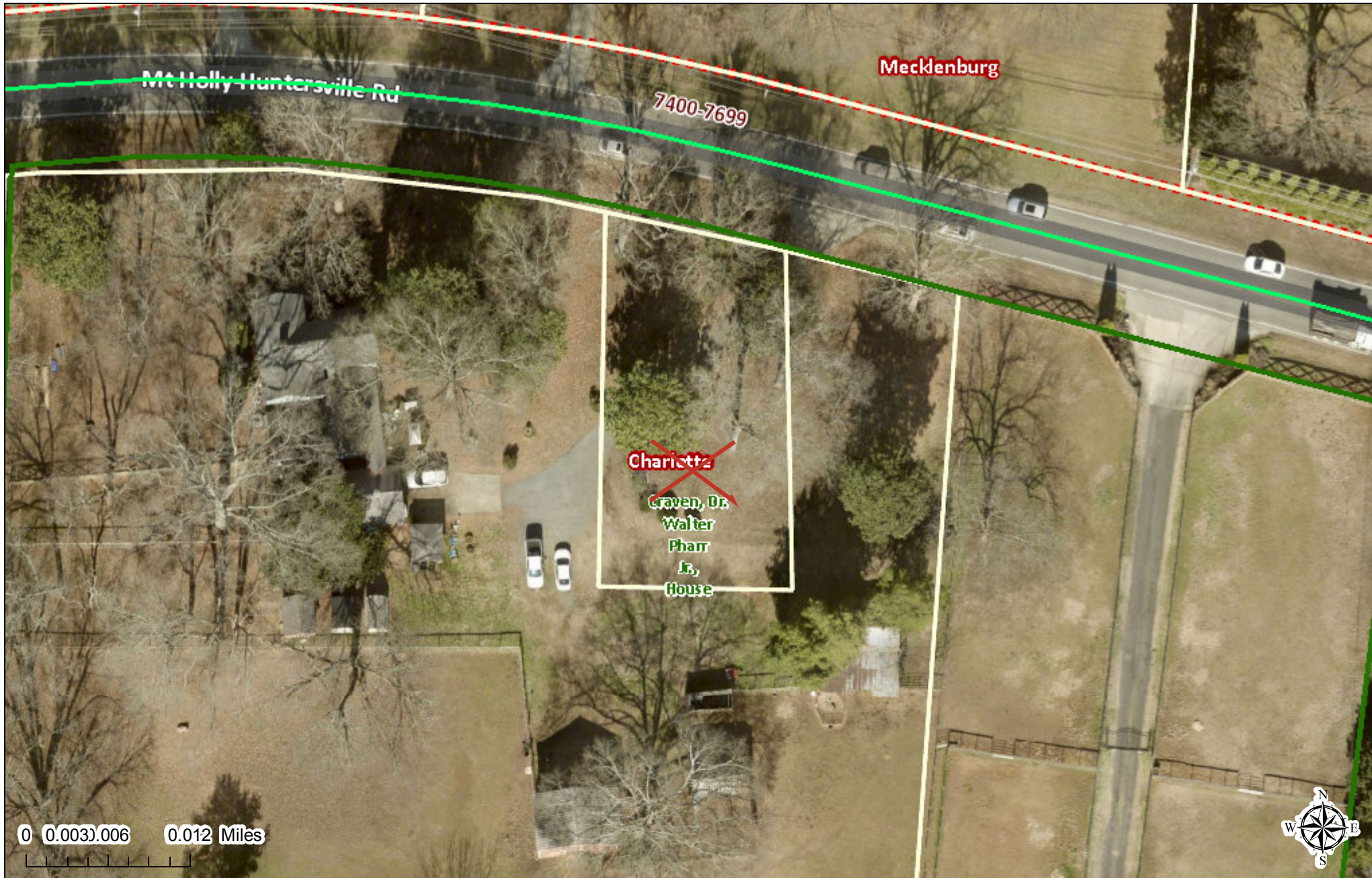
Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, 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.
10. Alterations, new additions, and adjacent or related 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.

Polaris 3G Map – Mecklenburg County, North Carolina

Craven Infill Unit **EXHIBIT B**

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This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

EXHIBIT C



SHOWN WITH 7/12 PITCH
SHOWN WITH STANDARD DOOR & WINDOW CONFIGURATION

FRONT ELEVATION

CHAMPION

4055 HWY. 401 SOUTH LILLINGTON, NC 27646

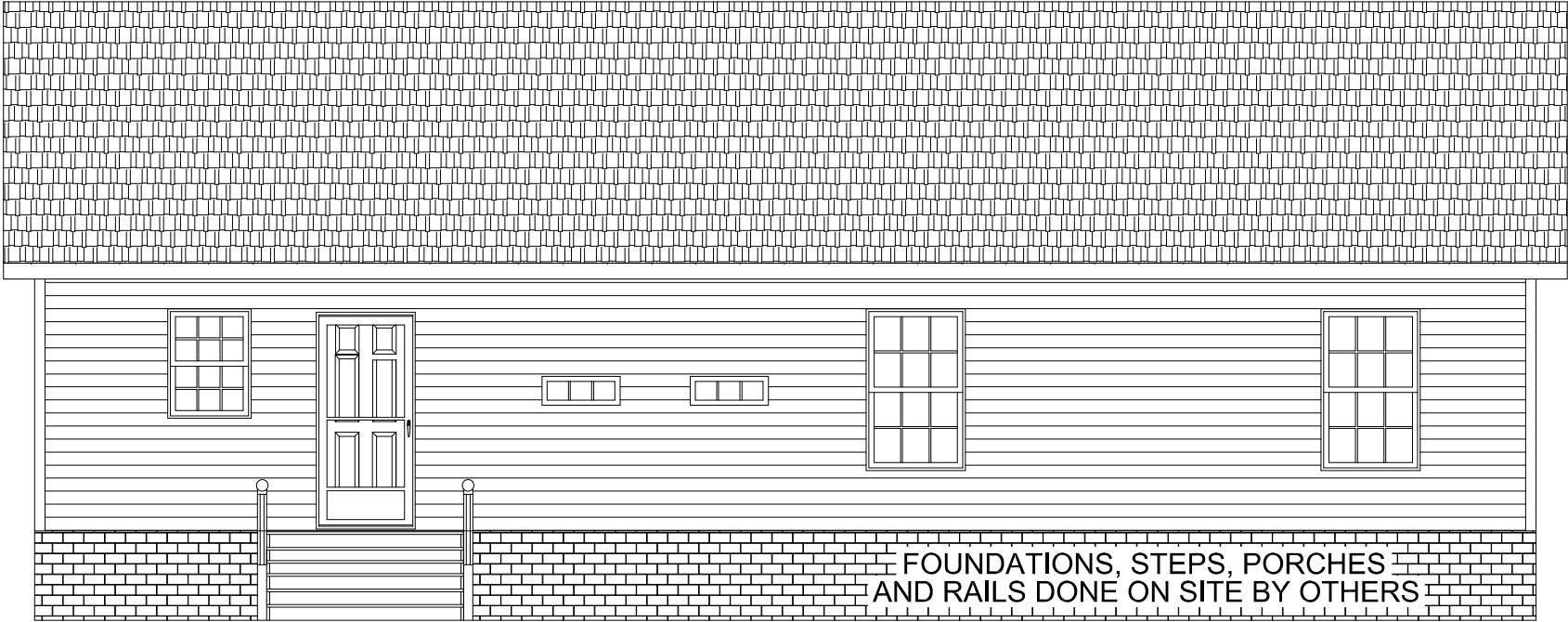
PROJECT



TITLE:
ELEVATIONS
MODEL:
23-2748-01 MOD
20'-0" x 52'-0" 3 BEDROOM 2 BATH
DATE: 09-23-15
SCALE: NTS
DRAWN BY: RS
REVISIONS:
REVISIONS
SHEET NO:
EV-101
PAGE:

COMPOSITE SHINGLE

RIDGE VENT

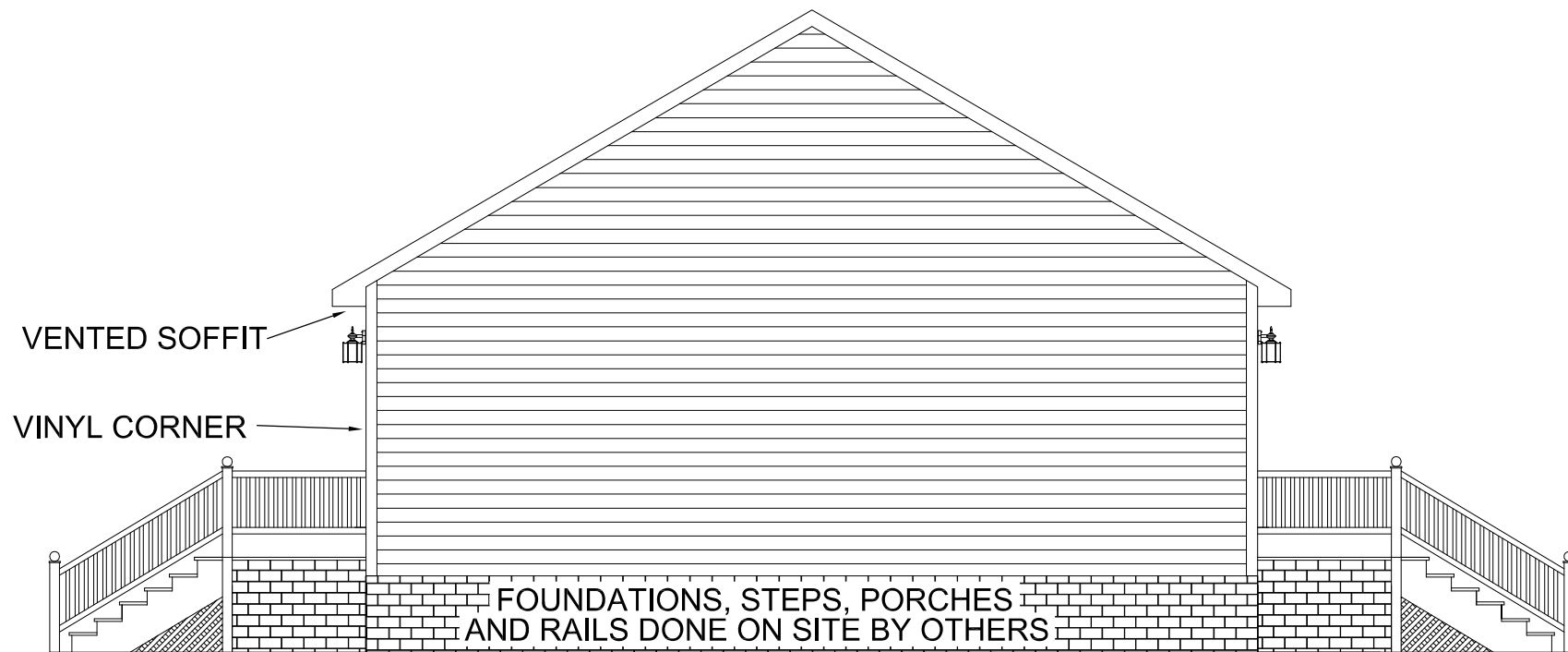


REAR ELEVATION

PROJECT



TITLE:	ELEVATIONS
MODEL:	23-2748-01 MOD
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DATE:	09-23-15
SCALE:	NTS
DRAWN BY:	RS
REVISED:	
	REVISIONS
SHEET NO:	EV-102
PAGE:	



CHAMPION

4055 HWY. 401 SOUTH LILLINGTON, NC 27446

PROJECT



TITLE:
ELEVATIONS

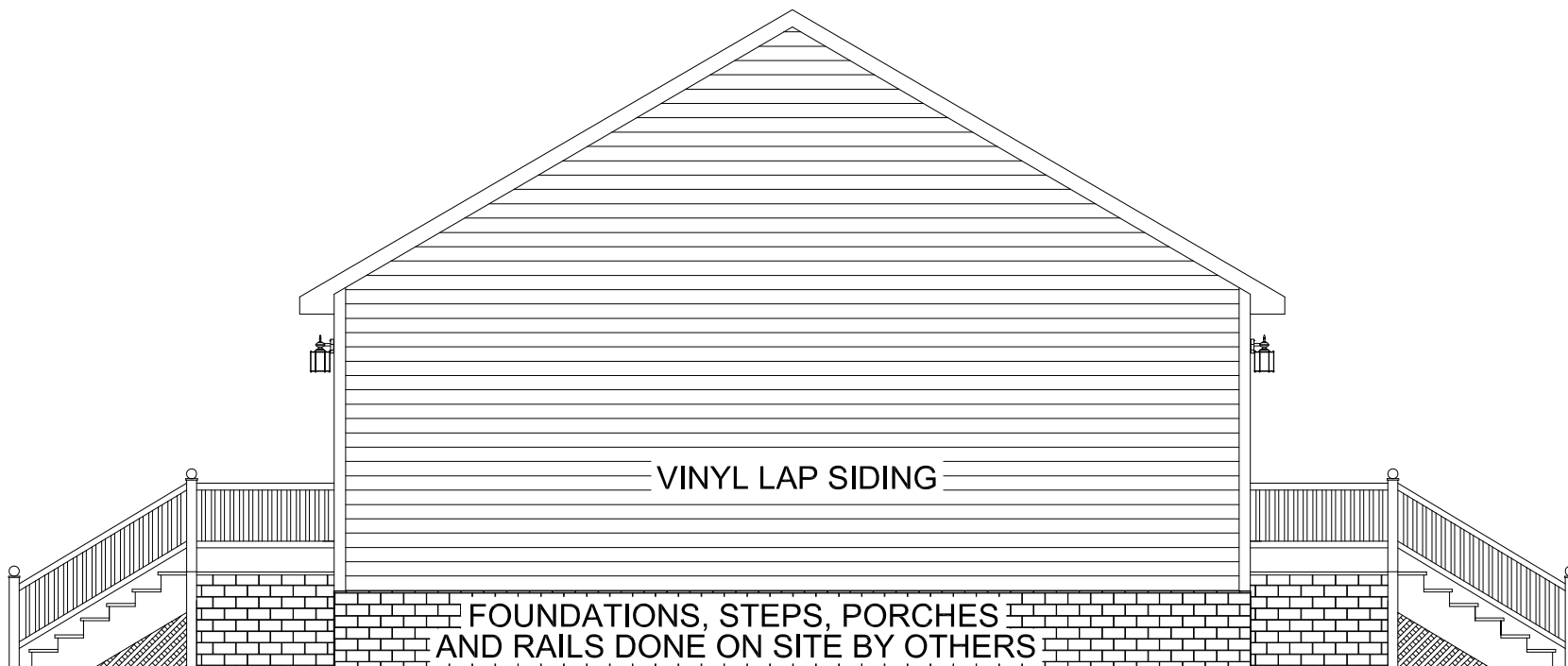
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23-2748-01 MOD
28'-6" x 52'-0" 3 BEDROOM 2 BATH

DATE: 09-23-15
SCALE: NTS
DRAWN BY: RS
REVISED:

REVISIONS

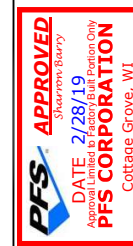
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LEFT ELEVATION

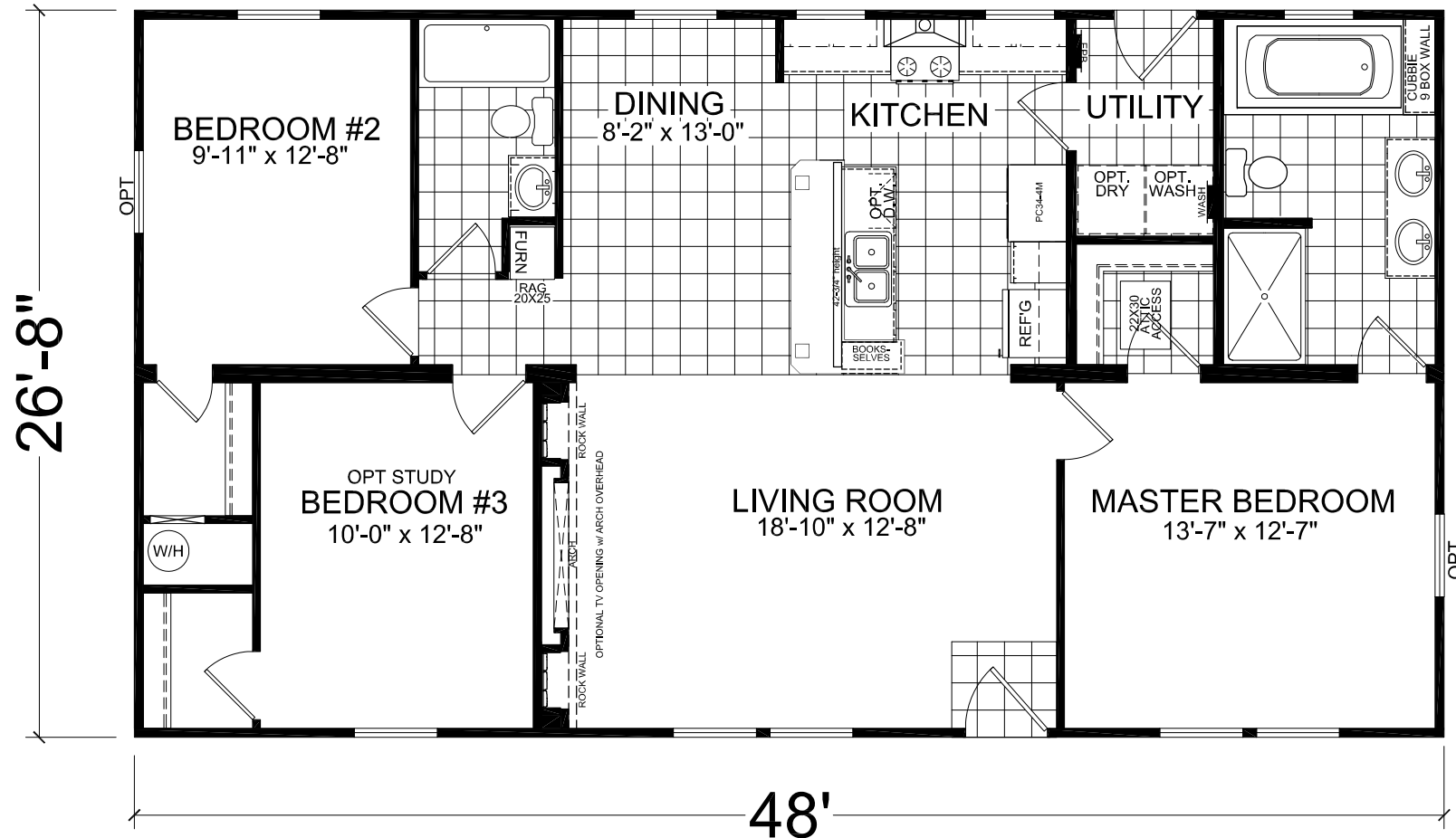
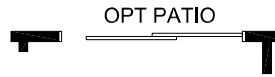
PROJECT



TITLE:	
ELEVATIONS	
MODEL:	
23-2748-01 MOD	
20'-0" x 52'-0" 3 BEDROOM 2 BATH	
DATE: 09-23-15	
SCALE: NTS	
DRAWN BY: RS	
REVISED:	
REVISIONS	
SHEET NO:	
EV-104	
PAGE:	

MODEL 23-2748-01

3 BDRM, 2 BATH
ACTUAL SIZE: 26'-8"X 48'-0"
TOTAL AREA: 1280 SQ.FT.



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CHAMPION

4055 HWY. 401 SOUTH LILLINGTON, NC 27546

PROJECT



TITLE:	LITERATURE PLAN
MODEL:	23-2748-01 MOD
	26'-8" x 52'-0" 3 BEDROOM 2 BATH
DATE:	09-23-15
SCALE:	
DRAWN BY:	RS
REVISED:	
REVISIONS	
SHEET NO:	L-101
PAGE:	