

Staff Report and Comments

Charles and Laura Alexander House

203 South Church Street

Huntersville, NC 28078

Application for COA HLC399

Exhibits presented to and considered by the Commission:

Exhibit A – Project Description

1. Exterior and interior renovation of the main house, a new rear addition, a new detached garage, and site improvements. The exterior, interior, and site are designated. The new 1.5 story garage has details complimentary to the main house. Site features include new pavers and driveway in the rear yard.

Exhibit B – Map

Exhibit C – Project Plans

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

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.

1. The proposed project meets the HLC Standard 2 and 5, except for window replacement. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved. Distinctive elements such as front porch and details, front door, fireplaces, interior staircase, siding, and other finishes will be retained, repaired, or replaced when necessary. However, windows will be simulated divided light (SDL) and match the original windows in material, size, and muntin/mullion patterns.
2. The proposed project meets the HLC Standard 9. New additions, alterations, or related new construction shall not destroy historic materials that characterize the property. The majority of new work occurs at the rear of the house.
3. The proposed project meets the HLC Standard 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. The proposed alterations and additions could be removed without compromising the historic character of the property.

Staff suggests that the Commission approve the application as presented.

THE HLC STANDARDS

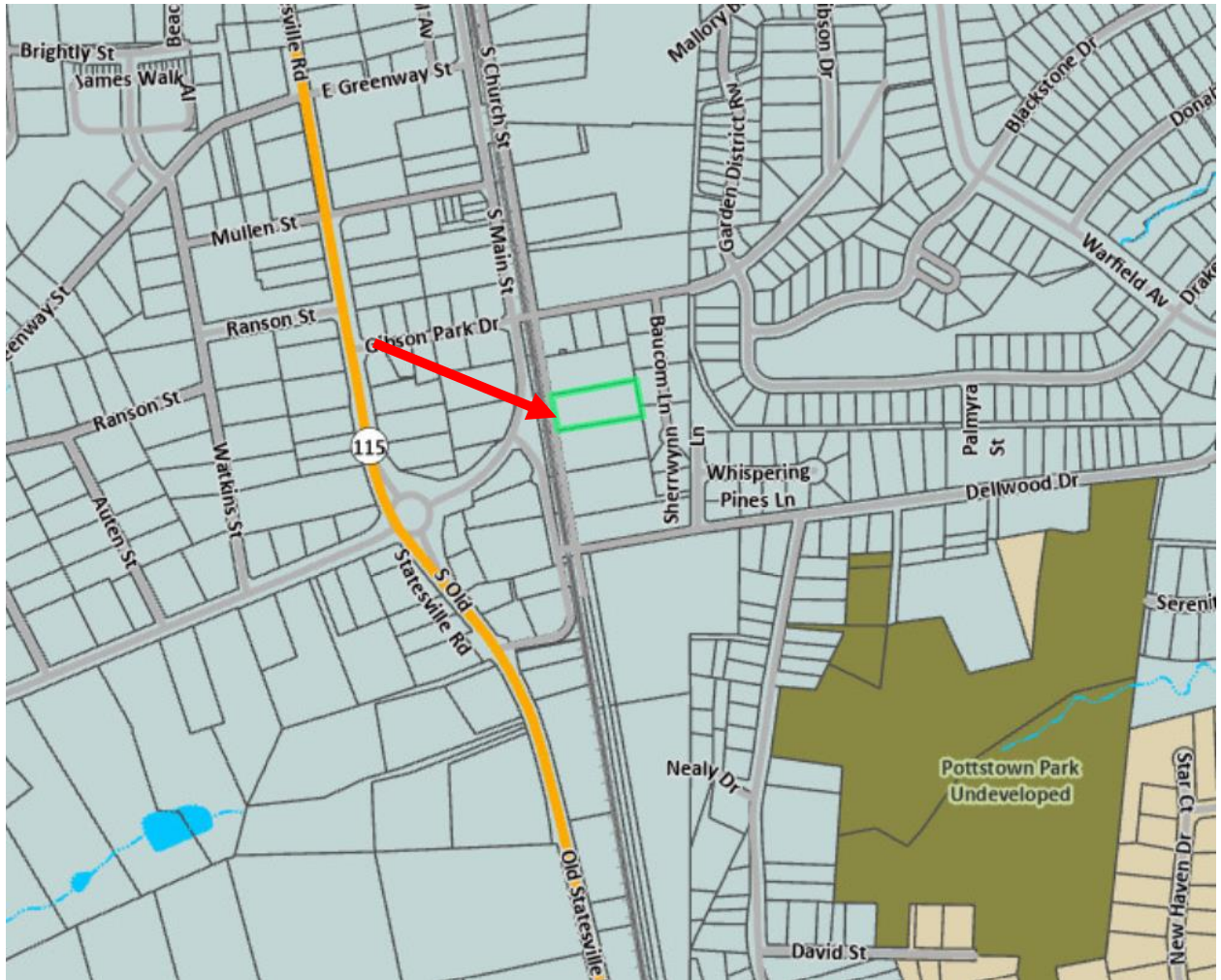
Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

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

Exhibit B

Date Printed: 3/25/2024 10:45 AM



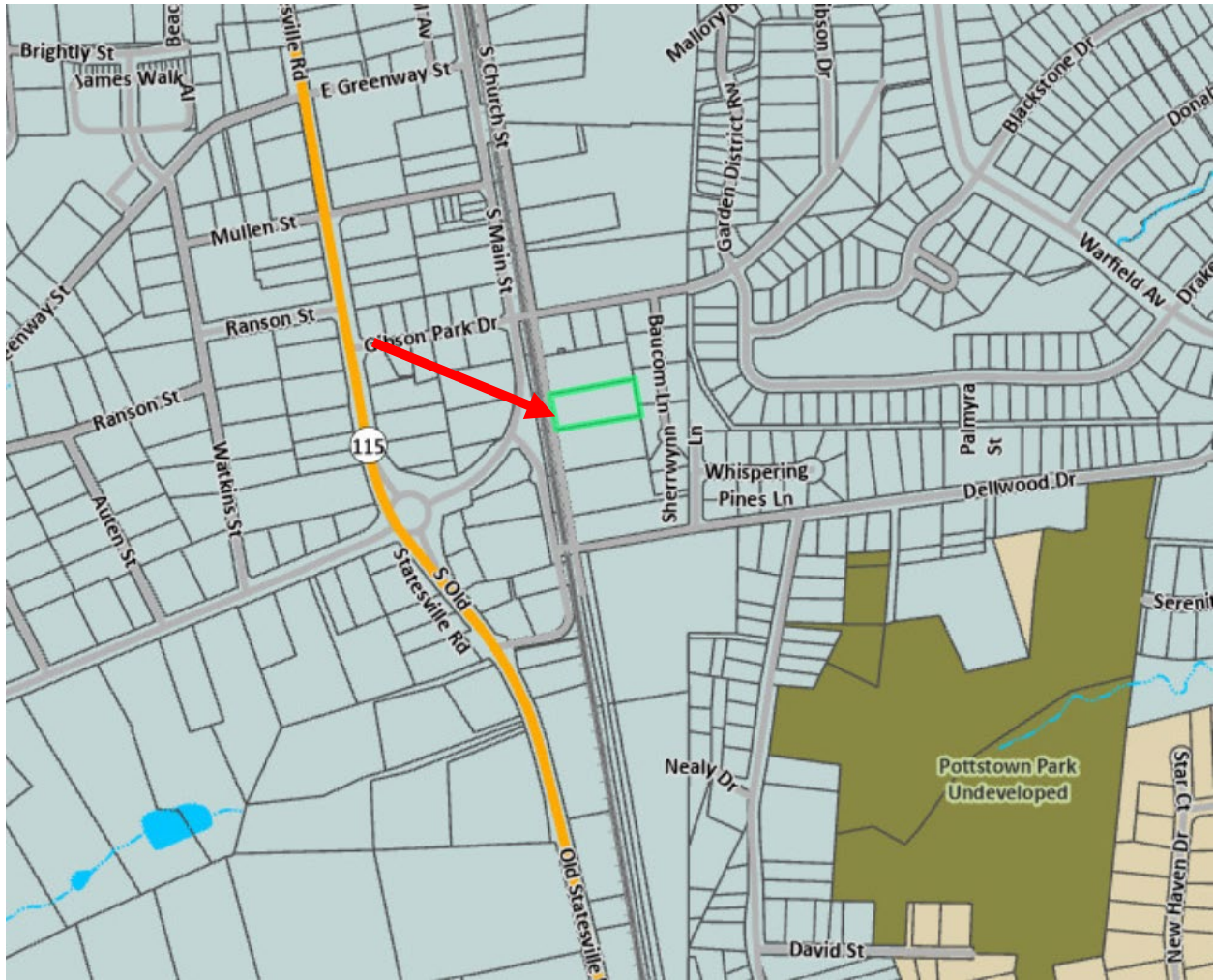




Polaris 3G Map – Mecklenburg County, North Carolina

Exhibit B

Date Printed: 3/25/2024 10:45 AM









































122-B W. BLAND ST.
CHARLOTTE, NC 28203
704.344.9098

23-2212 CHARLES & LAURA ALEXANDER HOUSE

203 CHURCH ST.
HUNTERSVILLE, NC 28078
CONSTRUCTION DOCUMENTS

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SET 1 OF 1
SET CONTAINS:
ARCHITECTURAL

CLIENT

BOWMAN DEVELOPMENT
GROUP
13815 CINNABAR PL.
HUNTERSVILLE, NC 282078
704.609.6113

DEVELOPMENT SERVICES

CIVIL

ARCHITECT

RBA GROUP
122-B W. BLAND ST.
CHARLOTTE, NC 28203
704.344.9098

STRUCTURE

MEP

FIRE PROTECTION

FIRE ALARM

FOOD SERVICE

POOL

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HUNTERSVILLE, NC 28078

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CONSTRUCTION
DOCUMENTS

ISSUE DATE: 9/9/2022

CURRENT REVISION

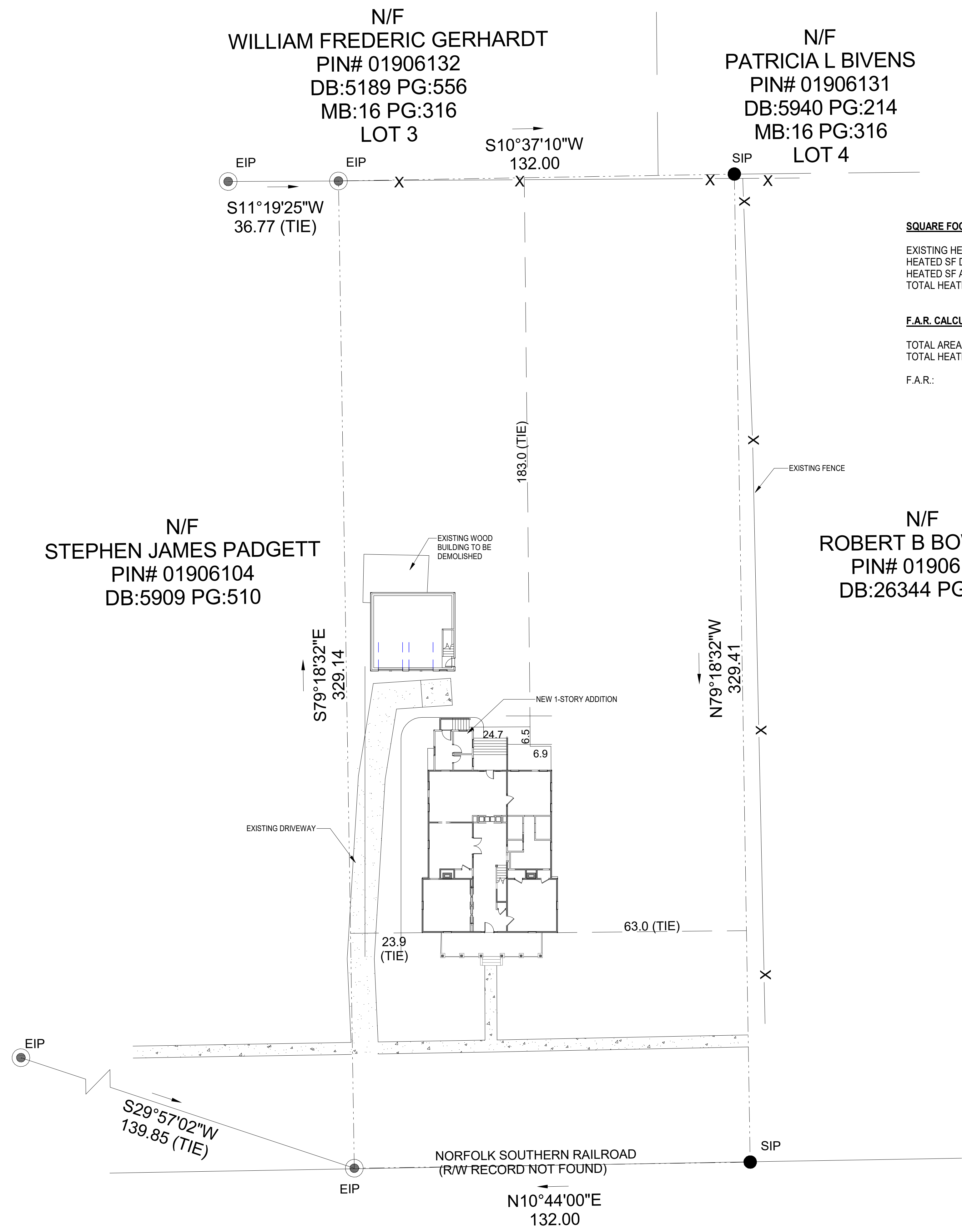
No.	Description	Date

PROJECT NUMBER: 23-2212

COVER SHEET

CV0.00

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SQUARE FOOTAGE SUMMARY

EXISTING HEATED SF:	3,113.14 SF
HEATED SF DEMOLISHED:	-121.46 SF
HEATED SF ADDITION:	166.07 SF
TOTAL HEATED SF:	3,157.75 SF

F.A.R. CALCULATION

TOTAL AREA:	31,113.14 SF
TOTAL HEATED SF:	3,157.75 SF
F.A.R.:	0.10

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DOCUMENTS
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No.	Description	Date

PROJECT NUMBER: 23-2212

SITE PLAN

A2.00

3/12/2024 4:10:58 PM

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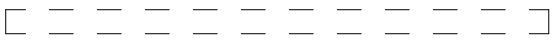

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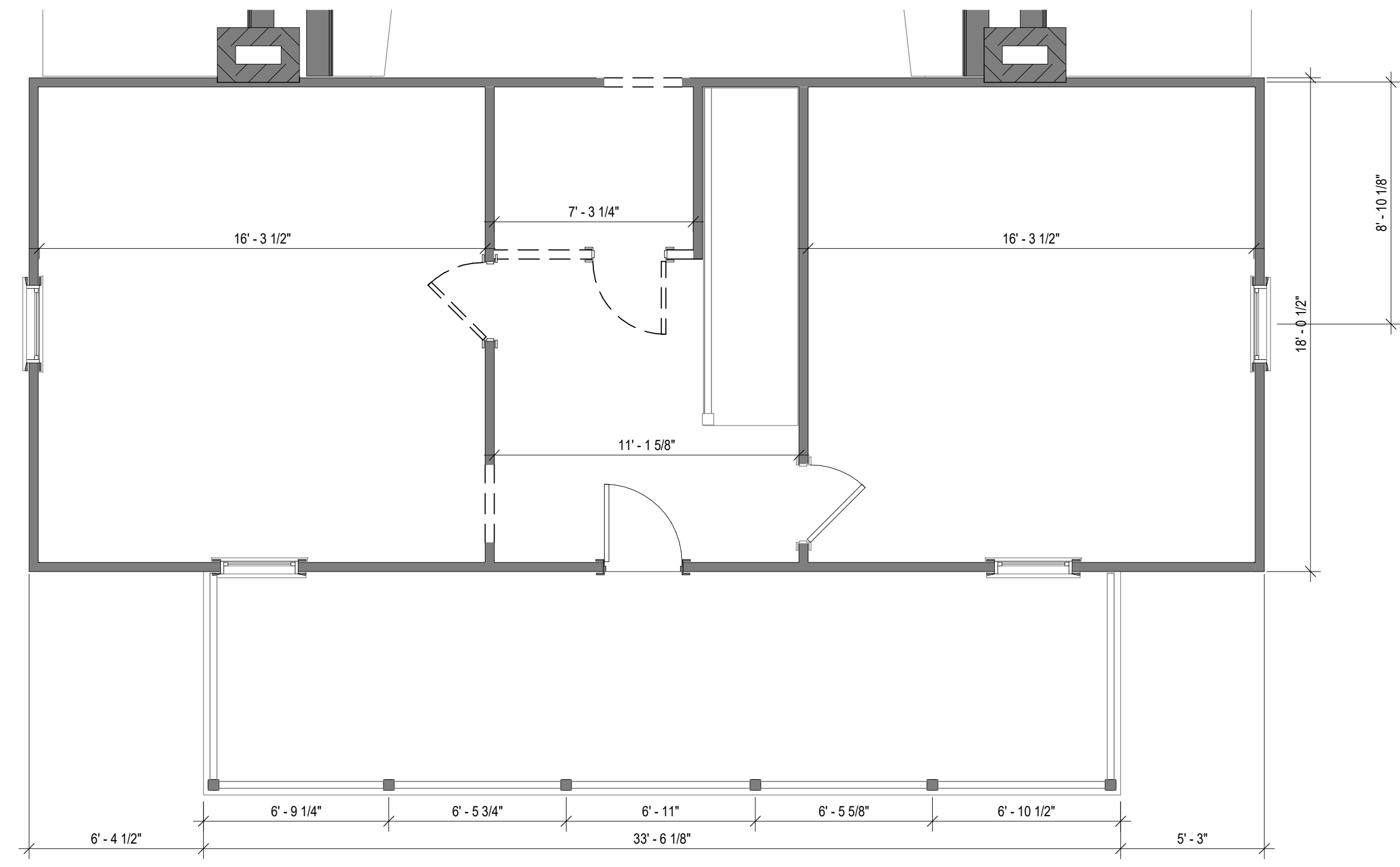
PROJECT NUMBER: 23-2212

DEMO PLANS

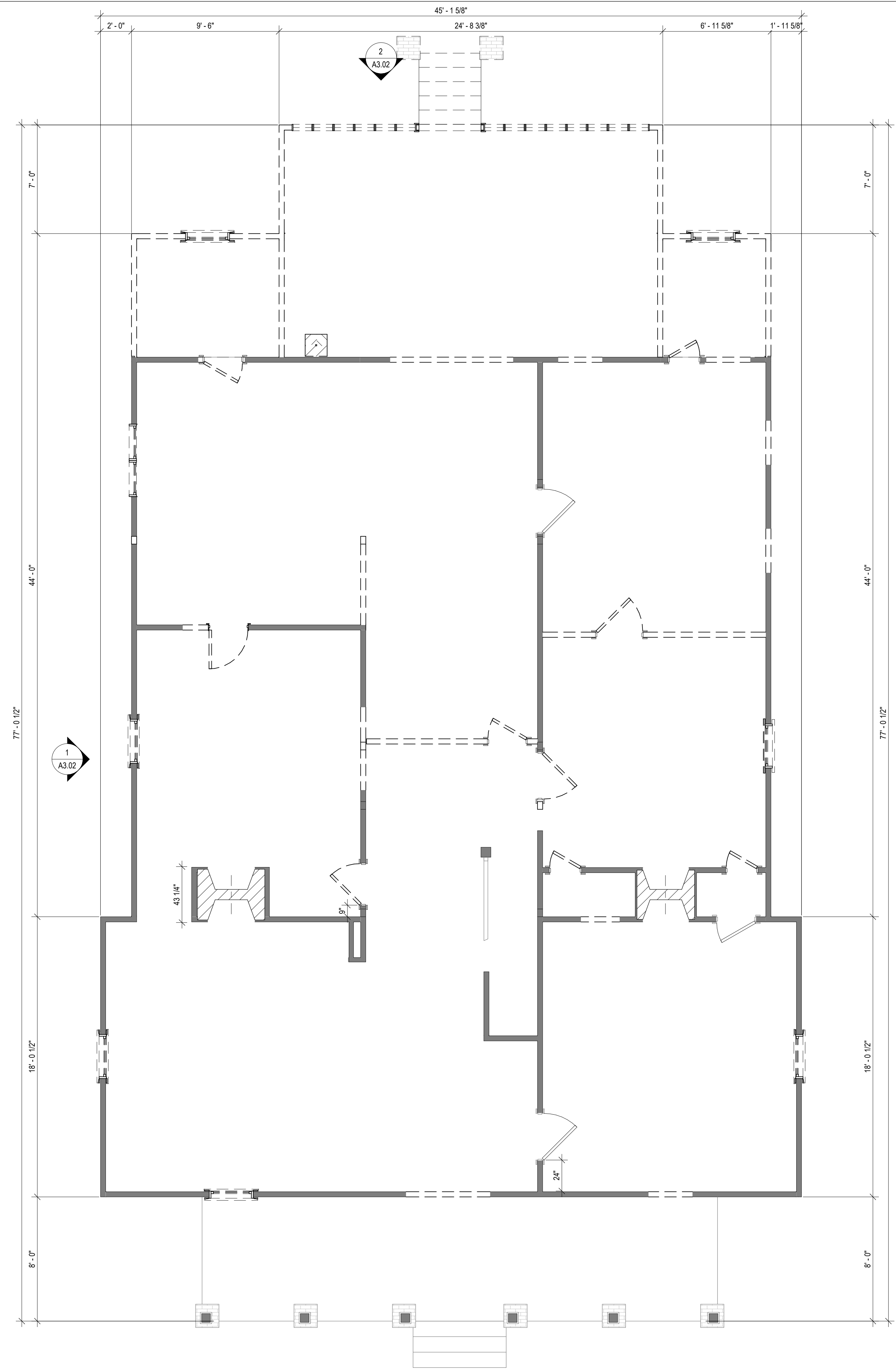
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DEMOLITION KEY
 ITEMS TO BE DEMOLISHED 
 ITEMS TO REMAIN EXISTING 

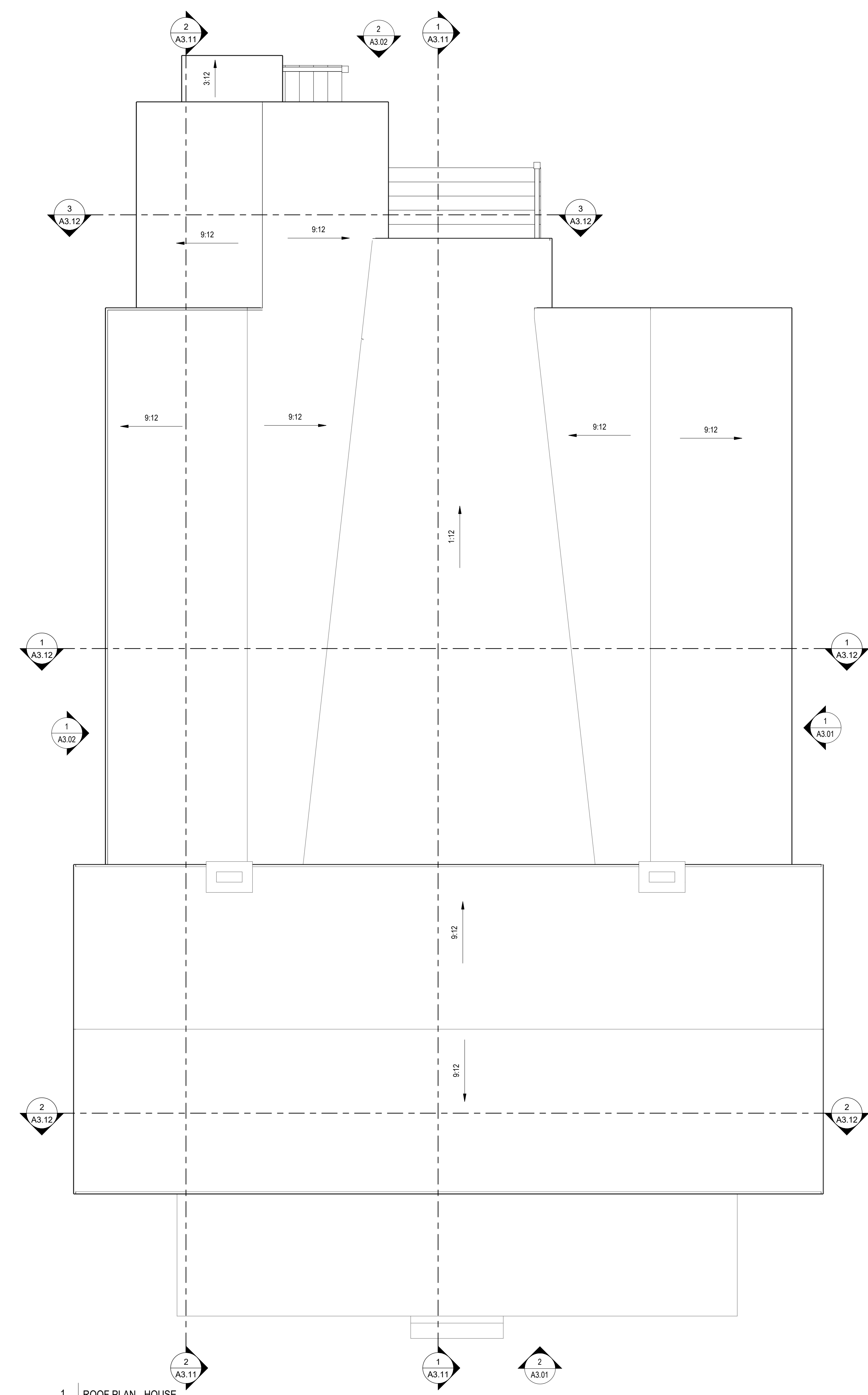


2 LEVEL 02 DEMO PLAN
 A2.02 1/4" = 1'-0"



1 LEVEL 01 DEMO PLAN
 A2.02 1/4" = 1'-0"

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1 ROOF PLAN - HOUSE
A2.04 1/4" = 1'-0"

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ROOF PLAN

A2.04

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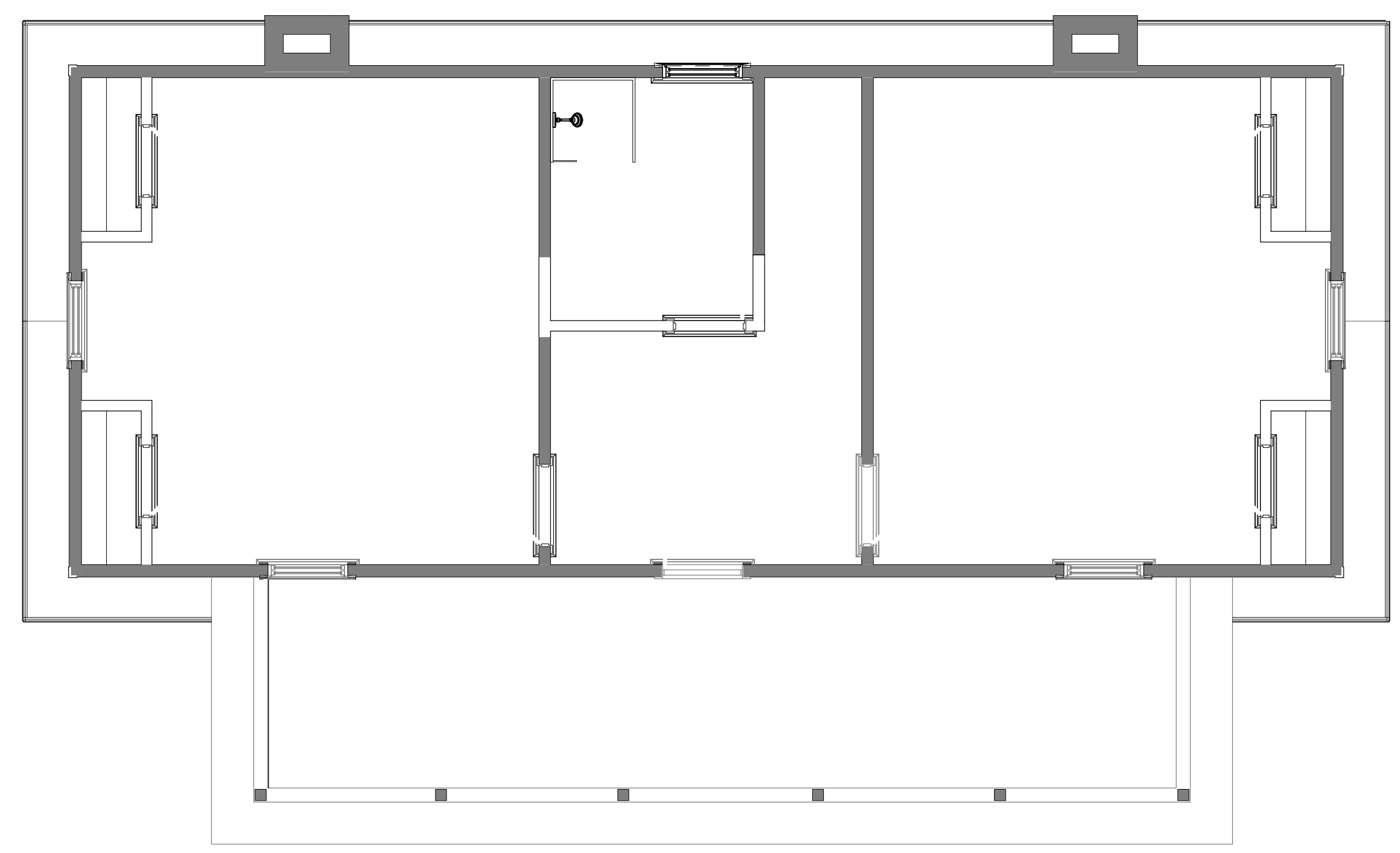
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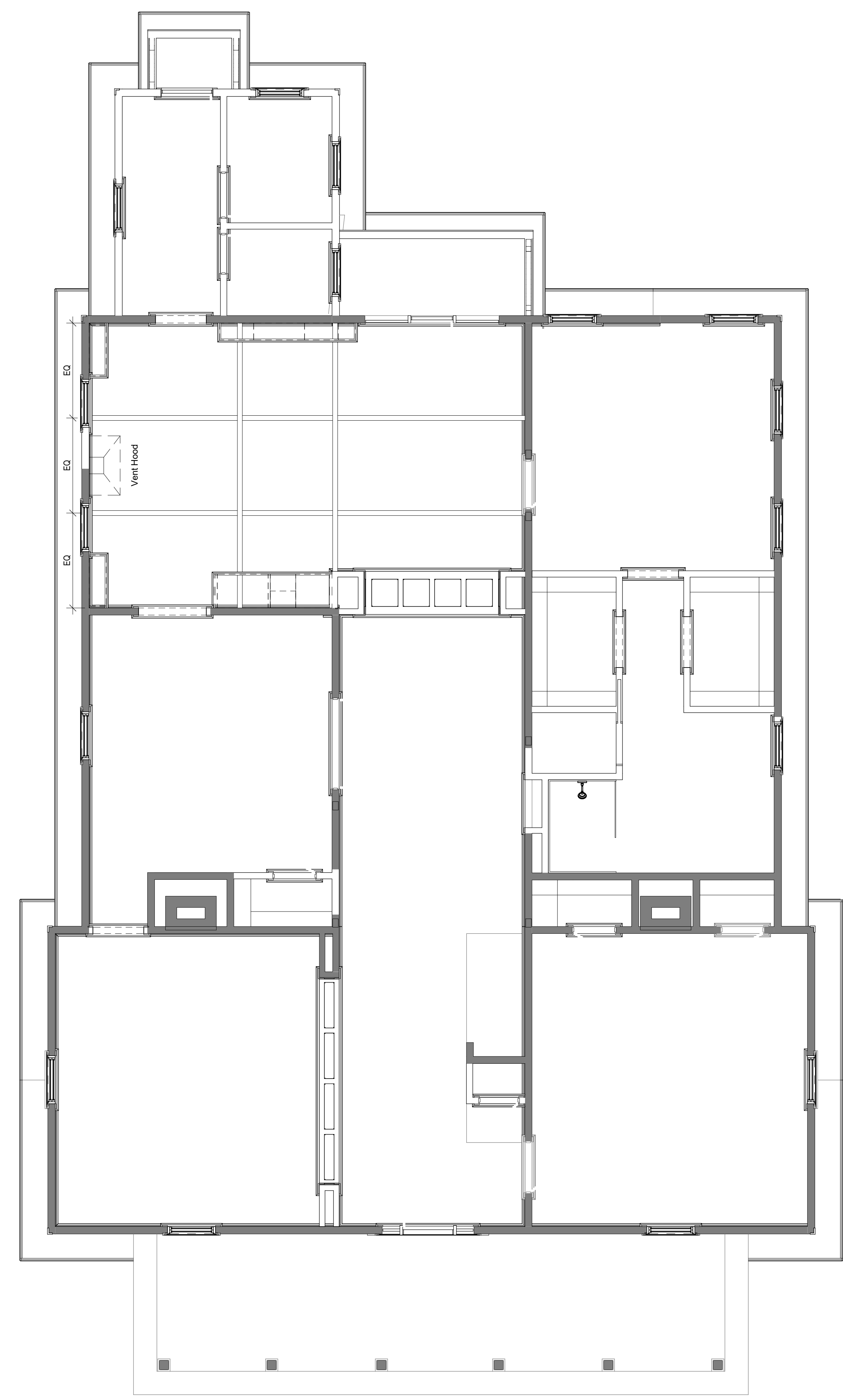
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REVIT



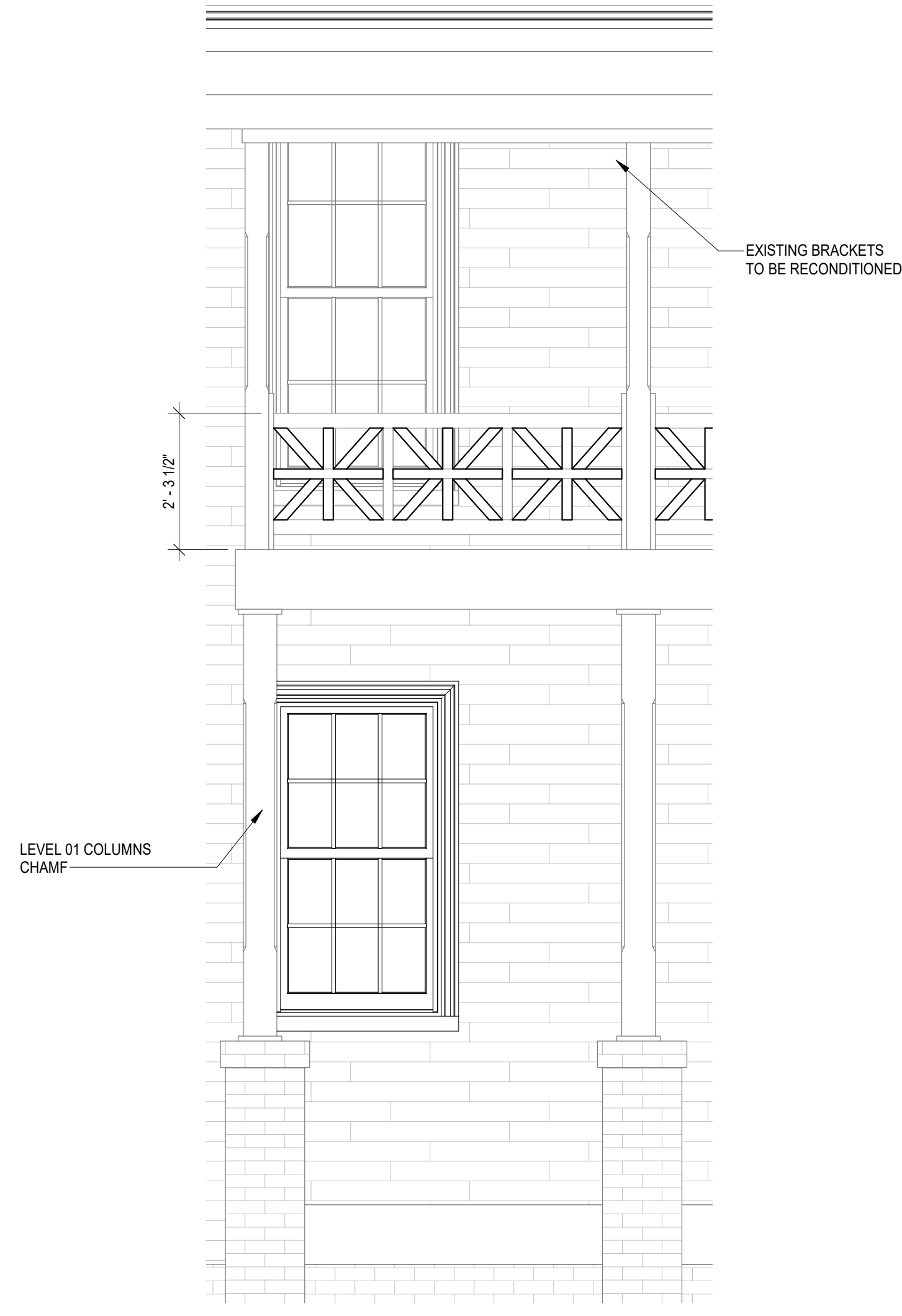
2 | LEVEL 02 RCP
A2.11 | 1/4" = 1'-0"



1 | LEVEL 01 RCP
A2.11 | 1/4" = 1'-0"

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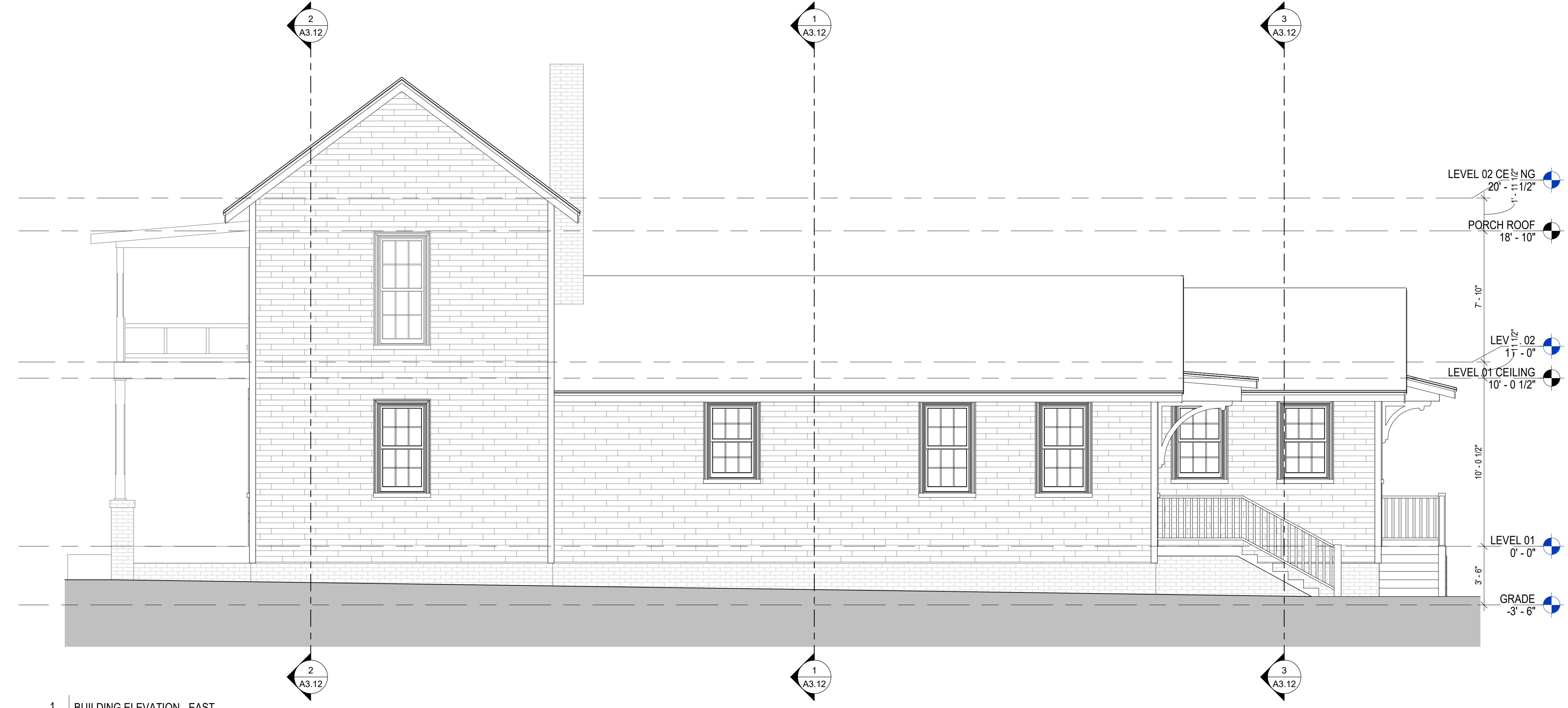
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3 FRONT PORCH - ENLARGED ELEVATION
A3.01 1/2" = 1'-0"



2 BUILDING ELEVATION - SOUTH
A3.01 1/4" = 1'-0"



1 BUILDING ELEVATION - EAST
A3.01 1/4" = 1'-0"

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No.	Description	Date

PROJECT NUMBER: 23-2212

BUILDING ELEVATION

A3.01

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2 BUILDING ELEVATION - NORTH
A3.02 1/4" = 1'-0"



1 BUILDING ELEVATION - WEST
A3.02 1/4" = 1'-0"

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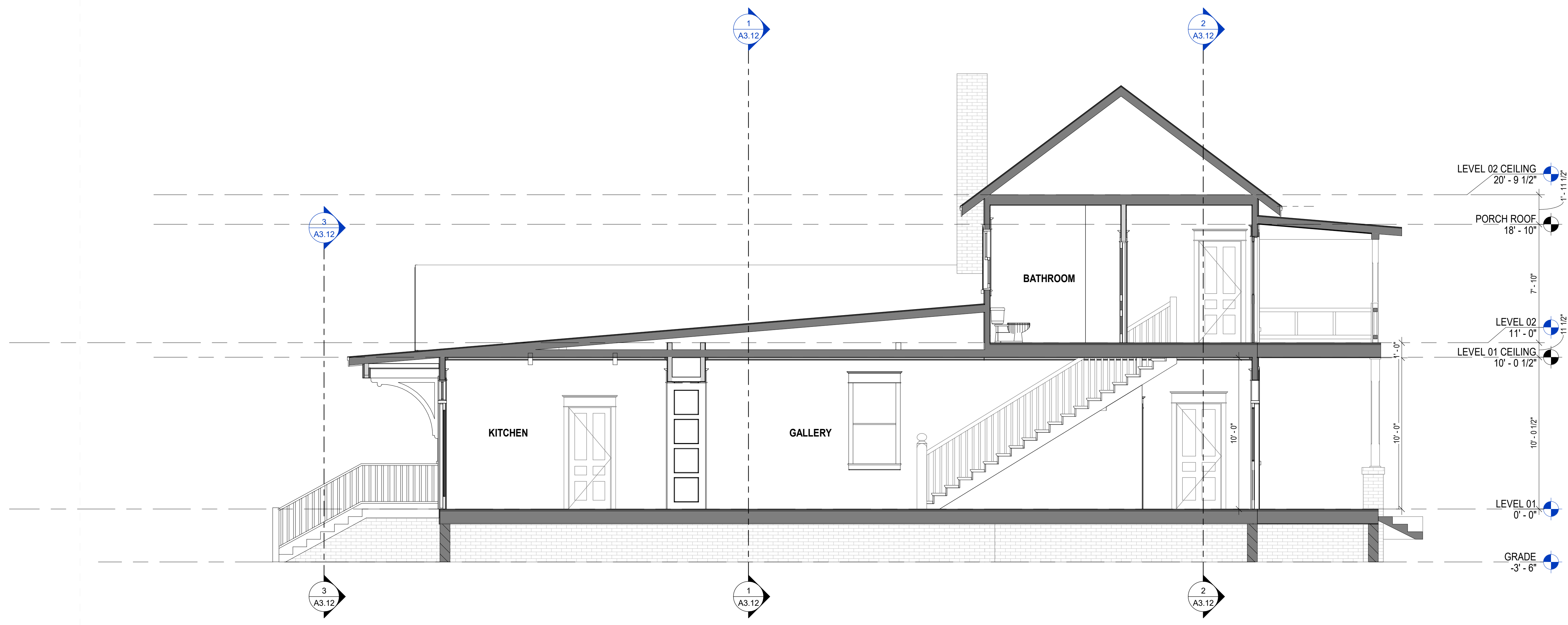
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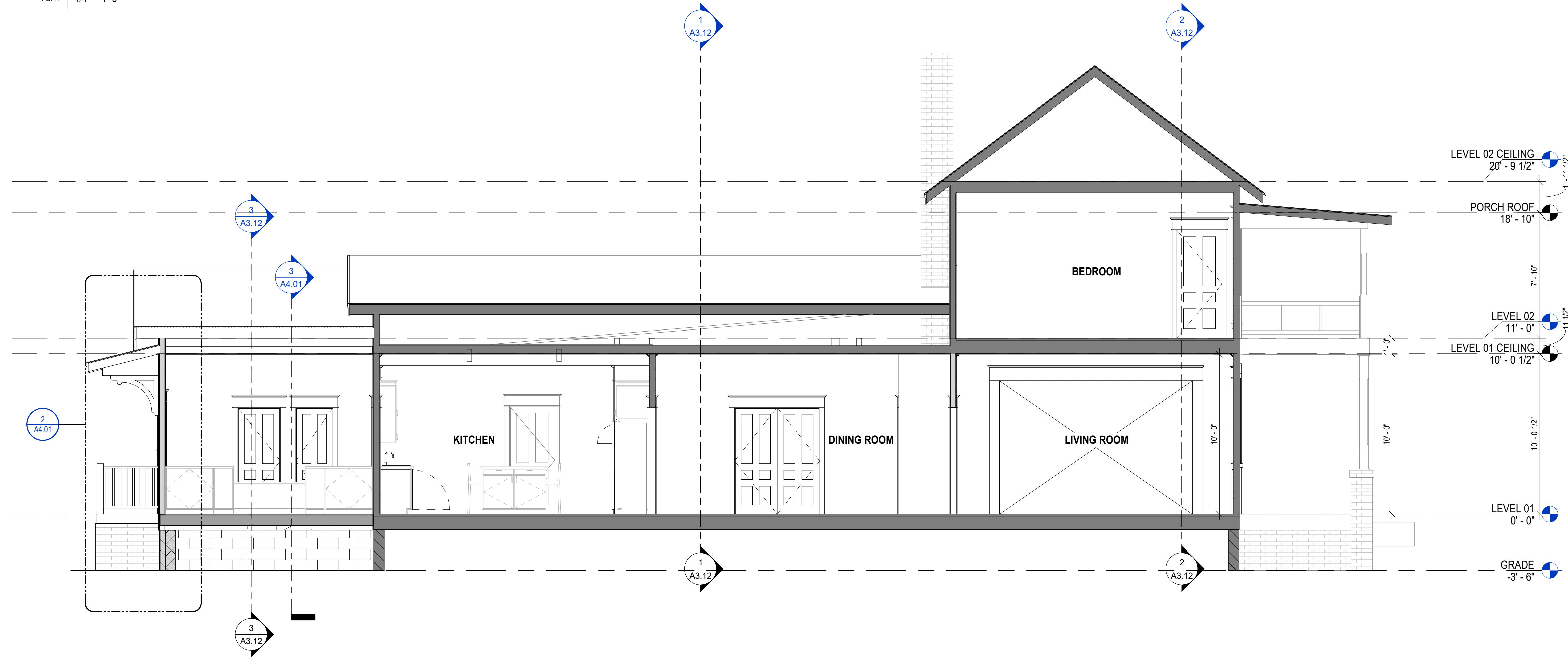
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1 BUILDING SECTION 2
A3.11 1/4" = 1'-0"



2 BUILDING SECTION 1
A3.11 1/4" = 1'-0"

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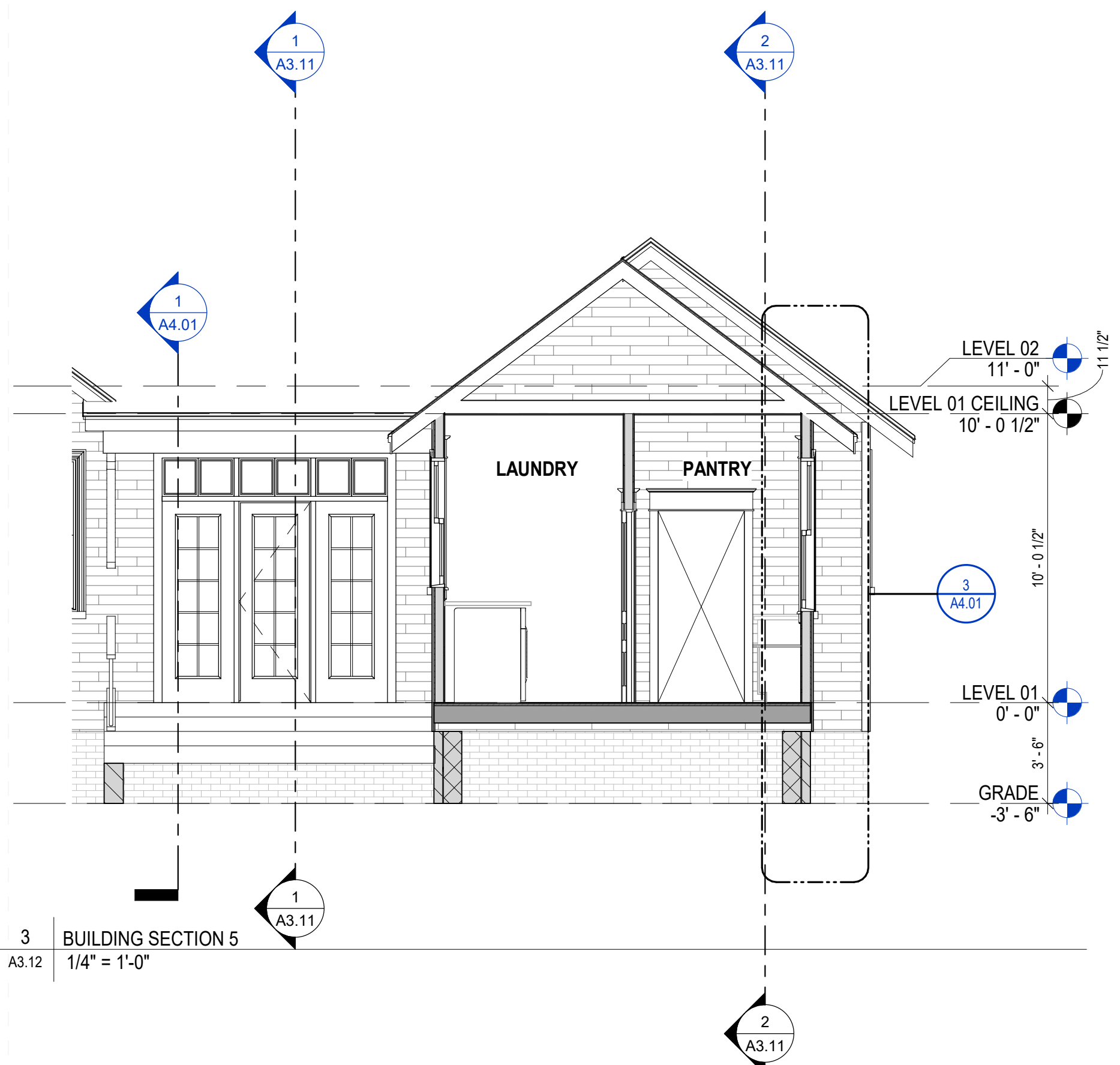
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PROJECT NUMBER: 23-2212

BUILDING SECTION

A3.11

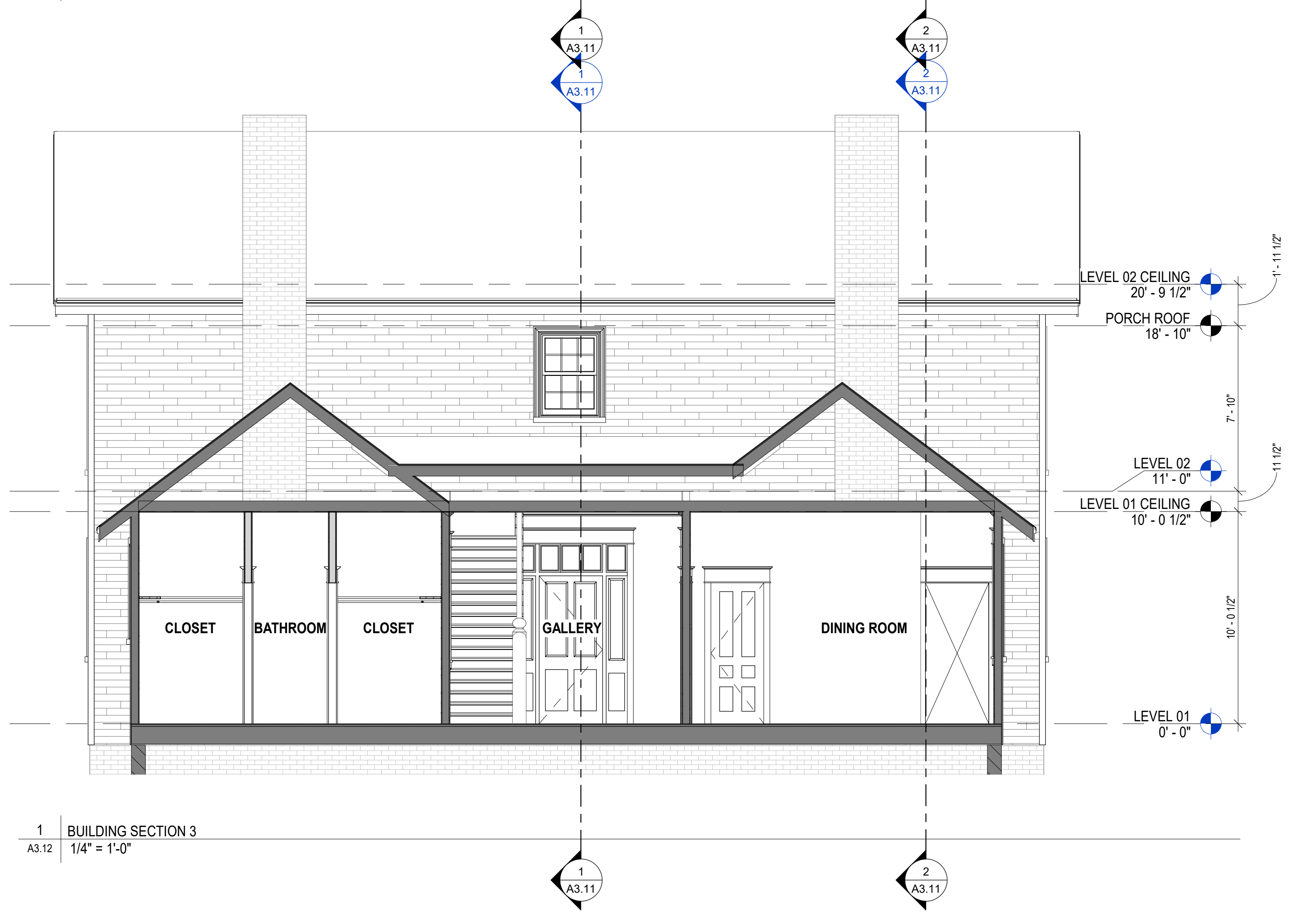
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3 BUILDING SECTION 5
A3.12 1/4" = 1'-0"



2 BUILDING SECTION 4
A3.12 1/4" = 1'-0"



1 BUILDING SECTION 3
A3.12 1/4" = 1'-0"

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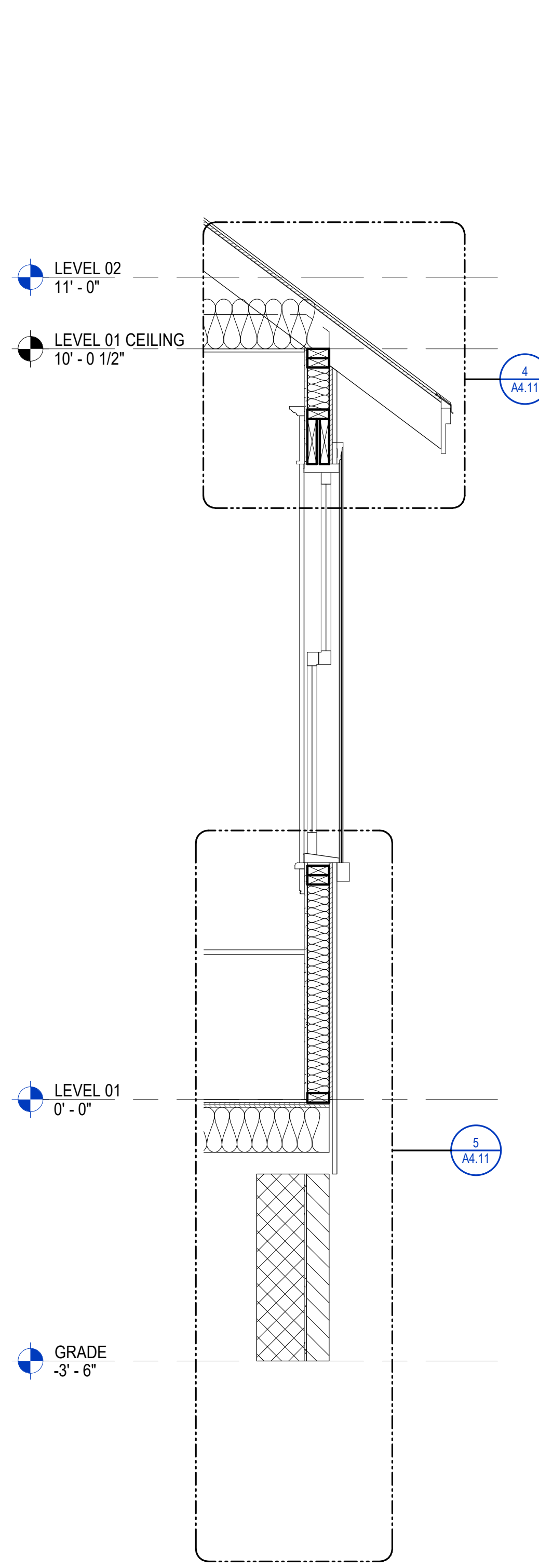
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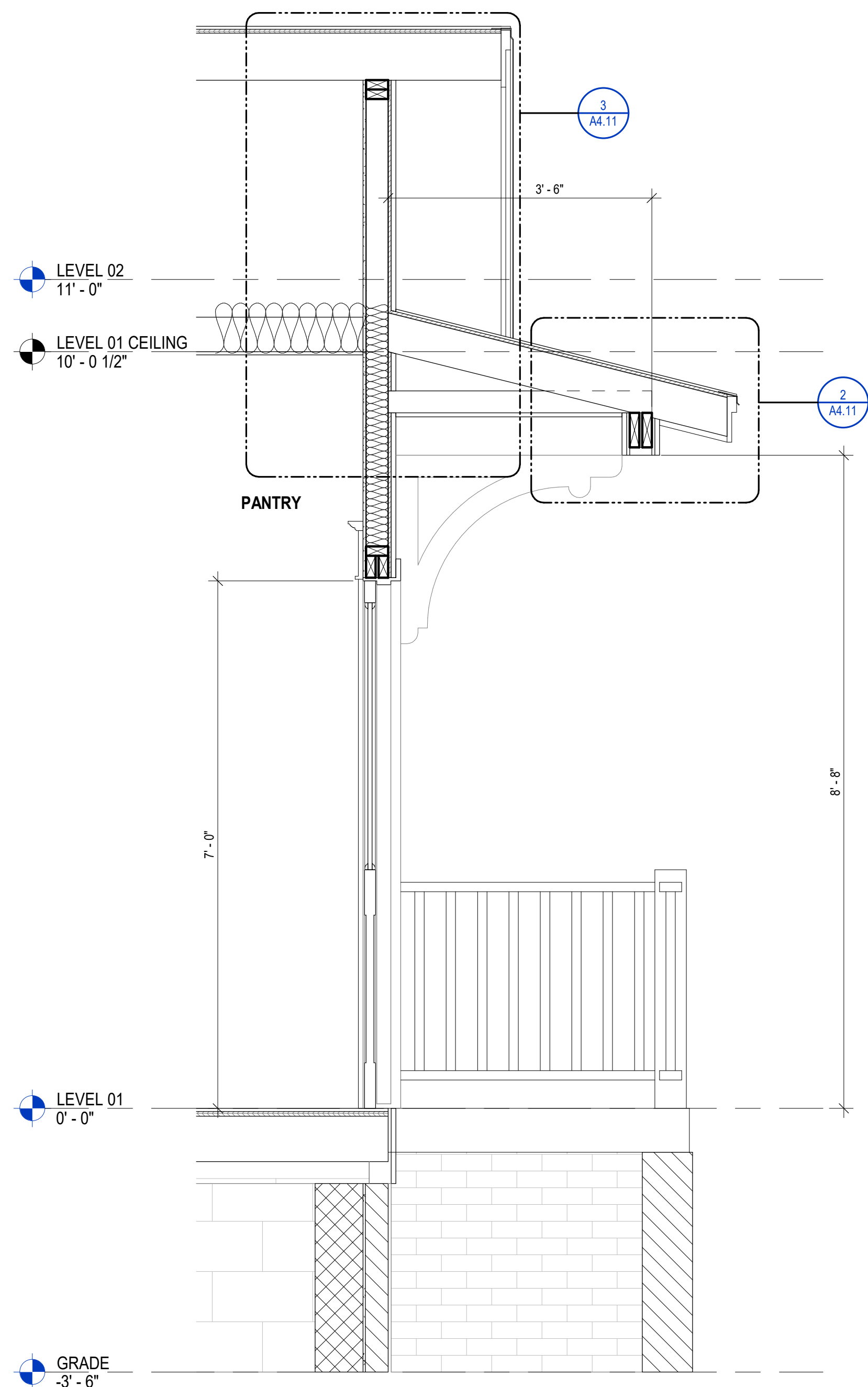
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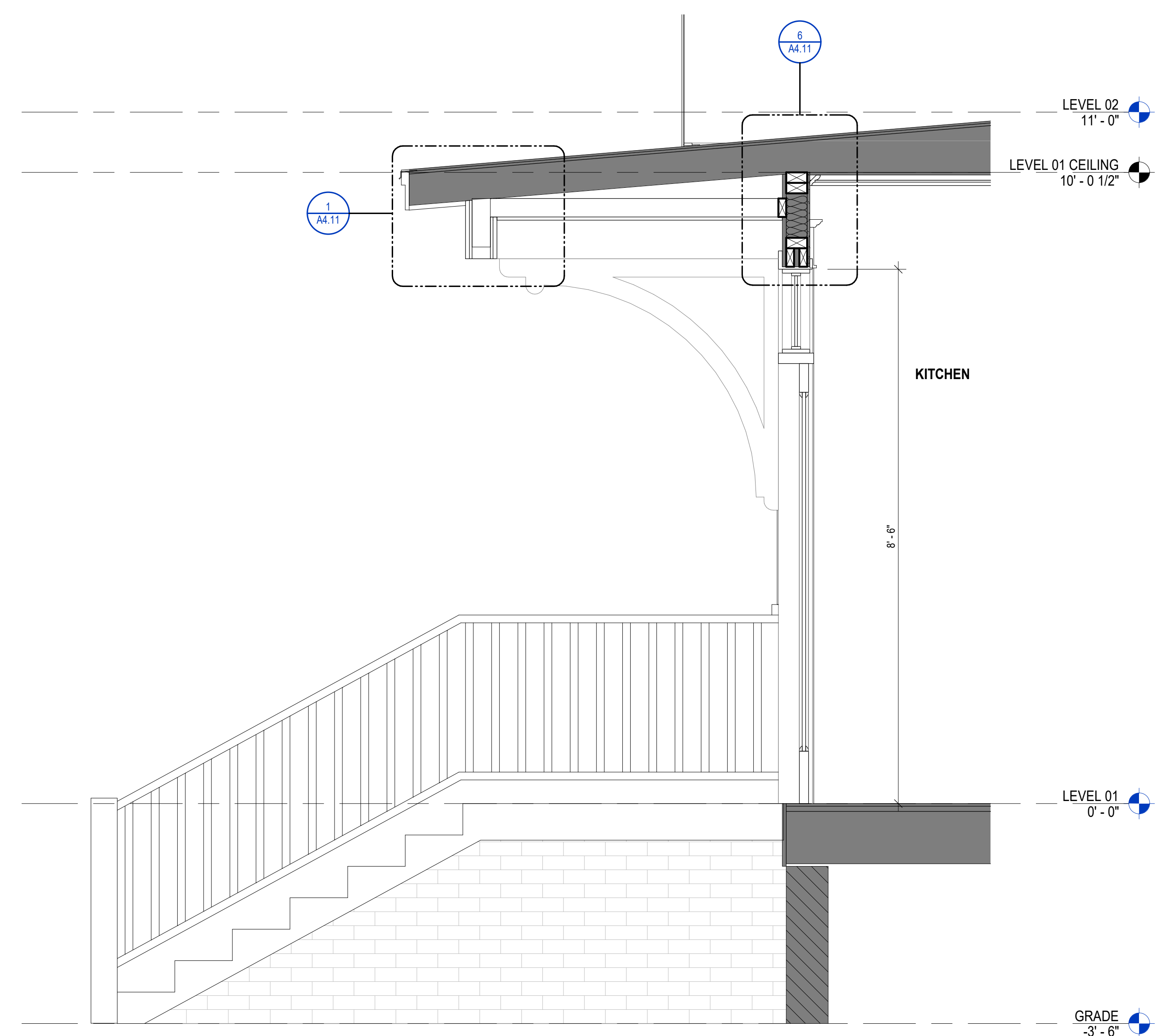
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3 WALL SECTION 3
A4.01 3/4" = 1'-0"



2 WALL SECTION 2
A4.01 3/4" = 1'-0"



1 WALL SECTION 1
A4.01 3/4" = 1'-0"

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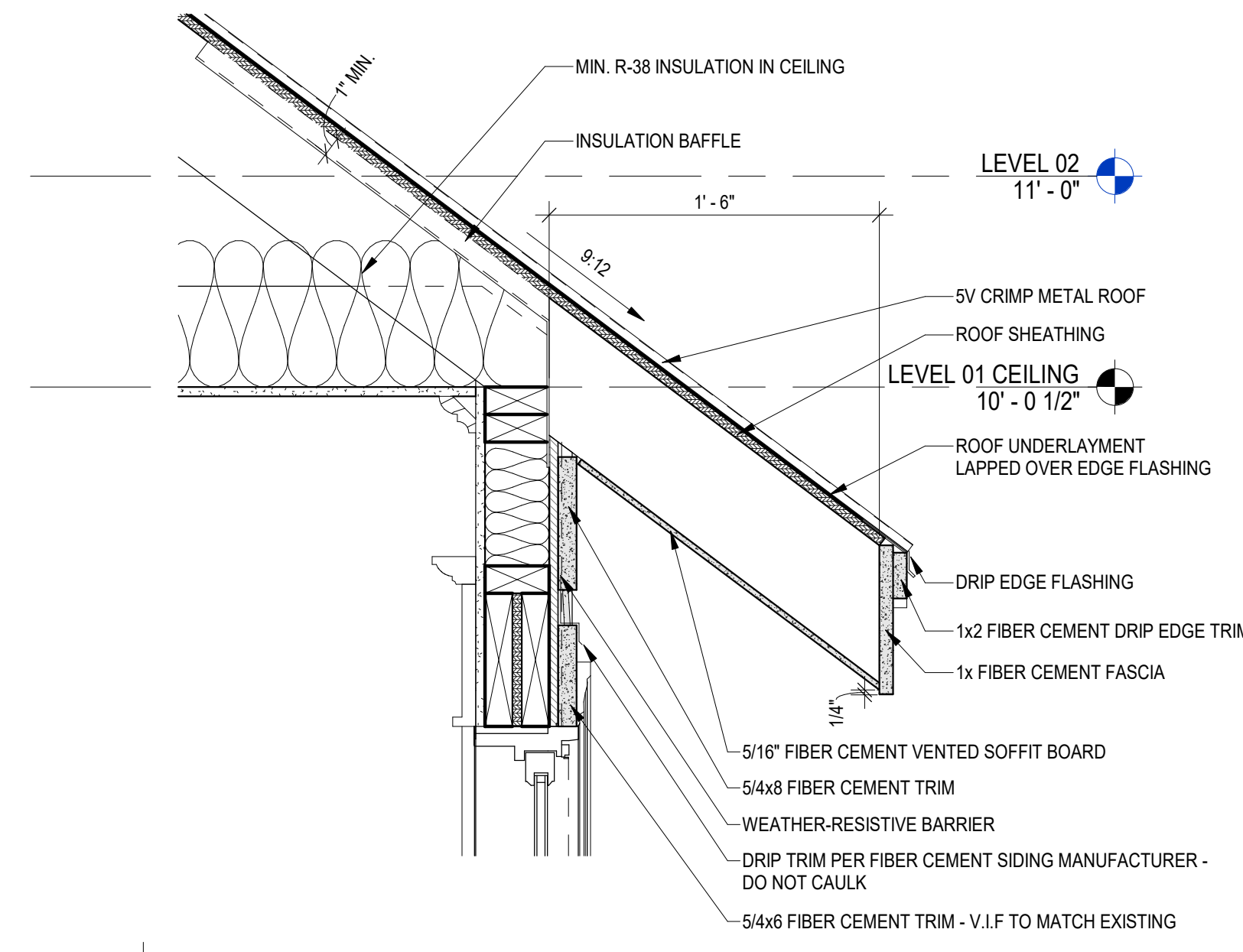
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PROJECT NUMBER:23-2212

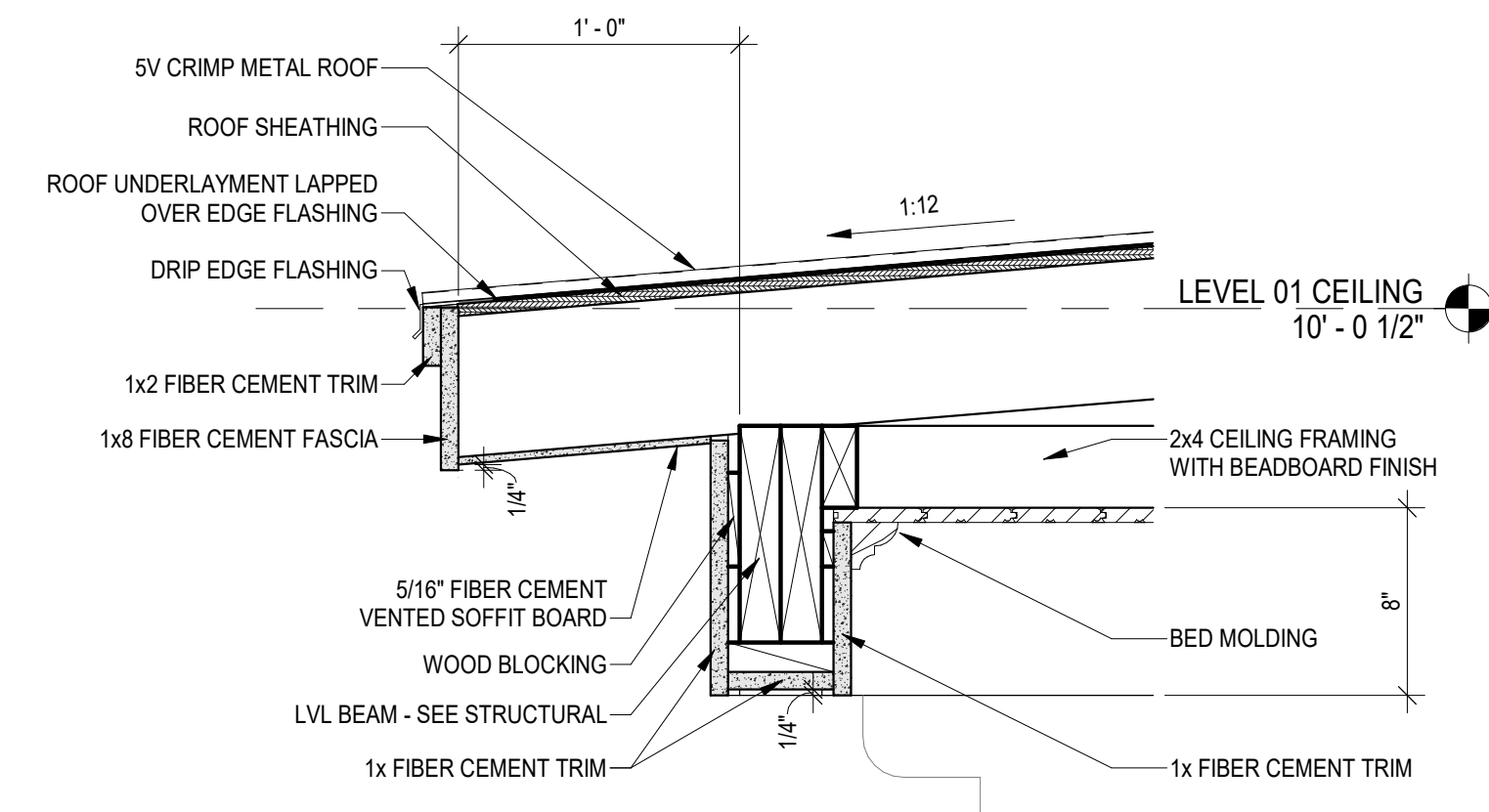
WALL SECTION

A4.01

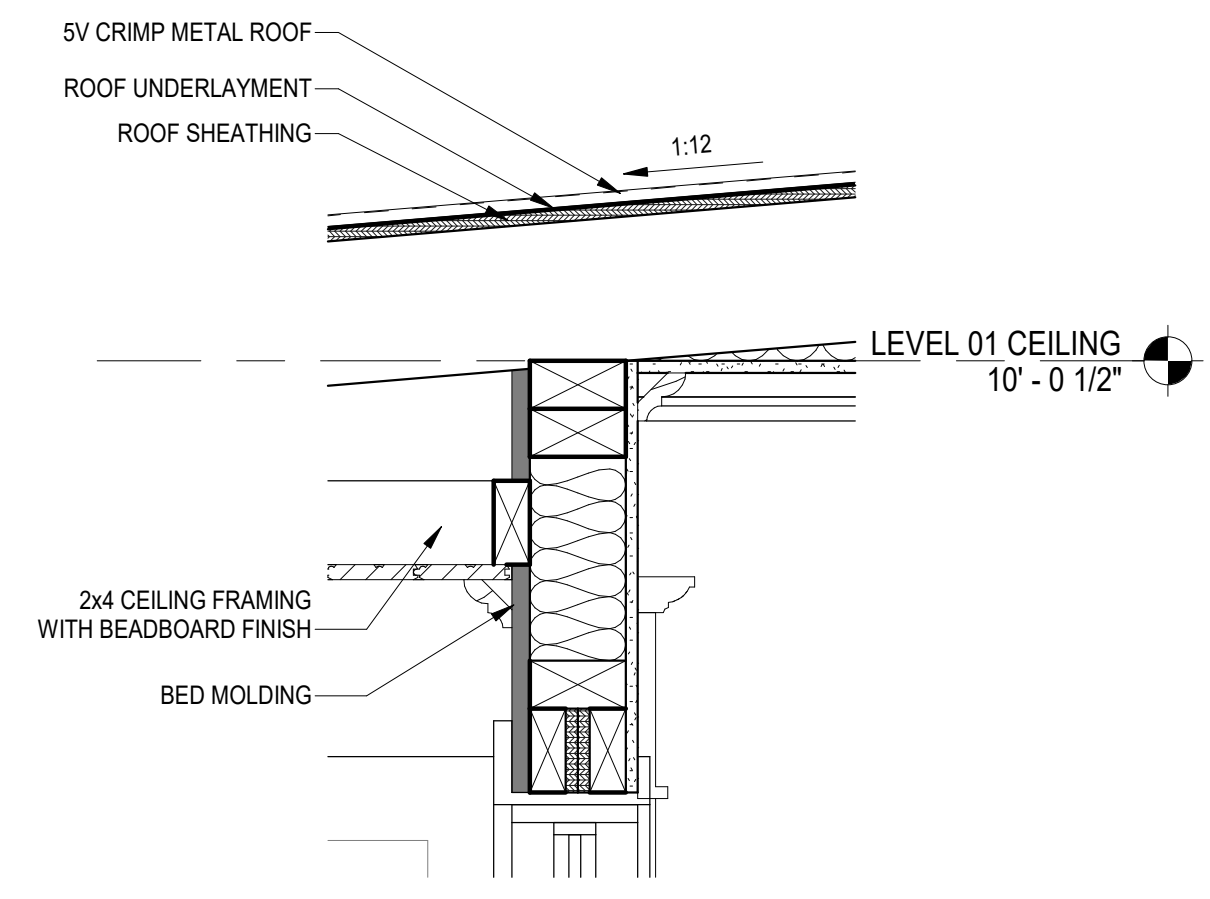
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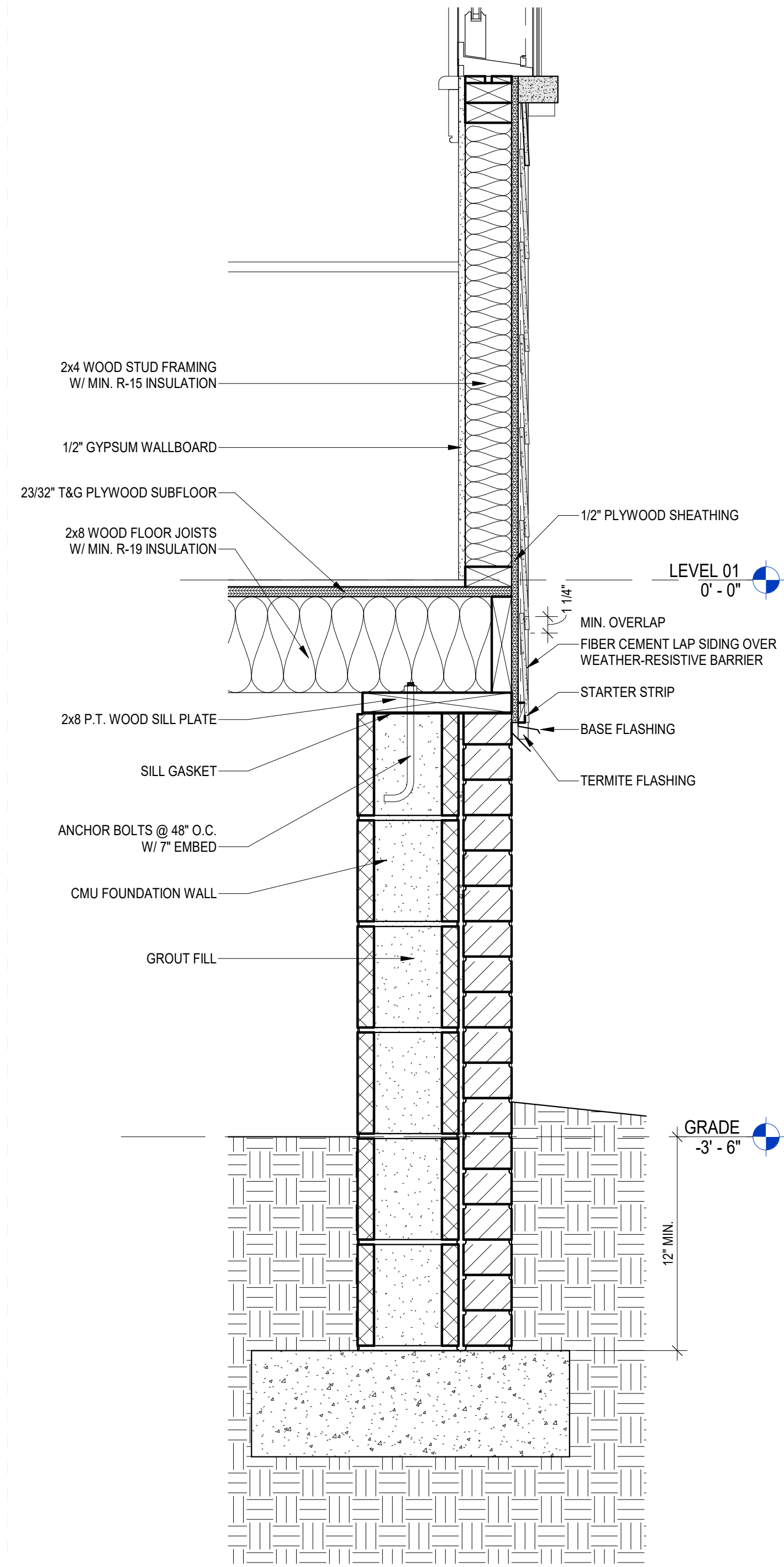
4 NEW ADDITION EAVE DETAIL
A4.11 1 1/2" = 1'-0"



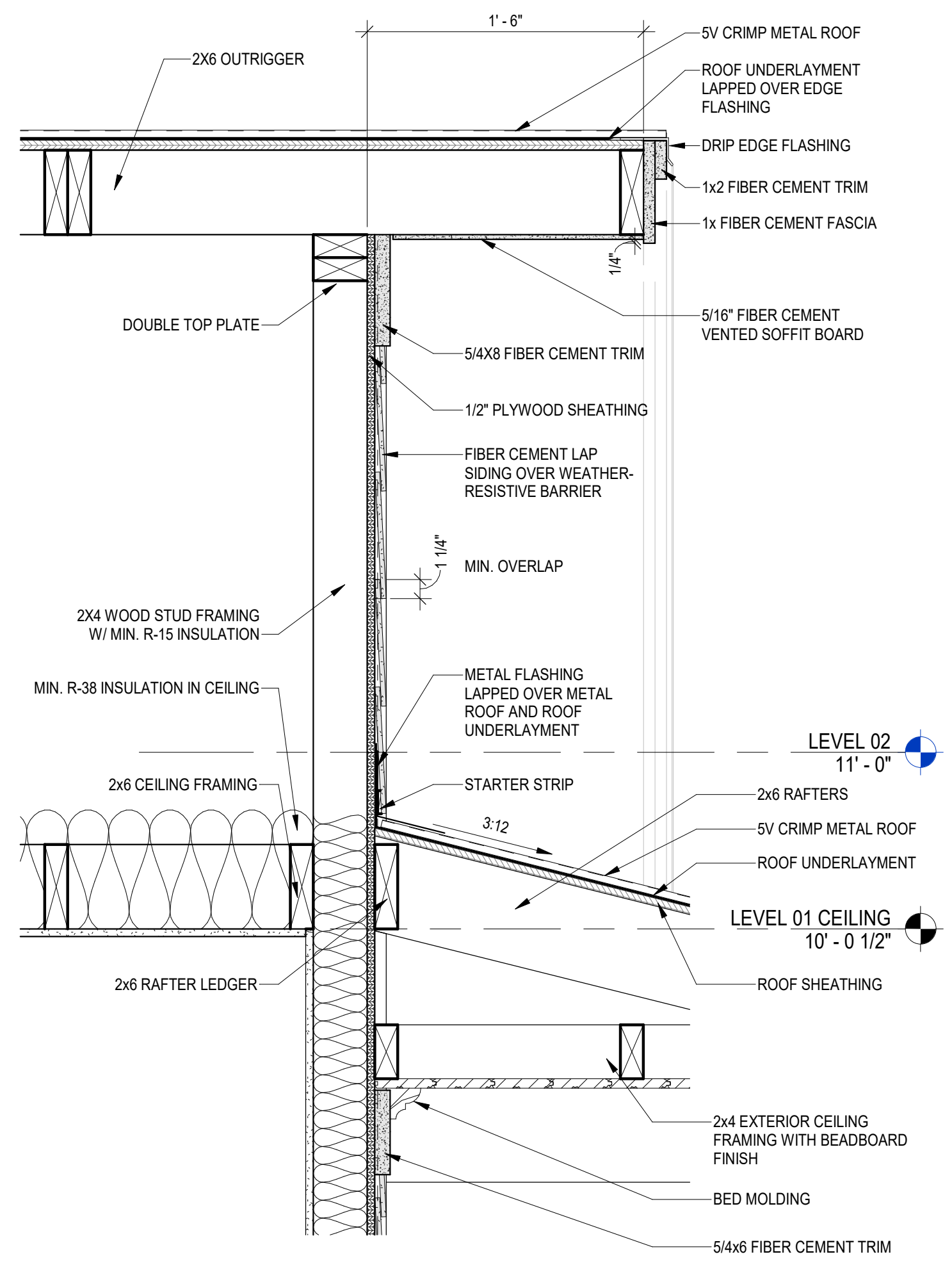
1 REAR PORCH EAVE DETAIL
A4.11 1 1/2" = 1'-0"



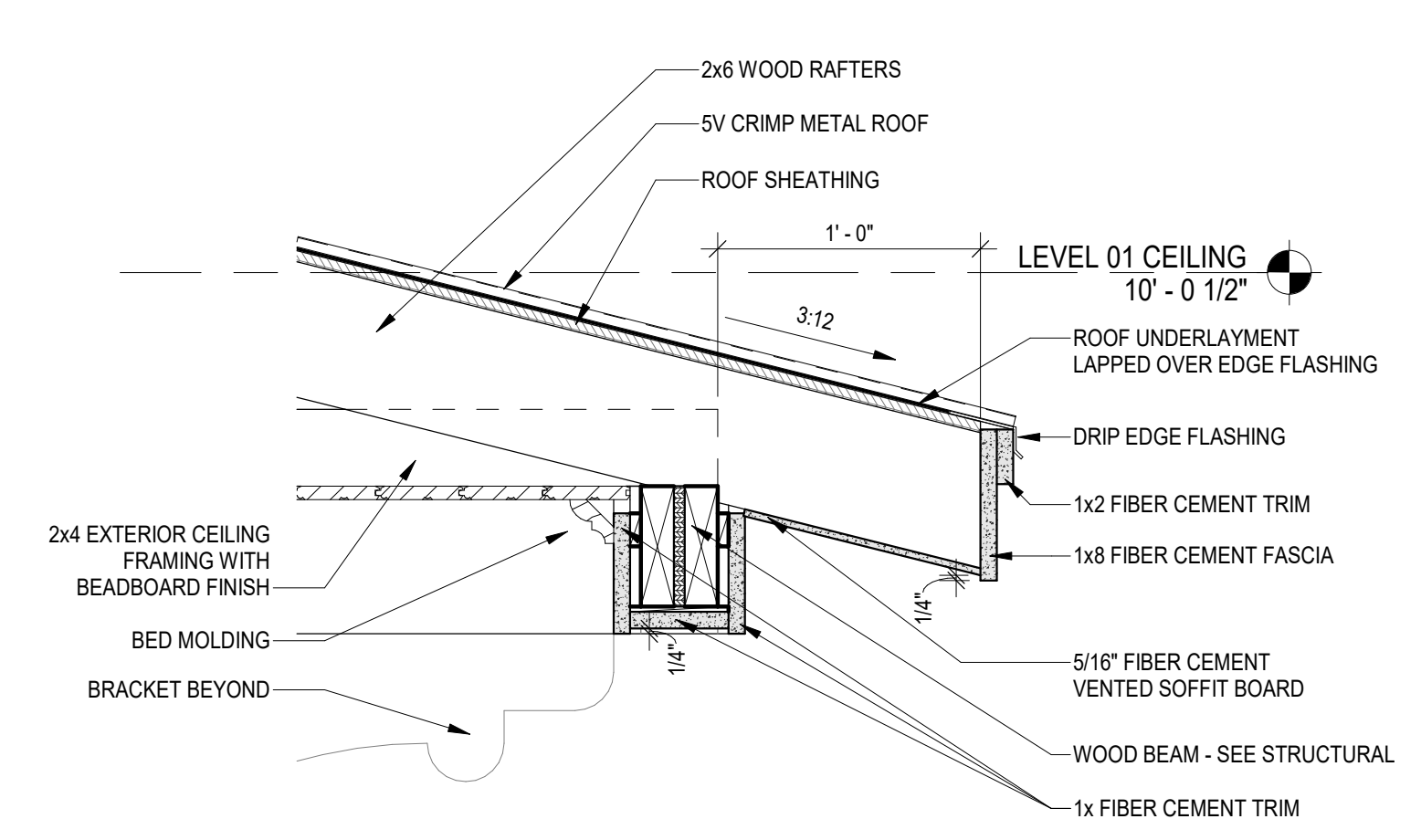
6 REAR PORCH WALL DETAIL
A4.11 1 1/2" = 1'-0"



5 NEW ADDITION FOUNDATION DETAIL
A4.11 1 1/2" = 1'-0"



3 NEW CONSTRUCTION GABLE END DETAIL
A4.11 1 1/2" = 1'-0"



2 NEW CONSTRUCTION CANOPY DETAIL
A4.11 1 1/2" = 1'-0"

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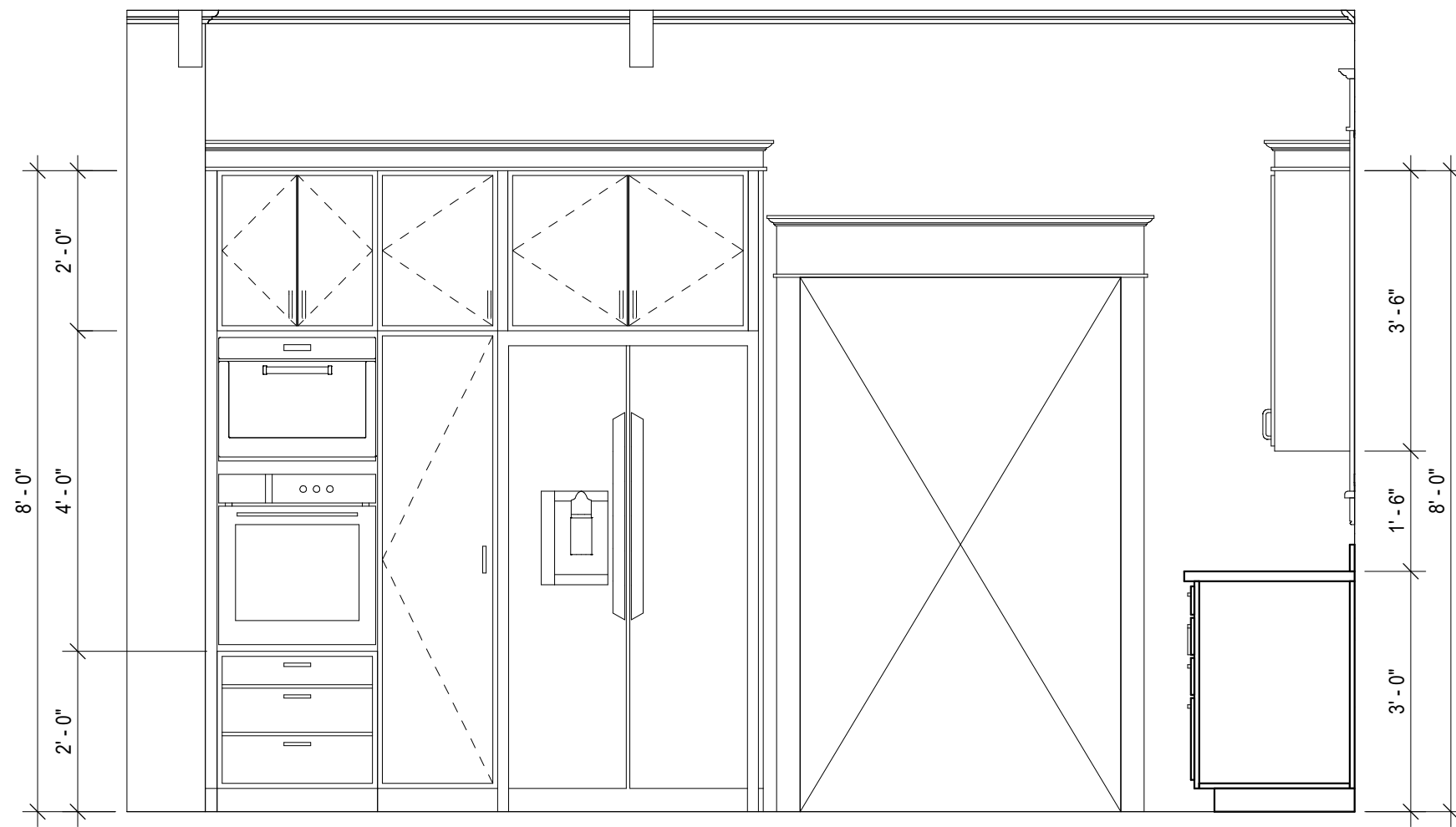
No.	Description	Date

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DETAIL SECTION

A4.11

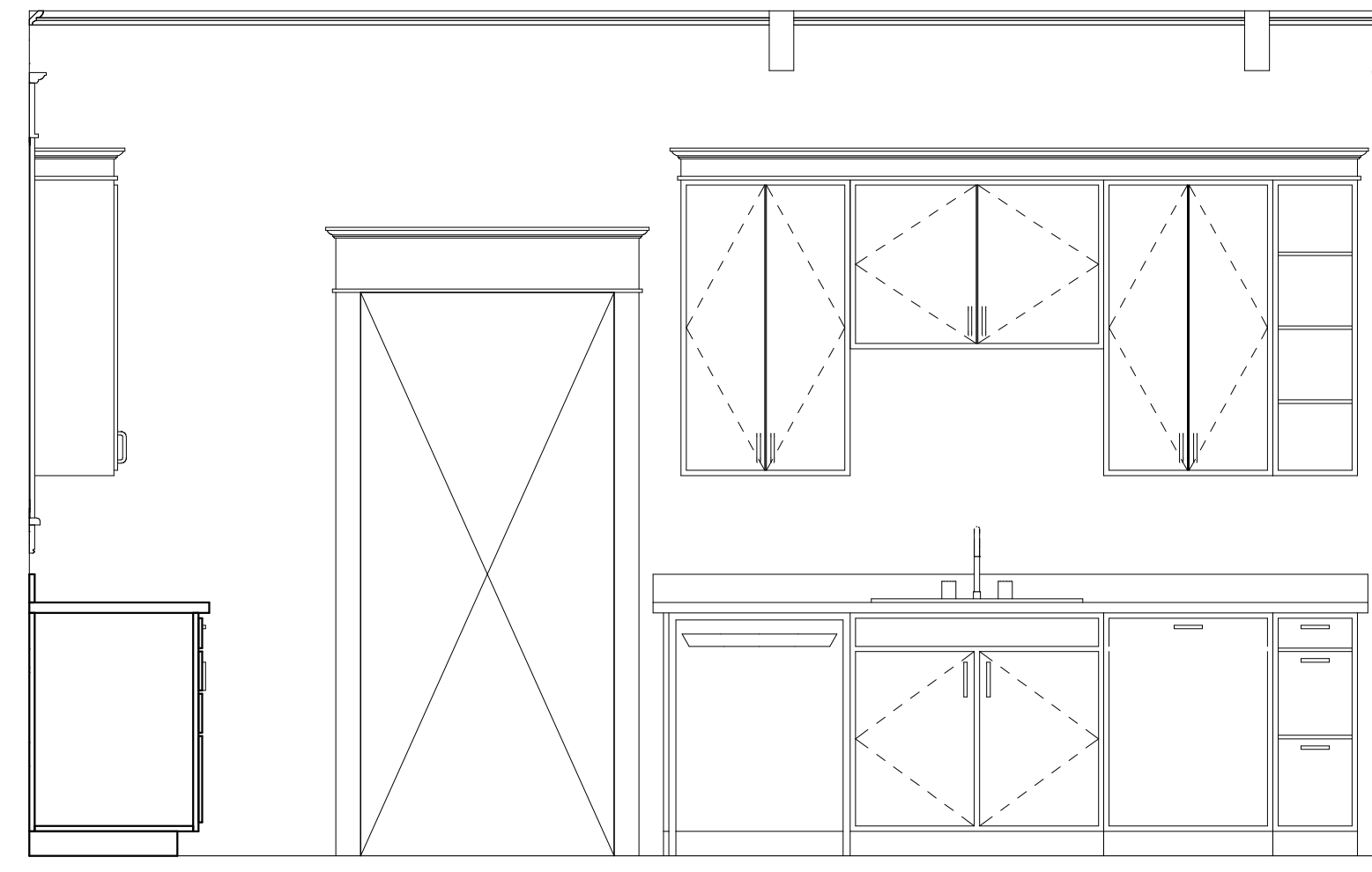
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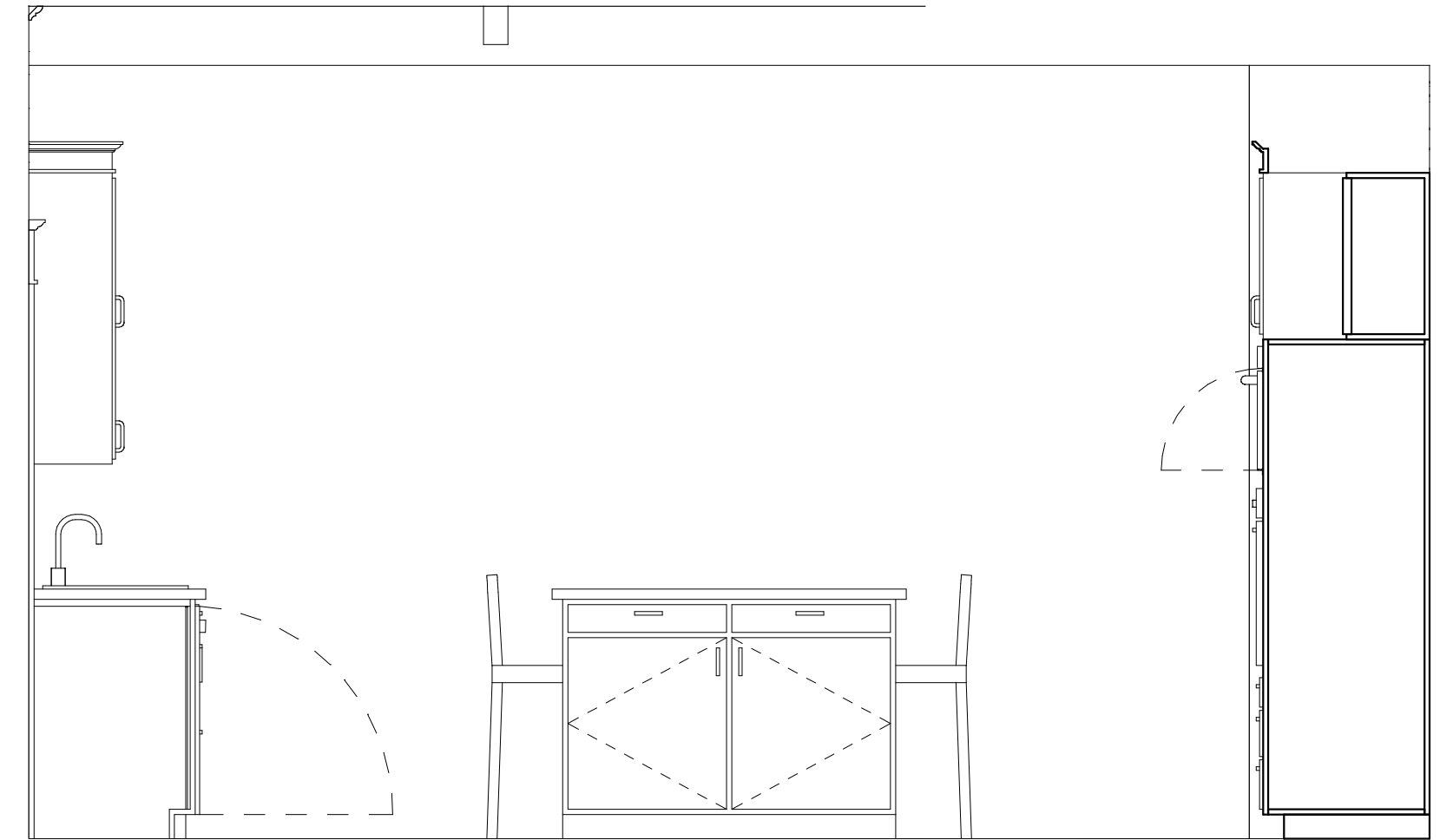
8 KITCHEN ELEVATION 4
A7.01 1/2" = 1'-0"



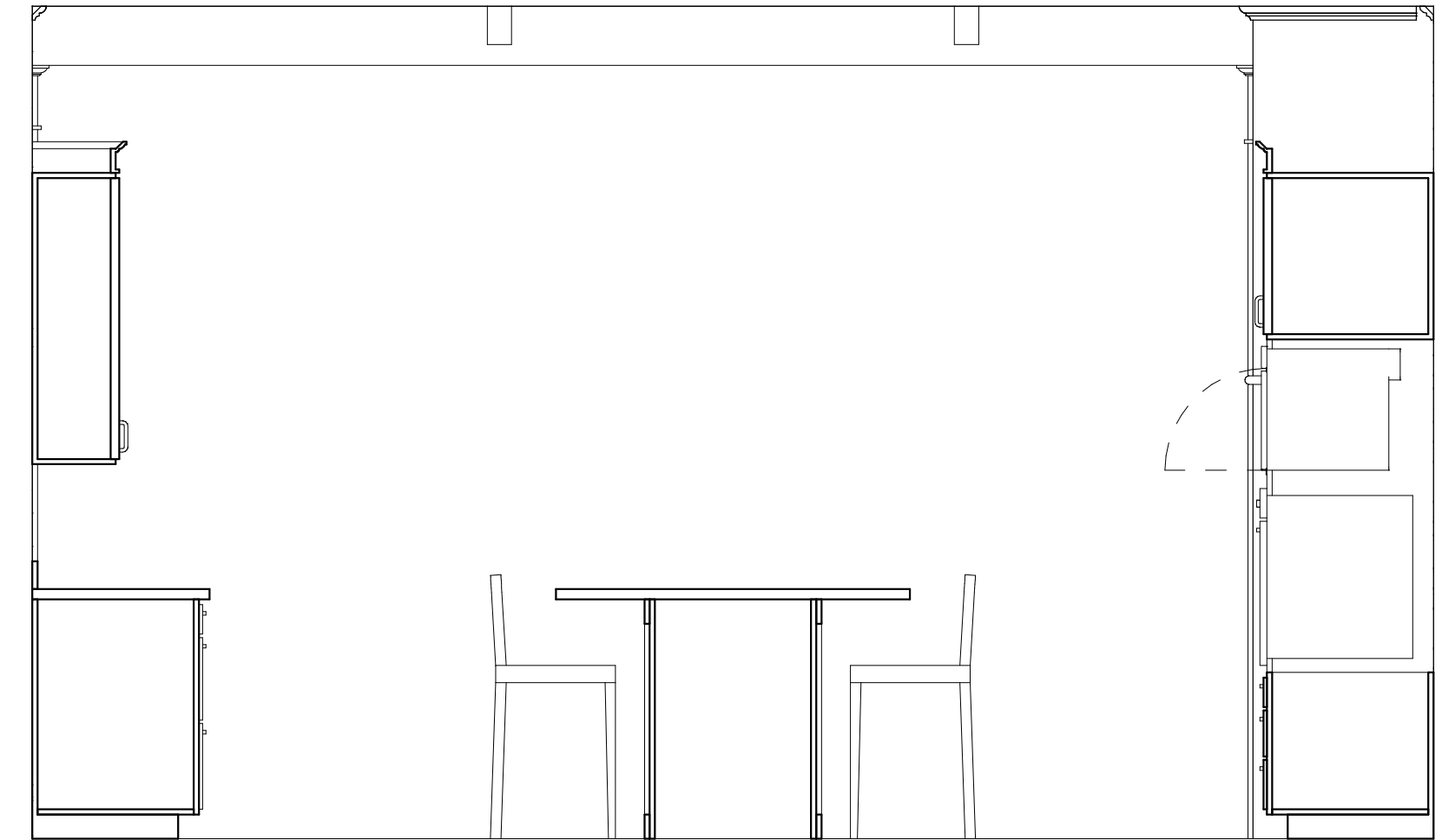
7 KITCHEN ELEVATION 1
A7.01 1/2" = 1'-0"



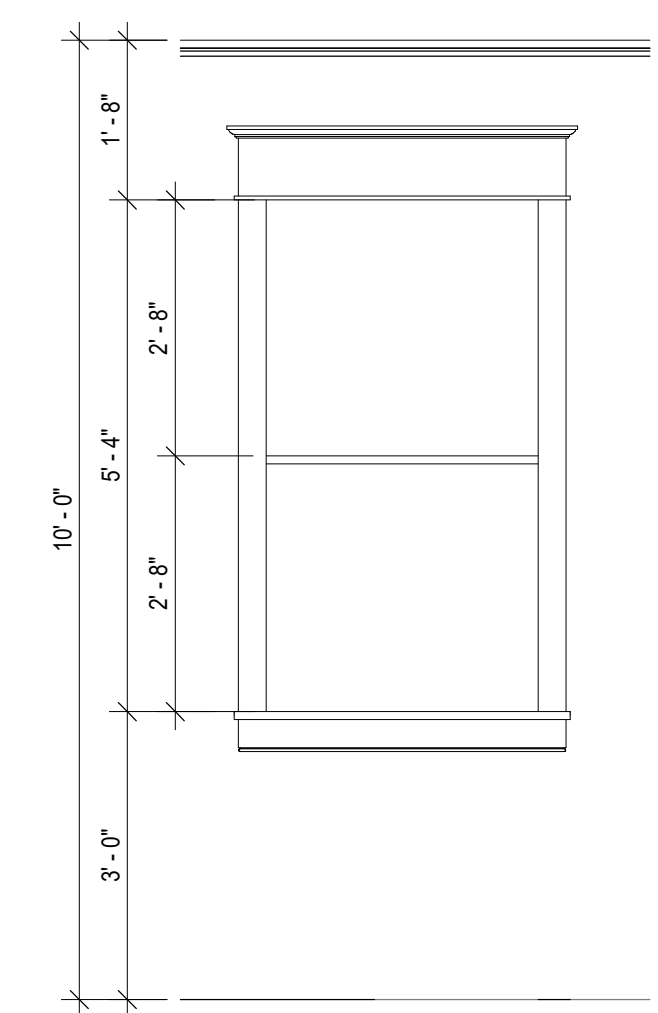
6 KITCHEN ELEVATION 2
A7.01 1/2" = 1'-0"



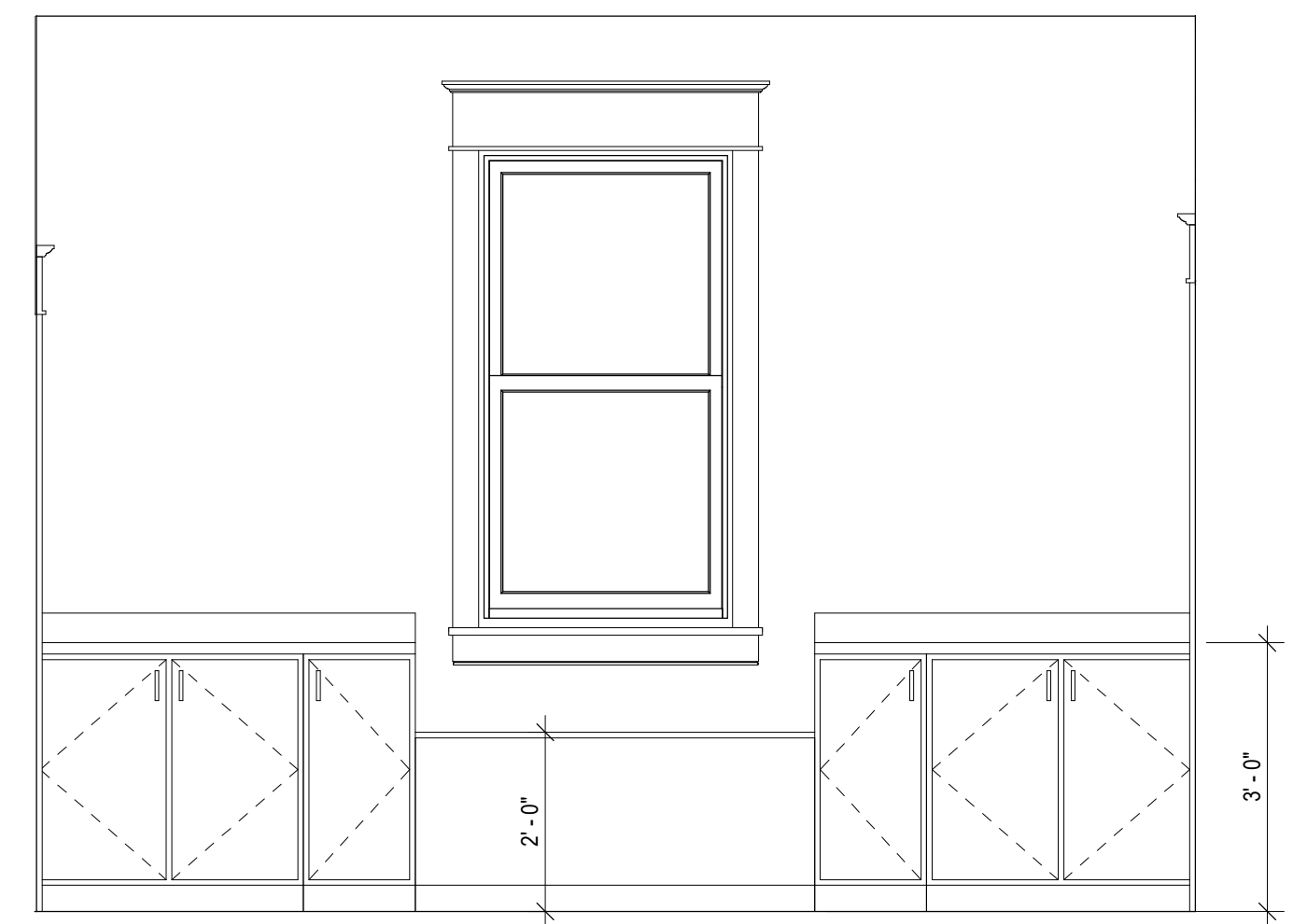
5 KITCHEN ELEVATION 3
A7.01 1/2" = 1'-0"



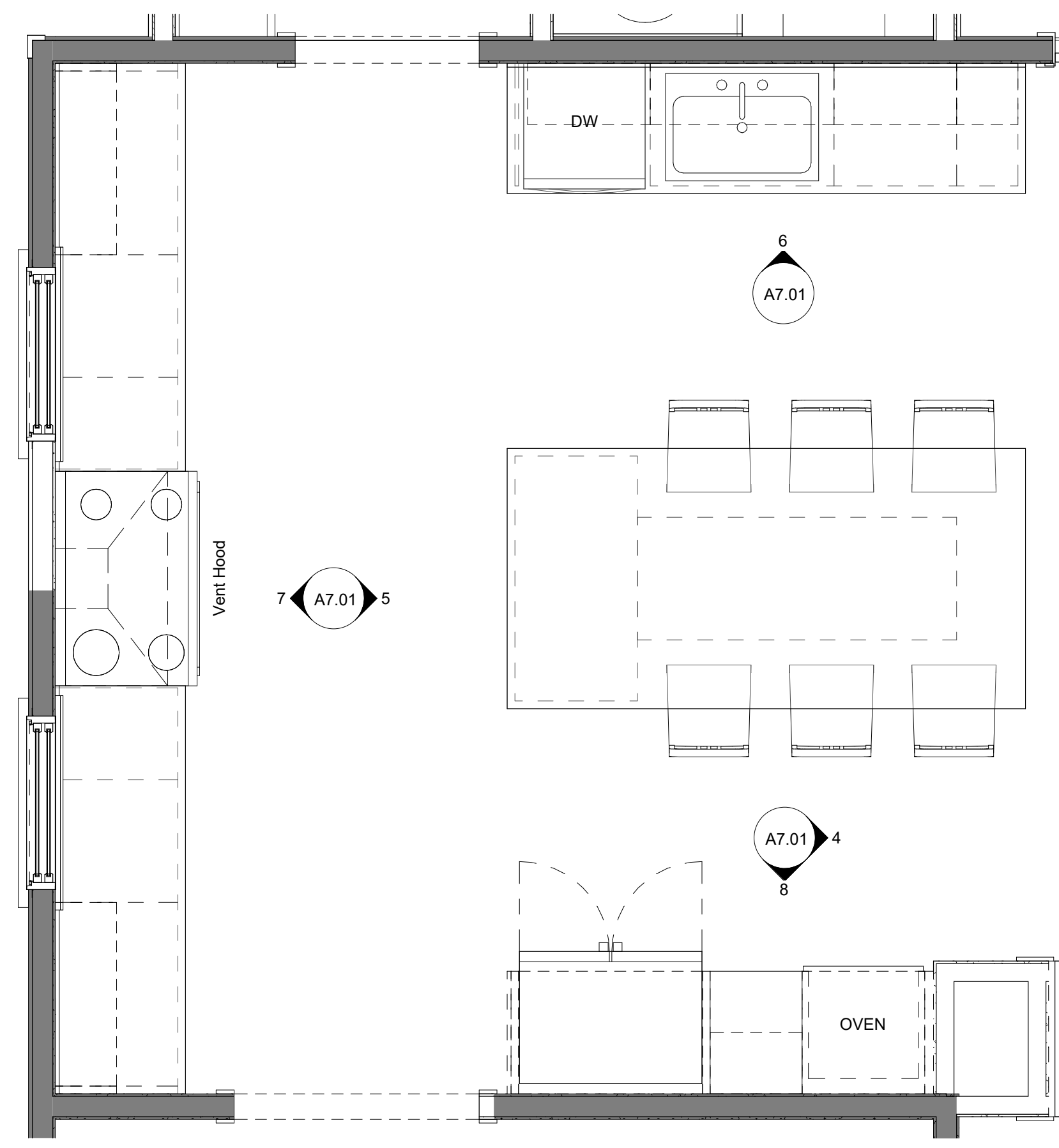
4 KITCHEN ELEVATION 5
A7.01 1/2" = 1'-0"



3 GALLERY SHELF ELEVATION
A7.01 1/2" = 1'-0"



2 PANTRY ELEVATION
A7.01 1/2" = 1'-0"



1 KITCHEN - ENLARGED PLAN
A7.01 1/2" = 1'-0"

CHARLES & LAURA
ALEXANDER HOUSE
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HUNTERVILLE, NC 28078

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DOCUMENTS
ISSUE DATE: 04/21/23

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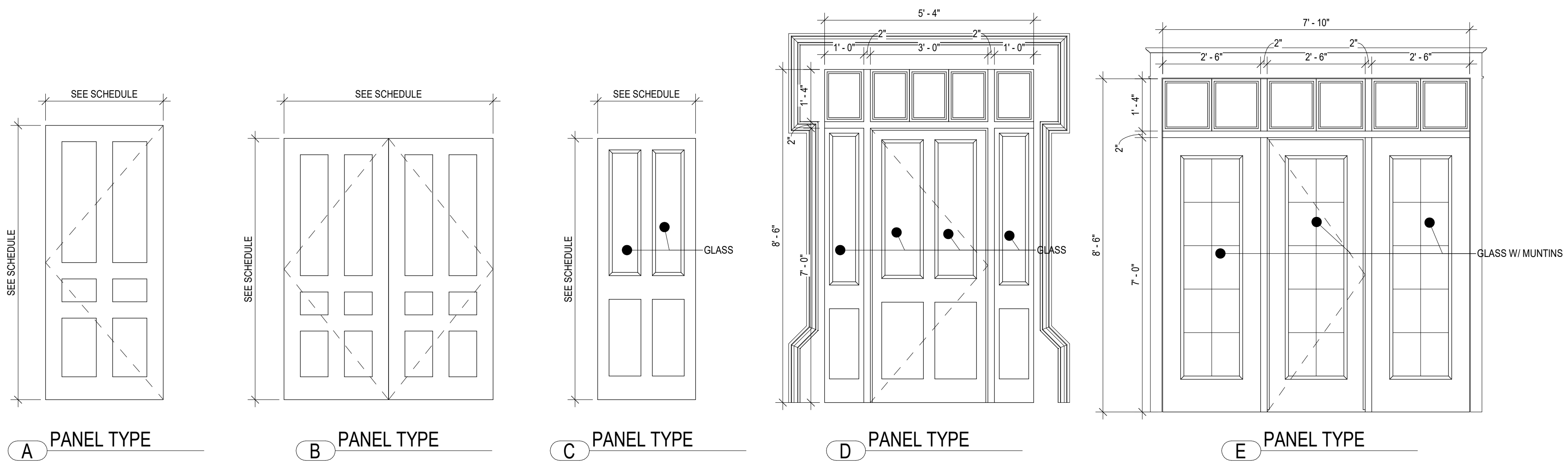
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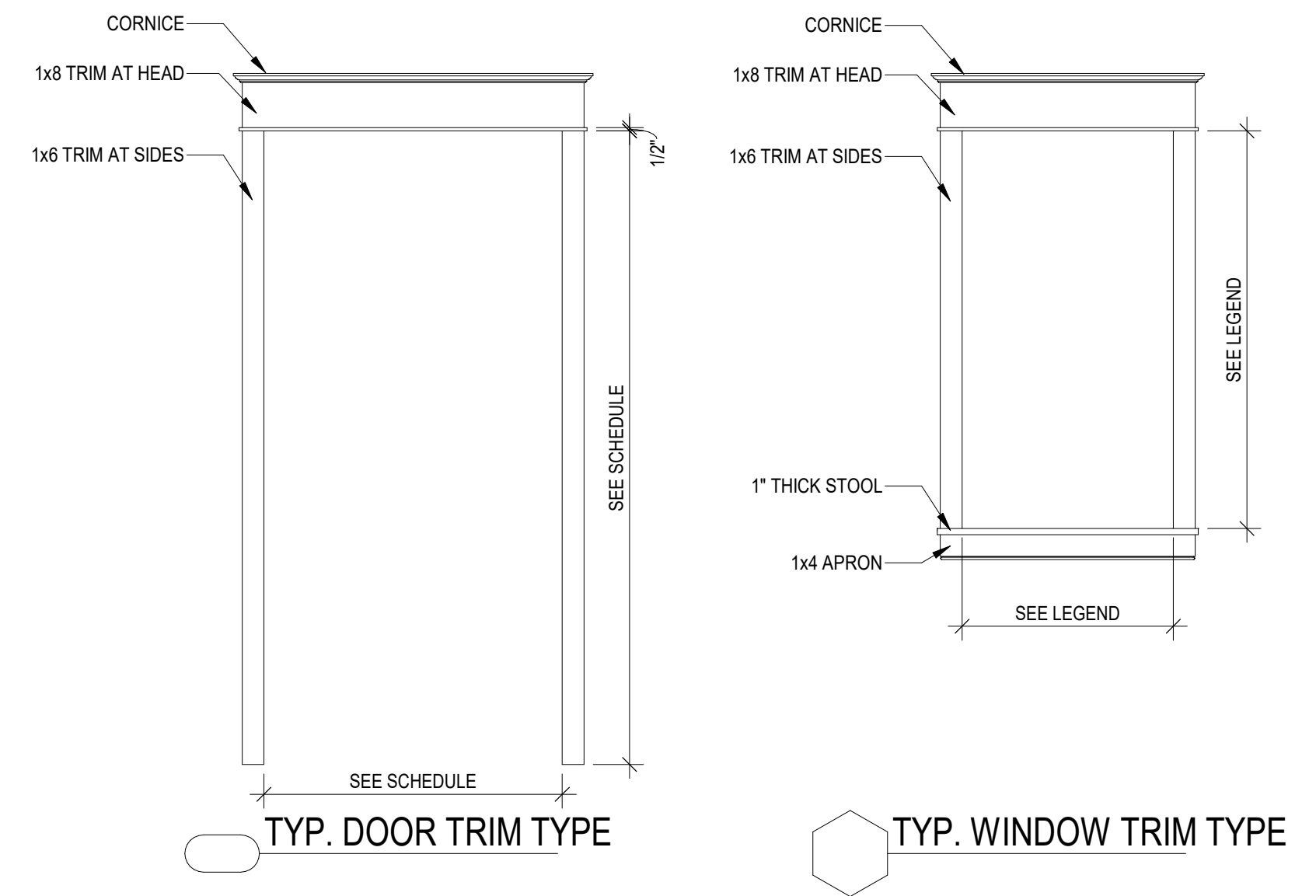
ENLARGED INTERIOR

A7.01

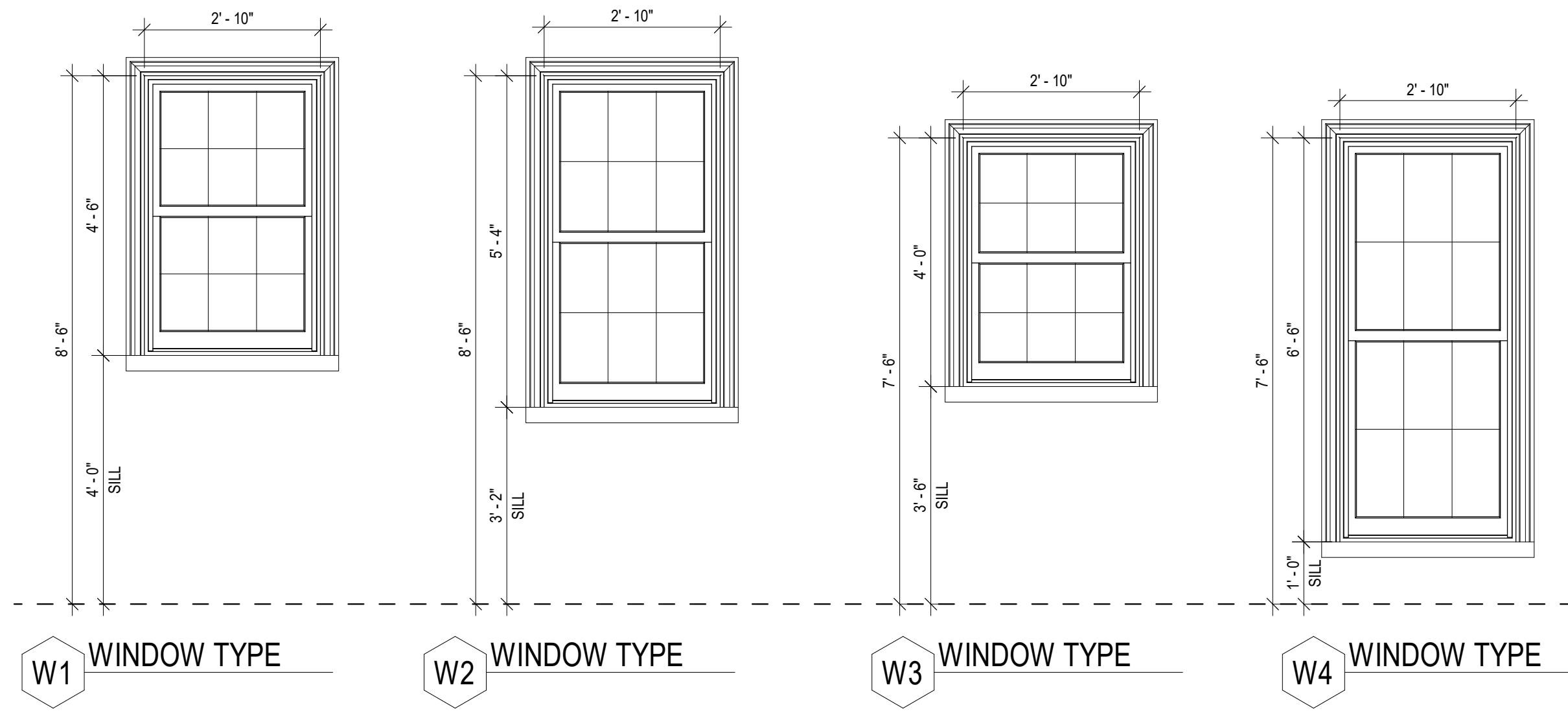
DOOR SCHEDULE							
TAG	PANEL	WIDTH	HEIGHT	THICKNESS	HEAD SILL JAMB	HARDWARE	TYPE COMMENTS
C1		3'-0"	6'-8"	0'-0"			CASED OPENING
C2		4'-0"	6'-8"	0'-0"			CASED OPENING
C3		7'-10 1/8"	8'-4"	0'-0"			CASED OPENING
C4		12'-0 1/2"	8'-4"	0'-0"			CASED OPENING
D1	A	2'-6"	6'-8"	0'-2"			EXISTING - RECONDITION WHEN POSSIBLE
D2	A	2'-10"	6'-9"	0'-2"			EXISTING - RECONDITION WHEN POSSIBLE
D3	A	3'-0"	7'-0"	0'-2"			EXISTING - RECONDITION WHEN POSSIBLE
D4	A	2'-4"	6'-8"	0'-2"			NEW
D5	A	2'-6"	6'-8"	0'-2"			NEW
D6	A	2'-6"	6'-8"	0'-2"			NEW - POCKET DOOR
D7	A	2'-8"	6'-8"	0'-2"			NEW
D8	B	5'-4"	6'-8"	0'-2"			NEW
D9	C	2'-10"	7'-0"	0'-2"			NEW
D10	C	3'-0"	7'-0"	0'-2"			NEW
D11	D	3'-0"	7'-0"	0'-2"			NEW
D12	E	2'-6"	7'-0"	0'-2"			NEW
D13		8'-0"	8'-0"	0'-1 1/2"			GARAGE



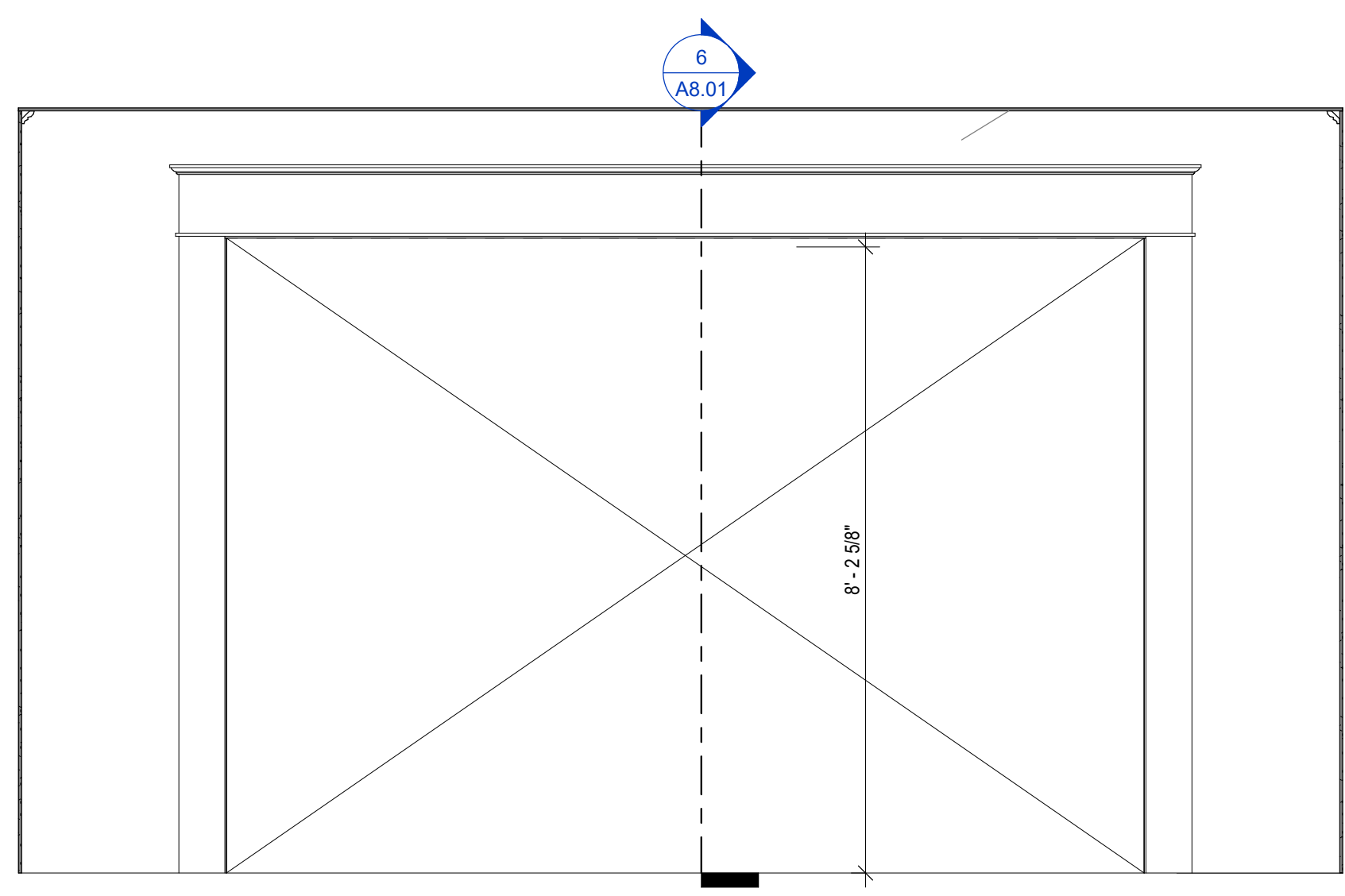
DOOR PANEL LEGEND
 1/2" = 1'-0"



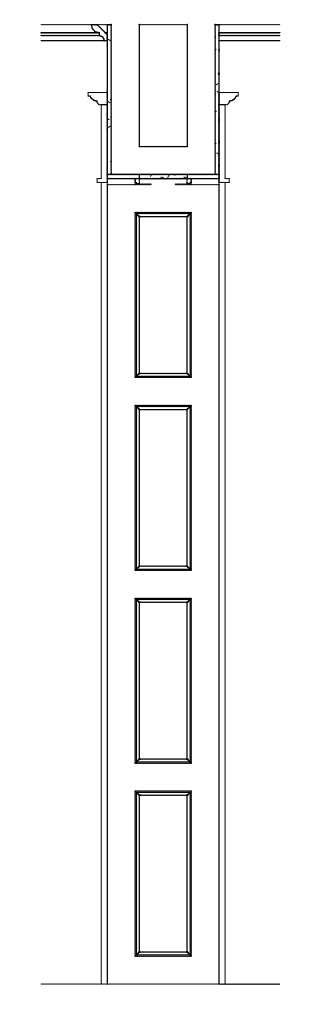
TYPICAL INTERIOR OPENING TRIM
 1/2" = 1'-0"



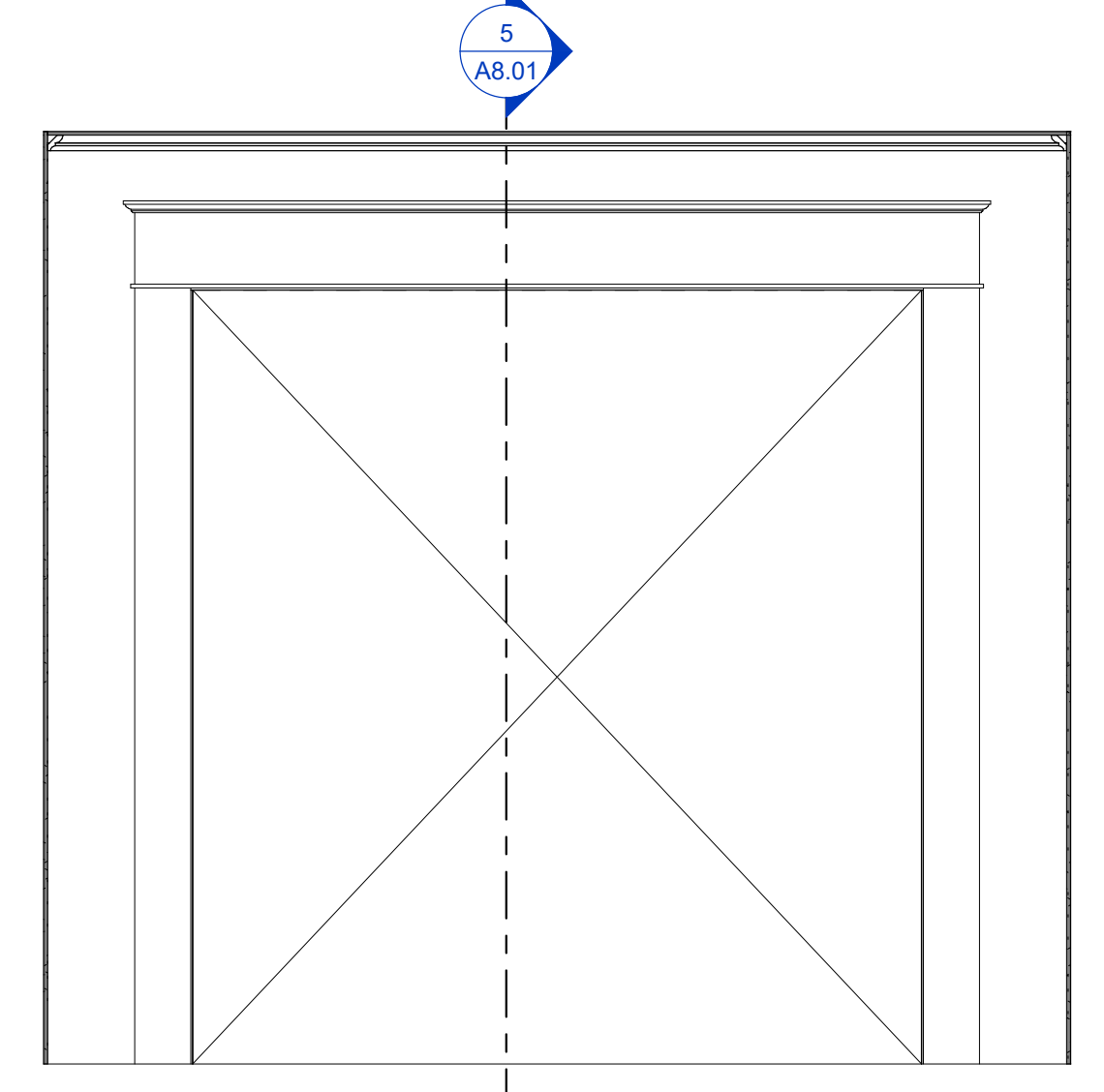
ALL EXISTING WINDOWS TO BE REPLACED
 WINDOW TYPE LEGEND
 1/2" = 1'-0"



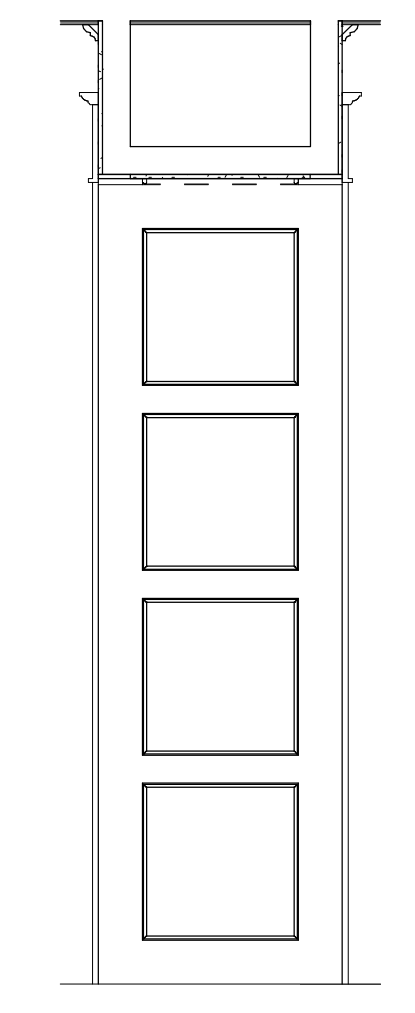
4 | CASED OPENING C4 - ELEVATION
 A8.01 | 1/2" = 1'-0"



6 | CASED OPENING C4 - SECTION
 A8.01 | 1/2" = 1'-0"



1 | CASED OPENING C3 - ELEVATION
 A8.01 | 1/2" = 1'-0"



5 | CASED OPENING C3 - SECTION
 A8.01 | 1/2" = 1'-0"

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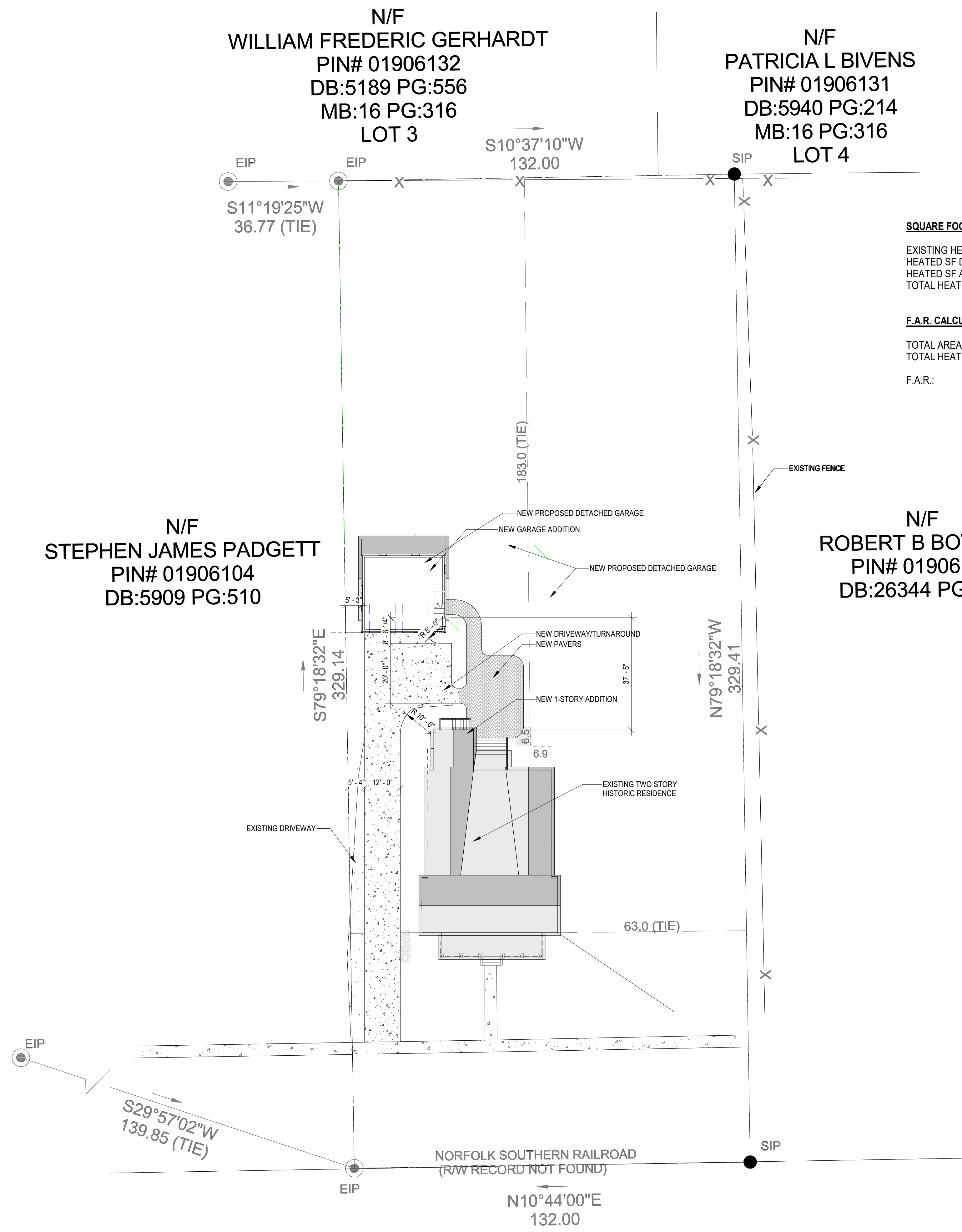
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No.	Description	Date

PROJECT NUMBER: 23-2212
 DOORS/WINDOWS

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SQUARE FOOTAGE SUMMARY

EXISTING HEATED SF:	3,113.14 SF
HEATED SF DEMOLISHED:	-121.46 SF
HEATED SF ADDITION:	166.07 SF
TOTAL HEATED SF:	3,157.75 SF

F.A.R. CALCULATION

TOTAL AREA:	31,113.14 SF
TOTAL HEATED SF:	3,157.75 SF
F.A.R.:	0.10

N/F
STEPHEN JAMES PADGETT
PIN# 01906104
DB:5909 PG:510

N/F
ROBERT B BOWMAN
PIN# 01906106
DB:26344 PG:731

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CURRENT REVISION

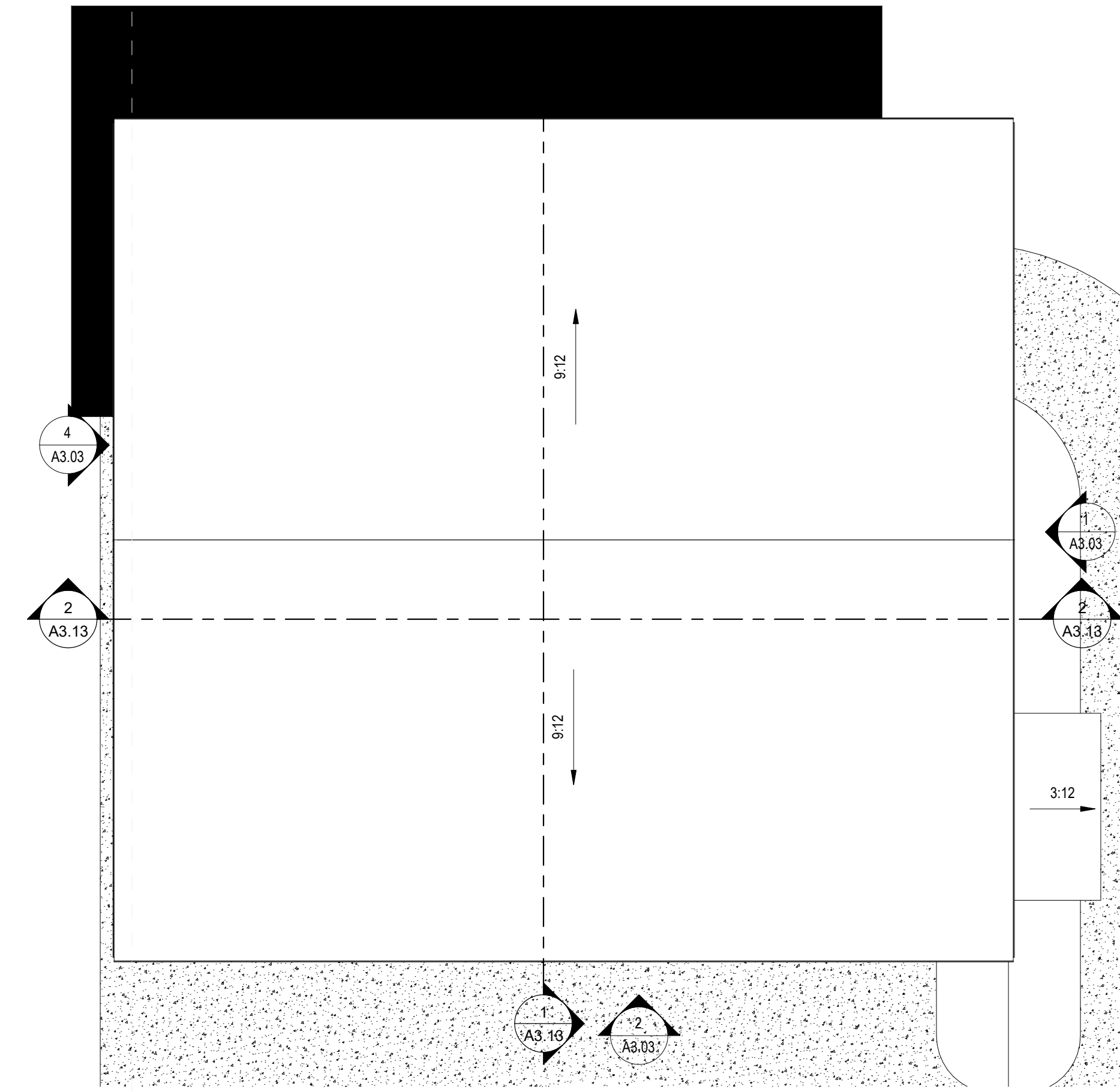
No.	Description	Date

PROJECT NUMBER:23-2212

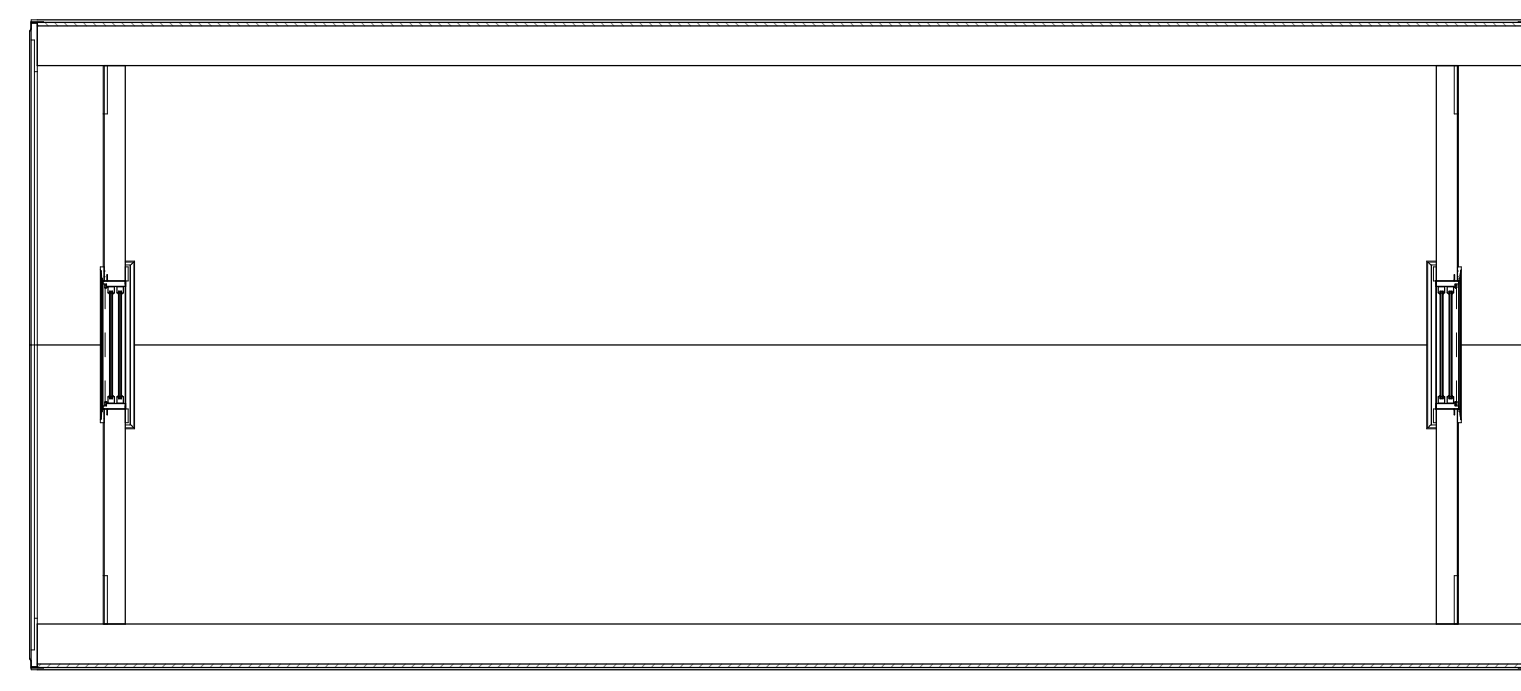
SITE PLAN

A2.00

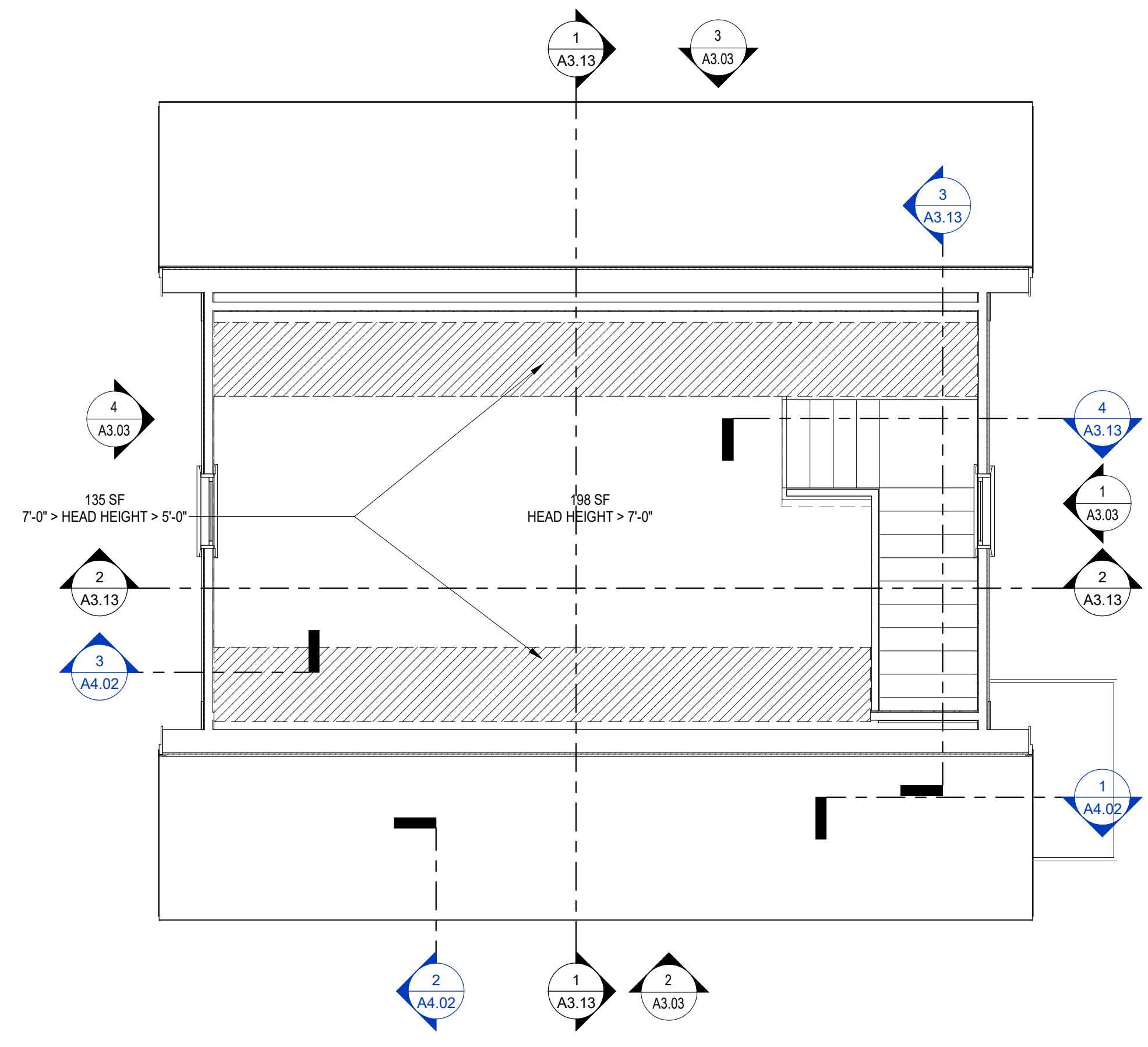
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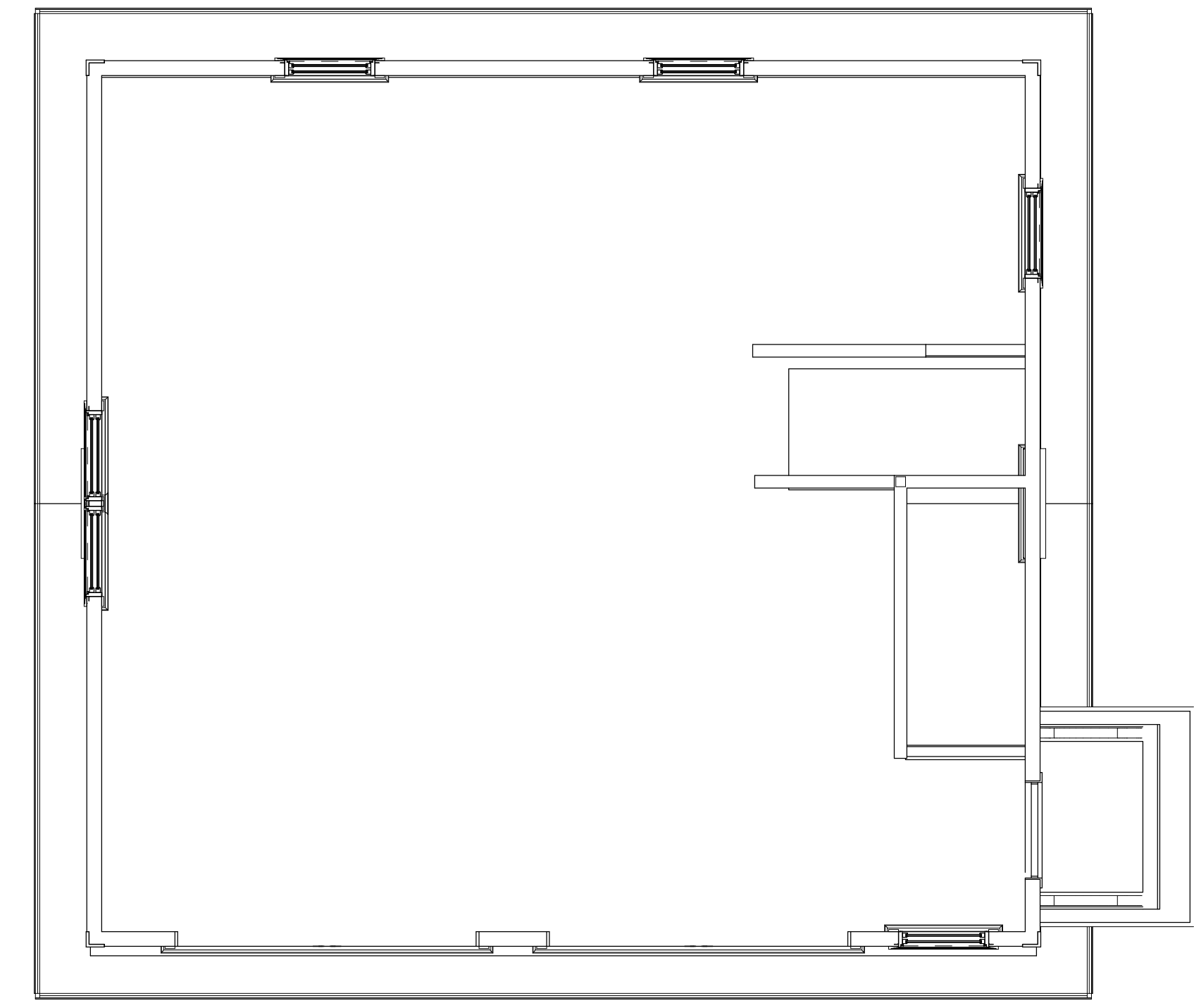
5 ROOF PLAN - GARAGE
 A2.20 1/4" = 1'-0"



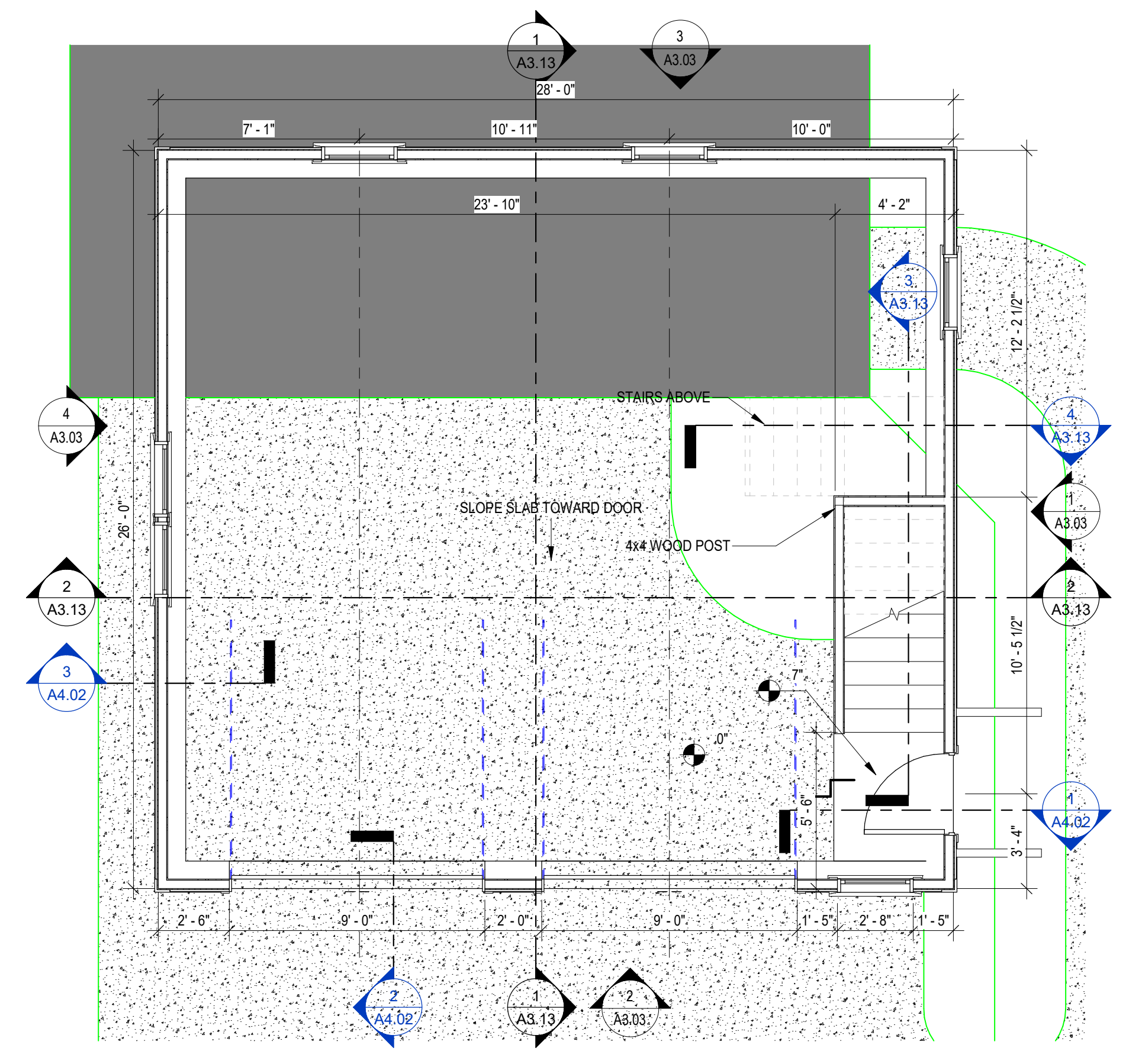
4 GARAGE - LEVEL 02 RCP
 A2.20 1/4" = 1'-0"



2 GARAGE - LEVEL 02 FLOOR PLAN
 A2.20 1/4" = 1'-0"



3 GARAGE - LEVEL 01 RCP
 A2.20 1/4" = 1'-0"



1 GARAGE - LEVEL 01 FLOOR PLAN
 A2.20 1/4" = 1'-0"

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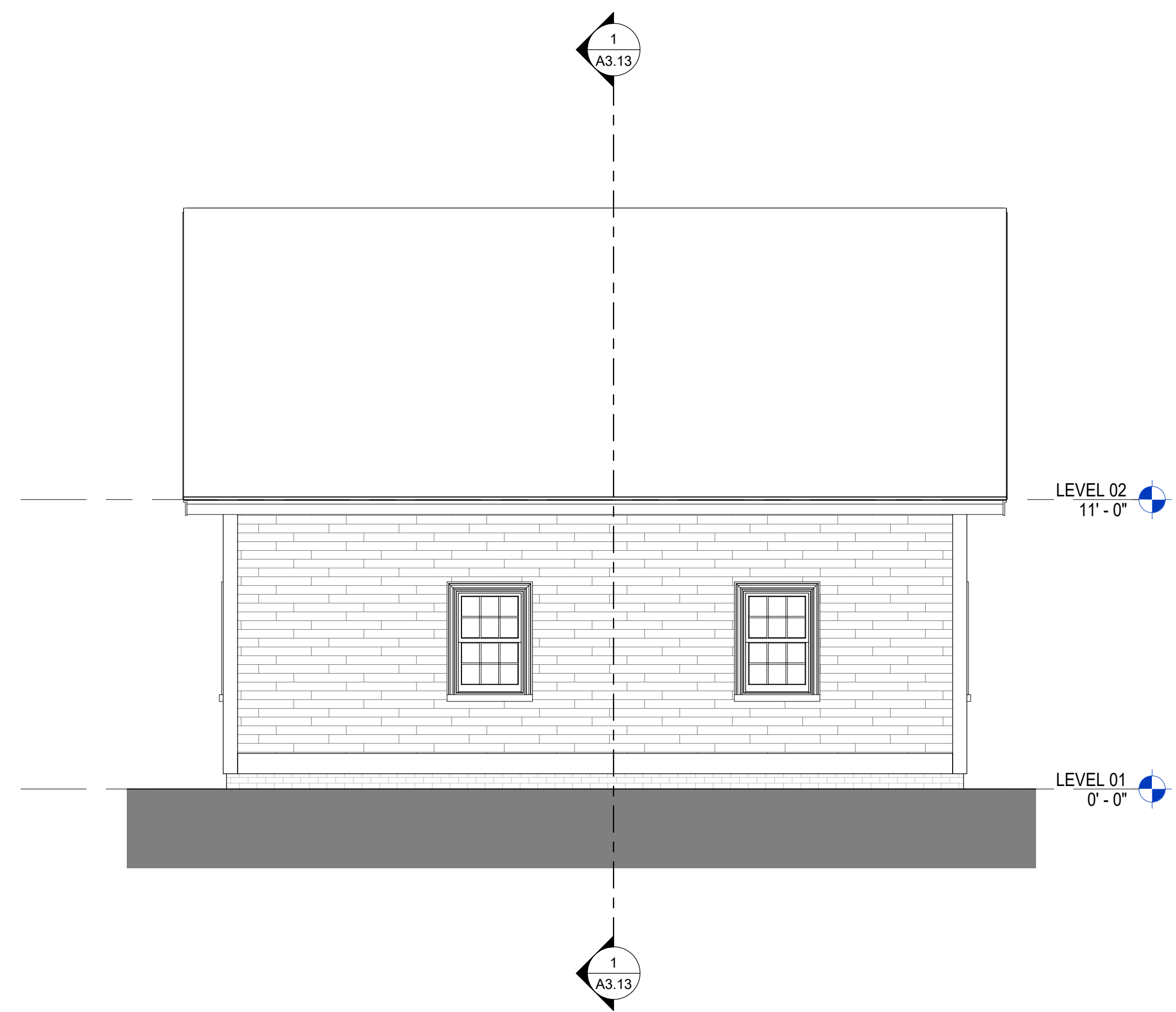
CONSTRUCTION
 DOCUMENTS
 ISSUE DATE: 04/21/23

CURRENT REVISION

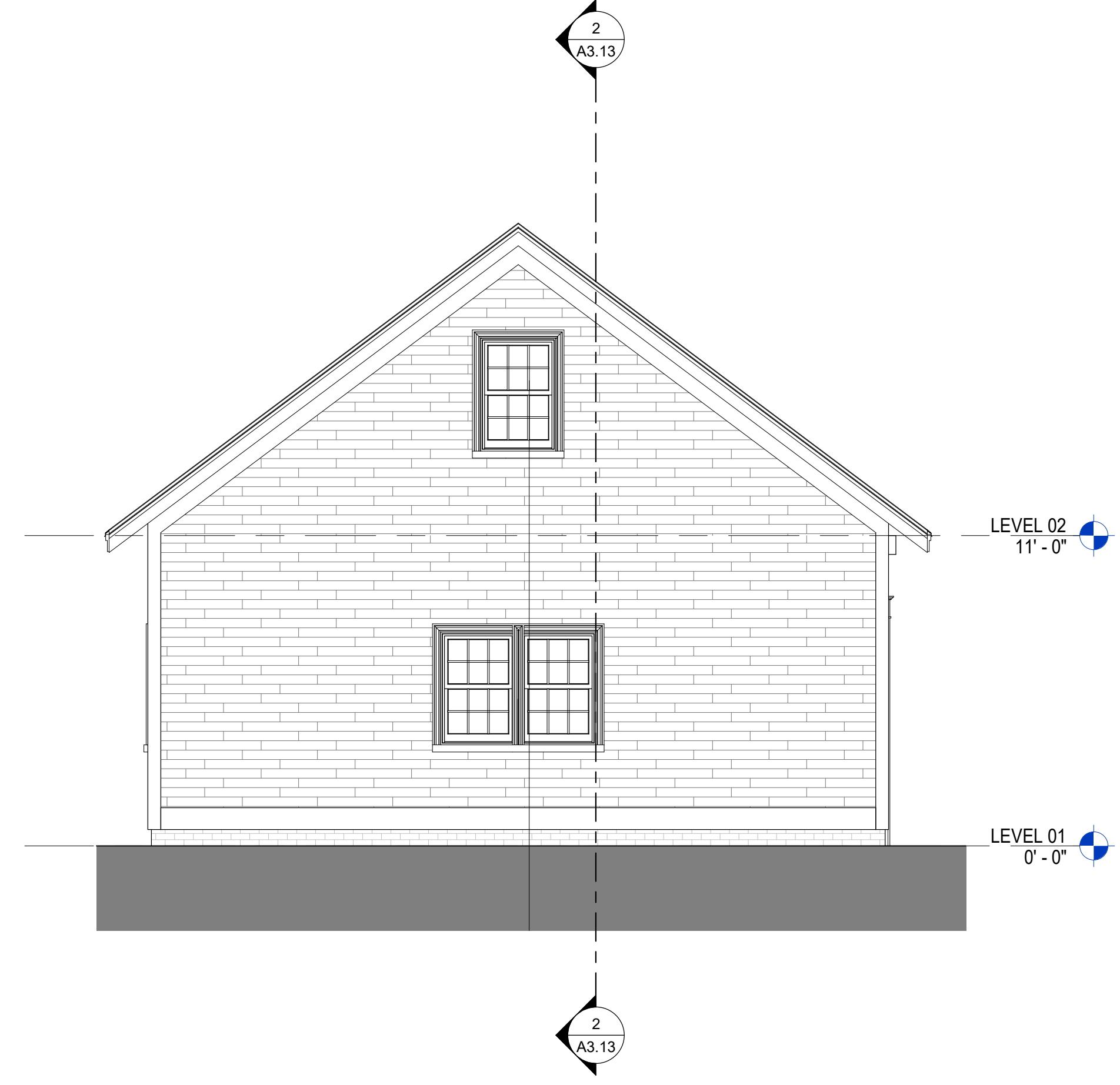
No.	Description	Date

PROJECT NUMBER: 23-2212
 GARAGE PLANS & RCP

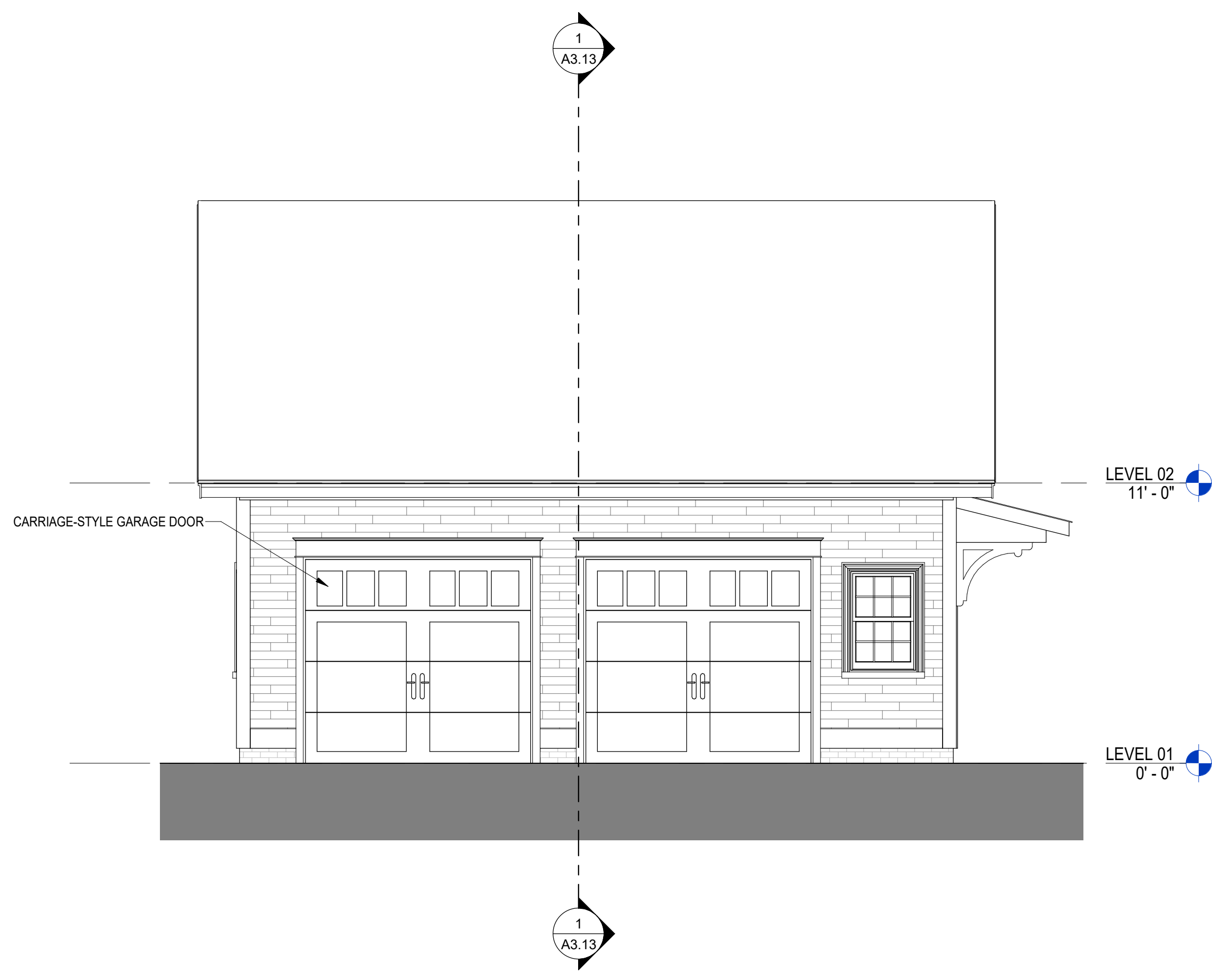
A2.20



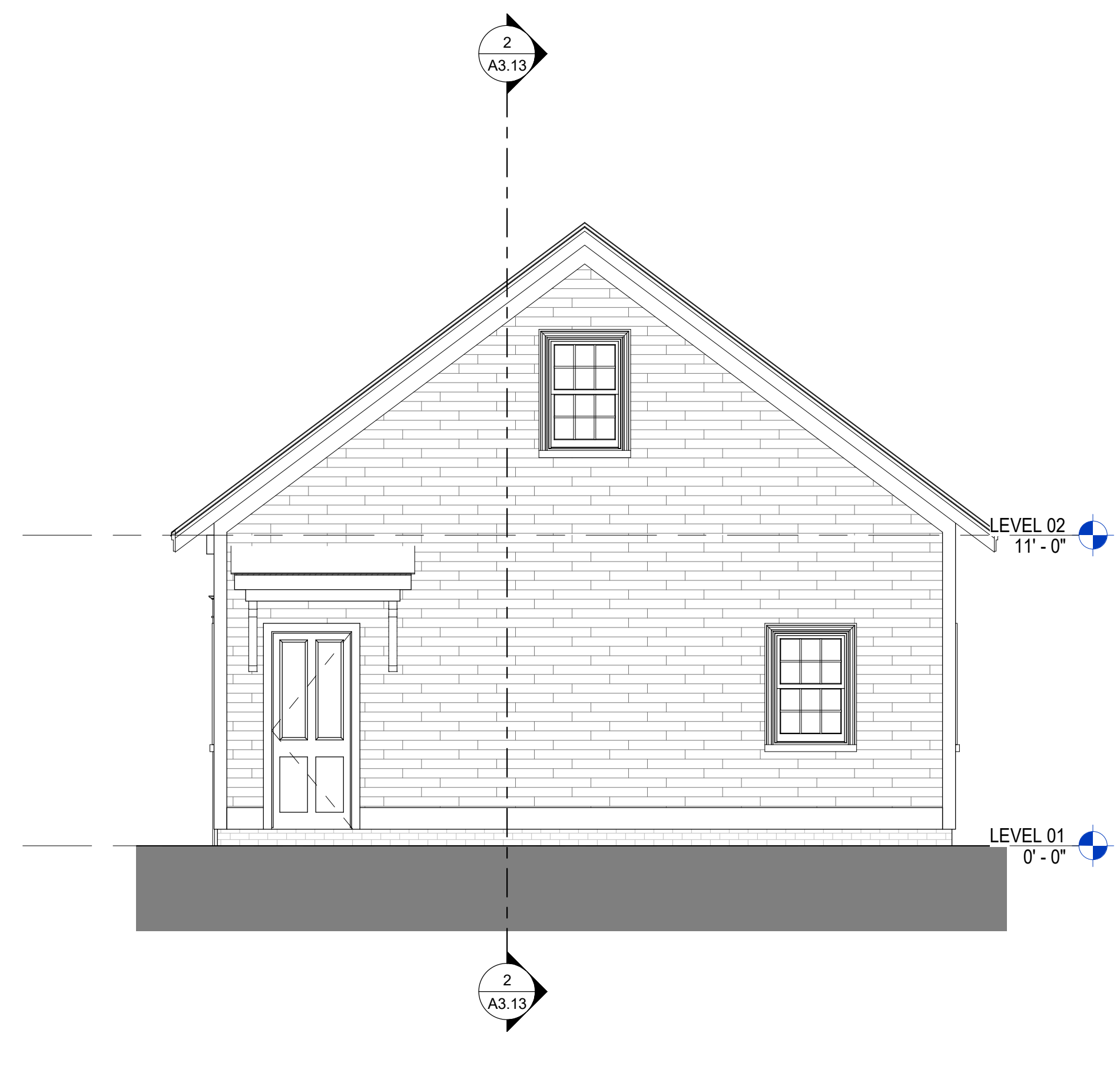
3 GARAGE ELEVATION - NORTH
A3.03 1/4" = 1'-0"



4 GARAGE ELEVATION - WEST
A3.03 1/4" = 1'-0"



2 GARAGE ELEVATION - SOUTH
A3.03 1/4" = 1'-0"



1 GARAGE ELEVATION - EAST
A3.03 1/4" = 1'-0"

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GARAGE ELEVATION

A3.03

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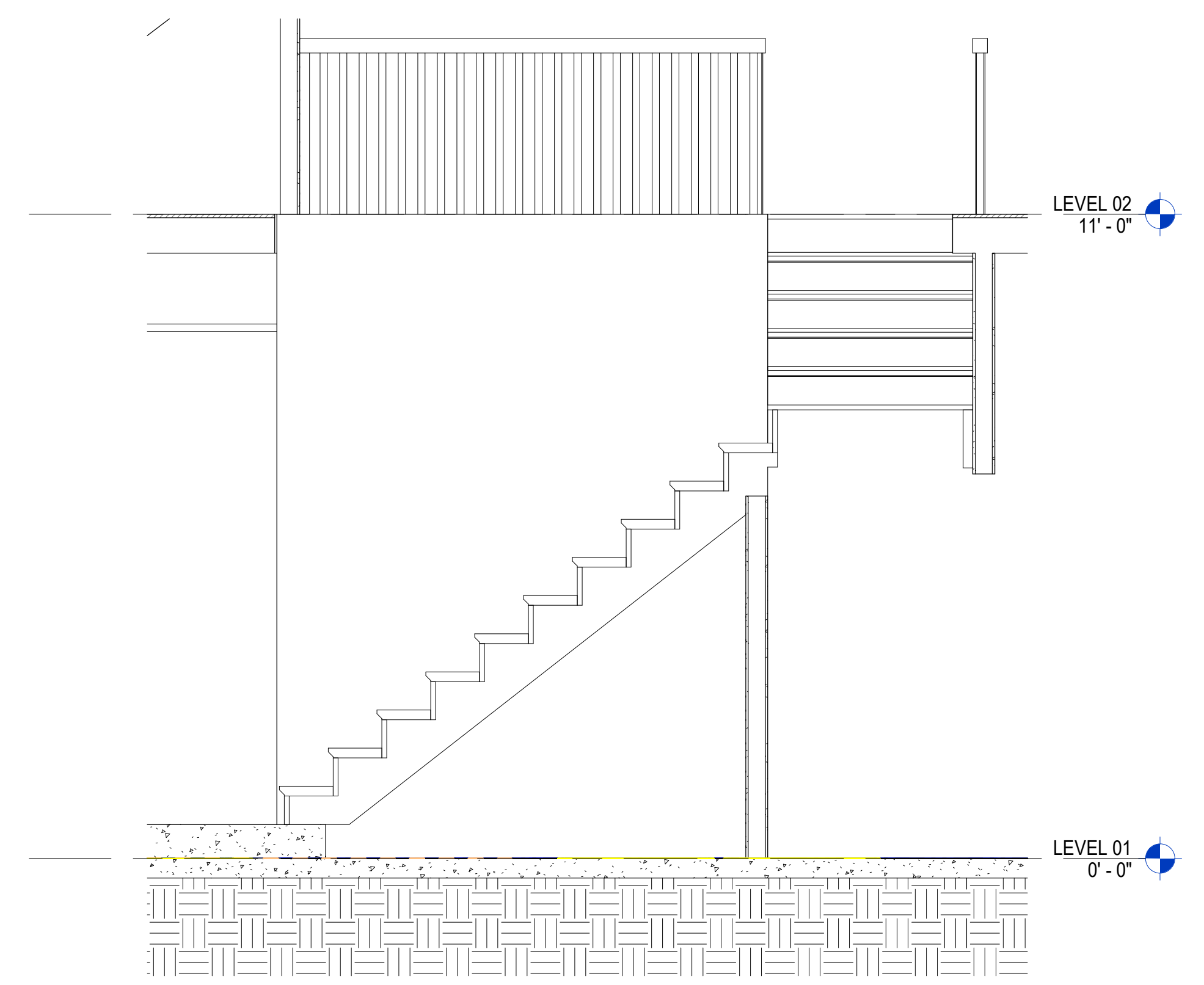
CURRENT REVISION

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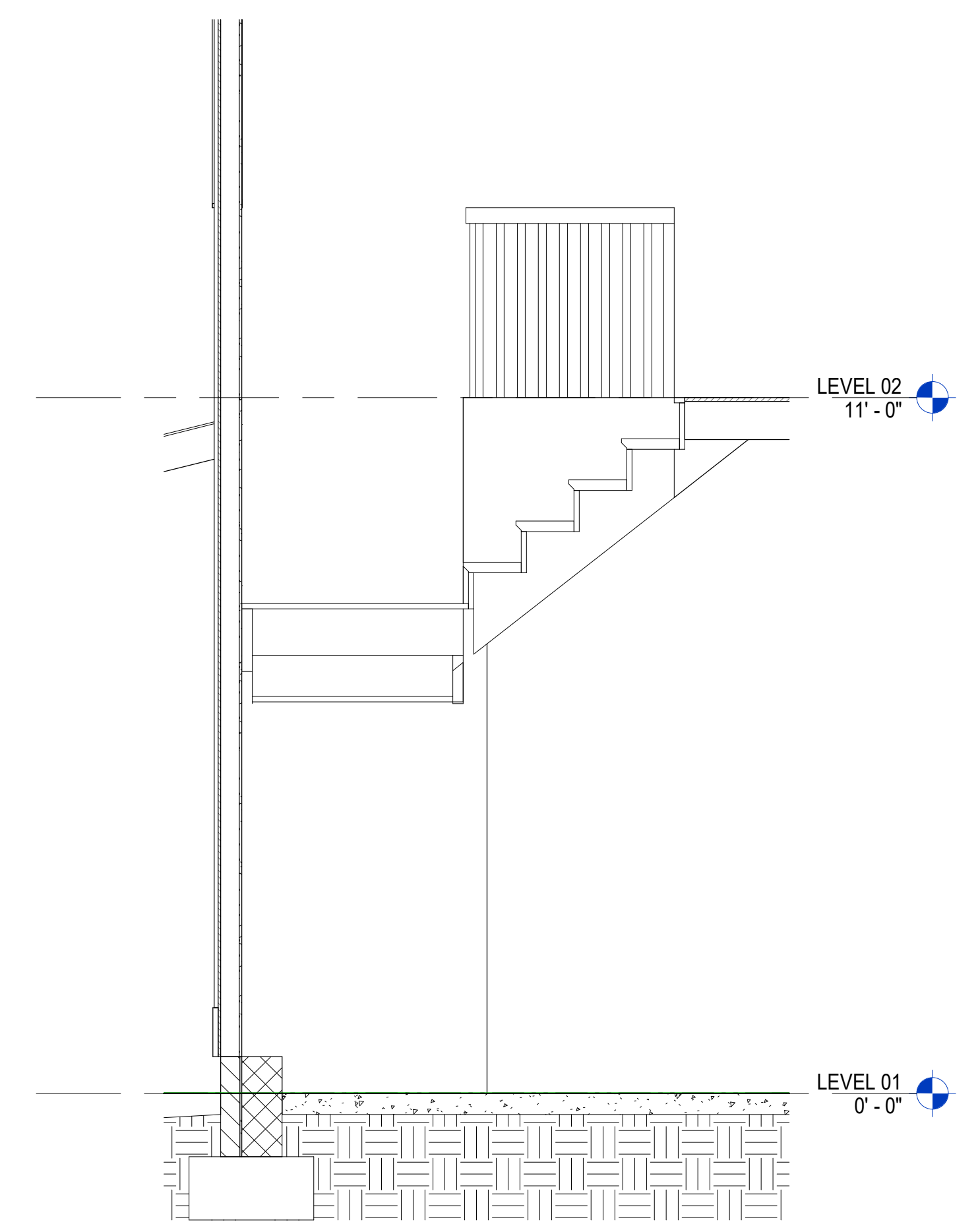
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BUILDING SECTION -
GARAGE

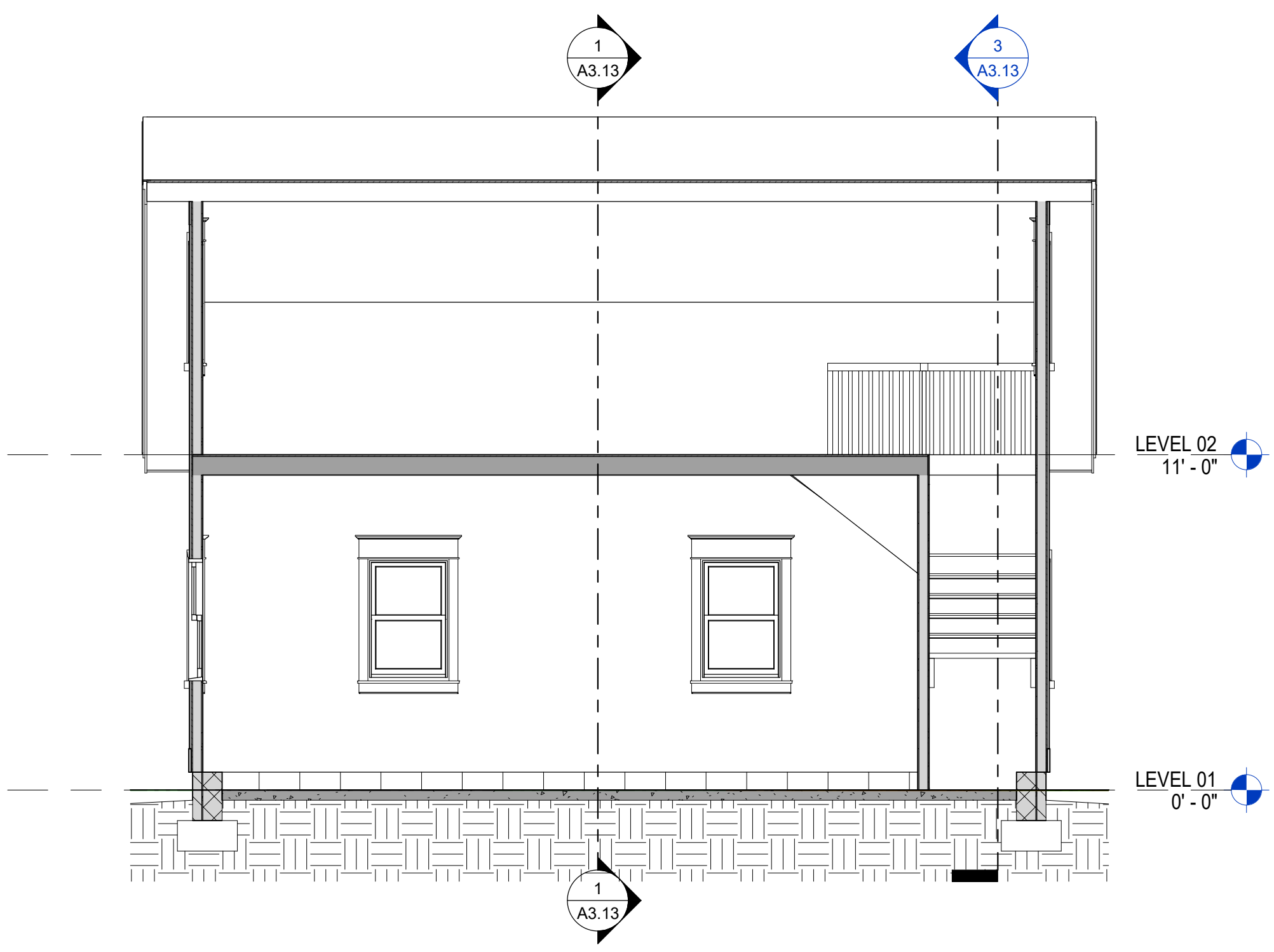
A3.13



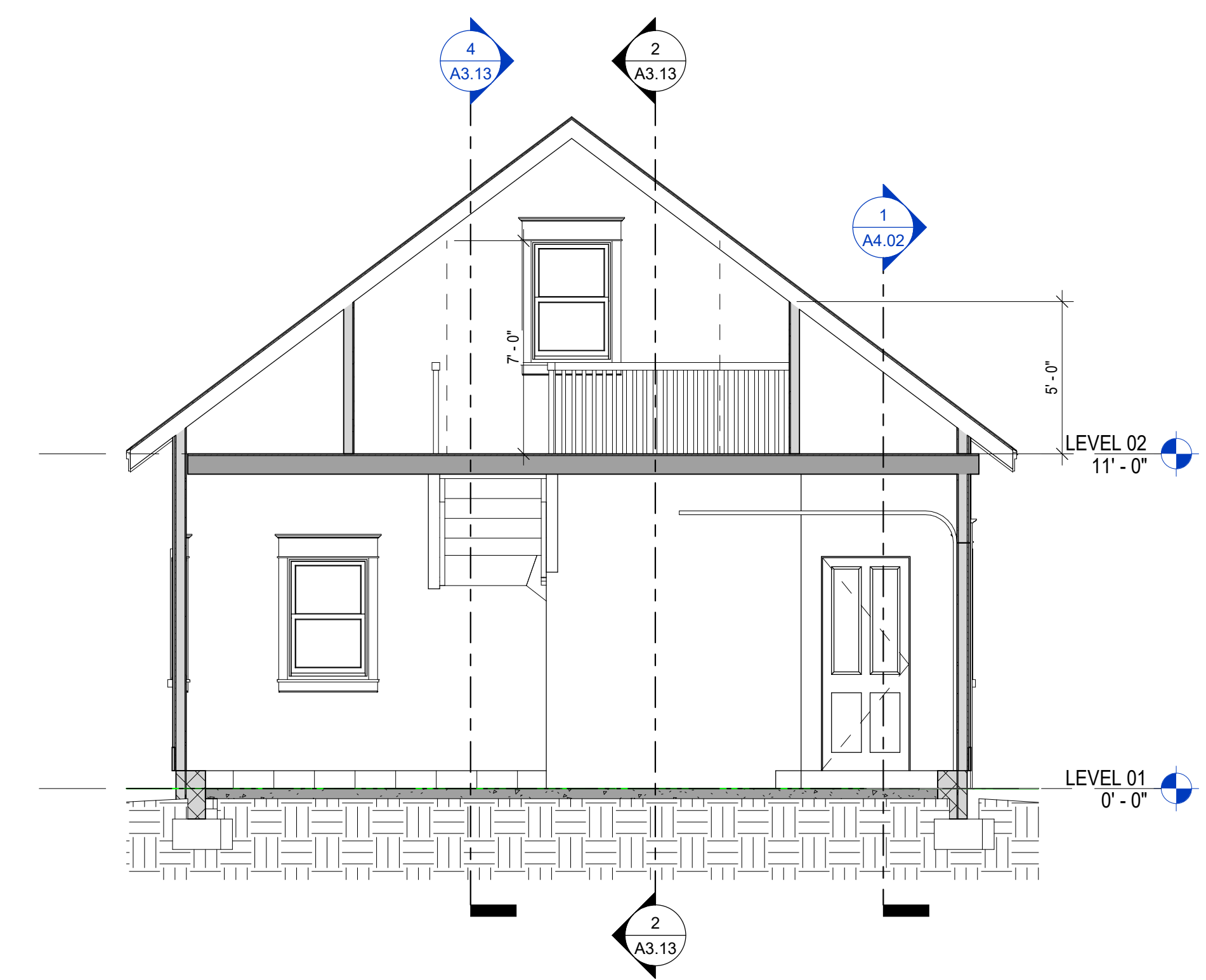
3 GARAGE STAIR SECTION 1
A3.13 1/2" = 1'-0"



4 GARAGE STAIR SECTION 2
A3.13 1/2" = 1'-0"



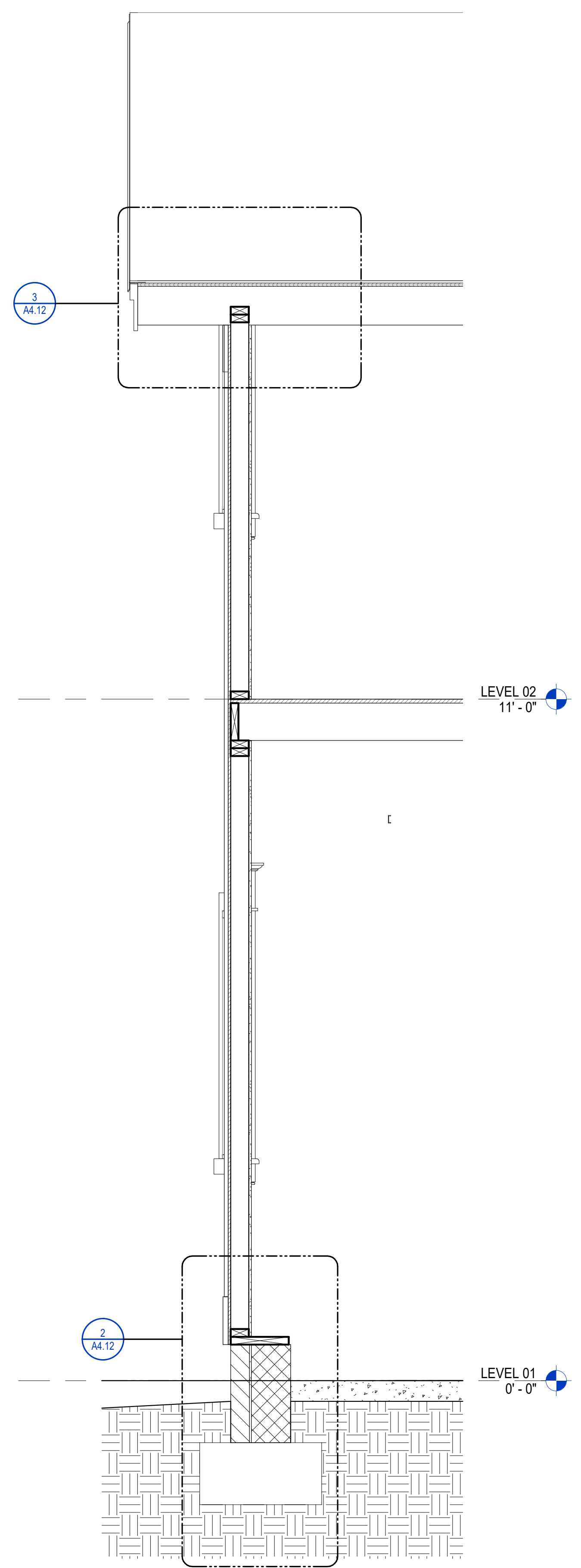
2 GARAGE BUILDING SECTION 2
A3.13 1/4" = 1'-0"



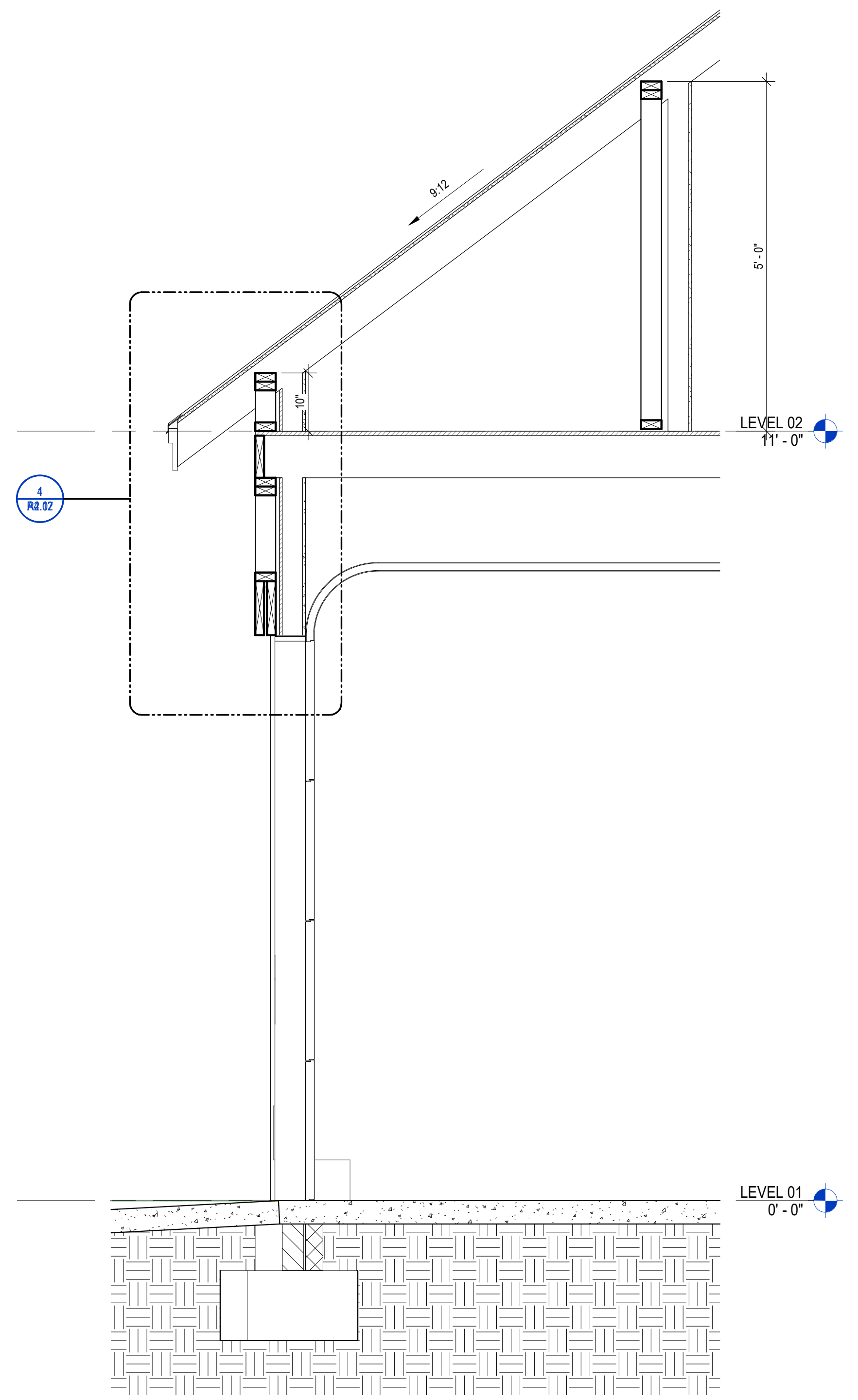
1 GARAGE BUILDING SECTION 1
A3.13 1/4" = 1'-0"

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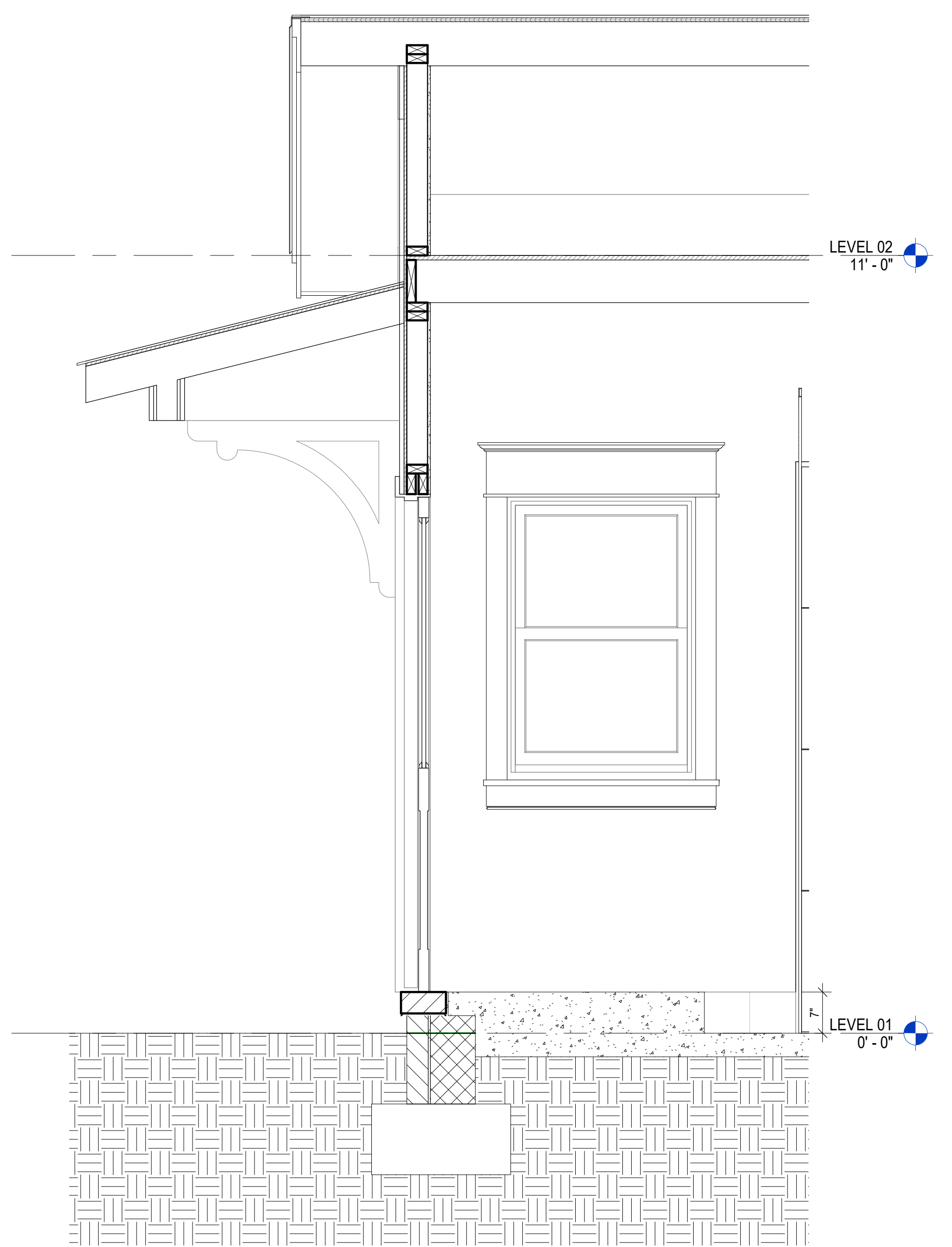
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3 GARAGE WALL SECTION 3
A4.02 3/4" = 1'-0"



2 GARAGE WALL SECTION 2
A4.02 3/4" = 1'-0"



1 GARAGE WALL SECTION 1
A4.02 3/4" = 1'-0"

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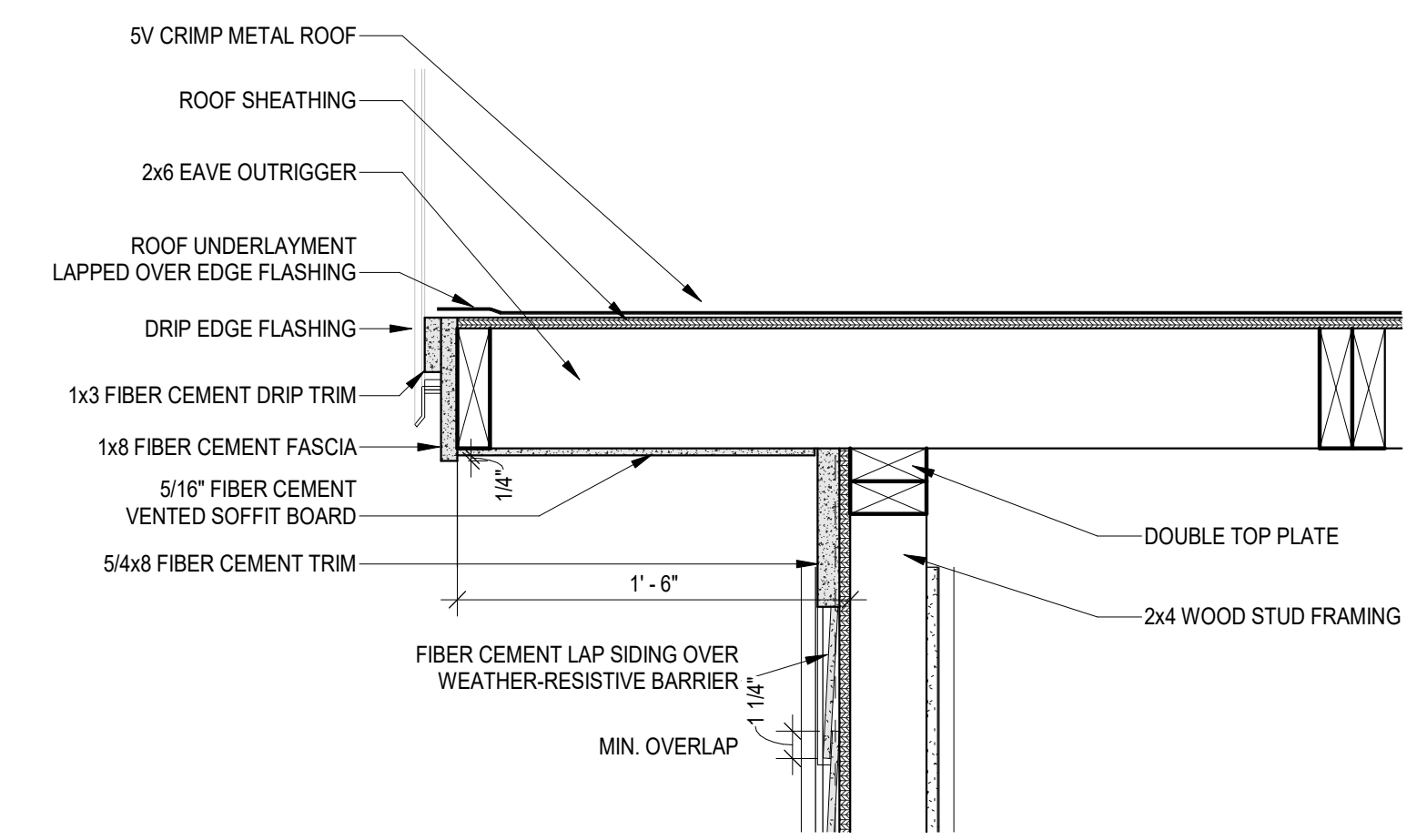
No.	Description	Date

PROJECT NUMBER: 23-2212

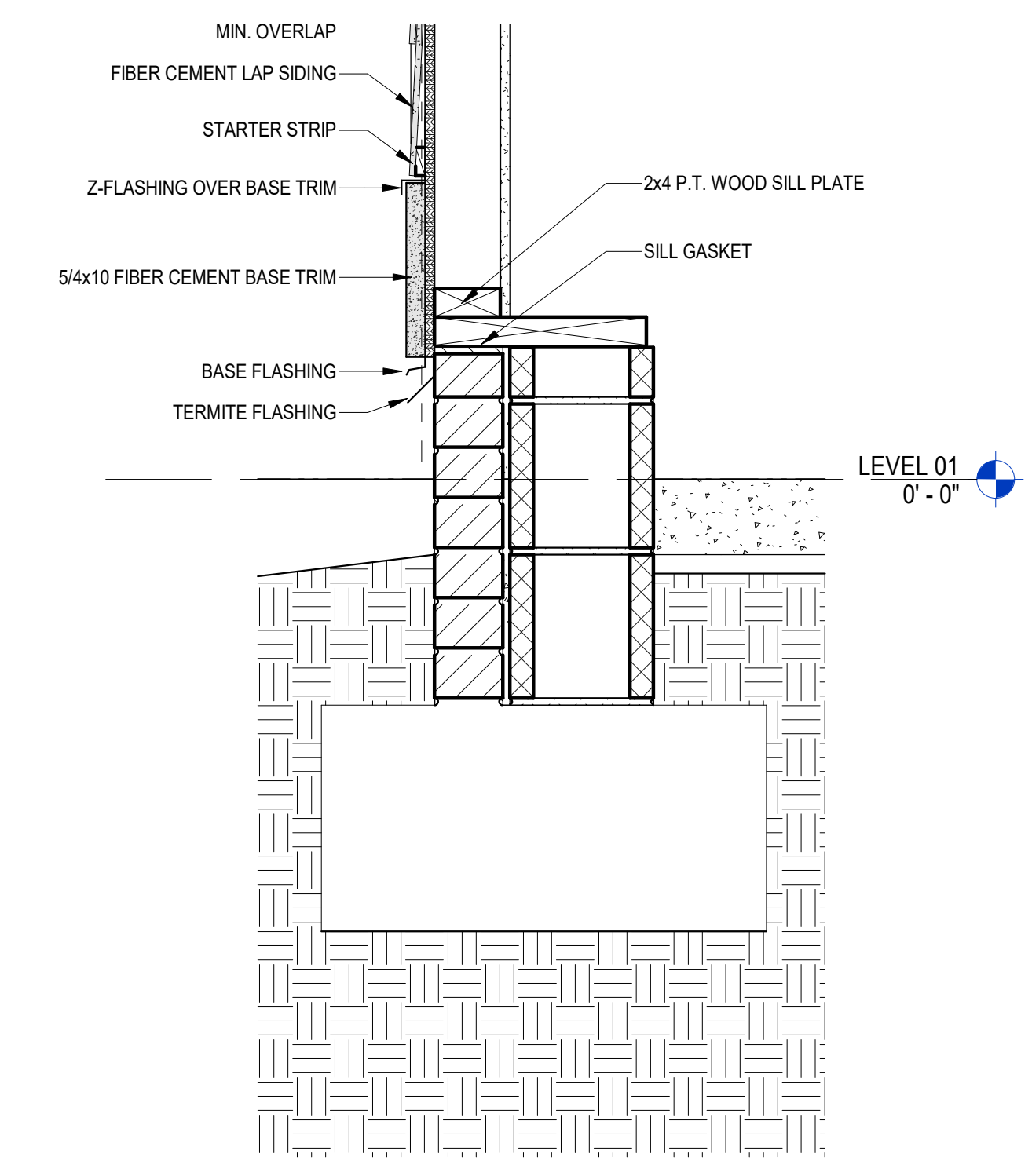
WALL SECTION - GARAGE

A4.02

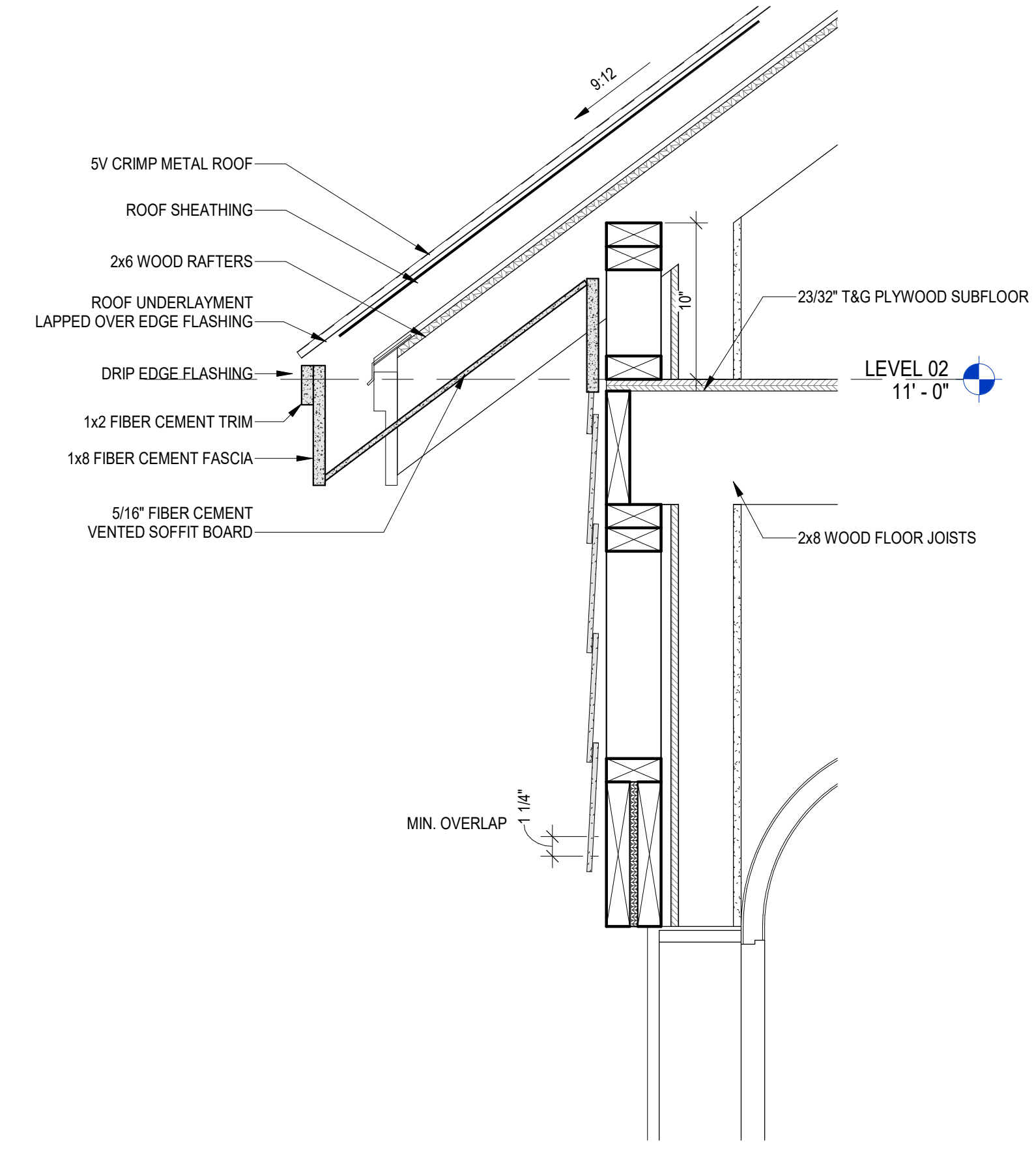
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3 GARAGE GABLE END DETAIL
A4.12 1 1/2" = 1'-0"



2 GARAGE FOUNDATION DETAIL
A4.12 1 1/2" = 1'-0"



4 EAVE DETAIL OVER GARAGE DOOR
A4.12 1 1/2" = 1'-0"

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DETAIL SECTION -
GARAGE

A4.12