



## Charlotte-Mecklenburg Historic Landmarks Commission

### Historic Landmarks Department Staff Report – January 12, 2026

Landmark Name:	The Fidler House
Landmark Address:	21112 Catawba Avenue
City State Zip:	Cornelius, NC 28031
Applicant Name:	Jonathan Hutchinson
Item:	HLC527

#### Landmark Description

The Fidler House was constructed around 1919 by W.C. Fidler, a local farmer. Mr. Fidler used wood from the farm to build the house for himself and as a wood craftsman, he also made coffins. He was also a blacksmith, made shoes and worked for Puckett's Grocery on Catawba Avenue.

The house is a one and one-half story craftsman style bungalow, it was originally a one-story house. The house was built upon red brick pillars, wood siding, and a large cross gable dormer with 4 over 1 windows. The first level has 2 over 2 windows on the front and side elevations. The dormer was added in the 1930s, creating the half-story. The garage was constructed in 1988. The house is now used as a music school. *Town of Cornelius designation report, 2007.*

#### Project Description

The proposed project is a rear addition that would double the square footage of the building southward. The width of the footprint of the building will not increase. The increased footprint will require the removal of the existing garage/storage building located south of the subject building. The new addition will include increasing the conditioned space of both floors and adding a covered rear porch entry on the south elevation. The dimensions of the rear/south porch are approximately 6'-4" x 21'-0". The overall dimensions of the addition are approximately 34'-4" x 38'-10". The height of the addition will remain lower than the highest roof section of the existing. Proposed materials include unpainted brick foundation and lap siding to match the existing. All new windows and doors will be wood or aluminum clad wood with insulated glazing and molded muntins patterned to match existing. The scope of the addition will also include improving the insulation of the existing exterior walls, repair or replacement of existing siding, and completing needed repairs to the floor structure to improve the building's structural integrity. The project also includes a new parking lot and wheelchair ramp.

#### Exhibits presented to and considered by the Commission

- Exhibit A – Context Map
- Exhibit B – Existing Conditions
- Exhibit C – Proposed Plans

## **Staff Comments**

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 under the *Secretary of the Interior's Standards for Rehabilitation*.

Based upon the information presented in the application, staff offers the following applicable findings of fact with staff comments in bold and italicized:

### **Secretary of the Interior's Standards for Rehabilitation**

**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. **The current use is an existing business. The proposal retains a majority of the original structure. The rear one-story addition would be removed to accommodate the new addition.**
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. **Character defining elements on the front and side elevations would not be altered (original windows, front dormer, eave brackets, materials). Rear dormer elevation windows would be removed.**
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. **The front dormer that was added in the 1930s would remain. The detached garage was constructed in 1988 and does not possess historic significance.**
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. **The chimneys, front porch and columns, roof details, and front and side windows would remain.**
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. **Original materials (wood siding, flooring) will be repaired or replaced where needed.**
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. **Surface cleaning would be done in a sensitive manner.**
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. **The addition would add significant square footage to the building. However, it is not taller or wider than the original building. New additions should be recognizable and differentiated from the original building by methods such as material change, offsetting wall planes, roof massing, and fenestration pattern or rhythm.**
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.

#### **Staff Recommendation**

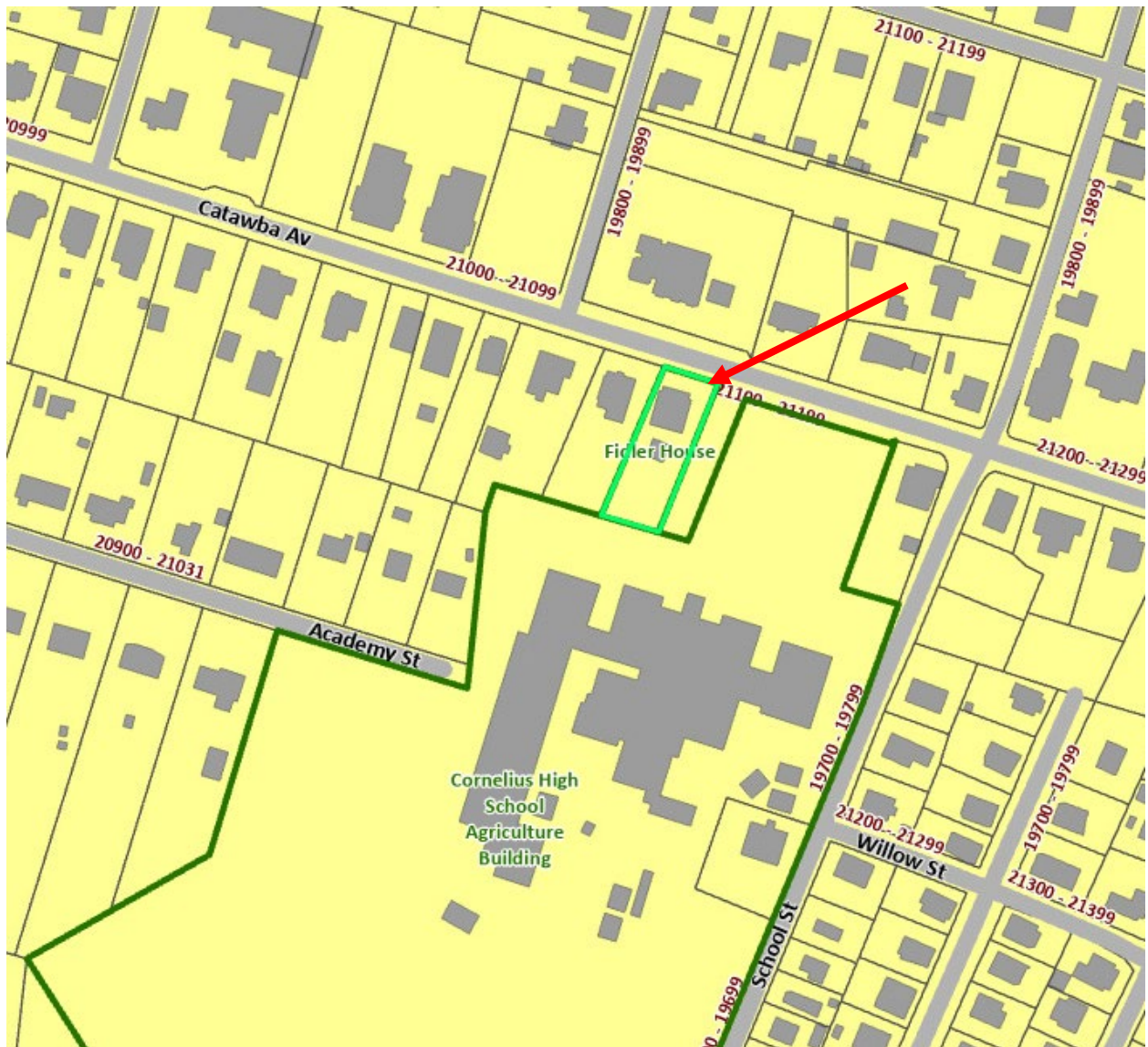
The proposal meets the Standards for height, width, and materials. However, the new addition directly behind the original building is coplanar and the rhythm of the side elevation is disrupted by the rear dormer over the porch. The twin side gable roofs and wall planes are flush with the original building making it difficult to differentiate new construction from the original side elevations.

Staff does not recommend approval, *as submitted*, due to conflicts with Standard 9 as noted.

## Exhibit A

### Polaris 3G Map – Mecklenburg County, North Carolina

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**Exhibit B**

**Existing Conditions**



GOOGLE IMAGE - NE VIEW



EAST ELEVATION



EXISTING FRONT - DOMINANT FEATURE OF OVERSIZED DORMER



EXISTING SE REAR VIEW

**Exhibit C**  
**Proposed Plans**



# FIDLER HOUSE ADDITION / RENOVATION

## 21112 Catawba Ave

### Cornelius, NC 28031

OWNER:  
ROCK N ROLL PROPERTIES LLC  
1275 FALL RIVER UNIT 2  
SEEKONK, MA 02771

DESIGNER:  
HUTCHINSON ARCHITECTURE PLLC  
1179 HONEYBEE TRAIL  
FORT MILL, SC 29715



COUNTY AERIAL IMAGE: NTS

GENERAL DESIGN INTENT NOTES:

1. ALL EXISTING WINDOWS NOT ARTICULATED WILL BE REMOVED FOR THE ADDITION.
2. EXISTING WINDOWS ARTICULATED WILL REMAIN AS IS.
3. ALL NEW FENESTRATION WILL MATCH EXISTING. WINDOWS IN THE ADDITION WILL MATCH EXISTING WINDOWS IN SIZE, STYLE AND MATERIALS. NEW WINDOWS WILL IMPROVE PERFORMANCE WITH INSULATED GLAZING. THE SOUTH/REAR DOOR OF THE ADDITION WILL MATCH THE EXSTING FRONT DOOR IN STYLE AND COLOR.
4. CLADDING MATERIALS OF THE NEW ADDITION WILL MATCH THE EXISTING. CLADDING MATERIALS ARE NOT SHOWN IN RENDERING FOR SIMPLICITY. ALL CLADDING AND BRICK WILL MATCH EXISTING, INCLUDING WALL CORNERS AND WINDOW TRIMS.
5. ALL ARCHITECTURAL ELEMENTS OF THE EXISTING HOUSE WILL REMAIN AS IS EXCEPT FOR ELEMENTS THAT NEED TO BE REMOVED TO FACILITATE THE ADDITION.
6. THE EXISTING ACCESSIBLE RAMP ON THE WEST SIDE OF THE BUILDING, ADDED IN 2016, WILL BE REMOVED. A NEW ACCESSIBLE RAMP WILL BE ADDED AT THE NEW SOUTH ADDITION PORCH MAKING THE SOUTH (REAR) THE MAIN ENTRY.



DRAWING INDEX

SHEET NUMBER	SHEET NAME
T1	Cover Page
A01	Site Plan Aerials
A02	Existing Conditions Photos
A1.0	Roof Plans
A1.1	Elevations Existing & Proposed
A1.2	3D Views
A1.3	3D Views
A1.4	Existing Floor Plans
A1.5	Proposed Expansion Plans
A1.6	Schematic Site Plan Sketch





EXISTING GARAGE TO  
BE REMOVED

SITE BOUNDARY



EXISTING RAMP TO BE  
REMOVED

NOTE: ADDITION DOES NOT  
EXTEND BEYOND WHERE THE  
EXISTING GARAGE IS LOCATED

REMOVAL OF THE  
GARAGE ALLOWS FOR  
EASIER ACCESS TO THE  
SOUTH ENTRY

EXISTING PARKING WILL  
NOT BE IMPACTED  
BY THE ADDITION

1  
A.01  
EXIST. SITE PLAN AERIAL  
NTS

2  
A.01  
PROPOSED SITE PLAN AERIAL  
NTS





GOOGLE IMAGE - NE VIEW

STAIR RAILINGS AND WING WALLS TO REMAIN

PORCH RAILINGS TO REMAIN AS IS



EXISTING FRONT - DOMINANT FEATURE OF OVERSIZED DORMER



EAST ELEVATION

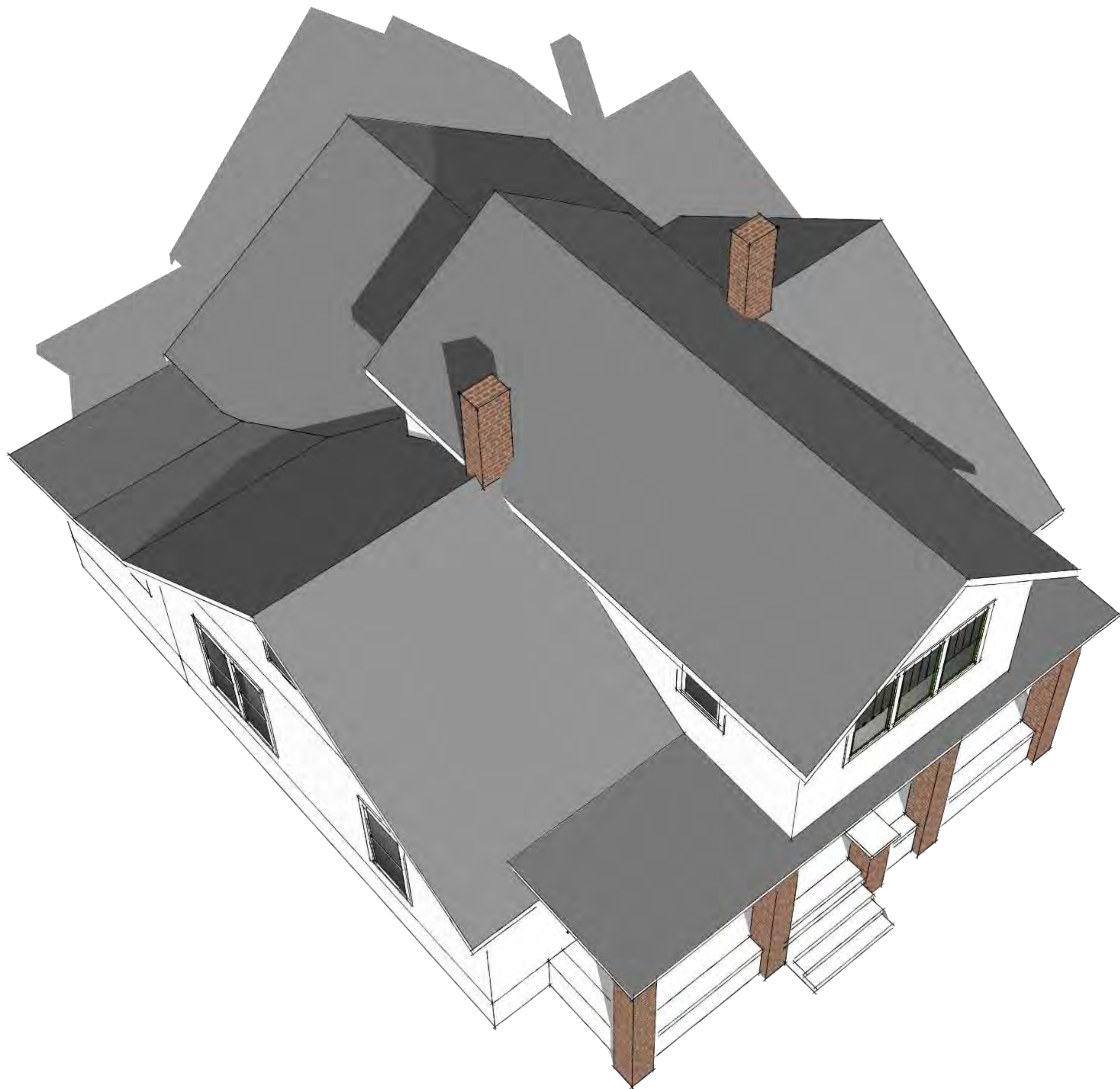
GARAGE TO BE REMOVED

EXISTING TREE WILL REMAIN

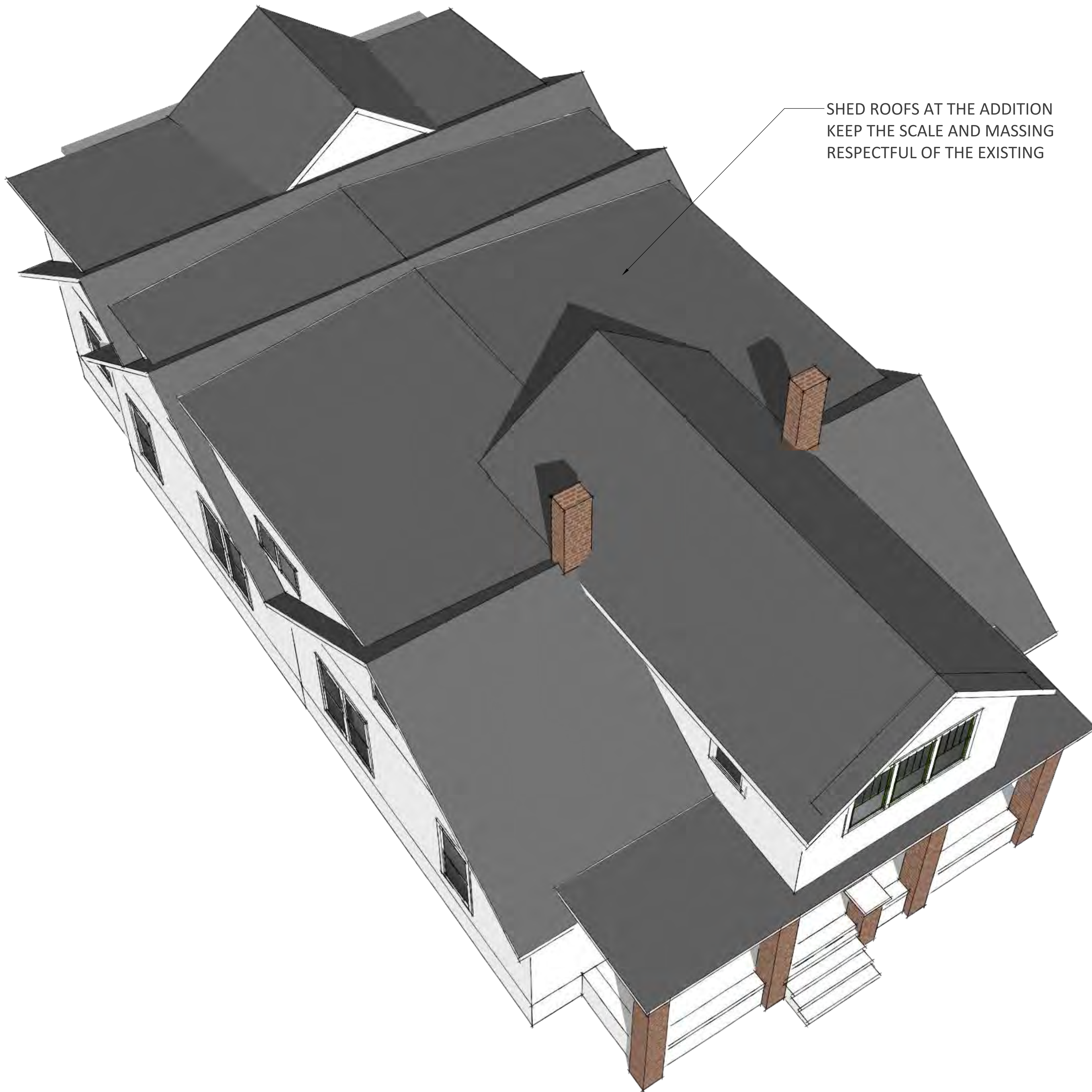


EXISTING SE REAR VIEW





1  
A1.0  
EXIST. BIRDS EYE VIEW  
NTS



2  
A1.0  
PROPOSED BIRDS EYE VIEW  
NTS





1  
A1.1  
EXIST. FRONT ELEVATION  
NTS

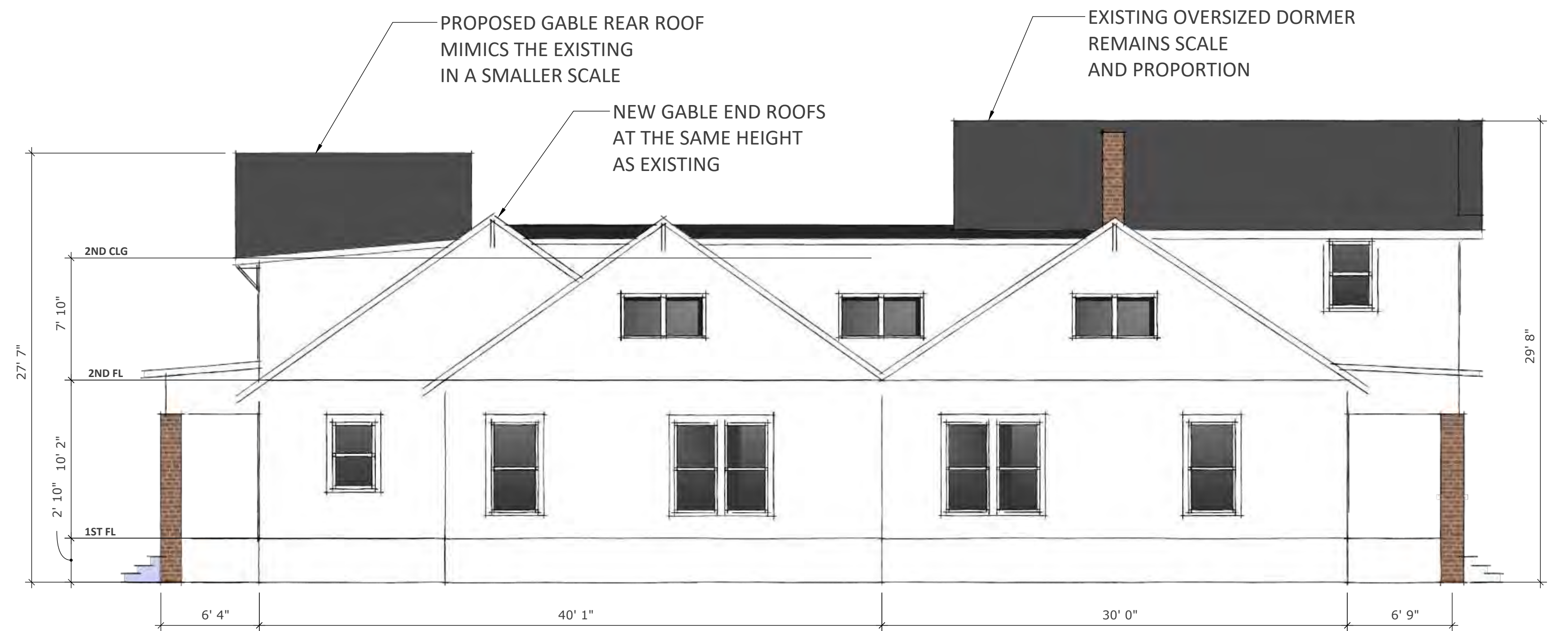


2  
A1.1  
PROPOSED FRONT ELEVATION  
NTS

WINDOW NOT ATRICULTAED  
WILL BE REMOVED AS PART  
OF THE ADDITION



3  
A1.1  
EXIST. EAST ELEVATION  
NTS



4  
A1.1  
PROPOSED EAST ELEVATION  
NTS





1 EXIST. NORTHEAST 3D VIEW  
A1.2 NTS



3 EXIST. NORTHWEST 3D VIEW  
A1.2 NTS



2 PROPOSED NE 3D VIEW  
A1.2 NTS



4 PROPOSED NW 3D VIEW  
A1.2 NTS





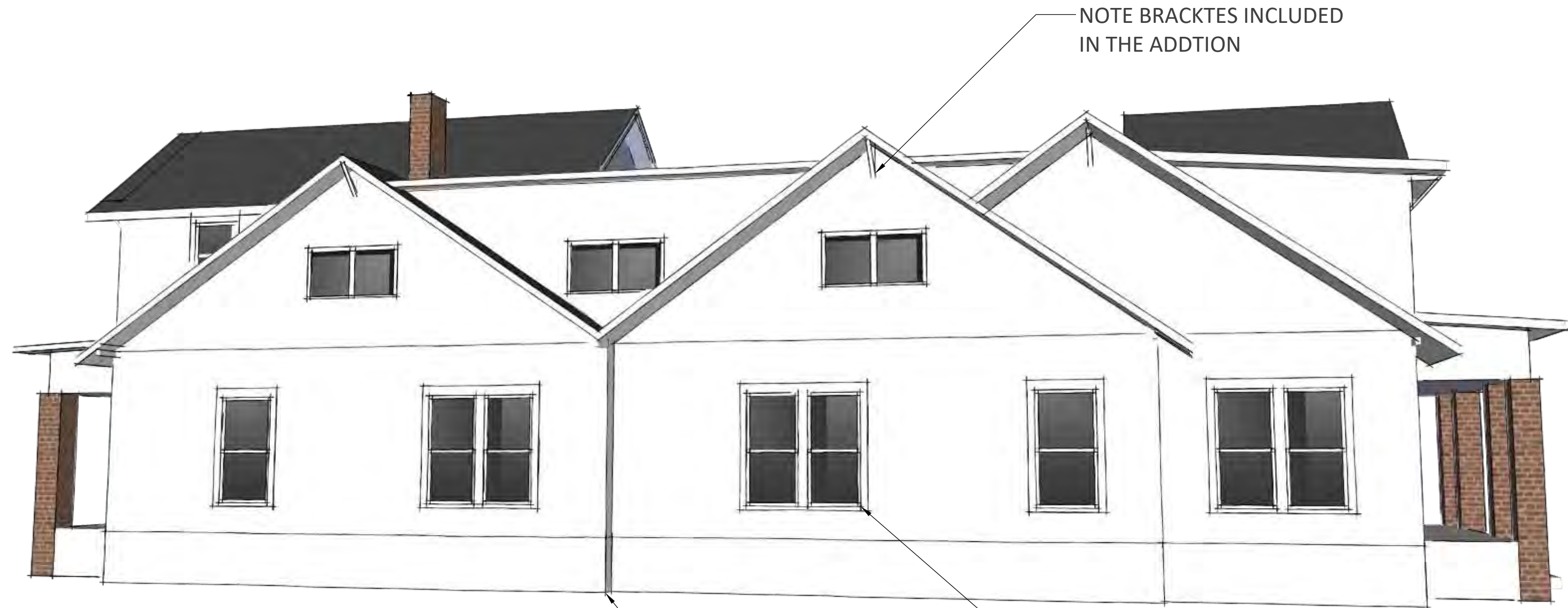
1  
A1.3  
EXIST. WEST 3D VIEW  
NTS

NOTE: THIS IS AN EXISTING JOG  
IN THE FACADE



2  
A1.3  
EXIST. SOUTHWEST 3D VIEW  
NTS

ALL FENESTRATION NOT  
ARTICULATED TO BE REMOVED



3  
A1.3  
PROPOSED WEST 3D VIEW  
NTS

EXISTING JOG REMAINS  
WITH THE ADDITION

NOTE BRACKTES INCLUDED  
IN THE ADDITION

REPEATING WINDOWS TO  
MATCH EXISTING

EAVE BRACKETS  
REPLICATED IN  
NEW ADDITION

FRONT DORMER WINDOW  
REPLICATED AT REAR

REAR PORCH DESIGN  
MIMICS THE EXISTING  
FRONT PROCH

REAR PORCH WILL HAVE  
RAILINGS THAT MATCH  
THE FRONT PORCH

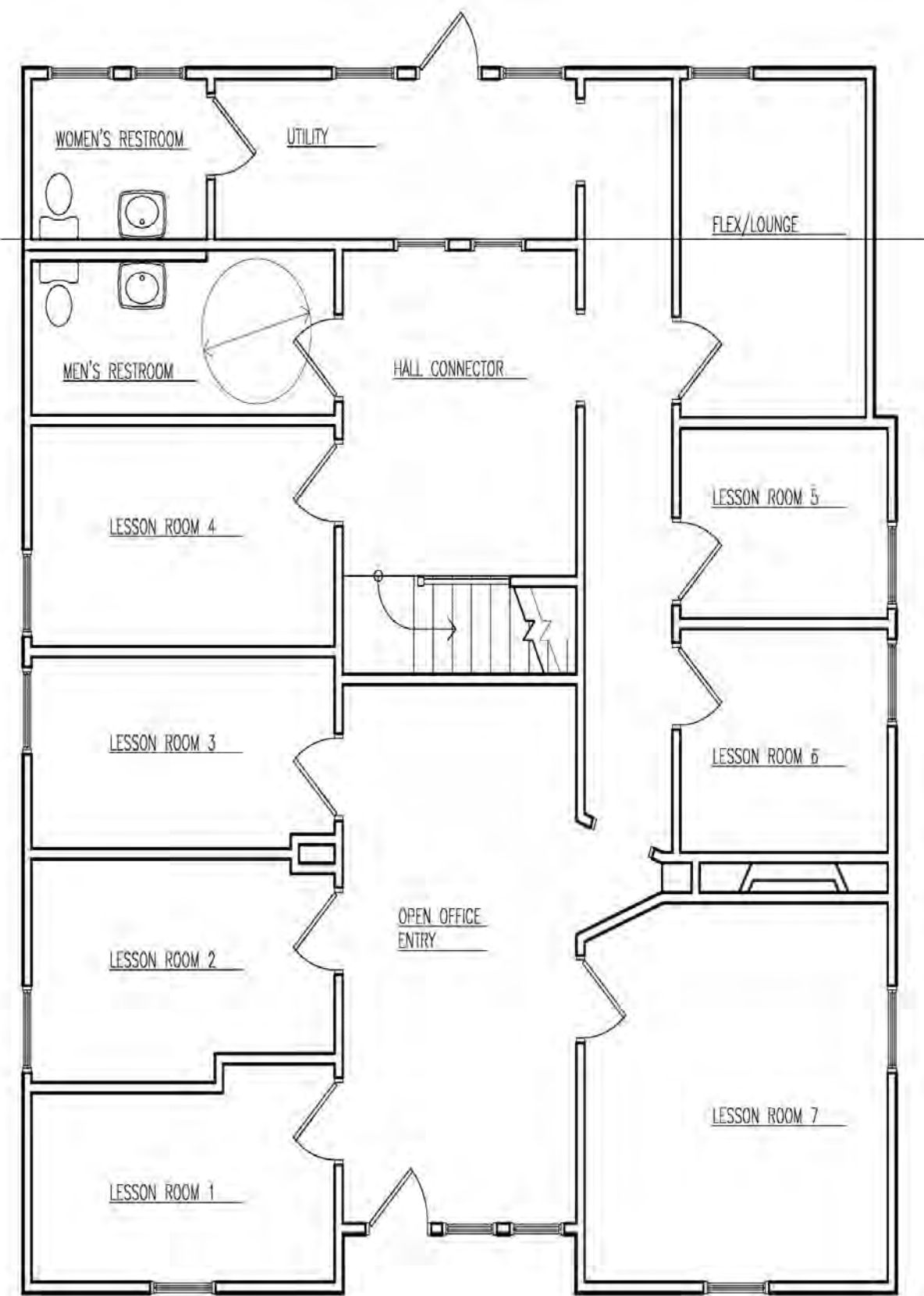


4  
A1.3  
PROPOSED SOUTHWEST 3D VIEW  
NTS

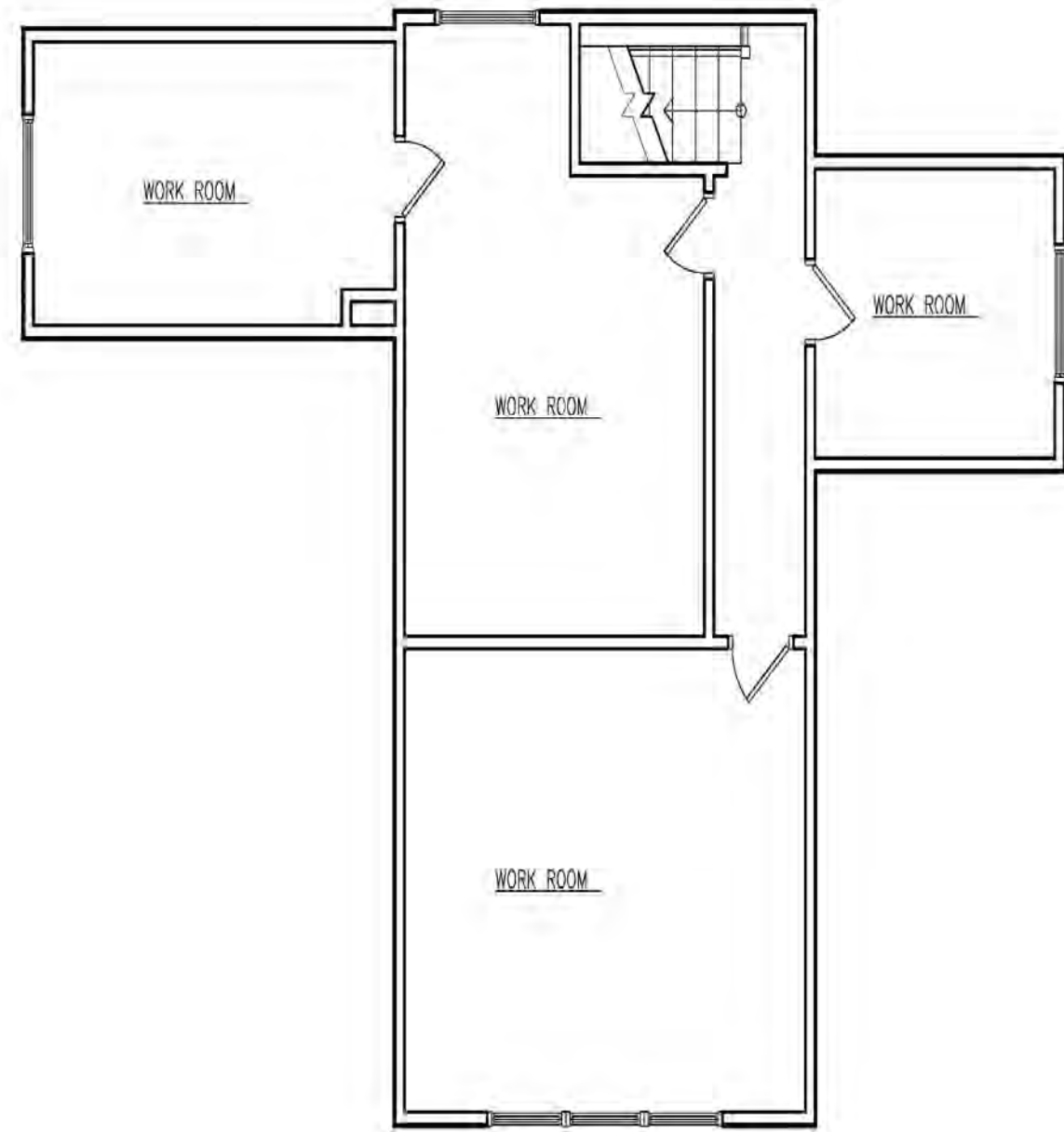
REAR ENTRY DOORS AND WINDOWS  
MIMIC THE HISTOIC FRONT

JOG ADDED TO MIMIC THE  
EXISTING AND ALSO REDUCES  
THE SIZE OF THE ADDITION





1  
A1.4  
EXISTING FIRST FLOOR  
NTS

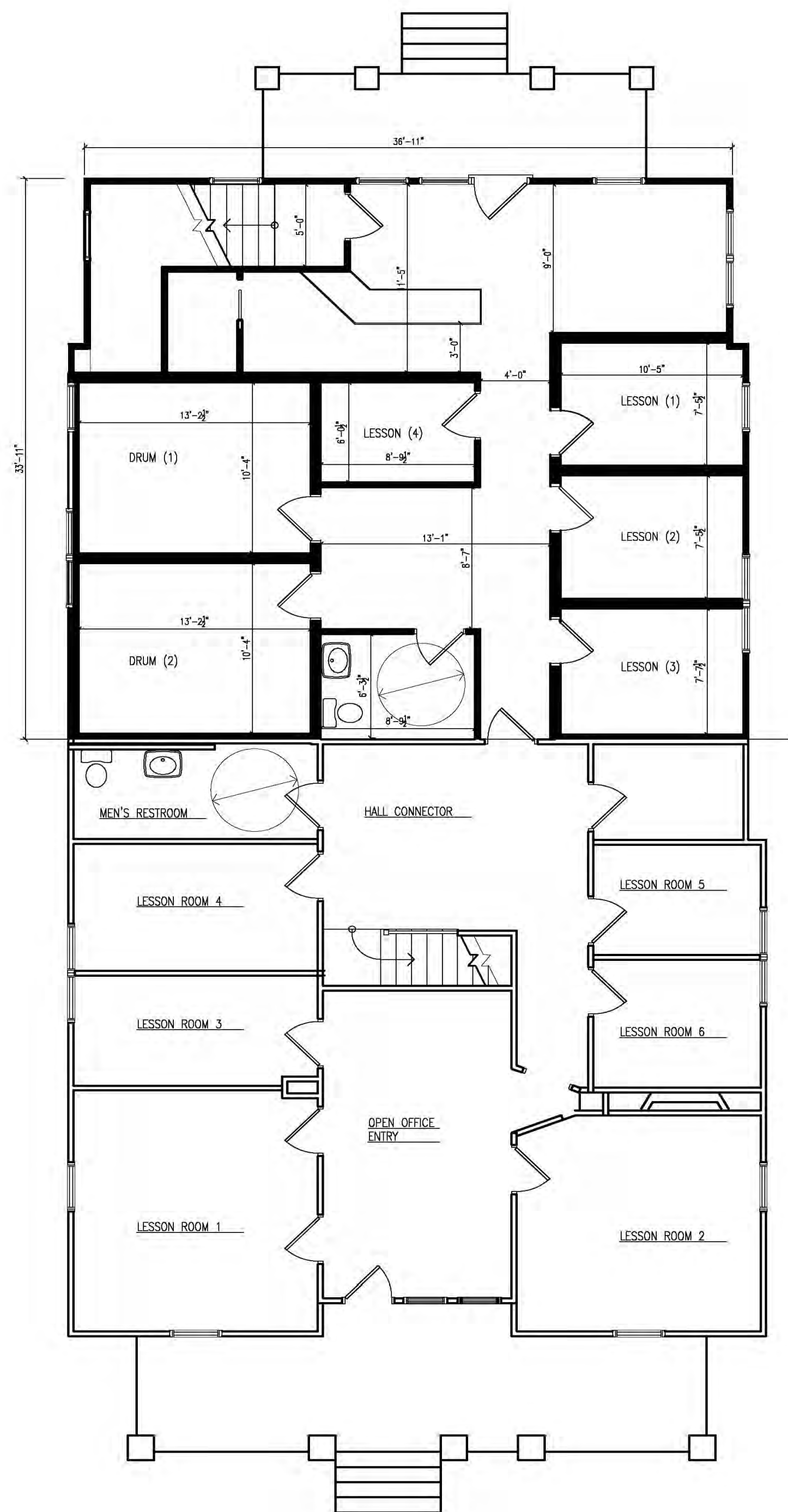


2  
A1.4  
EXISTING SECOND FLOOR  
NTS

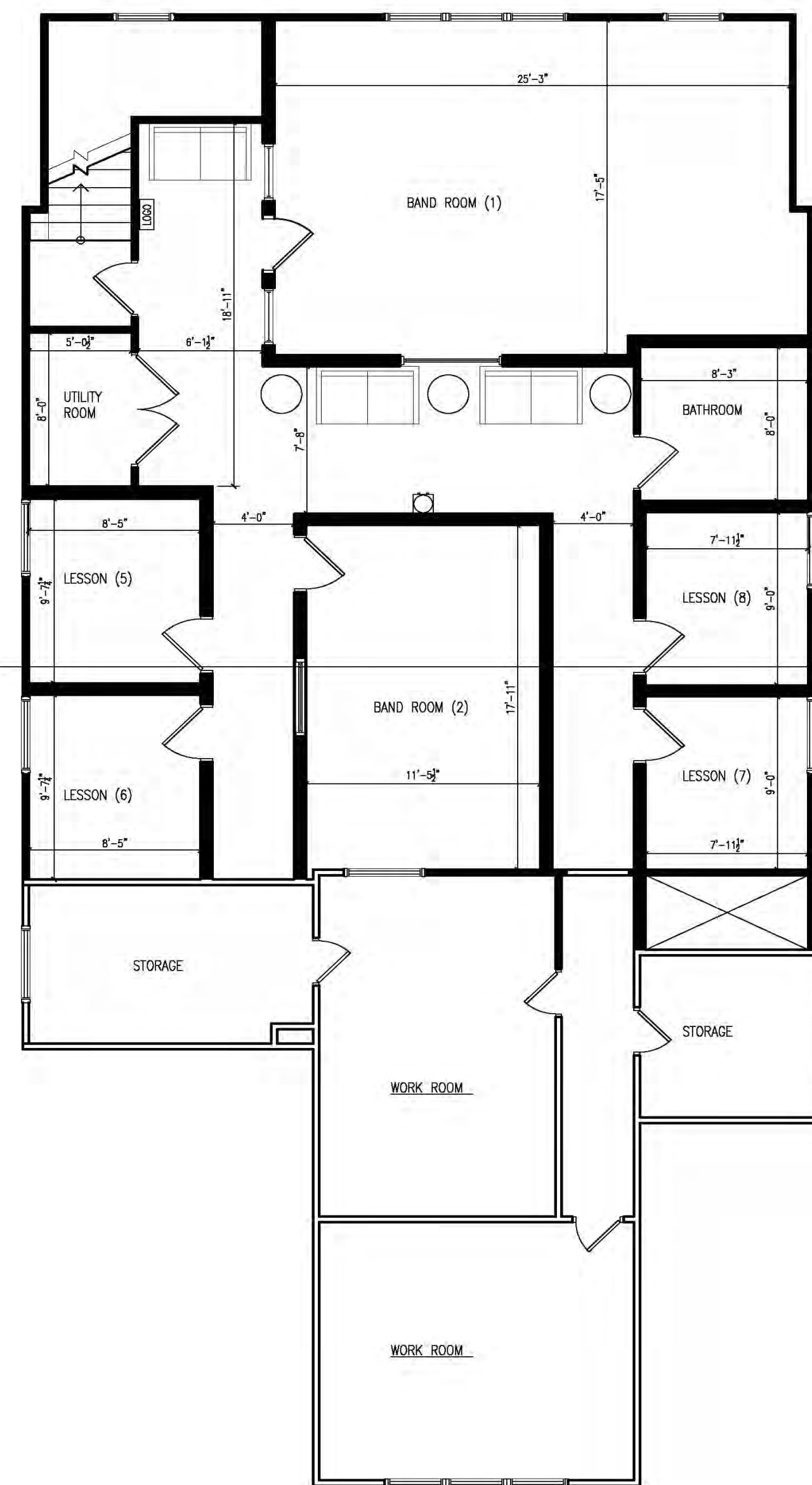


EXISTING WEST ELEVATION



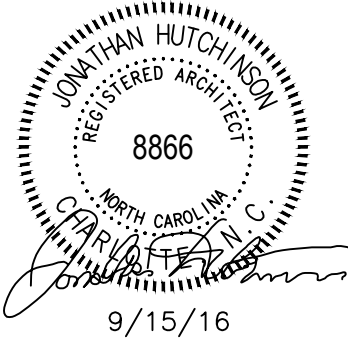


1 PROPOSED FIRST FLOOR  
A1.5 NTS



2 PROPOSED SECOND FLOOR  
A1.5 NTS

EXISTING WALLS TO REMAIN  
PROPOSED NEW WALLS



Drawn	—
Checked	JGH
Date	9/15/2016
Revisions	
1 Date	
2 Date	
3 Date	
4 Date	

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## School of Rock Cornelius, NC

21112 Catawba Ave  
Cornelius, NC 28031

Project Number 361

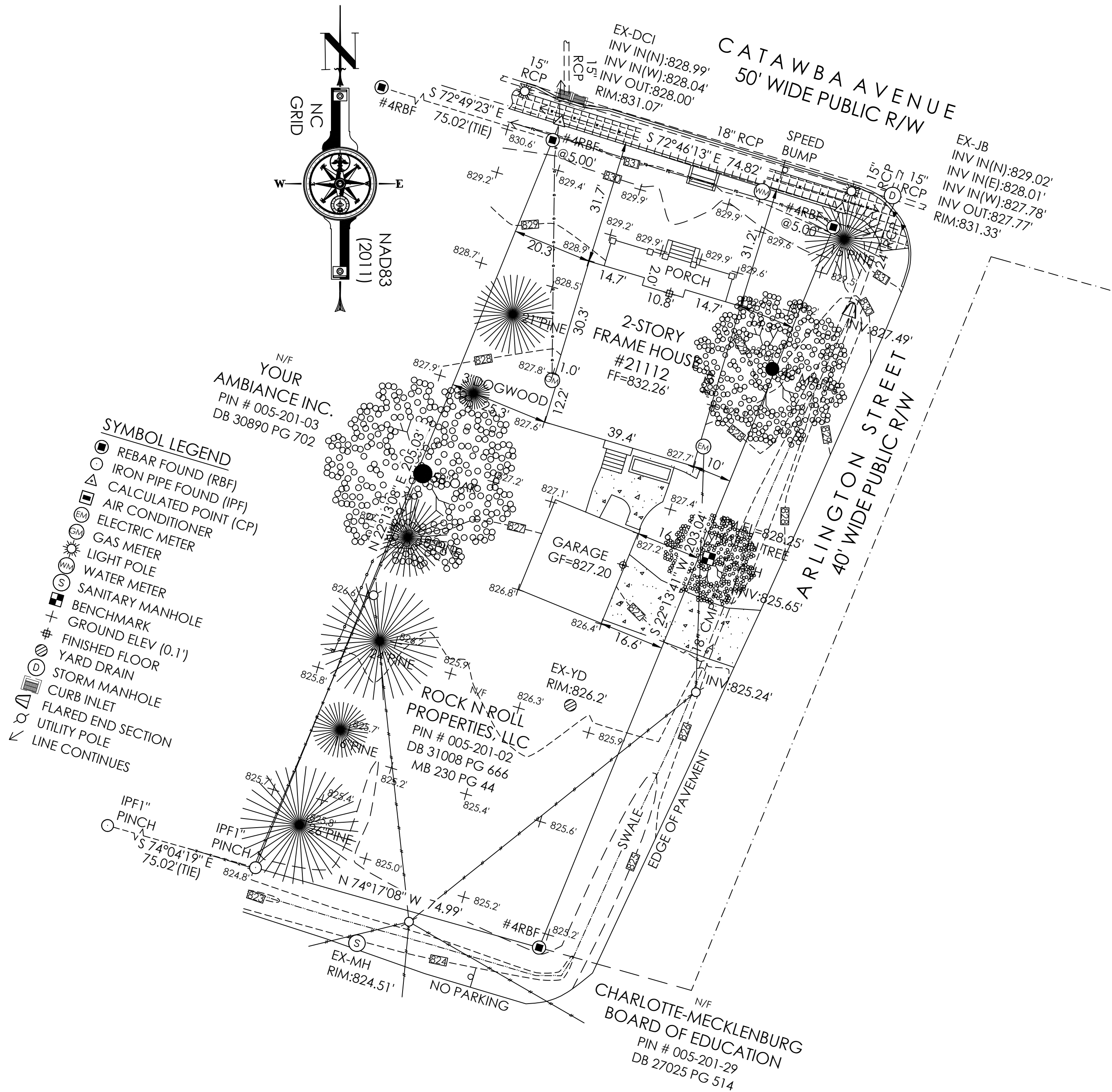
Title

Existing Conditions

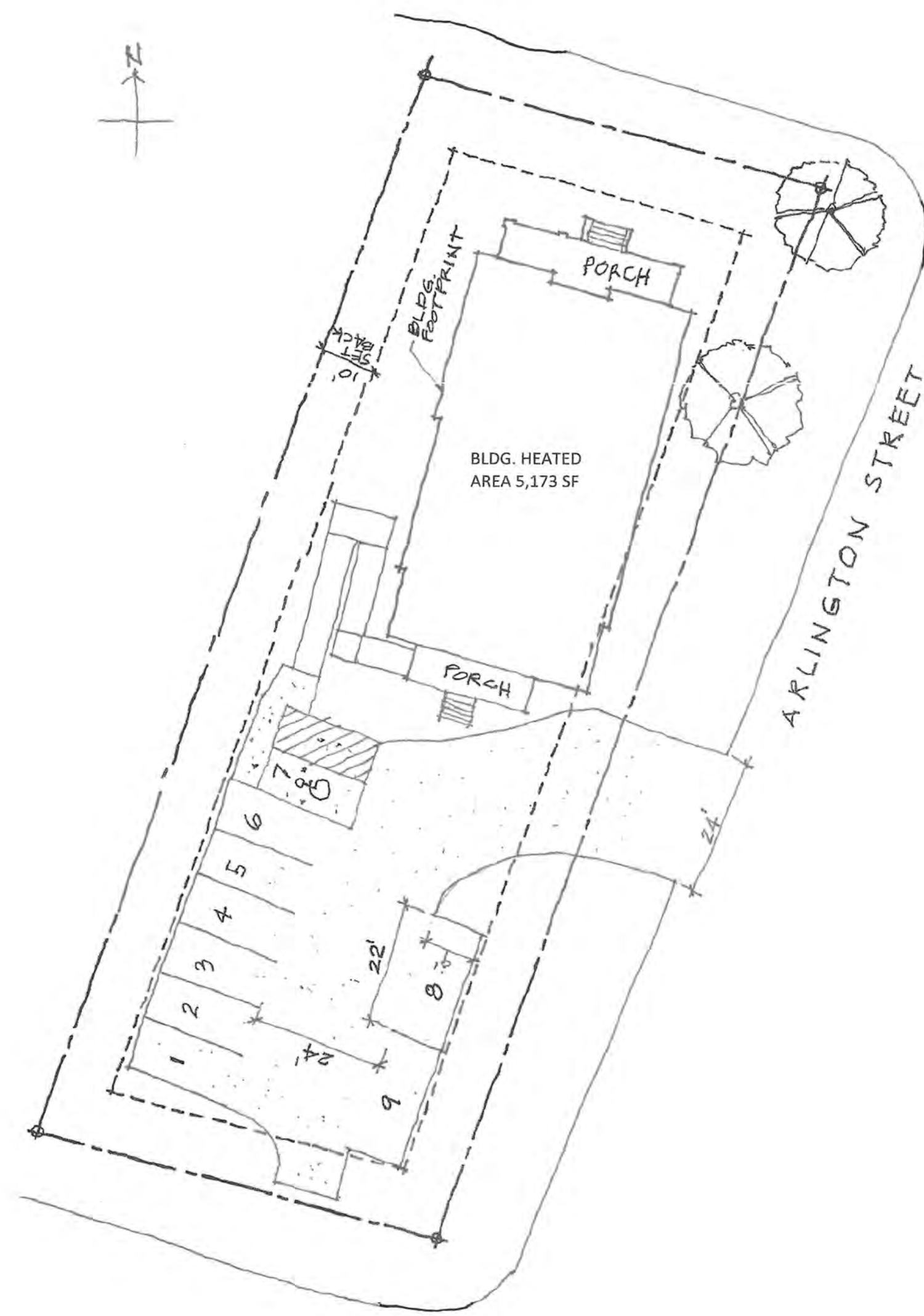
Sheet of 1

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Plate 1







SCALE: 1" = 20'

1 SITE PLAN SKETCH  
A1.6 1" = 20'