LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1926 The Plaza and 2010 The Plaza

SUMMARY OF REQUEST: Demolition and New Construction

APPLICANT: Billy Maddalon

The application was continued from May for the following items: 1) Traditional building materials, 2) Setback of building #1, 3) Garage orientation on buildings 11-13, 5) Setback and façade design of building 19, 6) No corner boards on cedar siding.

Details of Proposed Request

Existing Conditions

The existing structure at 1926 The Plaza is a one story single family home constructed in 1935. Exterior features include two small hipped dormers and a small covered porch on the front. The property at 2010 The Plaza is the Van Ladingham Estate, a local historic landmark. The four acre property has two accessory buildings with fairly dense landscaping.

Proposal

The proposal is a two part request.

1. Demolition of the structure at 1926 The Plaza.

2. New construction of 19 townhomes, a pool, pool house and other site features.
   a) Ten units are accessed from The Plaza and face the main house. Six units are accessed from Belvedere Avenue and three units face the main house with access from Thurmond Place.
   b) Maximum roof peak is approximately 33’-8”.
   c) Proposed material palette is wood, Hardie board siding, synthetic wood (trim), brick, stone and copper (porch roof and gutters).
   d) Roof details include exposed rafter ends and synthetic wood trim.
   e) The pool and pool house are accessed from Belvedere Avenue and The Plaza.
   f) Other site features include landscaping, tree planting, a fence and new driveways and walkways.

Revised Proposal – May 13, 2015

1. Site plan includes a landscaping plan with the revised pool location along The Plaza in the front and side yard.

2. Setbacks (measured from back of curb) along The Plaza is approximately 39’, 32’ to 33’ along Belvedere Avenue and approximately 28’ +/- along Thurmond Place.

3. Mechanical units are located internally to the private lots and screened (site plan note).

4. Pool house is a one story structure, traditional materials.

5. Pool deck is decorative concrete or stone. Fencing is decorative aluminum style.

6. Townhouse elevations have been revised, roof pitch changed to 6:12 and height lowered 3’-4’.

7. Window details have been revised.

8. Minor changes to fenestration patterns and roof design.

9. Siding materials are brick, stone and wood. Gable material is ‘Hardie-panel’.
Revised Proposal – June 10, 2015
1. Primary siding is wood lap with corner boards.
2. The setback along The Plaza increased from approximately 39’ to 61’.
3. The corner elevation on Belvedere Avenue has additional fenestration and extended porch (sheet D3).
4. Building 12 on Thurmond Avenue – Sheet C1 shows a one car garage. The other units have two car garages.

Policy & Design Guidelines for Demolition
The Commission will make a determination as to whether or not this house is determined to be contributing to the Dilworth Local Historic. With affirmative determination, the Commission can apply up to 365 Day Stay of Demolition. Or if the Commission determines that this property is no longer contributing, then demolition may take place without a delay.

1. No building or structure located within a Local Historic District can be demolished without a Certificate of Appropriateness.

2. The Historic District Commission will evaluate demolition applications to determine if the structure in question contributes to the character of the Local Historic District. If

3. The HDC finds that the structure does not contribute to the character of the district or is unsalvageable, immediate approval of the demolition request may be granted.

4. Should the Historic District Commission find that the structure does contribute to the character of the historic district, the HDC can delay the issuance of a Certificate of Appropriateness authorizing demolition for a period not to exceed 365 days, in order to work with the owner to seek alternatives to demolition.

5. When an application for demolition receives a 365-day delay, any consideration of applications for proposed new construction on the same site will be deferred for 90 days.

6. When an application for demolition receives a 365-day delay, the Historic District Commission Staff will seek an alternative to demolition and will contact, within one month of the delay vote, the property owner who has applied for demolition, Historic Charlotte, Inc., and Preservation North Carolina to inform them of the threatened status of the building.

7. A permanent injunction against demolition can be invoked only in cases where a building or structure is certified by the State Historic Preservation Officer as being of statewide significance.

8. Applications for the demolition of dilapidated accessory structures may be eligible for administrative approval. All other demolition applications will be reviewed by the full Commission.
9. The maximum delay period for the issuance of a Certificate of Appropriateness authorizing demolition shall be reduced by the HDC where the Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return from the property by virtue of the delay.

Policy & Design Guidelines for New Construction
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

<table>
<thead>
<tr>
<th>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</th>
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<tbody>
<tr>
<td>1. Size</td>
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<td>2. Scale</td>
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<td>3. Massing</td>
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<td>4. Fenestration</td>
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<td>5. Rhythm</td>
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<td>6. Setback</td>
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<td>7. Materials</td>
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<td>8. Context</td>
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<td>9. Landscaping</td>
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Policy & Design Guidelines – Accessory Buildings (Other Accessory Buildings), page 53
1. Accessory buildings cannot be located in front or side yards.
2. Accessory buildings that are visible from the street must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.
3. Designs for accessory buildings must be inspired by the main building they serve. Building details must be derived from the main structure.
4. Accessory buildings and their placement must be of a proper scale in relation to the main structure on a lot, and to structures on surrounding properties.
5. Prefabricated accessory buildings can be used only in locations where they will not be substantially visible from any street or when they are judged to be appropriate to the site.
6. The HDC will give special consideration to the installation of accessory buildings in non-residential uses.
7. Doors of accessory buildings that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.

**Staff Analysis**

1. The Commission will determine if the 365-Day Stay of Demolition should be applied.
2. The Commission will determine if the proposal meets the guidelines for new construction.
General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted herein. No rearyard or sideyard measurements were made. The heights shown herein were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown herein. This map is not intended to meet G.S. 47-30 recording requirements.

This 14th day of January 2015.

Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3096

BELVEDERE AVENUE

THURMONT PLACE

NASSAU BOULEVARD

BELVEDERE AVENUE

THURMONT PLACE

NASSAU BOULEVARD

General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and rooftop of the houses depicted herein. No rearyard or sideyard measurements were made. The heights shown herein were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

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Building Heights Sketch of
2000 BLOCK of THURMONT PLACE
FACING EAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
January 13, 2015
MAY 2015

CONTEXTUAL SETBACKS & BUILDING HEIGHT EXHIBIT
N.T.S.

TREE PROTECTION AND TREE DEMOLITION
N.T.S.

BELVEDERE AVE.

THE PLAZA

VANLANDINGHAM ESTATE
2010 The Plaza
Charlotte
North Carolina 28205

BILLY MADALON
2010 The Plaza
Charlotte
North Carolina 28205
BUILDING MATERIALS:

ROOFING: 30 YEAR ARCHITECTURAL COMPOSITION SHINGLES
SIMULATED AGED COPPER (MATTE BRONZE FINISH) AT PORCH ROOFS NOT SHOWN ON ELEVATIONS.

GUTTERS & DOWNSPOUTS: SIMULATED AGED COPPER (MATTE BRONZE FINISH), 5" Ogee Style Gutter With 3" Diameter Round Downspouts

SIDING & TRIM: STAINED OR PAINTED WOOD LAP SIDING, 6" EXPOSURE.
PAINTED HARDI-PANEL AT GABLE ENDS ONLY, WHERE SHOWN.
PAINTED 3/4" X 4" NOMINAL CORNER BOARDS.
PAINTED CROWN MOULDINGS AND CASINGS AS INDICATED.
PAINTED HARDI SOFFIT AT UPPER ROOF EAVES.
PAINTED BEAD BOARD PORCH CEILINGS.
PAINTED HARDI BOARD FASCIA AT UPPER ROOF EAVES.

WINDOWS: SIMULATED DIVIDED LIGHT DOUBLE-HUNG AND FIXED WINDOWS.

DOORS, TRANSOMS & SIDELIGHTS: STAINED OR PAINTED INSULATED FIBERGLASS EXTERIOR DOORS AS SHOWN.
SIMULATED DIVIDED LIGHT FRAMED SASH TRANSOMS AND SIDELIGHTS.

GARAGE DOORS: STAINED OR PAINTED INSULATED FIBERGLASS OVERHEAD DOORS AS SHOWN.

FOUNDATION WALLS: STONE OR SIMULATED STONE FOUNDATION WALL AND WATER TABLE WITH 4" BRICK ROWLOCK COPING.

PORCHES & STAIRS: BRICK TREADS AND RISERS, CONCRETE PORCH AND PATIO FLOOR SURFACE.

MISCELLANEOUS: PAINTED TREATED WOOD TIMBER BRACKETS, COLUMNS AND DECORATIVE BEAM ENDS WHERE SHOWN.

DRAWING REVISIONS JUNE 01 SUBMITTAL:

1. INCREASE SETBACK OF BUILDING A AT THE PLAZA TO EXCEED 61' FROM BACK OF CURB BY ELIMINATING UNIT 4, SEE SITE PLAN AND SHEET A-1.

2. REVISED ELEVATION & ALTERNATE ELEVATION FOR TOWNHOUSE Facings BELVEDERE, BUILDING D, LOT 19, SEE SHEETS D-3, D-4 & D-5 ALTERNATE.

3. REVISED ELEVATION & ALTERNATE ELEVATION FOR TOWNHOUSES FACINGS THURMAN, BUILDING C, LOTS 11-13, SEE SHEETS C-1 & C-2 ALTERNATE.

4. SIDING MATERIAL HAS BEEN CHANGED FROM CEDAR SHINGLES TO WOOD LAP SIDING, 6" EXPOSURE.

DRAWING REVISIONS MAY 4 SUBMITTAL:

1. REVISED ELEVATIONS FOR TOWNHOUSE FACINGS THE PLAZA, BUILDING A, LOT 1, SEE SHEETS A-1, A-2 & A-3 AND COLOR ELEVATION.

2. REVISED ROOF PITCH OF ALL TOWNHOUSES PRIMARY ROOF TRUSS FROM 8:12 TO 6:12, CHANGE RESULTS IN A LOWERING OF THE ROOF HIGH POINT 3'-4".


4. WINDOW SILL DETAIL HAS BEEN DRAWN AND MODIFIED ON THE ELEVATIONS TO DELETE APRON BELOW SILL.

5. SIDING MATERIAL HAS BEEN CHANGED FROM HARDI-SHAKE TO CEDAR SHINGLES.

6. DRAWINGS AND NOTES HAVE BEEN CHANGED TO SHOW FRAMED SASH TRANSOMS AND SIDELIGHTS.

7. CONDENSING UNITS AND ELECTRIC & GAS METER LOCATIONS ARE SHOWN ON THE SITE PLAN.

8. SIDEWALKS, DRIVEWAYS AND PATIOS AND FENCING HAVE BEEN SHOWN IN GREATER DETAIL ON THE SITE PLAN.

9. WALL SECTION SHEET HAS BEEN ENLARGED AND MODIFIED FOR CLARITY AND AS DESCRIBED ABOVE.
MAY 2015

BUILDING A SOUTH (PRIVATE DRIVE) ELEVATION
MAY 2015

BUILDING A EAST (THE PLAZA) ELEVATION
MAY 2015

BUILDING A NORTH ELEVATION
JUNE 2015

BUILDING D NORTH (BELVEDERE) ELEVATION
TYPICAL WALL SECTION @ PORCH