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**LOCAL HISTORIC DISTRICT:** Dilworth

**PROPERTY ADDRESS:** 2010 The Plaza

**SUMMARY OF REQUEST:** Access Ramp

**APPLICANT/OWNER:** Davin Stamp, Kevin Kennedy

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### **Details of Proposed Request**

#### *Existing Conditions*

The property at 2010 The Plaza is the Van Landingham Estate, a designated local historic landmark. The four-acre property has two accessory buildings with fairly dense landscaping.

#### *Proposal*

The project is the construction of a new access ramp. The ramp is located to the rear of the carport and will not be visible from The Plaza. The ramp is reversible and does not impact the historic structure. Materials include masonry and a simple metal handrail.

The project also includes repairs, minor changes to windows and doors on a previous addition to the house, and new at-grade patio areas – all of which are approvable at the Administrative level.

### **Design Guidelines for Access Ramps, page 8.10**

1. Locate access ramps at a well-defined entrance to the building and where providing that access will not cause permanent damage to character defining features of the building. The ideal approach is to place access ramps or other structures to the side or rear of the building. If site conditions preclude this option, a ramp on the front elevation should be sensitive to the character and materials of the existing building. Designs should be unobtrusive, simple, and meet slope requirements for such elements.
2. Ensure that any solution is reversible; that it may be built, used, and removed without permanent damage to the historic features of the building. Retain and preserve historic elements, such as porch railings, so that these original features may be restored to the structure when a ramp is removed.
3. Landscaped screening, the careful choice of building materials, and compatible color choices are all suggested ways of lessening the visual impact of access ramp structures.
4. In lieu of a ramp, mechanical lifts or other devices can be used as a less intrusive alternative or if space limitations do not allow a ramp

### **Staff Recommendation**

1. The project is not incongruous with the District and meets guidelines for Access Ramps, page 8.10.
2. Staff Recommends full approval for meeting all the Guidelines, per 10.4.1 of the Rules for Procedure.
3. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.



HDC-2019-00358

PID: 09506130

LOCAL HISTORIC DISTRICT: PLAZA-MIDWOOD

PROPOSED PROJECT: CONSENT AGENDA

July Meeting 2019



# VanLandingham Estate



1530 Elizabeth Ave, Suite 200  
Charlotte NC 28204  
  
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Offices: CLT / NYC

**2010 The Plaza, Charlotte, NC 28205**

Project #: 19\_104  
Date: 06.19.2019 HDC Submittal

**Existing Photos  
Facing The Plaza (West)**

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**Existing Photos  
Facing Belvedere (North)**

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**Existing Photos  
Facing East**

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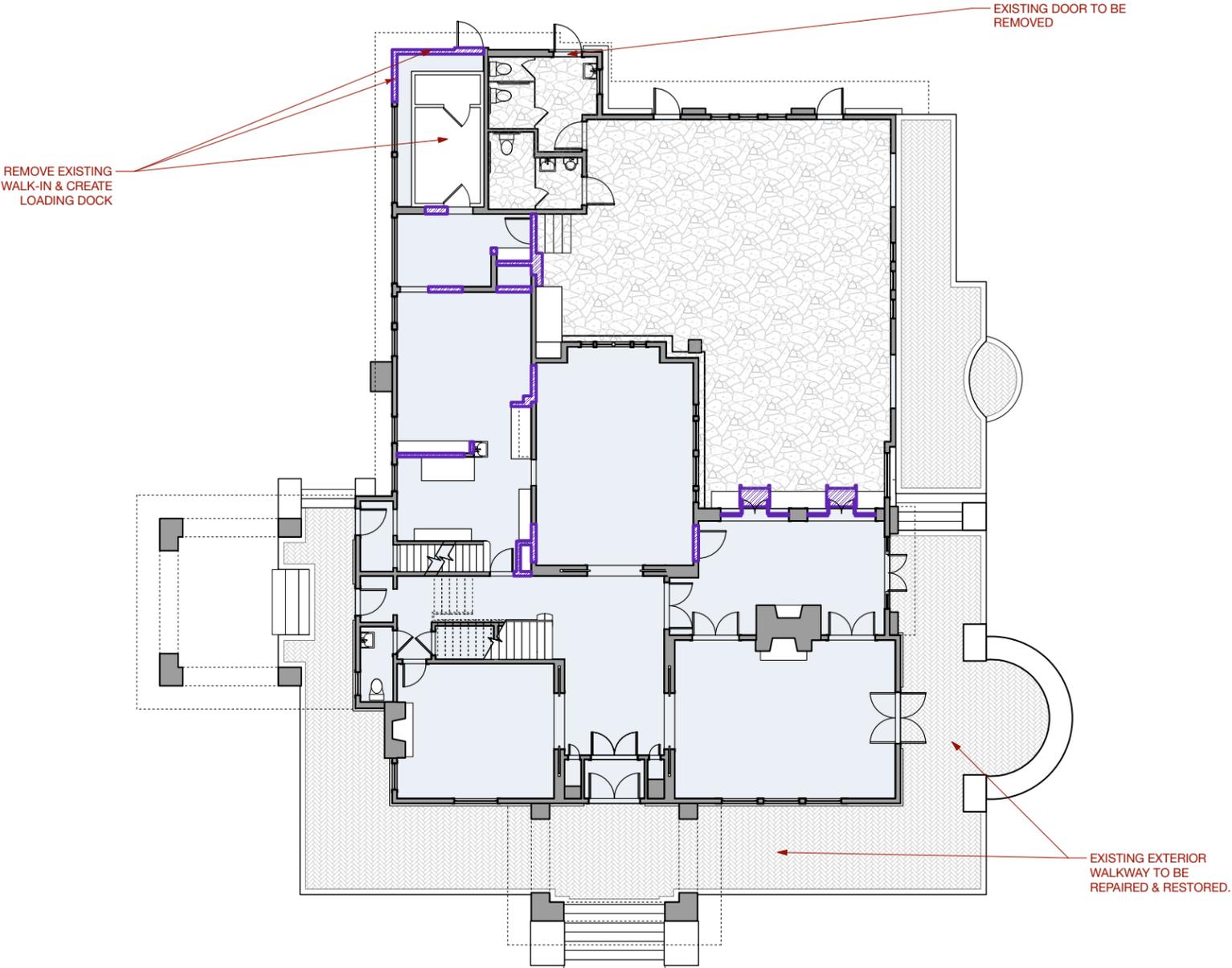
2010 The Plaza, Charlotte, NC 28205

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Existing Photos  
Facing South

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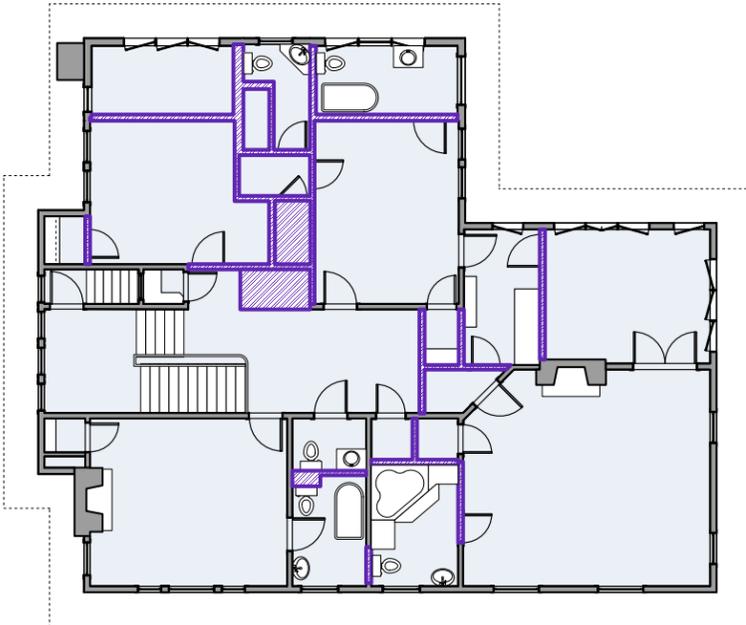
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Existing Floor Plan - First Floor  
1" = 16'-0"

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**Existing Floor Plan - 2nd Floor**  
**1" = 16'-0"**

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**Existing Elevation - Facing The Plaza (West)**  
**1" = 16'-0"**

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**Existing Elevation - Facing Belvedere (North)**  
**1" = 16'-0"**

# VanLandingham Estate

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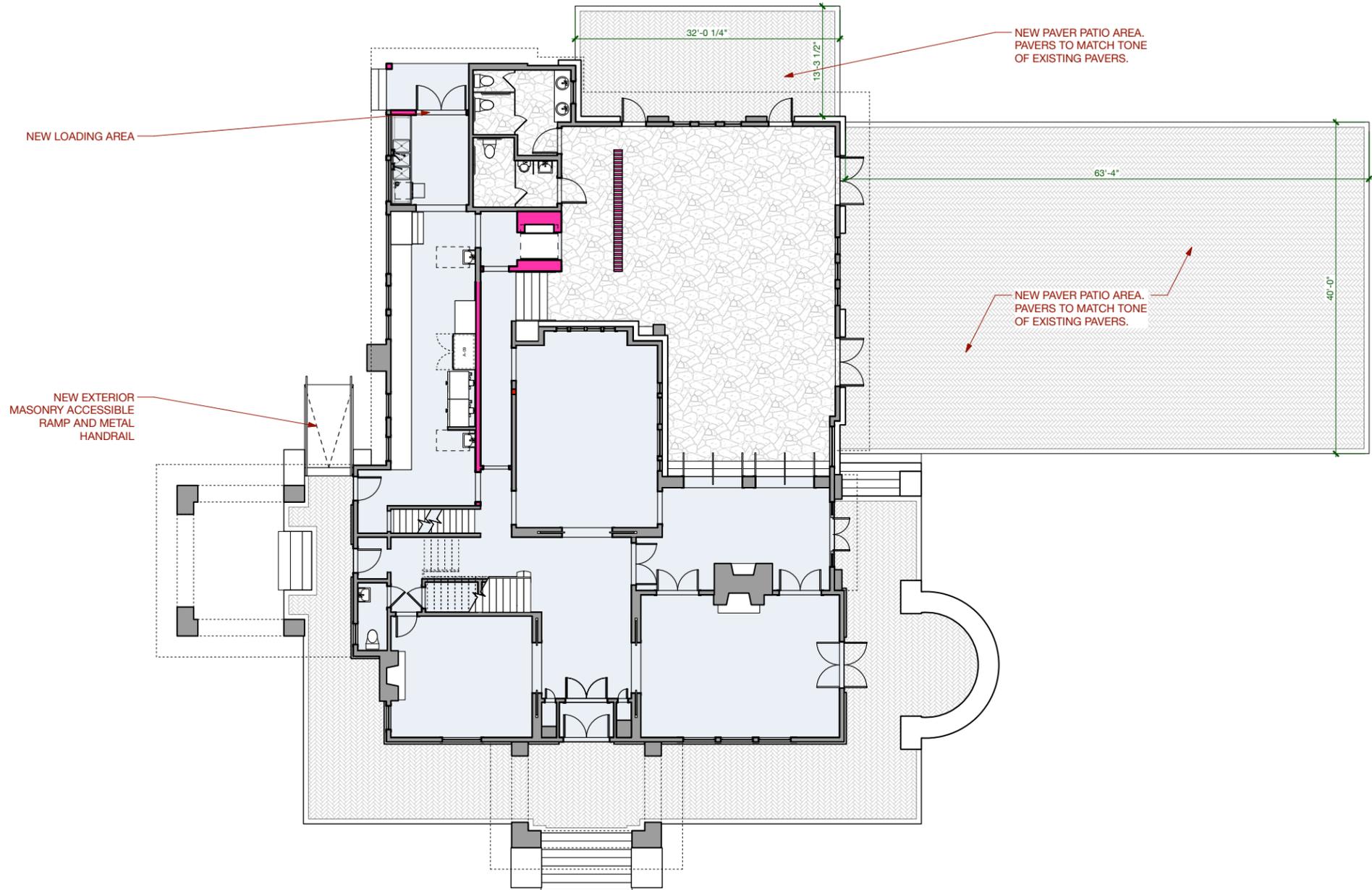
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**Existing Elevation - Facing South**  
**1" = 16'-0"**

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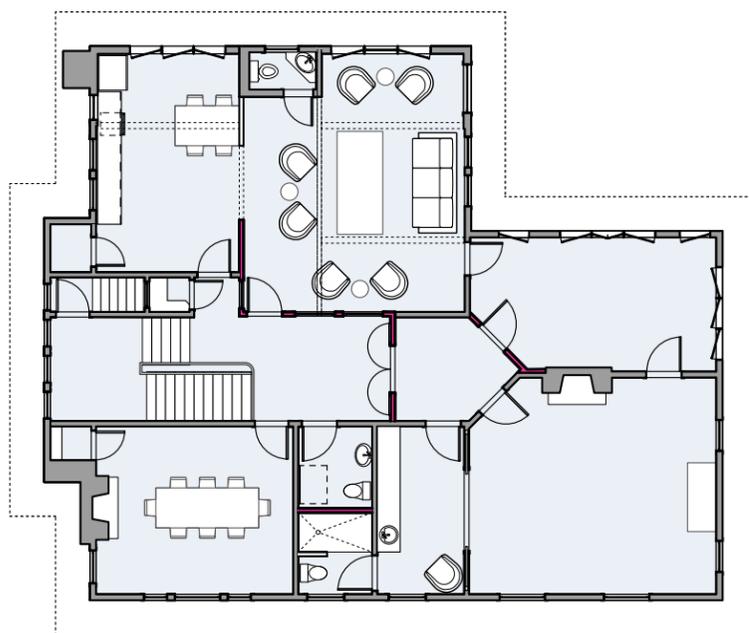
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Proposed Floor Plan - First Floor  
1" = 16'-0"

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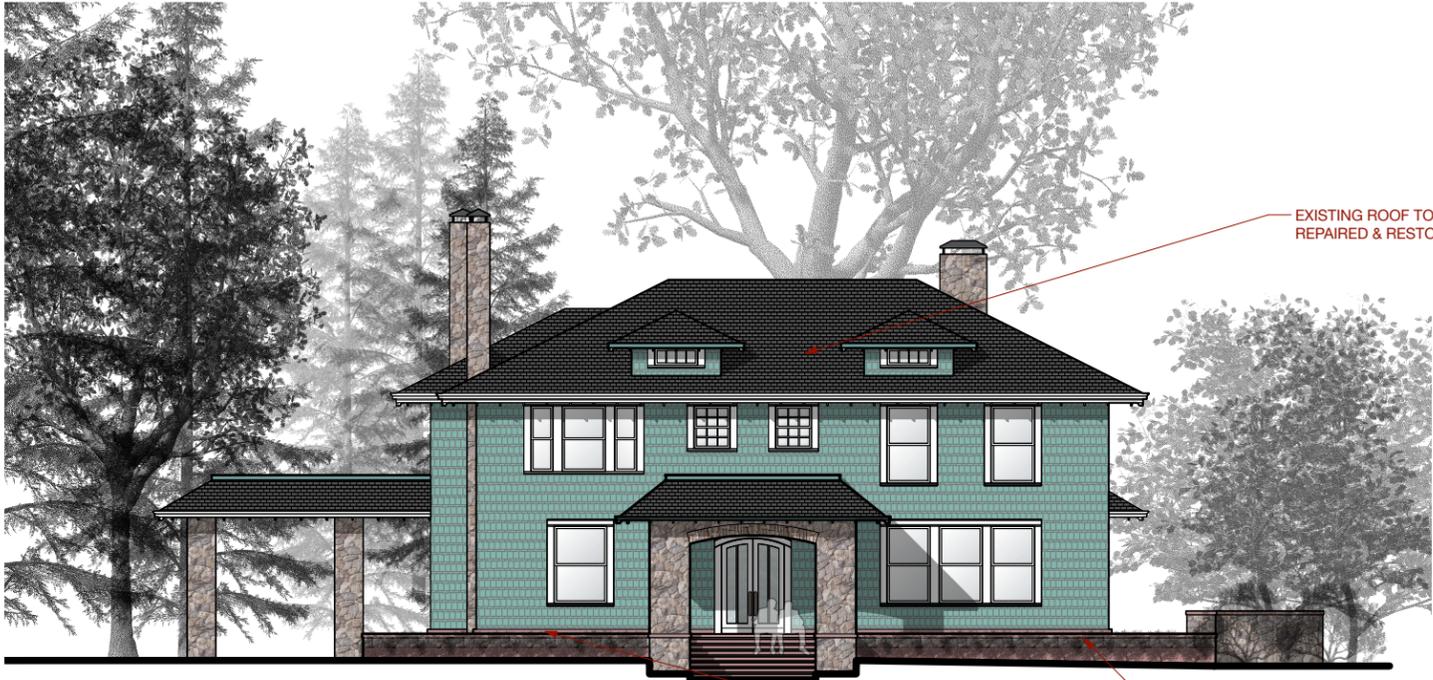
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**Proposed Floor Plan - 2nd Floor**  
**1" = 16'-0"**

# VanLandingham Estate



EXISTING ROOF TO BE REPAIRED & RESTORED.

EXISTING EXTERIOR WALKWAY TO BE REPAIRED & RESTORED.



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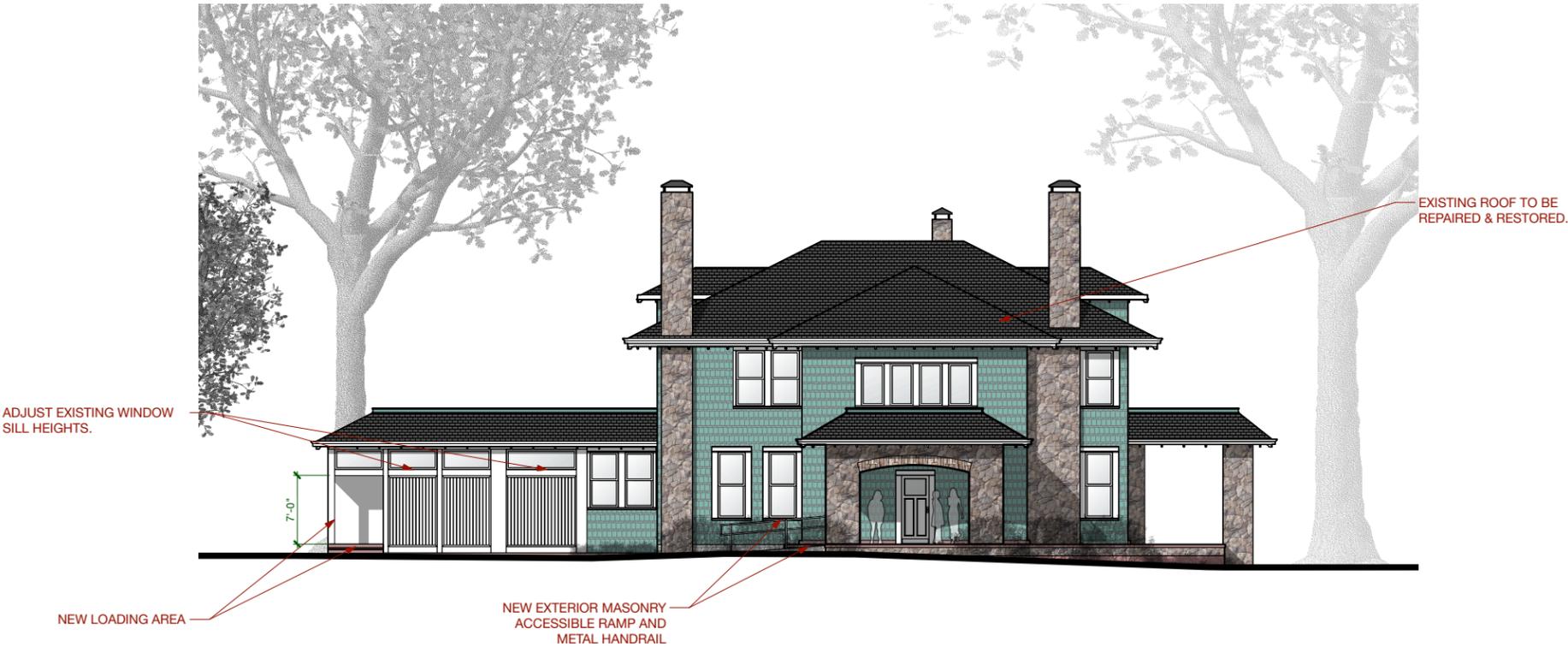
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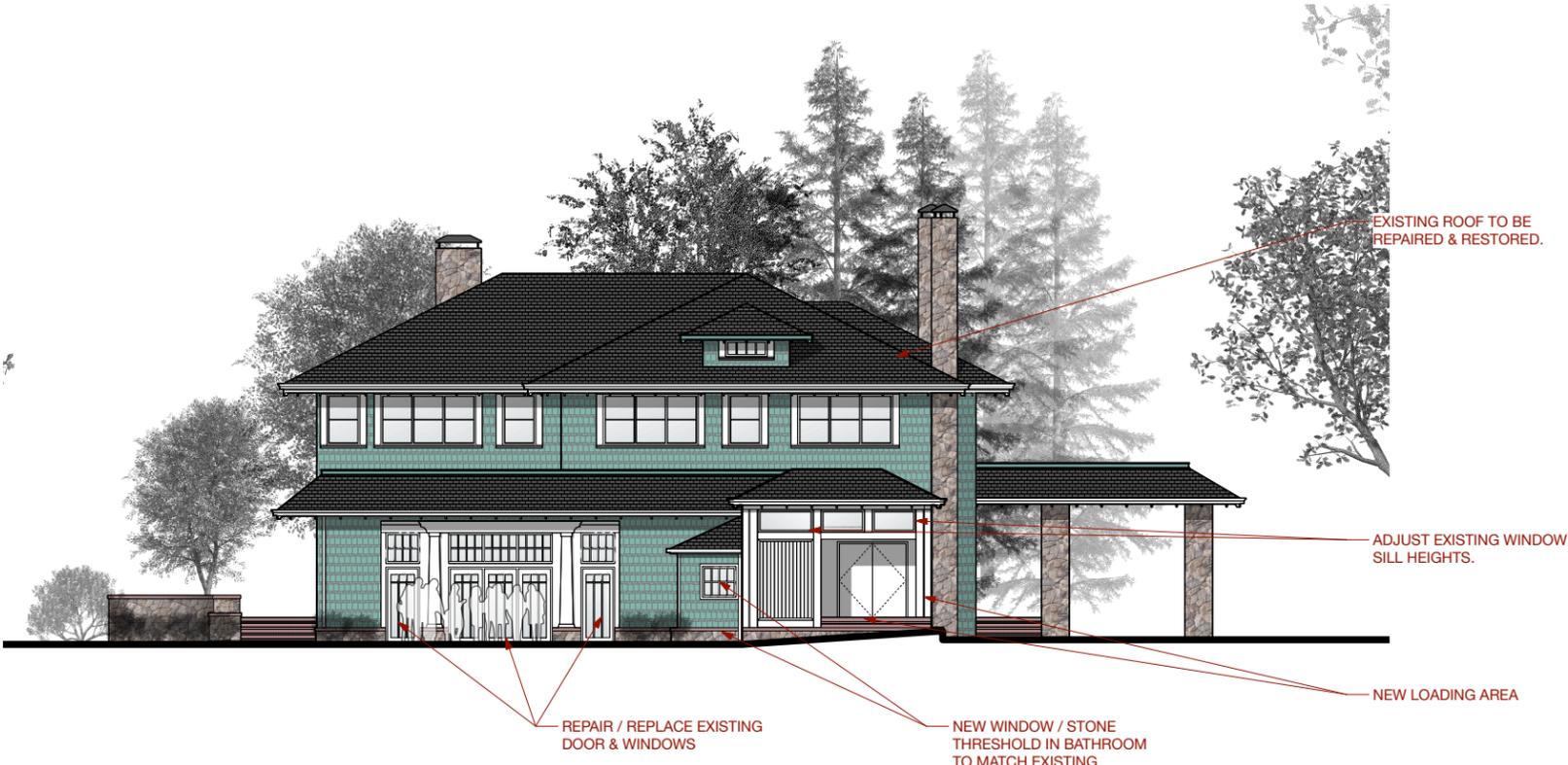
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Proposed Elevation - Facing East  
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Proposed Elevation - Facing South  
1" = 16'-0"