LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 2010 The Plaza

SUMMARY OF REQUEST: Access Ramp

APPLICANT/OWNER: Davin Stamp, Kevin Kennedy

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.
Van Landingham Estate

2010 The Plaza, Charlotte, NC 28205
Project #: 19_104
Date: 06.19.2019 HDC Submittal

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Existing Photos
Facing The Plaza (West)
VanLandingham Estate

Existing Photos
Facing East

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VanLandingham Estate

Existing Floor Plan - First Floor

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Existing exterior walkway to be repaired & restored.

Existing door to be removed.

Remove existing walk-in & create loading dock.

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NEW PAVING AREA
PAVERS TO MATCH TONE OF EXISTING PAVERS.

NEW EXTERIOR MASONRY ACCESSIBLE RAMP AND METAL HANDRAIL.

NEW LOADING AREA
EXISTING EXTERIOR WALKWAY TO BE REPAIRED & RESTORED.

EXISTING ROOF TO BE REPAIRED & RESTORED.

Proposed Elevation - Facing The Plaza (West)
1" = 16'-0"
NEW LOADING AREA

EXISTING ROOF TO BE REPAIRED & RESTORED

NEW EXTERIOR MASONRY
ACCESSIBLE RAMP AND
METAL HANDRAIL

ADJUST EXISTING WINDOW
SILL HEIGHTS.

7'-0"

7" = 16'-0"

VanLandingham Estate

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REPAIR EXISTING MASONRY WALKWAY

REPAIR / REPLACE EXISTING DOOR & WINDOWS