

Charlotte Historic District Commission

Application for a Certificate of Appropriateness

January 11, 2012

ADDRESS OF PROPERTY	2100 The Plaza, Plaza Midwood Local Historic District	HDC 2012-001
SUMMARY OF REQUEST	Installation of Retaining Wall	
OWNERS	Donald R & Kiley F Rawlins	
APPLICANT	Donald R Rawlins	

Details of Proposed Request

This application seeks approval for the installation of a retaining wall on the front and side of the front yard of this property as part of an overall landscaping plan.

Current Status and Context of Property

This property, the Bishop John C Kilgo House, was built in 1915 from a design by noted Charlotte architect Louis Asbury. The two story frame house exhibits elements of Colonial Revival and Craftsman styling, and remains largely in keeping with its original design. The property, which is across Belvedere Avenue from the VanLandingham Estate, was designated a Local Historic Landmark by the Charlotte City Council in 2008.

Relevant HDC Design Guidelines

- *Landscaping and Site Features*

Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior 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.
- (j) New additions and adjacent or 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.

Analysis of Proposal

There are two structures of note shown on the attached landscape plan.

The first is a 8 inch wide brick wall along the front public sidewalk that would vary in height from 8 to 12 inches, as it follows the grade of the sidewalk. This wall would accommodate the leveling and replacement of the front lawn as shown.

The second feature is a raised planting bed at the front porch of the house. The bed, which would be on either side of the front walkway between the house and the public sidewalk, would be contained by a brick wall approximately one foot in height, with a brick walkway around it as shown on the plan. The planting beds are designed to contain a garden area.

The current HDC Policy on Landscape and Site Features is below:

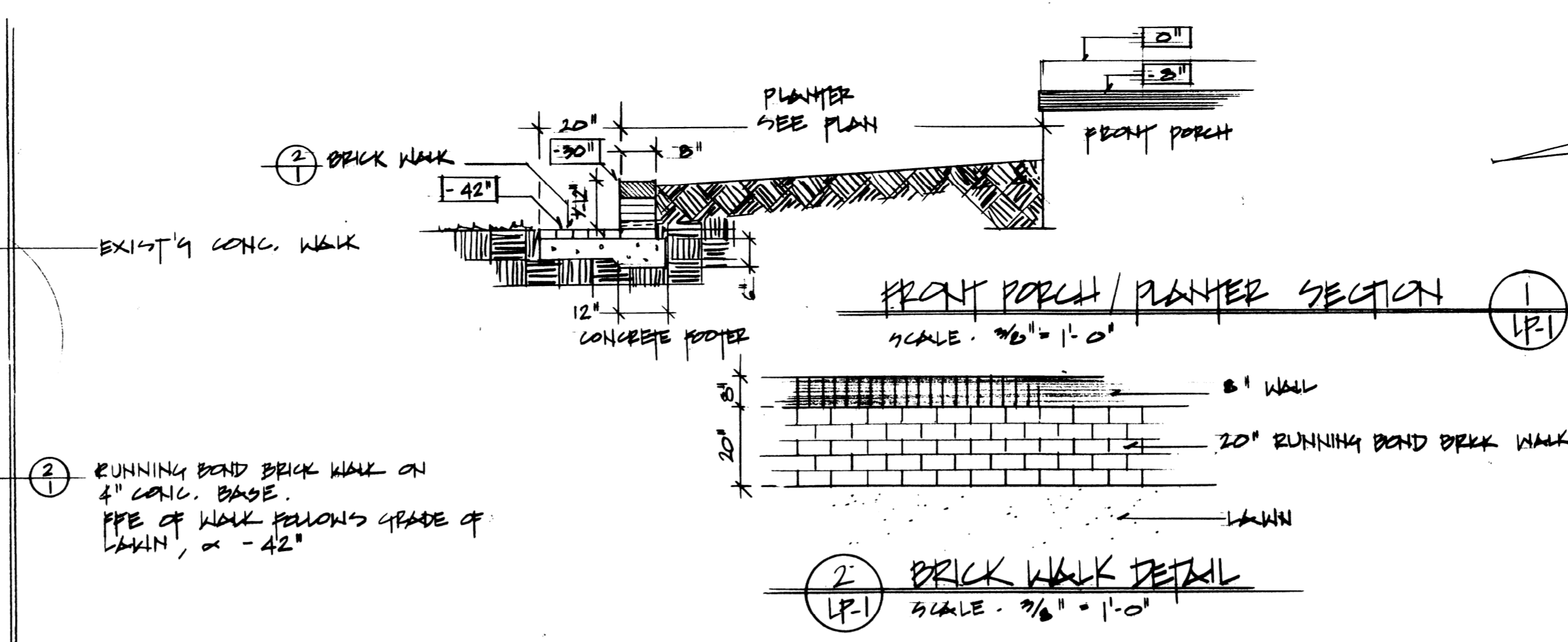
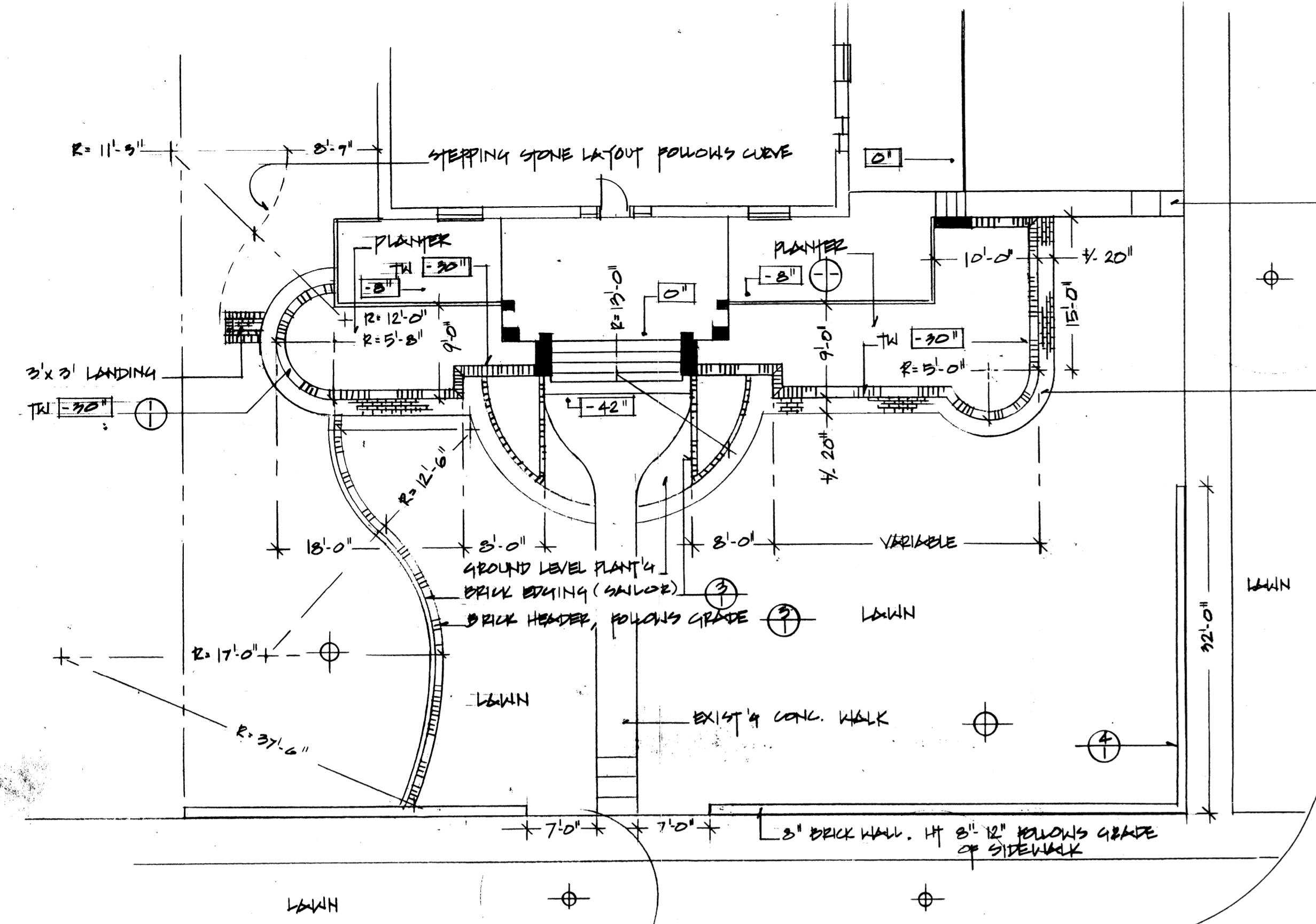
Landscape and Site Features:

1. *Inspiration for the design of these structures should be drawn from similar historic structures found in the Local Historic District.*
2. *Not all landscape structures are appropriate for every lot in the Local Historic District; a retaining wall is not suitable for a flat lot.*
3. *Historic precedents indicate appropriate materials, such as stone, brick and concrete.*
4. *Historic site features are considered integral parts of Local Historic District properties, and cannot be removed without the review of the HDC or its Staff.*
5. *Walks and walkways in front and side yards or those that are substantially visible from the street should follow the historic design precedents of their environment.*
6. *Certain modern materials for landscape and site features are not allowed without the approval of the Historic District Commission.*
 - *Interlocking concrete block*
 - *Treated landscaping timbers*
 - *Railroad ties*
 - *Pre-fabricated lattice*

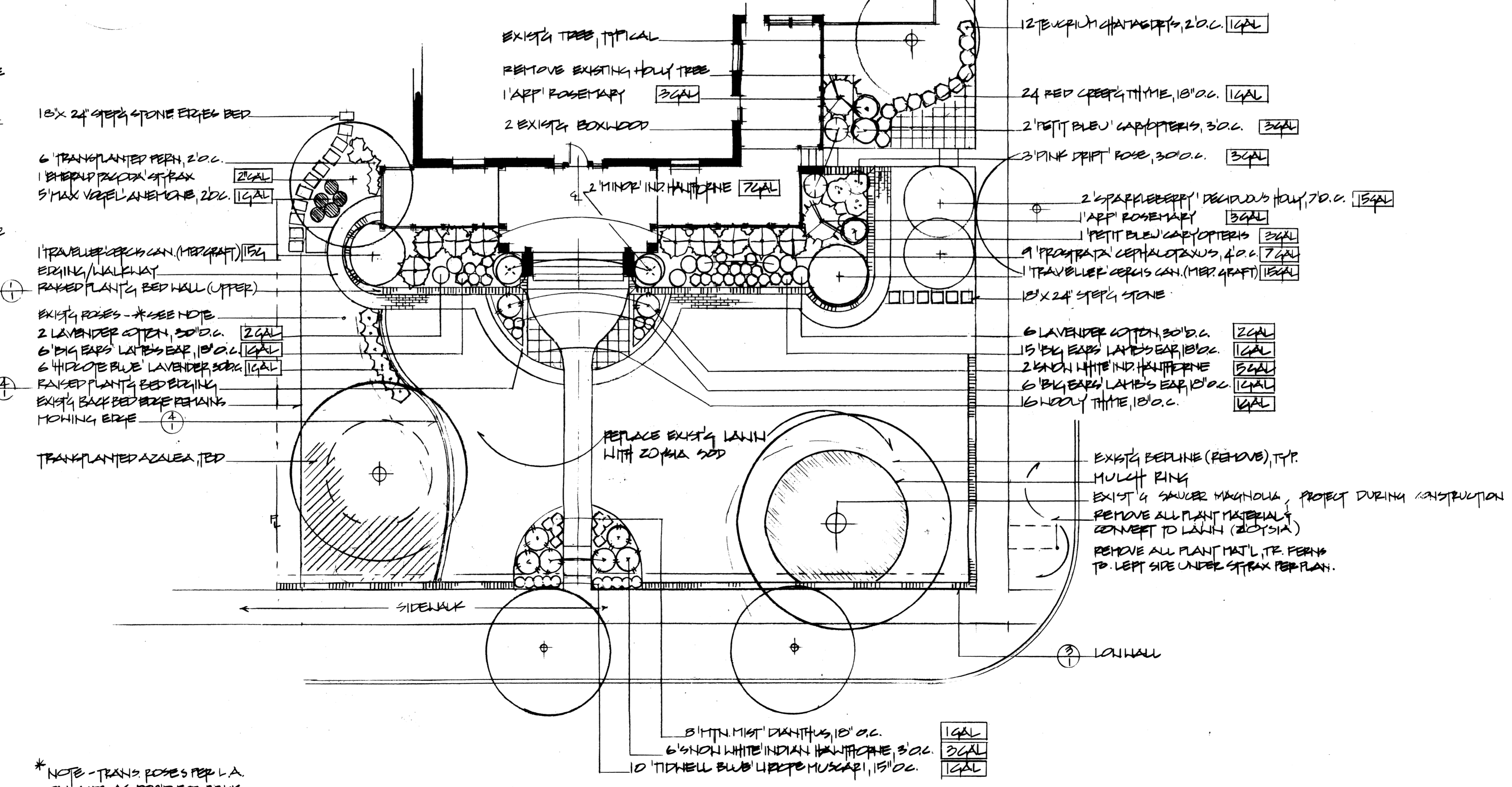
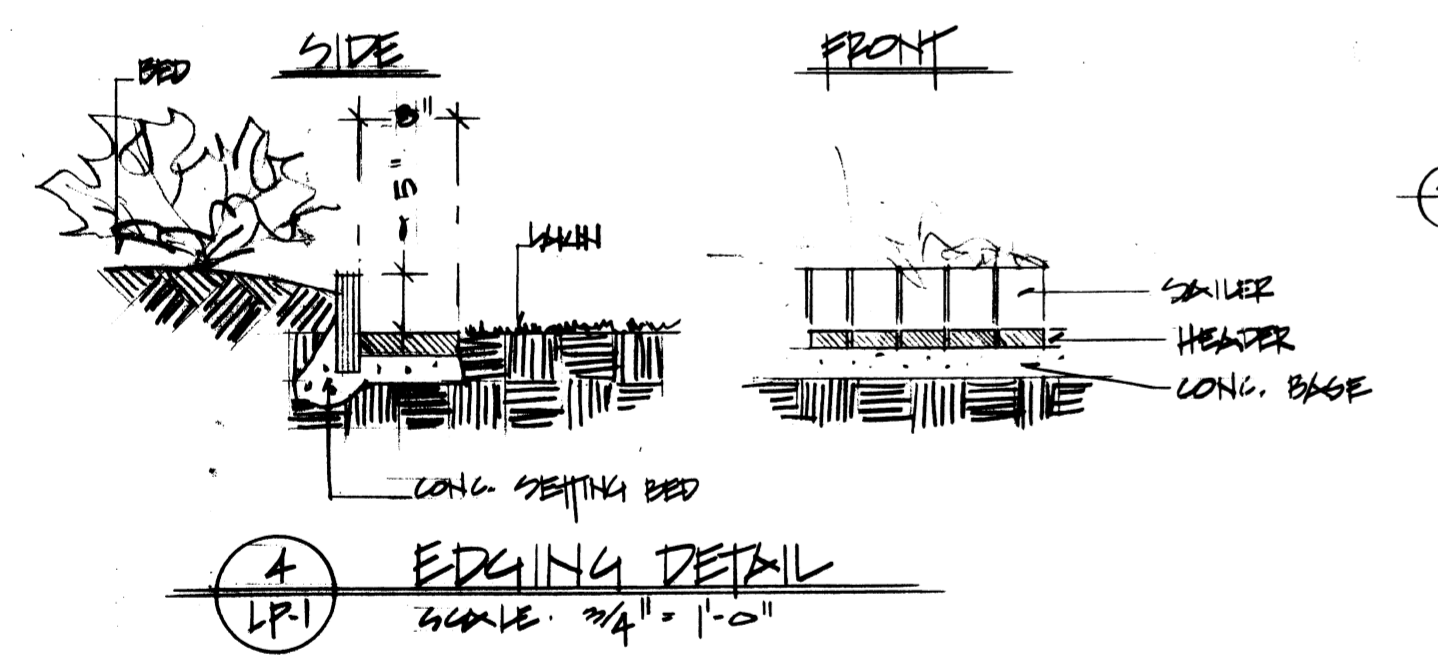
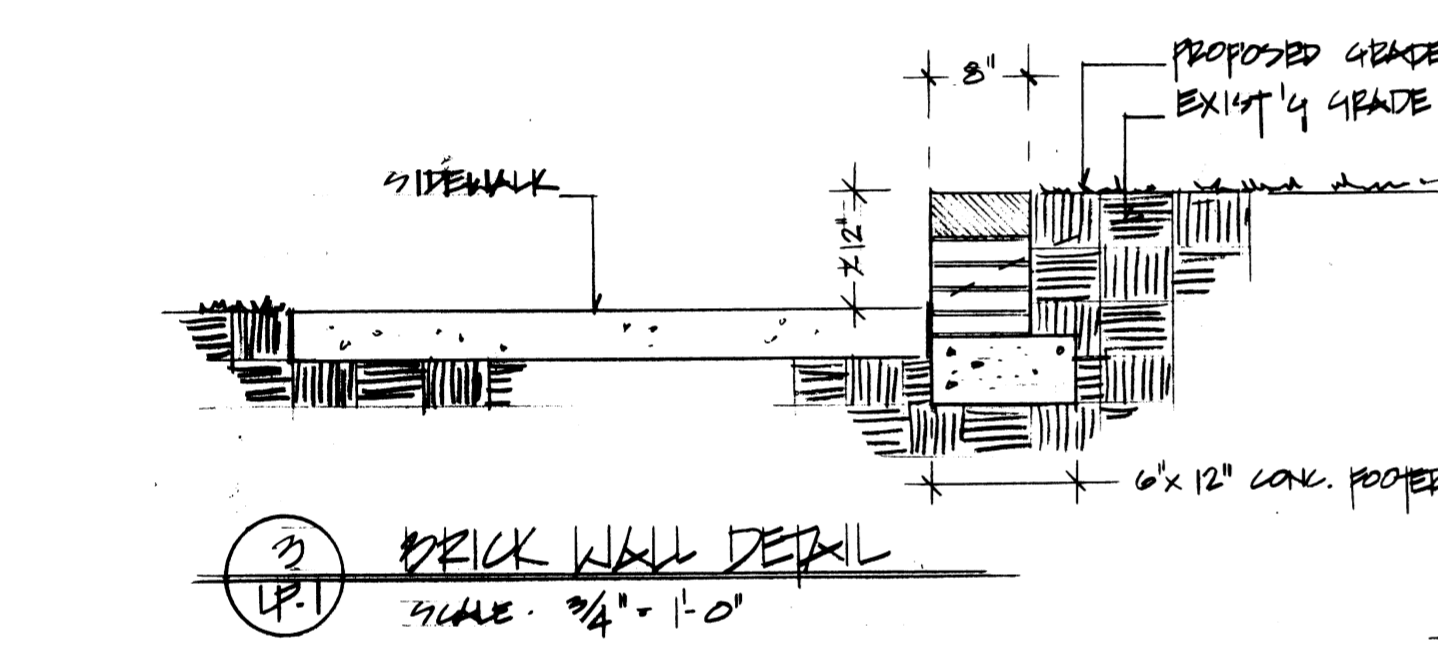


1. Construction of a planter around the front porch that would be approximately 1' tall over the grade of the lawn, with a narrow walkway around the planter. The planter and walk will be brick of a type that will closely match existing brick around the foundation.
2. Construction of a low brick border around the rose garden on the north side of the front lawn.
3. Construction of a brick retaining wall, similar in materials and construction to the planter to be constructed around the front porch, approximately 1' tall over the sidewalk grade, around the front yard.
4. Removal of a holly tree that has grown too large for its location that is currently near the side porch.





SITE PLAN
SCALE: 1" = 10'-0"



LANDSCAPE PLAN
SCALE: 1" = 10'-0"

* NOTE - TRANS ROSES PER L.A. ON SITE AS PERD FOR BRK WALK & WALL CONSTRUCTION.



RESIDENCE OF
DON & KILEY RAWLINS
2100 THE PLAZA
CHARLOTTE, NC
A RESIDENTIAL LANDSCAPE
RENOVATION PROJECT

**SITE PLAN w/ DETAILS
LANDSCAPE PLAN**
SCALE: 1" = 10'-0"
DATE: NOVEMBER 15, 2011
REVISIONS

SHEET LP-1 of ONE

Charlotte Historic District Commission - Case 2012-001



2100 The Plaza

Property Lines

Building Footprints

Plaza Midwood Local
Historic District

January 4, 2012