

Charlotte Historic District Commission

Agenda Supplement

December 10, 2025

Applicant/Staff Provided Information

6. 1815 Madison Av (PID 07839910)

HDCRMA-2025-00779

McCrorey Heights

Cameron Singh, Applicant

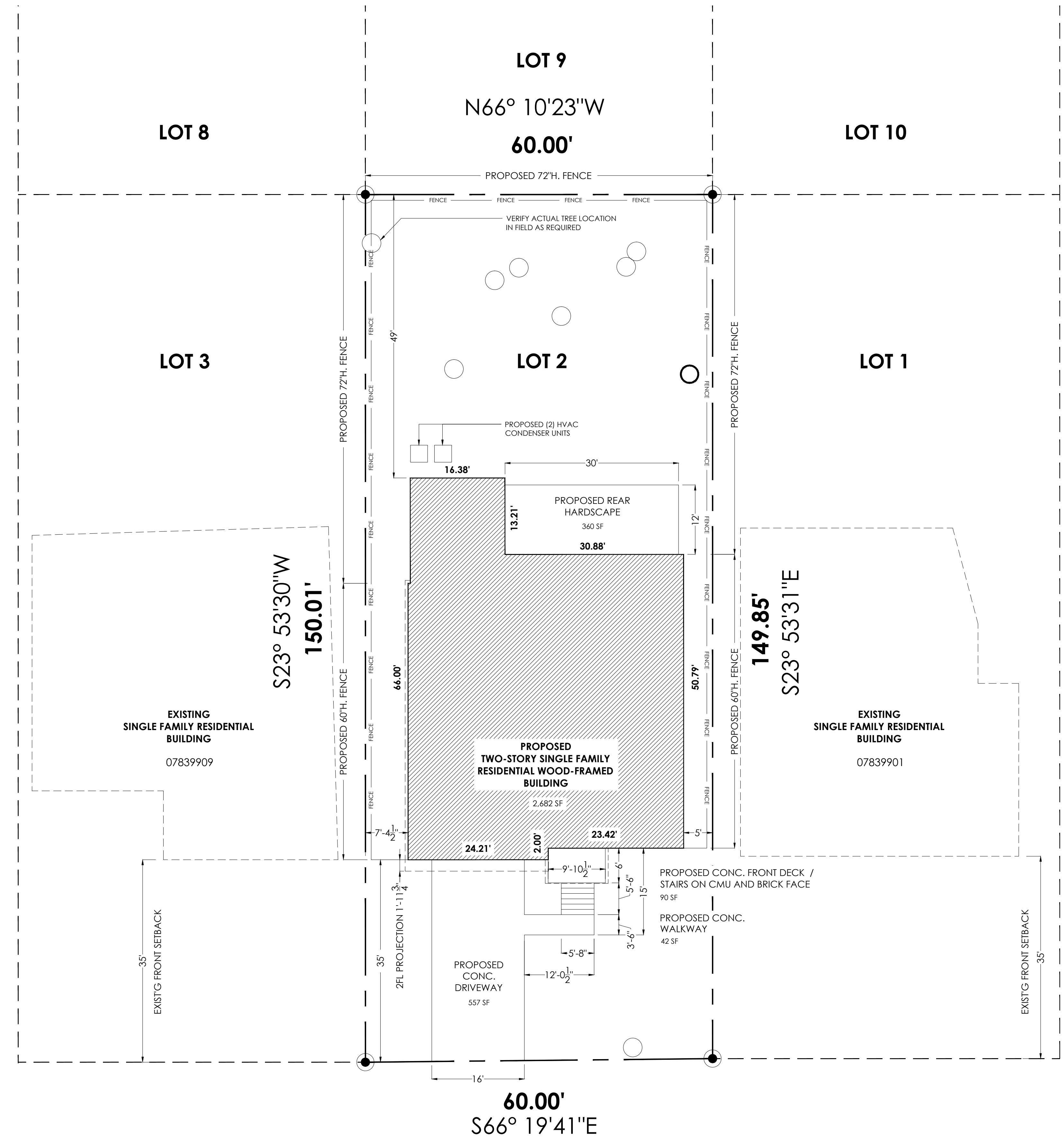
7. 1414 The Plaza (PID 09507916)

HDCRMA-2025-00810

Plaza Midwood

David Coxson, Applicant

6. 1815 Madison Av (PID 07839910)
HDCRMA-2025-00779
McCrorey Heights
Cameron Singh, Applicant



PROJECT SITE INFO

**1815 MADISON AVENUE
CHARLOTTE, NC 28216**

ZONINO

TAX MAP NO : 07839910
PLAT REF: 6 / 230
DEED REF: 39836 / 788
ACREAGE: 0.206 ACRE
ZONING CODE: N1-C(HDO)

ZONING CALCS

PROPOSED IMPERVIOUS SURFACES

1. SINGLE STORY RESIDENTIAL BLDG
2. CONC DRIVEWAY
3. FRONT CONC DECK/ STAIRS
4. CONC WALKWAY
5. REAR HARDSCAPE

2682 SF
557 SF
90 SF
42 SF
360 SF

3731 SF

% NEW IMPERVIOUS SURFACES / LOT	3572SF / 8973 SF
TOTAL	41.6%

41.6%

SETBACKS

- | | |
|---------------------------|---------------------------------|
| 1. FRONT - PROPOSED | 35'-0", MATCH BLDGS LOT 1/LOT 3 |
| - ALLOWED | 17'-0" |
| 2. REAR - PROPOSED | 49'-0" |
| - ALLOWED | 30'-0" |
| 3. SIDE - PROPOSED (LEFT) | 7'-4.5" |
| - PROPOSED (RIGHT) | 5'-0" |
| - ALLOWED | 5'-0" |

SITE PLAN

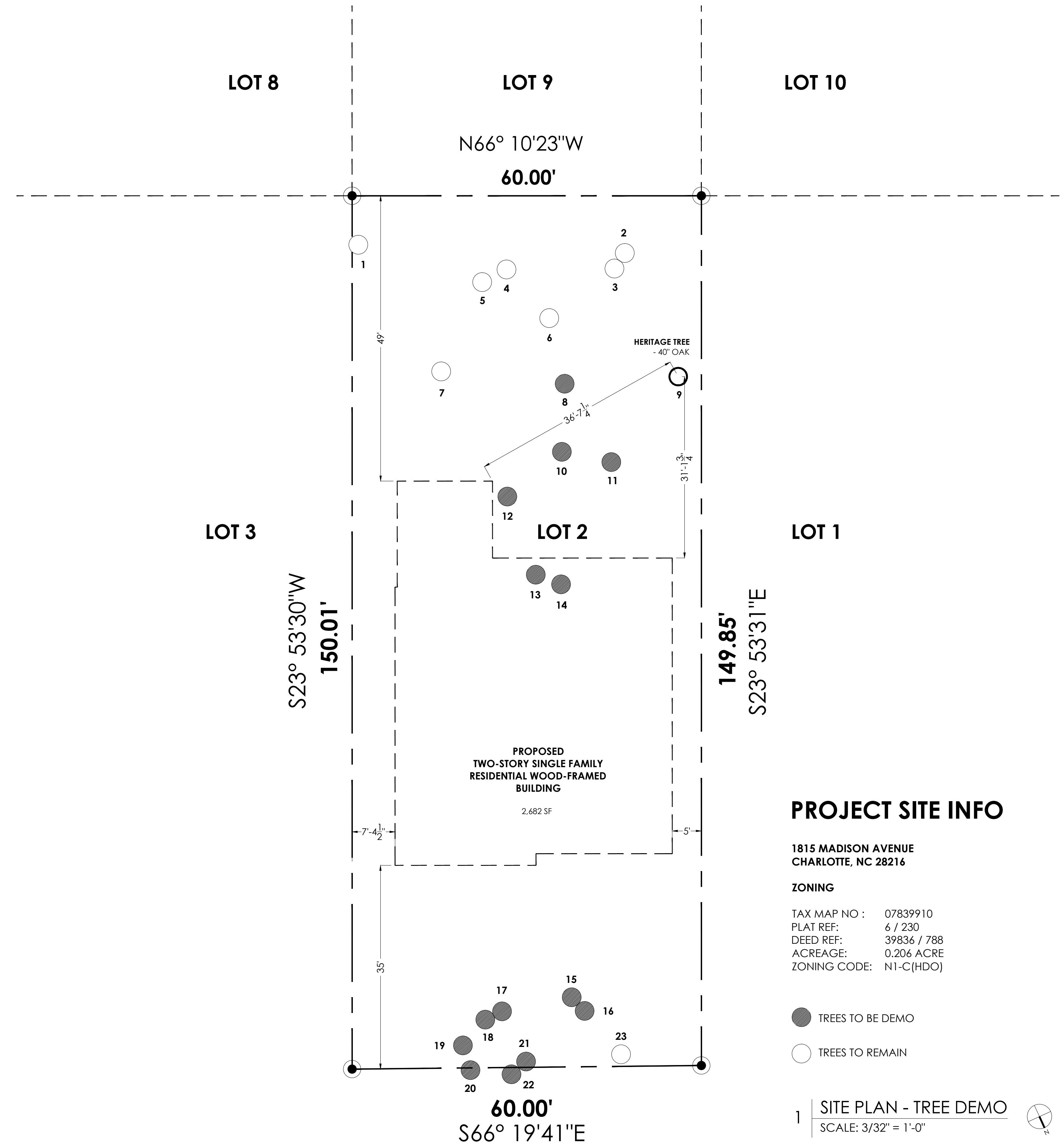
SCALE: 3/32" = 1'-0"

MADISON AVENUE

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A001

A001 SITE PLAN	PROJECT NO. 251013	PROJECT ADDRESS	ISSUE	ISSUE TO	REMARKS
	MADISON RESIDENCE	1815 Madison Ave Charlotte, NC 28216	10.31.2025 11.11.2025 DURHAM, NC 27717 11.13.2025 919.604.2757	WORKHIVE, LLC. P.O. BOX 51283	CLIENT FOR CLIENT REV1 CLIENT REV2



MADISON AVENUE

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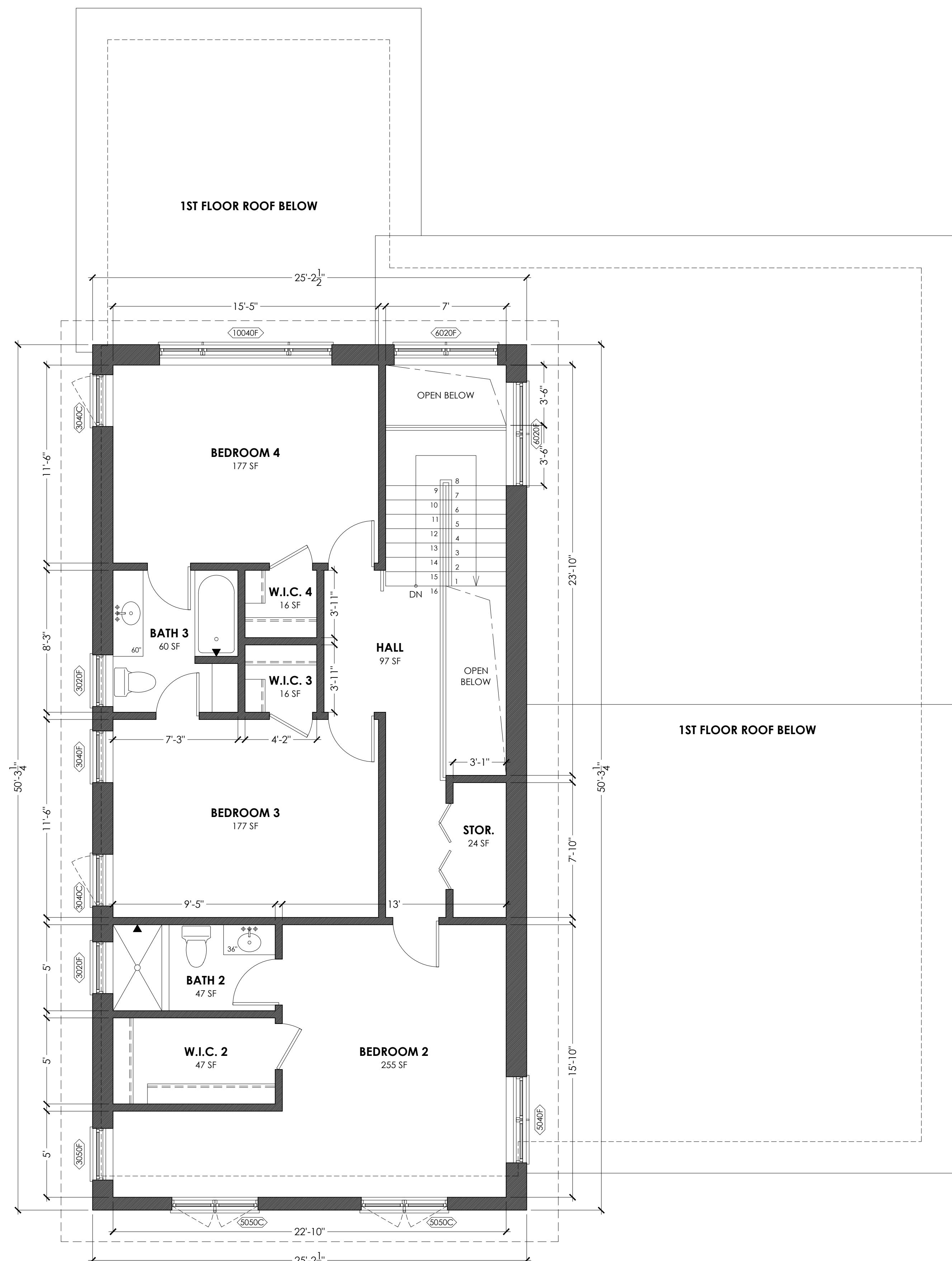
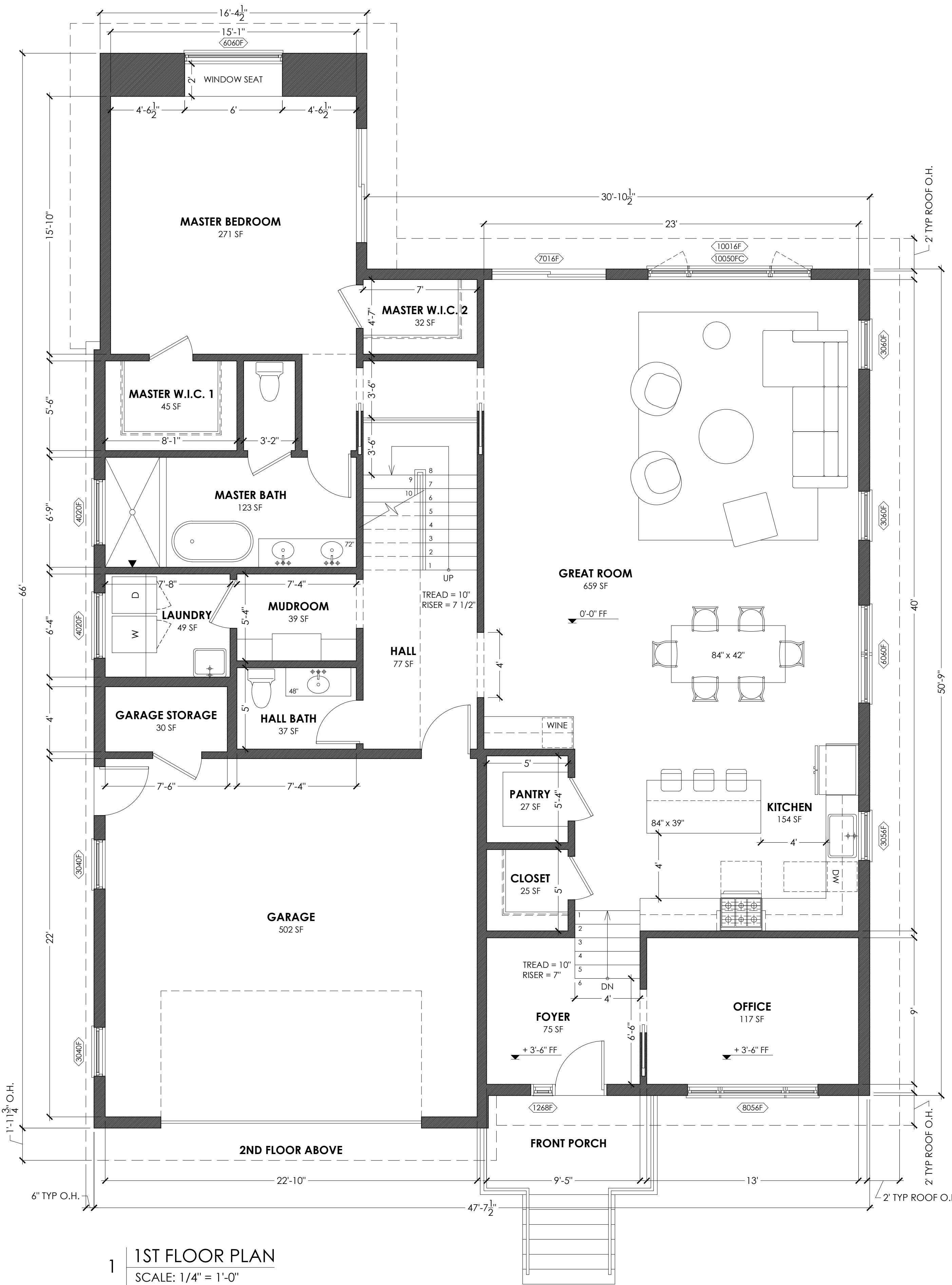
A002

SITE PLAN -- TREE DEMO

PROJECT NO. 251013	PROJECT ADDRESS	ISSUE	ISSUE TO	REMARKS
MADISON RESIDENCE	1815 Madison Ave Charlotte, NC 28216	10.31.2025 11.11.2025 11.13.2025	CLIENT CLIENT CLIENT	FOR CLIENT REV1 REV2

WORKHIVE, LLC.
P.O. BOX 51283
DURHAM, NC 27717
919.604.2757

COMMON HIVE
WORKHIVE



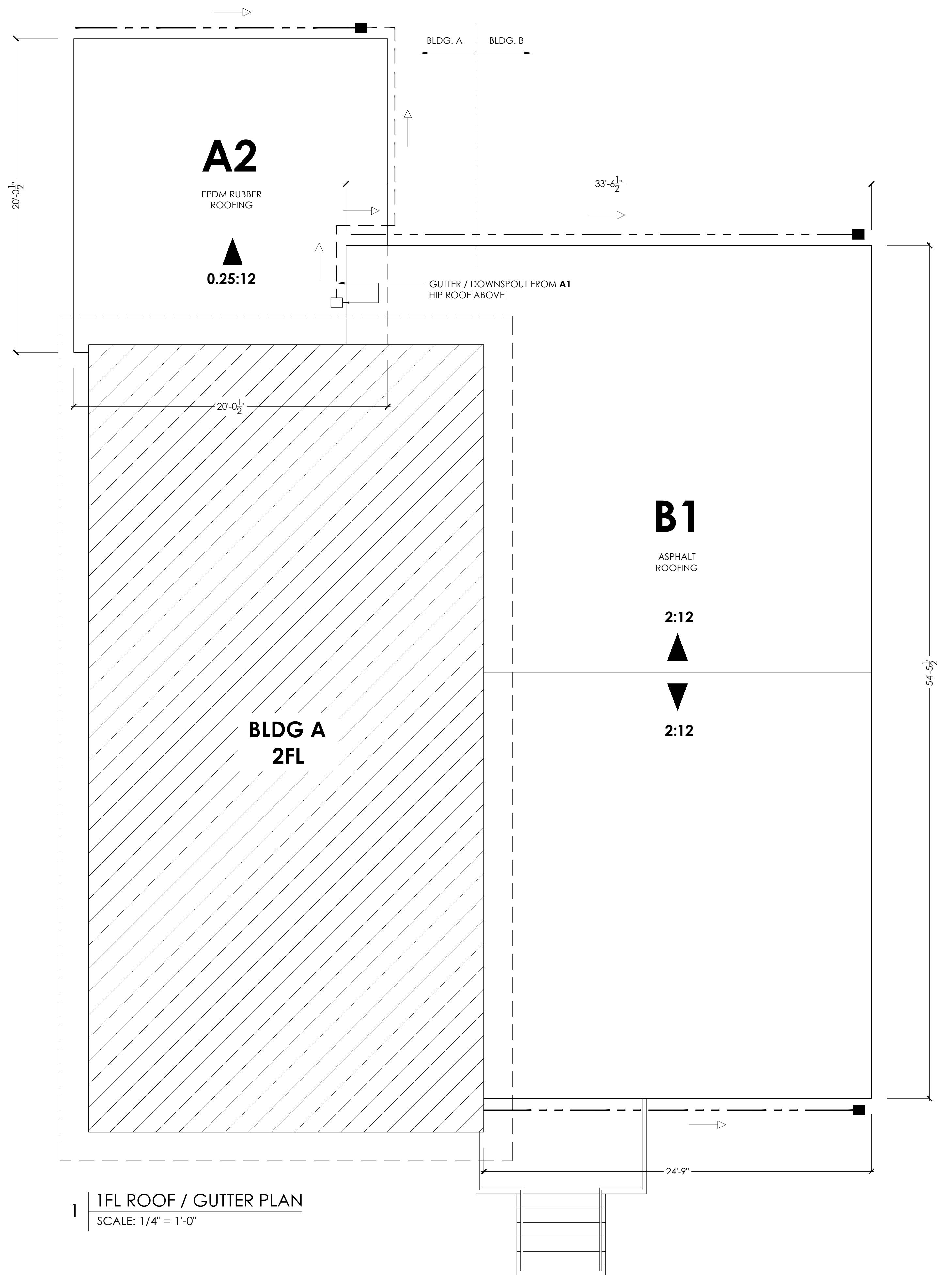
LEGEND

- 5" INTERIOR PARTITION (2x4 WOOD STUD ASSEMBLY)
- 8 1/4" EXTERIOR WALL - 1FL (2x6 WOOD STUD ASSEMBLY, BRICK VENEER FINISH)
- 1'-2 1/4" EXTERIOR WALL - 2FL (2x6 WOOD STUD ASSEMBLY, PACKED OUT TO 1'-2 1/4", HARDIE BOARD FINISH)
- ▼ X-XX" FF FINISHED FLOOR ELEVATION

1ST FLOOR CONDITIONED AREA = 2,081 SF
2ND FLOOR CONDITIONED AREA = 1,034 SF
(NOT INCLUDING STAIRS AREA)

TOTAL CONDITIONED AREA = 3,115 SF

TOTAL UNCONDITIONED AREA = 532 SF
(GARAGE + GARAGE STORAGE)



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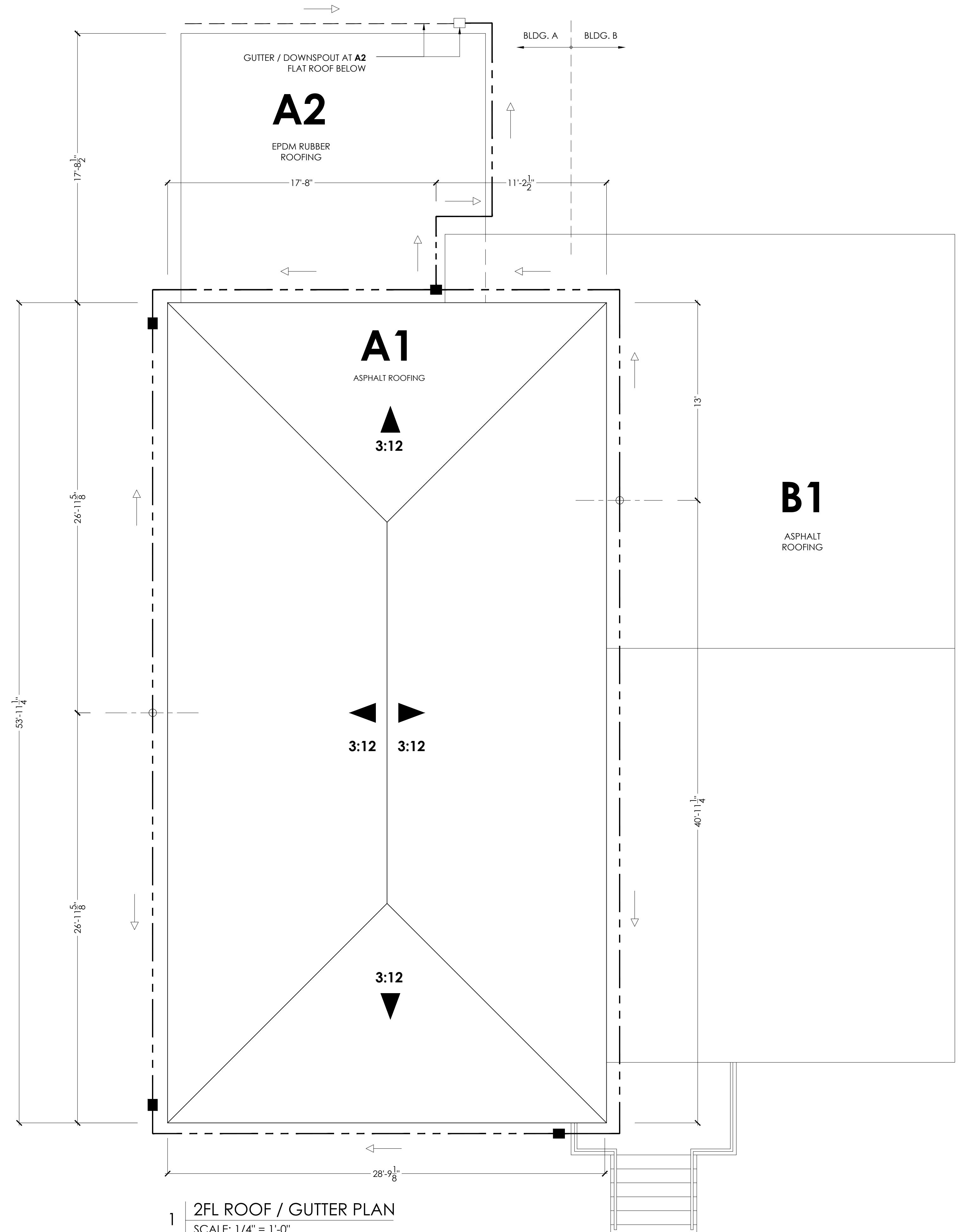
A003.1

1FL ROOF PLAN

PROJECT NO. 251013	PROJECT ADDRESS	ISSUE	ISSUE TO	REMARKS
MADISON RESIDENCE	1815 Madison Ave Charlotte, NC 28216	10.31.2025 11.11.2025 11.13.2025	CLIENT CLIENT CLIENT	FOR CLIENT REV1 REV2

WORKHIVE, LLC.
P.O. BOX 51283
DURHAM, NC 27717
919.604.2757

COMMON HIVE
WORKHIVE



LEGEND

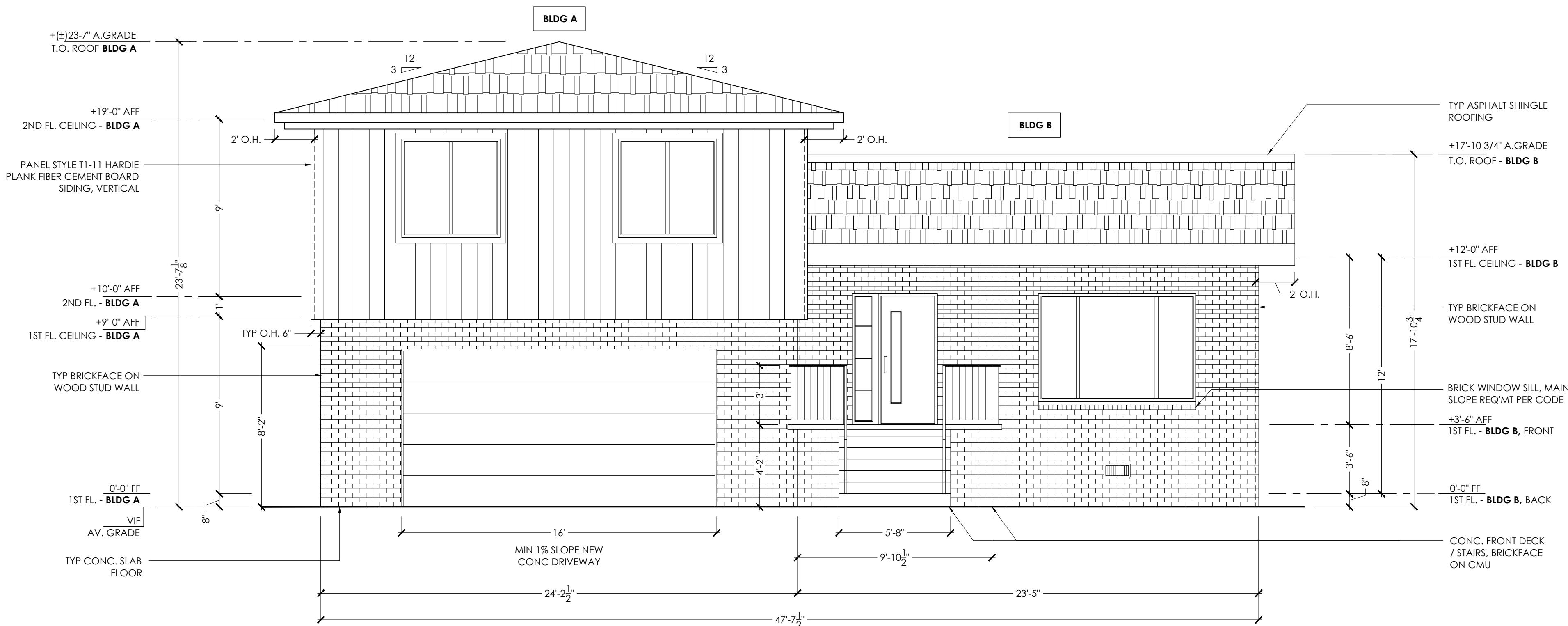
— — — ▷ GUTTER (SLOPED TO DOWNSPOUT)

■ DOWNSPOUT

NOTE:

1. VERIFY IN FIELD FEASIBILITY OF ALL DOWNSPOUT / GUTTER LOCATIONS
2. GUTTER SIZING PER OWNER/CONTRACTOR
3. PROVIDE ELBOWS/EXTENSIONS AWAY FROM FOUNDATION/SLAB AS REQ'D

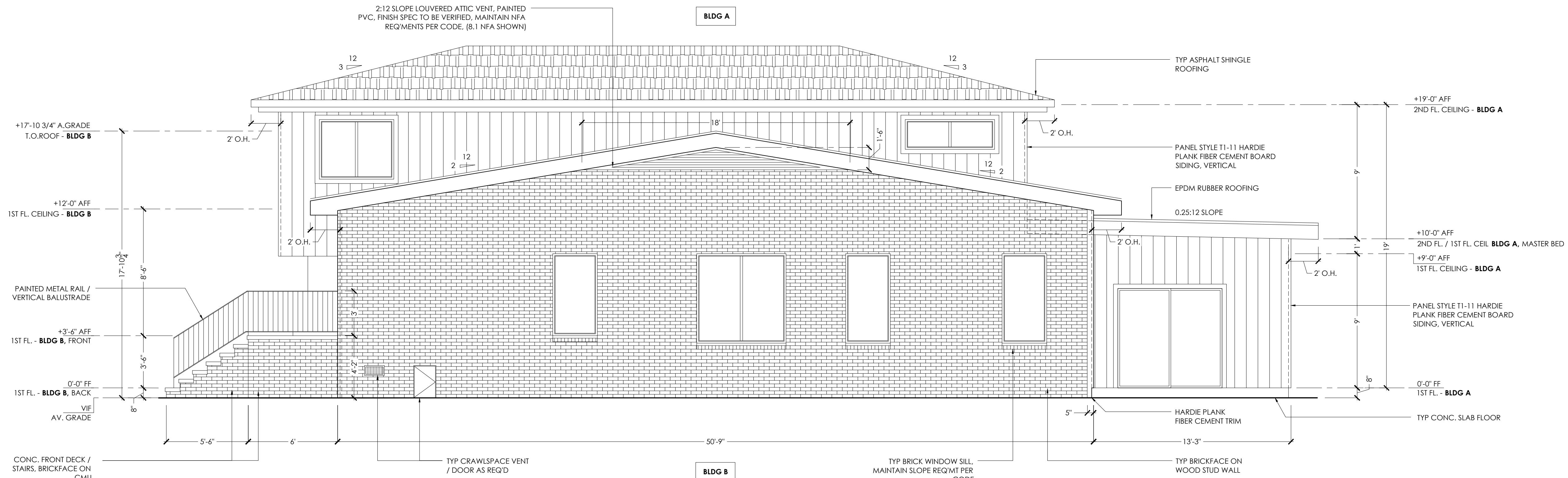
PROJECT NO. 251013	PROJECT ADDRESS	ISSUE	ISSUE TO	REMARKS		
MADISON RESIDENCE	1815 Madison Ave Charlotte, NC 28216	10.31.2025 11.11.2025 11.13.2025	CLIENT CLIENT CLIENT	FOR CLIENT REV1 REV2		



1 | FRONT EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

2:12 SLOPE LOUVERED ATTIC VENT, PVC, FINISH SPEC TO BE VERIFIED, MAINT. REQ'MENTS PER CODE. (8.1 NFA S)



3 | RIGHT EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

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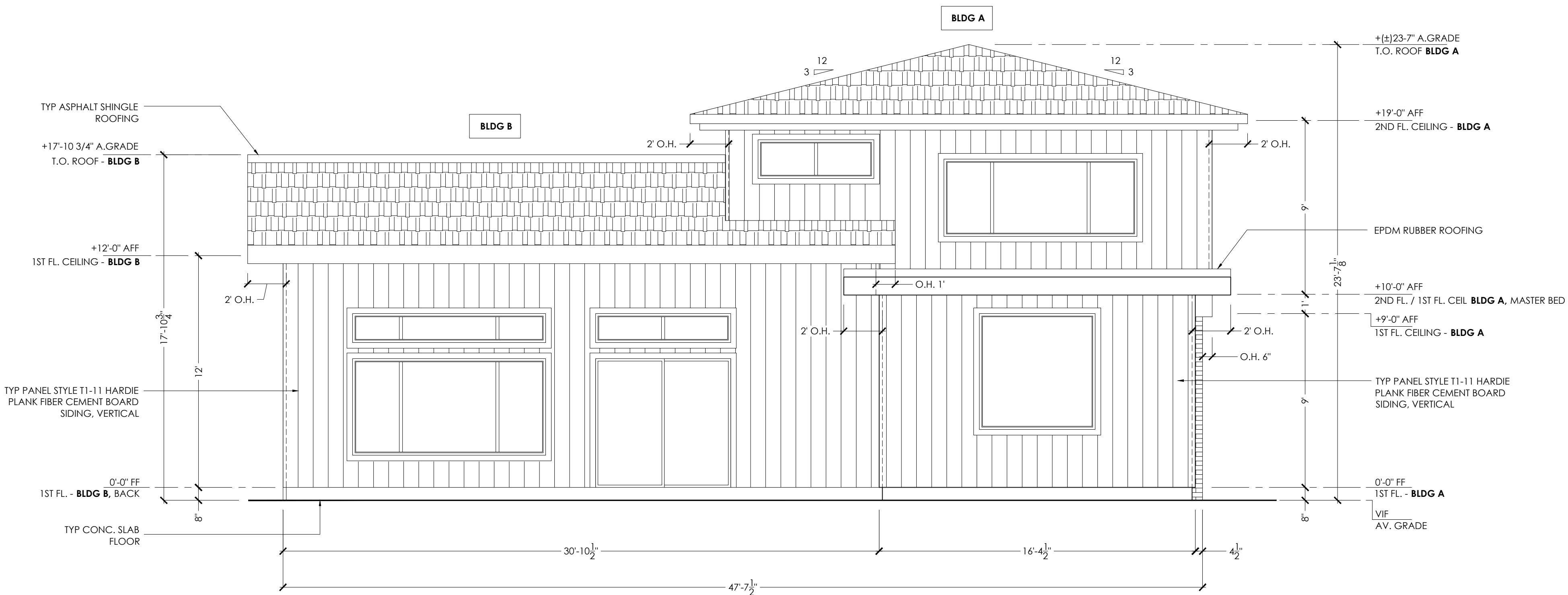
A004

ELEVATIONS

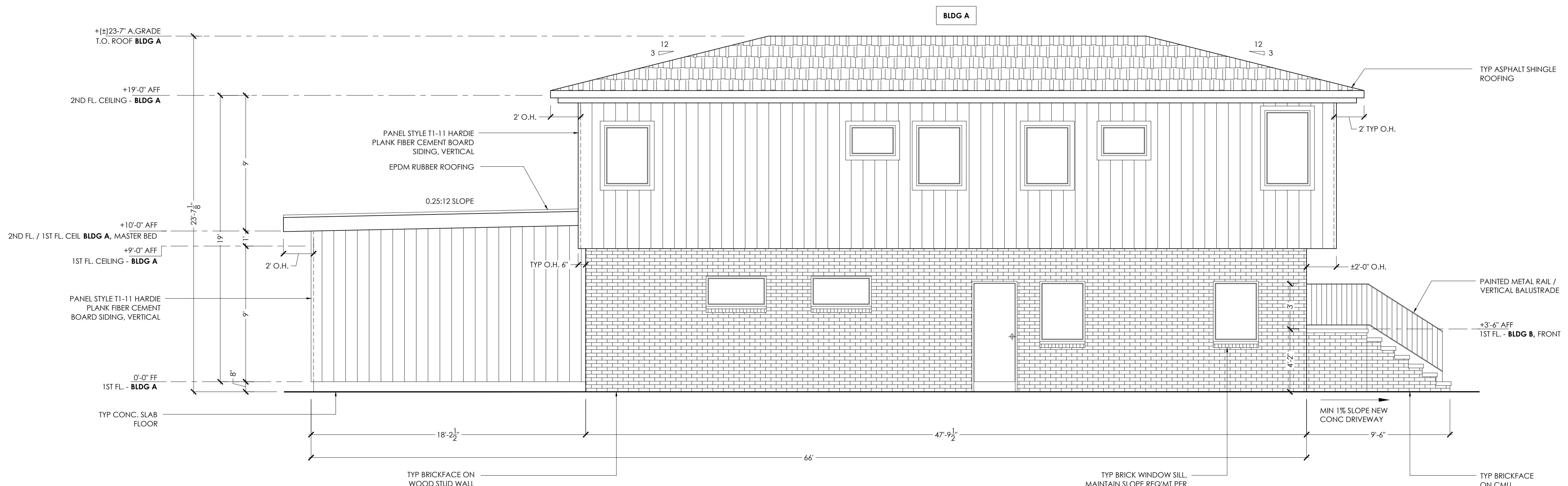
PROJECT NO.	PROJECT ADDRESS	ISSUE	ISSUE TO	REMARKS			
251013	MADISON RESIDENCE 1815 Madison Ave Charlotte, NC 28216	10.31.2025 11.11.2025 11.13.2025	CLIENT CLIENT CLIENT	FOR CLIENT REV1 REV2	WORKHIVE, LLC. P.O. BOX 51283 DURHAM, NC 27717 919.604.2757		

WORKHIVE, LLC.
P.O. BOX 51283
DURHAM, NC 27717
919.604.2757

COMMON HIVE WORKHIVE



1 | REAR EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 | LEFT EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT NO. 251013	PROJECT ADDRESS	ISSUE	ISSUE TO	REMARKS
MADISON RESIDENCE	1815 Madison Ave Charlotte, NC 28216	10.31.2025 11.11.2025 11.13.2025	CLIENT CLIENT CLIENT	FOR CLIENT REV1 REV2

WINDOW SCHEDULE

CODE	1268F	3020F	3040F	3040C	3050F	3056F	3060F	4020F	5040F	5050C	6020F
WIDTH x HEIGHT	1'-2" x 6'-8"	3'-0" x 2'-0"	3'-0" x 4'-0"	3'-0" x 4'-0"	3'-0" x 5'-0"	3'-0" x 5'-6"	3'-0" x 6'-0"	4'-0" x 2'-0"	5'-0" x 4'-0"	5'-0" x 5'-0"	6'-0" x 2'-0"
TYPE	FIXED (SIDELITE)	FIXED	FIXED	CASEMENT	FIXED	FIXED	FIXED	FIXED	FIXED	CASEMENT	FIXED
GLASS	CLEAR LOW-E DOUBLE GLAZING	CLEAR LOW-E DOUBLE GLAZING	CLEAR LOW-E DOUBLE GLAZING	CLEAR LOW-E DOUBLE GLAZING	CLEAR LOW-E DOUBLE GLAZING	CLEAR LOW-E DOUBLE GLAZING	CLEAR LOW-E DOUBLE GLAZING	CLEAR LOW-E DOUBLE GLAZING			
U-FACTOR	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35
SHGC	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
EGRESS	NO	NO	NO	YES	NO	NO	NO	NO	NO	YES	NO
CLEAR OPENING AREA	N/A	N/A	N/A	10.86 SF	N/A	N/A	N/A	N/A	N/A	10.87 SF	N/A
DISTANCE FROM FINISHED FLOOR	N/A	N/A	N/A	36"	N/A	N/A	N/A	N/A	N/A	36"	N/A
QTY	2F	0	I @BATH 2, 1 @BATH 3	I @BEDROOM 3 (7'-0" AFF HH)	I @BEDROOM 3, 1 @BEDROOM 4	I @BEDROOM 2	0	0	0	I @BEDROOM 2	2 @BEDROOM 2
	1F	1 @FOYER	0	2 @GARAGE	0	0	1 @KITCHEN	2 @GREAT ROOM	1 @MASTER BATH, 1 @LAUNDRY	0	0

CODE	6060F	6060F	7016F	8056F	10040F	10016F	10050FC
WIDTH x HEIGHT	6'-0" x 6'-0"	6'-0" x 6'-0"	7'-0" x 1'-6"	8'-0" x 5'-6"	10'-0" x 4'-0"	10'-0" x 1'-6"	10'-0" x 5'-0"
TYPE	FIXED	FIXED	FIXED	FIXED	FIXED	FIXED	FIXED / CASEMENT
GLASS	CLEAR LOW-E DOUBLE GLAZING						
U-FACTOR	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35
SHGC	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30	<0.30
EGRESS	NO						
CLEAR OPENING AREA	N/A						
DISTANCE FROM FINISHED FLOOR	N/A						
QTY	2F	0	0	0	1 @BEDROOM 4	0	0
	1F	1 @GREAT ROOM	1 @MASTER BEDROOM	1 @GREAT ROOM	1 @OFFICE	0	1 @GREAT ROOM

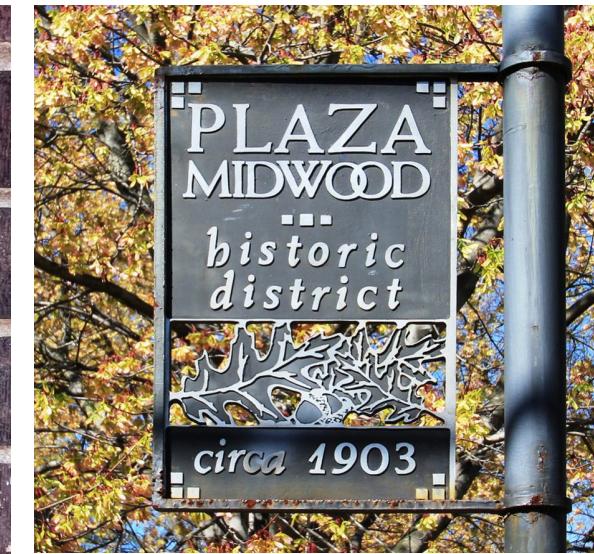
NOTE:

1. BEFORE FRAMING ANY WINDOW AND DOOR OPENINGS, CONFIRM WITH OWNER:
-- MODELS AND SPECS FOR ALL WINDOWS AND DOORS
-- MODELS AND SPECS FOR ALL ACCESSORIES/HARDWARE
2. ALL WINDOW DIMENSIONS ARE FOR REFERENCE ONLY. REFER TO MANUFACTURER'S RECOMMENDED WINDOW DIMENSIONS.
3. WINDOW/EXTERIOR DOOR MANUFACTURER TO ESTABLISH GLAZING THICKNESS AND USE SAFETY GLASS WHERE REQUIRED.
4. EGRESS REQUIREMENTS PER 2018 IRC SECTION R310.2:
-- MIN. NET CLEAR OPENING WIDTH: 20"
-- MIN. NET CLEAR OPENING HEIGHT: 24"
-- MIN. NET CLEAR OPENING AREA: 5.7 SQ.FT
-- MAX. DISTANCE FROM FLOOR: 44"

7. 1414 The Plaza (PID 09507916)
HDCRMA-2025-00810
Plaza Midwood
David Coxson, Applicant



1414 THE PLAZA RESIDENCE
CHARLOTTE, NC 28205



HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS
SUPPLEMENTAL INFORMATION
DECEMBER 9, 2025

1414 THE PLAZA

CHARLOTTE, NC | 12.09.25

HDC STAFF COMMENTS & RESPONSES**STAFF COMMENTS:**

The initial application intake email is provided after the Staff comments.

Staff has the following comments about the proposal:

1. Historic House:

- a. Are the original, historic windows being proposed for replacement?

Yes. The existing, historic windows are proposed to be replaced with painted wood windows to match profile, casing, and lite pattern.

2. Connector:

- a. Foundation height is needed.

Refer to foundation height dimension on page 5.

- b. Mullion trim needed between windows and between windows/doors.

Confirmed. Refer to updated elevation on page 5.

- c. Door details, dimensions, and materials needed.

Refer to details, dimensions, and proposed specification information on page 5-7, & 9-12.

3. Pavilion Building:

- a. Height clarification needed.

- i. "Overall Site Section" page lists height as 17'-7".

The overall pavilion height is 17'-7" tall to the top of roof ridge, measured from the Lower Level elevation (el. -1.83').

- ii. Right Elevation shows height as being lower than 17'-5", which is the noted second floor ceiling height of the main house.

The top of second floor ceiling is el. 17'-5", which is measured from the top of first floor (el. 0.00').

- b. Foundation height is needed.

Refer to foundation height dimension on page 5.

- c. Material information needed for paneling around windows.

Trim and paneling around windows is painted wood.

- d. Door details, dimensions, and materials needed.

Refer to door details, dimensions, and proposed specification information on page 5-7, & 9-12.

4. Accessory Building:

- a. Dormer windows

- i. Mullion trim needed between windows.

Confirmed. Refer to updated elevation on page 14.

- b. Garage doors should be wood; specifications needed.

Garage doors proposed to be: Clopay Reserve Wood Extira. Refer to garage specification information on page 13.

5. Site Work:

- a. Driveway material noted as pavers; specifications needed.

Wheel tracks are proposed to be permeable pavers: Belgrad - Aqualine Series. Refer to specification information on page 15.

- b. Driveway dimensions needed.

Refer to dimensions provided on page 03.

- c. Driveway gate specifications and materials needed.

Driveway gate to be Stained Wood custom construction. Refer to page 3.

- d. Fencing and gate details, dimensions, and materials needed.

Refer to proposed gate specification information on page 16.

6. Details and Materials needed:

- a. Brick/mortar sample.

New brick at the base of the Pavilion, Connector, and Accessory building is proposed to be General Shale Brick - Old Tavern. Mortar to be Flamingo - Old Colonial (OC), Type N. Refer to brick and mortar sample photo on page 17.

- b. Plans noted that brick is to remain unpainted.

Confirmed. Existing and new brick to be unpainted.

- c. Construction elevations should accurately represent window trim and mullions.

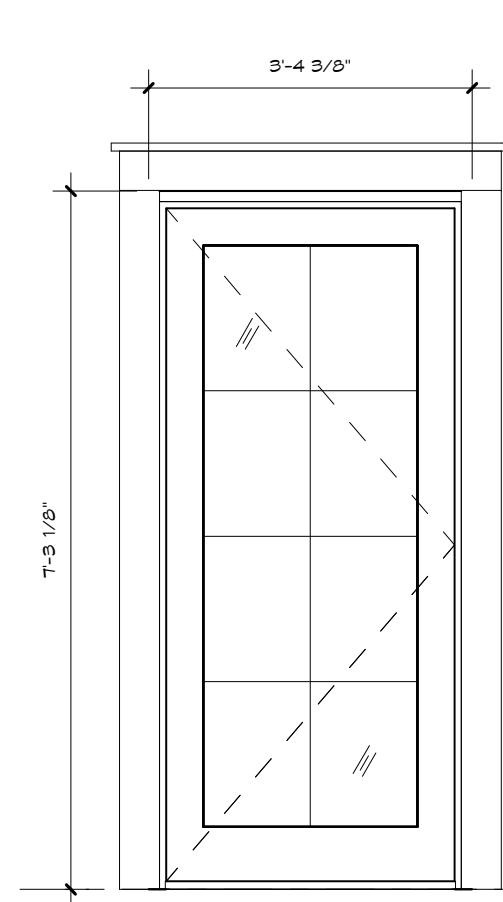
Confirmed.

1414 THE PLAZA
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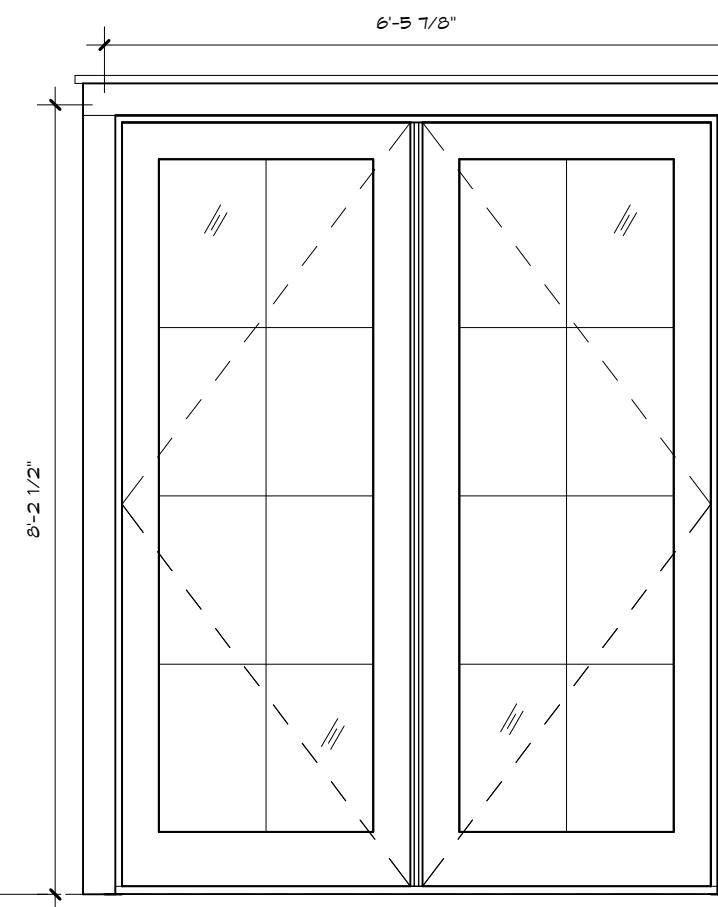
OVERALL SITE SECTION

3/32" = 1'-0"

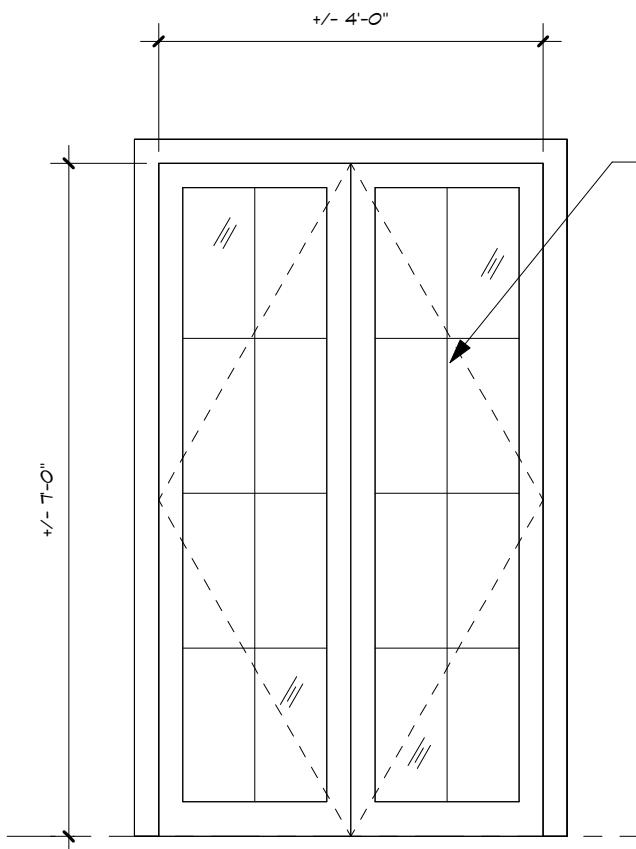
1414 THE PLAZA
CHARLOTTE, NC | 12.09.25

PROPOSED DOORS STUDY**DOOR STUDY - NEW GLASS DOORS ON
ADDITION AND PAVILION**

SINGLE DOOR @
CONNECTOR & PAVILION



DOUBLE DOOR @ EXIST.
HOME EXTENSION



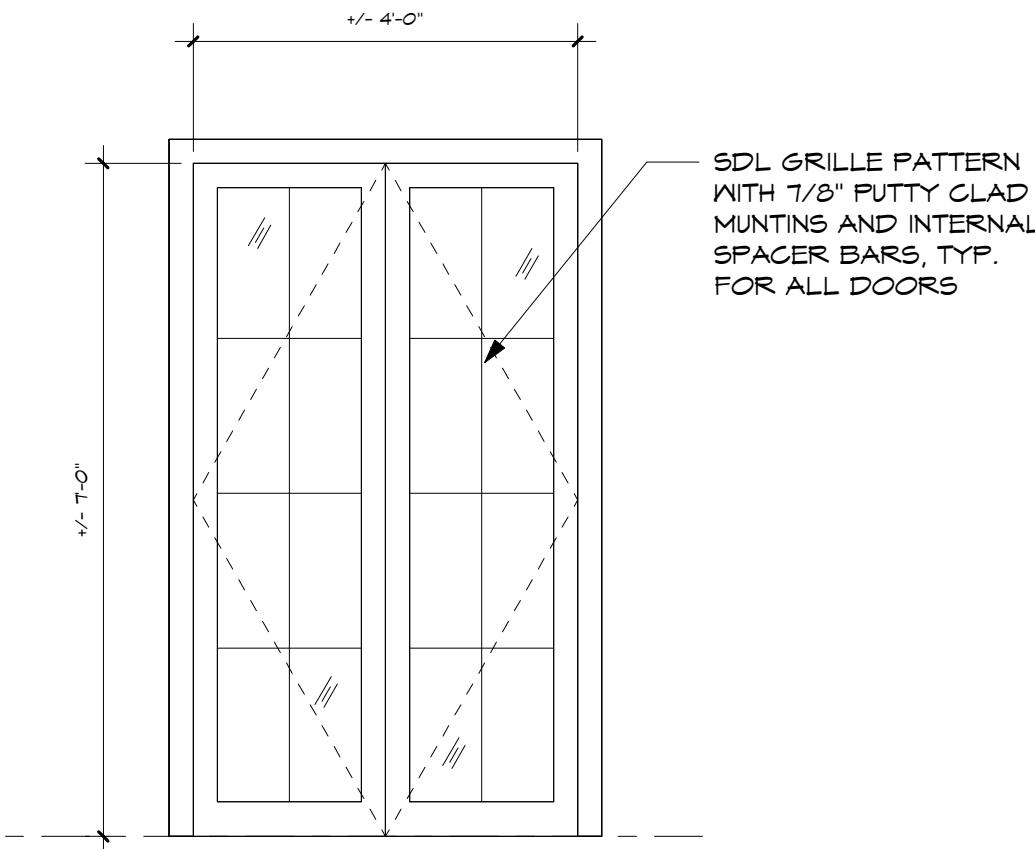
DOUBLE DOOR @
PAVILION SOUTH ELEVATION

SDL GRILLE PATTERN
WITH 7/8" PUTTY CLAD
MUNTINS AND INTERNAL
SPACER BARS, TYP.
FOR ALL DOORS

1/2" = 1'-0"

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CHARLOTTE, NC | 12.09.25

PROPOSED DOORS DETAILS- PAVILION FRENCH DOORS



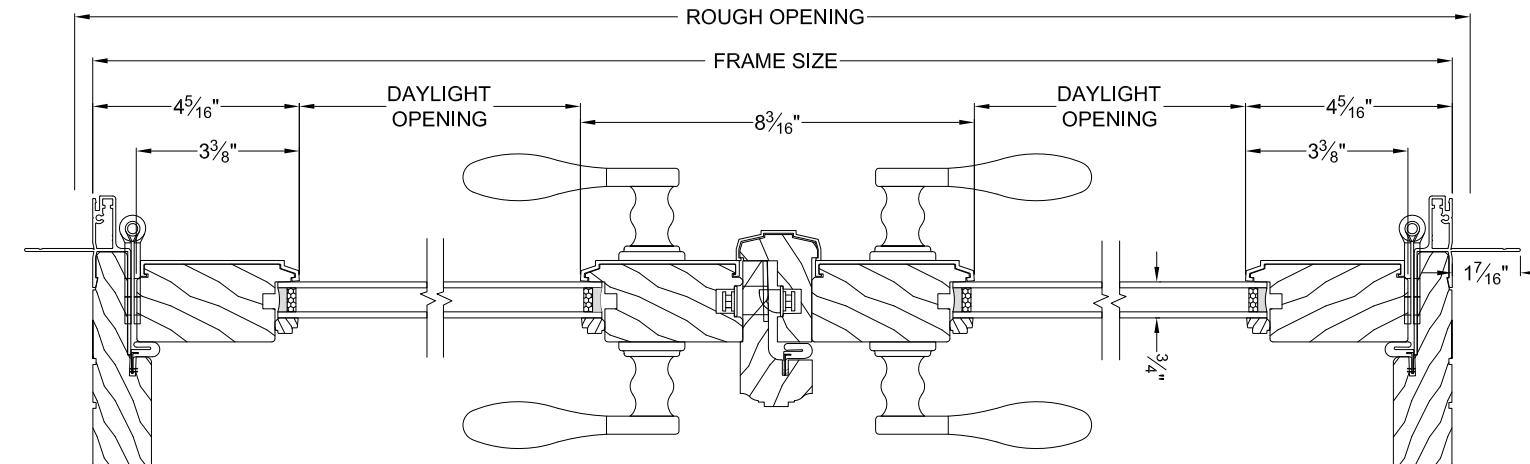
DOUBLE DOOR @
PAVILION SOUTH ELEVATION

1/2" = 1'-0"

Clad Outswing Door (3 3/8" Stiles)

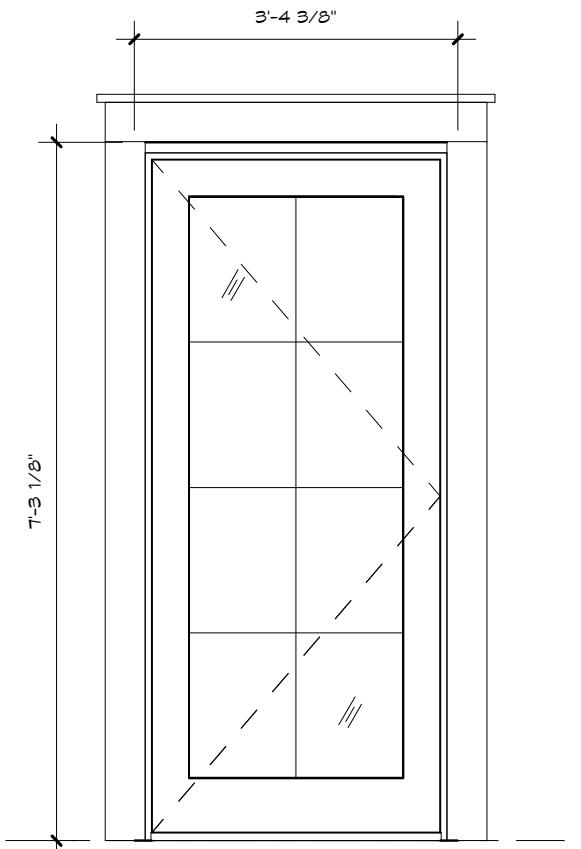
Scale: 3" = 1'-0"

Standard 4 $\frac{9}{16}$ " Jamb
Horizontal/Operable Section - 2 Panel



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CHARLOTTE, NC | 12.09.25

PROPOSED DOORS DETAILS- CONNECTOR DOORS

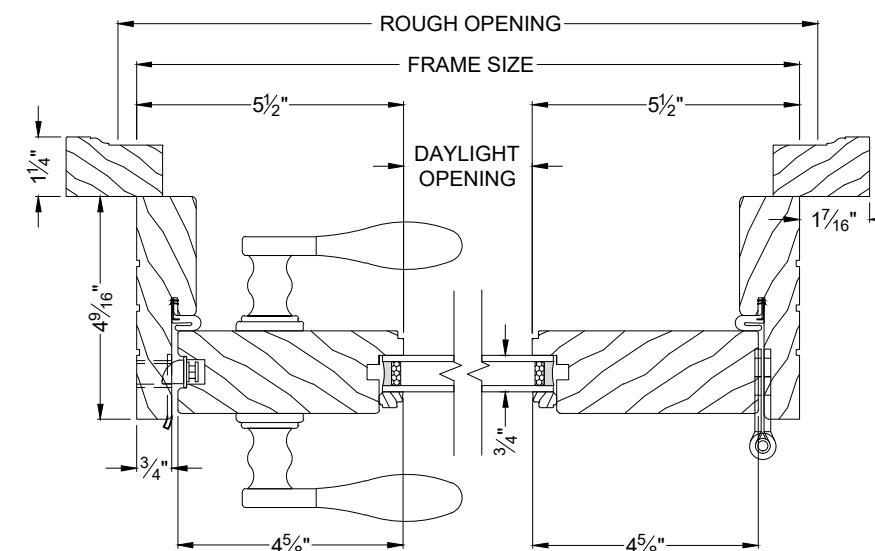


1/2" = 1'-0"

Wood Inswing Door

Scale: 3" = 1'-0"

Standard 4 $\frac{9}{16}$ " Jamb
Horizontal/Operable Section - 1 Panel



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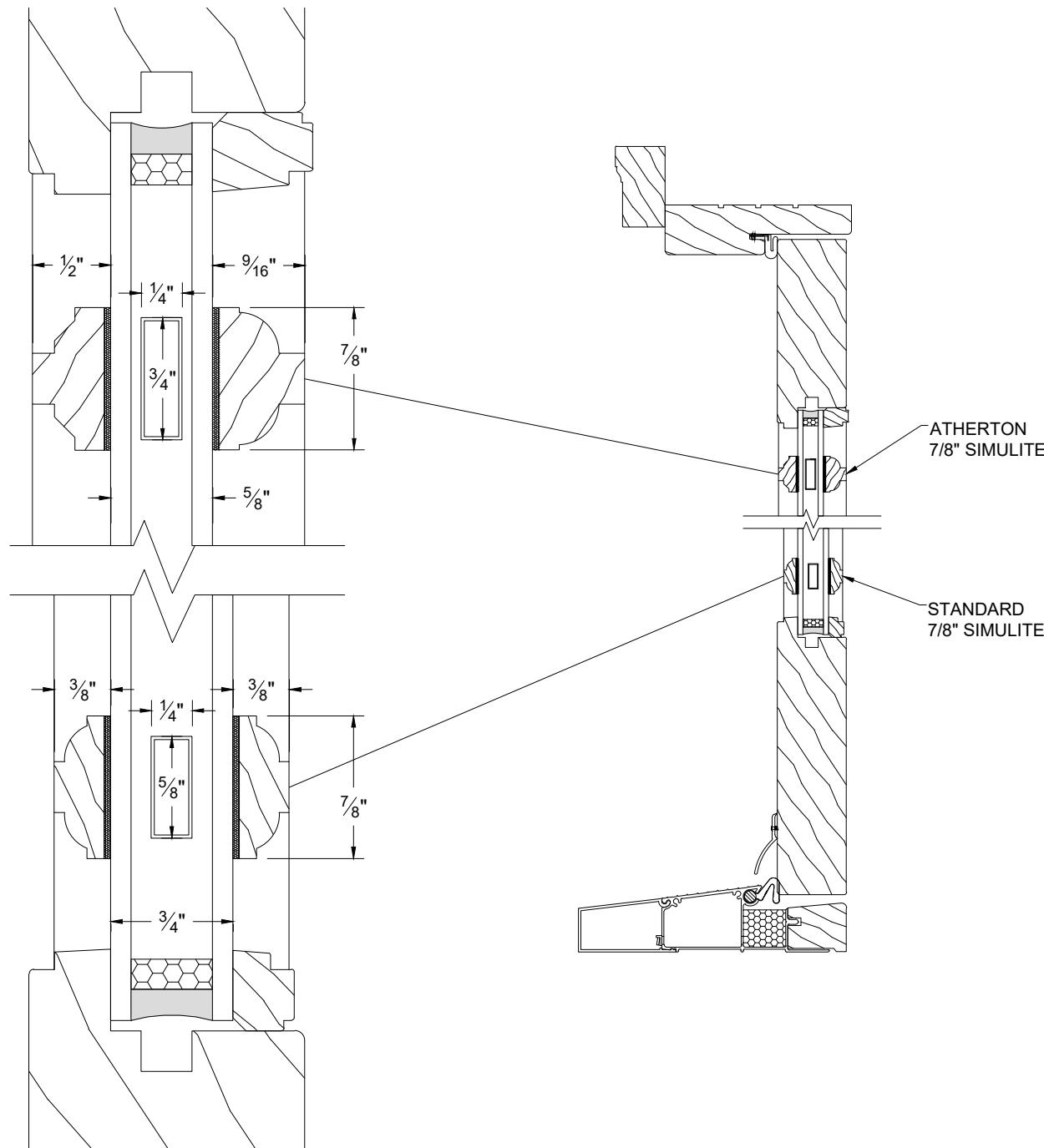
PROPOSED DOORS DETAILS- MUNTIN DETAILS

Wood Inswing Door

Scale: 3" = 1'-0"

Standard 4 $\frac{9}{16}$ " Jamb

Vertical/Operable Section
Atherton Simulite



SOURCE: SIERRA PACIFIC WINDOWS

CUNNINGHAM | QUILL ARCHITECTS

SCALE: 1" = 1"

12.09.25 ■ 12 ■

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NATURALLY ECO-FRIENDLY

- Handcrafted 4-layer construction featuring Hemlock frame with polystyrene insulation. 5.9 R-value.
- Durable, eco-friendly paint-grade wood composite with smooth or grooved panel styles and unlimited design options.
- Doors have a swing-out appearance with convenient overhead operation and are built in three or four sections, allowing for proportionally larger window sizes.
- Optional windows available in true divided or simulated divided designs. Glass available in clear, obscure and insulated options. See page 51 for details.
- Premium grade hardware, rollers and track assure smooth, quiet, long-lasting operation.
- Optional replaceable bottom weatherseal in a corrosion-resistant retainer helps seal out the elements.
- Factory or Custom paint finish only. Extira® cannot be stained.

*Calculated door section R-value is in accordance with DASMA TDS-163.



Reserve® Wood Extira® / Custom Design; Shown in Sherwin-Williams® Roycroft Bottle Green
Photo Credit: Laurey Glenn Photography

ADDITIONAL PRODUCT CUT SHEETS - WOOD GARAGE DOOR

GARAGE DOOR 1 PRECEDENT DESIGN



GARAGE DOOR 2 PRECEDENT DESIGN



Paint Grade Material Options



Smooth Extira®

Smooth, consistent surface free of knots and voids often seen in wood

Grooved Extira®

Smooth panel with deep "V" grooves

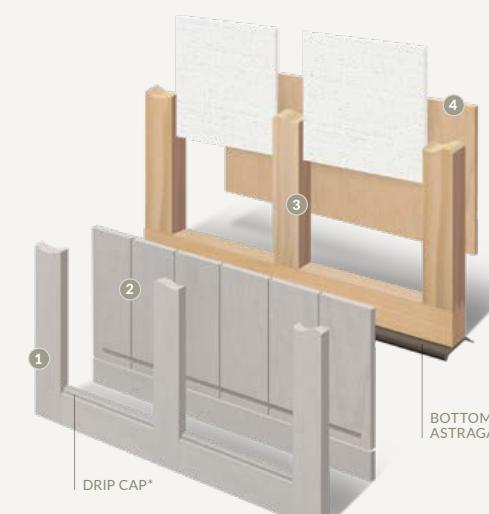


CONSTRUCTION
LIMITED
5 YR
WARRANTY

PAINT
LIMITED
1 YR
WARRANTY

4
LAYER
CONSTRUCTION

- 1 EXTIRA® OVERLAY
- 2 EXTIRA® BASE MATERIAL POLYSTYRENE
- 3 INSULATED HEMLOCK FRAME
- 4 2" LUAN INSIDE SKIN



*Drip cap is available exclusively on
grooved Extira® wood configurations.

SOURCE: CLOPLAY GARAGE DOORS - RESERVE WOOD EXTIRA

CUNNINGHAM | QUILL ARCHITECTS

1414 THE PLAZA

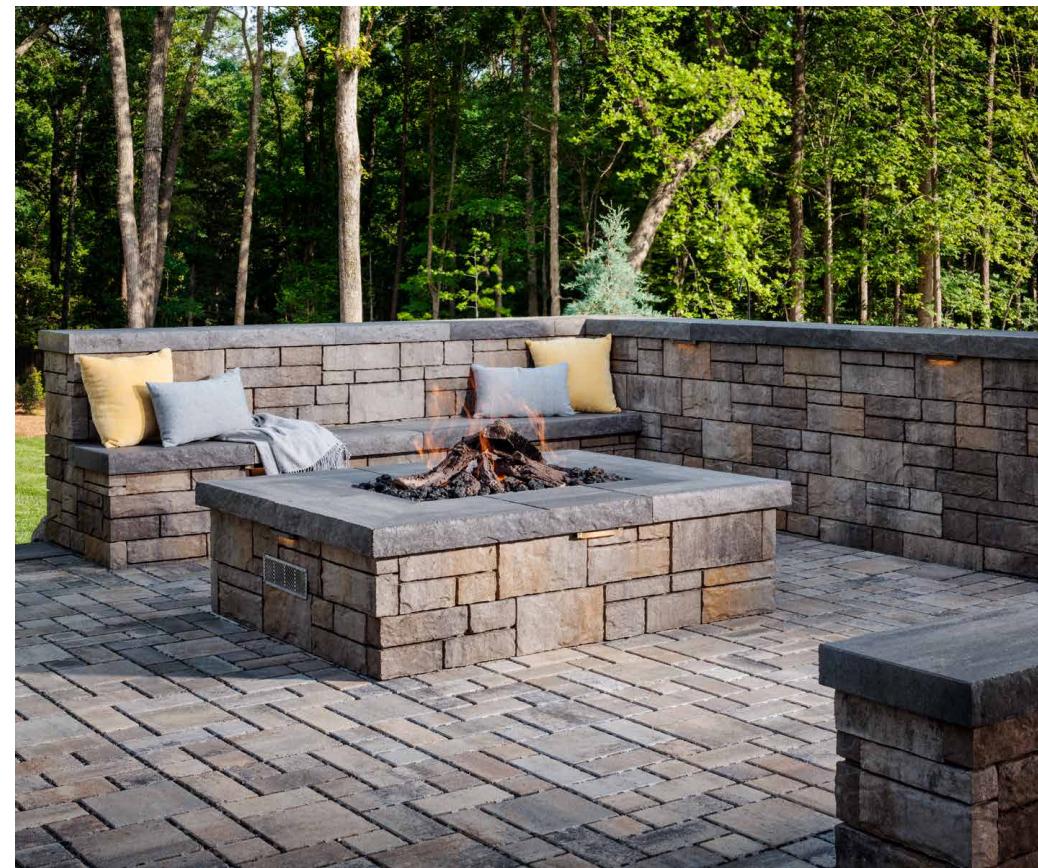
CHARLOTTE, NC | 12.09.25

ENVIRONMENTAL COLLECTION

AQUALINE™

3-PIECE PERMEABLE | 80MM

An environmentally friendly choice with a smooth surface and crisp clean lines for stunning contemporary designs. Versatile pattern range provides ultimate design flexibility.



ARDENNES

HATTERAS

SAVANNAH

Due to the natural materials in our products, colors may vary from those shown on the cut sheet. We recommend viewing actual product samples to ensure the perfect color and finish for each project.



PALLET INFORMATION

AQUALINE™		SOFT/ PALLET	UNITS/ LAYER	SOFT/ LAYER	LAYER/ PALLET	WEIGHT/ PALLET
3-PIECE	4½ x 4½ x 3½	20.3	-	-	8	3150
	4½ x 9 x 3½	47.21				
	9 x 9 x 3½	22.48				
1-PIECE	4½ x 9 x 3½	90	-	-	8	3105

Downloadable professional resources available at
[Belgard.com/Resources](#)

QUALITY FOR LIFE
Every step of our manufacturing process incorporates rigorous research, testing and quality assurance. We demand the highest quality from each of our facilities across North America. We believe in creating world class building products that stand the test of time. See our lifetime warranty at [Belgard.com/Warranty](#)

FEATURES & BENEFITS

- Interlocking spacer bars for increased structural performance
- Smooth surface with a microchamfer to minimize vibration and enhance wheelchair comfort
- Can be utilized to construct an ADA-compliant pavement
- True installed dimensions for design optimization
- Optimal joint openings for infiltration and maintenance
- Can eliminate stormwater runoff and improve water quality
- Meets the requirements of ASTM C936
- Chamfer Width: 3 mm
- Spacer Bar Width: 10 mm
- Surface Infiltration Rate: > 500 inches per hour (varies based on joint infill gradation)
- Surface Open Area: 10% for 4.5 x 9, 12% for 3-Piece Ashlar
- Can be installed mechanically

PAVER COLOR:



ARDENNES

SHAPES & SIZES



View the product page on [Belgard.com](#) for more information



BELGARD SALES & RESOURCE CENTER
625 Griffith Road, Ste. 115
Charlotte, NC 28215
Ph: 800-545-5080

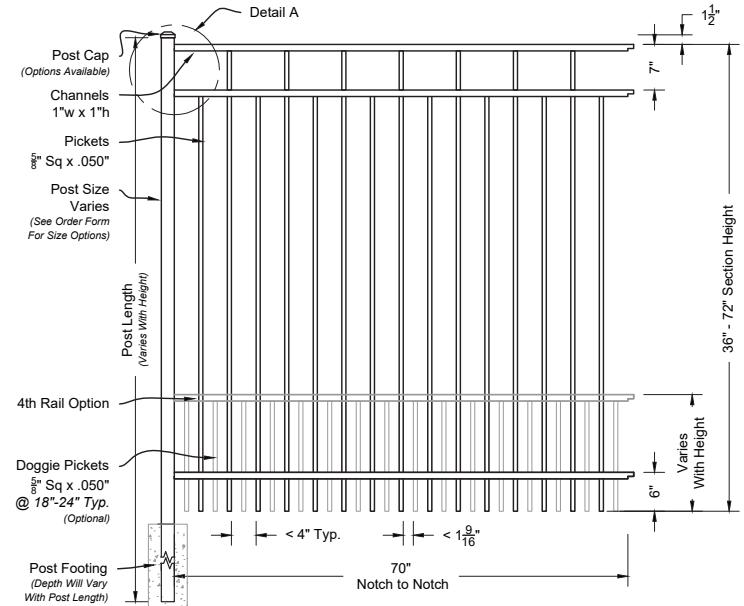
© 2025 Oldcastle APG, Inc. All Rights Reserved. BEL24-D-322288 | Adams | Revised 01/2025

BELGARD® | PAVES
THE WAY™

AN OLDCASTLE® APG OUTDOOR BRAND

1414 THE PLAZA
CHARLOTTE, NC | 12.09.25

ADDITIONAL PRODUCT CUT SHEETS - NEW METAL FENCE (INTERNAL YARD)



i 01 Carolina #403 6ft Fence Panel
Shown As Residential Series Scale: NTS

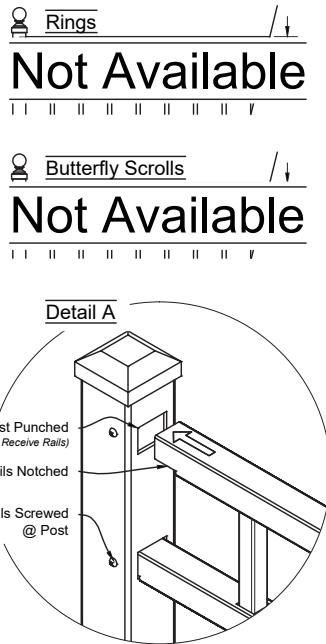
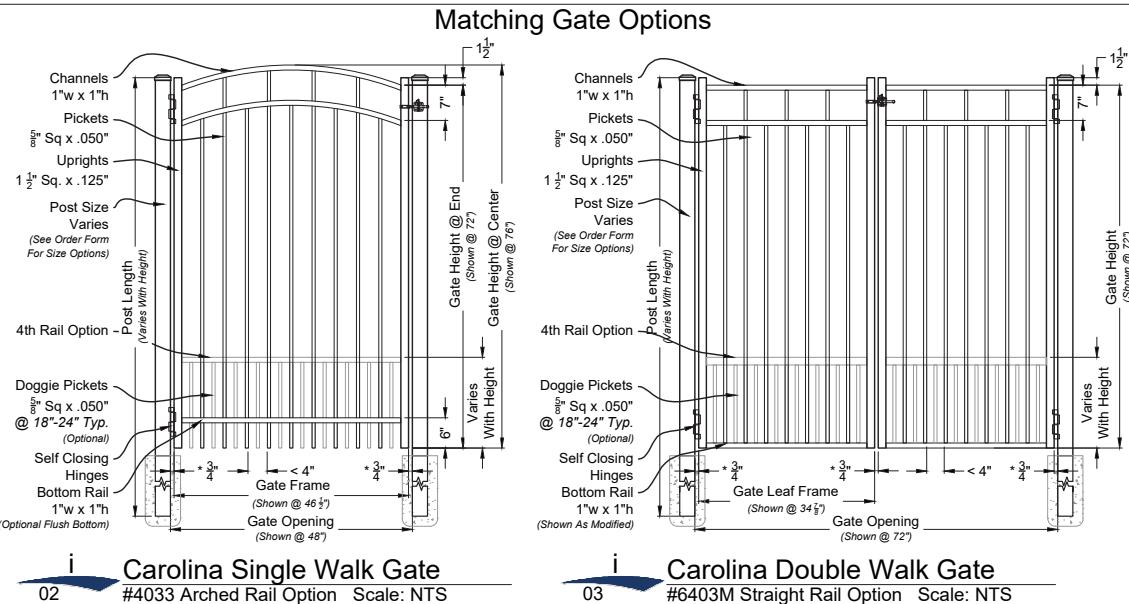
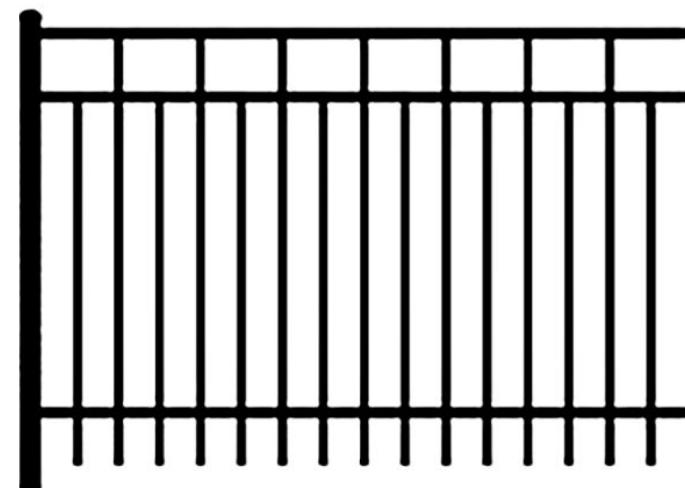


IMAGE:



i 02 Carolina Single Walk Gate
#4033 Arched Rail Option Scale: NTS

i 03 Carolina Double Walk Gate
#6403M Straight Rail Option Scale: NTS

Carolina Fence & Gate
Residential Series #403

iDeal
aluminum
fence gates railing

Approved By: iDeal Aluminum Quote #: _____
Drawn By: JMixon Drawn Date: 26-Nov-13

aluminum
fence gates railing

DRAWING NOTES:
Don't Scale From Drawings.
Please See Our Fence & Gate Style Sheet For
Other Options.

*Other Optional Gate Hardware Available, But
May Change The Hinge And Latch Clearances.

Res 403 Series
Fence & Gate
Details

1 OF 1

SOURCE: HOOVER FENCE

1414 THE PLAZA
CHARLOTTE, NC | 12.09.25

ADDITIONAL PRODUCT CUT SHEETS - BASE BRICK

BRICK:



BRICK SOURCE: GENERAL SHALE BRICK - OLD TAVERN (COLUMBIA SERIES)
MORTAR SOURCE: FLAMINGO MORTAR - OLD COLONIAL (TYPE N)