



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDC 2015.148

DATE: 17 July 2015

ADDRESS OF PROPERTY: 420 North Poplar Street

HISTORIC DISTRICT: Fourth Ward

TAX PARCEL NUMBER: 078.022.19

APPLICANT: Mr. Bill McBride of Ground Control Landscaping

DETAILS OF APPROVED PROJECT: Tree Removal. See exhibit labeled 'Proposed Site Plan July 2015' and 'Tree Letter July 2015'. Hardscape redesign. Sand set pavers will be removed and re laid (sand set) in a different configuration and pattern after the trees have been removed. See exhibit labeled 'Proposed Site Plan July 2015'. Water feature will be added opposite rear entry.

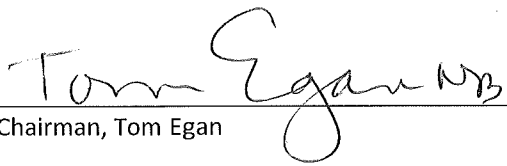
Applicable *Policy & Design Guidelines* REAR YARDS page 64

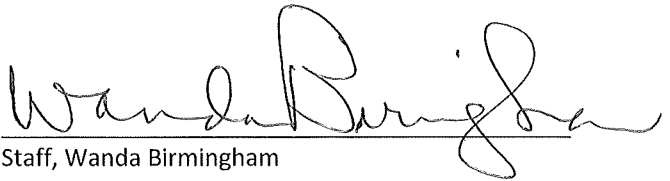
1. The Commission may allow Staff Approval of work in rear yards that will not be substantially visible from a street. This includes fencing, landscaping, driveways, parking pads, decks, patios, pools, and additions that are neither wider than the present house nor higher than the original roof line.

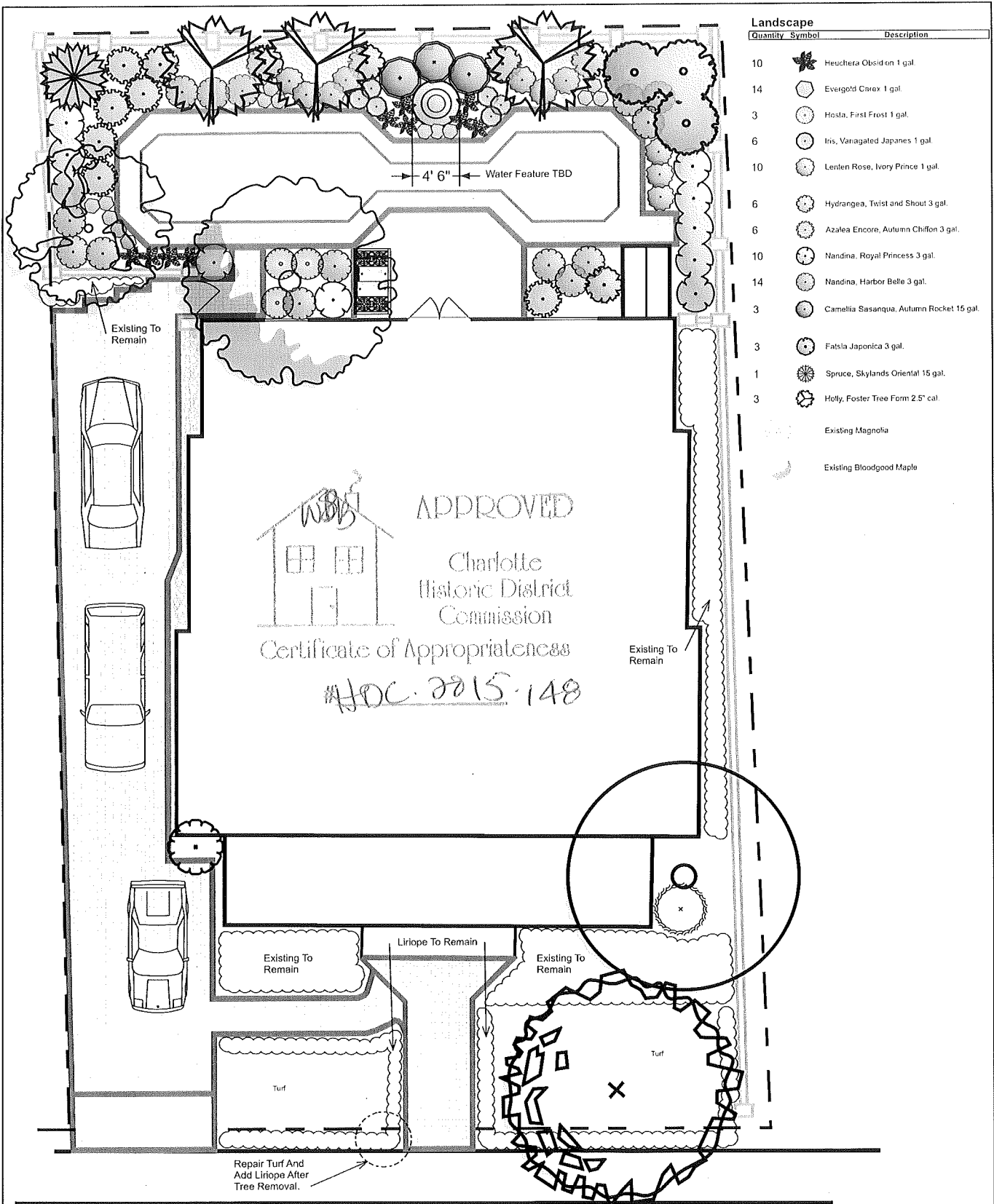
- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

COA#
Page 2
Date


Chairman, Tom Egan


Staff, Wanda Birmingham



Landscape		
Quantity	Symbol	Description
10		Heuchera Obsidion 1 gal.
14		Evergold Carex 1 gal.
3		Hosta, First Frost 1 gal.
6		Iris, Variagated Japanes 1 gal.
10		Lenten Rose, Ivory Prince 1 gal.
6		Hydrangea, Twist and Shout 3 gal.
6		Azalea Encore, Autumn Chiffon 3 gal.
10		Nandina, Royal Princess 3 gal.
14		Nandina, Harbor Belle 3 gal.
3		Camelia Sasanqua, Autumn Rocket 15 gal.
3		Fatsia Japonica 3 gal.
1		Spruce, Skylands Oriental 15 gal.
3		Holly, Foster Tree Form 2.5' cal.
		Existing Magnolia
		Existing Bloodgood Maple

Proposed Site Plan
July 2015

SHEET: 1 of 1	SCALE: 1/4"=1'-0"	CHECKED BY: Owner, PM Landscape	DRAWN BY: Eric Z.	DATE: 06/10/2015	REVISIONS: None	PROJECT: 420 N Poplar St. C/O Ground Control of the Carolinas	SHEET DESCRIPTION: Landscape Concept		The Landscape Design Guy 704-201-2954
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July 17, 2015

To Whom It May Concern:

Heartwood Tree Service was contacted by Bill McBride of Ground Control Landscaping to provide information on several trees located at 420 North Poplar Street in Charlotte, NC. As part of an overall landscaping and accessibility redesign of the property and due to concerns with potential whole tree failure of 2 of the trees, 4 trees were recommended for removal. At the left front of the property a medium sized hackberry with 3 stems and an winged elm are currently causing damage to the driveway and are presenting a tripping hazard to the resident. In addition both trees are growing in too small a space and too closely situated to each other and the nearby homes given their final mature size. The inadequate spacing of the trees and proximity to the driveway may inhibit their ability to form a proper, evenly distributed root system (See Photo To Left). The available soil on the driveway side will also most likely prove a poor growing medium for roots from both trees due to constant compaction and damage caused from vehicle traffic. These issues with root development and soil health could make each of the trees more prone to whole tree failure at the base from insufficient anchorage in the soil. The multi-stem form of the hackberry may also make it more prone to failure of one of the stems.



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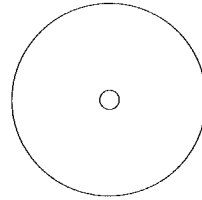
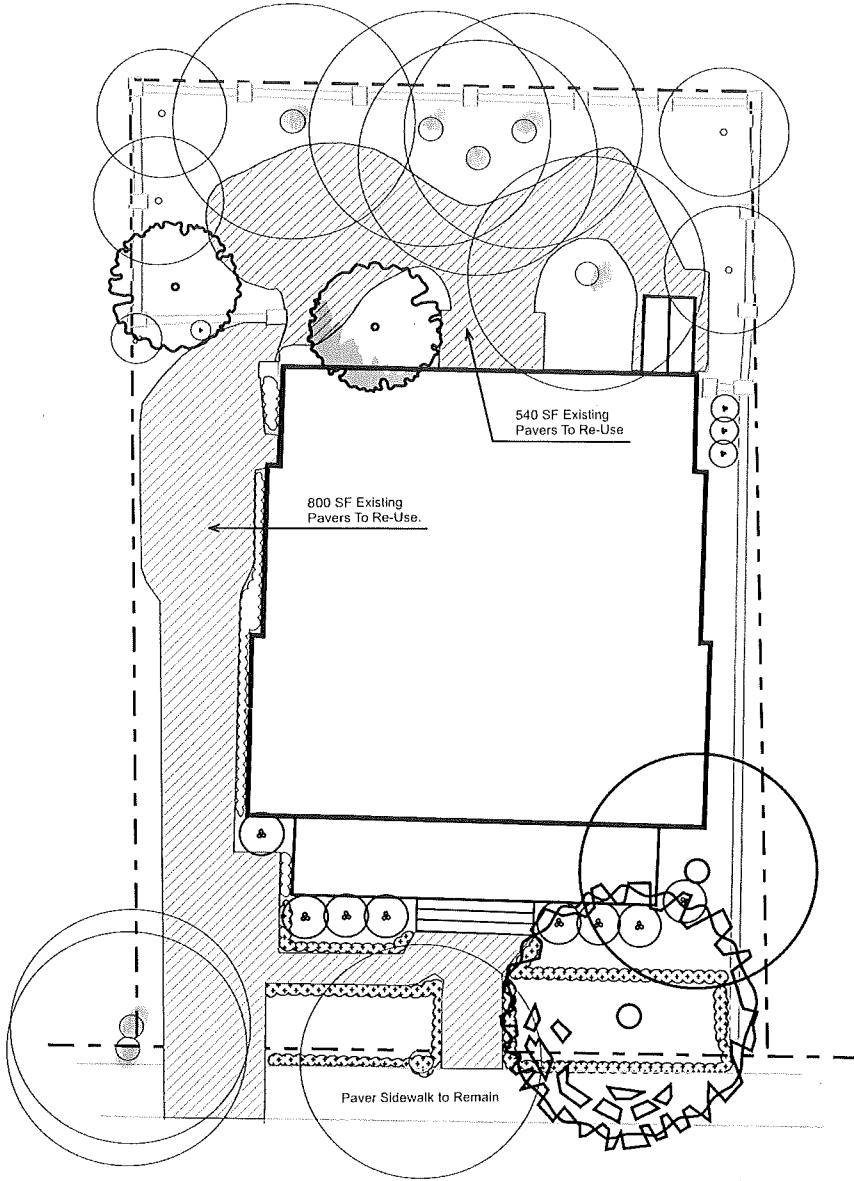
Two river birches at the back of the property are also causing a tripping hazard due to their increasing size and root systems. Selectively pruning the offending roots is not recommended due to the number of roots needing to be cut and proximity to the bases of each tree. Mr. McBride has indicated that the homeowner has expressed a desire to replant several trees of more appropriate size and species as part of the overall redesign.

Sincerely,

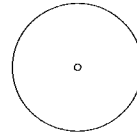
Brandon Hogan
Heartwood Tree Service
ISA Certified Arborist and Municipal Specialist SO6465AM
ISA Qualified Tree Risk Assessor

Tree Letter
July 2015

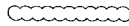
● = removal justified by attached letter



Existing Large Tree to Remove



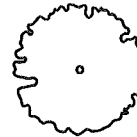
Existing Small Tree to Remove



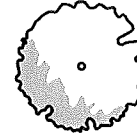
Existing Liriope to Remove



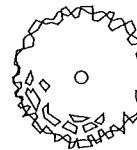
Existing Small Shrubs to Remain



Existing Magnolia To Remain



Existing Bloodgood Maple to Remain



Existing Crepe Myrtle to Remain



Existing Liriope to Remain




APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

#HDC-2015-148

Existing Site Plan
July 2015

SHEET: 1 of 1	SCALE: N.T.S.	DRAWN BY: Eric Z. CHECKED BY: Home Owner G.C. LANDSCAPE	JOB NUMBER: 1 DATE: 06/15/2015 REVISIONS: None	PROJECT: 420 N Poplar St. C/O Ground Control Of The Carolinas	SHEET DESCRIPTION: Existing Conditions Removals Plan 	The Landscape Design Guy 704-201-2954
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