



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-204

DATE: 30 September 2015

ADDRESS OF PROPERTY: 825 Romany Road

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12309513

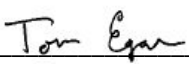
OWNER(S): Donald J. and Lisa P. Devine

DETAILS OF APPROVED PROJECT: The project includes removing the existing curved front walkway and installing a new 5' wide flagstone landing and walkway from the front porch to the sidewalk, with new flagstone steps and cheek walls. The cheek walls will be comprised of two levels of stacked fieldstone each measuring approximately 12" wide by 21" deep. The existing retaining wall adjacent to the sidewalk will be removed and the front lawn will be graded to the sidewalk. The landscaping design includes rebuilding a low dry stacked stone wall to maintain needed grade alongside the existing driveway. The materials were selected to match the existing retaining wall existing and coordinate with the principal dwelling. The landscaping changes and new plant materials will not obscure the structure. These site changes and additional front yard landscaping design elements are shown in the attached exhibit labeled 'Front Yard Landscaping Plan – September 2015'.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23: Landscape and Site Features.
2. The applicable Policy & Design Guidelines for Landscape and Site Features have been met.

- 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.


Chairman


Staff

Plant List

Quan	Name		Size
12	Gardenia jasminoides 'Radicans'	Creeping Gardenia	3 gal.
120	Ophiopogon japonicus 'Nana'	Dwarf Mondo Grass	4" pots @ 6" o.c. and planted within stone joints
10	Prunus laurocerasus 'Otto Luken'	Otto Luken Laurel	7 gal.



APPROVED

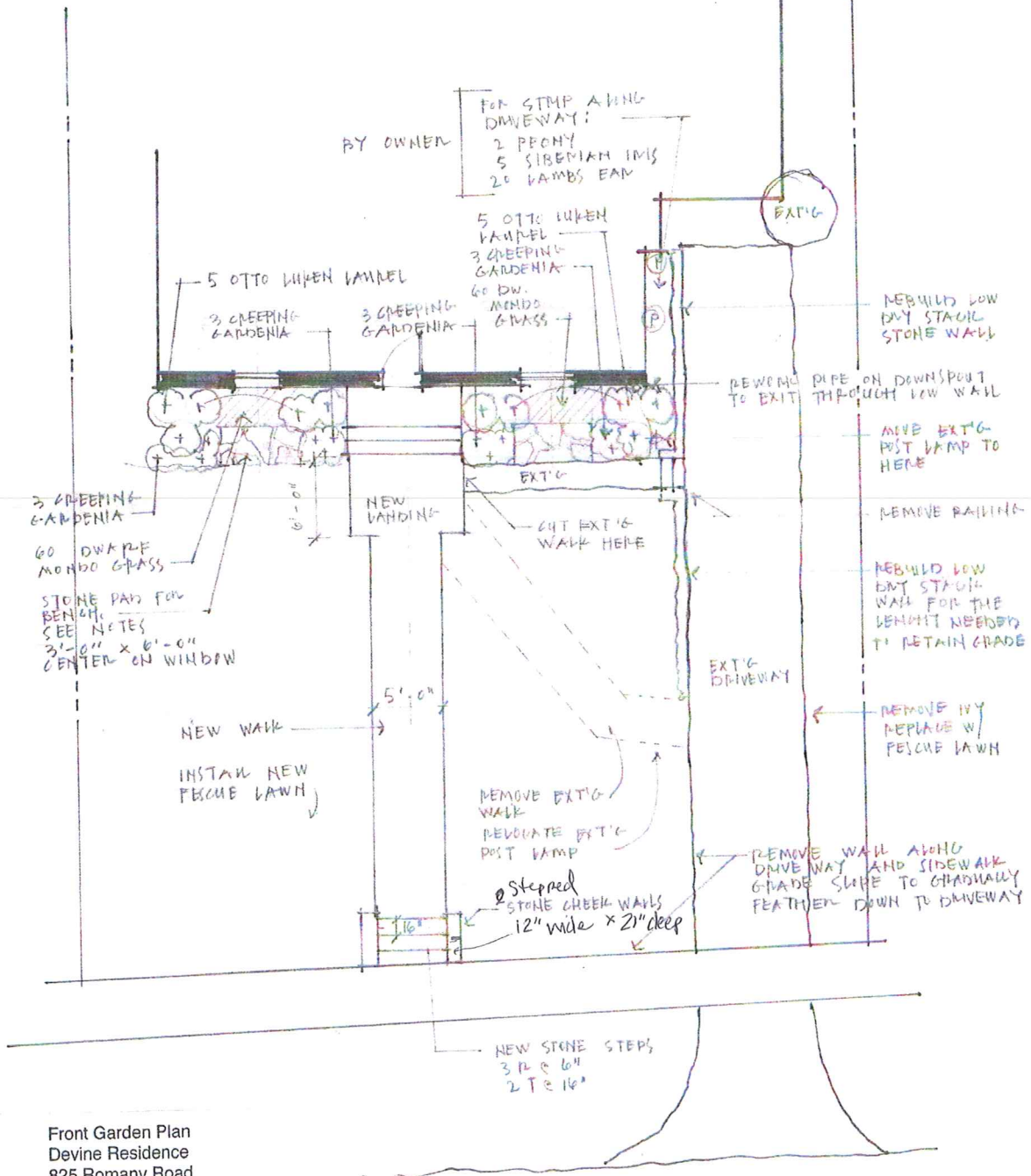
Charlotte Historic District Commission

Certificate of Appropriateness

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Notes:

1. Stone for walk to match existing stone in color and pattern. Walk and steps to be set on concrete base.
2. Stone pads for benches to be large stones, 2" thick, matching the stone for the walk, and set on a gravel base with large joints for planting. Fill joints with garden soil.
3. Remove existing walk and walls as noted on plan.
4. Check existing irrigation system to determine if system is adequate to add irrigation for lawn.
5. Provide power to new post lamp location. Provide a sleeve under the new landing for running power to relocated post lamp or verify access to power from another location.
6. Remove all existing plants in the front garden except for plants along the left property line. Verify with owner.
7. Ensure that all necessary approvals and permits are in place before beginning work.



Front Garden Plan
Devine Residence
825 Romany Road
1/8" = 1'-0"



Pam Granade Landscape Architect
3 Waltham Place, Chapel Hill, NC
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Front Yard Landscaping Plan
September 2015

8.21.15