

LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 317 South Summit Avenue

SUMMARY OF REQUEST: Tree removal and detached garage

APPLICANT: Rachel Taylor

Details of Proposed Request

Existing Context

The existing structure is a single family house constructed in 1930. The site slopes from front to rear and has several large maturing trees of varying conditions in the rear yard and a large mature tree in the front yard. A driveway exists on the right side.

Proposal

The proposal is the removal of four trees to accommodate a detached garage. Seven trees are proposed to remain in the rear yard. The detached garage is one story with trim details and materials to match the house.

Tree Removal, page 59

1. A Certified Arborist should be consulted in all applications regarding the removal of trees, and regarding the planting of trees when necessary. For full HDC review cases, a written recommendation from a Certified Arborist may be required.
2. The removal of dead or diseased trees will not require a Certificate of Appropriateness, provided a written assessment by a Certified Arborist is submitted to HDC Staff in advance, and that the HDC Staff judges that removal is justified. Otherwise, the removal request will be reviewed by the full Historic District Commission.
3. Trees in rear yards that are less than six inches in diameter may be removed with administrative approval.
4. Large healthy trees in rear and side yards that make a major contribution to the neighborhood tree canopy cannot be removed without the approval of the full Historic District Commission.
5. Front yard trees less than six inches in diameter may be removed with administrative approval. The removal of larger trees will require the approval of the full Commission, unless a written assessment by a Certified Arborist is submitted to HDC Staff in advance, and that the HDC Staff judges that removal is justified.
6. Where necessary, applicants are responsible for obtaining a tree protection plan approval from the Charlotte Engineering Department for new construction and additions, as required by the Charlotte Tree Ordinance.

Policy & Design Guidelines – Accessory Buildings: Garages, page 50

Although the main building on a lot makes the strongest statement about a property’s contribution to the character of a Local Historic District, the accessory buildings that share the lot can also have a significant impact on the streetscape. The Historic District Commission recognizes that many of the older support buildings throughout Charlotte’s older neighborhoods are inadequate to meet the needs of today’s families and businesses.

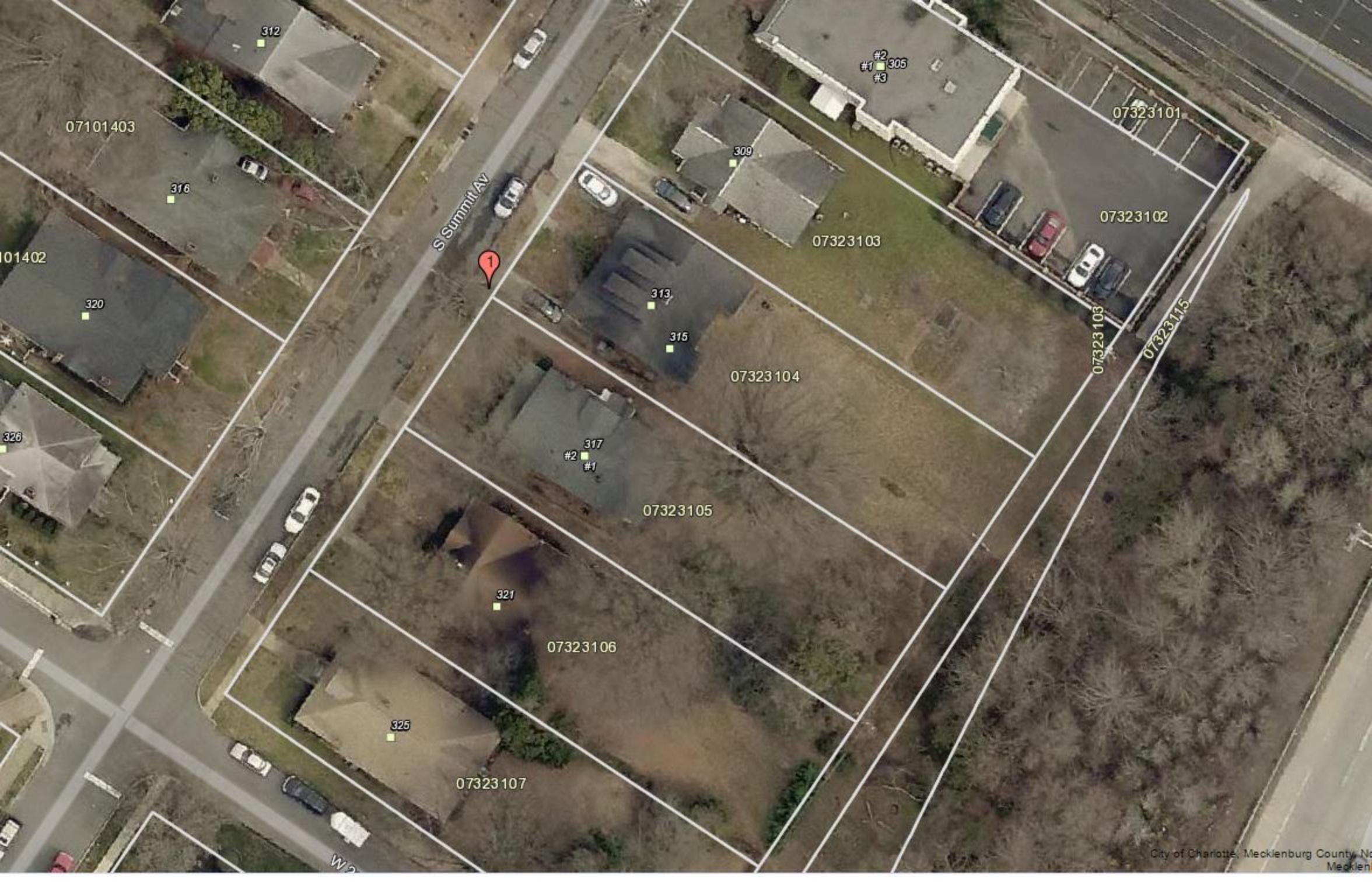
1. New garages cannot be located in front or side yards.
2. New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.
3. Designs for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.
4. Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.
5. Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.

Staff Analysis

The Commission will determine if the proposal meets the guidelines for accessory buildings and tree removal.



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7



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S Summit Av



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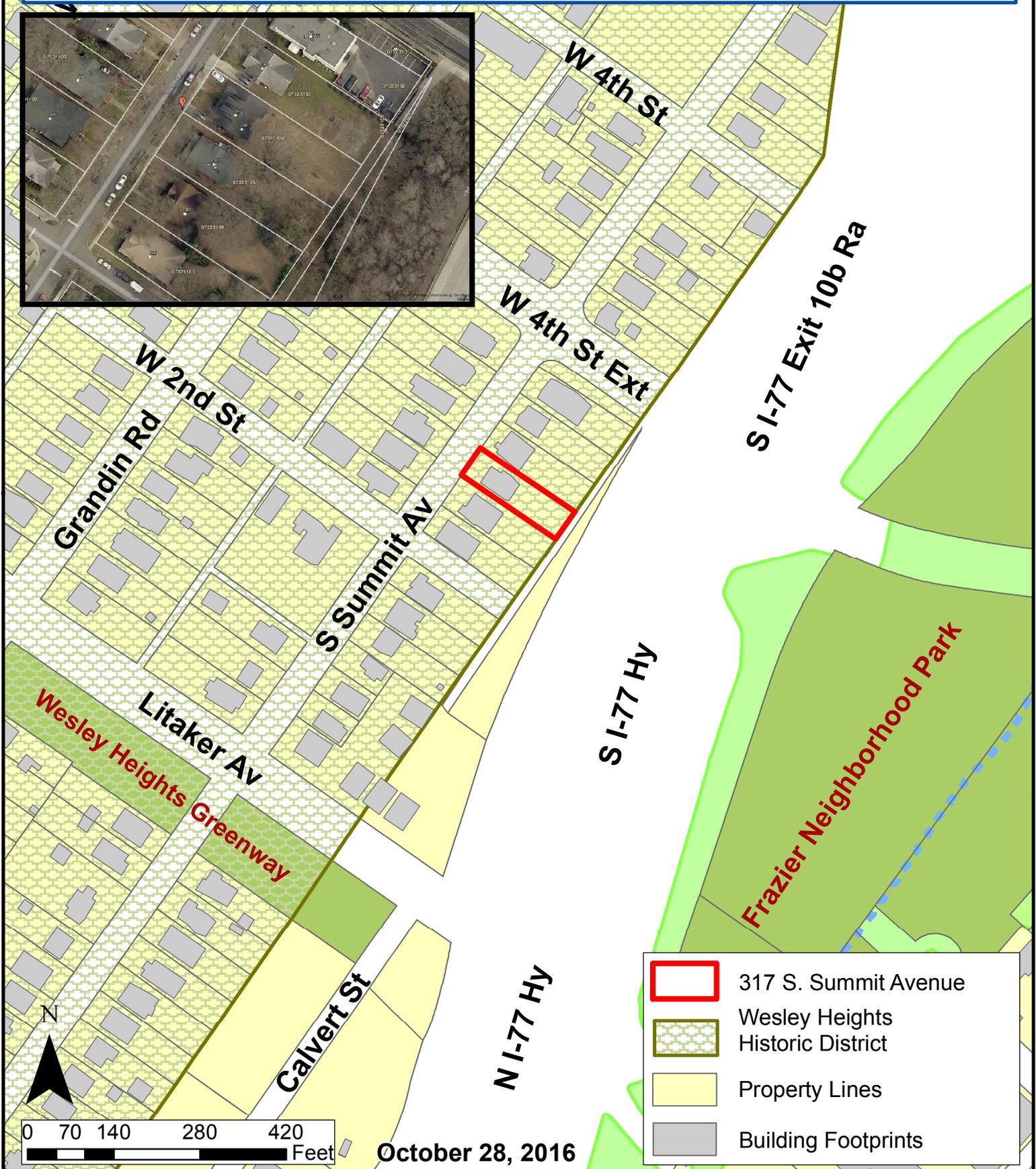
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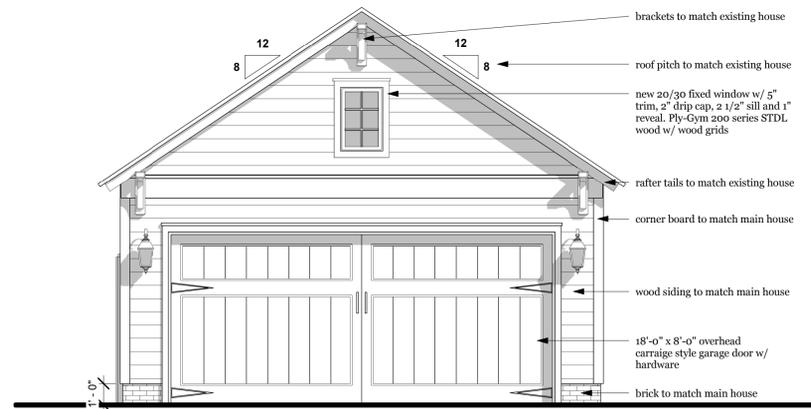
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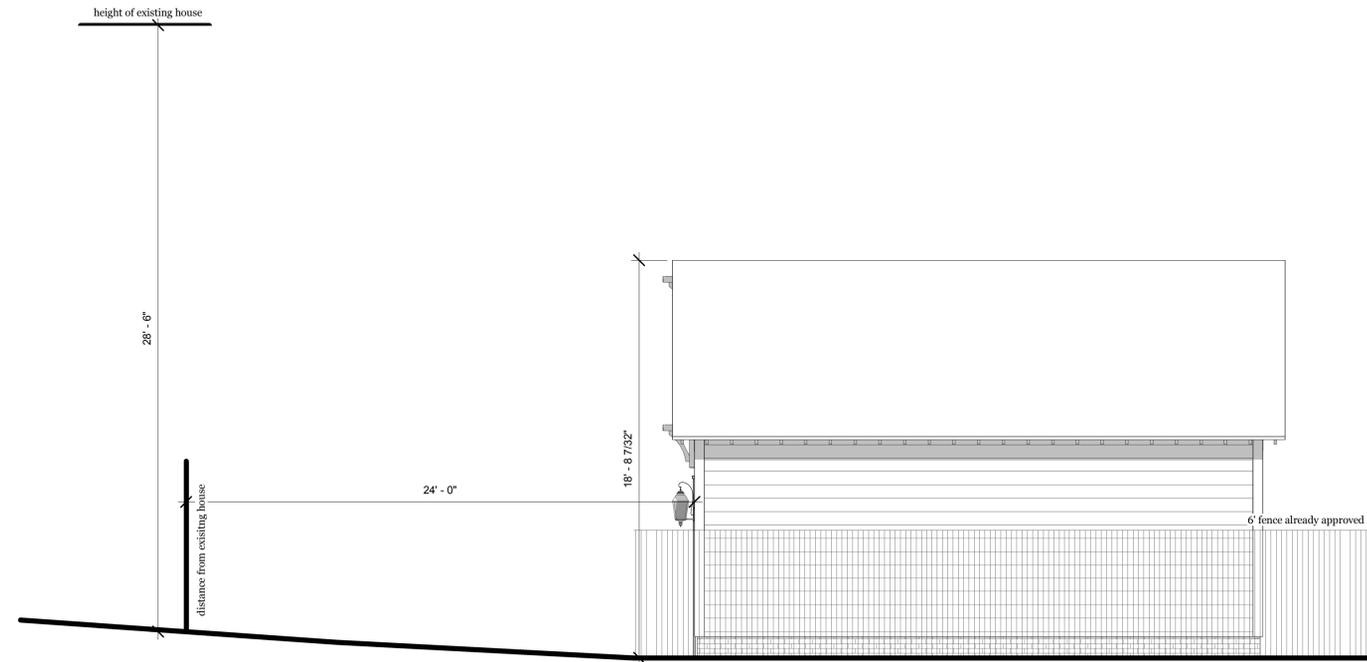
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Charlotte Historic District Commission - Case 2016-261
HISTORIC DISTRICT: WESLEY HEIGHTS
ACCESSORY STRUCTURE/TREE REMOVAL

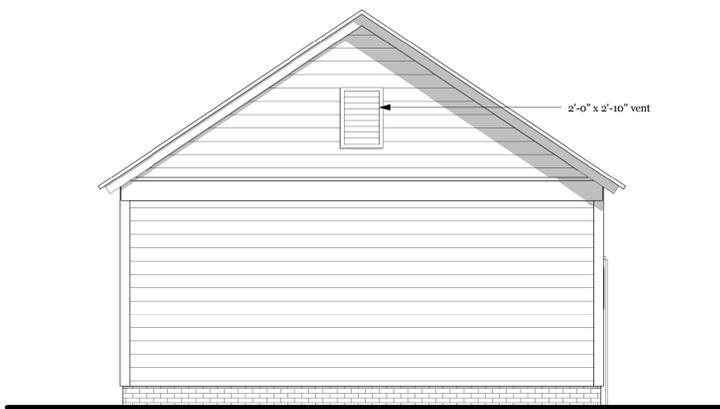




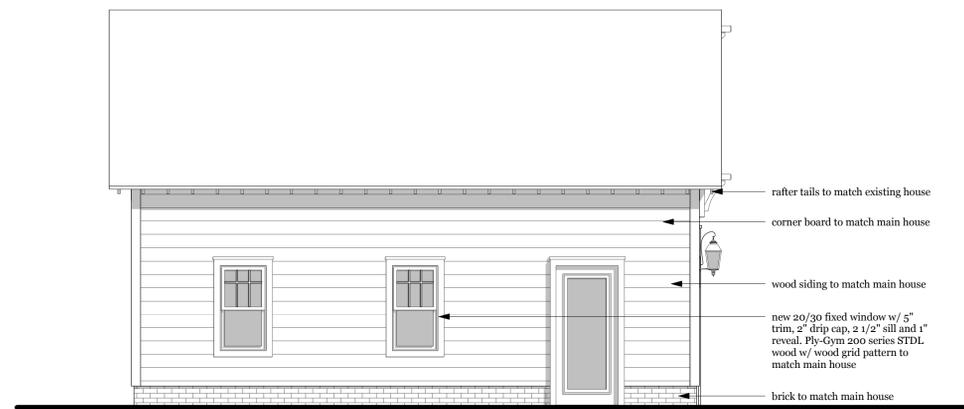
1 front elevation
A100 1/4" = 1'-0"



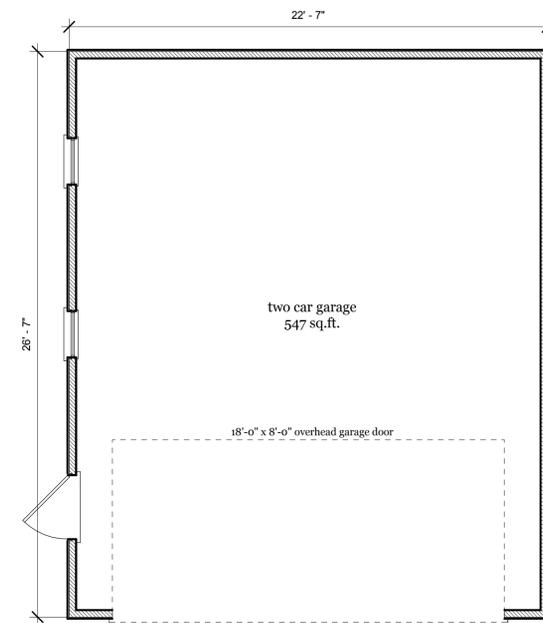
3 right elevation
A100 1/4" = 1'-0"



4 rear elevation
A100 1/4" = 1'-0"



5 left elevation
A100 1/4" = 1'-0"



6 first floor
A100 1/4" = 1'-0"

These are the 4 trees I would propose to remove. Pecan, Black Cherry, & 2 Hackberries.



This tree would stay and still adds plenty of shade and almost covers the other trees up planning to be removed.

Hackberry on right center of property would not allow for continued driveway or garage placement.

Hackberry tree in line of proposed fence down property line.



Severe lean can be seen here with the Pecan and Black Cherry. A bad storm or two away from taking down the power and fiber optic cable feeds to the neighborhood.

Removing these 4 trees allows a much cleaner site of the old oak tree that provides a lot of character to the neighborhood.



200 Year Old Oak tree still remaining in back yard. Future plans to prune this tree to allow continued vegetation and healthy growth.



Existing tree that would also stay untouched.

