
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 300 West Park Avenue

SUMMARY OF REQUEST: Detached garage

APPLICANT: Robert St. Louis

Details of Proposed Request

Existing Context

The site is a corner lot at 300 West Park Avenue and Southwood Avenue. Site dimensions are 50' x 195' with an alley. There are several trees on the right side and within the city's right of way. Plans for a new single family house were approved October 16, 2016. Hardie Artisan siding was approved by the HDC January 11, 2017.

Proposal

The proposal is a one story detached garage with access from the alley. The side setback is 15 feet from right of way, 20 feet from the alley, and 50 feet from the house. Garage height is approximately 17 feet. Proposed siding is Hardie Artisan to match the house. Additional landscaping is proposed on the side facing the street. The secondary entrance is set back 5' from the primary entrance and lower in height.

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

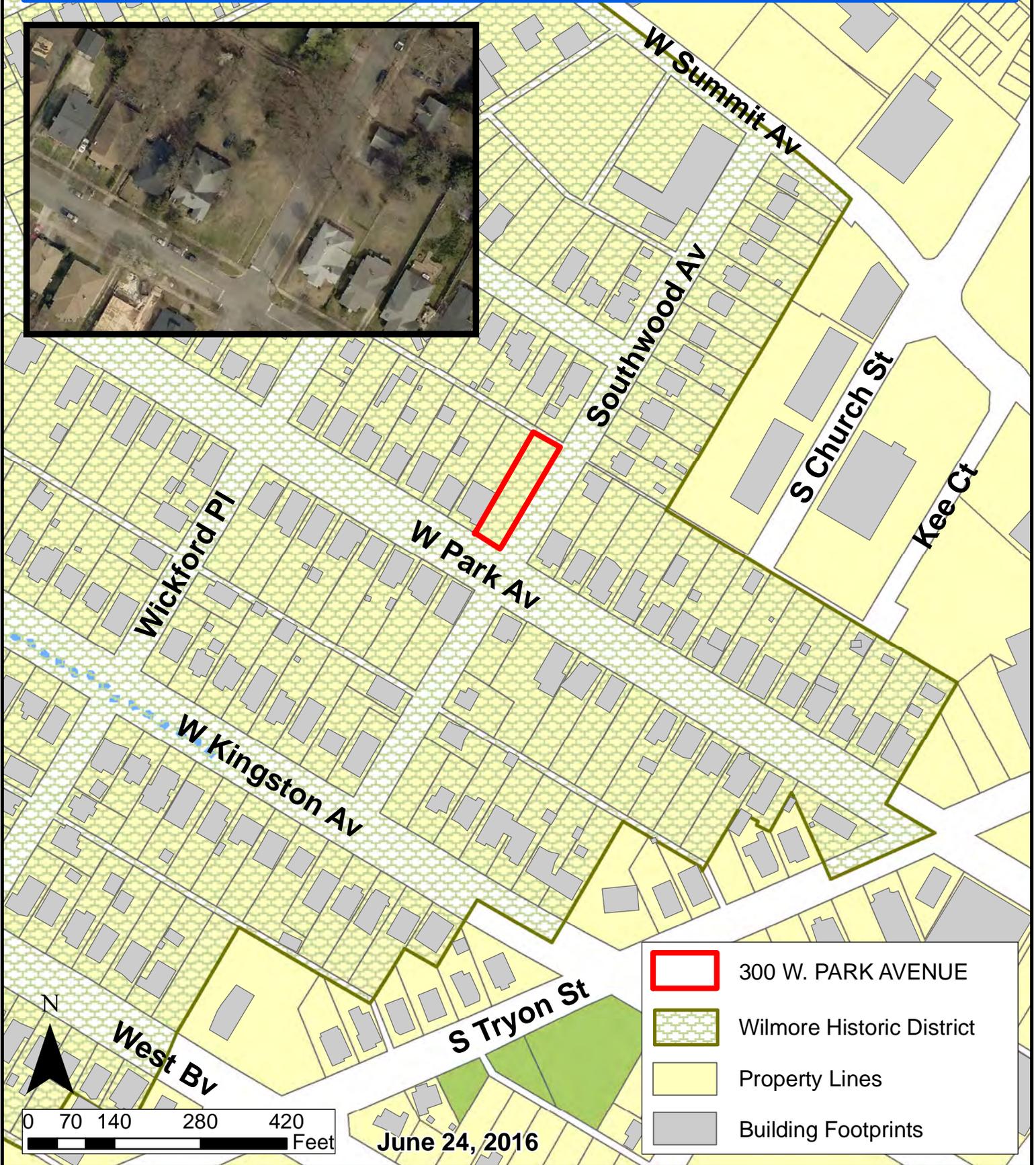
Although the main building on a lot makes the strongest statement about a property's contribution to the character of a Local Historic District, the accessory buildings that share the lot can also have a significant impact on the streetscape. The Historic District Commission recognizes that many of the 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.

Charlotte Historic District Commission - Case 2016-278
HISTORIC DISTRICT: WILMORE
ACCESSORY STRUCTURE/TREE REMOVAL



Existing Conditions



Existing Conditions



Context



400 W. Kingston (corner of Kingston & Wickford)



331 West Kingston (corner of Kingston & Wickford)



258 W. Park Ave (corner of Park & Southwood)



1631 S. Mint St. (corner of Mint & Kingston)

Adjacent Structures



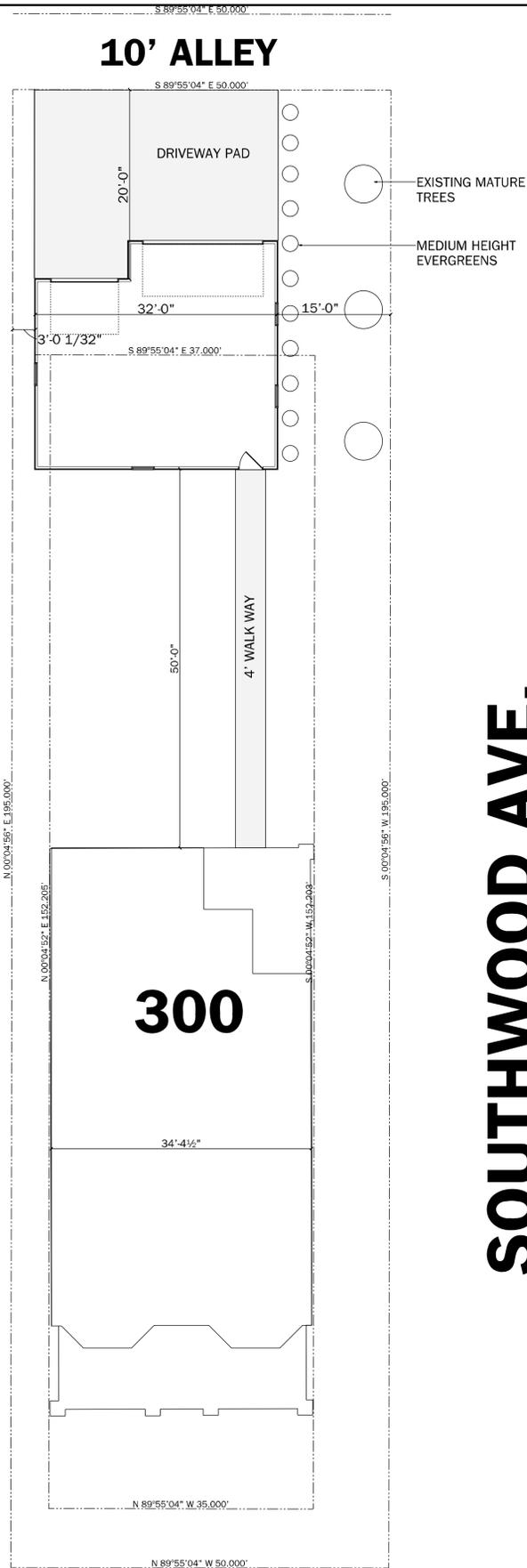
320 Westwood



1556 Southwood

GENERAL NOTES

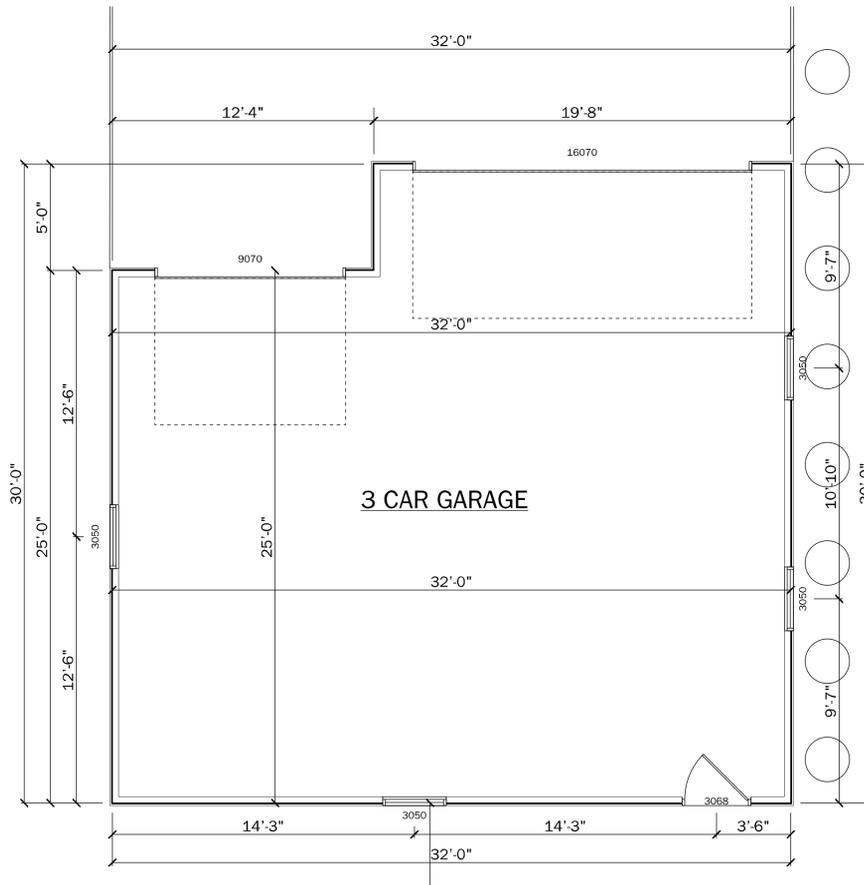
- 1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHAYVA MFS.
- 2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- 3 ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- 4 ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
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- 7 ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
- 8 ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
- 9 FRAME WALLS ARE DRAIN AT 3/12" WIDE, U.N.O.



SITE
SCALE: 1" = 10'-0"

W. PARK AVE.

SOUTHWOOD AVE.



GARAGE FIRST FLOOR
SCALE: 1/4" = 1'-0"

MEMBER



AMERICAN INSTITUTE of
BUILDING DESIGN

**TWENTY ONE
HOME DESIGN**



704-401-6159

WAXHAW, NC

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ST. LOUIS RESIDENCE

300 W. PARK AVE.
Charlotte
North Carolina

PAGE:

1

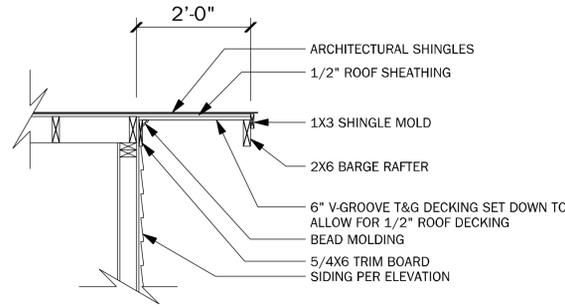
GARAGE PLAN

PAGE SIZE 24"X36"

DATE: Monday, January 23, 2017
SCALE: As Noted

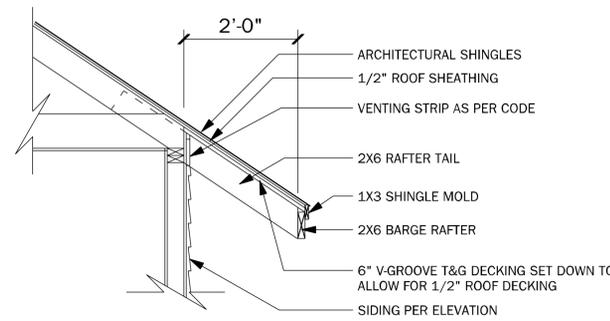
GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHA/VIA MFR.
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9. FRAME WALLS ARE DRAIN AT 3-1/2" WIDE, U.N.O.



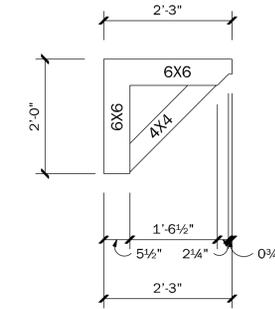
RAKE OVERHANG DETAIL

SCALE: 0.6719" = 1'-0"



SLOPED OVERHANG DETAIL

SCALE: 0.6719" = 1'-0"



BRACKET OVERHANG DETAIL

SCALE: 0.6719" = 1'-0"



LEFT ELEVATION

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

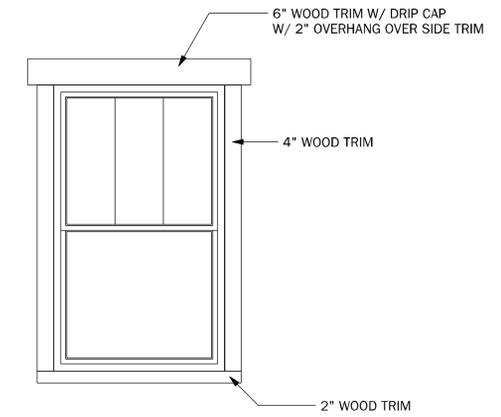


FRONT ELEVATION

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

ELEVATION NOTES:

- ALL WINDOWS TO BE WOOD WITH PAINTABLE SIMULATED DIVIDED LIGHT (SDL)
- SIDING TO BE HARDI-ARTISAN OR CEDAR LAP SIDING
- 1"X6" SELECT HARDI TRIM BOARDS
- SHAKE TO BE CEDAR SHAKE
- AT SIDING TO CORNER BOARD INTERSECTIONS; MAINTAIN 1/4" REVEAL, PACKOUT CORNER BOARDS ACCORDINGLY



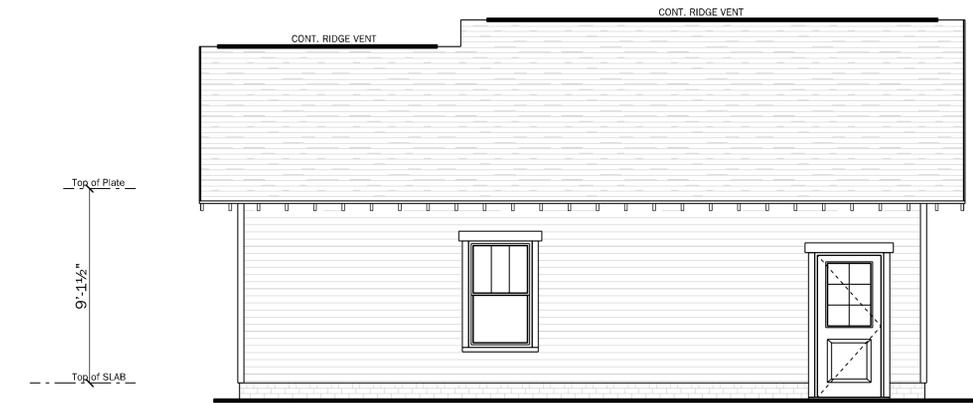
WINDOW TRIM DETAIL

SCALE: 0.6719" = 1'-0"



RIGHT ELEVATION

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



REAR ELEVATION

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

ELEVATION NOTES:

- ALL WINDOWS TO BE WOOD WITH PAINTABLE SIMULATED DIVIDED LIGHT (SDL)
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ST. LOUIS RESIDENCE

300 W. PARK AVE.

Charlotte
North Carolina

PAGE:

2

GARAGE ELEVATIONS

PAGE SIZE 24"X36"

DATE: Monday, January 23, 2017
SCALE: As Noted

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ST. LOUIS RESIDENCE

300 W. PARK AVE.
Charlotte
North Carolina

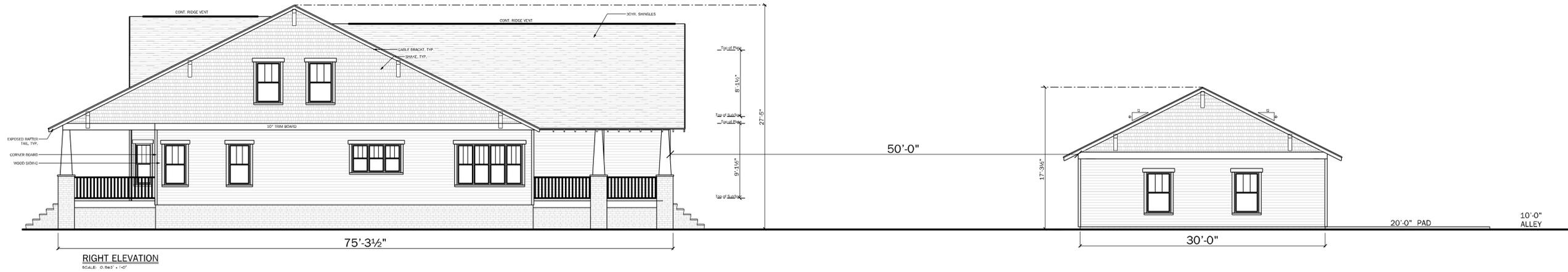
PAGE:

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SIDE VIEW

PAGE SIZE 24"X36"

DATE: Monday, January 23, 2017
SCALE: 0.1563" = 1'-0"



Picture Location – Driving or walking by

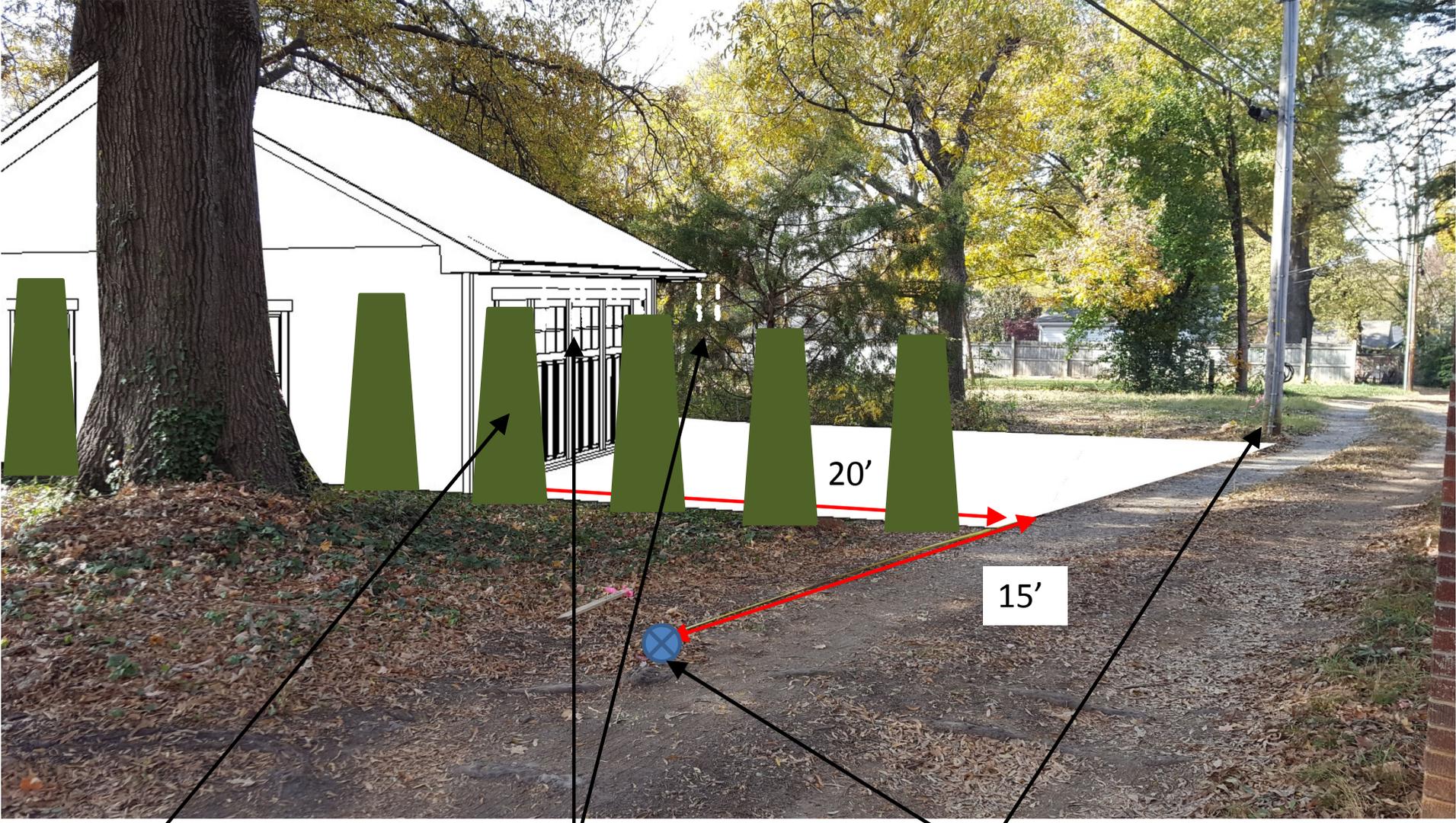


Location 1

Location 2

New Dec '16

Proposed Conditions – Location 1



Additional shrubs

Garage doors -reference only,
see architectural details

Property Marker

New Feb '17

Proposed Conditions – Location 2

New Dec '16



Tree Preservation Plan

- Fence in root area of mature tree to prevent material, equipment, vehicles from entering area
- Fertilize tree to allow for optimum growth of roots
- Air spade foundation area to expose roots
- Only roots that necessitate cutting will be properly severed.
- Remove 3 voluntary trees that are inhibiting growth of mature trees

Tree Preservation plan details – Tom Johnson

St. Louis, Rob

Subject: RE: garage info

From: Johnson, Tom [<mailto:Tom.Johnson3@duke-energy.com>]

Sent: Sunday, October 30, 2016 9:46 PM

To: St. Louis, Rob

Subject: RE: garage info

Rob,

After reviewing your plans I suggest you do the following. Let me know if you have any questions and we can work thru them. If you need assistance denoting the boundaries of the tree protection I can help you.

- 1) Show the location of the tree protection fence on your site plan. Show the TP boundaries fully encompassing the trees i.e. ran at the back of curb along the street for as far as possible or 1' per inch. The show it as deep (towards the garage as possible).
- 2) Add the details for the tree protection measures to the site plan.
<http://charlottenc.gov/ld/CLDSM/Pages/4000Series.aspx>
- 3) Include details, 40.02, 40.12 found above
- 4) Revise the note regarding cutting of tree roots to read that **only roots that necessitate cutting** will be severed.
- 5) It would be preferable for this work to occur in the winter when the trees are dormant.
- 6) As an International Society of Arboriculture Certified Arborist I will make weekly site visits to your property to inspect the tree protection and condition of the trees. I will also oversee the air spade and root cutting work.

It is my professional opinion that these measure will protect the tree on your property from succumbing to construction impacts. In addition to being a certified arborist and registered Forester in NC and SC I worked for the City of Charlotte's Land Development department for nearly 10 years overseeing the Urban Forestry Program. I have a personal affinity for the city's trees and will work with you to insure that they remain healthy.

Best Regards,

Tom Johnson

ISA Certified Arborist

NC and SC Registerd Forester

803-640-2337



October 29, 2016

Rob St. Louis
5720 Carnegie Blvd
Apt 3103
Charlotte NC 28209

Dear Rob,

This document discusses tree protection and tree health for the 3 large willow oaks at the 300 W. Park Ave site. Phases of tree protection occur prior to construction in the grading and clearing stages, during construction, and the post construction and landscape phases as noted below.

Several topics specifically were discussed onsite for the 3 mature willow oak trees. The following items are critical to a successful project and to maintain the best health of the indicated trees:

- The importance of a tree protection area to be set up based on diameter of trees as noted below. These areas shall not be interfered with during all phases of the project.
 - Tree protection areas shall be identified with fencing
 - Tree protection areas should be filled with mulch to protect root zones layer and retain moisture around the trees.
- The importance of tree pruning prior to the project commencing. Tree pruning should include dead and decaying material removal as well as any needed structural pruning.
- The trees shall be fertilized 2x during the project at 1 year intervals. This includes deep root fertilization with Boost prior to construction and 1 year after.

Below are guidelines for successful tree protection during all phases of your project:

Pre-Construction Activities

Building Site Preparation

Define areas for roads, structures and utilities as well as tree preservation areas. Locate specific sites for storage of building supplies and fill soil, worker and equipment parking areas and washout areas for concrete trucks. These areas should not interfere with tree preservation areas.

Worker Education

Pre-construction meetings should be held to advise construction crews of tree preservation areas and procedures to avoid damage to remaining vegetation. A system of



BARTLETT TREE EXPERTS

fines should be developed and imposed on workers, including subcontractors, who damage plants through negligence. 28241-7732 (704) 588-3713, FAX (704) 588-4824

Pre-Construction Site Preparation (Site Clearing)

Trees that will not be preserved should be removed from the site in a manner to avoid injury to remaining trees. Trees should be felled away from remaining vegetation. Heavy equipment should not encroach on the root systems of high value plants. If necessary, trees should be removed manually with chain saws, and stumps should be ground out instead of using heavy equipment.

Delineating Protection Areas

Tree protection areas should be delineated with fencing to prevent encroachment of equipment. Whenever possible, the tree protection zone should be extended to the dripline of open-grown trees. The **minimum** distance from the trunk of the tree protection zone should never be less than 6" for every inch of trunk diameter (ideally 12" for each inch of trunk diameter). For old trees, declining trees and those sensitive to construction, a larger tree protection zone is required. Fences should be erected at a **minimum** distance from the tree of six inches for every inch of trunk diameter. Signs should be placed visible from all directions, along the fence to inform workers of the purpose of the boundary. Mulch should be applied to a depth of 3-4" in protection areas to help reduce moisture stress.

Preservation Activities During Construction

Excavations

Where excavations are performed in the root zone of plants, roots should be cut cleanly using a vibratory plow, root cutter, trencher or rock cutter. Backhoes can rip roots at considerable distances from the point of excavation and should not be used.

Monitoring

An arborist should inspect the project site at bi-monthly intervals or more often on large projects. The arborist should inspect fences, cuts and fills, as well as the general health and condition of the trees. Violations and tree problems should be reported to the project coordinator in writing.

Tree Maintenance During Construction

Trees with root injuries should be irrigated during droughts, especially in summer. Root damaged trees should receive a minimum of one inch of water per week from the combination of rainfall and irrigation. This is equivalent to 750 gallons of water per 1000 square feet within the root zone (preservation area) of the plant. Deadwood branches, storm damaged limbs and low limbs that interfere with construction, should be pruned properly on an as-needed basis. Trees also should be monitored for presence of damaging pests. Attention should be given to insect borers, including bark beetles, defoliating pests



BARTLETT TREE EXPERTS

and canker diseases. Appropriate control procedures should be implemented on an as-needed basis. Treatments such as fertilization and maintenance pruning generally

should be deferred until construction is complete, while treatments such as bark-tracing wounds may need more immediate attention.

Grade Changes

Grade changes should be avoided around trees whenever possible. Site development should utilize existing contours in order to preserve feature trees.

Post Construction Tree Maintenance

Trees damaged by construction generally require a high level of maintenance due to stress caused by root loss. Demands for water and mineral nutrients (fertilizer) are critical due to root loss. Pruning requirements on construction-damaged plants are high due to a greater likelihood of branch dieback. Stressed trees are more sensitive to certain pest problems particularly borers, bark beetles and canker disease fungi.

Tree Structure Evaluation

A thorough inspection and evaluation of tree structure should be performed before any maintenance is conducted. Careful inspection of the root zone and root flares should be undertaken to assess hazardous conditions. Branch structure, wood decay and other defects also must be evaluated.

Final Grading

Final site grading should provide drainage systems that divert ground water from tree preservation areas. Grading should be avoided in preservation areas. Whenever possible, maintain trees under a layer of mulch in natural areas rather than grading and establishing turf or other ground cover. Trees that were once part of a natural forested area have many fine roots in the duff layer. Removal or addition of just a few inches of soil for turf establishment can cause significant root mortality, which can result in tree decline and death.

Root Collar Excavation

During construction, soil is frequently placed against root collars of trees due to grade changes. Ensure that root flares are visible on all trees during the initial inspection.

Mulching

Any organic mulch, such as wood chips, shredded bark, bark nuggets, pine straw or leaves, is suitable around trees. The benefits of mulch on plant growth include conserving soil moisture, supplying nutrients and organic matter, eliminating competition from



BARTLETT TREE EXPERTS

weeds and ground cover plants and preventing erosion. Mulches should be applied to a depth of two to four inches. Excessive mulch can encourage shallow rooting which can

be detrimental during droughts. Avoid annually top dressing mulched areas where the mulch exceeds depths of four inches. Avoid placing mulches against the root collar.

Irrigation

Irrigation to supplement low rainfall is a critical factor in preserving trees that have sustained root injury. Approximately one inch of rainfall or irrigation per week during the growing season is advisable for on stressed trees. This is equivalent to 750 gallons of water per 1000 square feet of ground area inside the dripline. The recommended quantity of water can be applied gradually using a drip system or applied in one or two applications per week.

Fertilization

Due to root loss during construction, nutrient absorption is reduced. Maintaining a high soil fertility level is essential in preventing nutrient deficiencies. Adjusting soil pH for the specific species is essential in ensuring nutrient availability. Slow release fertilizers, in which the nitrogen source is formulated to be released gradually to the plant, are most efficient for application. Fertilization and soil amendment applications should be based on soil chemistry analysis. Frequent light applications (annual treatments) may be necessary during the first three to five years following construction. The interval and frequency depends on soil conditions, plant species and plant health. Where nitrogen is the only element required and trees are growing in natural areas, surface applications of fertilizers are effective. In turf areas, compacted soils or on slopes, subsurface application of the fertilizer should be used to prevent runoff or turf injury. Phosphorus and potassium are very immobile in the soil and must be installed subsurface in the root zone if these nutrients are to be immediately available. Subsurface applications can be efficiently performed by injecting suspension or solution fertilizers into the soil using conventional tree equipment. Soil analysis must be used to determine micronutrient requirements, pH modifications and organic matter additions.

Soil Compaction

On new construction sites soils subjected to pedestrian and vehicular traffic on new construction sites are prone to compaction. Compacted soils restrict root development due to physical impedance of the soil. Compacted soils have less air space and reduced water holding capacity. This further reduces root development. Within the root zone of existing trees, treatments for compacted soil may involve mulching, fertilization or soil replacement / de-compaction techniques.



BARTLETT TREE EXPERTS

Pruning

Following construction, trees should be pruned of dead, dying, interfering and objectionable branches to improve health and vigor. If crowns of trees are exceptionally dense, thinning of branches should be performed to compensate for root damage. Thinning, if necessary, should be performed in such a manner to maintain branch

distribution throughout the canopy. Approximately 50% of the foliage should be maintained on the lower two-thirds of the crown or leader. Crown reduction or “cutting back” trees should be avoided except where severe root damage has occurred or where major structural deficiencies exist.

Final Landscaping

Installation of lighting and irrigation systems, and soil preparation for turf and landscaping can cause significant root damage to trees if not carefully planned. Ideally all these activities should be restricted from the root protection zones for a period of two years after construction to allow time for trees to recover and regenerate new roots. If some of these activities must occur within these protected zones, techniques such as soil boring and air-spading should be employed to minimize additional root damage.

Respectfully Submitted,
Eric Schmidhausler
ISA Certified Arborist SO-7306A



Client:

Mr Rob St Louis
5720 Carnegie Blvd
Apt 3103
Charlotte, NC 28209
E-Mail Address: rstlou@yahoo.com
Mobile Phone: 704-534-4520

Printed on: 10/31/2016

Created on: 10/29/2016

Bartlett Tree Experts
Eric Schmidhausler - Representative
PO Box 7732
Charlotte, NC 28241
E-Mail Address: eschmidhausler@bartlett.com
Mobile Phone: 704-634-7718
Business: 843-682-2487

Property Address: 300 W. Park Ave, Charlotte, NC 28203

The following program is recommended for certain trees and shrubs on your property. In addition to a thorough plant health care program, Bartlett Tree Experts recommends having a qualified arborist inspect your property periodically to assist you in identifying potential risks or hazardous conditions relating to your trees or shrubs. THIS IS NOT AN INVOICE.

Thank you for selecting the Bartlett Tree Expert Company to provide you with scientific tree care. This proposal is based on my knowledge and inspection of your trees.

Your decision to employ Bartlett, as the contractor for this work will ensure that certified tree experts and arborists are available to consult with you on all phases of protecting and maintaining the trees and shrubs on your property.

Phase 1

Soil Care and Fertilization

Apply Boost NK 32-0-10 to the following plant and location to help improve plant health prior to and following construction.

- 30" Willow Oaks (3) located at the along Southwood Ave

Boost NK 32-0-10 is specifically formulated by the Bartlett Tree Research Laboratories to meet the nutrient requirements of woody landscape plants. Boost NK 32-0-10 contains no phosphorus and is designed for use near sensitive waterways and watersheds where phosphate run-off and leaching are a concern. Boost NK 32-0-10 releases its nutrients gradually to the plant over an entire growing season to further reduce the potential for leaching.

Boost NK 32-0-10 is mixed with water and injected directly into the critical root zone of the plant thereby reducing the potential for nutrient runoff.

Provide 2 treatments at 250.00 per treatment.

Estimated Treatment Dates: 11/28/2016, 9/21/2017.

Tree and Shrub Work

Prune 30" Willow Oaks (3) located at the along Southwood Ave according to the following specifications:

- Clean to remove all dead, diseased and broken branches 2" in diameter and larger throughout crown to improve health and appearance and reduce risk of branch failure.
- Raise lower branches to a height of 20-24 feet to improve clearance over new construction.

Leave wood chips on site near tree base to be used for tree protection and mulching.

- NOTE:
include removal of large horizontal limb extending over property.

Root prune 30" Willow Oaks (3) located at the along Southwood Ave to reduce the risk of root damage and subsequent decay within the critical root zone. Roots will be pruned by excavating soil with an air-tool and severing roots with a saw. at a distance of approximately 15 feet from the stem to a depth of approximately 10 inches in depth. Trenches will be backfilled with soil.

- NOTES:
This portion of the work will be completed while footers for the garage are being excavated. A Bartlett Tree Experts technician will be on site and will sever exposed roots within the drip line of the tree during excavation.

Total for 'Phase 1' *Amount: \$3,150.00*

Phase 2

Tree and Shrub Work

Remove the following tagged property items:

- native cherry located at the under large willow oaks
- cedars (2) located at the under large willow oaks

Leave stumps low. Leave wood chips on site near tree base to be used for tree protection and mulching.

- NOTE:
Also include removal of 15" oak stem/sucker at base of large oak.

Total for 'Phase 2' *Amount: \$744.00*

Phase 3

Client: Mr Rob St Louis

Printed on: 10/31/2016

Created on: 10/29/2016

Tree and Shrub Work

Remove various trees and pecans (2) to the following specifications:

- Tree removal includes all material along property edge.
- brush and vegetation
- 2 small oaks
- hackberry
- crape myrtle
- cedar

Leave wood chips on site near tree base to be used for tree protection and mulching.

Total for 'Phase 3'

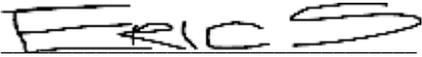
Amount: \$1,216.00

Thank you for your confidence. My staff and I look forward to being of further assistance in helping to protect and preserve the beauty of your landscape.

Thank you,

Eric Schmidhausler
Arborist Representative

Please review the information and the terms and conditions attached, which become part of the agreement, and sign and return one copy authorizing the program.

 (Customer Signature)


 (Bartlett Representative - Eric Schmidhausler)

 (Date)
 10/31/2016

 (Date)

Prices are guaranteed if accepted within thirty days.
All accounts are net payable upon receipt of invoice.
Work is done in accordance with ANSI A300 Tree Care Standards.

To access a certificate of liability insurance for Bartlett Tree Experts, please navigate to <http://www.bartlett.com/BartlettCOI.pdf>

A Job Site Safety Analysis was completed for your property, please contact your arborist for further details.