CHARLOTTE

CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS - AMENDED

CERTIFICATE NUMBER: HDCRM-2018-00511
DATE: 18 October 2018
10 April 2019 - AMENDED

ADDRESS OF PROPERTY: 1804 Thomas Avenue
TAX PARCEL NUMBER: 08119617

HISTORIC DISTRICT: Plaza Midwood

OWNER: Kelly Jenkins
APPLICANT: Veronica DeVita

DETAILS OF APPROVED PROJECT: The project is a rear addition that is no taller than the house and does not increase the square footage of the house more than 50%. The new rear addition includes a small bump-out to the right side, which is slightly wider than the main house. An existing patio, deck, and rear entry addition will be removed. The new rear addition will lie in below the existing ridge. The addition measures approximately 19'-0" x 37'-0". Materials include brick to match the existing house, wood or aluminum clad windows, and wood brackets and vent to match existing. New roof and window trim details will match the house. All new windows will be double-hung with Simulated True Divided Light (STDL) muntins in a pattern to match existing. An 18" Pecan is located near the right property line and a tree protection plan is included. Post construction the rear yard will have 21.5% impervious coverage. See attached plans.

The project was approved by the HDC October 10, 2018.

- 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 twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered 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 twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

James Haden, Chairman

Charlotte Mecklenburg Planning Department

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

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Dear Charlotte Historic District Commission,

I am composing this letter to officially document the recommended services to protect an 18” Pecan tree growing along the right rear perimeter of 1804 Thomas Ave., 28205. The homeowner, Mrs. Jenkins, advised me of a future home renovation/addition project that could impact the health and/or structural integrity of the tree if not protected initially. A limited visual inspection revealed a vigorous canopy with no visible structural defects/wounds. The following mitigation services are recommended to protect the young Pecan tree before, throughout, and after the construction of the new home addition:

- In fall 2018, administer a natural, liquid-injected (low-Nitrogen) soil conditioner directly to the root zone to support feeder root production, improve the soil structure, alleviate drought stress, and increase plant vigor.
- Prior to construction, install a highly visible barrier fence to protect from root damage/soil compaction. The fencing is recommended to protect a minimum radius of 6’ of root zone.
- Prior to construction, use an “Air Knife” (compressed air tool) to create a trench (12-18” deep) spanning along the inside edge of the tree protection fencing. Prune any exposed tree roots within the trench and backfill immediately to avoid root system dehydration.
- Prior to construction, install a 2-4” layer of mulch/wood chips within the tree’s protective barrier fence to buffer the soil and protected root zone from stress during construction.
- Beginning in late-winter/early-spring transition 2019, monitor and treat the lower 6’ of main stem and root collar for active Ambrosia Beetle populations. This destructive, wood-boring pest is attracted to trees under stress, and has multiple generations/life cycles in a single growing season. Preventative insecticide treatments are recommended to begin in early-spring (April/Forsythia bloom), and continued at 60-90 day intervals.
- In spring 2019, administer a natural, liquid-injected (low-Nitrogen) soil conditioner directly to the root zone to support bloom/leaf expansion.

The listed recommendations are based on the tree conditions at the time of the assessment. It is advised to have a qualified arborist assess the tree and site conditions throughout the duration of the construction project, annually thereafter, and after any significant weather events that could affect the tree’s health or structural integrity. The listed services are recommended as risk mitigation and do not entirely remove risk of tree decline, death, or failure. The attached photograph documents the tree and site conditions on 9/11/18. Please advise me with any questions or concerns.

Kind Regards,
Santelle (“Tig”) Kalia
ISA TRAQ Certified Arborist & Municipal Specialist (# MA-455374)
Heartwood Tree Service

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