



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS - AMENDED

CERTIFICATE NUMBER: HDCRMI-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

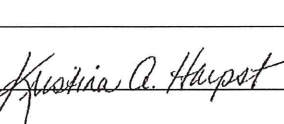
DETAILS OF APPROVED PROJECT: The project is a rear addition that is no taller than the house and does not increase the square footage of the house more than 50%. The new rear addition includes a small bump-out to the right side, which is slightly wider than the main house. An existing patio, deck, and rear entry addition will be removed. The new rear addition will tie 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 (STD L) 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 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 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


Staff



9/27/18

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.

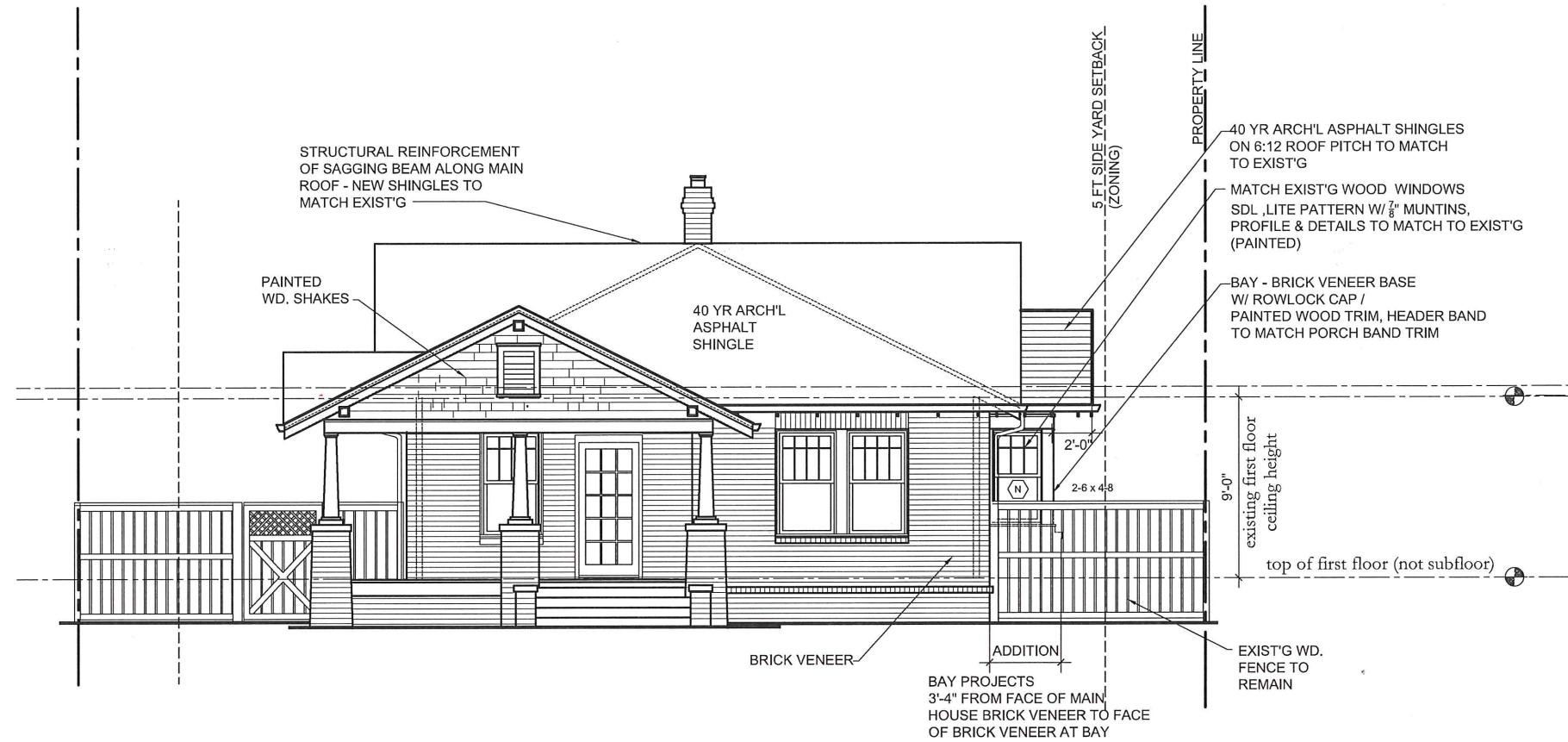
Kind Regards,
Santigie ("Tig") Kabia
ISA TRAQ Certified Arborist & Municipal Specialist (# MA-4553AM)
Heartwood Tree Service



Veronica DeVita
Architect

801 Nottingham Drive
Charlotte, NC 28211

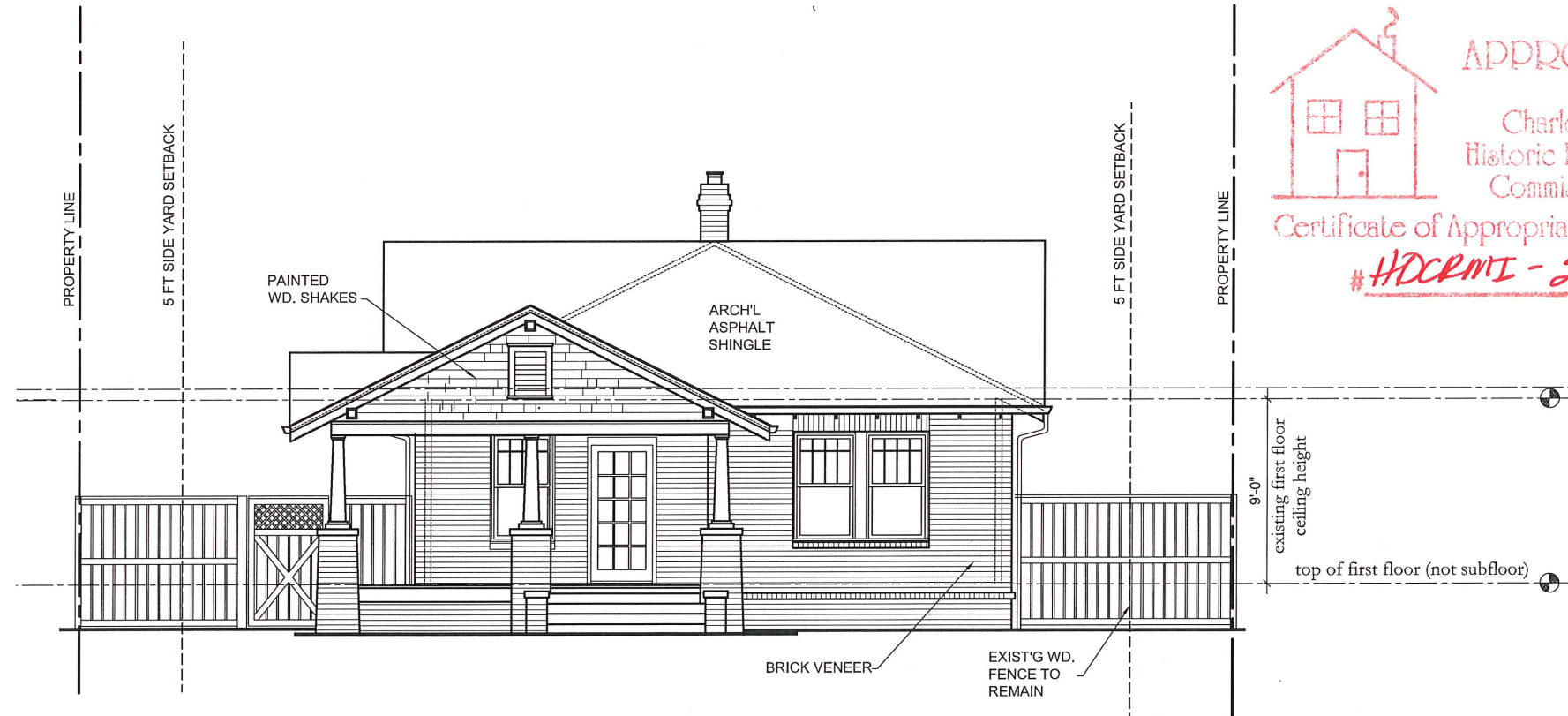
704 . 607 . 7854
verndevita@gmail.com



2 PROPOSED FRONT (WEST) ELEVATION

A3

SCALE: 1/8"=1'-0"



1 EXISTING FRONT (WEST) ELEVATION

A3

SCALE: 1/8"=1'-0"

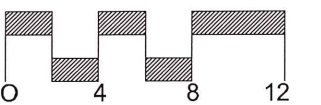


JENKINS
MASTER SUITE ADDITION

KELLY JENKINS
1804 THOMAS AVENUE
CHARLOTTE NC 28205

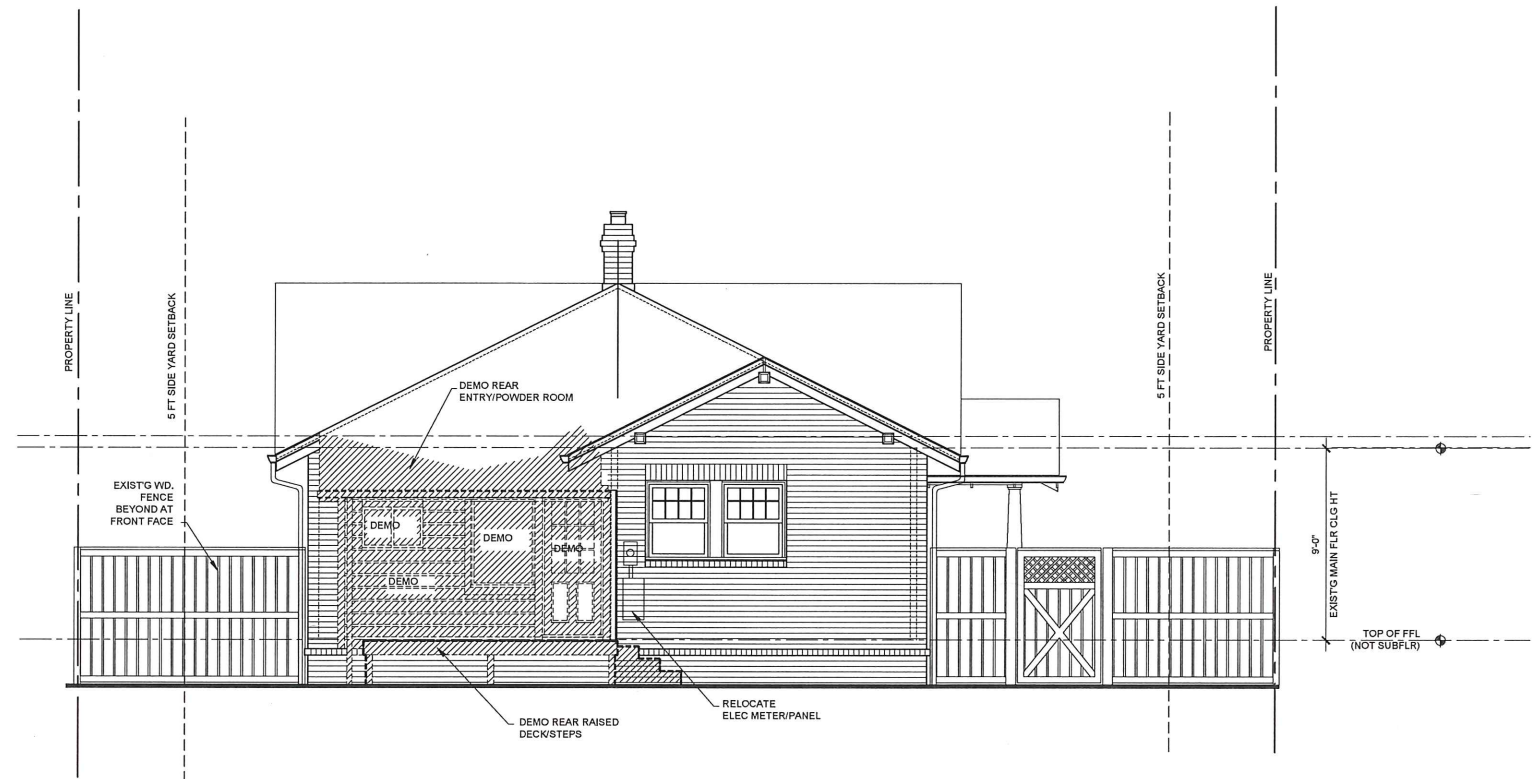
SEP 10 2018 HDC REVIEW

NOT FOR CONSTRUCTION



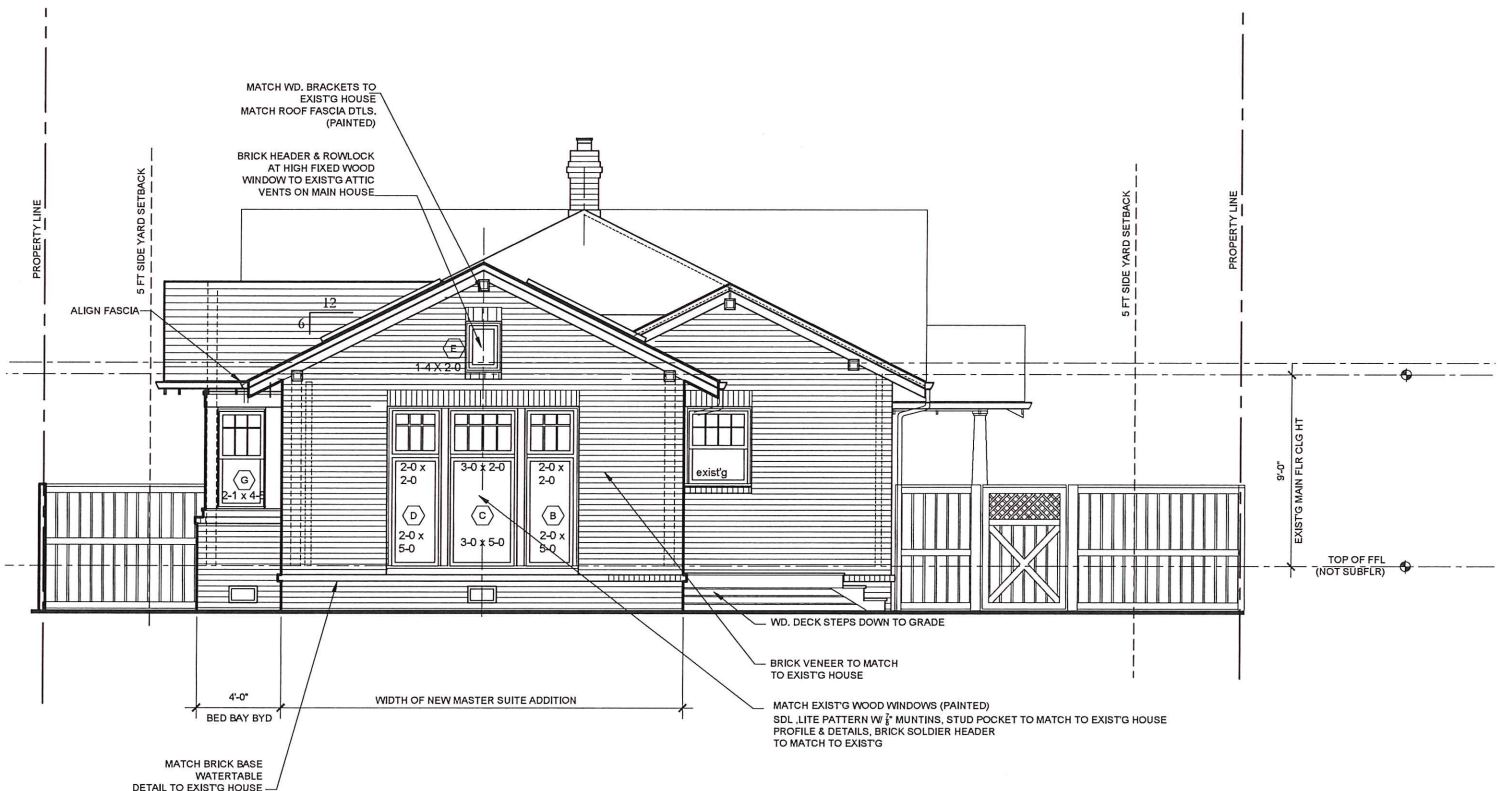
FRONT (WEST) ELEVS

A3



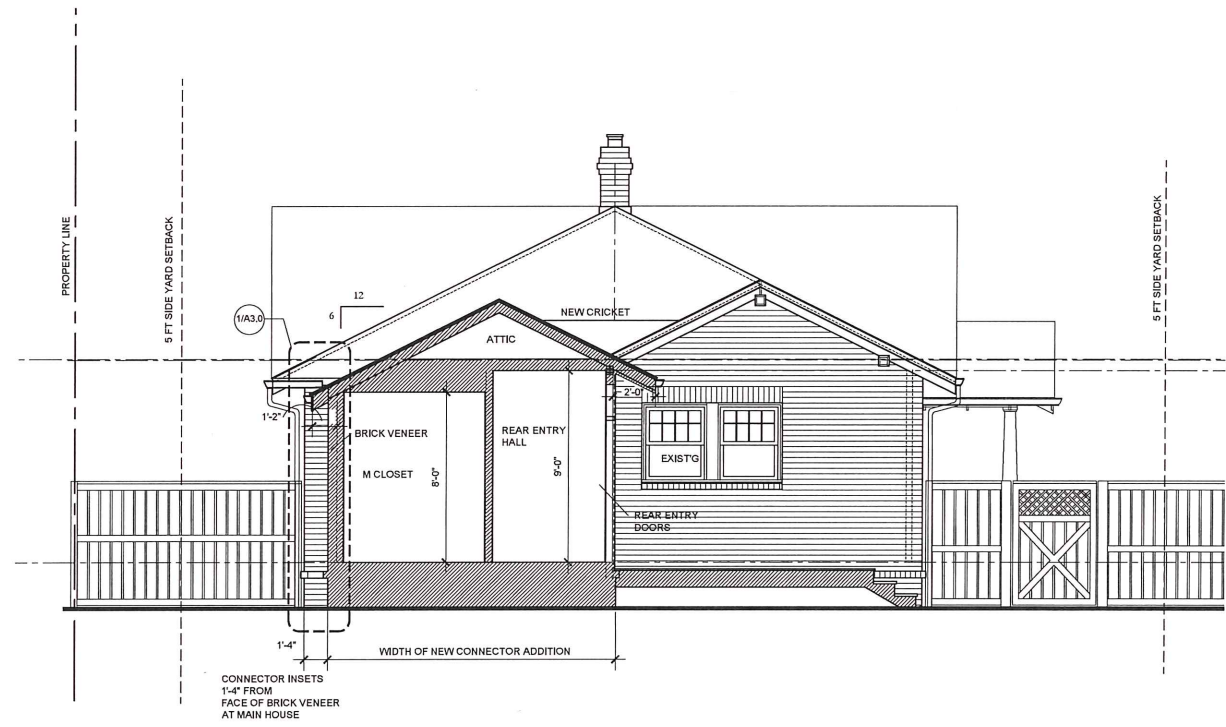
3 EXISTING / DEMO REAR (EAST) ELEVATION
A2.3

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



1 PROPOSED REAR (EAST) ELEVATION
A2.3

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



2 PROPOSED REAR (EAST) ELEVATION - BUILDING SECTION THRU CONNECTOR
A2.3

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



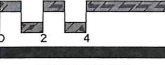
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JENKINS RESIDENCE

ADDITION FOR:

KELLY JENKINS: OWNER
1804 THOMAS AVENUE, CHARLOTTE, NC 28205

PRICING SET 12 OCT 2018
PERMIT SET 9 JAN 2019



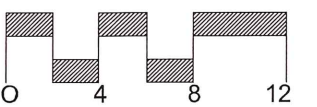
REAR (EAST)
ELEVATIONS
PROPOSED & DEMO

A2.3

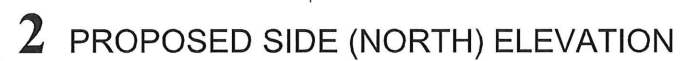
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KELLY JENKINS
1804 THOMAS AVENUE
CHARLOTTE NC 28205

NOT FOR CONSTRUCTION



A5

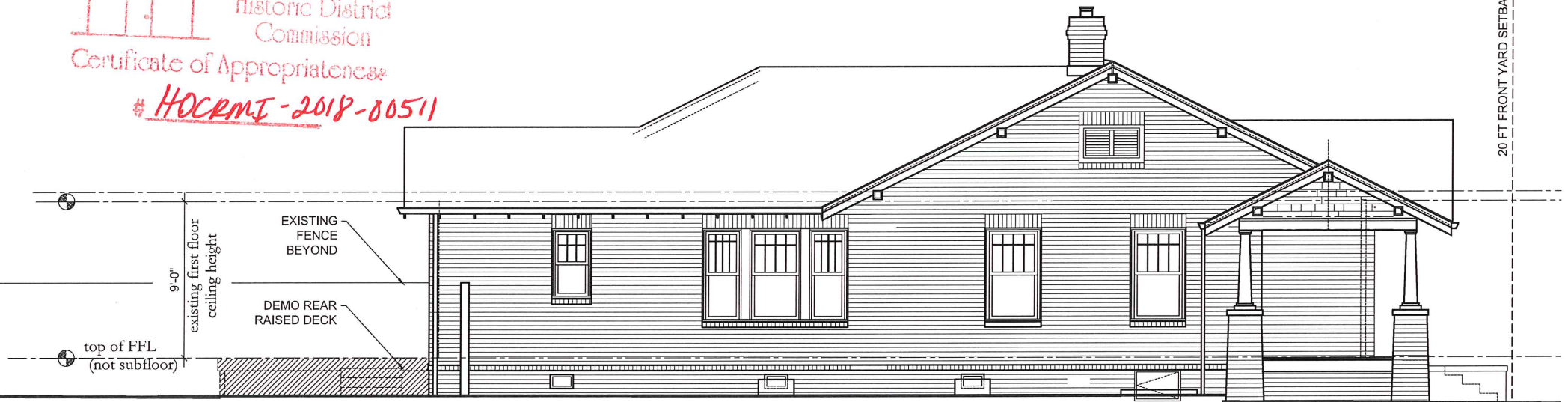


APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

HOCRM-2018-00511

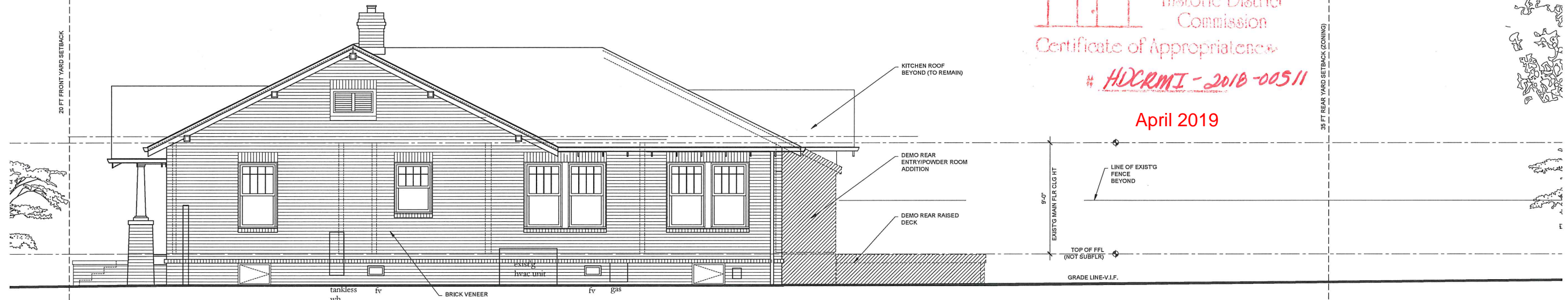


1 EXISTING SIDE (NORTH) ELEVATION

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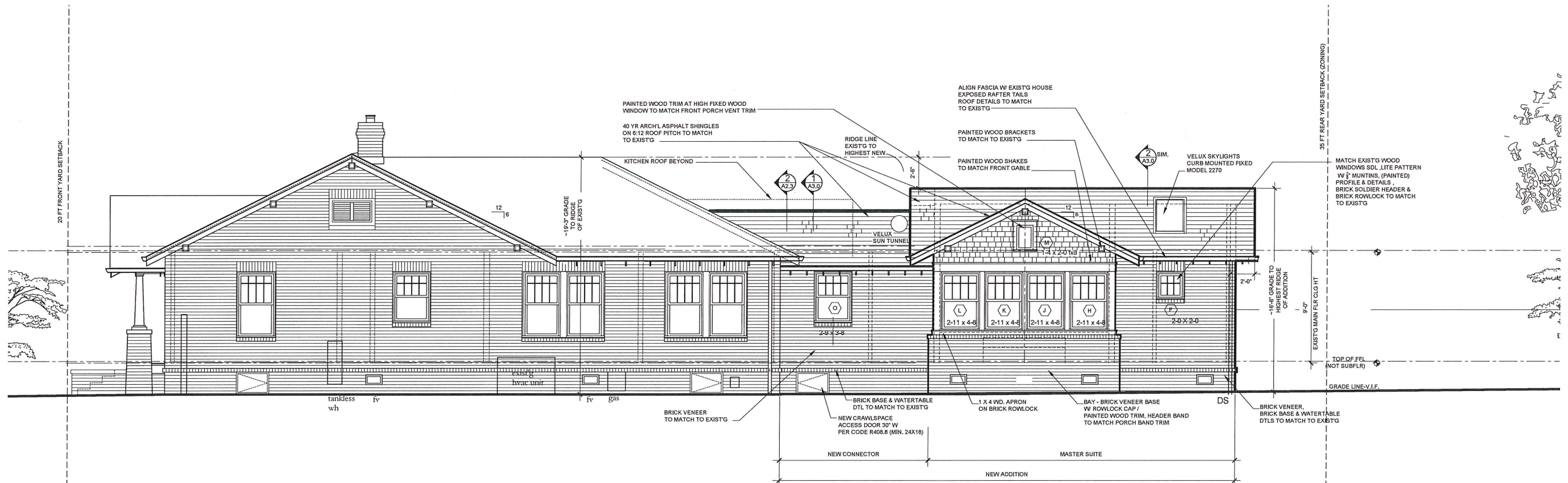
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HDCRMI-2018-00511
April 2019

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1/9/19
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2 EXISTING / DEMO SOUTH SIDE ELEVATION
A2.0

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



1 PROPOSED SOUTH SIDE ELEVATION
A2.0

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

JENKINS RESIDENCE

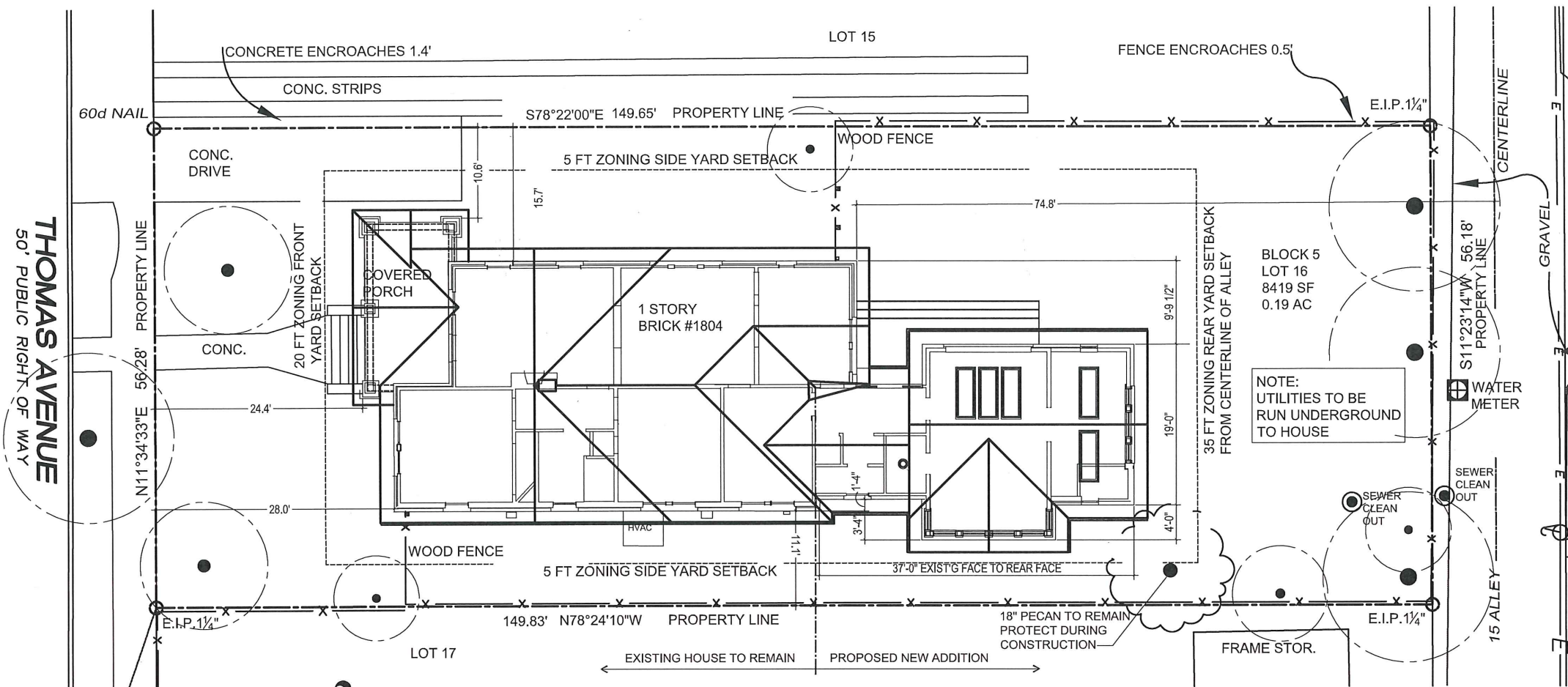
ADDITION FOR:

KELLY JENKINS; OWNER
1804 THOMAS AVENUE, CHARLOTTE, NC 28205

PRICING SET 12 OCT 2018
PERMIT SET 9 JAN 2019

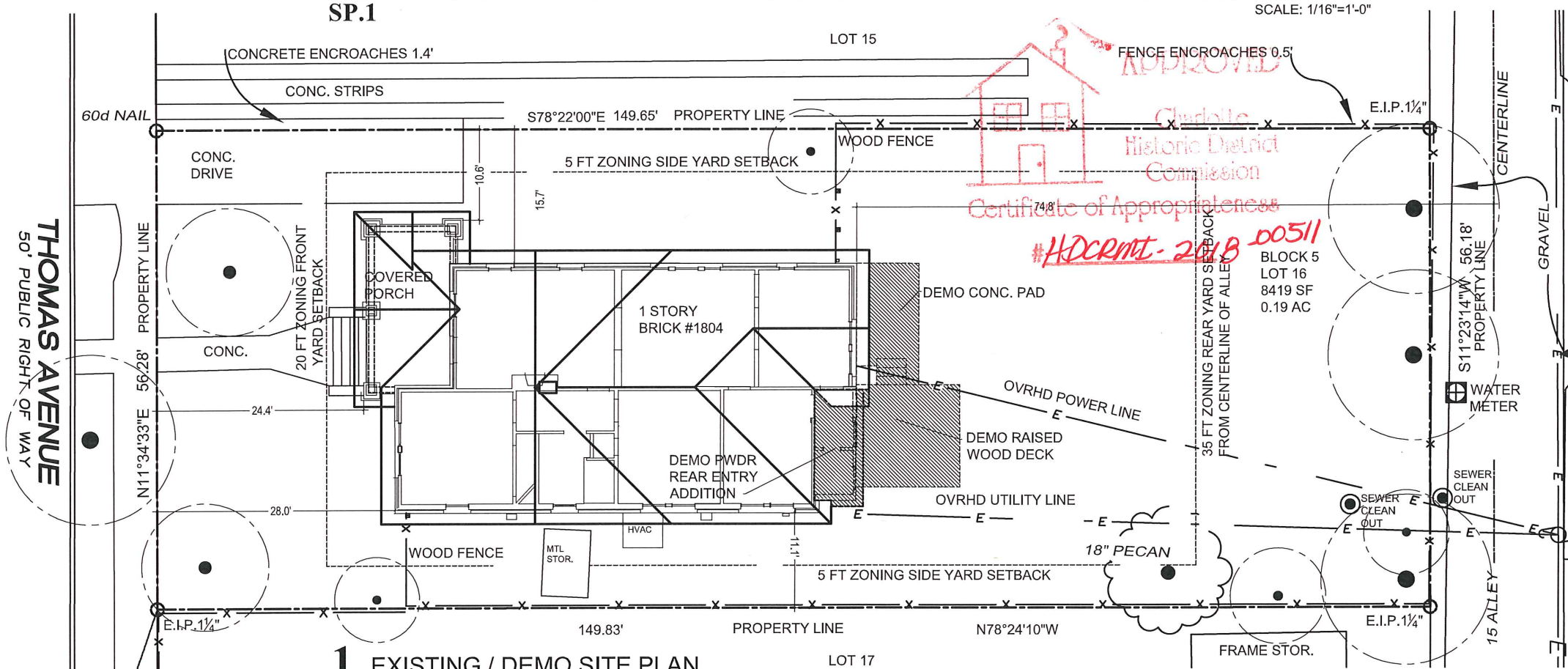
SOUTH (SIDE)
ELEVATIONS
PROPOSED & DEMO

A2.0



2 PROPOSED SITE PLAN

SP.1



1 EXISTING / DEMO SITE PLAN

SP.1

ZONING INFORMATION:

LOT NO. 16
TAX ID#: 081-196-17

ZONING: R-5
SETBACKS:
FRONT YARD: 20FT
SIDE YARD: 5FT
REAR YARD: 35FT

OPEN SPACE CALCULATIONS

Lot Zoned R-5

Min. Open Space : 65% (open) 35% built
0.190 acres = 8,419 square feet
8,419 sf x 35% = 2,947 sf allowed

Existing % Covered:
1947 sf footprint of house, inclu. covered porch

1947/8,419 = 23% covered existing

Proposed % Covered:
2726 sf footprint of house with addition,
inclu. covered porches

2726/8,419 = 32% covered existing

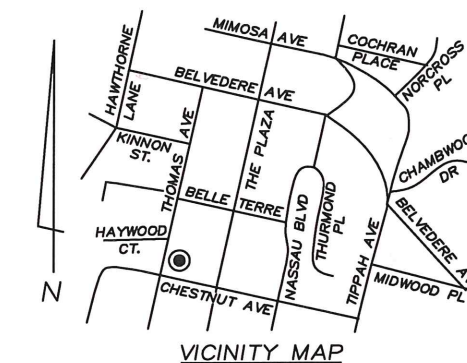
REAR YARD COVERAGE

3785 rear yard sf
50% allowed impervious
1893 sf allowed

total: 814 sf or 21.5% impervious of rear
yard coverage proposed

INDEX OF DRAWINGS

- SP-1 SITE PLANS / OPEN SPACE CALCS. COVER SHEET
- AB1 EXISTING / DEMO FLOOR PLAN
- AB2 EXISTING / DEMO ROOF PLAN
- A1 PROPOSED FLOOR PLAN
- A2 PROPOSED ROOF PLAN
- A3 EXISTING FRONT ELEVATION
- A4 REAR (EAST) ELEVATIONS
- A5 SIDE (NORTH) ELEVATIONS
- A6 SIDE (SOUTH) ELEVATIONS



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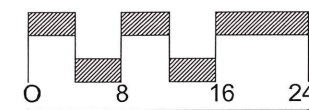
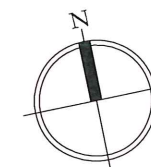
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EXIST'G/DEMO
SITE PLAN

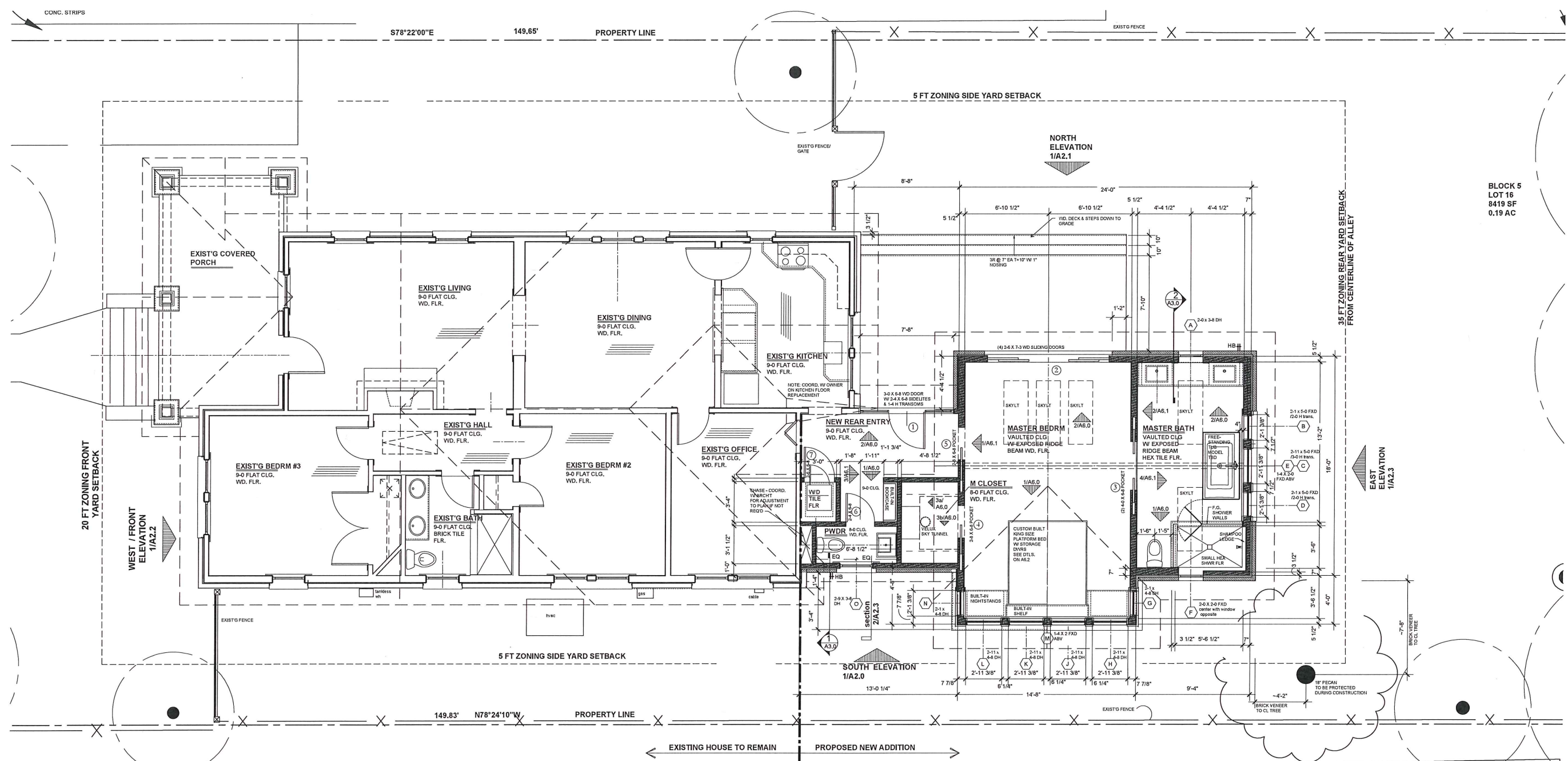
SP1



April 2019

- GENERAL NOTES
- ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED. KEY ALIGNMENTS & CENTERLINES ARE INDICATED ON THE DRAWINGS. COORD. W/ ARCHITECT FOR FURTHER CLARIFICATIONS AS NEEDED.
 - ALL WALLS TO BE 2X4 STUDS UNLESS OTHERWISE NOTED.
 - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. VERIFY LAYOUT & NOTIFY ARCHT IF ANY DISCREPANCIES FOUND.
 - COORD. W/ OWNER FOR ANY ADDL SOUND BATT INSULATION IN FLOORS OR WALLS.
 - COORD. LAYOUT OF BATHROOM CABINETRY, SINKS, FAUCETS, FIXTURES, & LIGHT FIXTURES W/ ARCHT & OWNER.
 - REFER TO E1.0 FOR ARCH'L ELECTRICAL LAYOUT PLANS.
 - REFER TO STRUCTURAL SHEETS FOR NOTES & DETAILS.
 - COORD. ANY ADDL HOSE BIBB LOCATIONS W/ OWNER.
 - SEE WALL SECTIONS FOR EXTERIOR/ INTERIOR WALL ASSEMBLIES.
- (A) NEW WINDOW UNIT - SEE A8.0 FOR SCHEDULE
(2) DOOR & FRAME - SEE A8.0 FOR SCHEDULE

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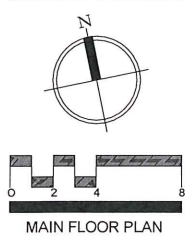
BLOCK 5
LOT 16
8419 SF
0.19 AC

JENKINS RESIDENCE

ADDITION FOR:

KELLY JENKINS; OWNER
1804 THOMAS AVENUE, CHARLOTTE, NC 28205

PRICING SET 12 OCT 2018
PERMIT SET 9 JAN 2019



1 MAIN FLOOR PLAN

A1.1 NOTE: DIMENSIONS SHOWN ARE TO FRAMING UNLESS NOTED OTHERWISE. UNDIMENSIONED WALLS TO BE 2X4 UNLESS OTHERWISE NOTED. SEE S SHEETS FOR STRUCTURAL. SEE E SHEETS FOR ELECTRICAL.

PROPOSED ADDITION HEATED SF = 658 SF
NEW TOTAL HEATED SF = 1346 + 658 = 2,004 SF

SEE STRUCTURAL DWGS FOR
FRAMING PLAN

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

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FE

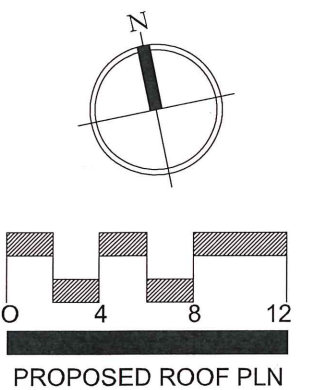
NOT FOR CONSTRUCTION

JENKINS

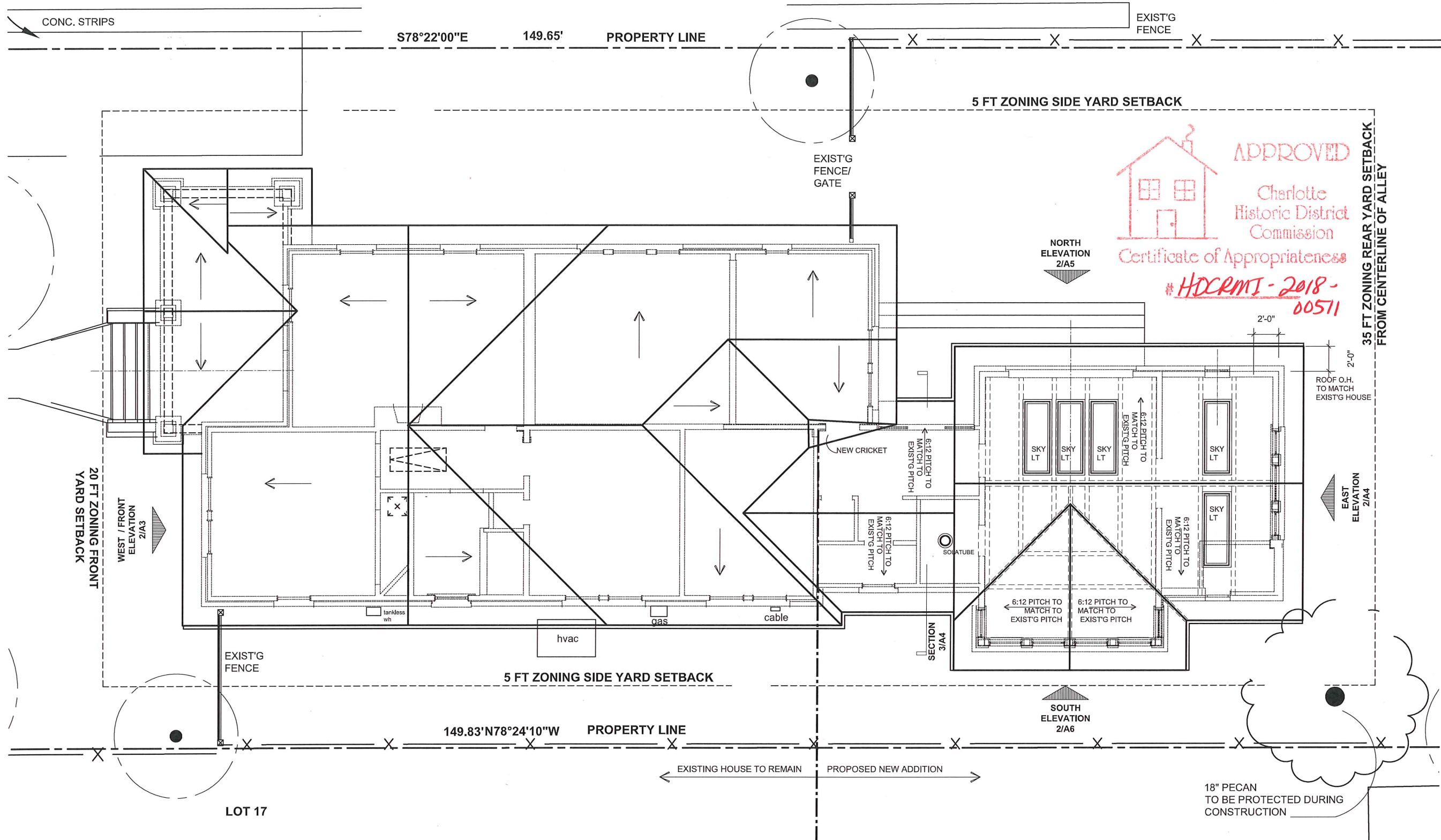
MASTER SUITE ADDITION

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CHARLOTTE NC 28205

SEP 10 2018 HDC REVIEW



A2



1 PROPOSED ROOF PLAN

SCALE: 1/8"=1'-0"