



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCRMA-2018-00663

DATE: 1 February 2019

ADDRESS OF PROPERTY: 1917 Euclid Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12105720

OWNER: Nathaniel & Rachel Barker

APPLICANT: Keith M. Wesolowski

**DETAILS OF APPROVED PROJECT:** The project is a new rear addition that will tie in beneath the existing ridge. The addition bumps out slightly on the left and right sides and increases the square footage of the house more than 50%. Materials include wood lap siding to match existing, wood shake shingles in the new gable elements on the left and rear elevation. New roof and window trim details will match the house. The project also includes the restoration of the missing chimney stack to original dimensions and a new front dormer with details and materials to match existing. Post construction the rear yard will have 50% impervious coverage. A tree protection plan is provided. See attached plans.

The project was approved by the HDC January 16, 2019.

- 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



11/17/18

RE: 1917 Euclid Ave  
Charlotte, NC 28203

Requested by Ram Construction

Keith with Ram Construction pre-construction requested a plan for a tree protection zone to help mitigate potential stresses on the root zone from upcoming construction. We have reviewed the build plans and helped recommend a plan that will best protect the tree.

The tree protection zone that is prescribed for the Pecan (*Carya illinoensis*) located back right of the structure on the property is as follows.

- A fenced area following as close to the drip line of trees as possible. Recommended 4' minimum between the tree base and foundation.
- Mulching inside the fenced area with 2' - 3" of mulch
- A soil Therapy treatment consisting of inoculating the critical root zone with mycorrhizal spores and bio stimulants to help increase water and nutrient uptake.
- Tree Growth Regulator treatment.

Please feel free call with any Questions you may have.

Joshua Milbourne, CTSP



SO-7523A

Schneider Tree Care

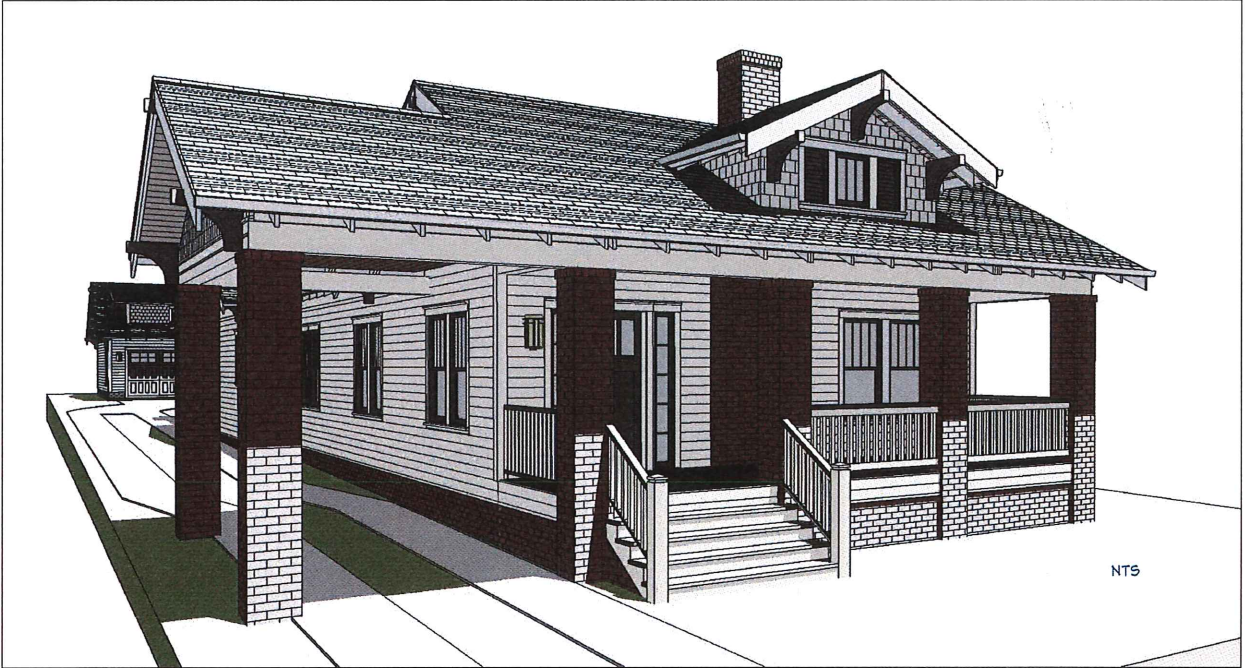
Branch Manager - Charlotte

(864)430-1450





RENDERING SHOWING NEW DORMER AND RESTORED CHIMNEY



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

SERVICES PROVIDED:  
RESIDENTIAL - LIGHT COMMERCIAL MULTI  
FAMILY, NEW HOMES, LARGE SCALE  
RENOVATION, HISTORIC PRESERVATION

BARKER  
1917 EUCLID AVE.  
CHARLOTTE, NC. 28203

DRAWINGS PROVIDED BY:  
RAM DESIGN BUILD  
401 RENSSELAER AVE.  
CHARLOTTE, NC. 28203

DATE:

12/20/2018

SCALE:

1/4"=1'

SHEET:

A-6

720 E. TREMONT-BUILT 1920



604 E. TREMONT-BUILT 1925



SIMILAR HOMES WITH A FRONT DORMER



1917 EUCLID PROPOSED FRONT ELEVATION



APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

#HOCRMA-2018-00663



HOUSE SPECS:  
2465 HEATED SQ/FT  
FRONT PORCH 208 SQ/FT  
PORTE COCHERE 200 SQ/FT  
REAR SCREEN PORCH 184 SQ/FT  
3 BED ROOM  
2.5 BATHS



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CHARLOTTE, NC. 28203

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CHARLOTTE, NC. 28203

DATE:

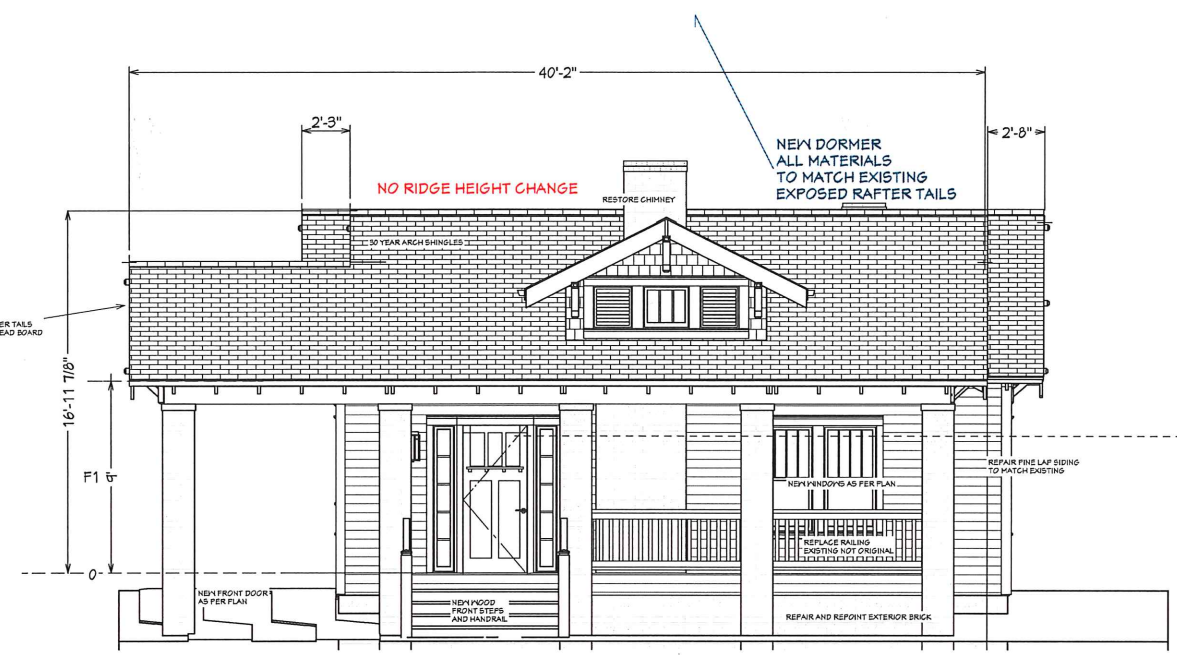
12/20/2018

SCALE:

1/4"=1'

SHEET:

A-7



1917 EUCLID PROPOSED FRONT ELEVATION

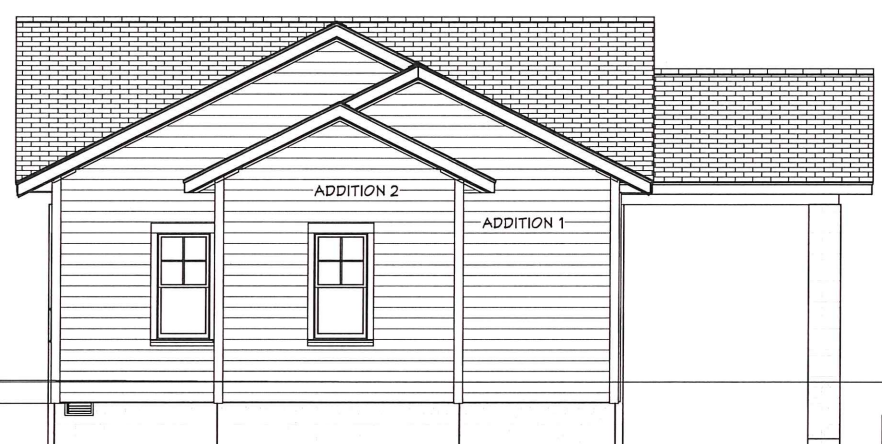


1917 EUCLID PROPOSED REAR ELEVATION

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Charlotte  
Historic District  
Commission  
Certificate of Appropriateness  
# HOCRMA-2018-00663



1917 Euclid Exterior Front Elevation Existing



1917 Euclid Exterior Rear Elevation Existing





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CHARLOTTE, NC. 28203

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CHARLOTTE, NC. 28203

DATE:

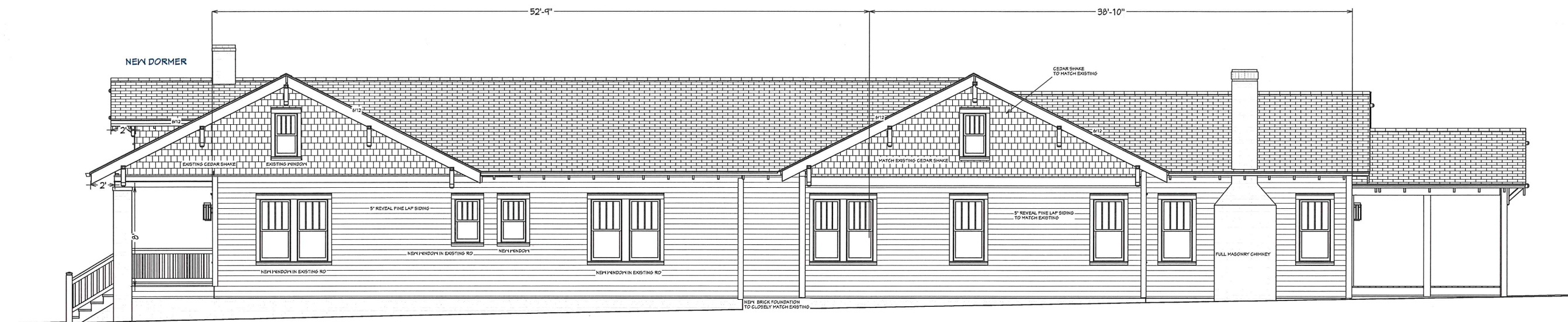
12/20/2018

SCALE:

1/4"=1'

SHEET:

A-8



1917 EUCLID PROPOSED RIGHT ELEVATION



1917 EUCLID EXISTING RIGHT ELEVATION



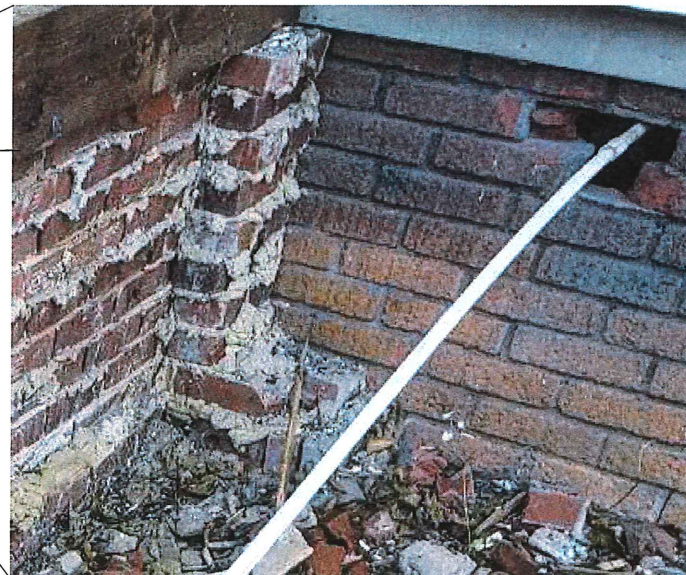
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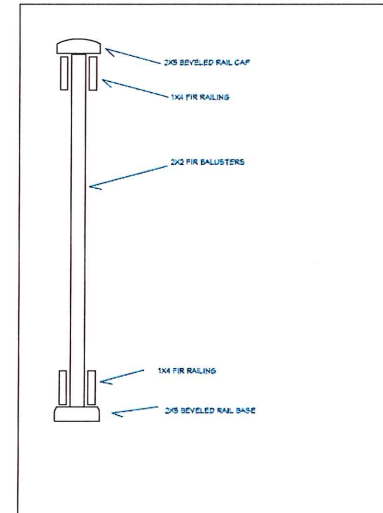
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IMAGE SHOWING FOUNDATION  
AT ADDITION. INDICATING THAT IT WAS NOT  
ORIGINAL



NEW HAND RAIL DETAIL



MIN. 36" HEIGHT  
IF PROTECTING WALKWAY OVER 30" FROM  
FINISHED GRADE

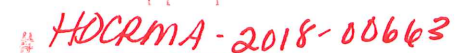




BARKER  
1917 EUCLID AVE.  
CHARLOTTE NC 28203

DRAWINGS PROVIDED BY:  
RAM DESIGN BUILD  
401 RENSSELAER AVE.  
CHARLOTTE NC 28202

A-9





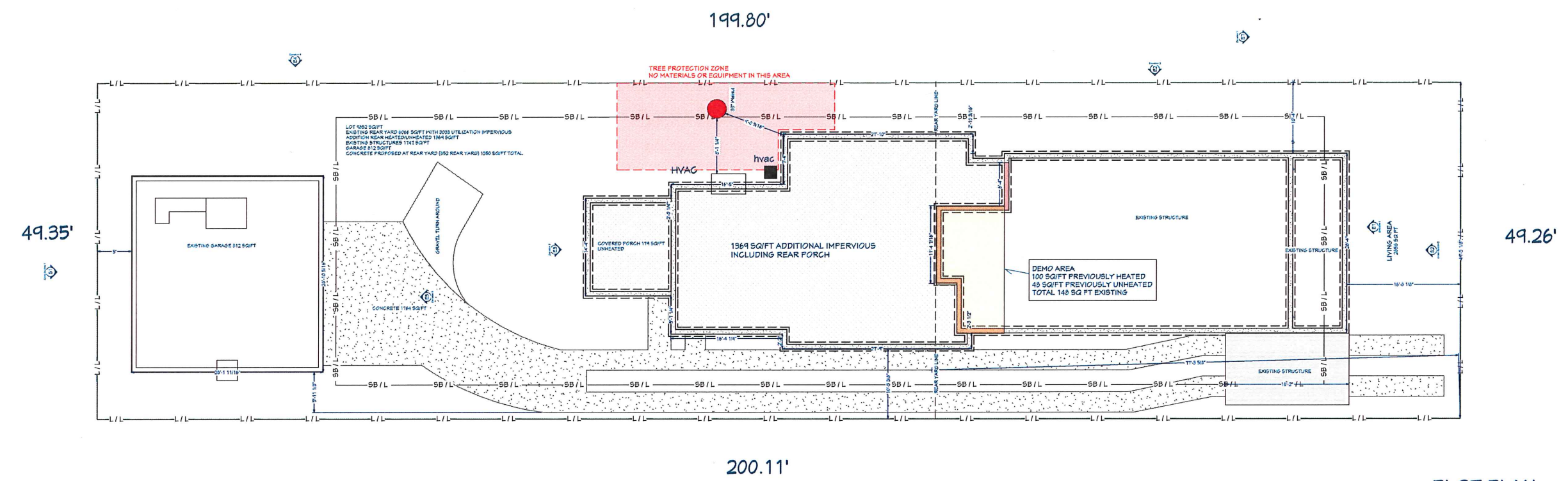


APPROVED

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# *HDCRMA-2018-00663*



PLOT PLAN  
SCALE 1/8"=1'



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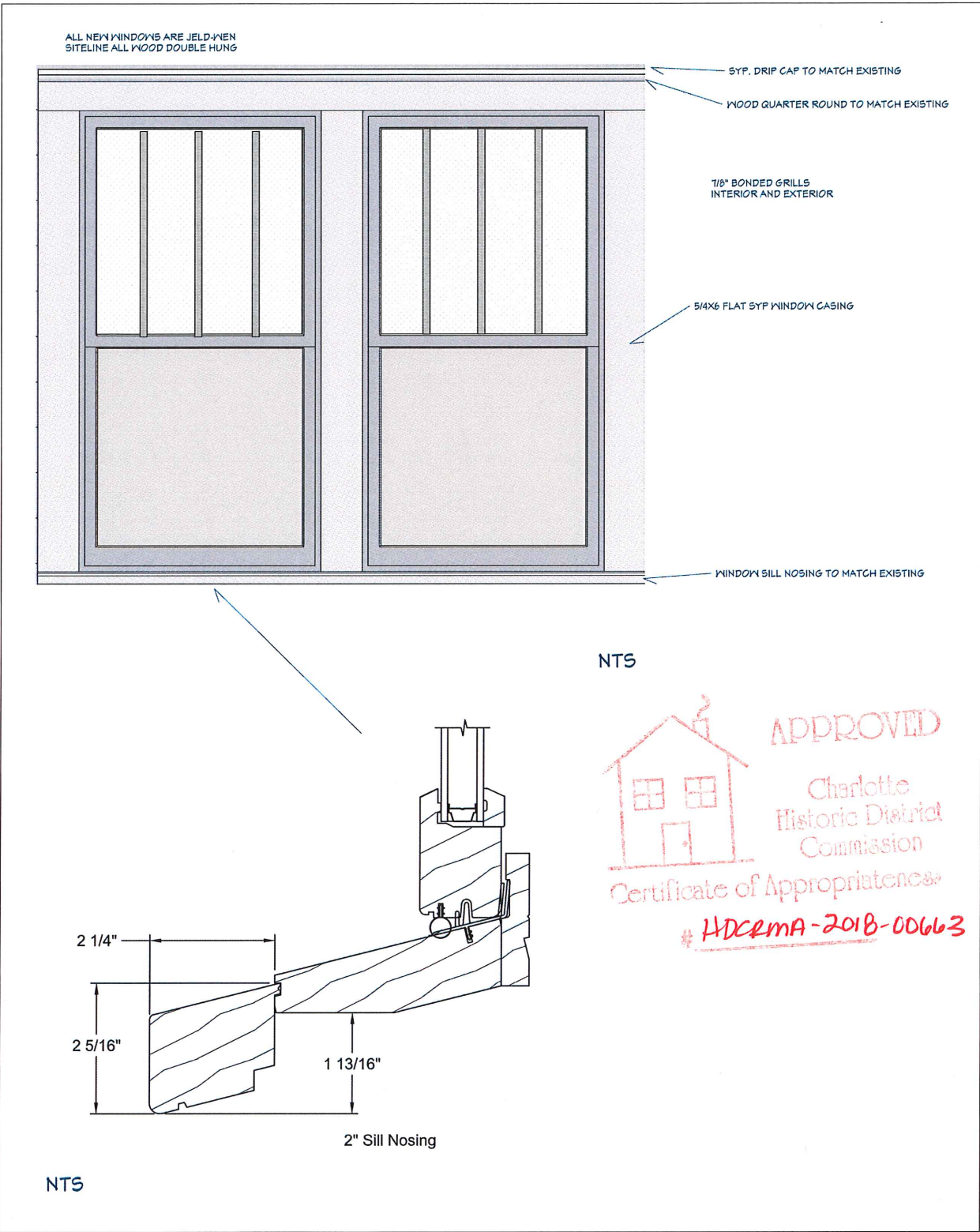
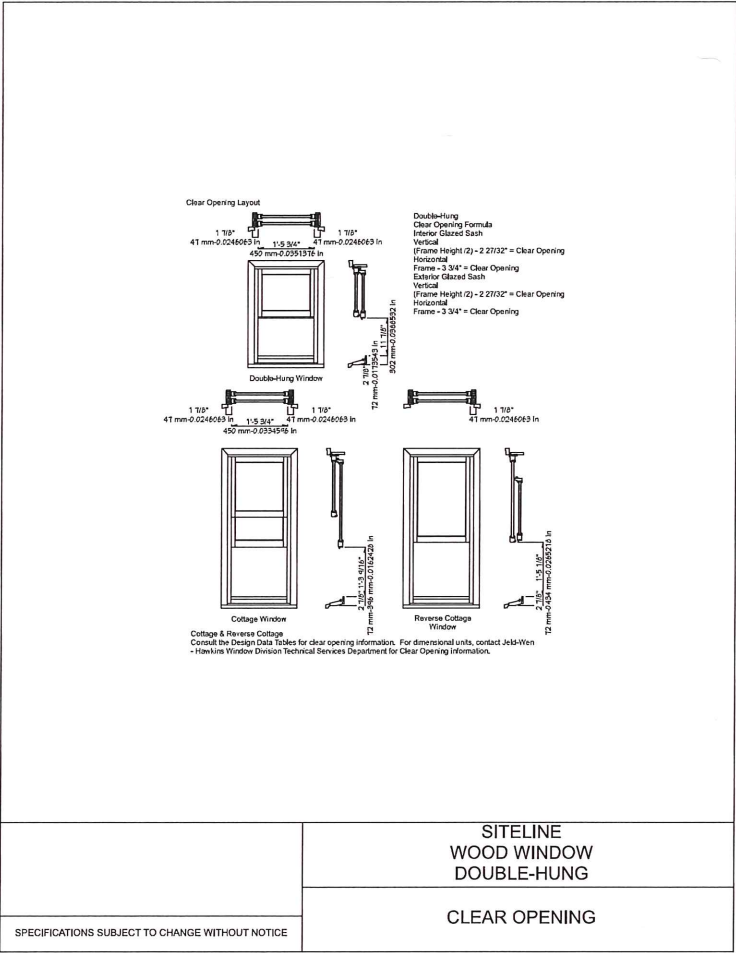
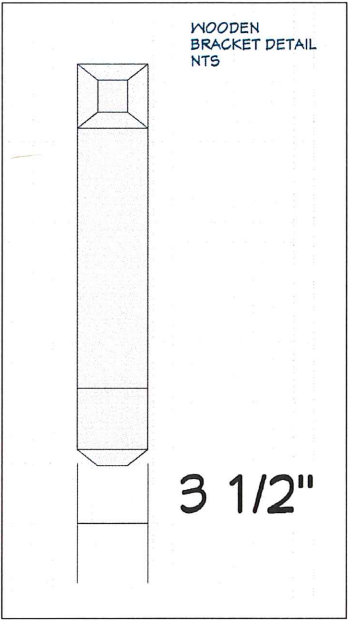
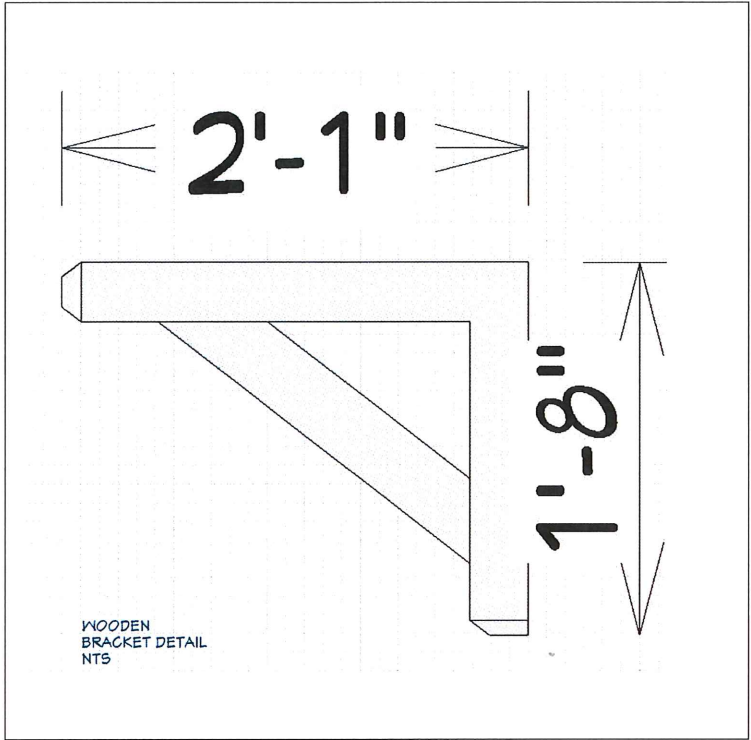
SCALE:

1/4"=1'

SHEET:

A-10





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A-5