



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00318

DATE: 28 June 2019

ADDRESS OF PROPERTY: 1914 Thomas Ave

HISTORIC DISTRICT: Plaza-Midwood

TAX PARCEL NUMBER: 08119726

OWNER: Sarah Jernigan

DETAILS OF APPROVED PROJECT: Site Improvements. This project is the addition of new small-scale vegetation, three new trees, driveway improvements, secondary walkways, rear yard patios and fence repairs.

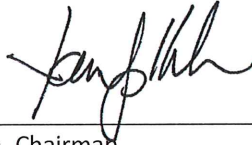
Fence: A new fence, to match existing, will be installed around the perimeter of the property. The fence will be 6'-0" around the rear and step down at the rear corner of the structure to 5'-0". The fence will also step down to 4'-0" at the middle of the structure to the front corner of the structure. The new fence will be wood with panels of vertical pickets butt-joined to substantial uprights and will be capped at the top. The fence will not exceed six feet in height, with the exception of any chamfered elements or decorative caps atop the uprights, which may exceed a reasonable proportional amount. All framing members of the fence will face inward to the property being enclosed or both sides of the fence will be the same. The finished fence will be painted or stained after an appropriate curing period.

A new standard 5'-0" metal gate and fence will be added to the top of the driveway connecting the wood fence and the structure. A new Diamond Pro PS rear retaining wall will replace the existing CMU wall. The wall will not be visible and will be screened by the perimeter fence. Driveway & Secondary Walkway: A new carriage strip paver driveway will be installed to the left of the structure and will have a planting strip, of no less than 6"-12" wide, between the driveway and house. The planting strip will continue past the house along the driveway. A secondary 3'-0" max paver walkway will be added and will connect the driveway to the main front walkway. *The front walkway is to remain the same in style, dimension and material.* Rear Yard Patios: The rear yard will consist of three main patio areas. Patio 1 is located directly behind the structure and is approximately 23'-0" x 19'-0". The area will be paved with permeable pavers set in sand with a paver impermeable surround. A permeable stone paver walkway will connect the top of the driveway to Patio 1. Patio 2 (Bocce Court) is approximately 31'-0" x 9'-0" with permeable paver or brick boarder and a permeable stone paver pathway surround. Patio 3 is approximately 39'-0" x 15'-0" and located between two accessory structures approved by the HCD on February 13, 2019. Patio 3 will incorporate a wall water fountain feature and will be paved with permeable pavers set in sand with a paver impermeable surround. Left Side Yard: A permeable artificial turf dog run will be added to the left-side yard and will be screened with the wood perimeter fence. Trees & Landscape: Three Elm tree located next to the driveway have previously been approved for removal. Three new trees will be replanted and marked on the exhibit. The site will also feature new permeable planting areas, as well as, new vegetation throughout the site. After project total permeable approximately 71%. See attached exhibits labeled 'Plans – June 2019'

1. Applicable Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Landscape & Site Features.
2. The applicable Design Guidelines for Landscaping and Yards (page 8.4) have been met.
3. **If changes to the approved plans are needed, please contact staff as soon as possible. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District Design Guidelines**

- 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

APPROVED

**Charlotte
Historic District
Commission**

Certificate of Appropriateness

**HDC ADM 2.1M
2019 - 00318**

Remove (3)

Plans - June 2019

Tree removal notes:
The 5 tree removals along this side property line are proposed due to root structure interference with the building driveway, and fence construction. Tree roots have impacted existing structures and surfaces.

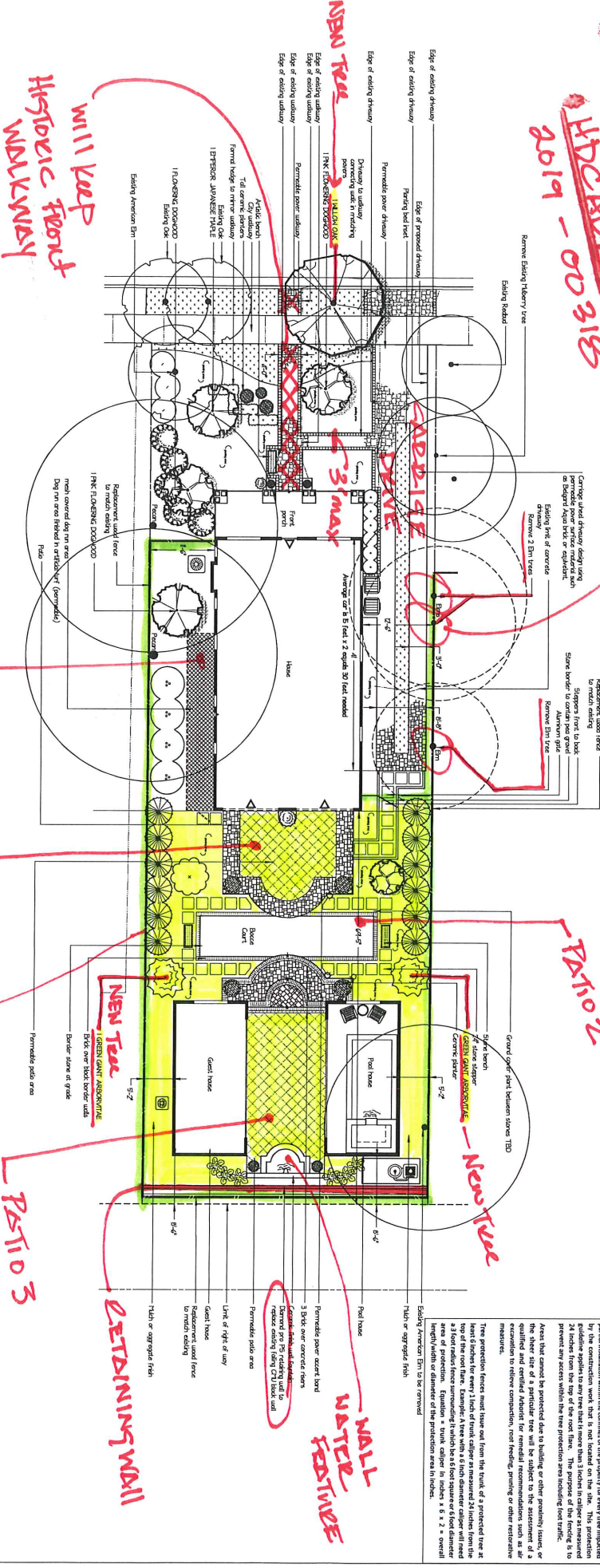
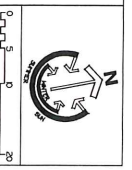
Rear yard permeability calculation		
Description	Area	Permeability
Existing rear yard area	3,660 sq ft	100 percent of existing rear yard
Permeable surface required	1,725 sq ft	50 percent required
Roofs, walls, existing pool and patio	490 sq ft	0 percent
Permeable as designed	2,170 sq ft	7 percent permeable as designed

Tree Protection Guideline

In order to protect the existing trees on the site from root compaction, root damage, and damage to trunks and lower branches, a minimum 3 foot partial installation within the confines of the protection area is required by the construction work that is not located on the site. This protection guideline applies to any tree that is more than 3 inches in caliper as measured 24 inches from the top of the root flare. The purpose of the guideline is to protect tree trunks within the tree protection area including root flares.

Areas that cannot be protected due to building or other proximity issues, or the sheer size of a particular tree will be subject to the assessment of a professional arborist. Recommendations such as air excavation to relieve compaction, root feeding, pruning or other restoration measures.

The protection fence shall have a 1 foot radius of a protected tree at the top of the root flare. Example: A tree with a 6 inch diameter caliper will need a 3 foot radius fence surrounding it which is a 6 foot square or 6 foot diameter area of protection. Equation: $\pi \times \text{trunk caliper in inches} \times 6 \times 2 = \text{overall diameter of the protection area in inches}$.



Landscape Plan View

The Jernigan Residence		
client:	date:	revision:
1 inch = 8 feet	9-12-2018	1/4/2019
drawn by:	checked by:	drawing #:
T. Selles		18-36

Plans - June 2019



Front Existing



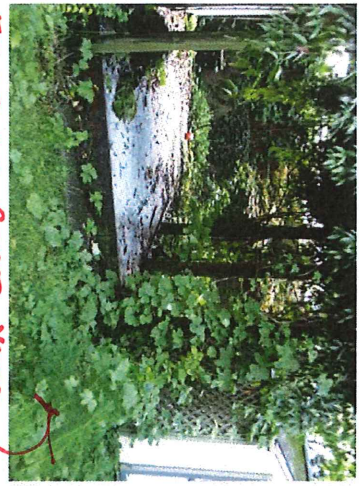
Side Existing



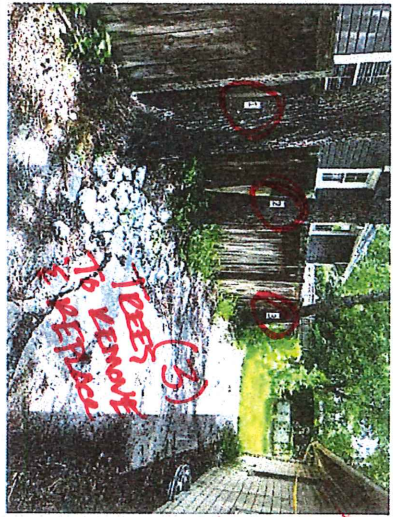
Existing Retaining Wall



New Fence to Match Existing



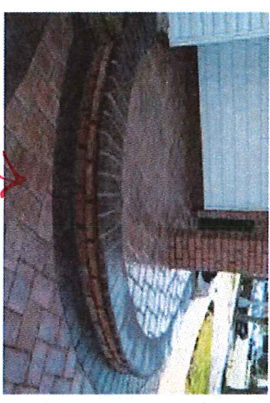
Existing Bear Yard



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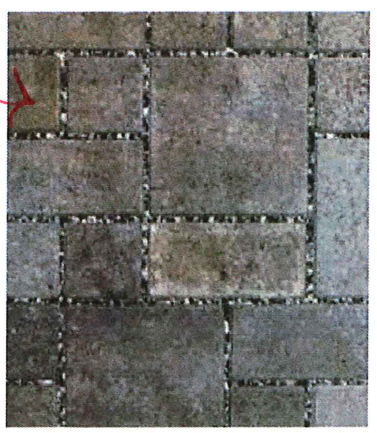
Stone Paver



Brick Paver Color & Design



New Retaining Wall



Brick Paver