



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-261

DATE: November 30, 2016

ADDRESS OF PROPERTY: 317 South Summit Avenue

TAX PARCEL NUMBER: 07323105

HISTORIC DISTRICT: Wesley Heights

OWNER(S): Jeremy Sigmon

DETAILS OF APPROVED PROJECT: The project is the removal of four trees in the rear yard and construction of a new one story garage and driveway. Design details of the garage include matching roof pitch, exposed rafter tails, wood lap siding, carriage style garage door and brick foundation. Garage height is approximately 18'-8", windows are wood STDL. Tree removal was approved by the HDC November 9, 2016. The tree protection plan is included with the COA.

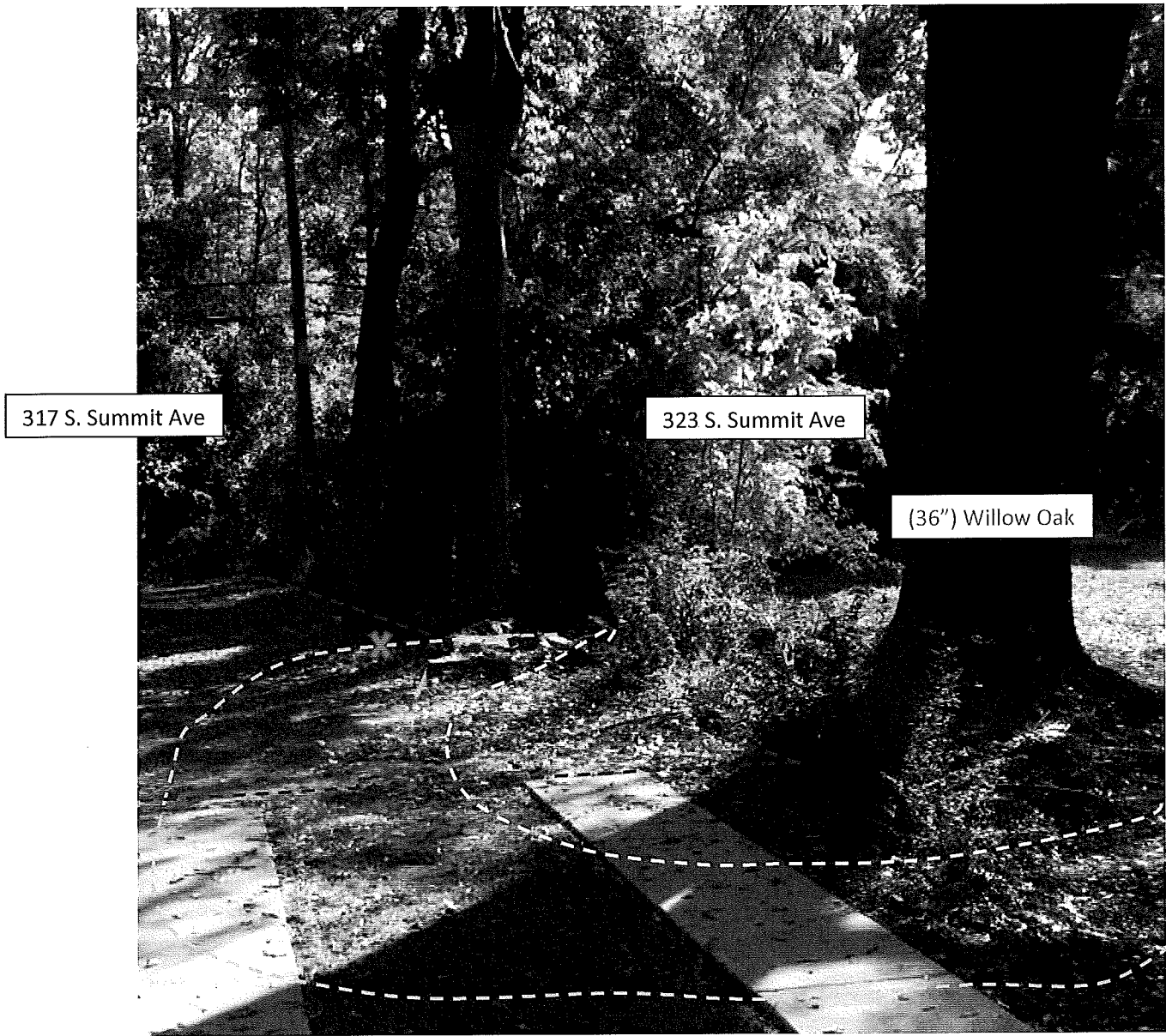
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23: Landscape and Site Features.
2. The applicable Policy & Design Guidelines for Landscape and Site Features have been met.





- 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



-  = approximate future fence location/orientation (corner of house-property line)
-  = calculated critical root zone (9' radius) to be fenced off during construction project
-  = recommended root protection zone (approximate dripline) to be mulched (minimize soil compaction)
-  = approximate corner of future garage foundation (outside of the calculated critical root zone)

Heartwood Tree Service, LLC
P.O. Box 240881
Charlotte, NC 28224
Office: 704-525-3066
Fax: 704-521-8831

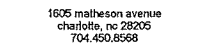


Tree Protection Plan

Project specifications for the new garage and fence construction at 317 S. Summit Ave, 28208 should contain language to address the following mitigation items/actions to preserve the health of the (36") Willow Oak (left rear of 323 S. Summit Ave, 28203):

1. Install a tree protection barrier/fence to protect the critical root zone measuring a 9' (minimum) radius from the root collar. There is to be no equipment access, storing of materials, or any action that will compact or disturb the roots within the protected zone. **Exception-** there will be a fence installed along the property line (within the calculated critical root zone). The future fence (as explained by the builder) will require that 2-3 posts be installed within the proposed protected area; however, each of which will be strategically positioned to avoid contact with the structural roots (see item #2).
2. Use an "Air Knife" (compressed air tool) to investigate/map the orientation of the structural roots (within the protected root zone) to assist in avoiding contact during the fence post installation(s). Prune any roots that have the potential to be damaged as a result of the construction process.
3. Administer a natural, (low-Nitrogen) liquid-injected soil conditioner ("ArborPlex") directly to the root zone to maintain/increase vigor (prior, during, and post construction).
4. Install a 3-4" layer of wood chips/mulch (@10 cubic yards) to buffer the vulnerable root zone and minimize soil compaction during the garage construction project.
5. Treat the lower stem with a preventative insecticide to protect against Ambrosia Beetles and other harmful wood-boring pests (April, June, Aug, and Oct 2017)
6. Have an ISA Certified Arborist will inspect this tree monthly throughout the construction process, and annually thereafter, to assess and document the tree's health

The recommended mitigation services (above) are listed in order of priority and scheduling



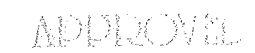
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jeremy sigmon

Project Number: 317G
Date: 11.29.16
Scale: 1" = 10'-0"

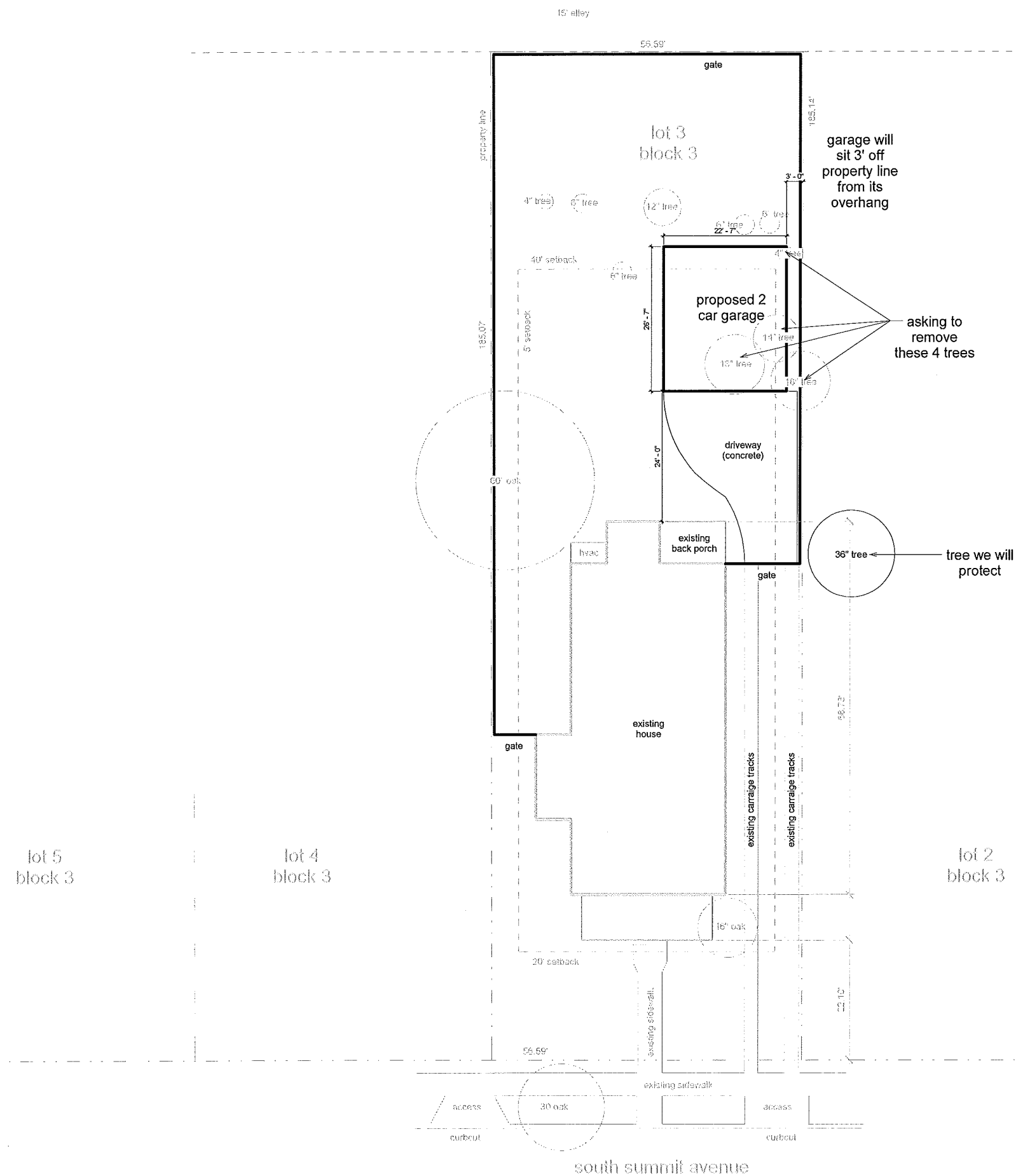
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Certificate of Appropriateness

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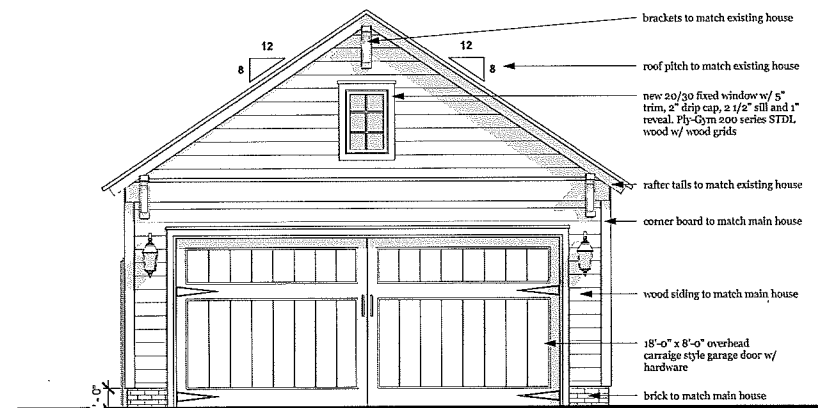


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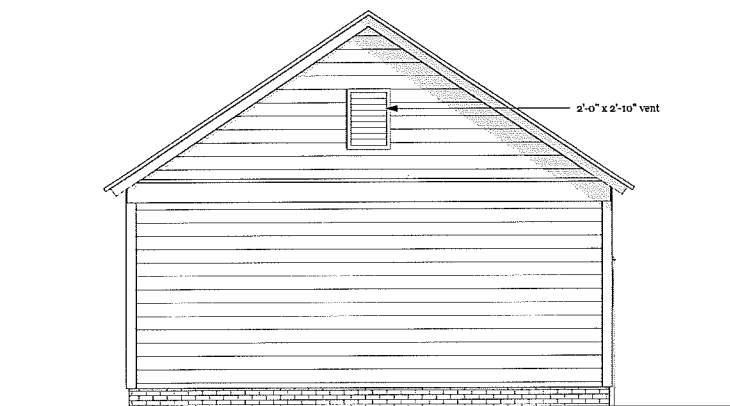
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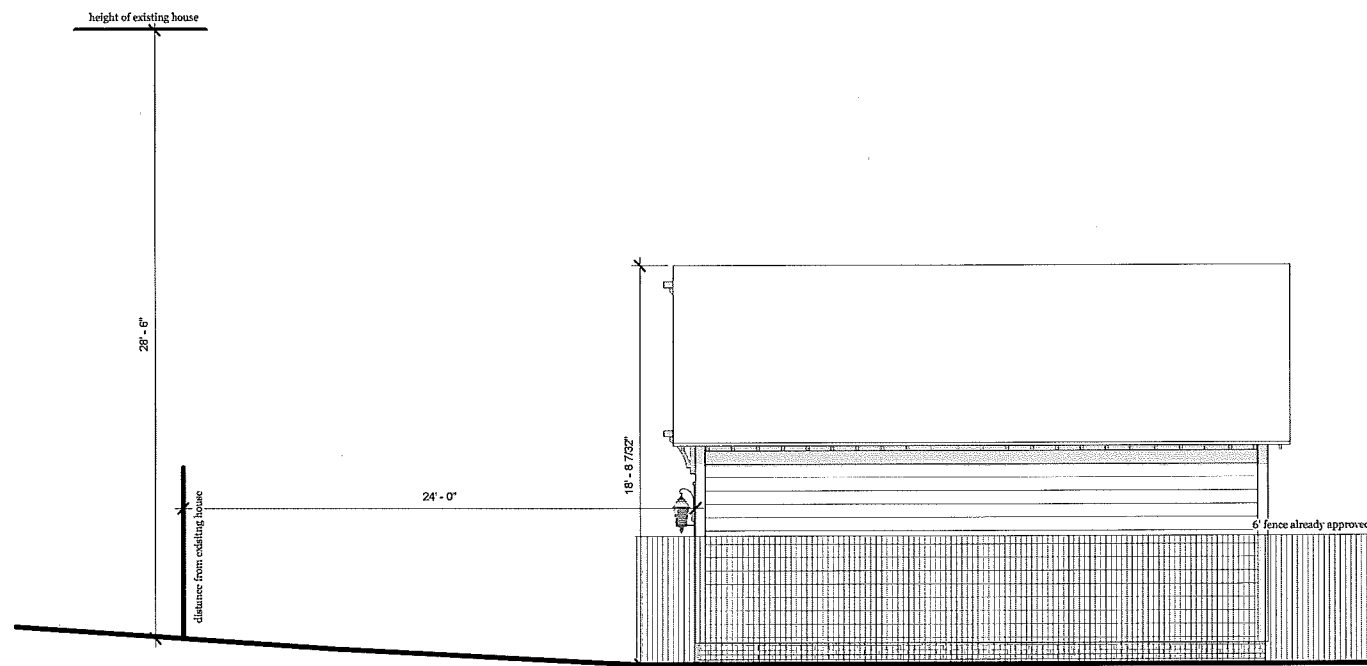
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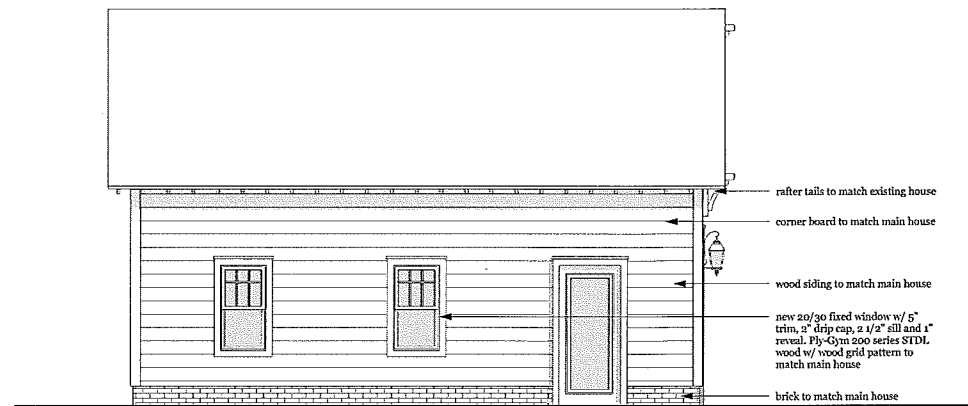
1 front elevation
A100 1/4" = 1'-0"



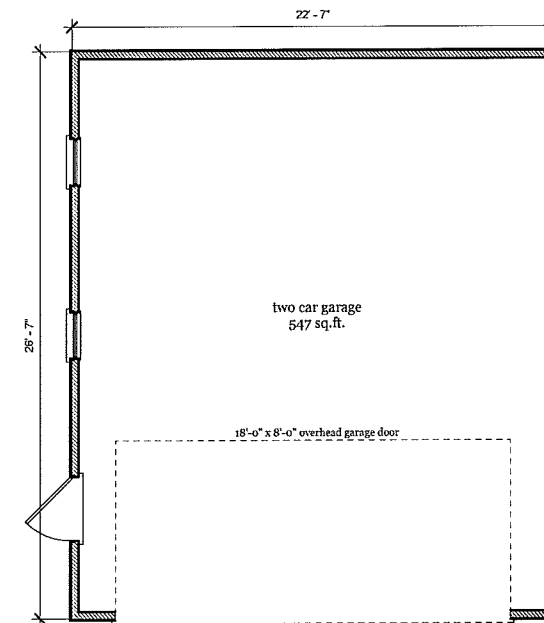
4 rear elevation
A100 1/4" = 1'-0"



3 right elevation
A100 1/4" = 1'-0"



5 left elevation
A100 1/4" = 1'-0"



6 first floor
A100 1/4" = 1'-0"

THR

design build, inc.

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charlotte, nc 28205
704.450.8568

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317 summit
jeremy sigmon

garage plans

Project Number: 317G

Date: 10.31.16

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

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