



Charlotte Historic District Commission Application for a Certificate of Appropriateness

April 13, 2011

ADDRESS OF PROPERTY	1500 Pecan Avenue, Plaza Midwood Local Historic District	HDC 2011-044
SUMMARY OF REQUEST	Installation of Front Yard Parking Area	
OWNER	David Sheehan	
APPLICANT	David Sheehan	

Details of Proposed Request

This application seeks approval for the installation of a front yard parking area.

Current Status and Context of Property

This house is a one story side gable structure built in 1905, according to Mecklenburg County Tax Records, which would make it one of the older houses in the Plaza Midwood Local Historic District. The house sits on a corner lot at the intersection of Pecan Avenue and School Street.

The house was substantially renovated by a former owner, including a rear addition. A recently installed fence completely encloses the back yard off the side street, and in its current configuration precludes a rear yard driveway off of School Street

Relevant HDC Design Guidelines

- *Parking Areas, Paving and Driveways*

Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Outstanding Issues

This application was filed in response to a Violation Letter from HDC Staff regarding the fence.

The fence meets current HDC policy, and is eligible for administrative approval.

Current HDC policy on *Parking, Paving and Driveways* says in part:

Parking Areas:

1. Developed parking areas are not allowed in the front yard of residential uses.
2. Parking should be located to the side or rear of the property if at all possible.
5. Parking must be screened in some manner so that the parking is not the dominant feature of the property.

The Commission will have to determine if an exception to policy is warranted, given the configuration of the newly installed fence and the very limited side yard on the Pecan Avenue frontage.

- STAIN OF FENCE

CHARLOTTE HISTORIC DISTRICT COMMISSION

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Application #	<u>HDC 2011-044</u>
Date Received	<u>3/22/11</u>
Received By	<u>[Signature]</u>
HDC/Staff	

ADDRESS OF PROPERTY: 1500 PECAN AVE CHARLOTTE, NC 28205

HISTORIC DISTRICT: ☐ Dilworth ☐ Fourth Ward ☐ Hermitage Court ☒ Plaza-Midwood ☐ Wesley Heights ☐ Wilmore

TAX PARCEL NUMBER: 08118402

OWNER: DAVID SITEEMAN

ADDRESS: 1500 PECAN AVE CHARLOTTE, NC 28205

DAY PHONE: 704 995-2187

APPLICANT: DAVID SITEEMAN EMAIL: david@dpslaw.com

MAILING ADDRESS: 1500 PECAN AVE CHARLOTTE, NC 28205

DAY PHONE: 704 995-2187 FAX: _____

DETAILS OF PROPOSED PROJECT: SEE ATTACHMENTS

Attach additional sheets if necessary.

APPLICATION REQUIREMENTS

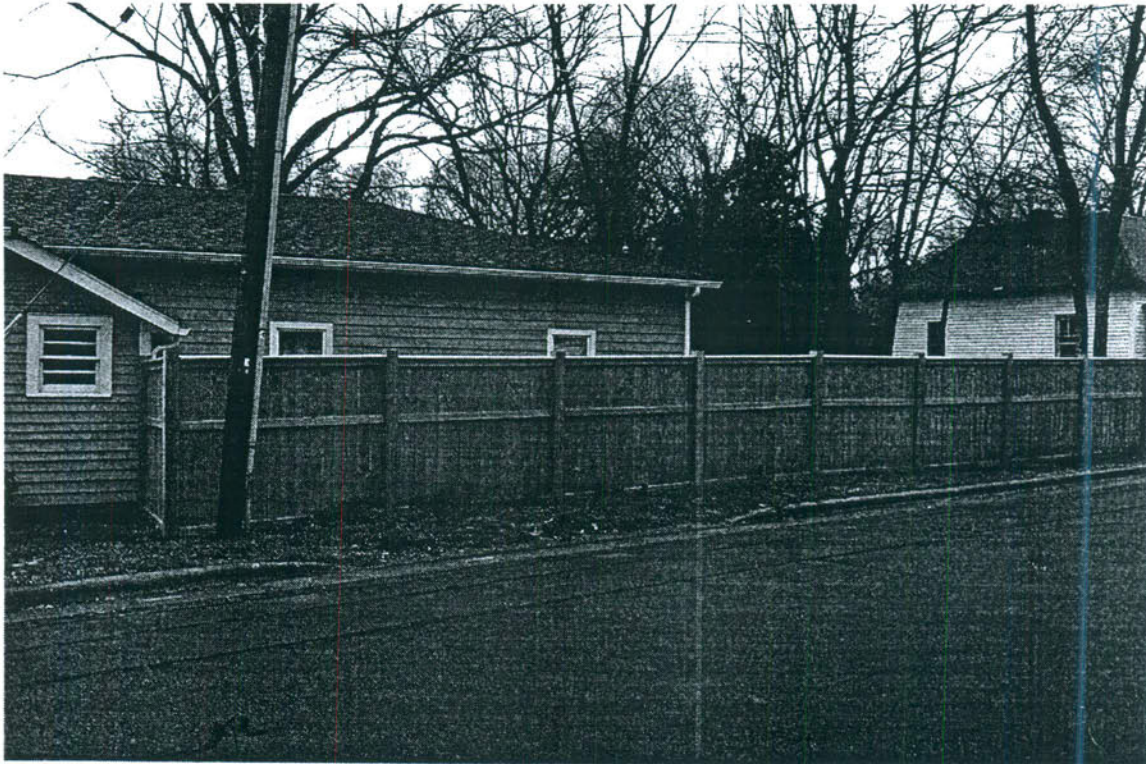
Applications and supporting materials for projects requiring full Commission approval must be submitted according to the annual schedule adopted by the HDC. Applications eligible for administrative approval may be submitted at any time. Submittal requirements may vary depending on the type of project proposed. Please refer to the Plan Submission Checklist on the back of this form. The materials noted must be submitted by 5 pm on the applicable deadline. Refer to the Application Deadline & Meeting Schedule for more information. If you have any questions, contact the Historic District Commission office at 704-336-2302.

NOTE: FAILURE TO PROVIDE ALL REQUIRED MATERIALS BY THE APPLICABLE DEADLINE WILL RESULT IN A DELAY OF THE HEARING OF YOUR PROJECT BY THE COMMISSION. INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED FOR COMMISSION REVIEW.

The Charlotte Historic District Commission
600 East Fourth Street
Charlotte, NC 28202-2853

Office (704) 336-2302

Fax (704) 336-5964



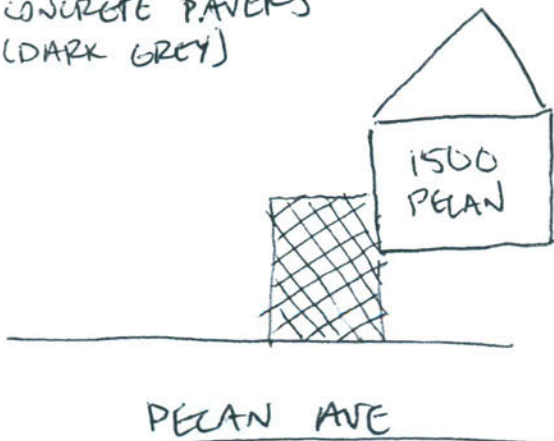
} NEW FENCE

- 6 FT HIGH
- TO BE STAINED
- VERTICAL SLOT BETWEEN EACH BOARD
- UPPER CAPS TO BE ADDED TO EACH 6X6 POST

NEW PROPOSED DRIVEWAY (LOCATION HIGHLIGHTED ON SURVEY)

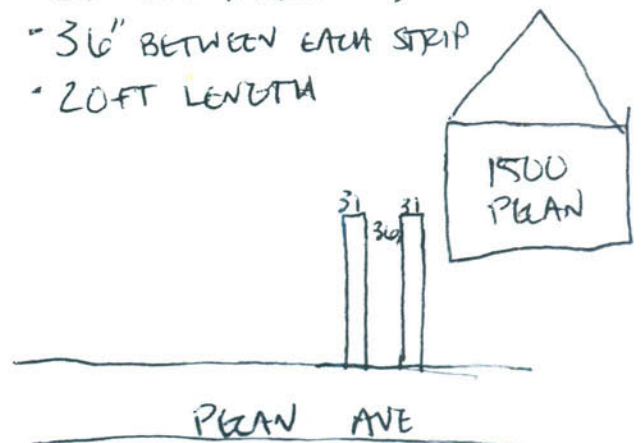
1. PROPOSAL

- 8 FEET WIDTH
- 20 FEET LENGTH
- CONCRETE PAVERS (DARK GREY)



2. PROPOSAL

- 2 CONCRETE STRIPS
- 31" WIDTH (STRIPS)
- 36" BETWEEN EACH STRIP
- 20 FT LENGTH



David P. Sheehan
1500 Pecan Avenue
Charlotte, NC 28205

March 16, 2011

VIA US MAIL

Wanda Birmingham
Charlotte Historic District Commission
600 East Fourth Street
Charlotte, NC 28202

RE: 1500 Pecan Avenue

Dear Ms. Birmingham:

I would like to start by saying it was a pleasure speaking with you the other day regarding my newly purchased home at 1500 Pecan Avenue, Charlotte, NC 28205, and my fence that was recently constructed. In regards to our discussion, I am enclosing the following:

- Survey of property at 1500 Pecan showing location of proposed driveway and location of preexisting fence,
- Picture of fence.

I apologize for my ignorance in that I did not go through the proper channels prior to constructing the fence; however, I now know that I went above and beyond what is required in the design of the fence to accent the house and enhance the neighborhood.

I am making plans to stain the fence in approximately a month once the wood is completely dry; it will be brown-red in color and match the home. It stands at a height right below 6 ft and has slots (breaks) between each vertical board. I will also be putting copper caps on the top of each 6x6 pole (every 8 ft).

The existing driveway can no longer be used due to the previous owner building an addition to the house, which blocks the entry way onto the property. The driveway I am proposing will be at the front of the house (shown on enclosed survey), and will be adjacent to my neighbors driveway. I will be using two concrete strips that are 31 inches in diameter with 36 inches in between each strip. In the event that I can afford a nicer addition, I am proposing using the more expensive concrete pavers that are dark grey in color.

I love living in Plaza Midwood, and look forward to working with you prior to making any improvements to the house to ensure that the aesthetics of the house are in compliance with any historical regulations. If you have any questions, please feel free to contact me at 704-995-2187.

Sincerely,



David P. Sheehan



Real Estate Lookup

Tools

Tax Bills

Photo

Directions

Polaris Map

Print

Search By:

Address

Filtered By:

No Filter

Home No. Dir.

1500

Street Name

pecan

St. Type Suffix

ANY

Jurisdiction ALL



Parcel	Owner	Location
08118402	SHEEHAN DAVID P	1500 PECAN AV CHARLOTTE

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1 records



Market Analysis Link

Assessor's Office

Business Personal Property

Individual Personal Property

Street Name Lookup

Tax Collections Homepage

Tax Bill Lookup

Street Assessment Lookup

Street Lighting Lookup

Pay Taxes

Parcel Information

Parcel ID	Account	Parent	Previous
08118402	INDIVIDUAL		08118402

Owner(s)

Owner Name	Mailing Address	City/State
SHEEHAN DAVID P	1500 PECAN AVE	CHARLOTTE NC 28205

Legal Information

Legal	Municipality	Date Annexed	Special District	Fire District	Acreage
L1 B35 M3-2	CHARLOTTE			CITY OF CHARLOTTE	0

Total Parcel Assessment

Building	Land	Features	Total
261100	160000	300	421400

Exemptions

Exemption	Year Approved	Review Date	Amount
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Sales Information

Sale	Price	Stamps	Qualify	V/I	Type	Legal Ref.	Grantor
Oct 21 2010	300000	600.0000	GOV'T/ BANK	IMP	SPEC WARRANT	25995-527	BRANCH BANKING & TRU
Oct 21 2010			LESS \$3000	IMP	QUIT CLAIM	25995-524	BRANCH BANKING & TRU
Aug 28 2009	325000	650.0000	FORECLOSURE	IMP	TRUSTEE DEED	25042-451	MCCORD, TODD D
Jul 25 2007	312000	624.0000		IMP	WARRANTY D	22575-573	COLBERG, BRANDON
Mar 9 2006	210000	420.0000		IMP	WARRANTY D	20121-223	MCCAY, LINDA BRATTON
Apr 16 1981	25000			IMP	DEED STAMPS	04422-312	

Land Use

Use	Units	Type	Neighborhood	Assessment
R100	1.00	LT	J513	160000

Building Information

Bldg	Description	Type	Year Built	Property Location
1	Single-Fam	RES	1905	1500 PECAN AV CHARLOTTE

Bldg	Story	Units	Total SqFt	Heated SqFt	Foundation	Ext. Wall	Grade	Value
1	1 STORY	1	2214	2064	CRAWL SPACE	WOOD ON SHTG -	VERY GOOD 03	261100

Bldg	Heat	Fuel	FirePlace	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths
1	AIR-DUCTED	GAS		AC-CENTRAL		4	2		1

Sub Area

Bldg	Description	Size
1	BASE (FIRST FLOOR)	2064
1	PORCH - OPEN - FINISHED	150

Depreciation

Bldg	Physical	Functional	Economic	Special	Override
1	AV - 6.00%				

Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
1	2008	TERRACE	1	5x5	300

Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Feb 8 2011	2011	Countywide Revaluation	421400	0
Jun 1 2009	2009	Remodeled and/or New Addition	291100	0
Jun 1 2009	2009	Remodeled Improvements and/or New Additi	291100	0
Jan 17 2003	2003	Countywide Revaluation	122400	0
Feb 20 1998	1998	Countywide Revaluation	55800	
Jan 2 1991	1991	Countywide Revaluation	44060	



HISTORIC DISTRICT COMMISSION

March 8, 2011

Mr. David Sheehan
1500 Pecan Avenue
Charlotte, NC 28205

Dear Mr. Sheehan:

The office of the Charlotte Historic District Commission has recently become aware of a new fence at your property which is located within the boundaries of the Plaza Midwood Local Historic District. This work requires prior approval through the issuance of a Certificate of Appropriateness by the Charlotte Historic District Commission under the provisions of the City of Charlotte Zoning Ordinance, Chapter 10: Part 2: Historic Districts.

According to Section 10.203 of the City of Charlotte Zoning Ordinance, no exterior portion, including site and major landscape features, of any building or other structure within an historic district can be altered (or constructed) without approval. A Certificate of Appropriateness is required whether or not a building permit is required.

Site features requiring approval include the addition of a fence, tree removal, and new driveways and walkways. New retaining walls will be appropriate if an area must be retained.

You must submit the enclosed application for a Certificate of Appropriateness by March 22, 2011 (ten working days of the date of this letter). By filing an application now, the project may go through the regular Historic District Commission review process and avoid any formal zoning enforcement action. In order to avoid compounding any violations, it is also important that you contact HDC staff before taking any corrective action.

Upon receipt by HDC staff of a completed application for a Certificate of Appropriateness, one of two things will happen: (1) staff will approve the application, or (2) the Charlotte Historic District Commission will review the application at the next regular meeting for which the deadline has been met. If the application is approved, a Certificate of Appropriateness will be issued and the project will be in compliance. If the application is found to be for work which is not approvable under the terms of the

relevant ordinance sections and current Commission policy, the application will be denied and the work must be corrected to an approved condition.

If this process fails to bring resolution, the issue will be turned over to the Zoning Enforcement staff of the City of Charlotte Zoning Ordinance at Mecklenburg County Land Use and Environmental Services Agency (LUESA) as authorized in Section 10.217 of the City of Charlotte Zoning Ordinance. Once the matter is turned over to LUESA, it is out of the hands of the Historic District Commission and its staff. The zoning enforcement process can then result in the issuance of monetary fines, and ultimately the issue can be brought before the Mecklenburg County Environmental Court.

The Charlotte Historic District Commission is committed to assisting property owners within Charlotte's Local Historic Districts in their efforts to make their properties comfortable and functional while preserving those characteristics that continue to make the district a desirable neighborhood and special part of our community.

Please feel free to contact me at 336-2302 or John Rogers at 336-5994. We look forward to working with you.

Sincerely,

A handwritten signature in cursive script that reads "Wanda Birmingham".

Wanda Birmingham, Staff
Charlotte Historic District Commission

Enclosure: Application
Meeting Schedule

Note: **Policy & Design Guidelines** manual is available on the internet. Go to CharlottePlanning.org, choose Historic Districts, then choose **Policy & Design Guidelines**. Or you may request a copy to be mailed to you.











Charlotte Historic District Commission - Case 2011-044

