



## Charlotte Historic District Commission Application for a Certificate of Appropriateness

June 8, 2011

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ADDRESS OF PROPERTY	1009 Mt. Vernon Avenue, Dilworth Local Historic District HDC 2011-062
SUMMARY OF REQUEST	Tree Removal
OWNERS	Jerry W. Morris, et. al.
APPLICANT	Jerry W. Morris

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### **Details of Proposed Request**

This application seeks approval for the removal of a birch tree that is just off the right side of the façade of this condominium building.

### **Current Status and Context of Property**

This building was constructed in 1984, prior to this area being added to the Dilworth Local Historic District. It is a two story brick structure, and is noted as a non-contributing element within the Dilworth National Register Historic District.

The building is in an area of Dilworth that contains both larger scale contributing houses and more recent infill residences.

### **Relevant HDC Design Guidelines**

- *Landscaping – Tree Removal*

### **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**

The applicant, who is representing all of the owners in this condominium building, is requesting approval for the removal of a birch tree that is growing directly in front of the porches on the right side of the front elevation.

The tree was planted as part of the landscaping that was installed when this building was constructed, and is very close to the façade of the house. The trunk is touching the eave of the building.

This tree appears to have been planted too close to the building, and has reached a maturity level where it is competing with the building itself.

The applicants would like to remove this tree, and have stated that they are amenable to planting a replacement tree elsewhere on the site.





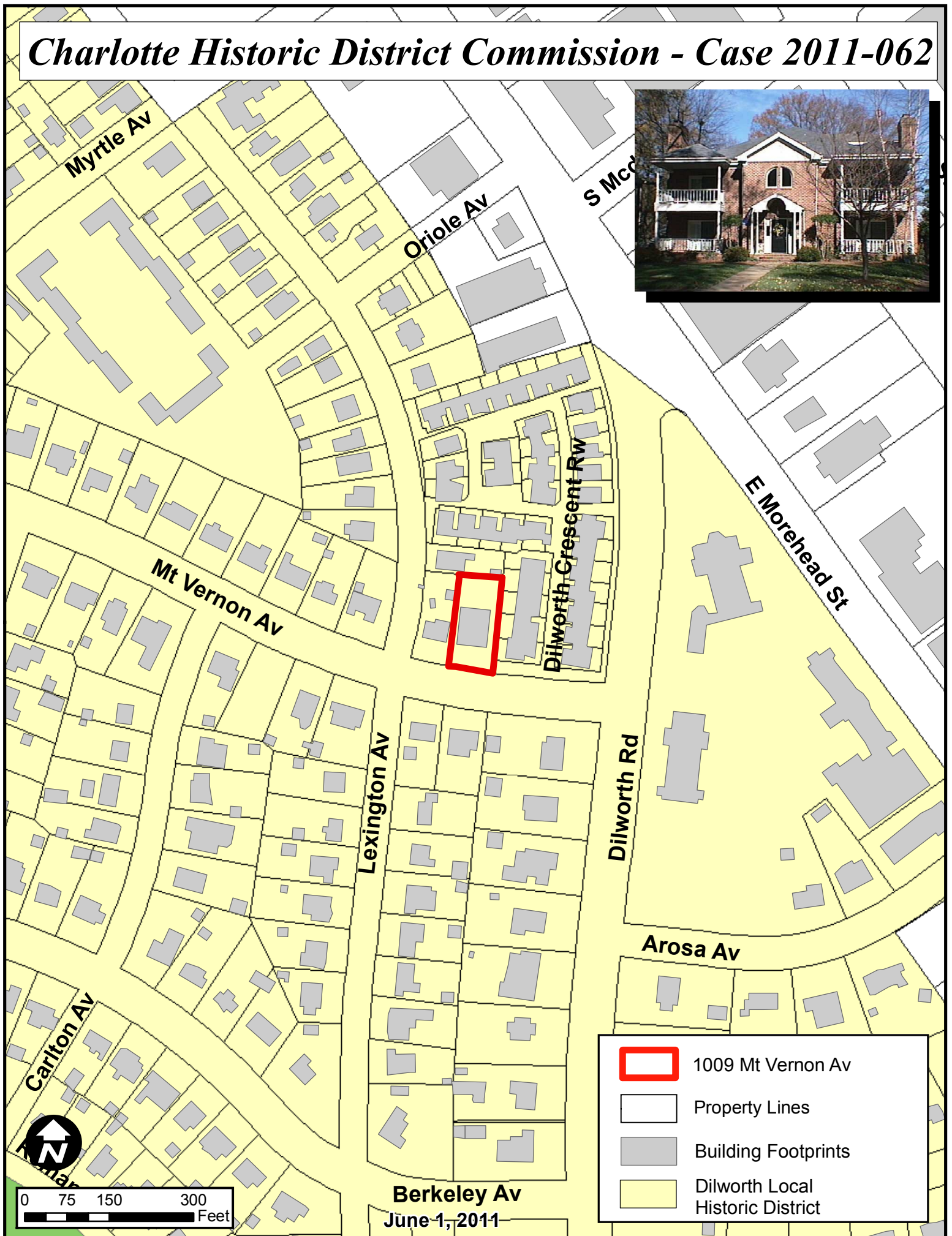









# Charlotte Historic District Commission - Case 2011-062



 1009 Mt Vernon Av

 Property Lines

 Building Footprints

 Dilworth Local  
Historic District

**Berkeley Av**  
June 1, 2011