



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

June 8, 2011

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ADDRESS OF PROPERTY	1809 Thomas Av, Plaza Midwood Local Historic District HDC 2001-065
SUMMARY OF REQUEST	Tree Removal and Replacement
OWNERS	Dan & Jana Hartenstine
APPLICANT	Dan Hartenstine

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### **Details of Proposed Request**

This application seeks approval for the removal of two gum trees in the front yard of this house, and replacement with two other trees.

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

This house is a one story frame bungalow, constructed in 1935. It is in an area of Thomas Avenue that consists primarily of houses of similar age and style.

### **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 two gum trees that the applicant is seeking approval to remove are very close to each other. The application states that they are roughly three inches apart. They are in the right side of the front yard of this house.

The applicant would like to remove them and replace them with two new trees. One would be a large maturing red maple to be planted on the south (left) side of the existing front walk. The second replacement tree would be a small flowering tree on the north (right) side of the walk. The proposal is for this second tree to be a dogwood or flowering cherry tree.





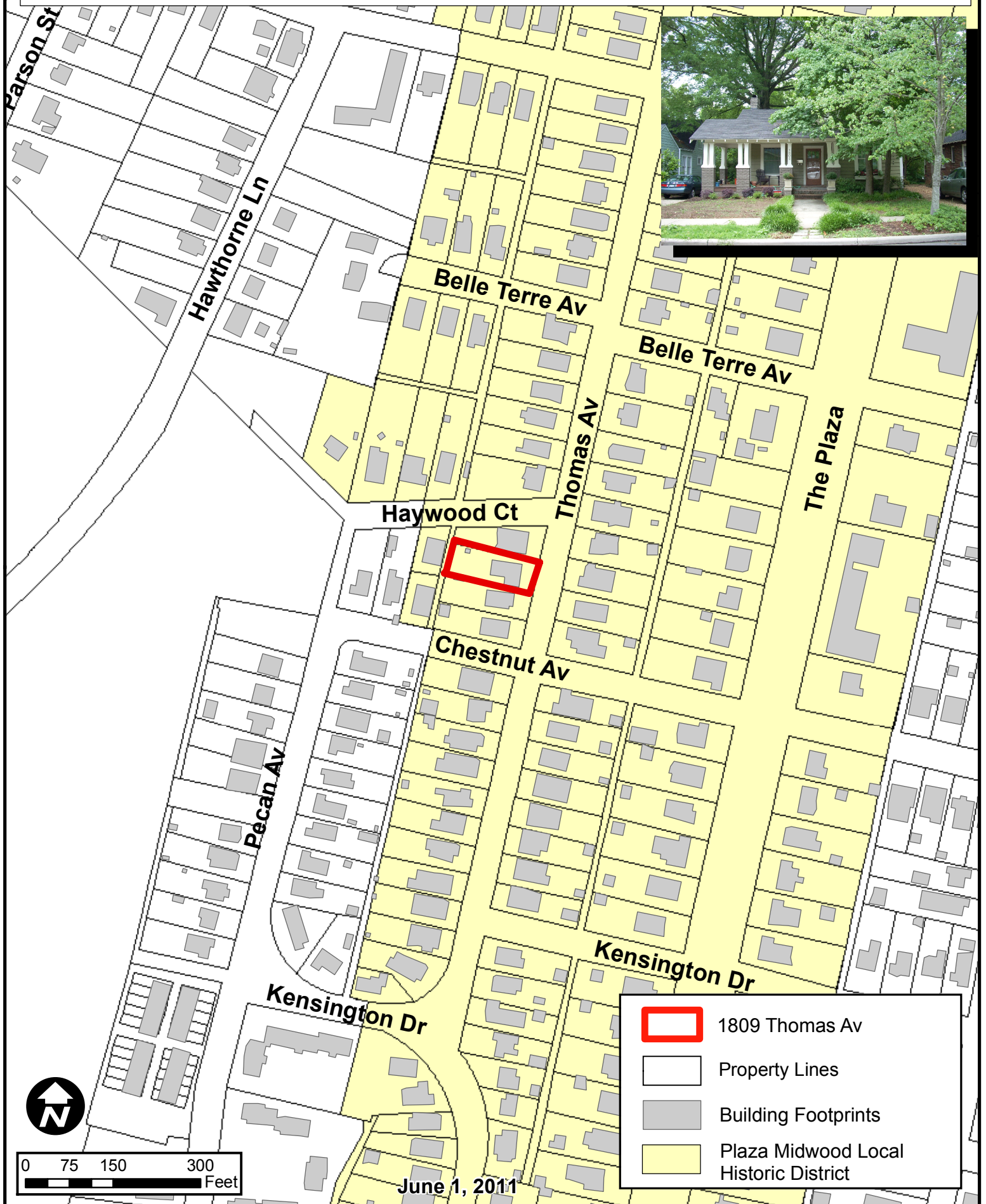












# Charlotte Historic District Commission - Case 2011-065



-  1809 Thomas Av
-  Property Lines
-  Building Footprints
-  Plaza Midwood Local Historic District