

Charlotte Historic District Commission

Application for a Certificate of Appropriateness

February 8, 2012

ADDRESS OF PROPERTY	1432 Pecan Avenue, Plaza Midwood Local Historic District	HDC 2012-010
SUMMARY OF REQUEST	Tree Removal	
OWNERS	Ben & Krista Lengacher	
APPLICANT	Krista Lengacher	

Details of Proposed Request

This application seeks approval for the removal of a large front yard tree, without a requirement that a replacement tree be planted.

Current Status and Context of Property

The existing house on this lot dates from 1929, according to Mecklenburg County Tax Assessment records. The house sits on a small lot at the intersection of Pecan Avenue and School Street. The lot is roughly 90 by 50 feet, and the house takes up a substantial portion of the lot. The house does not appear to meet current setback requirements contained in the Charlotte Zoning Ordinance. There are two or three large hardwood trees in the rear yard of the house, and two substantial hardwood street trees on the School Street side of this lot.

The subject tree is located at the right front corner of the house, and is the only tree in the front yard of the house.

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.

Analysis of Proposal

The walnut tree at the front right corner of the house is growing immediately adjacent to the corner of the front porch, and is starting to cause the foundation of the porch to shift.

The property owners approached HDC Staff to discuss removal of the tree to alleviate the damage to the foundation, and Staff explained that the usual procedure, especially in a front yard, is to require the planting of a new large-maturing tree to mitigate the loss of a tree that is necessary to remove. The applicants have filed this application to seek a waiver of that Staff level requirement.

It is the applicant's contention that the front yard of this house is too small to accommodate a large maturing tree. The attached photos show the front of the house. As near as Staff can estimate, the setback from the sidewalk to the porch foundation appears to be approximately fifteen feet. The distance from the sidewalk to the base of the front steps is roughly eleven feet.

Staff agrees that the location of the tree is causing damage to the foundation of the porch that will only get worse as time progresses. However, the HDC must determine if there is or is not adequate space in the front yard to plant a large-maturing replacement tree.





Charlotte Historic District Commission - Case 2012-010



0 75 150 300
Feet

January 31, 2012

 1432 Pecan Ave

 Property Lines

 Building Footprints

 Plaza Midwood Local
Historic District