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ADDRESS OF PROPERTY	<i>401 East Boulevard, Dilworth Local Historic District</i>	<i>HDC 2012-086</i>
SUMMARY OF REQUEST	<i>Tree Removal &amp; Replacement</i>	
OWNER	<i>Lowder Realty</i>	
APPLICANT	<i>J S Lowder &amp; Ann Schaffer of Lowder Realty</i>	

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#### **Details of Proposed Request**

This application requests approval for the removal of three large pine trees and the replacement of those trees with maples and laurel trees. This replacement is proposed for a small island at the entrance of the perking area behind this building on the Euclid Avenue side of this corner lot. The proposal also includes the removal of the holly bushes in this island with nandinas or loro petalums.

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

This building, originally a small residential apartment building, is a commercial property facing East Boulevard at its intersection with Euclid Avenue. It is surrounded by commercial uses in buildings of varying scales and vintages. This two story brick structure was constructed in 1928, and is listed as a Contributing Structure within the Dilworth National Register Historic District.

#### **Relevant HDC Design Guidelines**

- ***Landscaping - Trees***

#### **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.



Cajun  
Louisiana  
Public  
704-412-3555

NUTRACEUTICALS  
704-412-3555

CLEAR

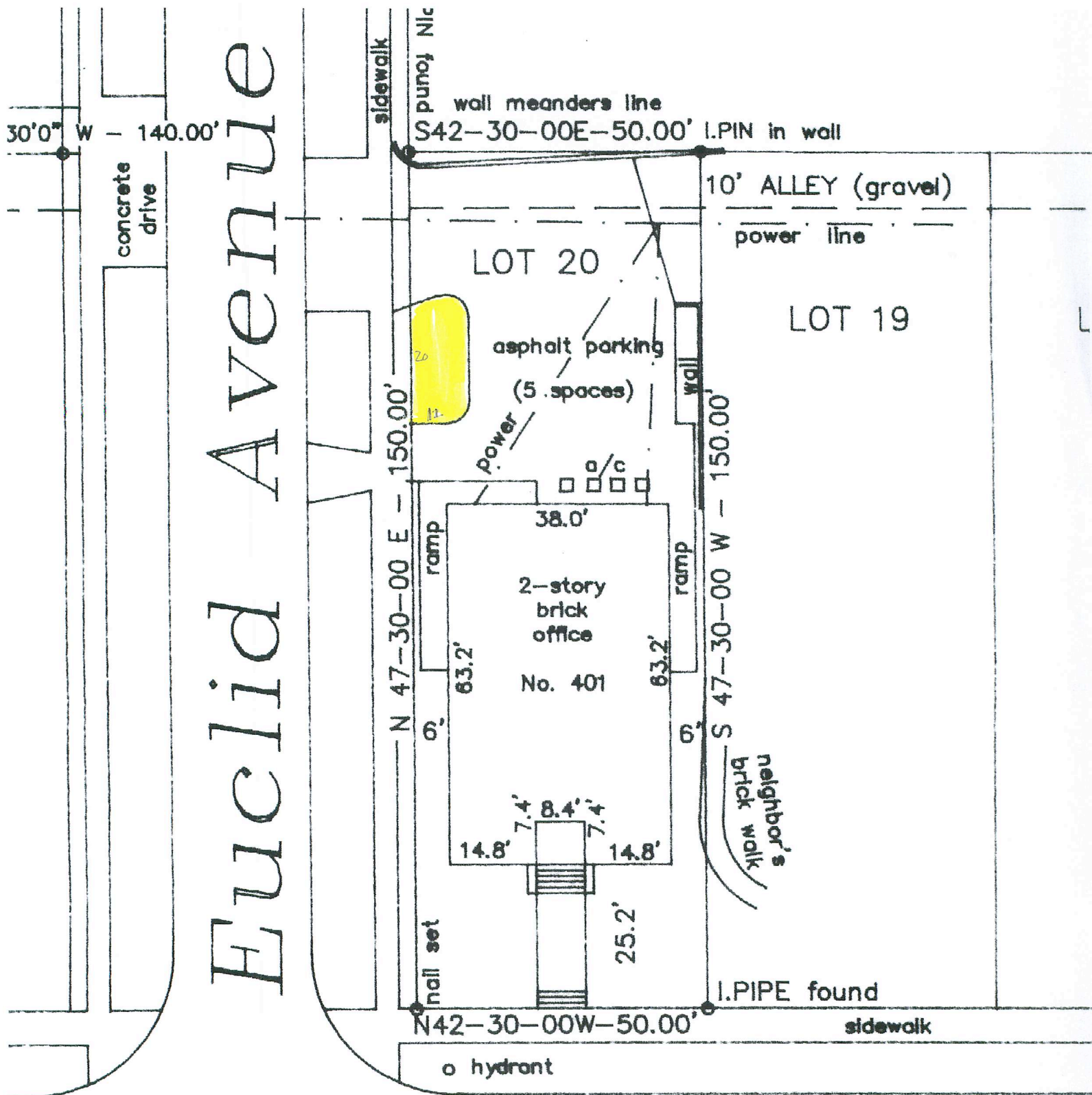








# Euclid Avenue



401 East Boulevard  
(LOT 20)

# East Boulevard



# Charlotte Historic District Commission - Case 2012-086

