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**LOCAL HISTORIC DISTRICT:** Plaza Midwood

**PROPERTY ADDRESS:** 1824 Thomas Avenue

**SUMMARY OF REQUEST:** Landscape and site features

**APPLICANT/OWNER:** Sam Howard

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**Details of Proposed Request**

*Existing Conditions*

The site is a single family property approximately 2-4 feet above grade. Originally, the front yard did not have a retaining wall. The property owner began site work without a COA and a stop work order was issued.

*Proposal*

The applicant is requesting the installation of an interlocking block retaining wall approximately 30-36" in height.

**Policy & Design Guidelines, page 60**

1. Inspiration for the design of these structures should be drawn from similar historic structures found in the Local Historic District.
2. Not all landscape structures are appropriate for every lot in the Local Historic District; a retaining wall is not suitable for a flat lot.
3. Historic precedents indicate appropriate materials such as stone, brick and concrete.
4. Historic site features are considered integral parts of Local Historic District properties, and cannot be removed without the review of the HDC or its Staff.
5. Walks and walkways in front and side yards or those that are substantially visible from the street should follow the historic design precedents of their environment.
6. Certain modern materials for landscape and site features are not allowed without the approval of the Historic District Commission.
  - Interlocking concrete block
  - Treated landscaping timbers
  - Railroad ties
  - Pre-fabricated lattice

**Staff Analysis**

The Commission shall if an exception should be granted for the interlocking block material.

***Charlotte Historic District Commission Case 2017-174***  
***HISTORIC DISTRICT: Plaza Midwood***  
***RETAINING WALL/DRIVEWAY***





1824 Thomas Avenue



1515 Hamorton



1616 Thomas Avenue



1827 The Plaza



2021 Thomas Avenue









# Proposed

1824 Thomas Ave  
Charlotte, NC 28205

Existing Sidewalk

Existing Apron

39 1/2 feet

mm = concrete retaining wall  
using 4" thick retaining wall blocks  
to eliminate the issues with the slope  
of yard. Slopes down to sidewalk  
and to the driveway.

The gravel driveway was replaced by  
Cement driveway that is about a foot  
wider than the original driveway just to  
allow enough walking room around Auto  
without having to step on that slope.

35 ft

4 1/2 ft

NOT TO SCALE

Existing walkway to driveway

Front  
porch  
stoop

Side  
porch

Existing  
House

1824 Thomas

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NOT TO SCALE

35 ft

driveway  
4 1/2 ft

Existing walkway to driveway

Front porch  
stoop

Sidewalk

Existing  
House  
1824 Thomas

EXISTING

1824 Thomas Ave  
Charlotte, NC 28205

Sidewalk

Apron

20-28" drop/slant of existing yard

due to elevation of yard & severe drop off  
of yard over a 3' to 4' wide area  
down to the sidewalk, it's very  
difficult to grow grass, resulting  
in unsightly, unkempt looking yard.  
Goal is to improve the overall appearance  
of yard.

NOT to scale

parallel driveway

Existing walkway

front porch  
stoop

Side  
porch

House