Charlotte Historic District Commission

Staff Review HDC 2017-174

Application for a Certificate of Appropriateness

Date: April 12, 2017 PID# 08119612

LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1824 Thomas Avenue

SUMMARY OF REQUEST: Landscape and site features

APPLICANT/OWNER: Sam Howard

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

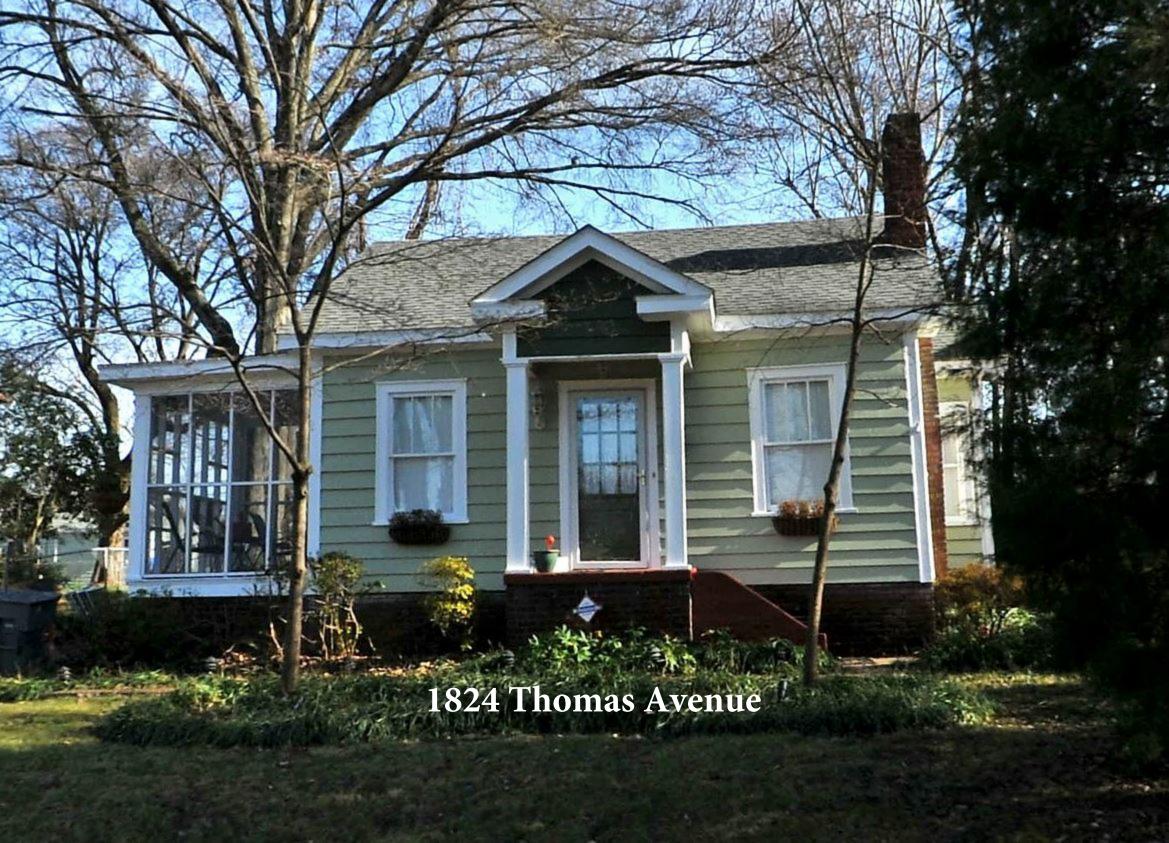
- 1. Inspiration for the design of these structures should be drawn from similar historic structures found in the Local Historic District.
- 2. Not all landscape structures are appropriate for every lot in the Local Historic District; a retaining wall is not suitable for a flat lot.
- 3. Historic precedents 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





















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