
LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1516 Thomas Avenue

SUMMARY OF REQUEST: Front Yard Landscaping / Parking Changes

APPLICANT/OWNER: David Smith

Details of Proposed Request

Existing Conditions

The existing structure is a one-story Craftsman Bungalow constructed c. 1938. Architectural features include a full width engaged front porch under a front gable roof supported by simple Doric columns, original wood windows in a 4/1 pattern, shake siding in the gable, exposed rafters, and brackets. Lot size is approximately 50' x 100'. Adjacent structures are 1-1.5 story single-family structures.

Proposal

The proposal is for changes to the front yard, driveway, and front walkway. All grass in the front yard was removed and replaced with landscape pea gravel. The original concrete walkway was removed and replaced with bluestone stepping stones. The concrete driveway was removed and replaced with pea gravel and a planting bed. A new planting bed added to the right front yard. All planting beds are edged with landscape timbers.

The proposal also includes a request to keep a newly installed wood fence, that meets all HDC requirements except height on the left and right side-yards.

Design Guidelines – Sidewalks and Parking, page 8.2

For Residential Projects:

1. Retain existing historic walkways.
2. Walks and walkways in front and side yards or those that are substantially visible from the street in new construction should follow the historic design precedents of their surrounding environment.
3. Retain existing historic driveways.
4. Driveways made of twin parallel paved strips are considered important historic features and should be maintained where possible. This type of driveway design can be used in new construction where appropriate.
5. For new construction, provide driveways to the side of the new building. New driveways should be as narrow as possible.
6. Do not place paved areas for parking in the front yard. In smaller-scale residential parcels, driveways that stop at the original building façade are viewed as front yard parking pads, and thus are prohibited. All driveways for residential uses should extend to at least the rear building line.
7. Repair damaged areas with materials that match the original paving in color, size, texture, and finish. Ensure any new paving material is compatible with the character of the context of the project. Asphalt paving is not allowed for sidewalks, curb cuts, and aprons.
8. Do not pave up to the foundation. A planting strip approximately 6"-12" wide should be left between the drive and house.

Design Guidelines – Landscaping and Yards, page 8.4

1. Historic site features are considered integral parts of historic properties, and cannot be removed without approval.
2. Retain existing trees and plantings that help define the district's character.
3. Replace diseased or dead plants and trees to match the plant to be replaced or with indigenous species (refer to the Charlotte Land Development Standards Manual for Approved Plant Species).
4. Repeat the dominant landscape design (plant, size, and species) found in the historic district when installing new plantings.
5. In residential uses, setbacks must be clear of plantings and structures that obstruct the view of the main building on a property.
6. Do not replace grass in front yards with paving or gravel.
7. In a single-family use, no more than 50% of the rear yard shall be of impermeable material including the roofs of additions to original buildings, paving, decks, patios, pools, and accessory buildings. Wood slatted decks are considered permeable.
8. Certain modern materials for landscape and site features are not allowed including:
 - a. Interlocking concrete blocks with beveled edges
 - b. Bare concrete block
 - c. Treated landscaping timbers
 - d. Railroad ties
 - e. Pre-fabricated lattice
9. Use hardscape materials that complement the historic structure and property.

Design Guidelines – Fences and Walls, page 8.6

4. New fencing, if appropriate, should not exceed the average height of other fences and walls of surrounding properties with the height of the new fence or wall. In general, for fences facing the street in the front yard, the height of the support posts should not exceed thirty-six inches above grade, and the height of the pickets should not exceed thirty inches. Front fencing must be a balance of solid and void and cannot be solid fencing. Front yard fencing must enclose three sides of the front yard. Front yard privacy fences, solid privacy fences, and unpainted or unstained wood fences are not allowed.
8. Rear fencing may be a maximum of six feet in height, as measured from the outside at grade. On corner lots on residential streets, privacy fences in rear yards must be screened with appropriate landscaping materials on the public side of the fence.

Staff Analysis

Staff has the following concerns with the proposal:

1. Creation of additional front yard parking area through the introduction of gravel to the left of the front walkway and installation of planting beds along the left side of the house where a concrete driveway used to be located.
2. Removal of original concrete walkway and replacement with stepping stones.
3. Removal of all grass in front yard.
4. Use of landscape timbers as planting bed borders.
5. Left and right side-yard fence height. Rear yard fences may be 6-feet to the rear corner of the house, and then are required to step down along the side yard if the fence is to end at the front corner of the house. Fences that tie in at the front corner of a house are limited to 4' in height to be approved at the Administrative level.
6. Minor revisions may be reviewed by staff.



1516 Thomas Ave
June 2014



1516 Thomas Ave
February 2016



1516 Thomas Ave
February 2017





June 2014



March 2019

Street View - Mar 2019

March 2019

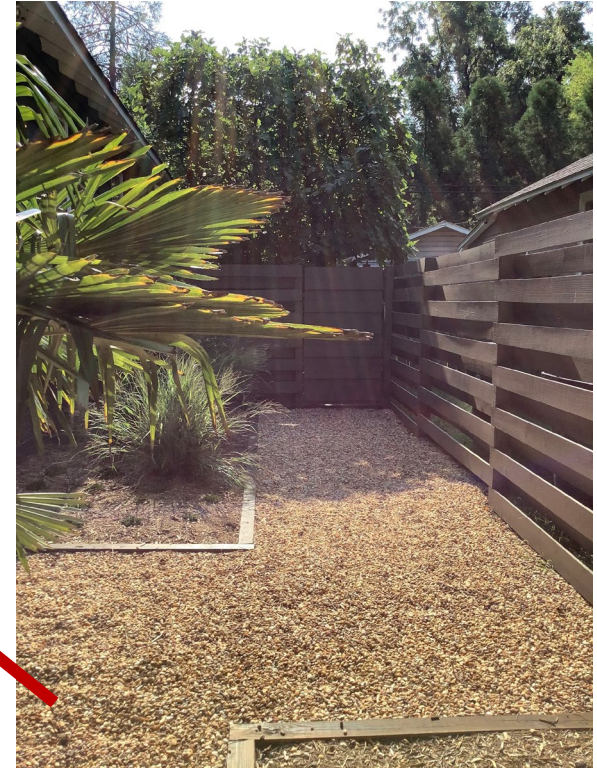


1516 Thomas Ave

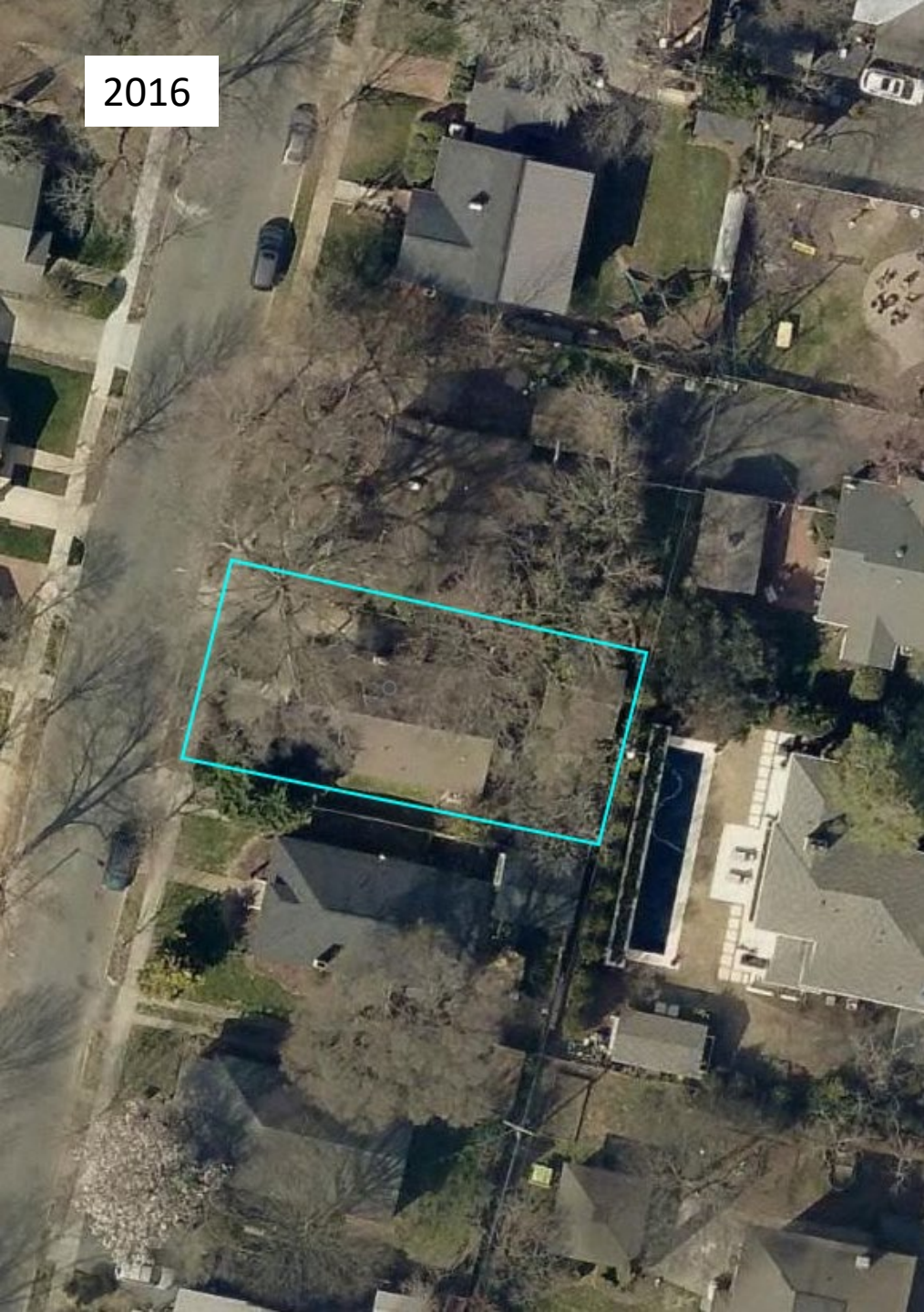
Existing Conditions & Details



1516 Thomas Ave Existing Conditions & Details



2016



1516 Thomas Ave
Aerials

2019



1516 Thomas Ave Details & Inspiration



**CM.115 Copper & Brass MR-16
Bullet Up Light**

Product Number: CM.115
PROFESSIONAL GRADE

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**CM.115-MR11 Copper & Brass
MR-11 Bullet Up Light**

Product Number: CM.115-MR11
PROFESSIONAL GRADE

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**CM.115-SS Copper & Brass MR-16
Bullet Up Light**

Product Number: CM.115-SS
PROFESSIONAL GRADE

[Get Full Details](#)



1327 Thomas



1516 Thomas Ave
Adjacent Property
Examples

1510 Hamorton



1801 Thomas



1508 Thomas

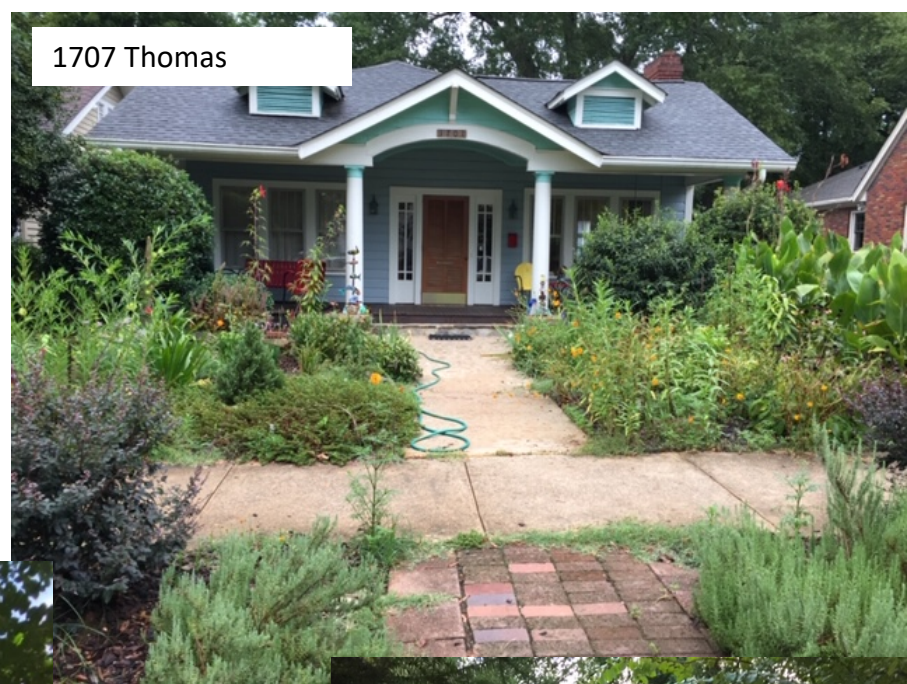


1721 Thomas



1516 Thomas Ave Adjacent Property Examples

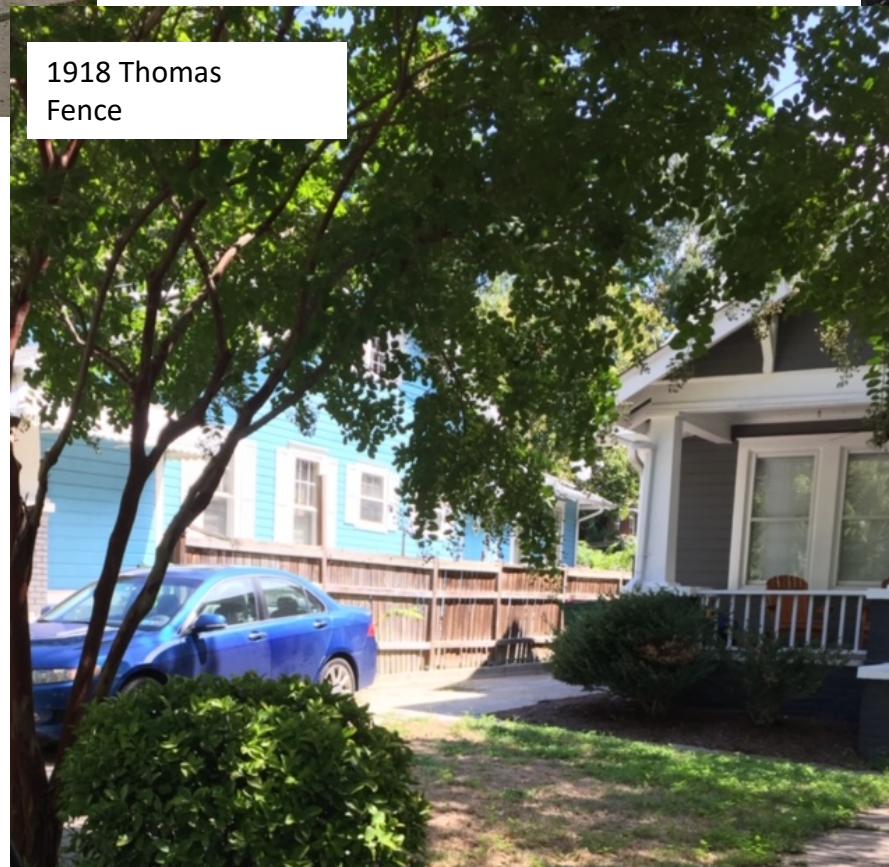
1707 Thomas



1509 Thomas



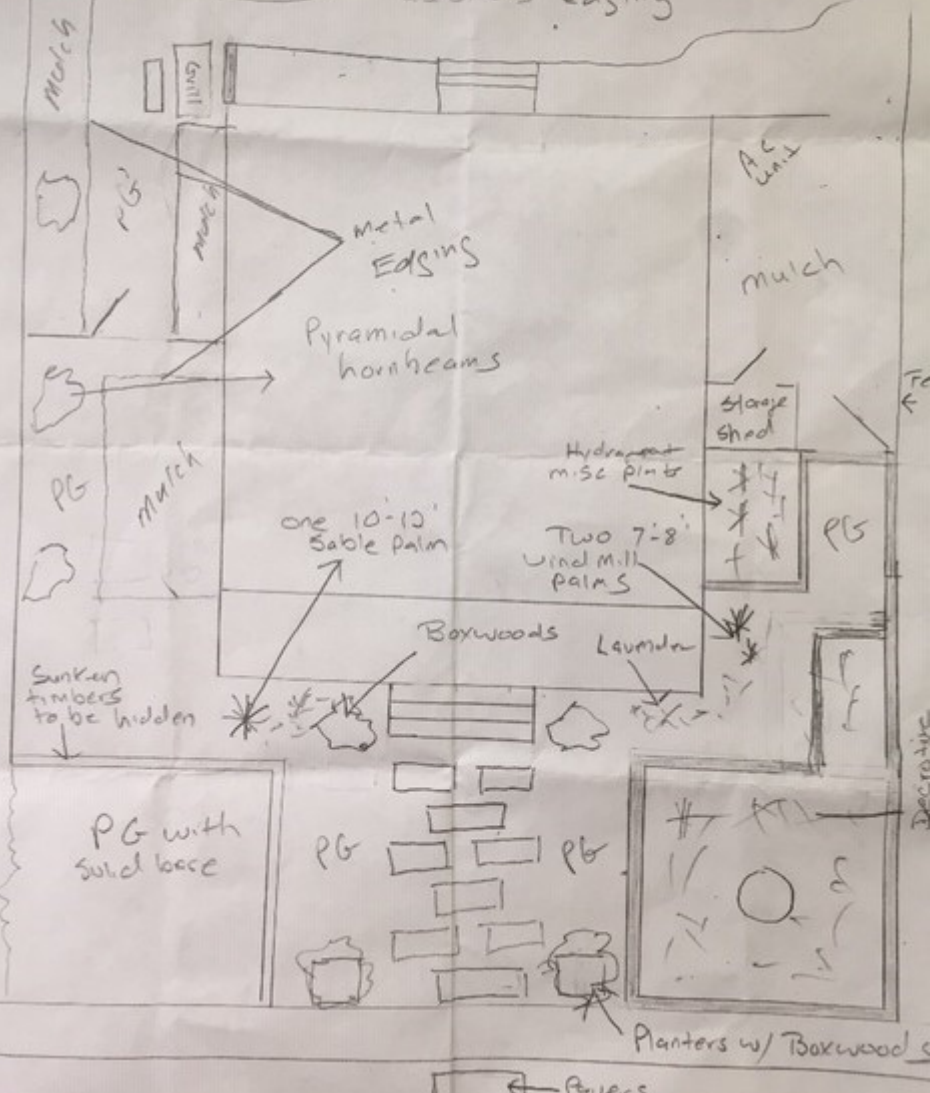
1918 Thomas
Fence



1508 School St



The Shaded Boarders
are Stand Timbers that are
sunk into the ground and
used as edging



SISTARE LANDSCAPING & LAWN MAINTENANCE
581 DALTON RIDGE DRIVE
LANCASTER, SC 29720
803.287.0855 OR 803.287.0081
9/1/2019

David Smith
1516 Thomas Ave
Charlotte, NC 28205

There are several issues with your existing front lawn due to the large oak tree on the front lawn of your neighbor's yard.

1. The root system of the tree had cracked up the entire driveway and had lifted your front sidewalk in several places. I removed most of the top feeder roots but instead of concrete to replace concrete, I used large Blue Stone. This stone will be able to move as the roots start to grow back and can be adjusted not to be a stepping hazard.
2. I did not install any type of seasonal lawn grass also due to the roots system of the tree. You would be replacing this grass every year after the roots have completely grew back to the surface. Instead I used low drought tolerant ornamental grasses and ground covers. These will have the appearance of grass as they grow and give a green area in the front lawn.

Sincerely,

Scott Sistare



To: Mr. David Smith
1516 Thomas Ave
Charlotte NC 28205

To: Whom it May Concern.

I did Some Work on My Customer
Adress, a Couple of times trimming off
Some branches off the front yard from
the big Oak tree on the next Door Neighbor
front tree, Mostly Shadyng the lawn
and as we Notice how the tree was
absorbing most of the moisture on the
ground, with the reason was to trim
the tree was that he wanted to grow
the grass, but with no results, So if
You have a Question Please feel free
to Call me at this Number (704) 606-0343
10/24/2019 Sincerely Jesse Leon

Harpst, Kristina

From: David Seborowski <dave.seborowski@cadieutreeexperts.com>
Sent: Wednesday, October 30, 2019 12:39 PM
To: David Smith; Harpst, Kristina
Subject: [EXT] Oak Evaluation

EXTERNAL EMAIL: This email originated from the Internet. Do not click any images, links or open any attachments unless you recognize and trust the sender and know the content is safe. Please click the Phish Alert button to forward the email to Bad.Mail.

Good after David and Kristi!

I visited the Oak at the left front of 1516 Thomas Ave yesterday and evaluated the site based on the current conditions. The Oak is obviously a historic tree dating back to the 1940's and is very stately.

Due to the age of Tree, it has some small dead limbs but, otherwise appears to be in good condition. The front yard is completely permeable allowing water and air to penetrate the root zone which will help sustain the health of the Oak. Small brown pea gravel is an excellent top dressing for the root zone and the overall landscape appearance
It will not affect the quality or health of the Tree.

I suggested to David that he contact Arborscapes or Arborguard to apply their organic based fertilizer to the root zone to encourage new root growth and overall plant health.

Let me know if you have any questions or comments.

Thanks and have a Happy Halloween.

David Seborowski

ISA Certified Arborist SO-7100 A

Cadie Tree Experts, Inc. Charlotte, NC

Cell # 704-222-0917

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