
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 719 Romany Road

SUMMARY OF REQUEST: Tree Removal

OWNER/APPLICANT: Peter and Phyllis Fulton

Details of Proposed Request

Existing Context

The existing structure is a new single-family house constructed in 2018-2019. The HDC approved the new construction and the removal of one mature canopy tree in the rear yard on November 28, 2017 under COA# 2017-00586 (attached). Adjacent structures are one and two story single family homes, setbacks vary along the block between 40' and 50'. Lot size is approximately 68' x 142'.

Project

The proposal is to remove an additional canopy tree in the rear yard, a Hackberry with a codominant stem structure measuring 9"/13". A letter from a ISA TRAQ Certified Arborist is included for the Commission's review.

Design Guidelines –Trees, page 8.5

2. When tree removal is needed (due to disease or other reasons) or desired, a Certified Arborist must be consulted and the written recommendation must be provided to the HDC before removal is granted. This guideline includes trees in front, side, and rear yards.
5. New construction that impacts healthy trees must be reviewed by the HDC. Mature trees that are unhealthy or causing significant structural damage to historic structures may reviewed by HDC staff. Replacement trees may be required.
6. The HDC may require the planting of additional trees to replace a mature canopy that is removed.

Staff Recommendation

1. Minor revisions may be reviewed by staff (such as the review/approval of a replacement tree).



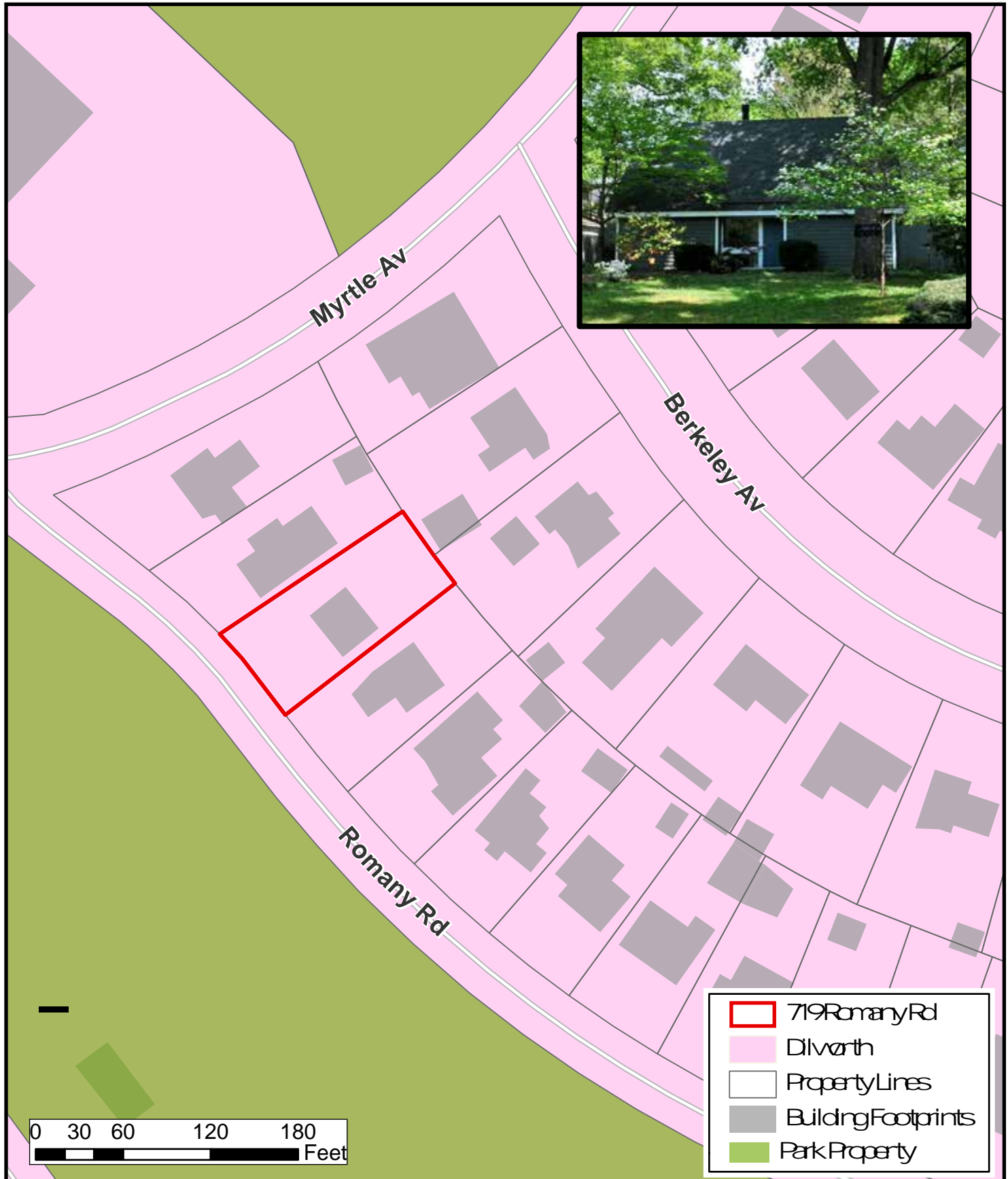
HDC-201900123

FD 1239528

LOCAL HISTORIC DISTRICT: DILWORTH

PROPOSED PROJECT: TREE REMOVAL

5 MARCH 2019



I hereby certify to only Peter Fulton:
that this survey is based upon my best knowledge, information and belief; that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in deed and map books as noted); that the boundaries not surveyed are indicated as dashed lines drawn from adjoining deed sources as shown hereon; that the ratio of precision or positional accuracy is 1:10,000; that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). This map is not intended to meet G.S. 47-30 recording requirements. Contour lines as shown hereon are within 1/2 contour interval across 90% of the subject property.

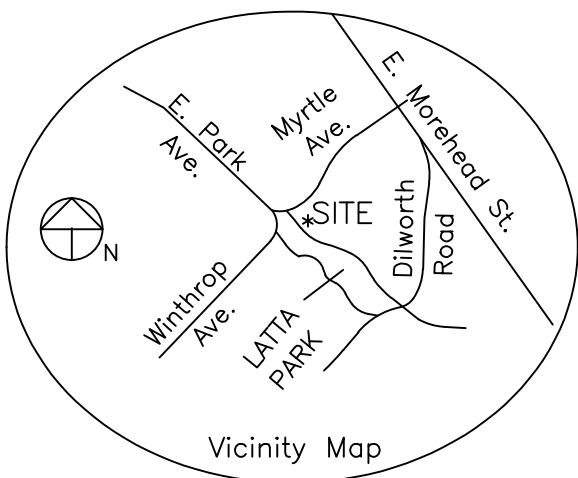
Non-certified Electronic File

Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098

Date
1-8-19

GENERAL NOTES:

1. Tax Parcel I.D. number is 123-095-28.
2. Area of property is 9,079 S.F. (or 0.2084 acre), by coordinates.
3. Source of title is recorded in Deed Book 31708 Page 729. See also plat recorded in Map Book 4 Page 327. This property is known as all of Lot 15 Block 23 DILWORTH.
4. This survey does not reflect a complete title examination. There may be additional easements, restrictions or other matters of title not shown. See private restrictions recorded in Deed Book 1111 Page 201. 35' front setback and 5' side yards are shown. Utility R/W of unspecified width along rear property line not shown.
5. This property is zoned R-4 per Mecklenburg County GIS.
Standard R-4 setbacks for residential uses are:
Front - 30' Side - 5' Rear - 40'
This survey does not reflect a complete zoning analysis. Any development of this property is subject to the approval of the City of Charlotte.
6. This survey does not reflect complete utility locations. Contractors should contact the NC ONE-CALL Utility Locating Center at 1-800-632-4949 before any design, digging or excavation is begun.
7. This property is not located within a Special Flood Hazard Area per graphic scaling from Flood Insurance Rate Map Panel No. 3710454300K dated September 2, 2015.
8. The vertical datum shown hereon references NAVD88 (Geoid 12B). This vertical datum was derived using a Leica GS14 GNSS receiver with GPS and GLONASS capabilities while utilizing the North Carolina Real-Time Network. The control point was set on August 17, 2017.



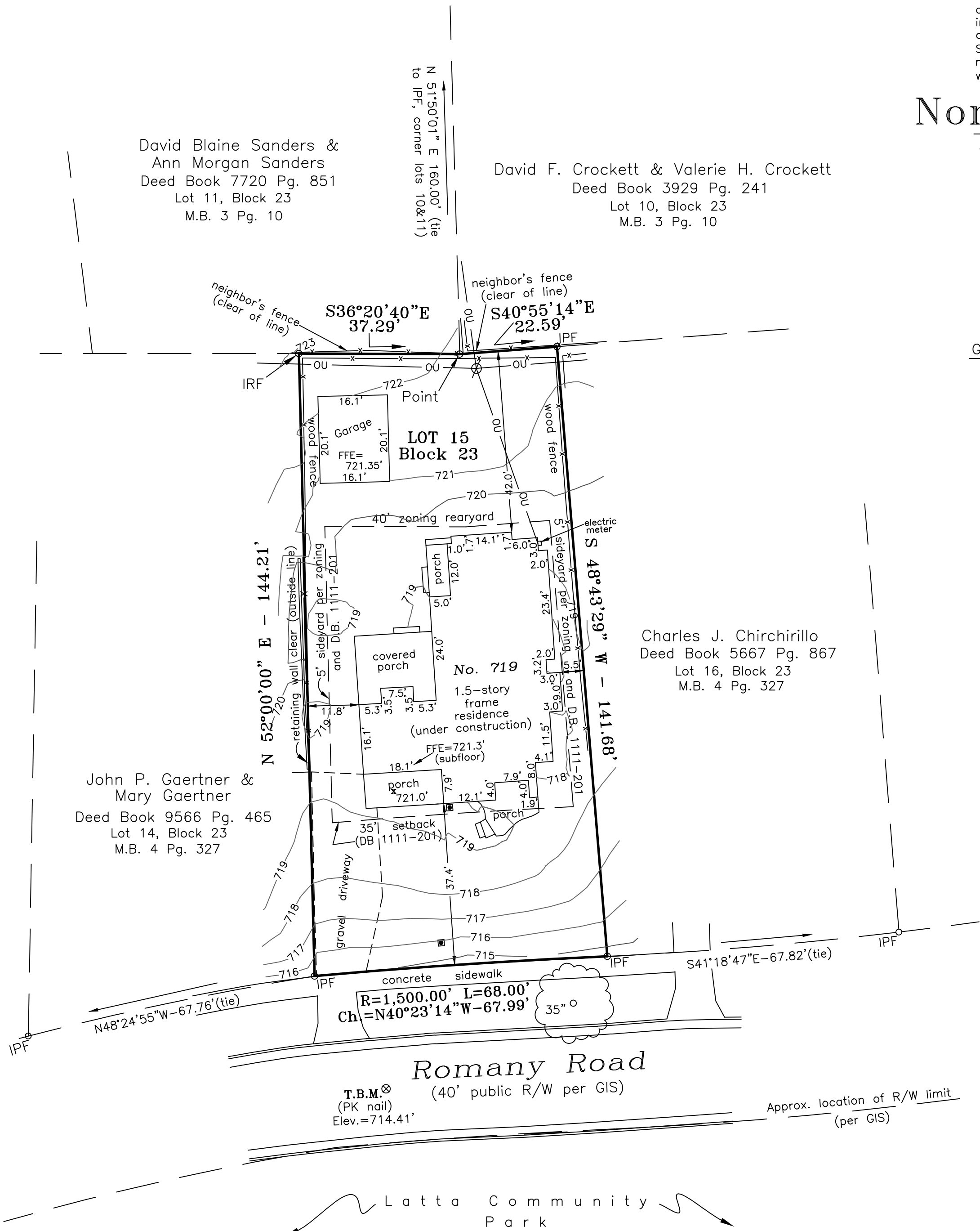
LEGEND

- a/c air conditioner
- catch basin/yard inlet
- ch. chord
- cleanout
- CMP corrugated metal pipe
- CPP corrugated plastic pipe
- conc. concrete
- Elev. elevation
- FFE finished floor elevation
- gas meter
- guy wire anchor
- IPF iron pipe found
- IRF/S Iron rebar (pin) found/set
- light pole
- L,R curve length & radius
- MB,DB record map, deed references
- PKF/PKS PK Nail found/set
- Pt computed point
- utility pole
- RCP reinforced concrete pipe
- sanitary sewer manhole
- s.f. square feet (by coordinates)
- SWIM Surface Water Improvement Management
- storm drain manhole
- T.B.M. temporary bench mark
- water manhole
- water meter
- water valve
- vehicular barrier
- overhead utility wires
- underground gas line
- water line
- sanitary sewer line
- fence line
- underground telecom line
- deciduous tree
- evergreen tree

John P. Gaertner &
Mary Gaertner
Deed Book 9566 Pg. 465
Lot 14, Block 23
M.B. 4 Pg. 327

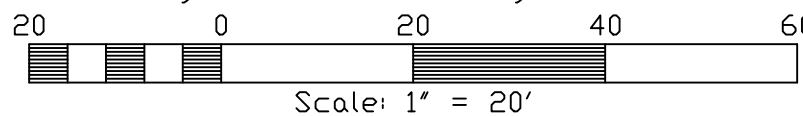
David F. Crockett & Valerie H. Crockett
Deed Book 3929 Pg. 241
Lot 10, Block 23
M.B. 3 Pg. 10

Charles J. Chirchirillo
Deed Book 5667 Pg. 867
Lot 16, Block 23
M.B. 4 Pg. 327



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TOPOGRAPHICAL SURVEY of
719 Romany Road
CHARLOTTE, MECKLENBURG COUNTY, N.C.

Prepared for: Peter Fulton
Survey Date: January 2, 2019



A.G. ZOUTEWELLE
SURVEYORS

1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

719 ROMANY RD. CHARLOTTE, NC.

PGH

3 ORNAMENTAL, 4 SEASON
SHADE TREES

EXTG. FENCE (TYP.)

EXTG. PROPERTY LINE (TYP)

EXTRA TREE

LANDSCAPE
EDGING 6" HT

LANDSCAPE

HOME

FRONT
DOOR

ENTRY WALK

FOCAL POINT GARDEN

GATEWAY MARKERS

EXTG TREE

EXT
TREE
3

III D A N A P S

D R I V E

LANDSCAPE

LANDSCAPE

EXTG. PROP. LINE (TYP.)

-TIMBER RET. WALL

EXISTING
FENCE (typ)

LANDSCAPE

GARAGE

SUNKEN
COURTYARD

STONE
WALL

PORCH 2

112

PLTR.

PORCH 1

PORCH 1

MAIN
PATIO

LANDSCAPE

LANDSCAPE

UTIL. POLE AND GUIDE WIRE



SCALE: 1" = 10'-0"

Fulton Project / 719 Romany Rd / HDCRMI-2019-00123

We are requesting approval of submitted landscape plan to include removal of a Hackberry tree located in the backyard. Due to elevation and proximity to back of house, the grading per NC code and drainage needed for the property will structurally compromise the tree and create an unsafe environment for the house and neighbors.

My wife Phyllis and I have lived in Dilworth for over 27 years and are firmly rooted in the community and value the HDC and the work done to preserve the historic nature of the neighborhood. Please let me know if you would like to discuss, our contact is Phyllis 704-906-6117 / Peter 704-905-8073. The landscaper we've selected is Brian Paradise Fine Gardens and Landscape

Please see below for details:

Hackberry Tree Summary:

- Our project is near completion April 2019 and we are in the final phases and ready to landscape. We conducted an elevation survey, engaged an arborist-Heartwood, Landscape Architect and Landscape contractor.
- Enclosed documents include landscape plan, elevation survey, Heartwood arborist recommendation with pictures, material listing, plant/shrub/tree listings, and additional pictures with comments.
- Per the uploaded letter with pictures from Heartwood - Certified Arborist Tig Kabia - the Hackberry tree is structurally compromised and due to current elevation will not be able survive the necessary grading per NC code and drainage necessary for the property
- The grading would damage the existing root system and significantly jeopardize the survival, thus creating an unsafe environment for the house and neighbors.
- In order to grade away from the house per NC code (6% grade for first 10') we would be disrupting over half the root system which in time will create a future unsafe condition for the house. See Heartwood letter.
- The tree is 18' off the back of the house at 721' elevation, its canopy spreads 20', or 2' over the back of the house. The back of the house elevation is 719.8', which prior to grade is 1.2' below the trunk of the tree.
- In order to drain properly we would need to grade below the elevation of the back of the house (719.6'), which will disrupt the root system and make it highly susceptible to failure. See Heartwood letter.
- We will replace the hackberry tree with a minimum of one canopy tree, types suggested below and we would be open to suggestions as well from HDC.

Landscape Materials: Contractor Brian Paradise / Custom Fine Garden & Landscape

Driveway:

-Two carriage tracks previously HDC approved will be constructed of concrete up to the rear of the back porch with the exception of the center field between the two singular tracks. Plant material named Dwarf Mondu will be installed six inches on center in the center field of the driveway tracks.

Rear Driveway:

-Will use decorative Pea gravel, natural, and consistent with backyard walkway and patio.

Front Walkway:

-Will be constructed of Bluestone, material previously approved by HDC and consistent with all current porch/ front step areas of house.

Rear Patio:

-Will use a decorative Pea Gravel, or HDC approved Bluestone to match all patio areas throughout the property

Rear Retaining wall:

-Wall will be constructed of stone material with as close a match as our current stone on sides of house and fireplace. Picture attached

Replacement choices / Canopy Tree's to replace existing Hackberry

- Cornus Kousa Dogwood
- Red Bud
- Japanese Maple, "Bloodgood" or "Coral Bark"
- Youshino Cherry
- Cornus Florida Dogwood

Foundation shrubs:

- Schip Laurel
- "Cinnamon Girl" Dystillium
- Fatsia Japonica
- Winter Sun Mahonia
- Soft Caress Mahonia
- Viburnum assorted varieties
- Spirea
- Abelia "Kaleidoscope"

Perennials/ Ornamental grasses:

- Assorted shade and sun perennials
- Miscanthus Grassilimus, Miscanthis Zebrinus, Acorus, Mexican Feather

Pictures:



Property from street / park



Back yard of property. Current tree elevation per survey 721 ft, back of house elevation 719.8ft . Grading away from house will require per code an addition 6% for 10'.



Current back of house elevation, in addition to code, grading needed for Drainage away from house.



Rear of back porch, retaining wall will match stone on side of house.



Bluestone on all porches, front of house walkway will match material.



Another visual of stone on front entrance and siding of house per HDC approved plan.



Driveway will have carriage tracks in front of house per prior HDC Plan. Tracks will run up to back of rear porch then parking area will Be decorative pea gravel.

Thank you for your consideration!!

3/1/19

Dear Historic District of Charlotte,

I am writing this letter to officially request/document the removal a structurally-compromised 9"/13" Hackberry growing in the rear of 719 Romany Rd, 28203. The homeowners, The Fultons' have requested an assessment of the tree's health and structural integrity with perspective of required grade change within critical root zone. The Fultons' have been advised (and intend to) to install a native shade tree species somewhere on property to replace lost canopy.

A limited visual inspection revealed a relatively young Hackberry tree (+/- 20 years) with a codominant stem structure currently growing behind the house. Included bark compromises the structural integrity of the living tree. Canopy growth is aggressive/unbalanced towards house due to available sunlight and utility line clearance along far rear perimeter. The home is under renovation construction and requires a 6% downward slope for minimum of 10' away from foundation. The Hackberry is currently at elevation almost 3' higher than house foundation. The grade change required by state code (pertaining to hydrology/drainage) will require compromising the Hackberry's root system (affecting both collection and anchorage components). Mitigation efforts will not support long-term sustainability and tree removal is recommended. I've attached photos below to document current tree and site conditions, as well as potential encroachment of required 10' grade change. Please review at your convenience and advise me with any questions, concerns, or how to move forward.

Best Regards,

Santigie ("Tig") Kabia

ISA TRAQ Certified Arborist & Municipal Specialist (MA-4553AM)



Canopy of Hackberry aggressive and unbalanced towards house due to available sunlight and utility line clearance along far rear perimeter.



Tape indicates 10ft from rear of house, tree is 18ft. Note tree elevation to rear of house before grading per code. Root system will be significantly jeopardized and any mitigation will not support long term sustainability.



Additional illustration of grade from right side of tree. Tape is 10ft from rear of house and will need to be graded 6% downward slope for minimum away from house of 10ft.



Illustrations above and below of compromised bark and twin trunk structure of tree









CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2017-00586

DATE: December 4, 2017

ADDRESS OF PROPERTY: 719 Romany Road

TAX PARCEL NUMBER: 12309528

HISTORIC DISTRICT: Dilworth

APPLICANT/OWNER: Jessica Hindman, Studio H Design/Phyllis Fulton

DETAILS OF APPROVED PROJECT: The project is a demolition of the existing non-contributing single family house (2017-00171) and construction of a new single family house. The front setback will be approximately 40 feet from the right of way. Total height is approximately 26' from grade. Materials include cedar shake siding, stone, and wood trim. Windows are aluminum clad over wood, Simulated True Divided Light (STDL). One mature canopy tree in the rear yard will be removed.

The project was approved by the HDC November 29, 2017. This COA waives the Stay of Demolition issued April 12, 2017.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

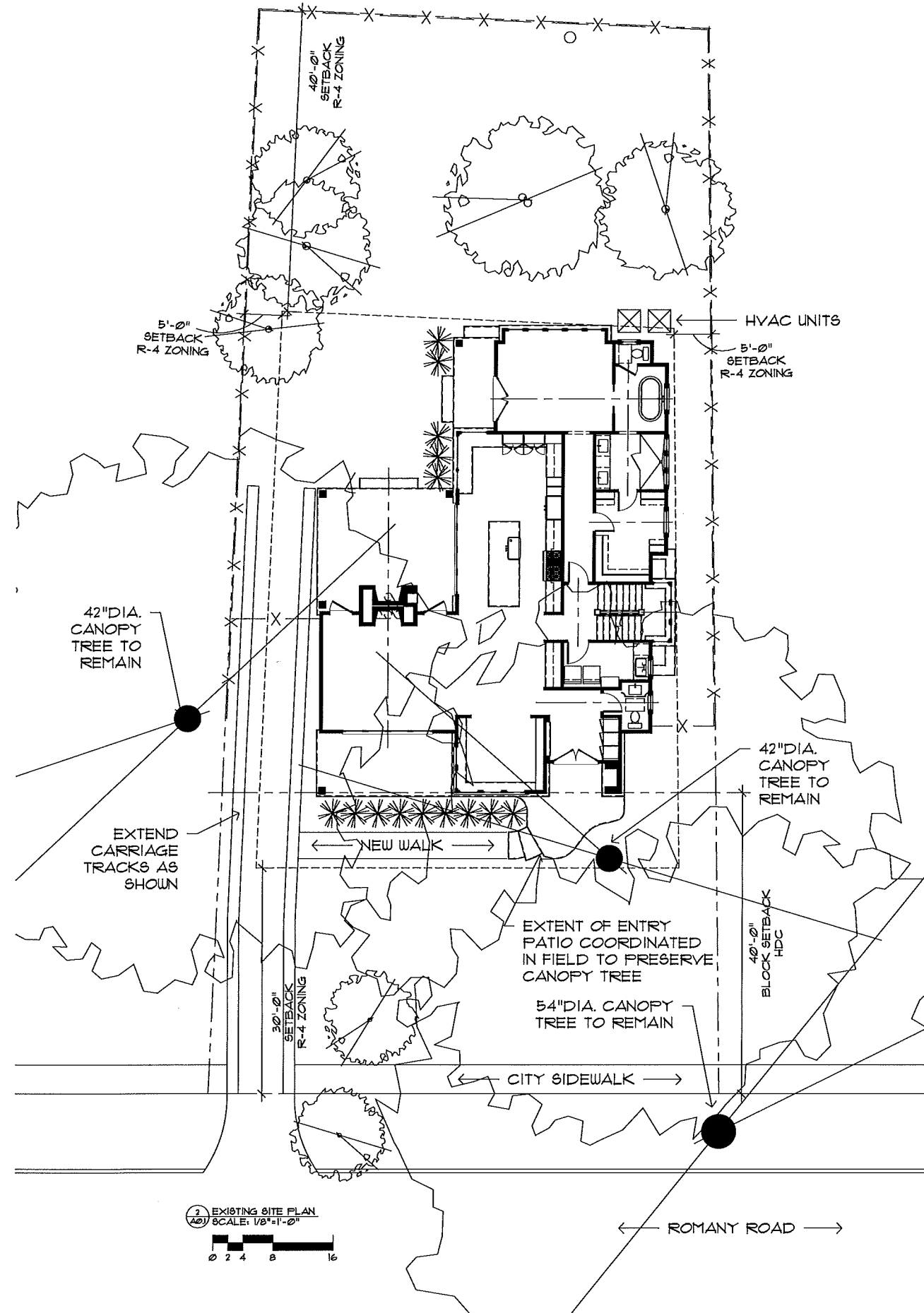
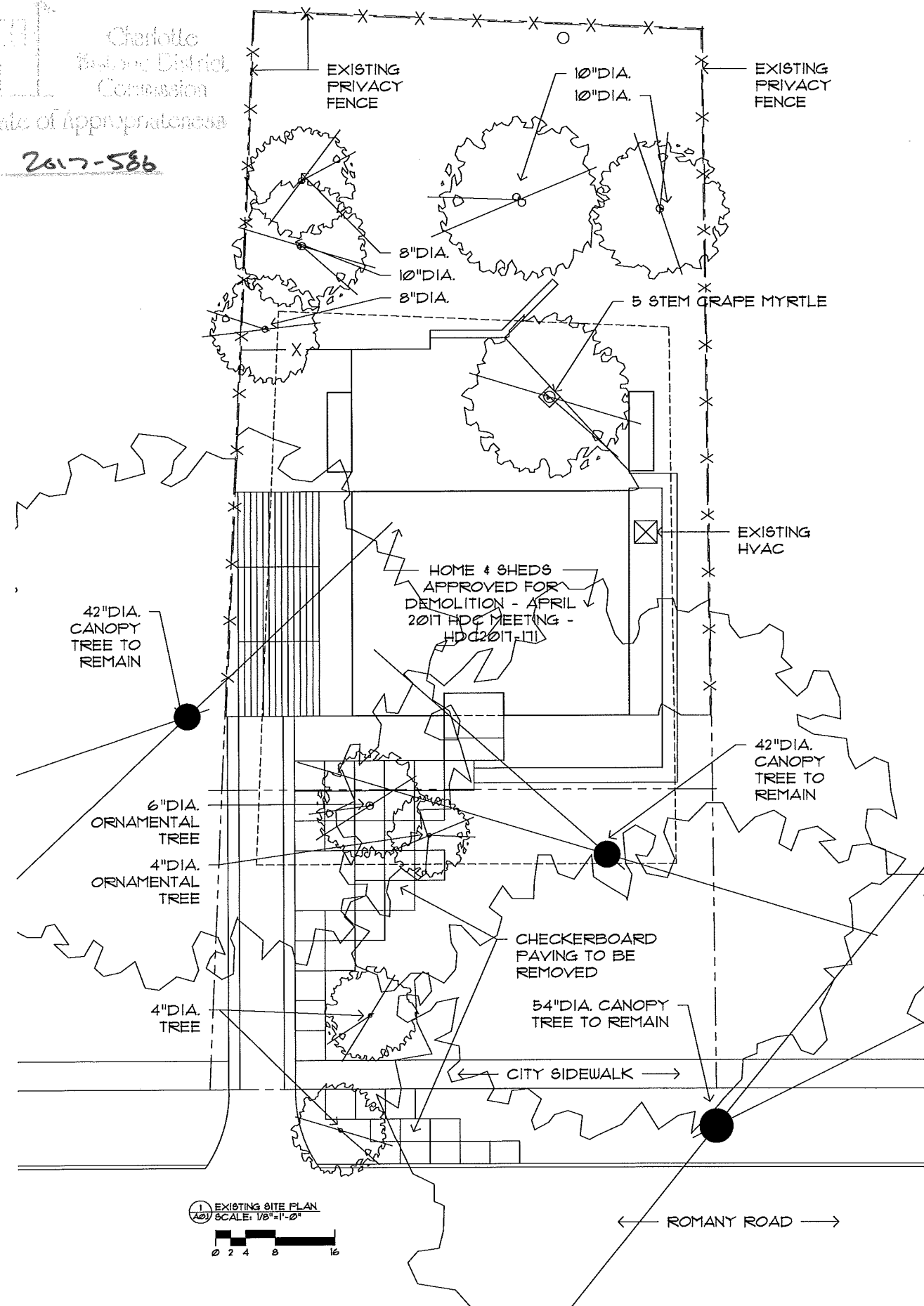
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

Chairman

Staff

APPROVED
Charlotte
Planning District
Commission
Certificate of Appropriateness

2617-586



FULTON HOME
115 Romany Road
Charlotte, NC 28203

DATES:

HDC
23 April 2011
Schematic
12 September 2011
HDC
2 October 2011
21 October 2011
Progress Drawings
Revisions

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SITE PLANS

A0.1

DATES:

HDC
03 April 2011
Schematics
12 September 2011
HDC
2 October 2011
21 October 2011
Progress Drawings
Revisions

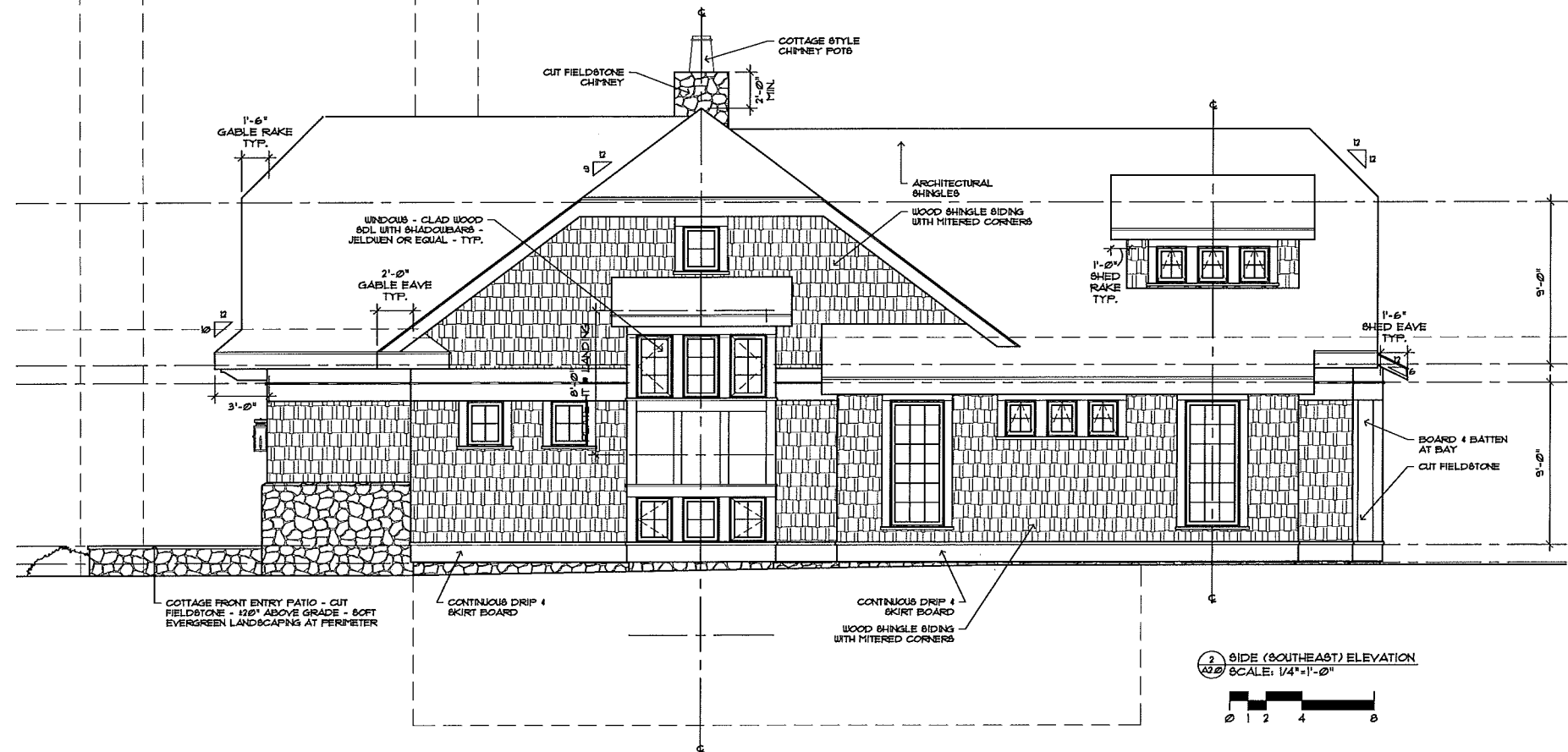
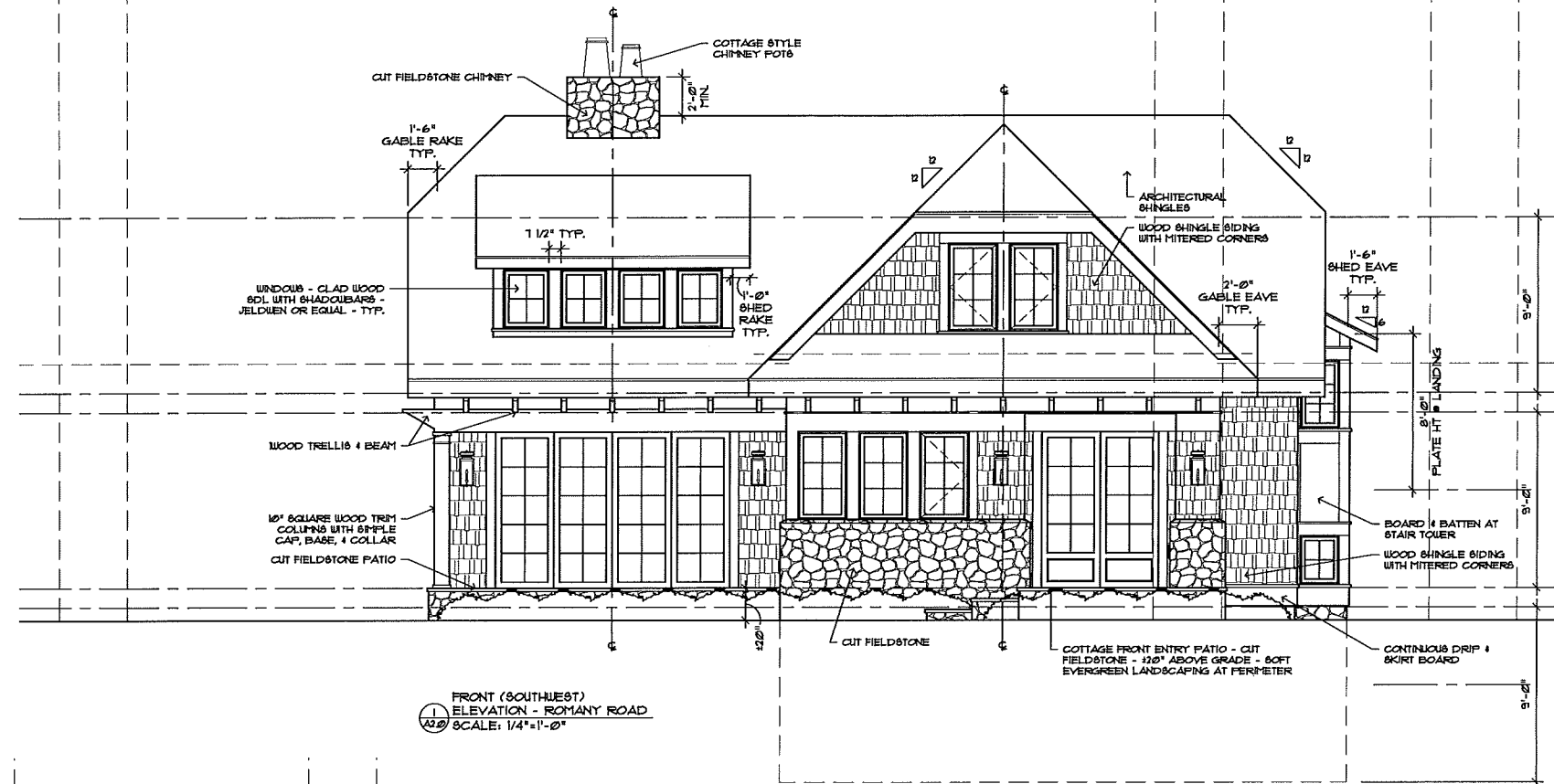
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ELEVATIONS

A2.0



APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
2011-036

DATE:

HDC
03 April 2011

Schematics
12 September 2011

HDC
2 October 2011
21 October 2011

Progress Drawings

Revisions

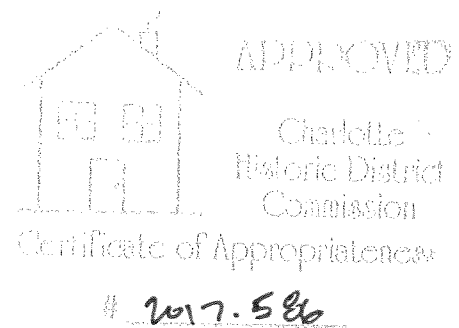
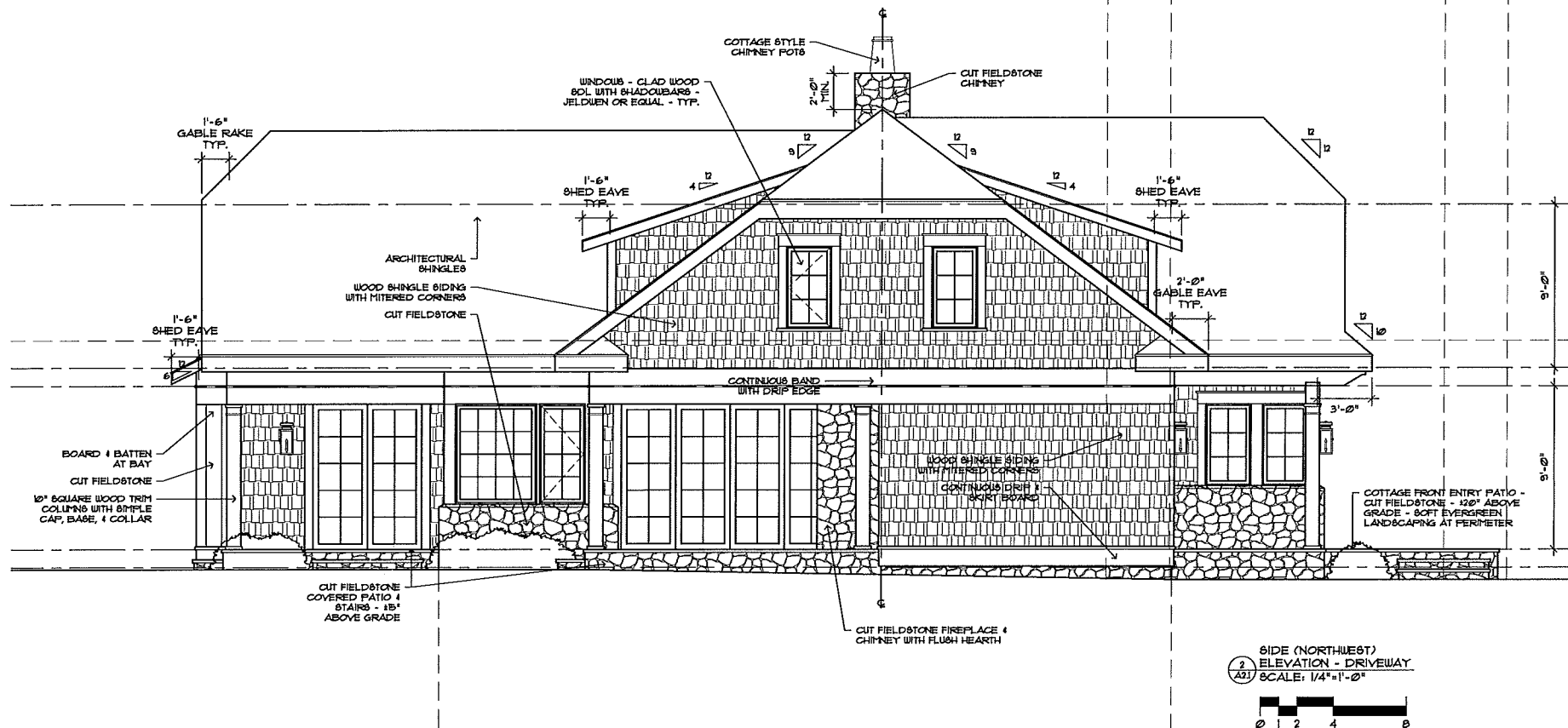
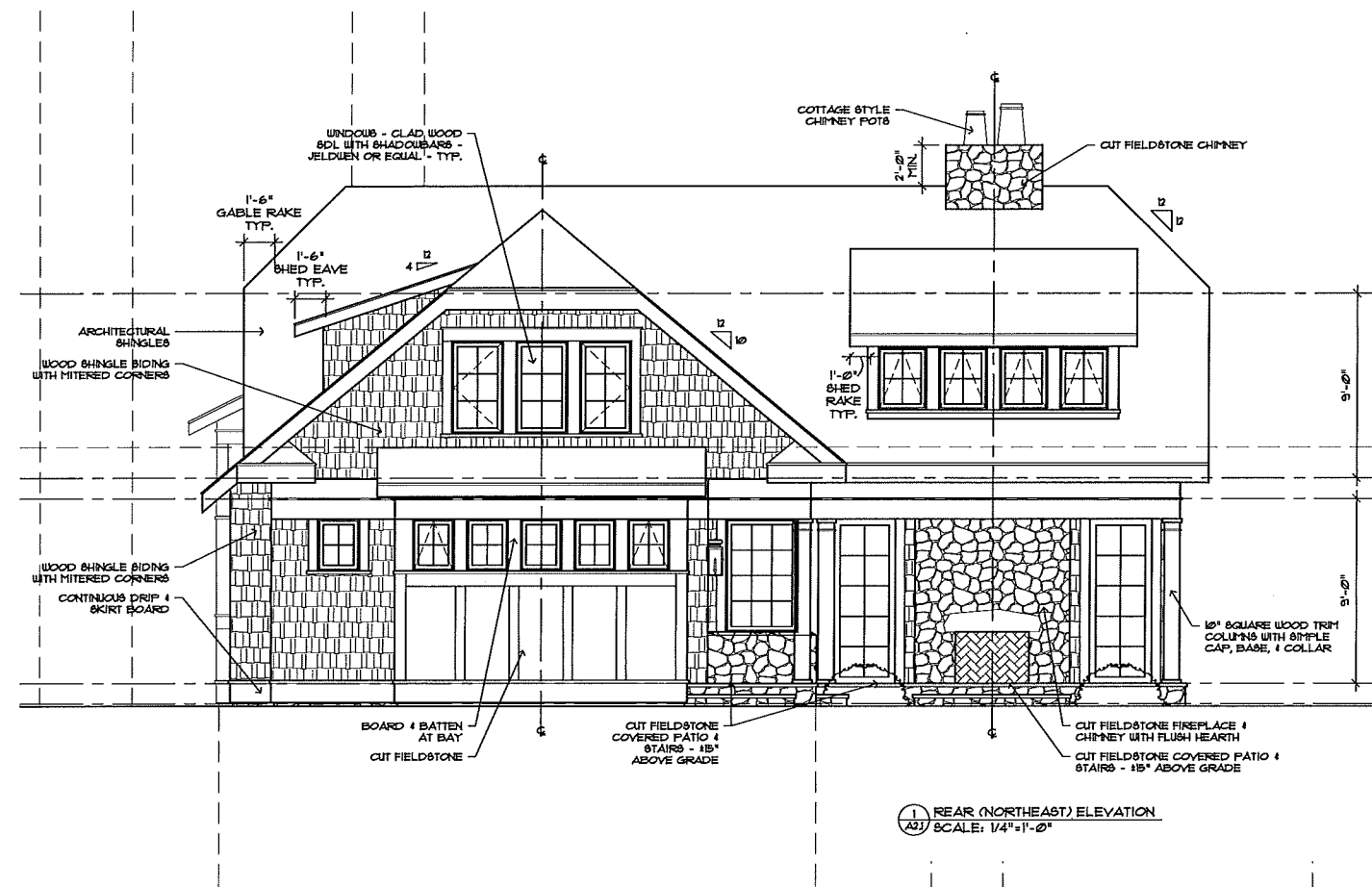
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ELEVATIONS

A2.1



FULTON HOME
715 Rensley Road
Charlotte, NC 28203

DATE:

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Progress Drawings
Revisions

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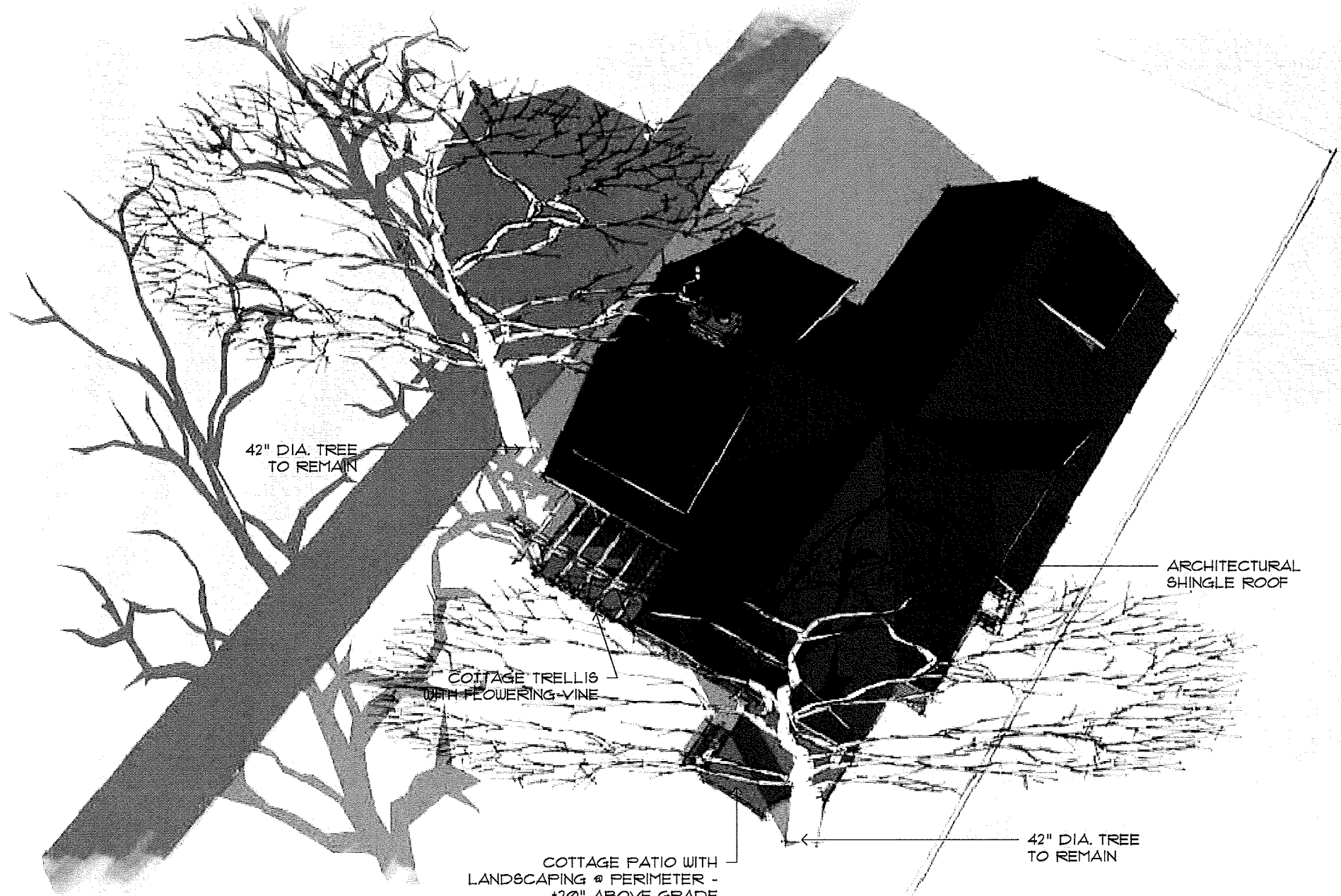
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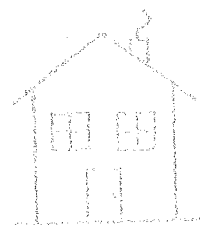
PERSPECTIVES

BIRD'S EYE
VIEW

A4.0



1 BIRD'S EYE VIEW
A4.0 NOT TO SCALE



APPROVED

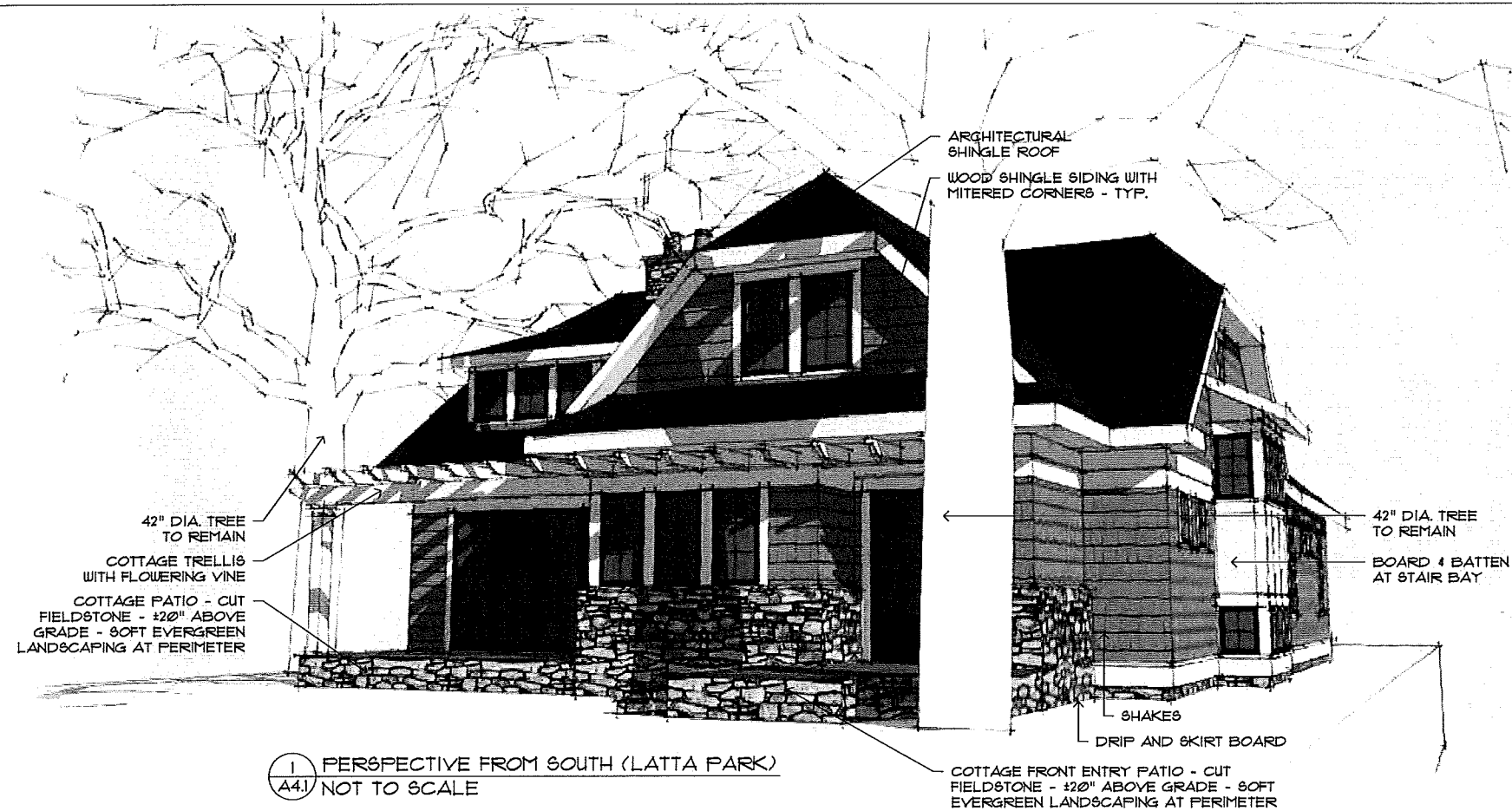
Charlotte
Historic District
Commission

Certificate of Appropriateness

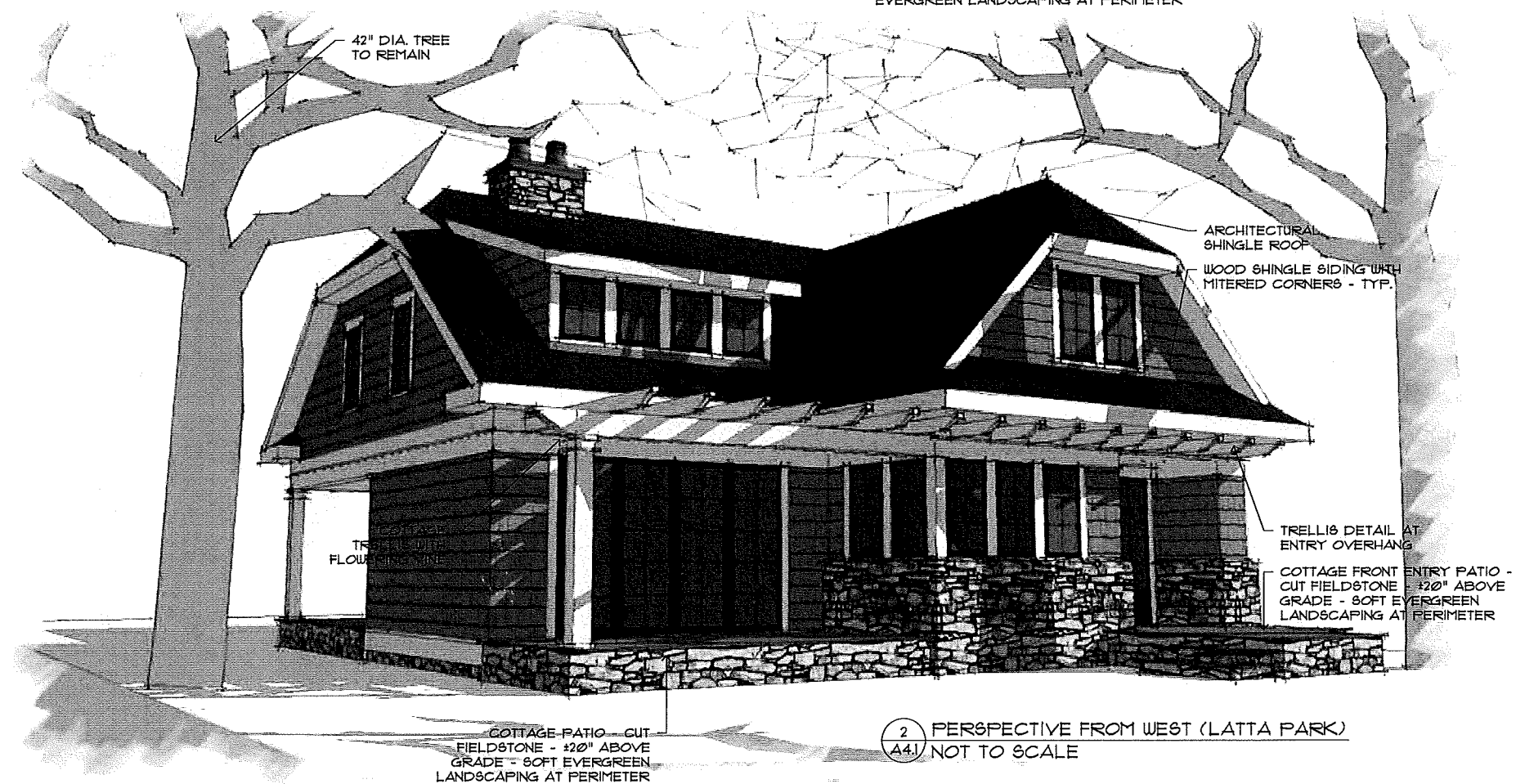
2011-586

DATE:

HDC
03 April 2011
Schematics
17 September 2011
HDC
2 October 2011
21 October 2011
Progress Drawings
Revisions



1 PERSPECTIVE FROM SOUTH (LATTA PARK)
A4.1 NOT TO SCALE



2 PERSPECTIVE FROM WEST (LATTA PARK)
A4.1 NOT TO SCALE

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Certificate of Appropriateness
2017-516

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PERSPECTIVES

A4.1

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21 October 2011
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-
Revisions
-

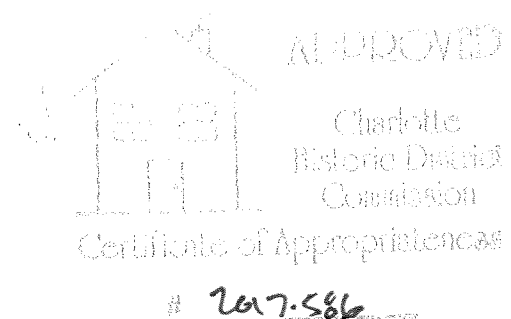
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PERSPECTIVES

A4.2



DATE:

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2 October 2011
21 October 2011
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Revisions
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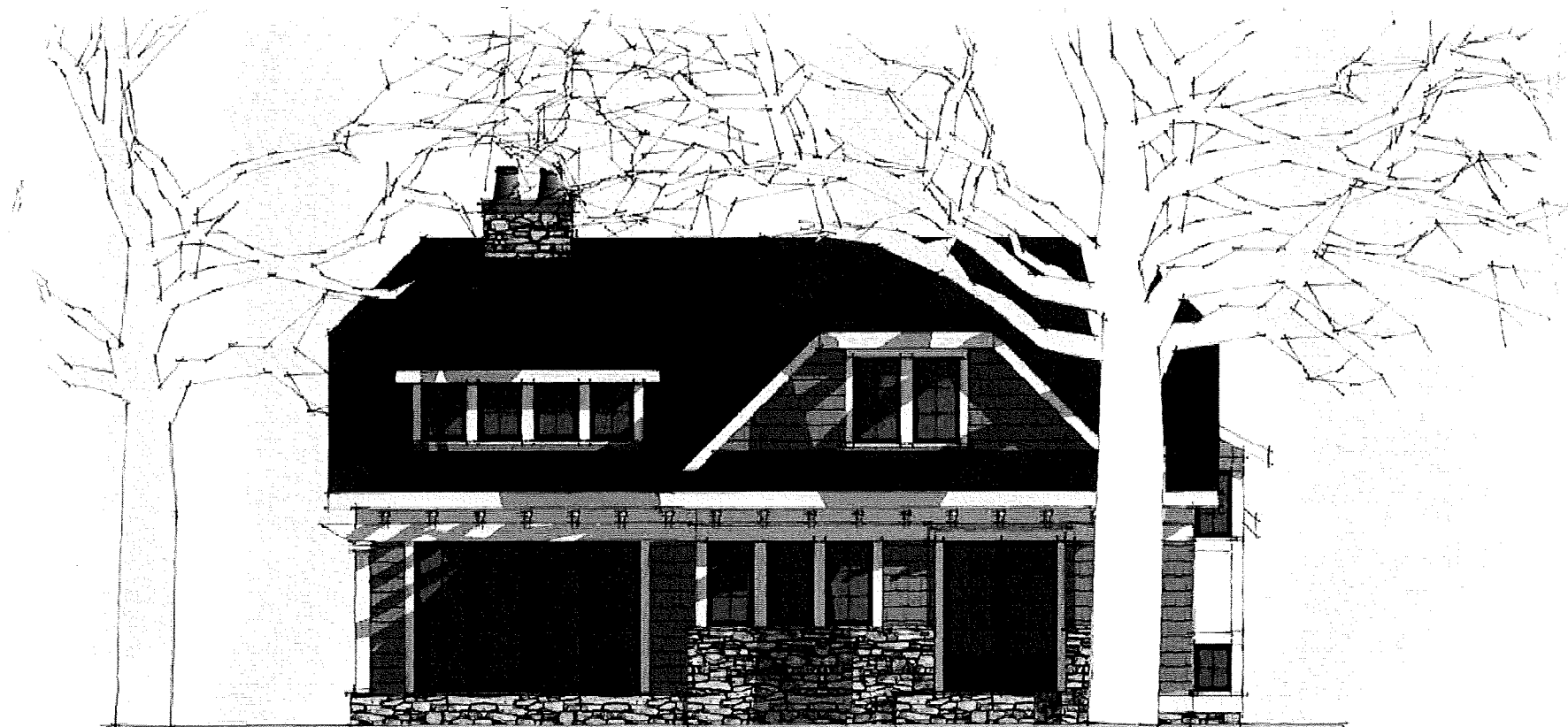
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PERSPECTIVES

A4.3



1 FRONT ELEVATION (LATTI PARK)
A4.3 NOT TO SCALE



2 SIDE ELEVATION (SHARED PROPERTY LINE)
A4.3 NOT TO SCALE



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Planning District
Commission

Certificate of Appropriateness

2017-586

DATES:

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PERSPECTIVES

A4.4



1 REAR ELEVATION
A4.4 NOT TO SCALE

2 SIDE ELEVATION (DRIVEWAY)
A4.4 NOT TO SCALE



DATE:

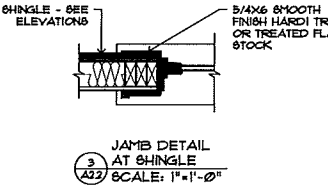
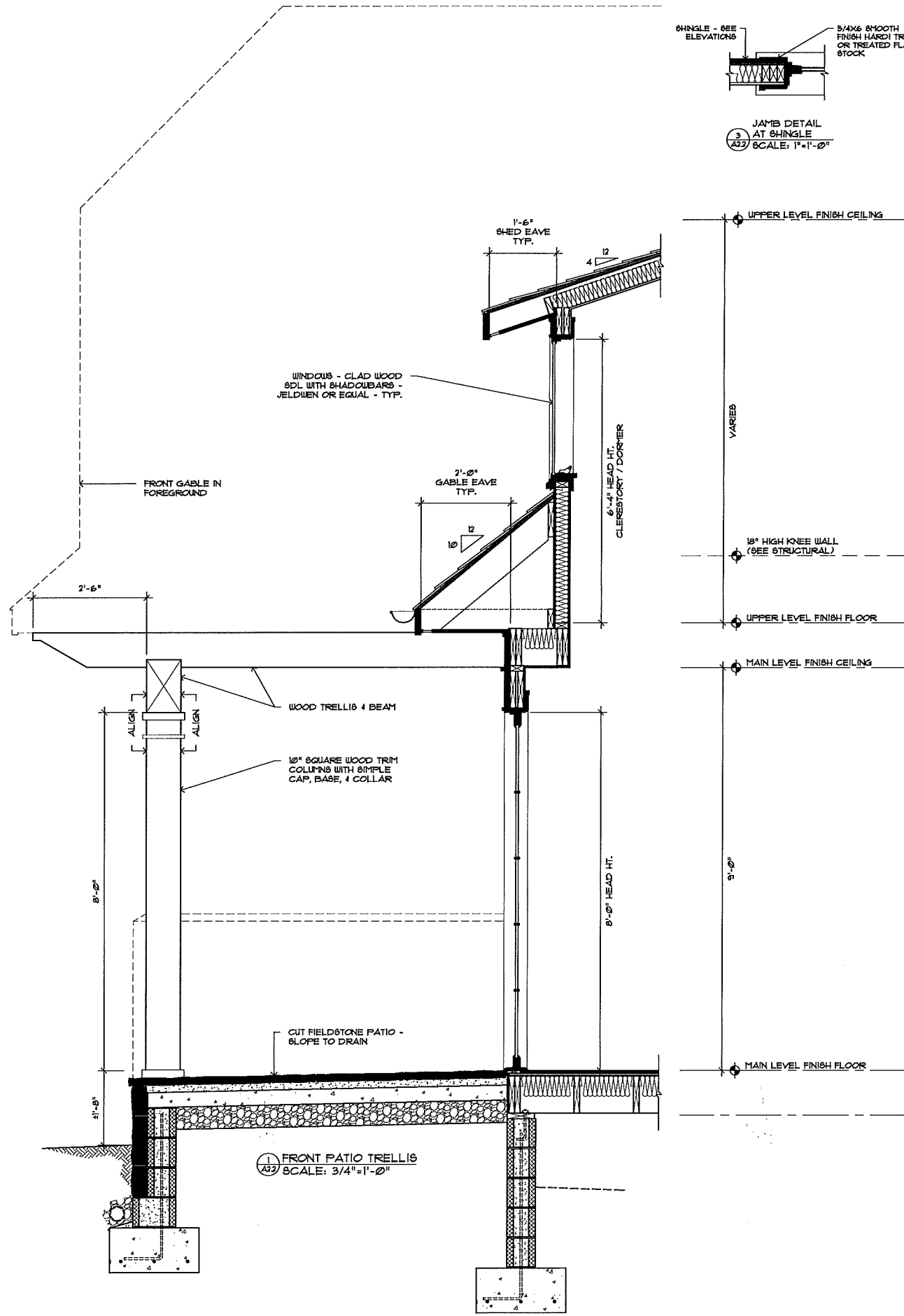
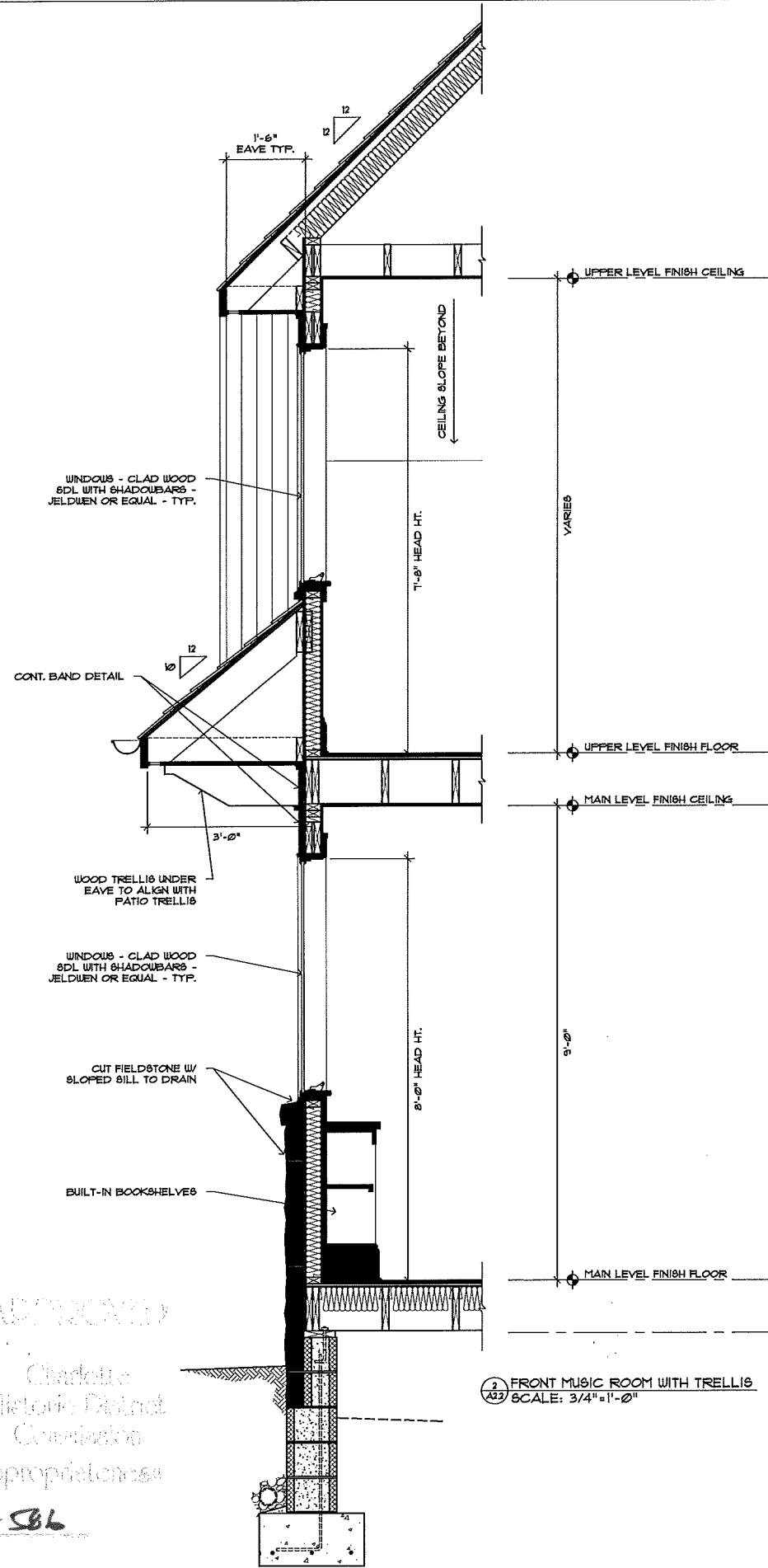
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ARCHITECTURAL
DETAILS



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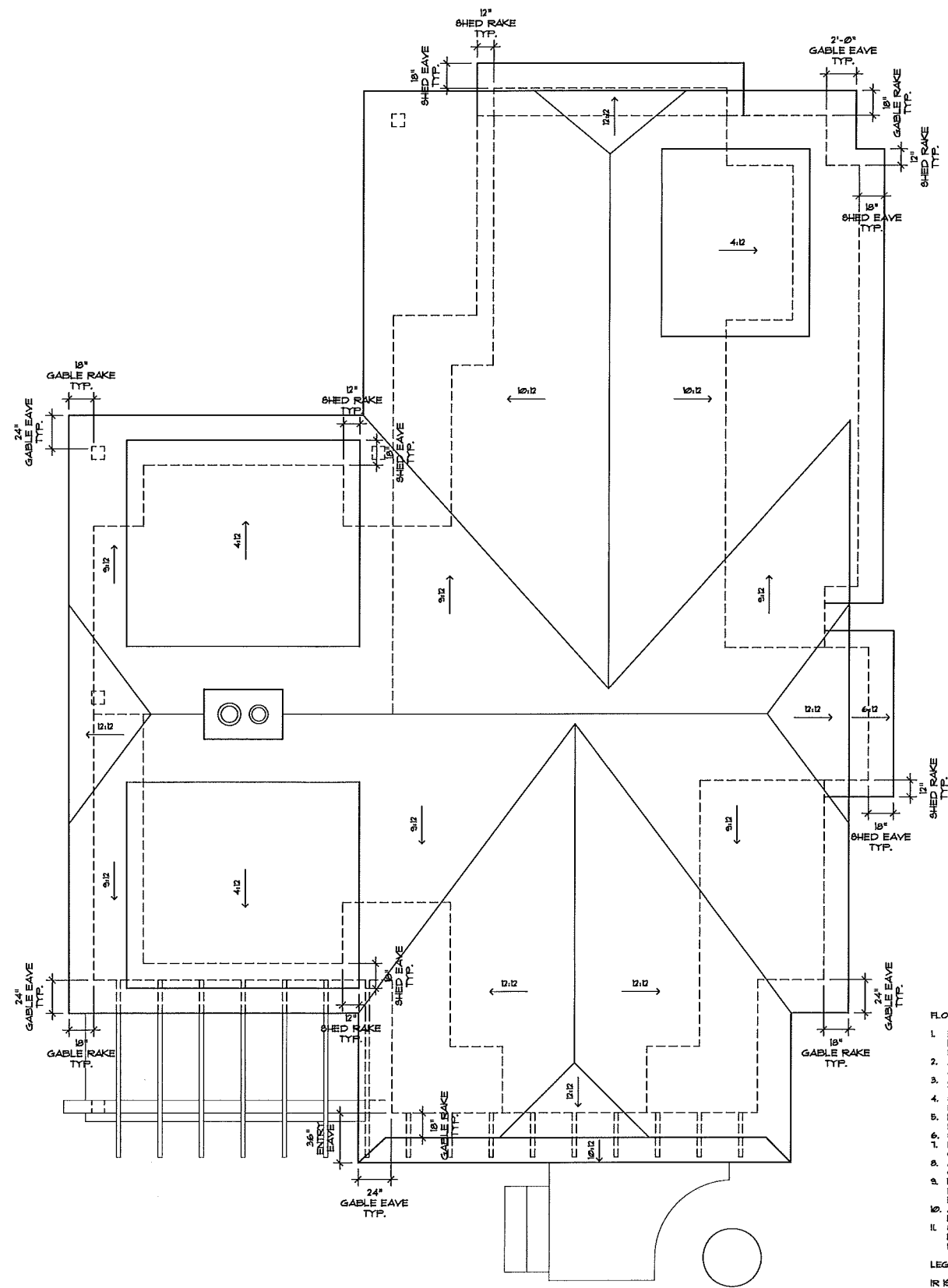
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ROOF PLAN

A1.3



FLOOR PLAN NOTES:

1. EXISTING DRAWINGS ARE FOR REFERENCE ONLY. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL UNDESIGNATED DIMENSIONED WALLS TO BE 3 1/2" WOOD STUD.
3. ALL UNDESIGNATED DOORS TO BE CENTERED OR TO BE LOCATED 6" OFF SIDEWALL.
4. SOUND ATTENUATION BATTs SURROUNDING ALL BATHROOMS, LAUNDRY, KITCHEN INCL. INTERIOR FINs.
5. INSULATION AT NEW FLOORS, WALLS, CEILINGs, AND ROOF PER CODE.
6. SEE ELECTRICAL DIAGRAM FOR ELECTRICAL LAYOUT.
7. PLUMBING ROUGH TO BE COORDINATED WITH CABINETRY SHOP DRAWINGS PRIOR TO INSTALLATION.
8. APPLIANCE ROUGH TO BE COORDINATED WITH CABINETRY SHOP DRAWINGS PRIOR TO INSTALLATION.
9. NEW ROOF SLOPES INTENDED TO MATCH EXISTING ROOF SLOPES - NEW FASCIA INTENDED TO ALIGN WITH EXISTING FASCIA - VERIFY IN FIELD.
10. ALL NEW GUTTERS & DOWNSPOUTS. COORDINATE IN FIELD AND VERIFY WITH ARCHITECT / HOMEOWNER.
11. SEE STRUCTURAL DRAWINGS FOR ALL FOUNDATION, FRAMING, AND DETAIL INFORMATION. ARCHITECT NOT RESPONSIBLE FOR STRUCTURAL DESIGN.

LEGEND

IR 18 ROD 4 SHELF CONFIGURATION (DEFAULT SIZE 12")
NOTE: GUTTERS AND DOWNSPOUTS TO BE COORDINATED.

NOTE: NEW DOOR LOCATIONS TO BE 2 PANEL SOLID WOOD (OPTION FOR SALVAGED) WITH MORTISE SETS, OWNER TO SELECT KNOB FINISH (BRASS OR GLASS).



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Charlotte
Historic District
Commission
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2012-536