



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2017-00383

DATE: 25 July 2017

ADDRESS OF PROPERTY: 1553 Wilmore Drive

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 11908232

OWNER/APPLICANT: Kristin A. Zach

DETAILS OF APPROVED PROJECT: Fence. A new wood fence will be installed around the rear yard. The fence will tie in at the rear corner of the house on the right side. On the left side, a fence panel measuring four feet in height and five feet in width will connect the neighbors existing fence to the left front corner of the house. The new fence will be wood with vertical pickets. The panels of pickets will be butt-joined to 6x6 uprights and framed off along the top and bottom. The fence will not exceed six feet in height with the exception of any chamfered elements or decorative caps atop the uprights, which may exceed a reasonable proportional amount. A five foot wide access gate in the same style as the fence will be located on the right side of the house. All framing members of the fence/gate will face inward to the property being enclosed or both sides of the fence will be the same. The finished fence/gate will be painted or stained after an appropriate curing period. See attached exhibits labeled 'Site Plan – July 2017,' and 'Fence Design – July 2017.'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Landscape & Site Features – Fencing.
2. The applicable Policy & Design Guidelines for Fences and Walls (page 8.6) have been met.

- 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.

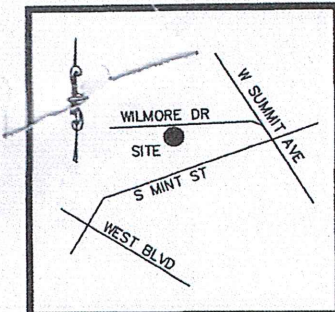

James Haden, Chairman

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

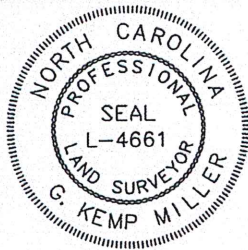

Staff

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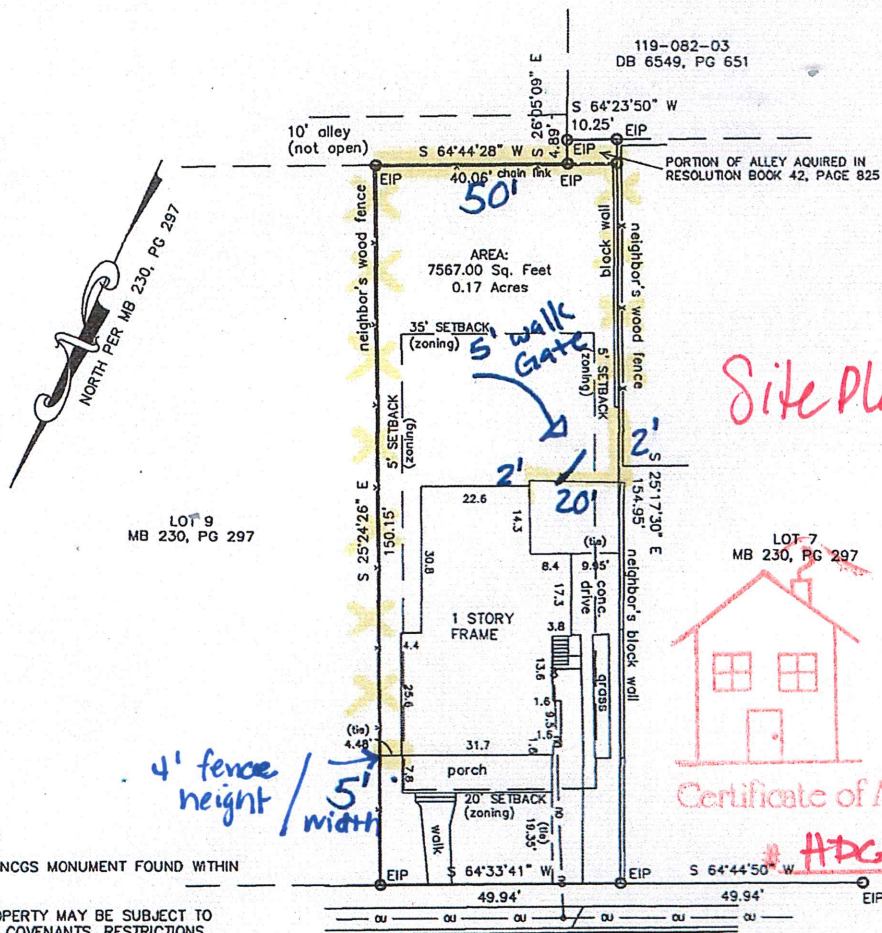


LOCATION MAP
NOT TO SCALE



I certify that this survey was completed under my direct supervision (as recorded in DB 30421, PG 321); the lines not surveyed were drawn from the deeds referenced on the adjoining lots; that the ratio of precision is 1:35126; and that this map meets the requirement of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
This 28th day of December, 2016.

G. KEMP MILLER, PLS, CFS
7330 E. Lakeside Dr.
Charlotte, NC 28215
704-535-0287
704-577-6516



NOTES:

1. NO NCGS MONUMENT FOUND WITHIN 2000'
2. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS, BUILDING SETBACKS, OR RIGHTS-OF-WAY THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. PROPERTY CURRENTLY ZONED: R-5
4. EIP = EXISTING IRON PIN
5. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FEMA PANEL 3710454300L, DATED 9/2/15.

NOTE:
HOUSE ENCLOSED INTO FRONT AND SIDE SETBACK. HOUSE WAS BUILT IN 1921 AND IS CONSIDERED A LEGAL NON-CONFORMING STRUCTURE.

PHYSICAL SURVEY OF
LOT 8, BLOCK 18 of WILMORE AND
A PORTION OF AND ABANDONED ALLEY

PROPERTY OF KRISTIN ZACH

SCALE: 1"=30' CHARLOTTE, MECKLENBURG CO., NC
AS RECORDED IN: MB 230, PG 297

FILE # 02516_Zach

1553 WILMORE DR

DATE: 12/28/2016
PID# 119-082-32
EOC >=1:10,000

Site Plan - July 2017

APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

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Fence Design - July 2017

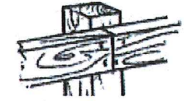
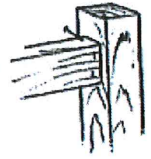
TOE NAILED VS FACE NAILED FENCING

What's the difference?

There are many ways to build a fence. Sometimes, customers request the fence to be built where the fence posts are more visible. Toe-nailing is a custom way to build the fencing where the posts and rails are nailed in a different way. This takes more time and effort than the standard methods of face nailing. There is a difference in the way the fence appears in the finished product and different tools are used to do toe-nailing, such as finishing nail guns. These photos below show the specific differences in the finished fence product.

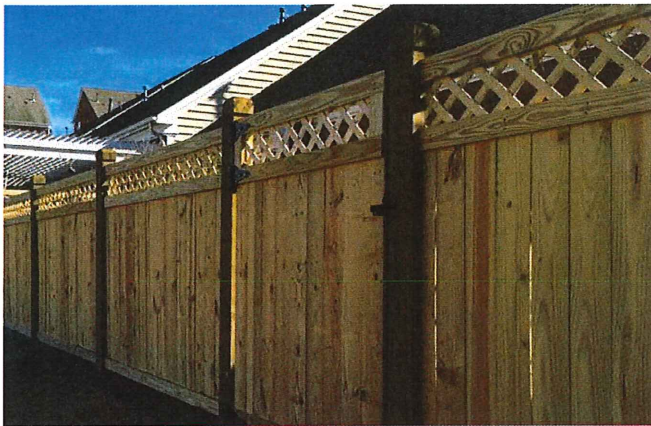
Fig. #4

Toe Nailed



Face Nailed

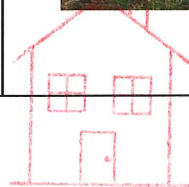
Toe Nailed Fencing



Face Nailed Fencing



**
Selected
Fence Design*



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HDCADM - 2017 - 00383