



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2017-00731

DATE: 13 December 2017

ADDRESS OF PROPERTY: Grandin Heights Townhomes, Wesley Park Lane

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 07101660


OWNER/APPLICANT: Clay McCullough

DETAILS OF APPROVED PROJECT: Fence. The project is the installation of along the rear yard property boundary. The new wood fence will have 8 x 8 uprights spaced seven feet on center with 1x6 pickets spaced 1.5" apart on both sides of the fence. Both sides of the fence will be the same or the framing members will face inward to the property being enclosed. The height will not exceed six feet with the exception of any decorative elements atop uprights, which may extend a reasonable proportional amount. The finished fence will be painted or stained. See attached exhibits labeled, 'Site Plan – December 2017' and 'Fence Design – December 2017.'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6 Fences.
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


Staff



APPROVED

Site Plan - December 2017

Charlotte
Historic District
Commission

GRANDIN ROAD
60' RIGHT OF WAY
(D.C. 45B, P.C. 45B)

Grandin Heights

Tom Dorsett

HDC APPROVED - 2017 - 00731

TOWNHOMES #12

TOWNHOMES #11

TOWNHOMES #7

TOWNHOMES #5

TOWNHOMES #3

TOWNHOMES #8

TOWNHOMES #6

TOWNHOMES #4

TOWNHOMES #11

TOWNHOMES #10

TOWNHOMES #9

Privacy
Fence

WEST 4th STREET
45' RIGHT OF WAY
(D.C. 45B, P.C. 45B)

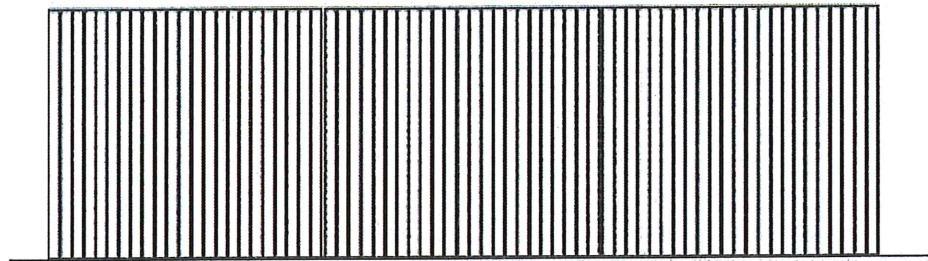
SUMMIT AVENUE

60' RIGHT OF WAY
(D.C. 45B, P.C. 45B)

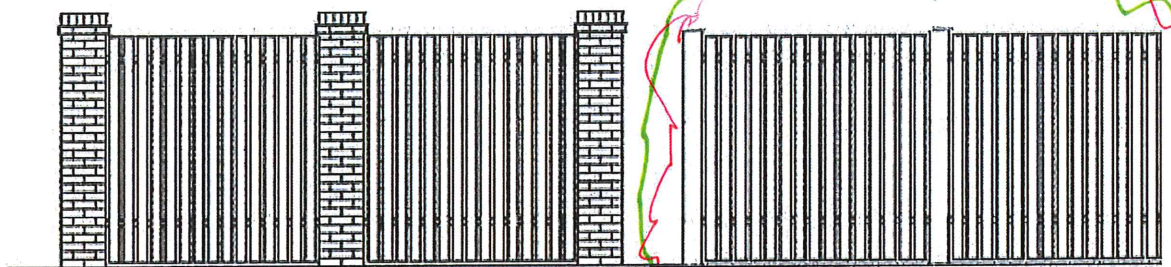
Fence Design - December 2017

Tom Dorsett

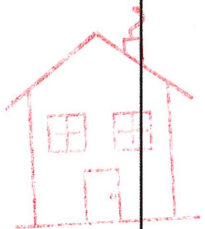
6' Tall Privacy Fence Grandin Heights



A solid privacy fence is not allowed in the historic districts



Privacy fences need to have spaces between pickets and the length broken by posts such as these examples.

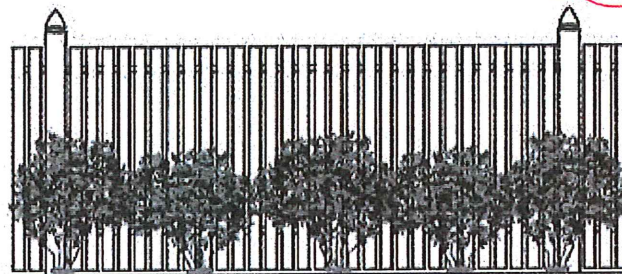


APPROVED

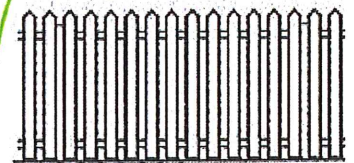
Charlotte
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Commission

Certificate of Appropriateness

#HDCADMM-2017-00731



Privacy fences should be landscaped on public elevations



Traditionally scaled and detailed fences should be avoided if the majority have such a feature.

1. Introduction	2. Historic District Review Process	3. Historic Districts & Architecture	4. Rehabilitation of Building Elements
6. New Construction	7. Additions	8. Guidelines for Private Sites	9. Demolition & Relocation of Historic Structures

Clay McCullough
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HOPPER
COMMUNITIES

www.HopperCommunities.com

8x8 Posts @ 4' on center. Set in concrete
1x6 Pickets both sides with 1/2" offset gaps
All Treated Pine. To Be Painted after 4 weeks.
2x4 Horiz. Top Bottom rails between 1x6 pickets

From: Tom Dorsett
Sent: Thursday, August 03, 2017 4:30 PM
To: Birmingham, Wanda <wbirmingham@ci.charlotte.nc.us>