

LOCAL HISTORIC DISTRICT: Dilworth
PROPERTY ADDRESS: 2003 Dilworth Road East
SUMMARY OF REQUEST: Fence and wall
APPLICANT/OWNER: Matt Jones

Details of Proposed Request

Existing Conditions

The existing site is a corner lot at Dilworth Road East and Ideal Way. The site slopes from front to back approximately 12 feet. The project is a brick retaining wall and metal fence along the side yard which exceeds the height standards in the HDC Design Guideline, Section 8.6.8. A stop work order was issued due to the height of the brick columns which exceed 6 feet. The applicant is requesting an exception for the height of the columns and fence along the top of the wall.

Design Guidelines-Fences and Walls, page 8.6

GUIDELINES

For Fences and Walls:

1. Retain any existing historic fences and walls. Maintain historic grading and elevations within public view.
2. Repair existing historic fences and walls by salvaging original parts or materials for a prominent location from a less prominent location, when possible.
3. Replace existing historic fences by matching the material, height, and detail. If this is not possible, use a simplified design of similar materials and height.
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.
5. The style, scale, and detail of a new fence should reflect the style and period of the house and/or the street on which the house is located. In general, fence materials should relate to the original materials used on similar fences of the period. Chain link, vinyl, split rail fences, or bare concrete block walls are not allowed.
6. The structural members of any fence must face inward to the property being fenced. Fences where the structural members are an integral part of a overall design, and where both sides of the proposed fence are identical are allowed.
7. Wooden fences must be painted or stained to complement the historic character of the street and house.
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.
9. Fencing must avoid any style that presents a long unbroken expanse. This includes stockade-style fencing that does not have a minimum two-inch spacing between the pickets. Fences with horizontally-oriented rails should be of a design that incorporates vertical trim or structural members to break up long expanses.

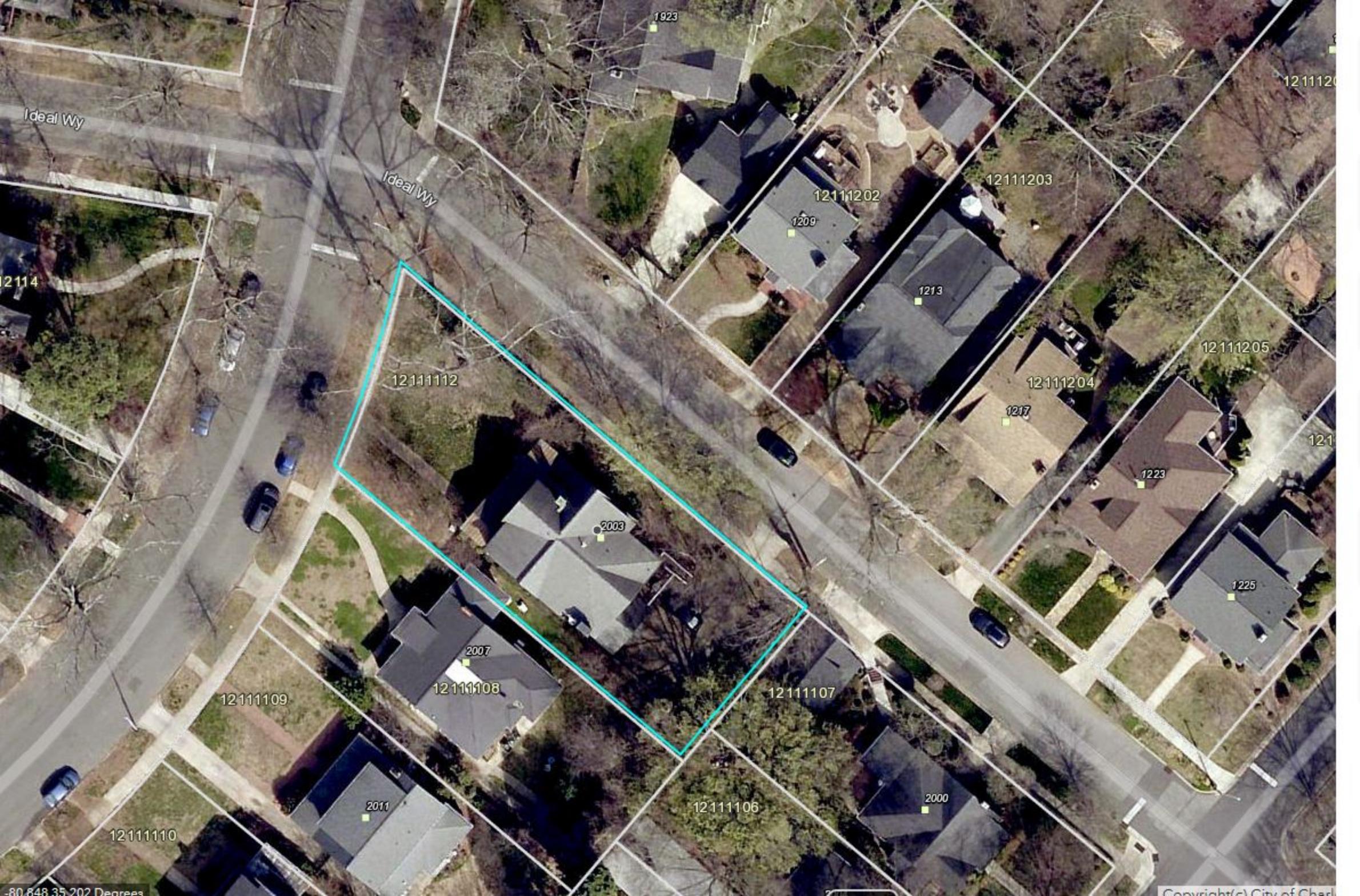


Staff Recommendation

The HDC will determine if an exception should be granted for the height of the wall and fence.

Charlotte Historic District Commission Case 2018-175
HISTORIC DISTRICT: DILWORTH
FENCE/WALL





Ideal Wy

Ideal Wy

12114

12111112

2003

2007

12111108

12111109

12111107

12111106

12111110

2011

2000

12111202

1209

1213

12111203

12111204

1217

1223

1225

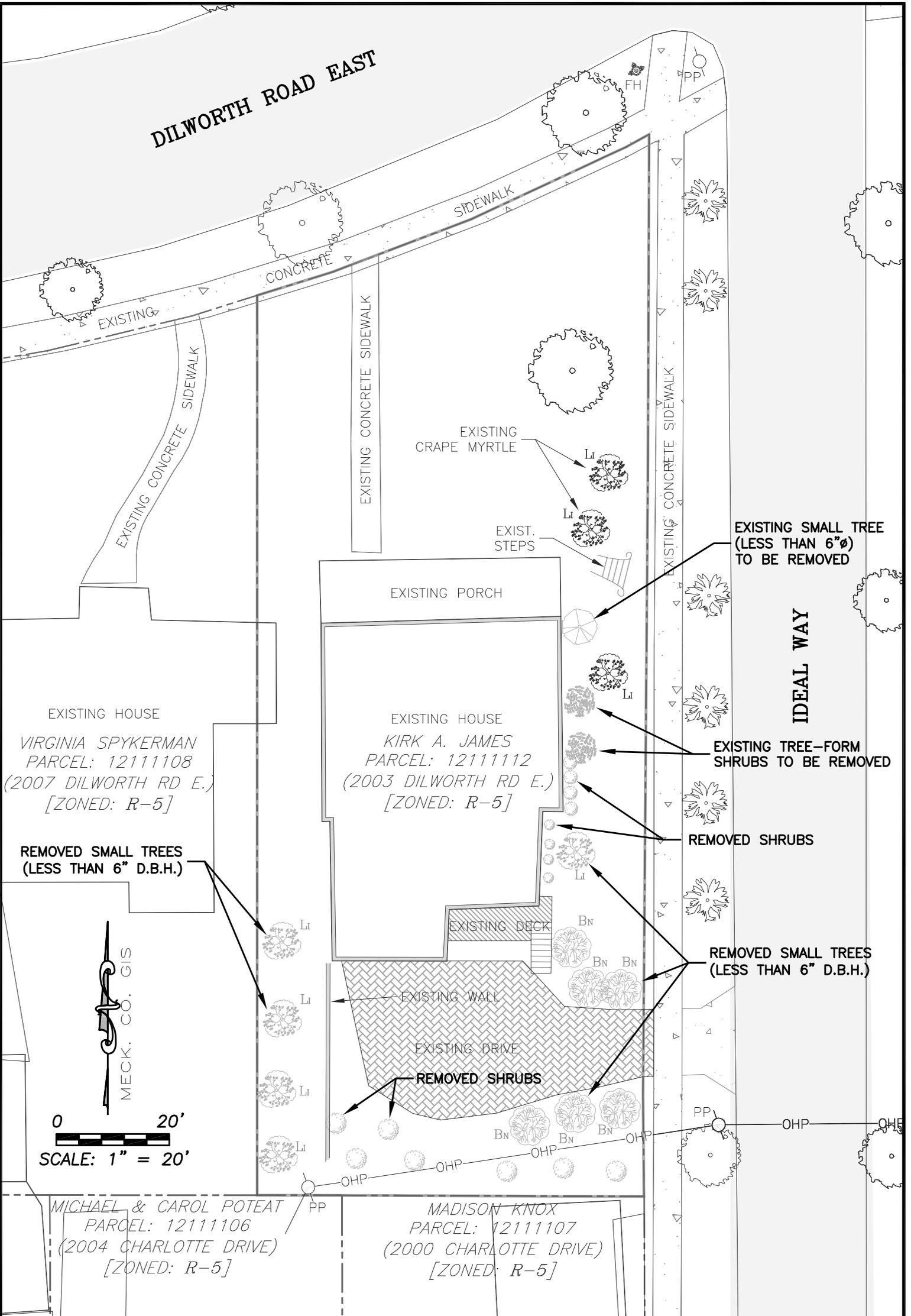
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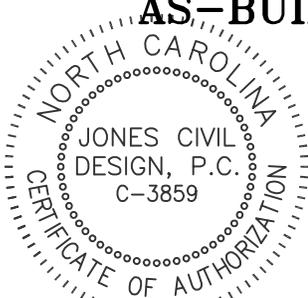
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DILWORTH ROAD EAST



AS-BUILT / PLAN



FOR "EXCEPTION" REVIEW

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VETERAN-OWNED

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PREVIOUS CONDITIONS

1



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2003 Dilworth Road E. | AsBuilt Chimney



2003 Dilworth Road E. | Side Elevation

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2003 Dilworth Road E. | Rear Elevation

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Fence / Wall | Abuts Sidewalk

Neighbor | 1920 Dilworth Road

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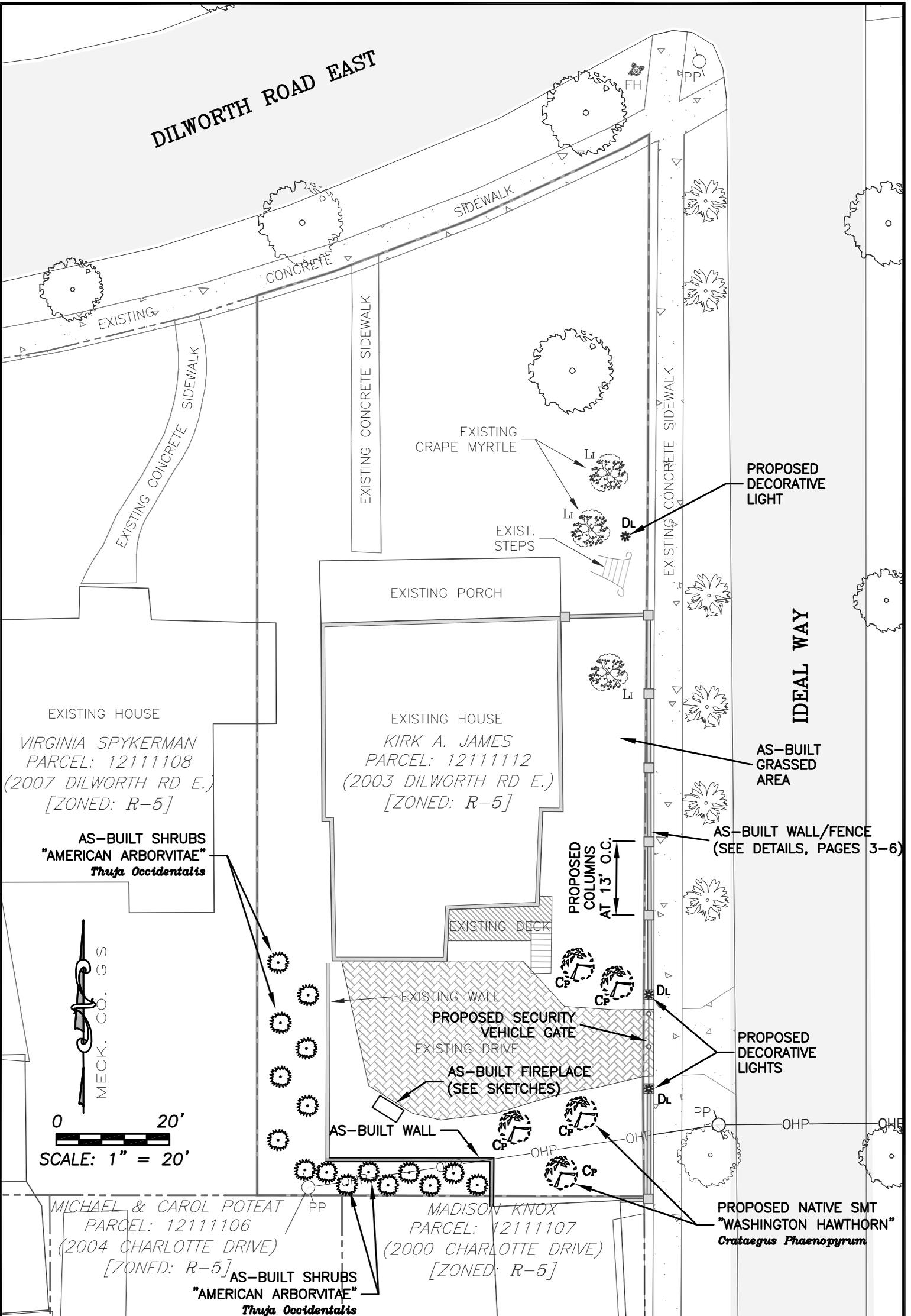


Neighbor | 2000 Dilworth Road

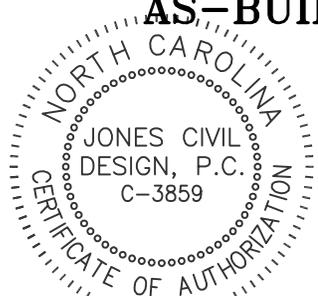
Fence + Wall | Exceeds 8'

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DILWORTH ROAD EAST



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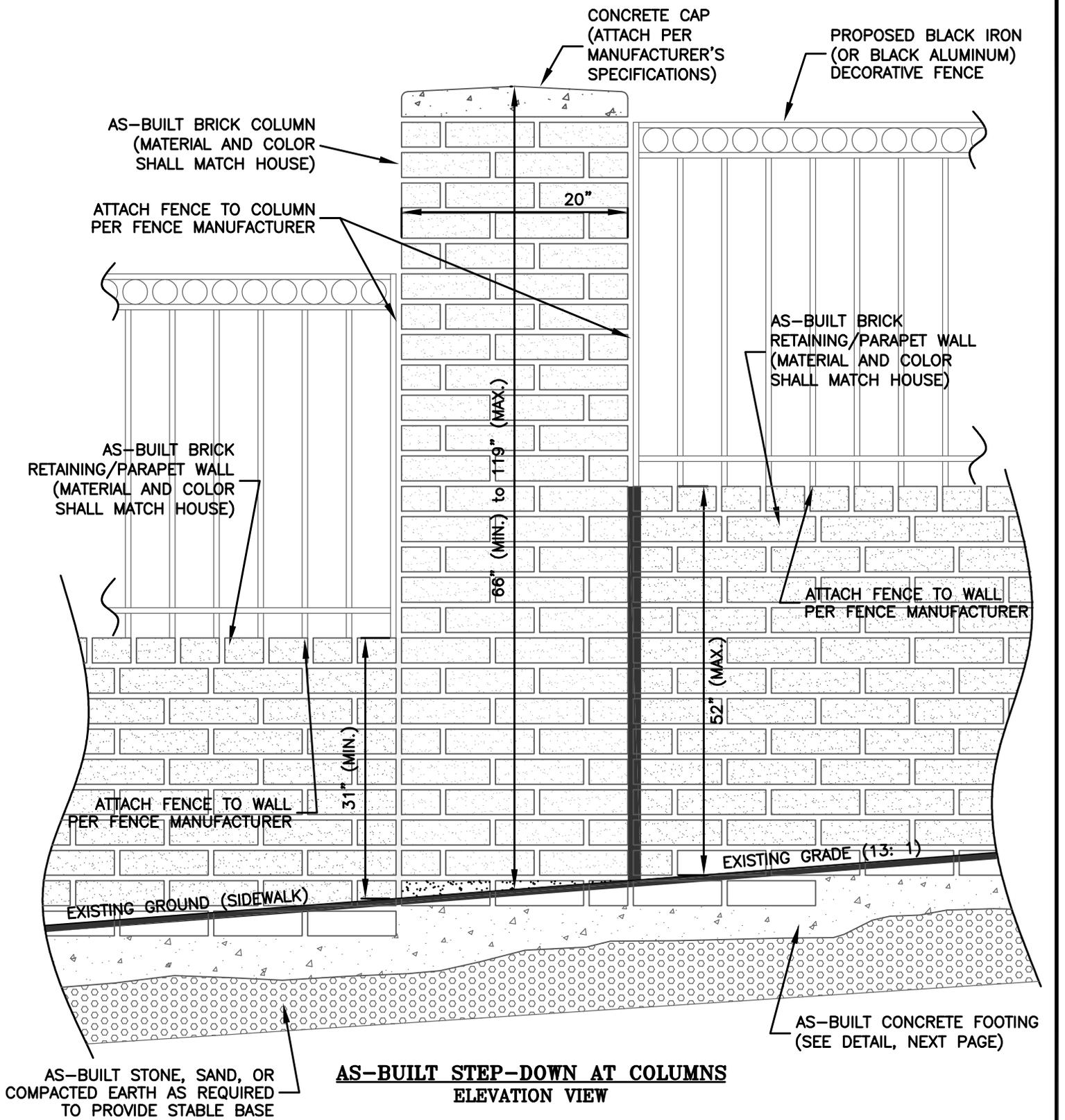
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AS-BUILT & PROPOSED

2



**AS-BUILT STEP-DOWN AT COLUMNS
ELEVATION VIEW**

AS-BUILT / PLAN

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C-3859
CERTIFICATE OF AUTHORIZATION

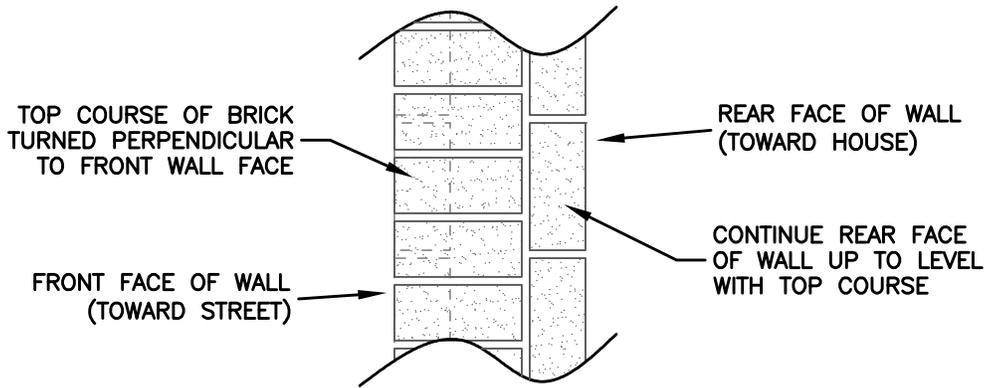
NORTH CAROLINA
SEAL
034936
5/23/18
ENGINEER
CURTIS MATTHEW JONES

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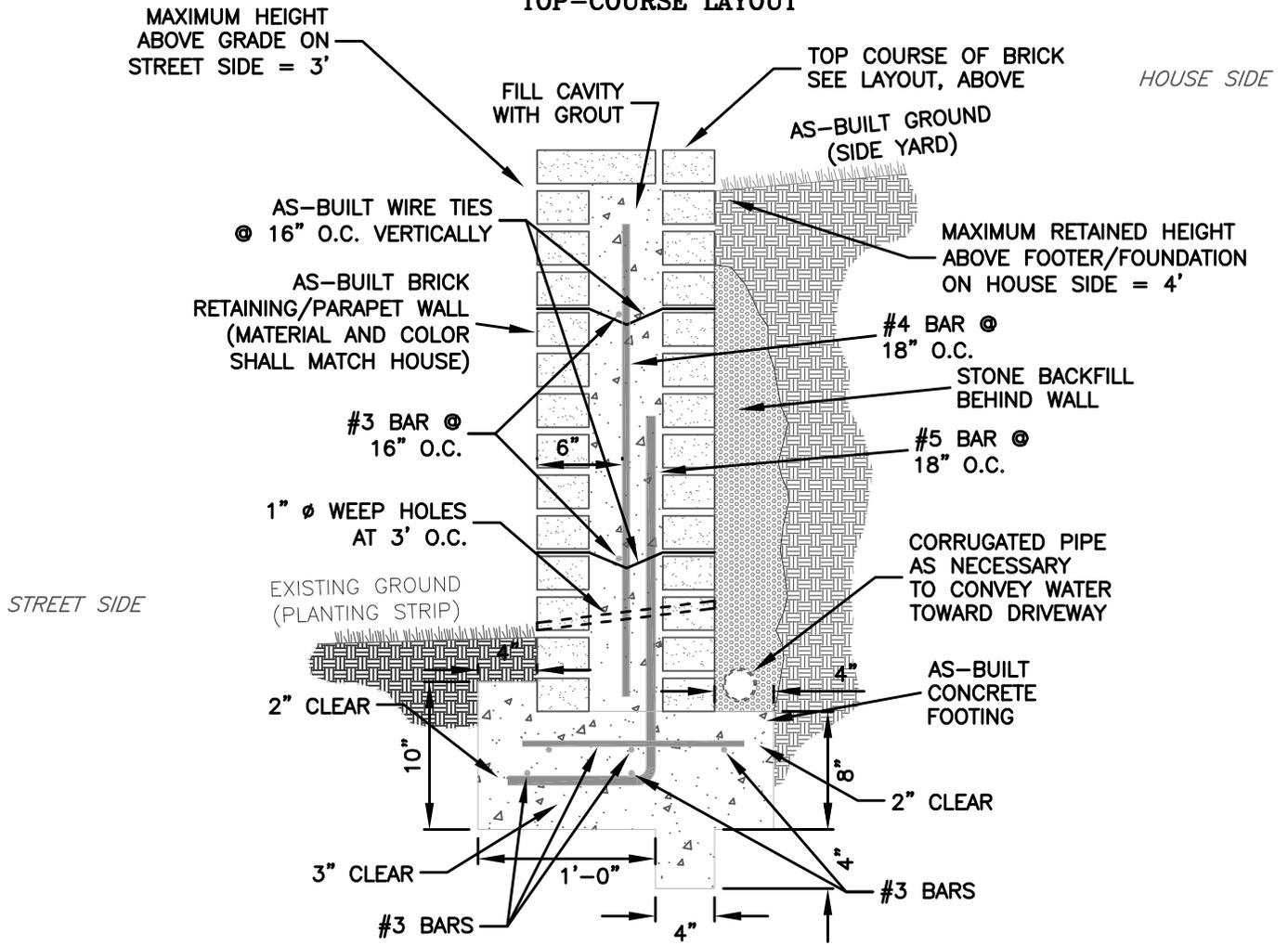
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**2003 DILWORTH ROAD EAST
CHARLOTTE, NC**



**AS-BUILT WALL
TOP-COURSE LAYOUT**



**AS-BUILT WALL, FOOTER, AND REINFORCING
SIDE-CUT VIEW**



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WALL / FOOTER DETAIL | 4

STREET SIDE

HOUSE SIDE

AS-BUILT BRICK TIES EVERY OTHER COURSE

20"

#5 BARS

FILL COLUMN WITH GROUT

#3 BARS @ 16" O.C.

20"

AS-BUILT COLUMN (SEE DETAIL, PG. 6)

3" CLEAR

AS-BUILT BRICK TIES EVERY OTHER COURSE

AS-BUILT PARAPET RETAINING WALL (SEE DETAIL, PREVIOUS PAGE)

GROUT AND REBAR AS SHOWN ON PG. 4

1'-0"

AS-BUILT COLUMN ALONG SIDE YARD
PLAN VIEW

AS-BUILT GATE HARDWARE (ATTACH TO COLUMN PER MANUFACTURER'S SPECS.) ALSO, SEE NOTES, BELOW

20"

#5 BARS POSITIONED VERTICALLY

FILL COLUMN WITH GROUT

#4 BARS HORIZONTALLY @ 16" O.C.

20"

2" CLEAR

AS-BUILT COLUMN (SEE DETAIL, PG. 6)

AS-BUILT BRICK TIES EVERY OTHER COURSE

AS-BUILT PARAPET RETAINING WALL (SEE DETAIL, PREVIOUS PAGE)

1'-0"

AS-BUILT COLUMN AT GATE/DRIVEWAY
PLAN VIEW

LGATE COLUMN NOTES:

1. THE TWO COLUMNS ON EITHER SIDE OF THE DRIVEWAY SHALL HAVE AN EXTRA SUPERSTRUCTURE TO PROVIDE SUPPORT AND REINFORCING. REFER TO MANUFACTURER.

2. THE AS-BUILT SUPERSTRUCTURE SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF MASONRY.

2. WHERE THE GATE SUPERSTRUCTURE CONFLICTS WITH THE REINFORCING SHOWN HERE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, NOTED BELOW

AS-BUILT / PLAN



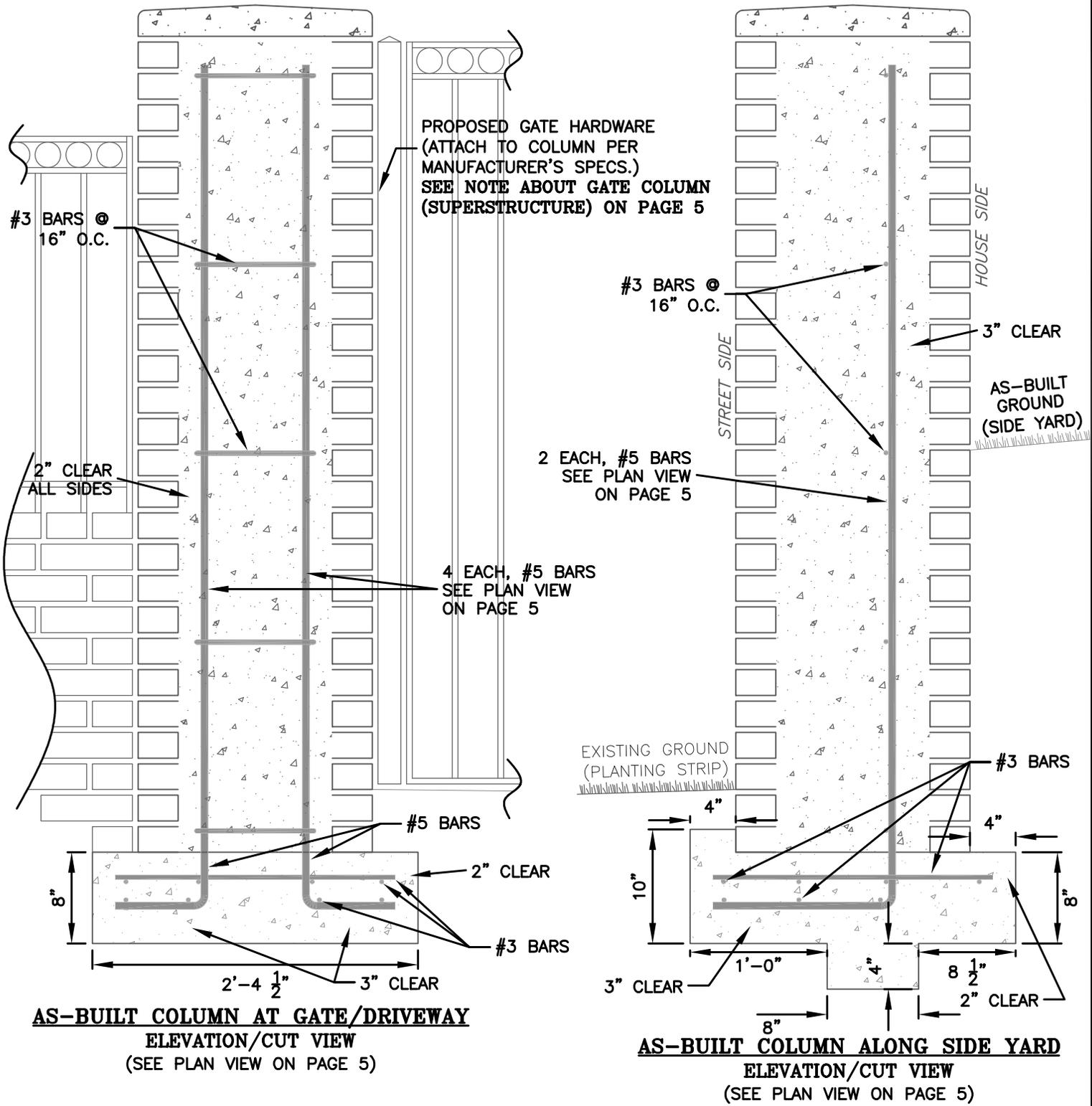
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COLUMN DETAILS

5



FINAL DESIGN



FOR CONSTRUCTION

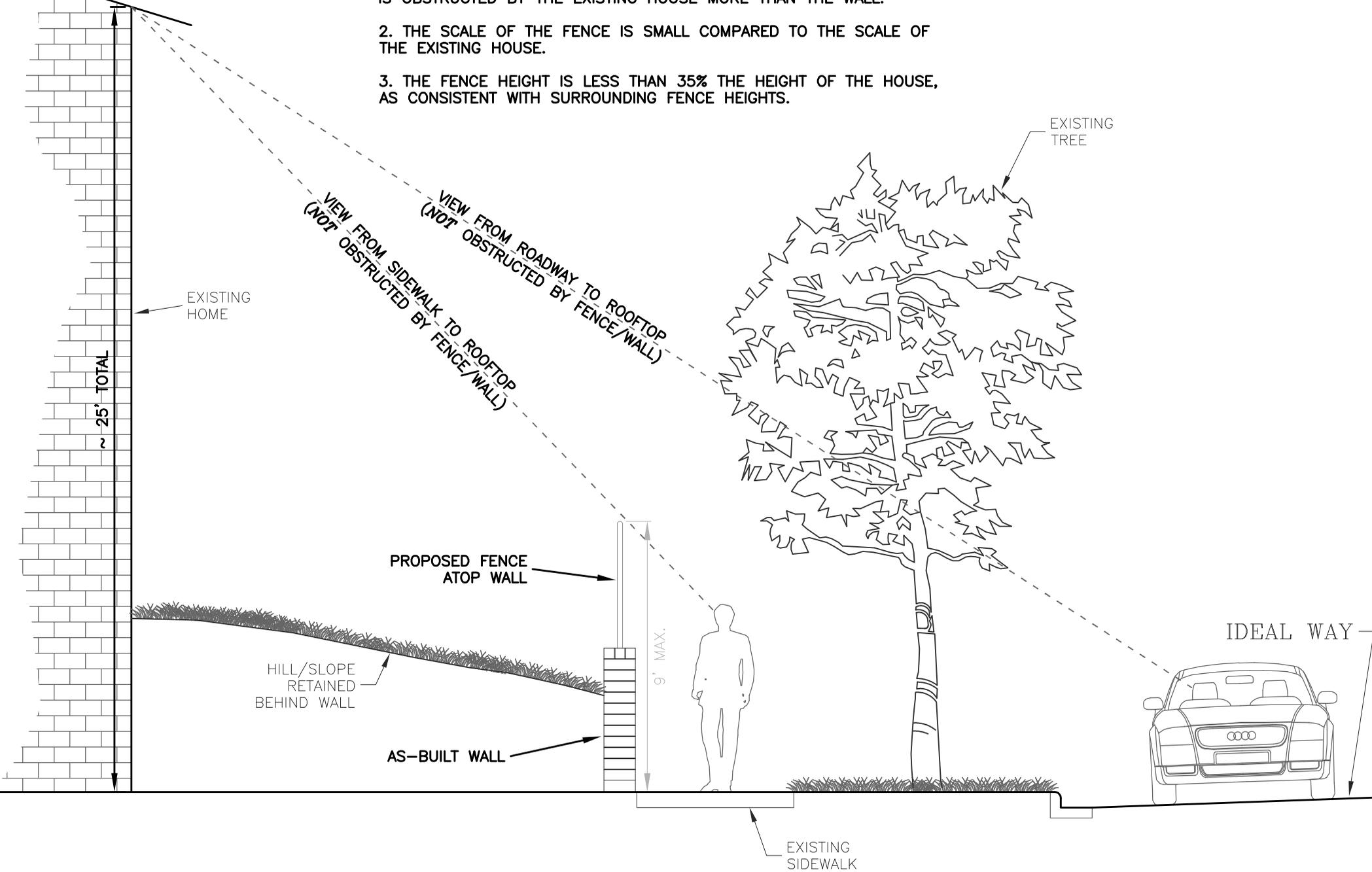
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NOTES:

1. THE VIEW FROM THE SIDEWALK, STREET, AND NEIGHBORING YARD IS OBSTRUCTED BY THE EXISTING HOUSE MORE THAN THE WALL.
2. THE SCALE OF THE FENCE IS SMALL COMPARED TO THE SCALE OF THE EXISTING HOUSE.
3. THE FENCE HEIGHT IS LESS THAN 35% THE HEIGHT OF THE HOUSE, AS CONSISTENT WITH SURROUNDING FENCE HEIGHTS.



AS-BUILT / PLAN

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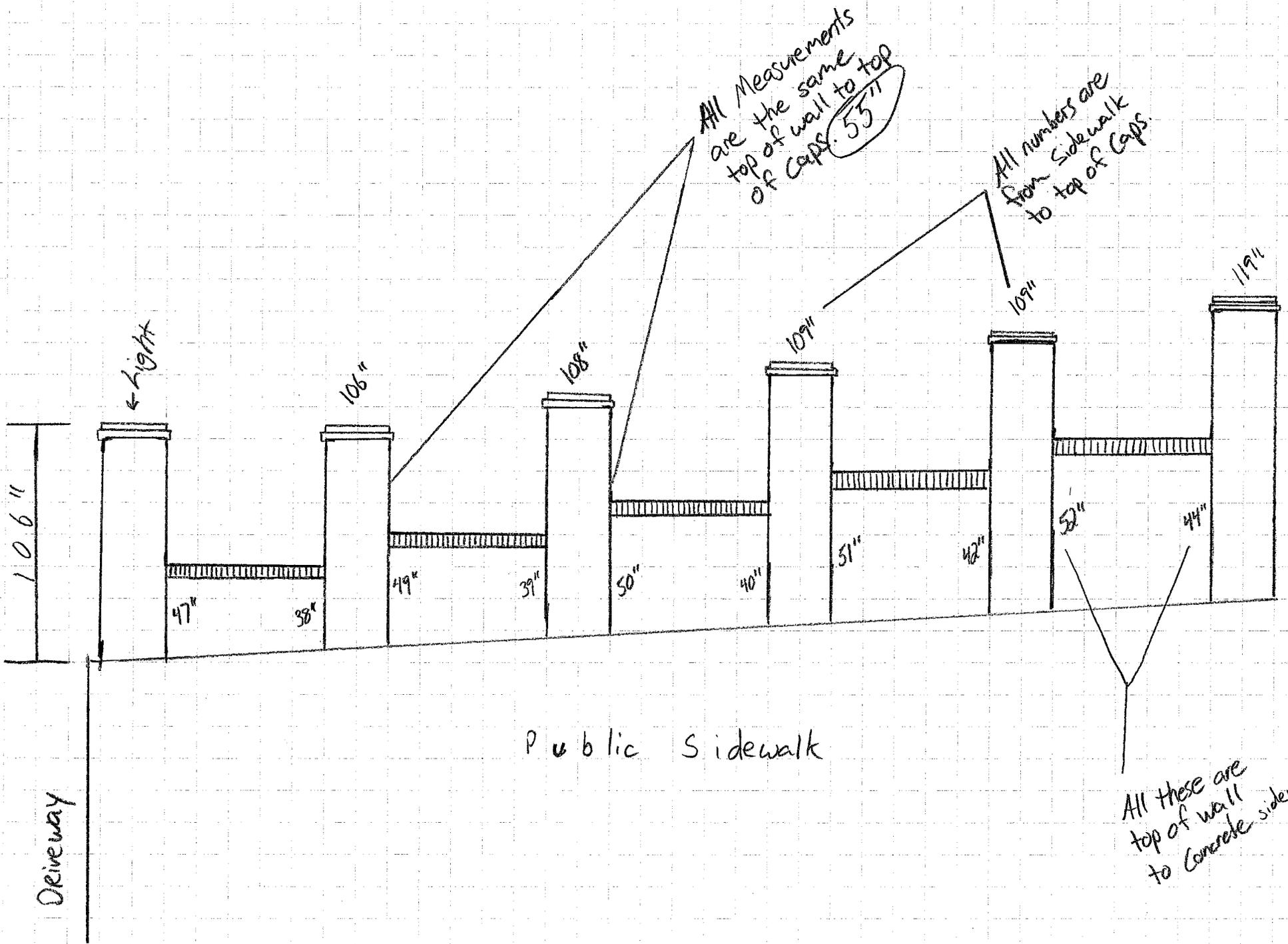
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WALL/HOUSE COMPARISON 7



All Measurements are the same top of wall to top of Caps. 53"

All numbers are from Sidewalk to top of Caps.

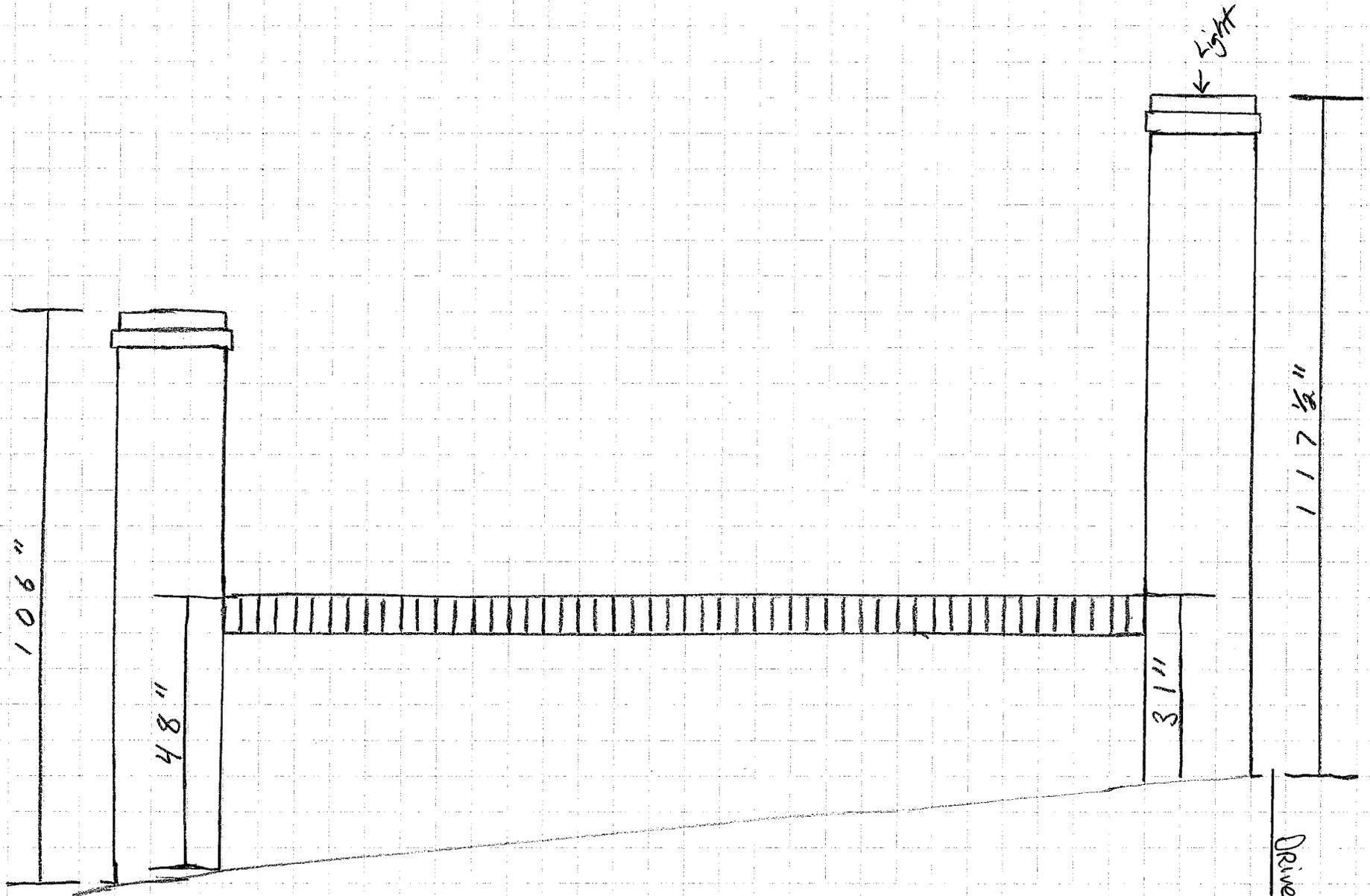
All these are top of wall to concrete sidewalk

FIVE STAR
STREET

FIVE STAR
STREET

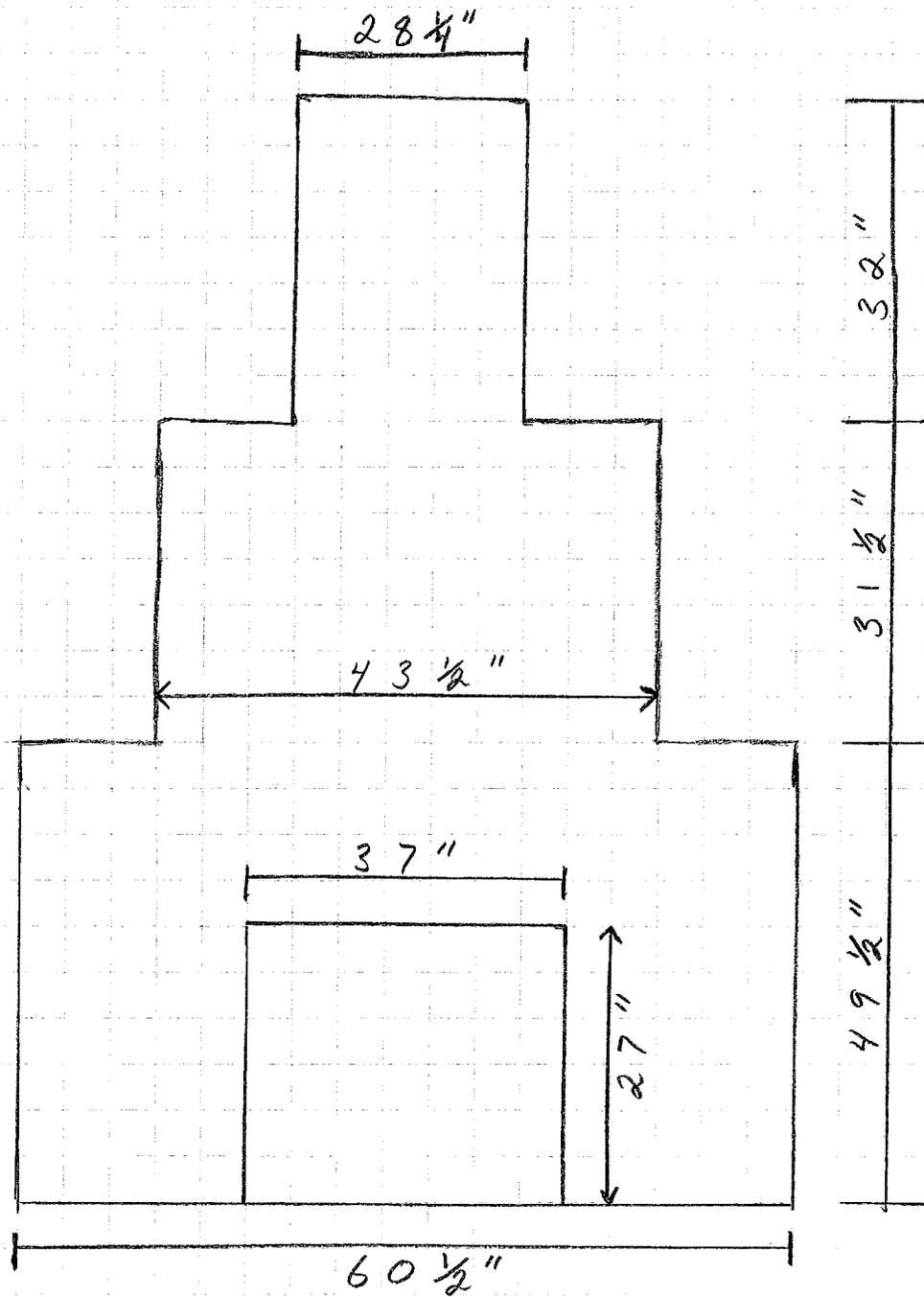
FIVE STAR
STREET

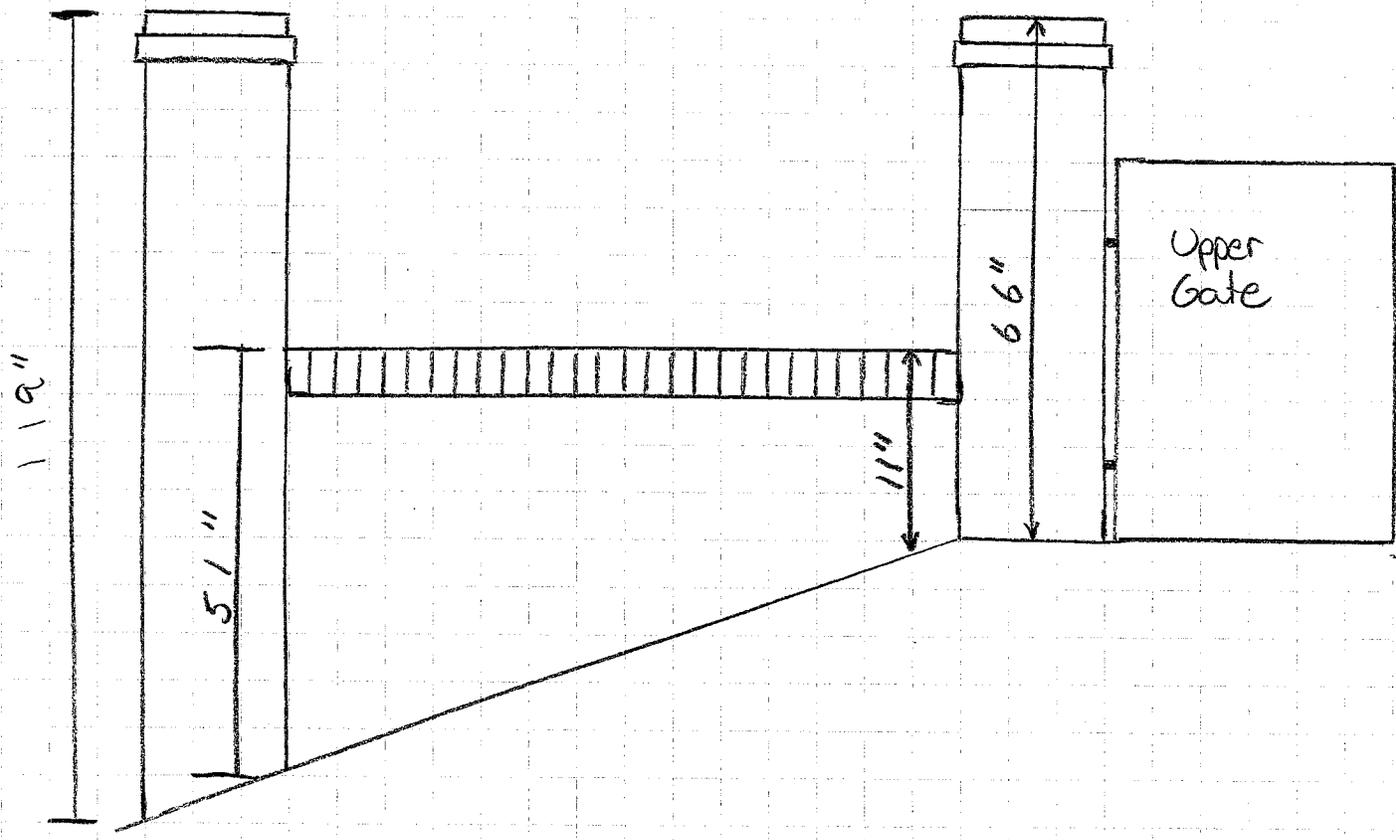
FIVE STAR
STREET



Left side of Driveway

Driveway



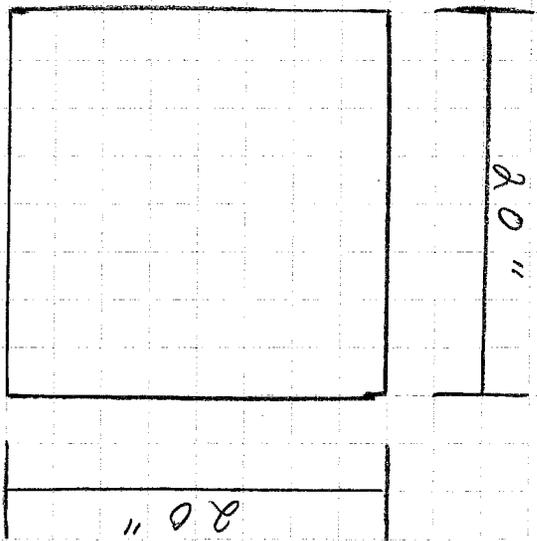


INDEPENDENT

INDEPENDENT

INDEPENDENT

INDEPENDENT



Columns

FIVE STAR

FIVE STAR

FIVE STAR

FIVE STAR

Top of Walls

