



## Charlotte Historic District Commission Application for a Certificate of Appropriateness

March 9, 2011

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ADDRESS OF PROPERTY	1608 The Plaza, Plaza Midwood Local Historic District	HDC 2011-017
SUMMARY OF REQUEST	Fencing	
OWNER	Marsha Rexford	
APPLICANT	Marsha Rexford	

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### Details of Proposed Request

This application seeks approval for a front yard fence that has already been installed. The application was filed in response to an enforcement letter from HDC staff to the property owner.

### Current Status and Context of Property

This house was constructed in 1931, according to Mecklenburg County Tax Records.

### Relevant HDC Design Guidelines

- *Fences*

### Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**Outstanding Issues**

Current HDC on *Fences* stated in part:

1. Front yard or front setback fencing is restricted to low picket style fencing. On such fences, 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. All pickets must be separated by a visible spacing pattern. All front yard fencing on residential uses must enclose three sides of the front yard. Front yard privacy fences are not allowed.
  
5. Wooden fences must be painted or stained in an appropriate fashion.

This fence in its current form appears to violate both of these requirements.

The HDC must determine if an exception to these requirements is warranted at this property.







# Charlotte Historic District Commission - Case 2011-017

