

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 2144 Park Road

SUMMARY OF REQUEST: Fence (above 6')

APPLICANT/OWNER: Paula Pridgen

Details of Proposed Request

Existing Conditions

The property is a single family house at the corner of Ideal Way and Park Road. Adjacent structures are residential and commercial uses. The site is approximately 2 to 4 feet above the sidewalk and approximately 10' from the sidewalk. A fence currently exists in the side and rear yard. An addition and deck expansion was approved by the HDC for the restaurant across the street (Ed's Tavern) July 2016. The restaurant has been cited for noise violations by the City of Charlotte's Code Enforcement department (no outdoor activity past 11pm). The Historic Landmarks Commission issued a COA for the increase in fence height August 29, 2017.

Project

He applicant is requesting an exception to construct a fence 8' in height along the Ideal Way side to help with screening from the restaurant across the street. The applicable guidelines are underlined.

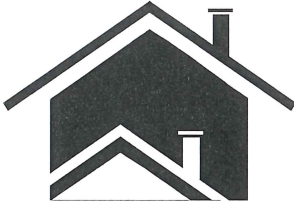
Policy & Design Guidelines – Fences and Walls, page 8.6

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, 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 substantially visible from the street and unpainted 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 concrete block walls where visible from public rights-of-way are not allowed. Solid masonry walls that visually enclose the property from neighboring sites 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 an 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. For rear privacy fencing, fencing may be a maximum of six feet in height, as measured from the outside grade. Fencing must avoid any style that presents a long unbroken expanse to adjacent properties or to public thoroughways. 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.

Staff Analysis

The Commission shall determine if an exception should be granted for an 8' fence.



CERTIFICATE OF APPROPRIATENESS

Minor Works

CERTIFICATE NUMBER: 17-45

DATE ISSUED: 08/29/17

ISSUED TO: Paula Pridgen

NAME OF LANDMARK: Dilworth Airplane Bungalow

**ADDRESS OF LANDMARK: 2144 Park Road
Charlotte, N.C. 28203**

TAX PARCEL NUMBER: 12110209

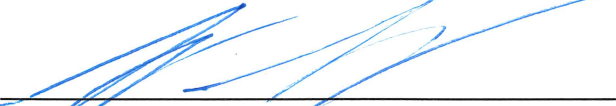
**ADDRESS OF APPLICANT: 2144 Park Road
Charlotte, NC 28203**

APPLICANT'S TELEPHONE NUMBER: 242-567-1364

The Historic Landmarks Commission has reviewed the proposed activity and has found the following aspects to be in compliance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and, therefore, has found them to be appropriate:



Replacement of the existing backyard fence and gate along Ideal Way with new fence sections. The new fencing will be eight feet in height and constructed with two layers of butt-jointed pickets that will sandwich noise-reducing insulated panels. Cap and rails will match existing. New fence and remaining backyard fence will be stained green to match house and front yard fence. Fence will be screened with landscaping.

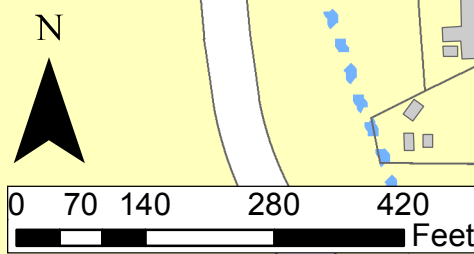
This Certificate of Appropriateness is valid for a period of six (6) months from the date of issuance. Failure to procure a building or demolition permit with a six-month period will be considered as a failure to comply with this Certificate, and the Certificate will become invalid. If a building or demolition permit is not required, the approved activity must be completed within a six-month period from the date of issuance. This Certificate can be renewed by the Historic Landmarks Commission upon written request for the applicant with a valid reason for failure to comply with the six-month deadline. This Certificate in no way removes the responsibility of the owner of a structure in a local historic district to obtain a Certificate of Appropriateness from the Charlotte Historic District Commission.

By: , Preservation Planner, Charlotte-Mecklenburg Landmarks Commission.

Charlotte Historic District Commission Case 2017-545
HISTORIC DISTRICT: DILWORTH
FENCE



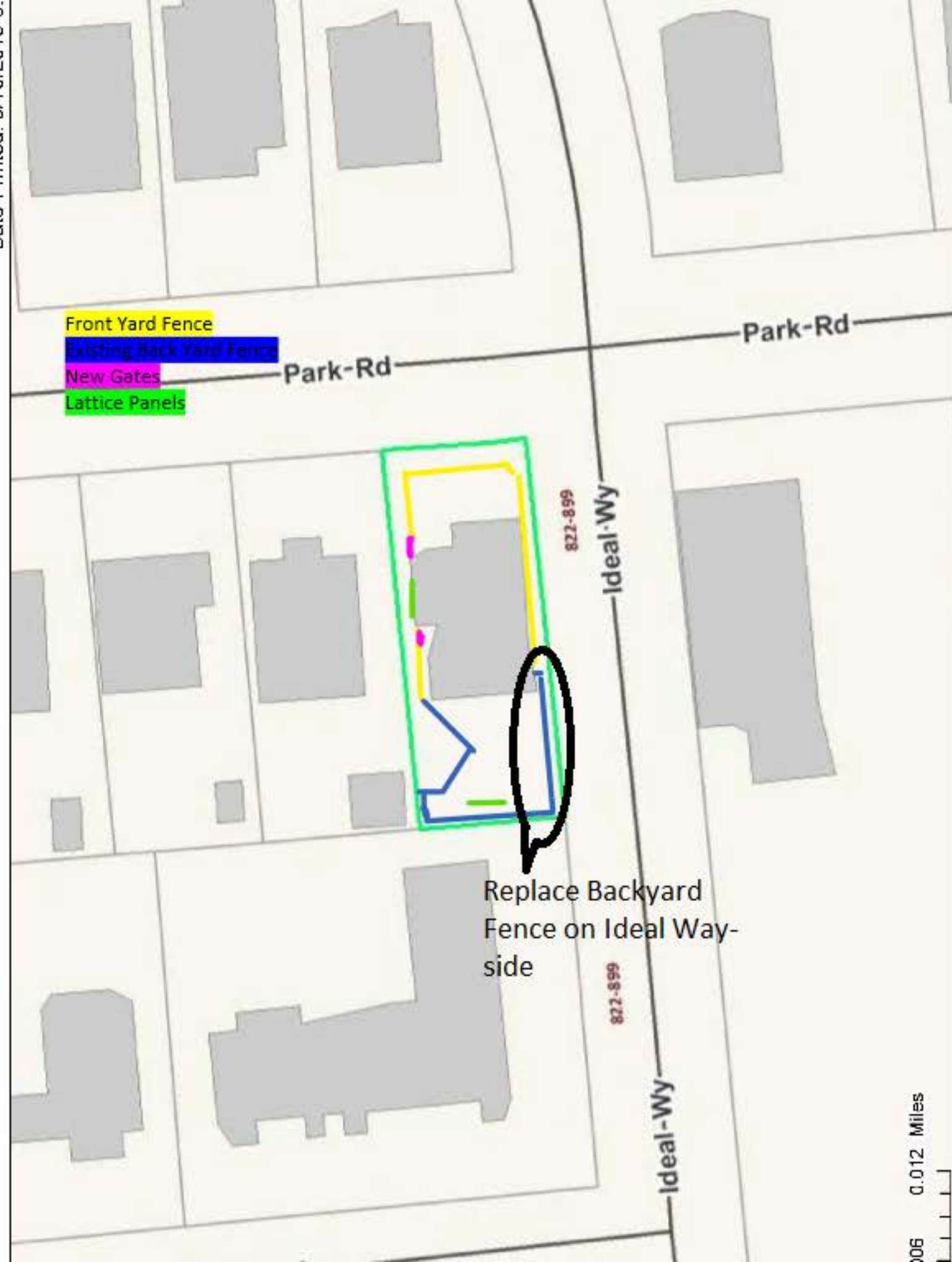
-  2144 Park Road
-  Dilworth Historic District
-  Property Lines
-  Building Footprints



September 28, 2017

Final 30 Map - Mecklenburg County, North Carolina

Date Printed: 8/19/2015 5:



Replace Backyard
Fence on Ideal Way-
side





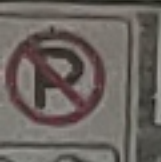








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