



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCRMI-2018-00677

DATE: February 20, 2019

ADDRESS OF PROPERTY: 1319 Thomas Avenue

TAX PARCEL NUMBER: 08117419

HISTORIC DISTRICT: Plaza Midwood

OWNER(S): Diane Hopper

DETAILS OF APPROVED PROJECT: The project is the construction of a replacement fence along the property line between 1315 and 1319 Thomas Avenue. The location of the fence is not changing. The proposed fence will be eight-feet in height along the entire property line until it reaches the front porch of 1319 Thomas Avenue, at which point the fence will step-down to five-feet in height. The fence design will be horizontal pickets butt-joined to 6x6 uprights. The fence will be painted or stained after an appropriate curing time. The fence will be the same on both sides with a sound barrier placed in the middle. Additional landscaping such as knock-out rose bushes will be planted in front of the five-foot sections of fence. A flowering vine will be planted along the eight-foot portions of the fence. See attached plans.

The project was approved by the HDC February 13, 2019.

- 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

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

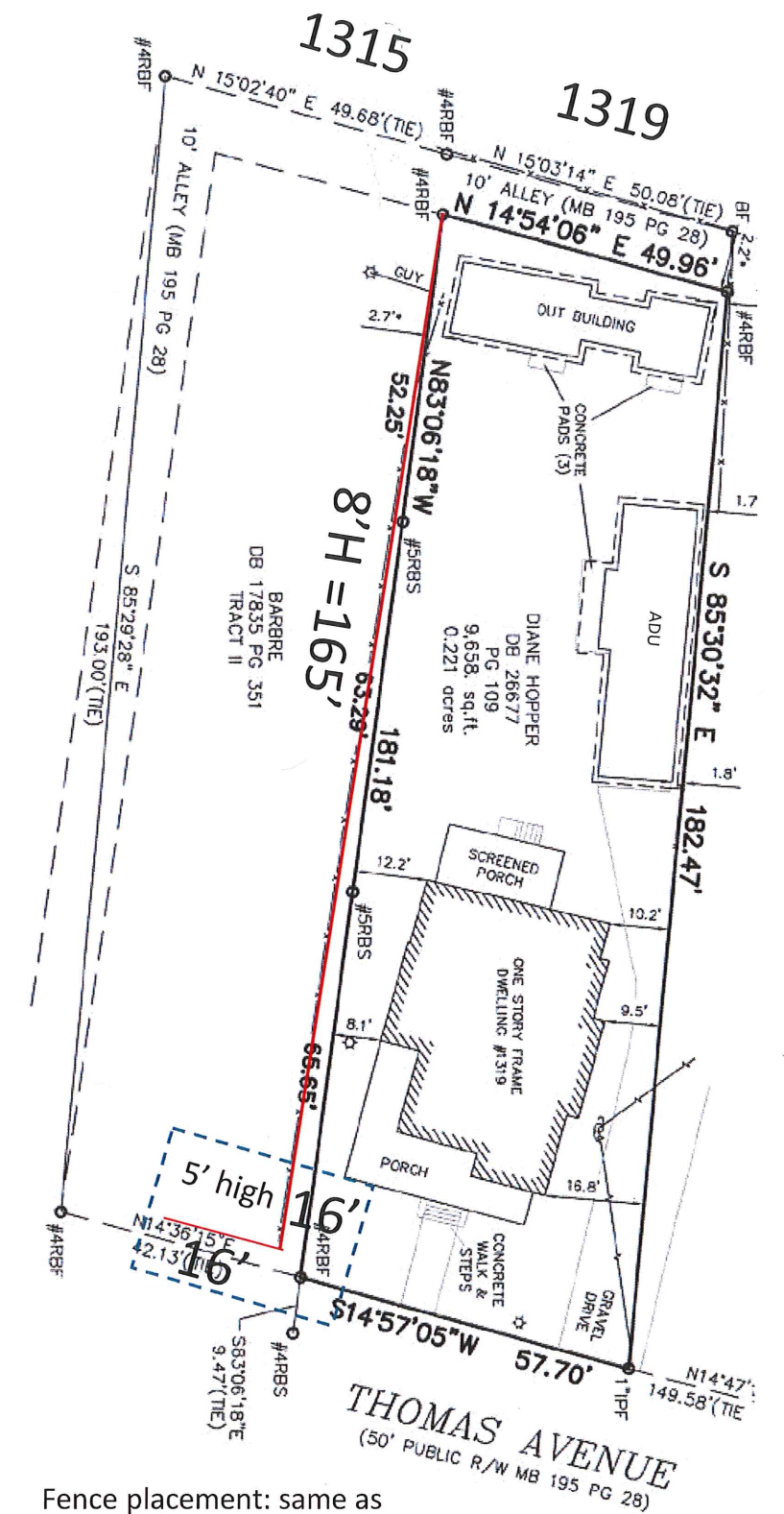
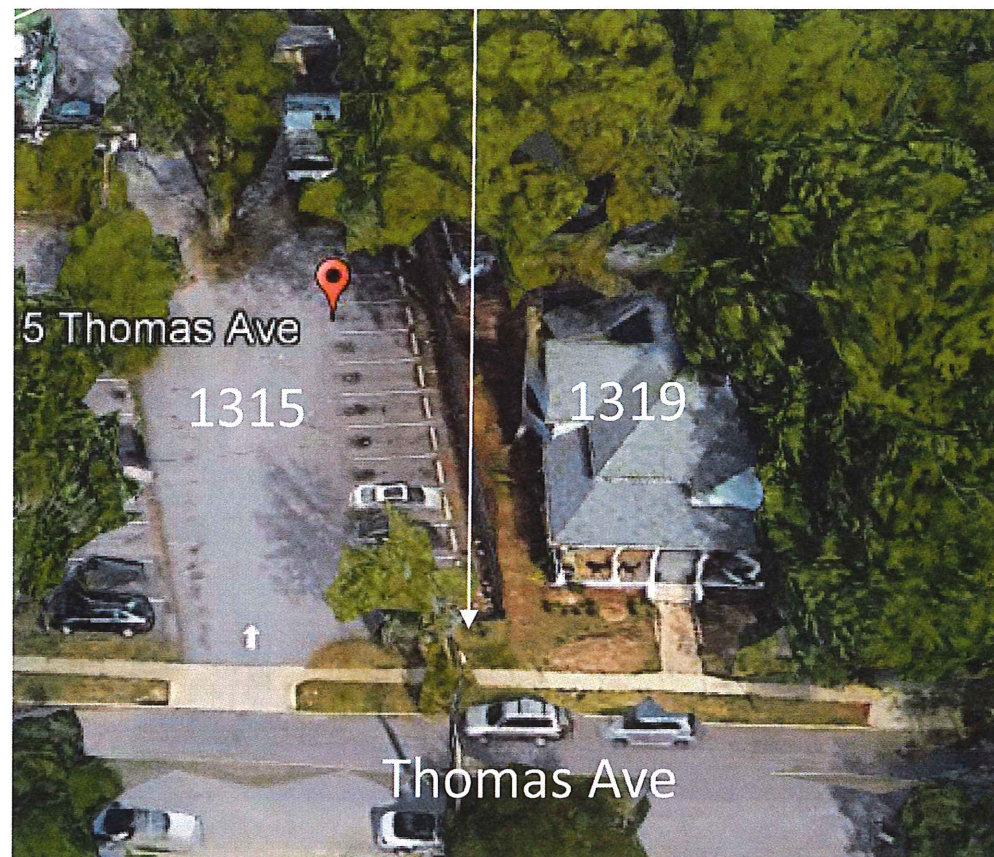
600 East Fourth Street

Charlotte, NC 28202-2853

PH: (704)-336-2205

FAX: (704)-336-5123

Central Ave



Fence placement: same as
existing on Thomas Ave and
align in rear on property marker

1. Match current Workman's Friend fence on Thomas Ave (5'H X 16'L). Landscape area in front of fence (5' X 26').
2. Replace long expanse of fence between 1315 and 1319 Thomas Ave with 8' wood fence (165'). Height of 5' in front setback (16'L).



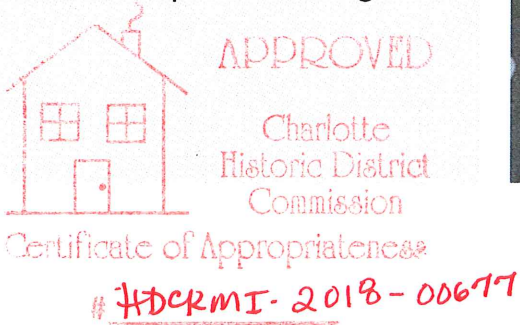
Fence idea photo.
Landscape with star jasmine and other climbing vines.

Will have identical facades on both sides. To be painted or stained.

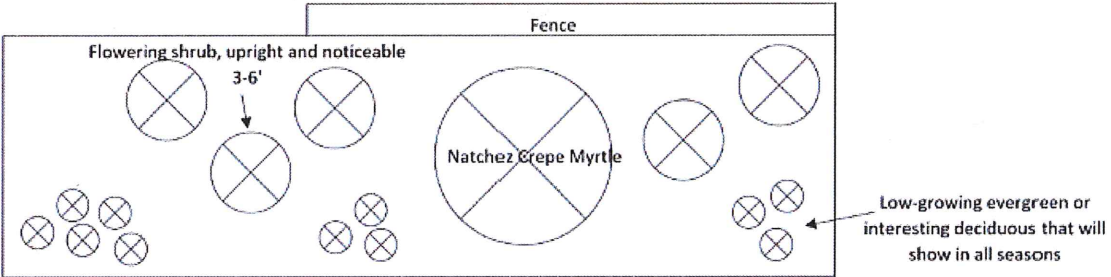
Landscape with star jasmine and other climbing vines. To be landscaped from 1319 Thomas side. Fence and landscaping to be maintained by 1319 Thomas.

In fence interior, add ¼" Mass Loaded Vinyl (MLV) for sound barrier and absorption. Rating of STC 31 (similar to 5/8" drywall). Will also serve to block headlights.

MLV is 2lb/ft² solid vinyl that is outdoor rated, UV resistant and has a temperature range from -40 to 180 F. Fence elevation details on following page.



1. Replace fence section on Thomas Avenue to match existing fence for Workman's Friend(match fence on right). To be replaced in same location and at 5' height. Landscape in front of fence.

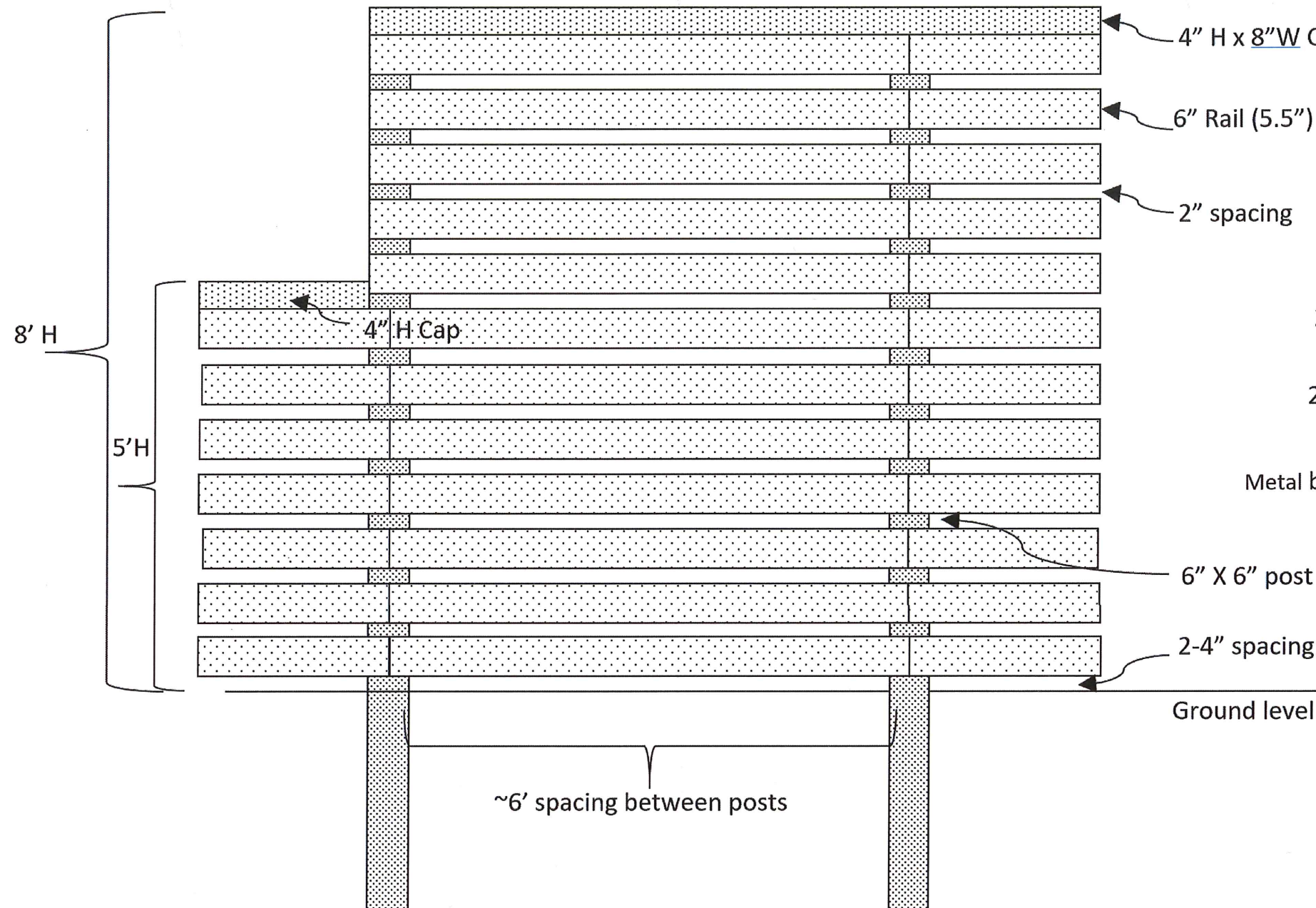


2. Replace long expanse of current fence with new 8' fence. Height of 5' in front setback.





Outside View of Fence



Interior View of Fence

