



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00438

DATE: 9 August 2019

ADDRESS OF PROPERTY: 1238 E Worthington Ave

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12111207

OWNER/APPLICANT: Chris Kete & Tiffany George-Kete

DETAILS OF APPROVED PROJECT: Fence, After-the-fact. The project is the extension of an existing fence on the right side of the property. The new fence is a treated wood fence and will be painted or stained after an appropriate curing period in a color chosen by the applicant. The fence is double sided so as to appear the same from the inside and outside of the property being enclosed. The height does not exceed 5' – 6" with the exception of any decorative elements atop the posts, which may extend a reasonable proportional amount, and slopes down to 4' – 7" at the center point of each fence panel. See attached exhibits labeled, 'Proposed fence extension – August 2019' (pages 1-2) and 'Fence Design – August 2019' (2 pages).


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.

Contact staff prior to making any changes to this approval. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District Design Guidelines.

- 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

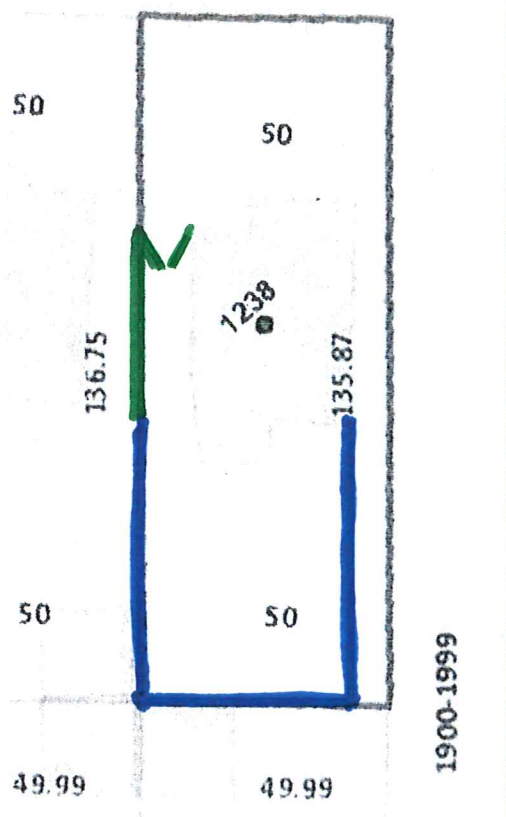
repositioned to the new terminus of the fence and complete the enclosure of the rear and side yards of the property

Proposed fence extension:

August 2019

0-1299

Worthington Ave



Existing Fence

Fence extension



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Consistent with the "Standards for Historic Rehabilitation" cited in Charlotte Zoning Ordinance 10.210, the fence extension will be identical in construction and appearance to the existing fence, which was custom-designed and constructed per plans submitted and approved by the city during a major renovation of the property circa 2007.

Specifically:

Per paragraph (b) the historic character of the property is retained and preserved by utilizing the same fence design.

Per paragraph (e) the distinctive features and construction techniques of the fence will be preserved

Description of the fence:

The fence is constructed from treated wood and coated with a solid color stain. The choice of the solid color stain allows the grain of the wood to remain visible, accentuating the individual pickets, and mitigating the concern of an "unbroken expanse." The color of the stain (Olympic "mink") matches the accent trim color used on the exterior frames/mullions of the home's windows and the exterior doors.

The fence is double-sided such that the cosmetic appearance of the fence is equally appealing from both the privacy of the yard and the public view from the street.

The pickets are 1" X 6" boards mounted to the top and bottom rails. The rails are 2" X 4" boards, roughly 8' long, and mounted between the fence posts. The rails are purely structural and therefore hidden from view. The fence posts are 6" X 6". The aggregate thickness of the interior picket, rails, and exterior picket is nominally 4", which is 2" less than the nominal thickness of the posts. Therefore, the posts serve to provide visual relief from one fence panel to the next, mitigating the concern of a "long unbroken expanse."

The fence has additional design elements to enhance overall visual appeal. First, each fence post is fitted with a wooden pyramid-style cap. Moreover, the top of the pickets between each set of posts is scalloped, such that the top of the fence arcs downwards from the point adjacent to the post to the mid-point between each post. This combination of ornamented posts and an arcing top-line provides further variation along the sightline of the fence.

The fence posts are generally 5' 6" high. The pickets adjacent the fence posts are approximately 5' 2" high. The topline arcs downward to a midpoint that is 4' 7" high.

Photos of the existing fence [next page]:



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Fence Design - August 2019



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