



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2018-00707

DATE: 27 November 2019

ADDRESS OF PROPERTY: 1319 Thomas Ave

TAX PARCEL NUMBER: 08117419

HISTORIC DISTRICT: Plaza-Midwood

OWNER: Diane Hopper

DETAILS OF APPROVED PROJECT: Fence, Driveway, Accessory Structures. **Front Yard Fence:** The new wood fence will run along the front yard and will tie into the existing left-side neighboring fence. On the right-side the fence will tie into the structure's right-side bump-out. The new fence will be wood with standard vertical pickets butt-joined to a standard wood post. The new front yard fence will not exceed 0'-30" in height, with the exception of any chamfered elements or decorative caps atop the uprights, which may exceed a reasonable proportional amount. **Rear Yard Fence & Gate:** The new rear yard fence will enclose the yard on the right-side. The new 6'-0" horizontal wood fence will start at the rear of the property on the right-side and move to the front. The new fence will stepdown to 5'-0" at the rear corner of the structure to the right-side bump out and will stepdown again to 4'-0" from the bump out to the front corner of the structure. A new metal driveway gate, in a style to coordinate with the fence, will tie the 5'-0" horizontal wood fence to the right-side bump out. A second 6'-0" gate will be added to the rear corner of the structure and tie into the new right-side fence. On the left-side of the property a new 5'-0" panel will be added between the corner of the structure and the existing neighboring fence. The wood fence will not exceed the stepdown heights, with the exception of any chamfered elements or decorative caps atop the uprights, which may exceed a reasonable proportional amount. All framing members of the fence will face inward to the property being enclosed or both sides of the fence will be the same. The finished fence will be painted or stained after an appropriate curing period. Vegetation will be added to climb the horizontal fence. **Driveway:** A new permeable brick paver carriage track driveway will be added to the right-side of the property with a center planting strip. The driveway will extend into the rear of the property and have a planting strip, of no less than 12" wide, between the driveway and house. The existing gravel to the left of the carriage tracks will be maintained up to the joint driveway agreement, as well as, the gravel located in the entrance portion of the center planting strip. Additional permeable pavers will be added to the driveway side of the existing ADU and will create a small rear yard patio. **Greenhouse:** A new aluminum and glass greenhouse will be added to the left-side of the property near the existing screen porch. The greenhouse's footprint is approximately 6'-6" x 10'-0" and the height, as measured from grade to ridge, is approximately 6' - 5". **Chicken Coop:** The existing chicken cops will be moved to the left-side of the structure behind the new 5'-0" wood fence.

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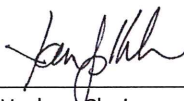
Bike Shed: A new wood bike shed will be added to the left-side of the rear yard near the greenhouse. The bike shed footprint is approximately 14'-0" x 6'-0" and the height, as measured from grade to ridge, is approximately 8'-0". The shed will be constructed of vertical wood panels and substantial wood post, with 2 two sliding barn doors. Post-completion the rear yard impermeable space will be approximately 36%. See attached exhibits labeled 'Design – November 2019.'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Landscape & Site Features, 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



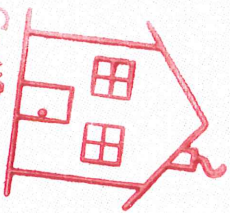
Staff

HDC Review: 1319 Thomas Ave

- Install 4' section of picket fence with cap to North side of house to tie front yard fence into side of house (image below)..
- Install 3' wood picket fence with cap in front yard with walking gate 1' back from sidewalk (image below).
- Install new walkway to front door.
- Garage entrance to be permeable pavers.
- Add patio of permeable pavers or permeable astro turf in rear yard (12' round)

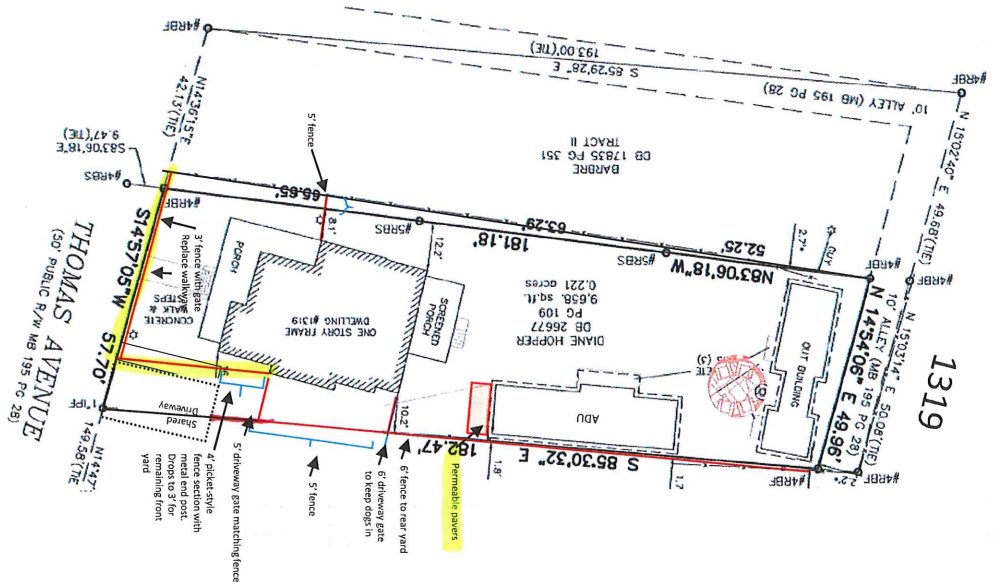


Fence idea photo.
3' fence front yard



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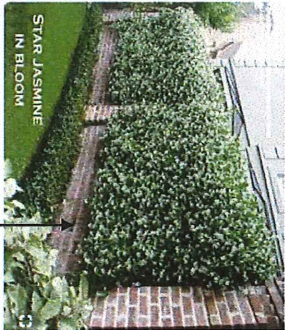
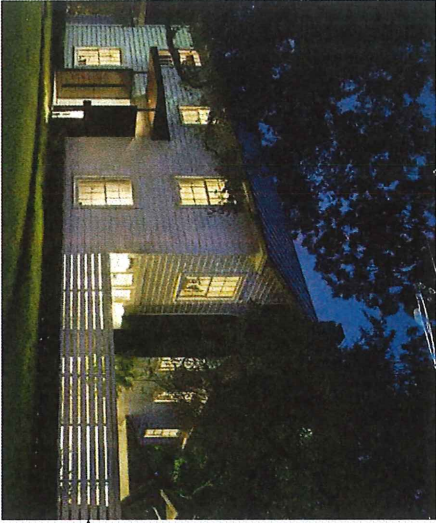
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2018-00707
DESIGN
Nov 2019



**FRONT YARD
FENCE**

HDC Review: 1319 Thomas Ave

- Add 6' fence and driveway gate to North side of property enclosing rear yard.
- Add 5' fence along driveway from 1st house bump out to attach to 6' fence at rear yard. Add 5' driveway gate matching fence.
- Relocate power pole to left side of drive, in front area between sidewalk and street.
- Add 5' fence section to South side of property, attaching to existing 8' fence.
- Landscape fences with star jasmine and other climbing vines. To be painted or stained.

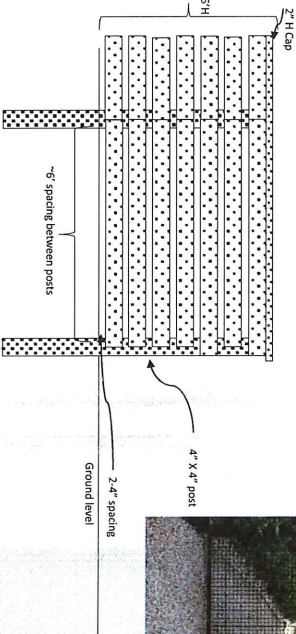
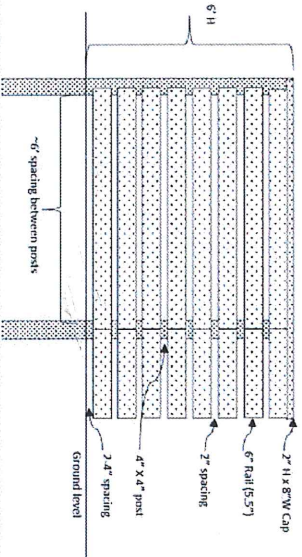
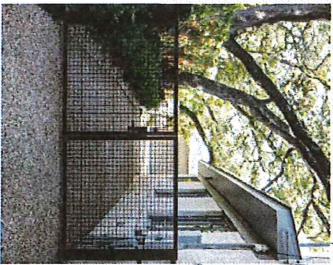


Fence idea photo.

Landscape with star jasmine and other climbing vines.



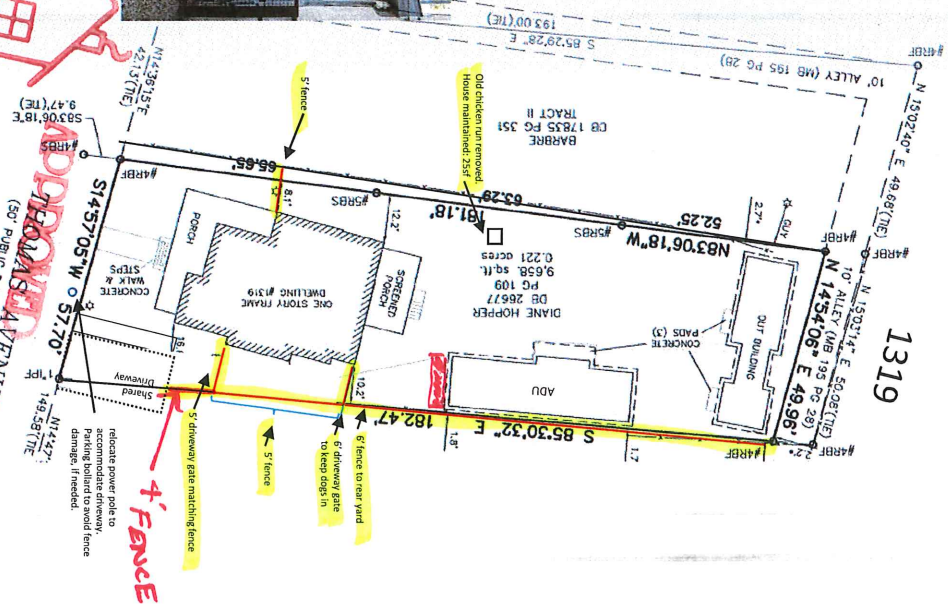
6' driveway gate idea photos.



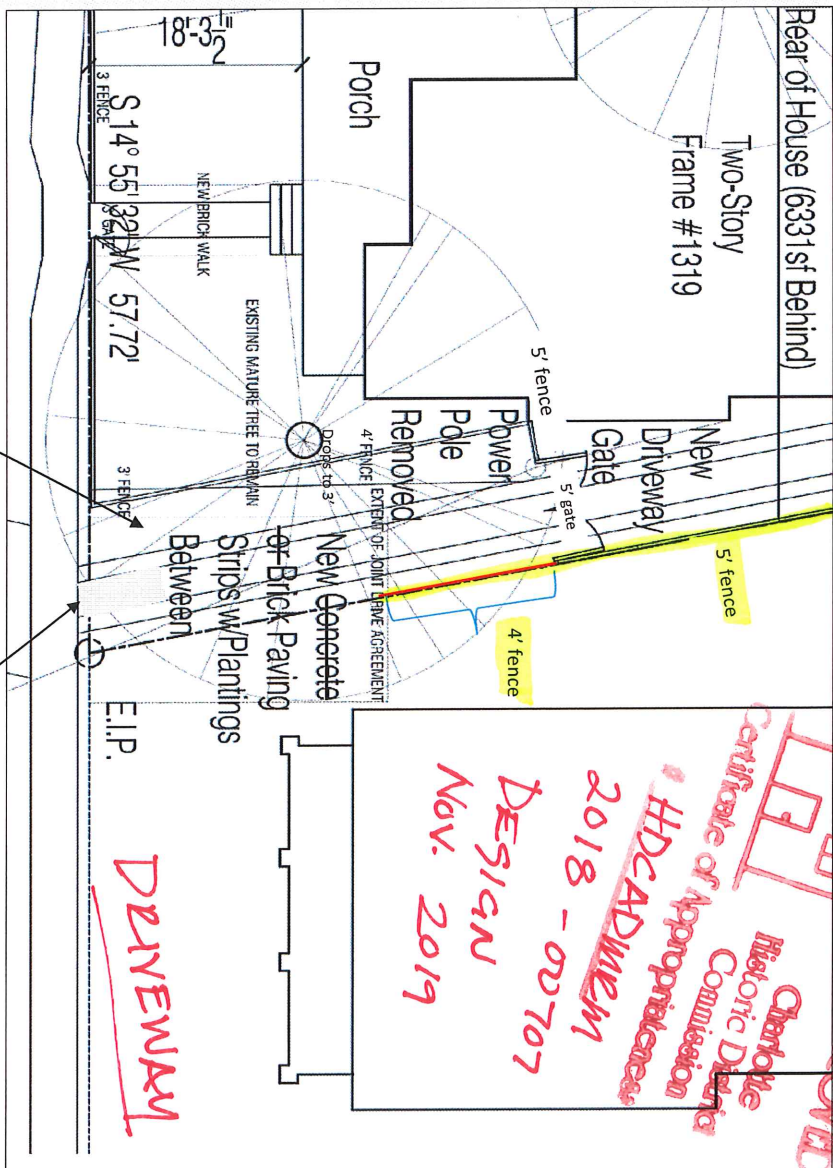
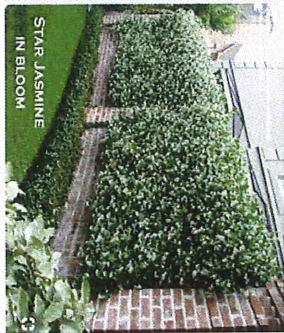
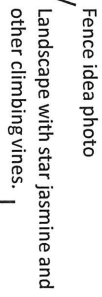
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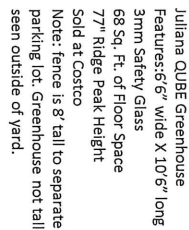
DEAR
YARD
FENCE



- Add permeable paver carriage track driveway "9' width (will not be concrete).
- Maintain small section of existing gravel at end of driveway only, in planting strip area, to allow ingress/egress. Existing gravel to left side of tracks to remain. Existing mature tree to remain.
- Add 4' fence section, matching other boundary fences, at drive ending in metal entrance post. Connects to 5' fence.



- Add a 6.5' x 10.5' greenhouse.



KEY FEATURES QUBE GREENHOUSE

At 6'6" wide X 10'6" long and offering 68 square feet of usable floor space, the Qube fits nicely into most backyards settings. Its classic look comes from the high-pitched roofline and all glass panels, like many high end European models. Two roof windows allow ample ventilation, and its smooth gliding door allows easy access without a tail threshold. With this kit comes gutters, 3mm safety glass gives a regal look and won't scratch or weather over time like polycarbonate can.

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roofline and all glass panels, like many high end European models. Two roof windows allow ample ventilation, and its smooth gliding door allows easy access without a tall threshold. With this kit comes gutters. 3mm safety glass gives a regal look and won't scratch or weather over time like polycarbonate can.

3mm safety glass panels for a clear and stunning appearance

- Base frame adds overall strength
- Sliding door rolls smoothly on upper & lower tracks
- Low threshold easily accepts wheelbarrows & helps prevent tripping
- Black anodized aluminum frame
- Rain gutters
- New innovative square profile design allows easier installation of glass and weather stripping as well as added strength

68 total square feet of floor space

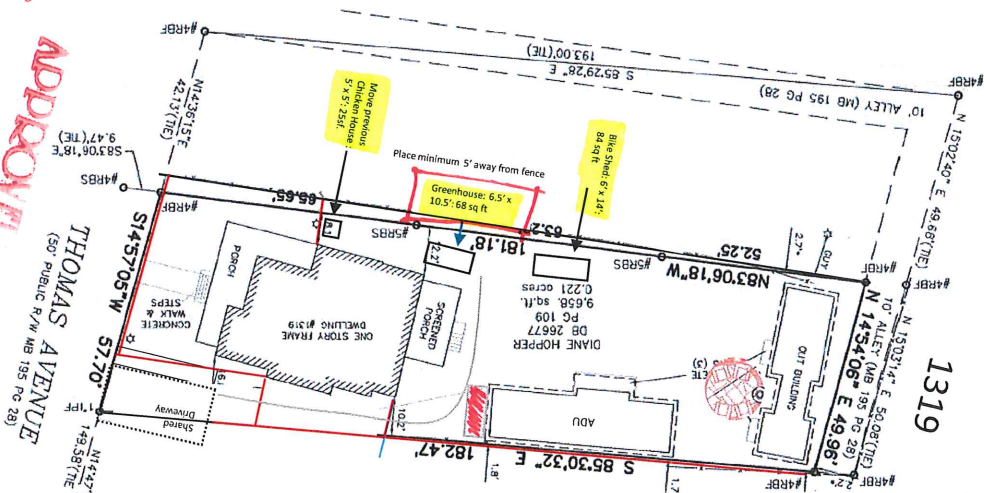
6'6" x 10'6"
53" gutter & glass wall height
77" ridge peak height
3mm thick tempered safety glass panels make a stronger greenhouse and provide superior insulation to single sheet and 4mm double sheet polycarbonate panels.

Zoning Open Space Data:

65% Required Open	
Site Area 9,660sf	65: 6,279 sf required
House/Porch: 1,953sf	
Double Sheds: 430sf	
Chicken House: 255sf	
ADU/Porch: 769sf	
Bay Shed: 84sf	
Greenhouse: 68 sf	
Total Built: 3,329sf	
9,660sf - 3,329sf = 6,331sf open > 6,279 req'd	

Historic District Open Space Data:

50% required open in rear yard	
Site Area to back of original dwelling:	
6,331sf x .50 = 3,165 sf allowed	
House addition & screened porch: 566sf	
Double Sheds: 430sf	
Chicken House: 255sf	
ADU/Porch: 769sf	
Bay Shed: 84sf	
Greenhouse: 68 sf	
Total Built: 1,954sf	



DESIGN
Nov 2019

APPROVAL

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Certificate of Appropriateness

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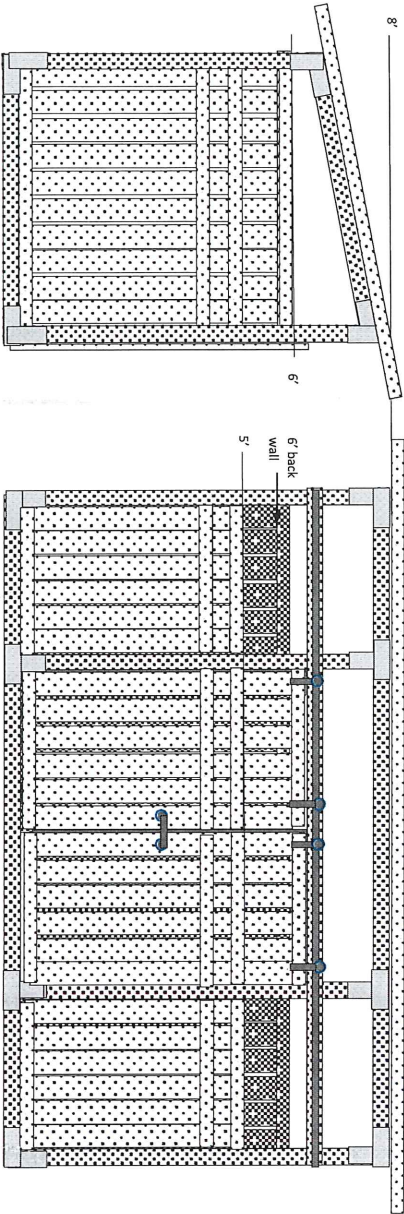
- Move 5' x 5' existing chicken house to side of house.
- Add a 6' x 14' bike shed. Sloped roof – front height 8' dropping to 6' in rear



Height: 8' to 6'8" (shorter nearer fence).

4"x4' framing on gravel base. 5-6' H walls. 2/12 pitch roof. Simple, galvanized metal.

Door opening 6'4"H. 2 barn doors.



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