



**CHARLOTTE HISTORIC DISTRICT COMMISSION**  
**CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER:** HDCADMRM-2019-00297

**DATE:** 3 July 2019

**ADDRESS OF PROPERTY:** 321 E. Worthington Ave

**HISTORIC DISTRICT:** Dilworth

**TAX PARCEL NUMBER:** 12105305

**OWNER(S):** Benson Okeiyi & Stine Klausen

**APPLICANT:** Angie Lauer, ALB  
Architecture, PA

**DETAILS OF APPROVED PROJECT:** Porch Work, Front Door, Siding, Trim, Foundation Repair, Gutters and Roof. The project includes the replacement of porch flooring with new wood tongue and groove flooring to be installed in historically accurate directions and mitered at a 45-degree angle at the corner. New wood porch rails with historically accurate dimensions and details will be installed. The rail itself will be comprised of vertical pickets centered on the top and bottom rails. New wood columns will replace the existing columns and match the profile and dimensions on the 1986 photograph. The non-historic front door will be replaced with a more appropriate style wood front door. The existing original siding will be retained as much as possible and any new wood siding used for replacement will match the original in profile and dimension. Any non-historic profile window trim on the house will be replaced with wood trim to match the historic window trim profile found on the house. Deteriorated trim, corner boards, soffits and eaves will be replaced with new wood elements to match the original in profile and dimensions. All new wood materials are to be painted or stained.

Foundation repair will be done using bricks to match, if needed, and proper mortar mix for historic bricks. Foundation vents to remain. The existing gutters and downspouts will be replaced with pre-finished aluminum k-style gutters and downspouts in the same locations where they already exist and be attached with hidden hangers under the roof shingles. The existing asphalt shingle roof will be replaced with a new asphalt shingle roof; roof venting to be accomplished through ridge venting or flat profile vents that match the roof that are not visible from the street. See attached plans.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6.
2. The material and design meets the applicable Design Guidelines for foundations (page 4.4), roofs (page 4.5), gutters (page 4.6), porches (page 4.8), front doors and entrances (page 4.10), trim (page 4.11), and Building Materials: Wood (page 5.2).

**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.**



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James Haden, Chairman

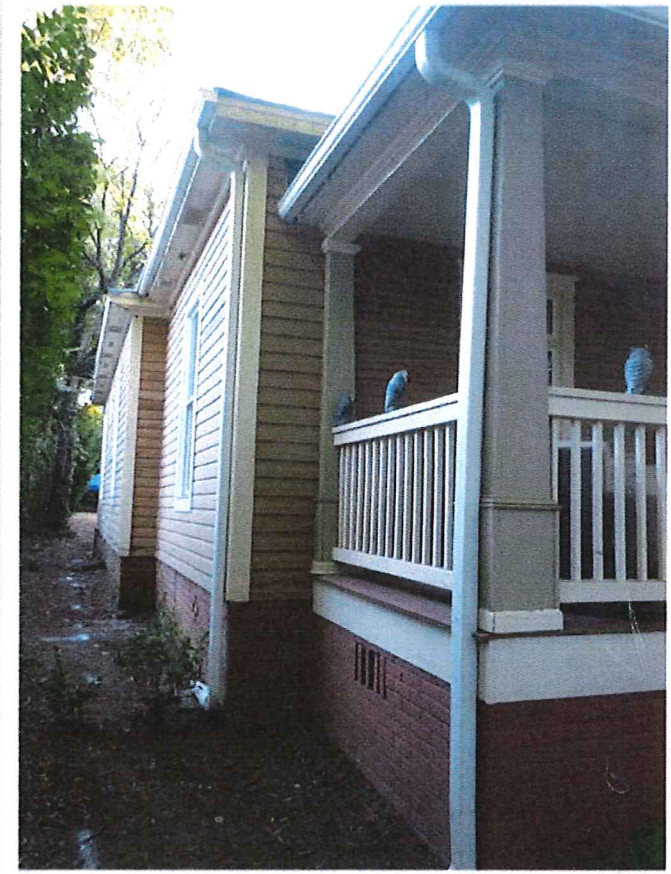


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Staff



Existing front of house



Front left corner of porch and house

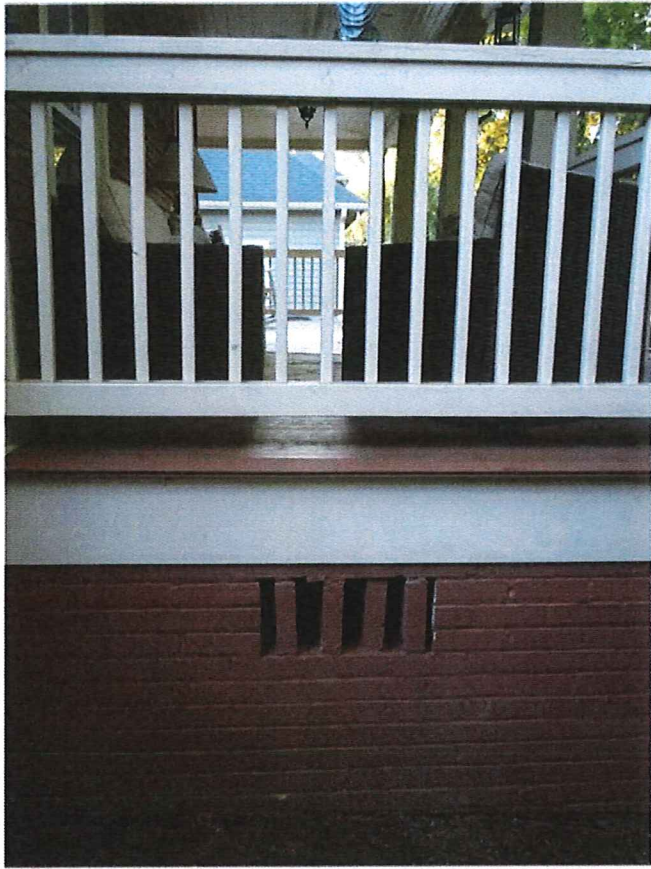

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 00297



Front right corner of porch and house



  
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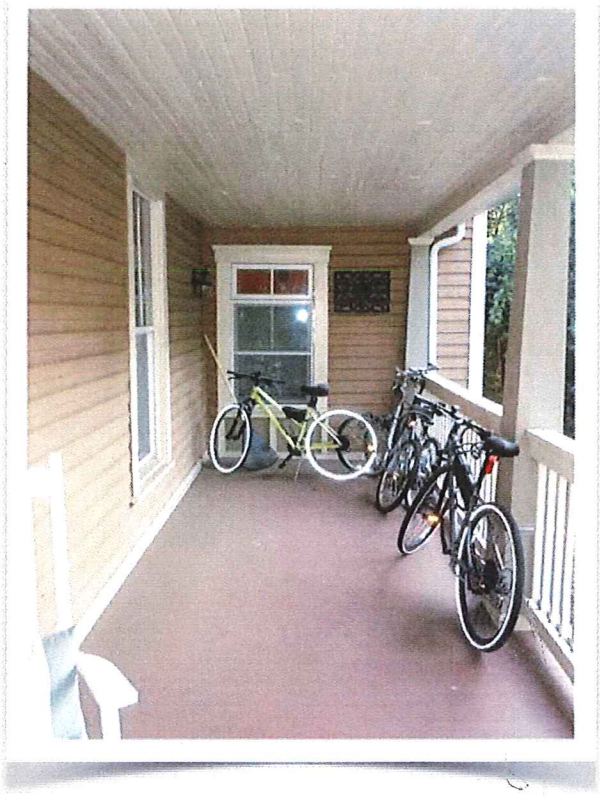
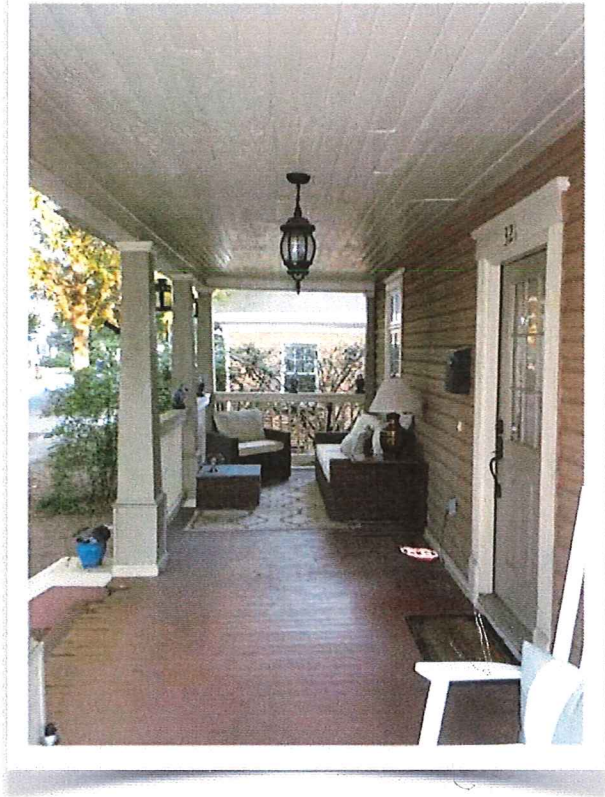
Front porch foundation and porch rail



Front soffit detail at porch and house

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Front porch



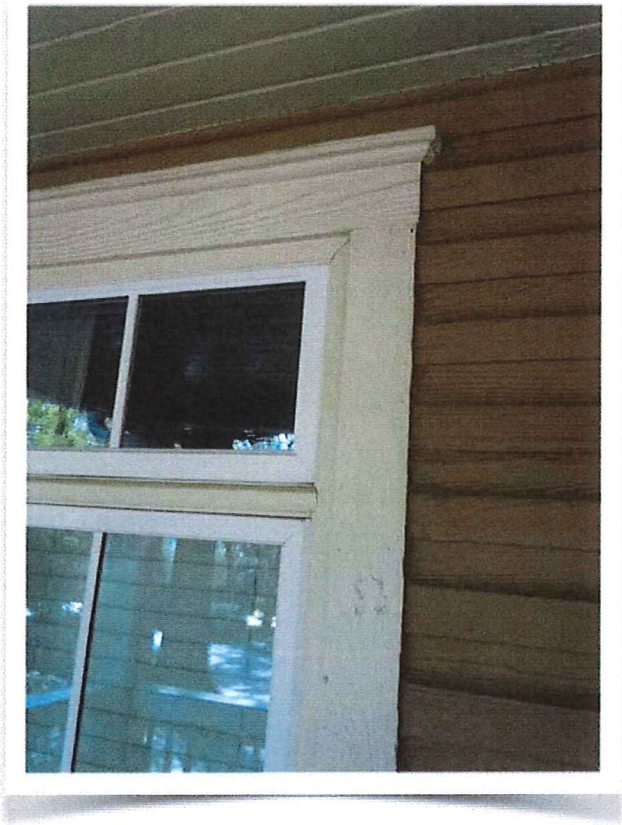
Original siding



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Original corner boards with 1/4 round



Original window trim



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Proposed door style for replacing front door



Typical rail detail, period correct square picket with similar spacing



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1986 survey picture of 321 E Worthington-intended to show original column details

