



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00596

DATE: 26 September 2019

ADDRESS OF PROPERTY: 321 E Worthington Ave

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12105305

OWNER: Benson Okeiyi & Stine Klausen

APPLICANT: ALB Architecture

DETAILS OF APPROVED PROJECT: Accessory Structure. This project is the addition of a one-story accessory structure. The structure will meet all required setbacks. The building footprint is - approximately 25'-0" x 34'-0" and the height, as measured from grade to ridge, is approximately 19' – 5". The accessory structure will have a brick foundation with German lap siding to match the existing on the main structure. All trim details, including corner boards, will be wood to match existing. All windows will be double-hung all wood, no hybrids, with Simulated True Divided Lights (STDL) molded muntins in a 1/1 pattern to match existing. The buildings doors will be all wood with STDL windows in a pattern that coordinates with the house. The roof will be architectural shingle to match existing. A column detail will be added to the front stoop to match the columns on the main structure. A gravel walkway will be added between the main structure and the accessory building and a gravel driveway will be added to the rear of the structure. Post-completion the rear yard permeable space will be approximately 63%. See attached drawings.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Work in Rear Yards.
2. The applicable Policy & Design Guidelines for Materials (page 6.15) and Accessory Buildings (page 8.9) have been met.

If changes to the approved plans are needed, please contact staff as soon as possible. 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

Continued on next page.

9/26/2019

- 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.



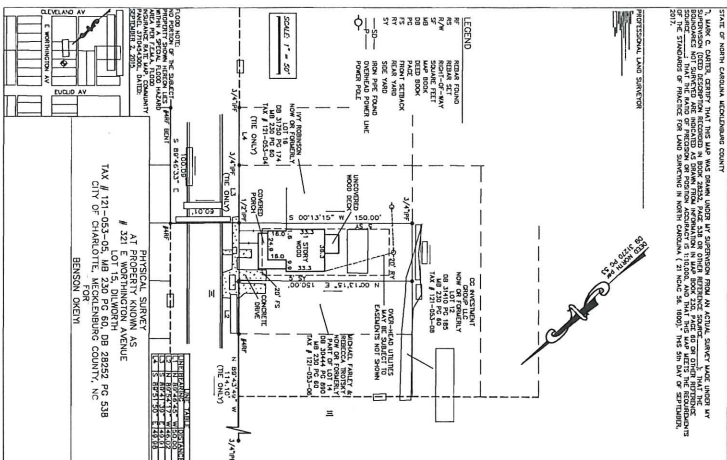
James Haden, Chairman



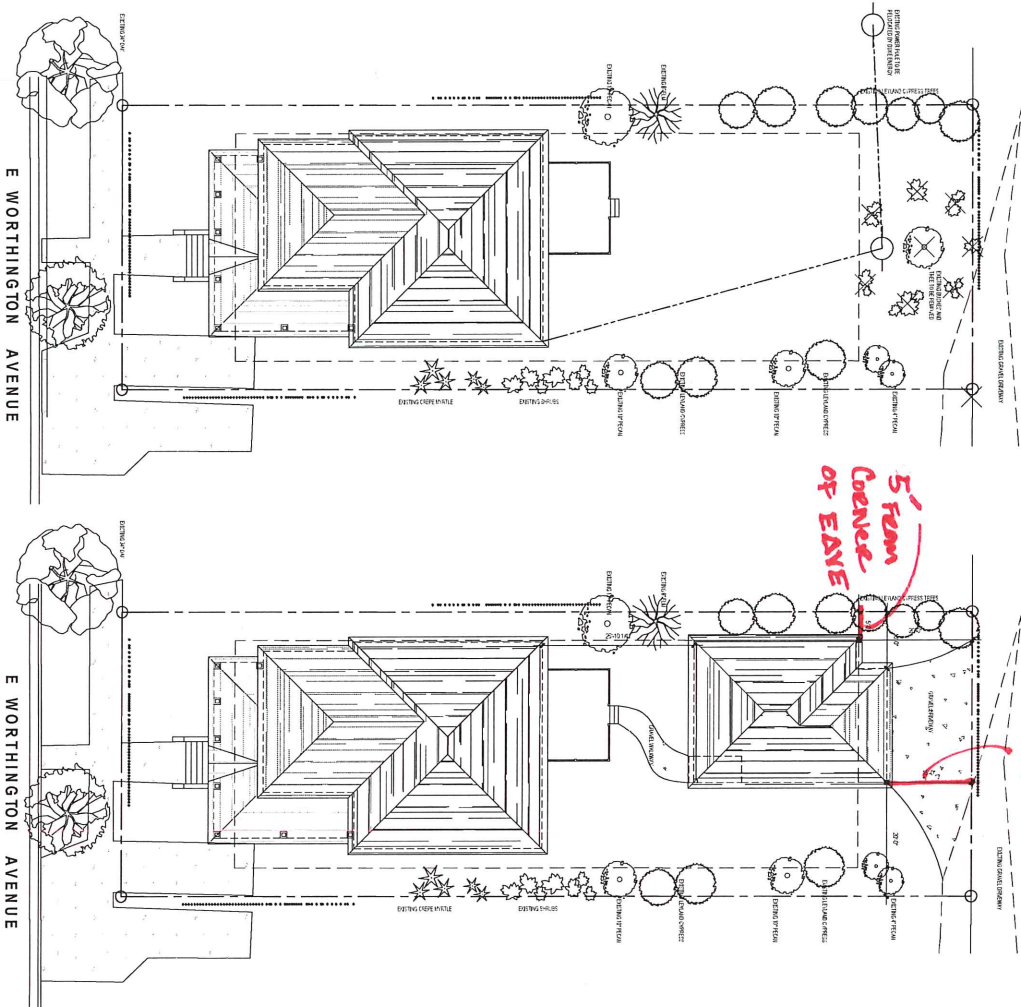
Staff

Charlotte District
Historic Commission
i appropriate
ADMEIN

2019-00596



③ SURVEY DWG (FOR REFERENCE)
NOT TO SCALE



2 EXISTING SITE PLAN

PROPOSED SITE PLAN

NOTE:
IF THE ATTACHED DWELLING UNIT(ADU) IS WITHIN AN ACCESSORY STRUCTURE AND LOCATED ON A CORNER LOT OR A LOT THAT ABUTS ALLEY , A SEPERATE DRIVEWAY MAY BE PROVIDED FROM THE SIDE STREET OR THE ALLEY, WHICHEVER APPLIES SECTION 12.407

5 from
Coenker
of EAVE

15'
FROM
CORNER
OF EAVE

- [illegible]

- [illegible]

[illegible]

PROJECT # 18013
DATE 05 SEP 2018
REVISIONS:
EXISTING & PROPOSED
SITE PLAN
A-3.0
OF THIRTEEN

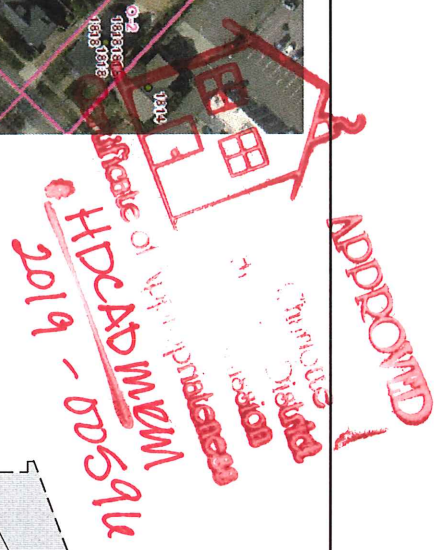
Designed Exclusively For the:
OKEIYI RESIDENCE (ACCESSORY)
 321 E. Worthington Ave, Charlotte, NC 28203

This drawing board paper will work on Easymat 24, 30 or 36. For A3 drawing, printed to your required print size on previous sizes.

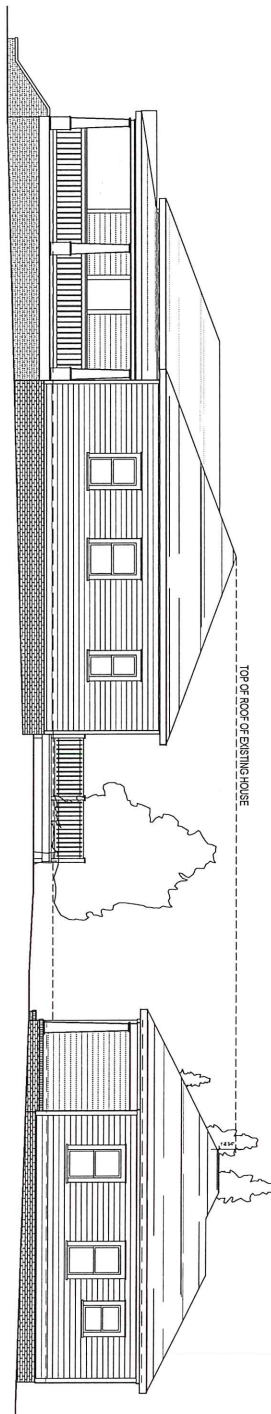
AB
architecture

AB Architecture
1500 E. Greenhills St.
Suite 240
Chandler, NC 28034
Phone: 704.503.5566

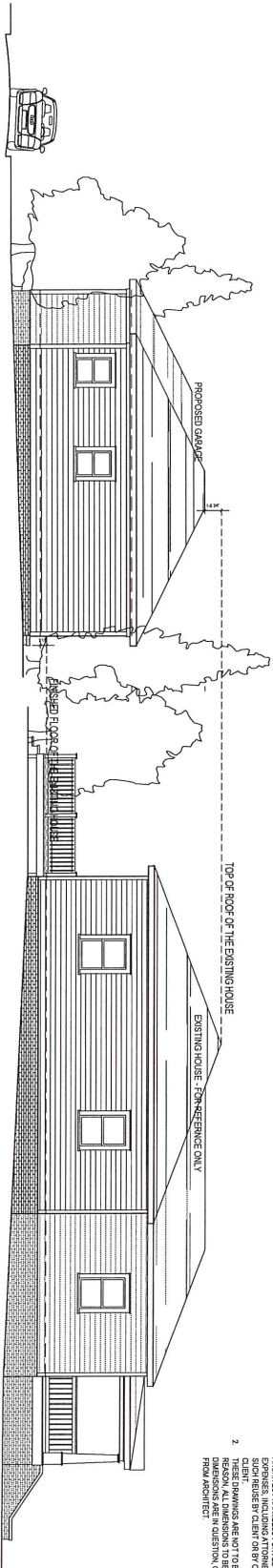
E-mail:
brooks.ab@icloud.com
lauer.ab@icloud.com



③ PROPOSED
NOT TO SCALE



① PROPOSED ELEVATION ACROSS SITE (LEFT TO RIGHT)
NOT TO SCALE

[illegible]


Architectural Building Blocks
 1000 E. Morehead St.
 Suite 300, NC 28204
 Phone 704.500.9595
 Email: books@ab2d.com
www.ab2d.com

PROLOG # 1003
 CROSS SITE
 A-3.1
 OF THIRTEEN

DESIGNED EXCLUSIVELY FOR THE:
OKEIYI RESIDENCE (ACCESSORY)
 321 E. Worthington Ave, Charlotte, NC 28203

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ALB
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