



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2018-00619

DATE: 29 October 2018

ADDRESS OF PROPERTY: 729 East Worthington Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12108308

OWNER(S): Benjamin Hippen/Lisa Maria Rasmussen

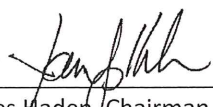
APPLICANT: John Phares,
Circa Architecture

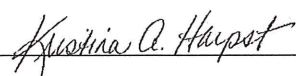
DETAILS OF APPROVED PROJECT: Porch Rails. The existing replacement rails will be removed. New wood porch rails with historically accurate dimensions and details will be installed. The rail itself will be comprised of vertical pickets centered on the top and bottom rails, with an additional piece of trim along the top rail. See attached plans.

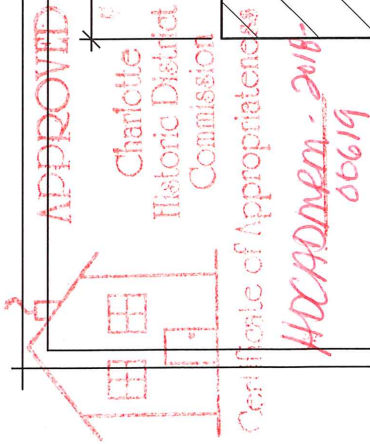
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 2.6: Minor Changes – Porch Rails.
2. The material and design meets the applicable Design Guidelines for porches (page 4.8)

- 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



1'-9" 2" TYP 3" TYP 2" TYP

EXISTING PORCH FLOORING BEYOND
CEDAR CAP RAIL ABOVE
(PRIME & PAINT)

7 1/4" 3 1/2" 1 3/4"

EXISTING PAINTED
21" SQUARE
BRICK COLUMN



EXISTING PORCH FLOORING BEYOND

CEDAR CAP RAIL ABOVE
(PRIME & PAINT)

LEVEL TREATED BOTTOM RAIL
(PRIME & PAINT)

2" x 1 3/4" CEDAR BALUSTERS
2" DIMENSION FACING EXTERIOR
(PRIME & PAINT)

LEVEL TREATED BOTTOM RAIL
(PRIME & PAINT)

NOTE:

THE EXISTING RAILINGS TO BE REMOVED ARE OBVIOUSLY NOT ORIGINAL TO THE HOUSE. THEY MEASURE 3'-0" FROM THE TOP RAIL TO PORCH FLOOR. THE PICKETS ARE STANDARD 1 1/2" x 1 1/2" PINE WITH A 2X4 BASE RAIL. THEY CONTAIN VERY LITTLE IF ANY TRADITIONAL DETAILS THAT ARE FOUND IN THE ORIGINAL RAILS OF OTHER HISTORIC HOMES IN THE VICINITY. MANY OF THE EXISTING COMPONENTS ARE ROTTING AND IMMEDIATE REPAIR IS NEEDED.

1 3/4" 3 1/2" 7 1/4"

A

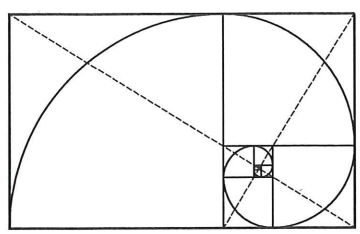
PLAN DETAIL @ LEFT FRONT BRICK COLUMN

SCALE: 1 1/2" = 1'-0"

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CIRCA ARCHITECTURE

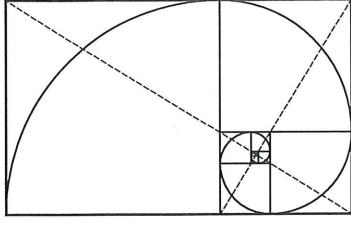
828 East Blvd.
Charlotte, NC 28203
704.996.5512
john.phares@circaarch.com

PROJECT:

NEW PORCH RAILS FOR
729 WORTHINGTON AVENUE
CHARLOTTE, NC 28203

DILWORTH HISTORIC DISTRICT

ISSUED: 10/26/18
FOR HDC REVIEW



CIRCA
ARCHITECTURE

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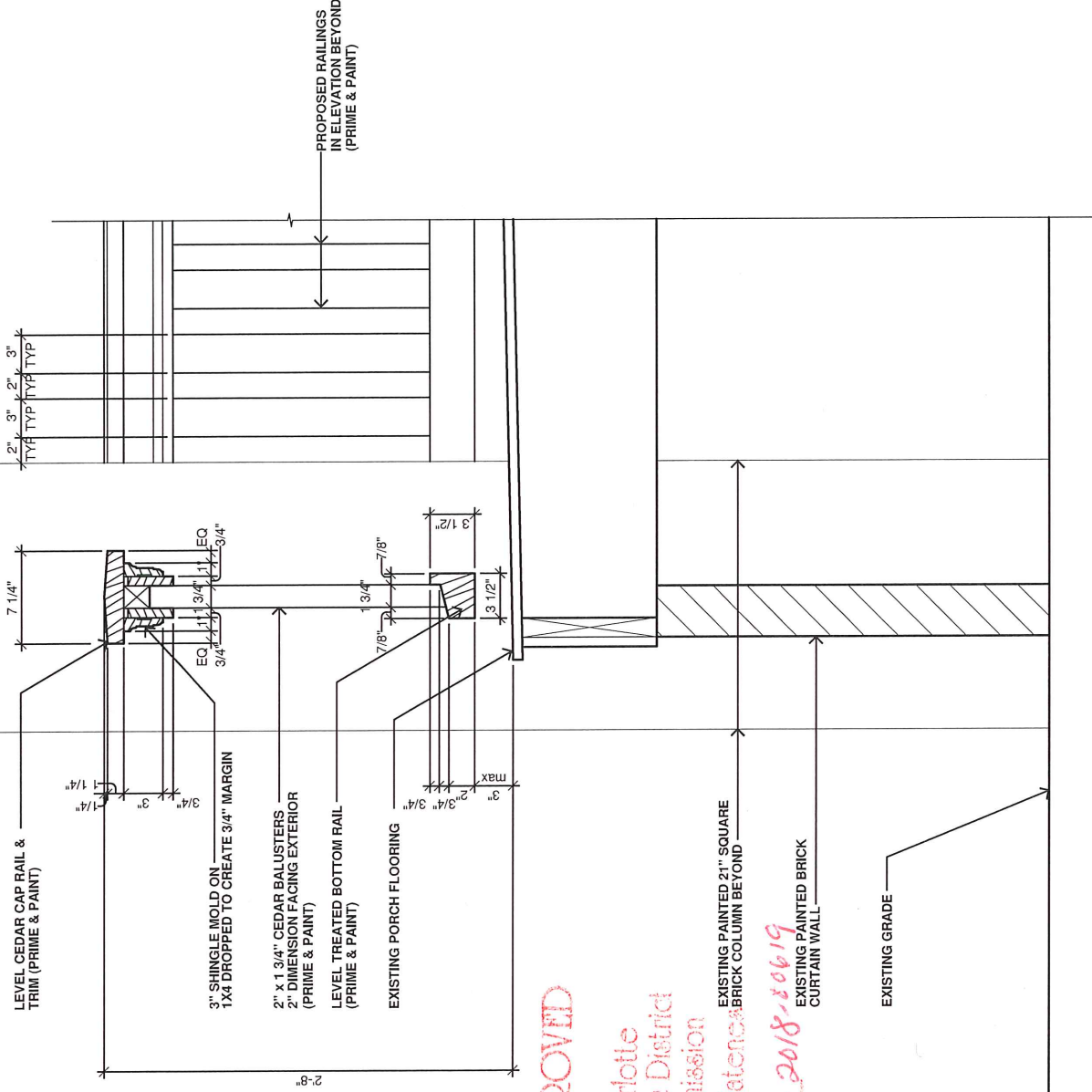
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DILWORTH HISTORIC DISTRICT

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APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
#HDCAD00000000-2018-00619

SECTION OF PROPOSED NEW RAILING

B

SCALE: 1 1/2" = 1'-0"

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