



Charlotte Historic District Commission Application for a Certificate of Appropriateness

January 12, 2011

ADDRESS OF PROPERTY	329 East Worthington Avenue, Dilworth Local Historic District	HDC 2011-005
SUMMARY OF REQUEST	Addition	
OWNERS	Michael & Lucia Griffith	
APPLICANT	Lucia Griffith	

Details of Proposed Request

This application seeks approval for a rear addition to this house that consists of a master suite, sunroom and attached garage, as well as a new patio and driveway.

Current Status and Context of Property

This property is located at the corner of East Worthington and Euclid Avenues. The house was constructed in 1905, and is listed as a contributing property to the Dilworth National Register Historic District. The house, which has elements of both Victorian and Bungalow architecture, has been expanded once in its history under an approval from the HDC.

The immediate area around the house consists of houses of similar size and age, many of which have been renovated and expanded over the years.

This property is zoned R-22MF. There are also preservation covenants on this property held by Preservation North Carolina, Inc.

Relevant HDC Design Guidelines

- *Additions*

Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Outstanding Issues

The attached plans show a rear addition to this house that contains two new rooms, a gallery and an attached garage. The addition is designed to match the existing house in style and materials.

The plans also show a new patio and driveway that comes off the alley to the rear of the property.

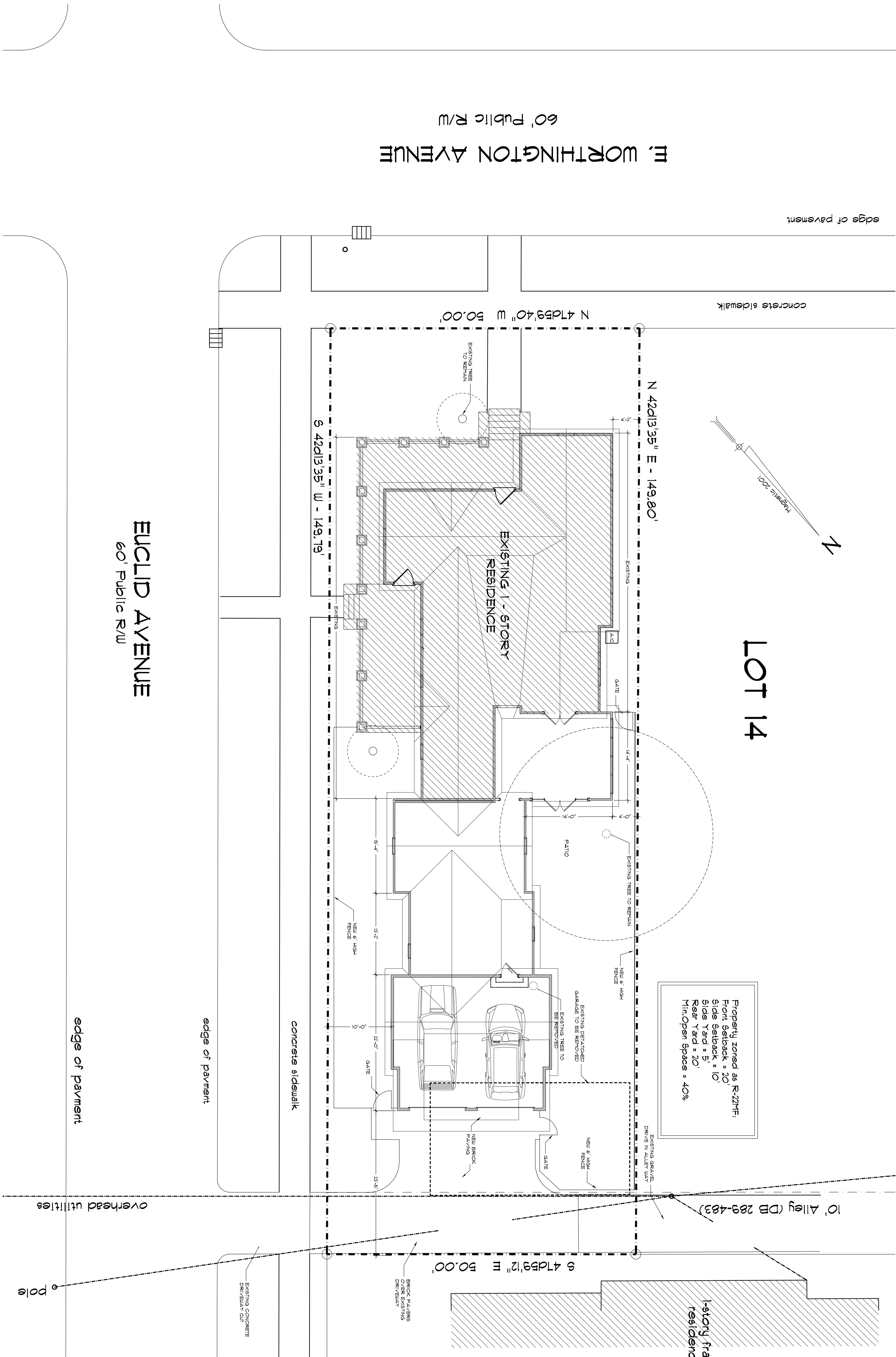
Current HDC policy on *Additions* states in part:

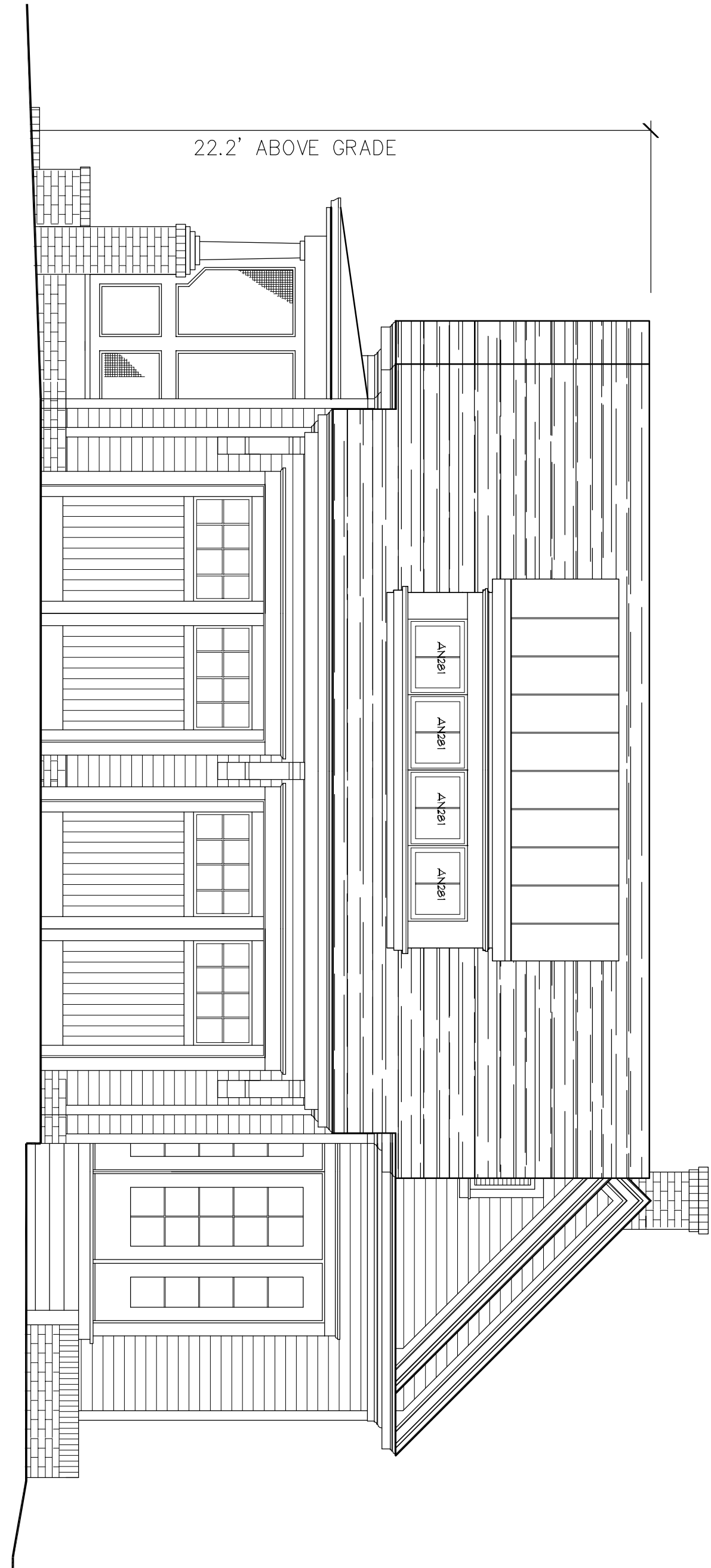
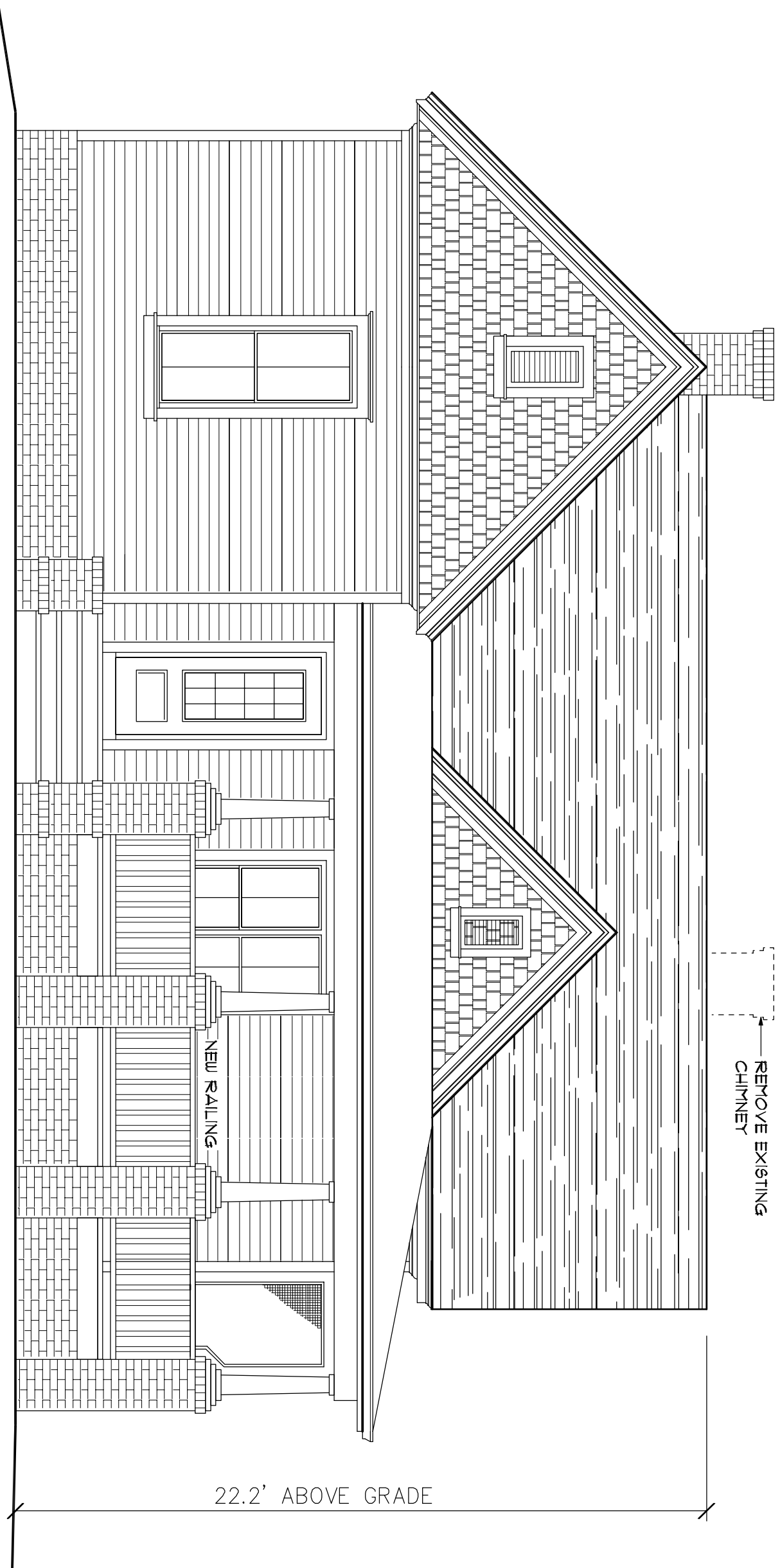
In a single-family use, no more than 50% of the rear yard can be of impermeable material, including the roofs of additions to original buildings, paving, decks, patios, and accessory buildings.

As noted, this site is zoned for multi-family use.

Under the terms of the restrictive covenants on the deed for this property, the plans for this work will have to be reviewed and approved by Preservation NC, Inc.







1	Front Elevation (Worthington Avenue)	2	Rear Elevation
<div>1/4" = 1'-0"</div>			

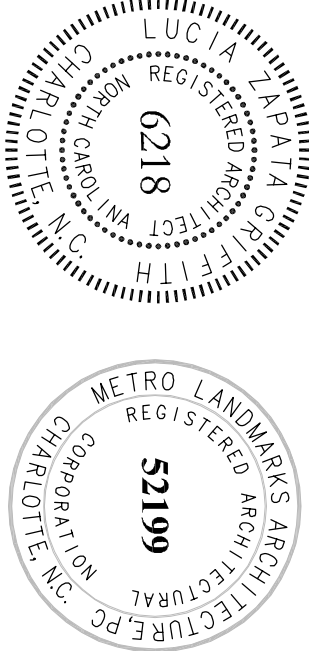


Metro Landmarks Architecture, PC
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Phone: 704.333.2011 Fax: 704.332.3288
Metrolandmarks.com



329 East Worthington Ave. Proposed Renovations

Charlotte, NC



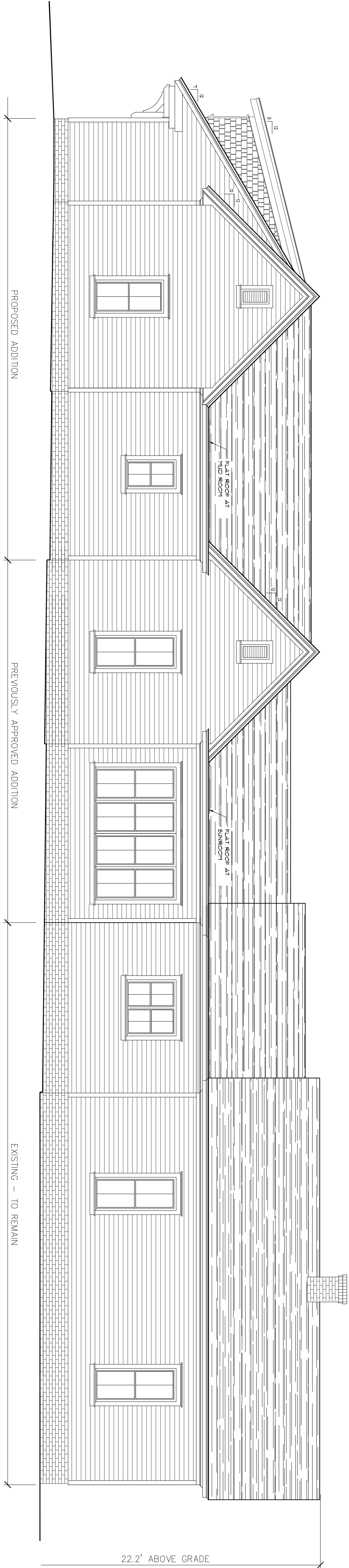
Only Signed & Sealed Documents
Are Released for Construction

Elevations

Revision	Date:	January 5, 2011
1.		
2.		329-W
3.		Scale/As Noted
4.		

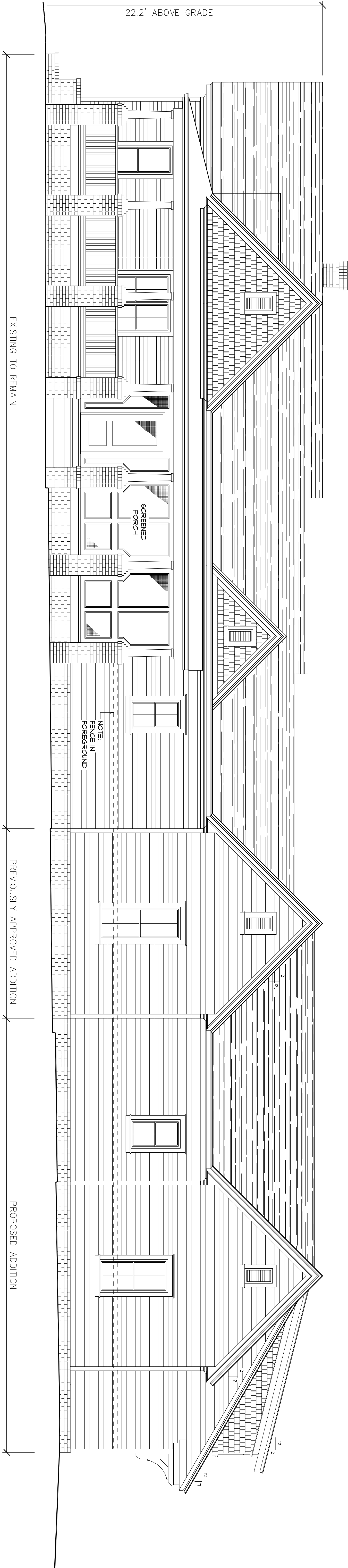
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A.1



1
Left Elevation

1/4" = 1'-0"



2
Right Elevation (Euclid Avenue)

1/4" = 1'-0"

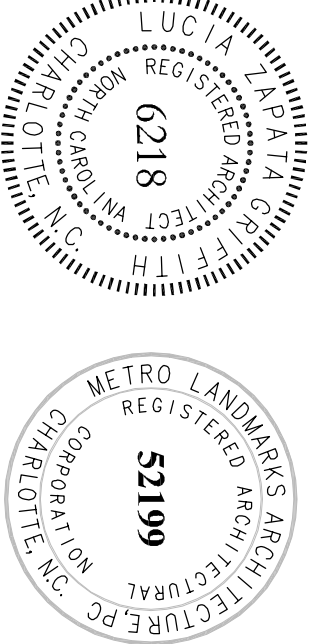


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329 East WORTHINGTON Ave.
Proposed Renovations

Charlotte, NC



Elevations

Revision Date:

1.
2.
3.
4.





January 5, 2011
329-W
Scale: As Noted

A.2

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Charlotte Historic District Commission - Case 2011-005



-  329 E Worthington Av
-  Property Lines
-  Building Footprints
-  Park

October 28, 2010