
ADDRESS OF PROPERTY	<i>401 East Worthington Avenue</i>	<i>HDC 2012-111</i>
SUMMARY OF REQUEST	<i>New Construction – Single Family House</i>	
OWNER	<i>Art Whisnant</i>	
APPLICANTS	<i>Matt & Kim Claxton</i>	

Details of Proposed Request

- *Construction of a new single family house on a vacant lot at the intersection of East Worthington and Euclid Avenues*
- *Revised Plans with Site Plan are Attached*

Relevant HDC Design Guidelines

- *New Construction*
- *Setbacks*
- *Building Materials*

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.









Dulworth Historic District

WORTHINGTON AVE 300

329





















SPEED
LIMIT
25



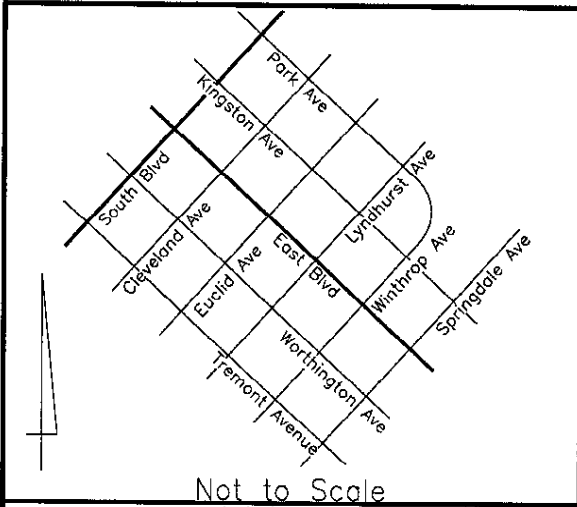
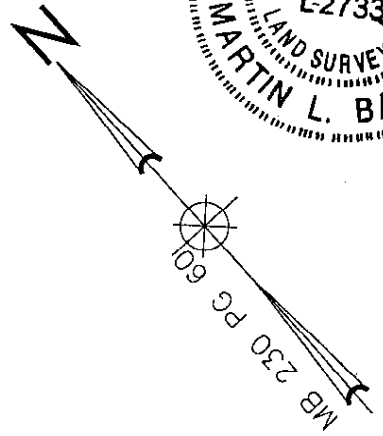
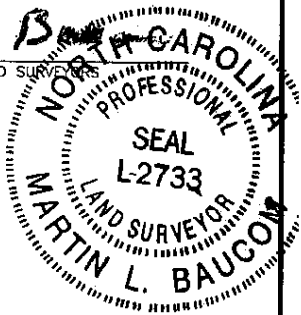
THIS IS TO CERTIFY THAT ON THE 9 DAY OF January 2008 AN ACTUAL SURVEY WAS DONE UNDER MY SUPERVISION OF THE PROPERTY SHOWN HEREON. THIS MAP IS NOT INTENDED TO MEET GS 47-30 RECORDING REQUIREMENTS.

LEGEND

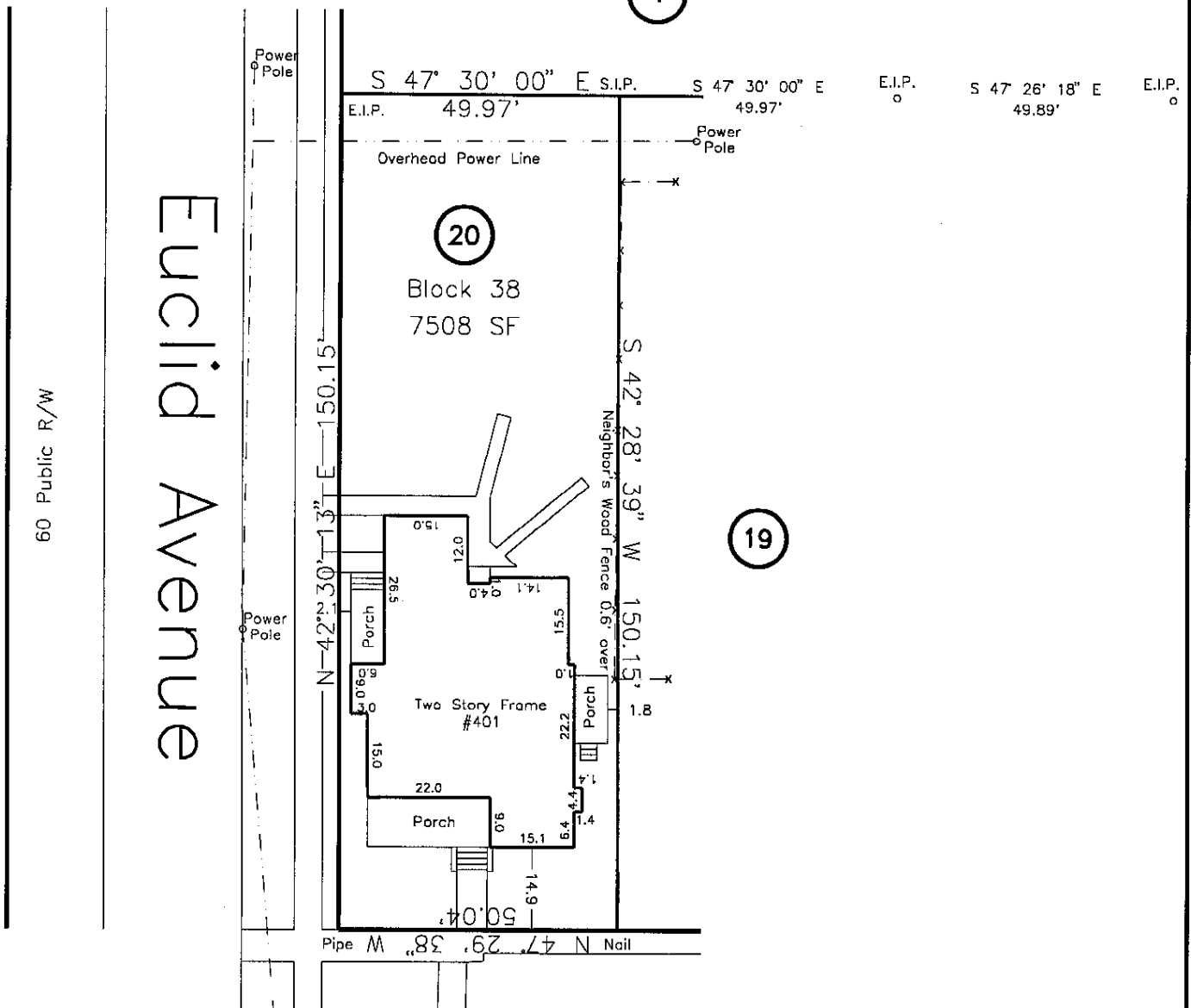
PROPERTY LINE
S.I.P. RE-SET #4 REBAR
E.I.P. EXISTING #4 REBAR
CLOSURE EXCEEDS 1" IN 10,000'
P.D.E. PUBLIC DRAINAGE EASEMENT
S.D.E. STORM DRAINAGE EASEMENT
E.C.M. EXISTING CONCRETE MONUMENT
THIS PROPERTY SUBJECT TO EASEMENTS OF RECORD
ADJOINER PROPERTY LINE BY DEED OR PLAT
PROPERTY IS NOT GRAPHICALLY SHOWN IN A DESIGNATED FLOOD HAZARD AREA

SIGNED

MAILED & BOUND
BAUCOM-DAVIS & ASSOCIATES, PROFESSIONAL LAND SURVEYORS
WWW.BAUCOM-DAVIS.COM
5100-12 REAGAN DRIVE
CHARLOTTE N.C. 28206
PHONE (704) 596-6088



Not to Scale
Vicinity Map



Euclid Avenue

East Worthington Avenue

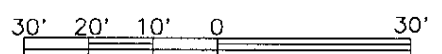


60 Public R/W

Physical SURVEY
OF

Lot 20, Block 38, Dilworth
Charlotte, Mecklenburg County, NC

SCALE 1"=30'



THE PROPERTY OF C & C Properties

MAP RECORDED IN BOOK 230 AT PAGE 60 DEED RECORDED IN BOOK 21046 PAGE 741

Drawn By: PIERRE

Job Number: 66908

REQUESTED BY: KIM CLAXTON PH. NO.: DATE: 8/13/2012
APPROVED BY: DATE: REV.:
THE APPROVING AGENT HAS VERIFIED THAT DIMENSION ARE CORRECT PER THE FOUNDATION PLAN
AND ANY ADDED OPTIONS.

ZONING: R-5
CITY OF CHARLOTTE

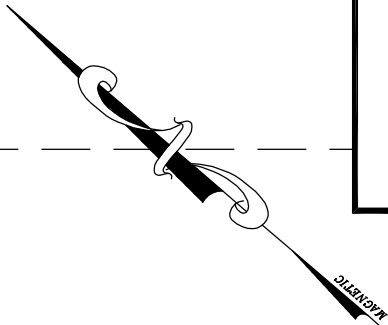
MIN LOT AREA: N/A
MIN. LOT WIDTH: N/A
MIN. SETBACK : 20'
MIN. REAR YARD: 35'
MIN. SIDE YARD : 5'

SITE CONDITIONS PLAN



HARRIS ENGINEERING
Engineering
Planning • Surveying

1325 Harding Place
Charlotte, NC 28204
704.334.1325
704.334.1330 Fax



LOT 1 BLOCK 38
mb 230 pg 60

LOT 13 BLOCK 23
mb 230 pg 60

EUCLID AVENUE
60' PUBLIC R/W

LOT 20
BLOCK 38

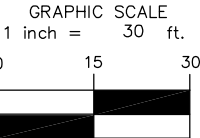
7,516 SF
0.17 AC

GREYSON-B

LOT 19 BLOCK 38
mb 230 pg 60

EAST WORTHINGTON AVENUE

60' PUBLIC R/W



NOT FOR RECORDATION, CONVEYANCES, OR SALES

SUBDIVISION: MAP OF DILWORTH LOT: 20 BLOCK: 38 MB: 230 PAGE: 60
ADDRESS: 401 E. WORTHINGTON AVENUE COUNTY: MECKLENBURG OWNER:
PLAN: GREYSON (REF 601 DOROTHY) ELEVATION: FORWARD: REVERSE:
GARAGE NO.: 22 X 24 BRICK SIDE(S): BASEMENT: CRAWL:
DECK: PATIO: OTHER OPTIONS:

DRAWN BY: EAB	REV:
CHECKED BY: EAB	



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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SAUSSY/BURBANK
3223 PLAN - "THE GREYSON"
ELEVATION - B

JOB NO.
SAUBUR

DATE:
12/23/2011

DRAWN BY:
MLL

SHEET NO.

4



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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SAUSSY/BURBANK 3218 PLAN - "THE GREYSON" ELEVATION - B		JOB NO. SAUBUR
		DATE: 12/23/2011
		DRAWN BY: MLL
		SHEET NO. 7
REVISIONS: 01/20/2012		

Rogers, John

From: Birmingham, Wanda
Sent: Tuesday, October 02, 2012 3:58 PM
To: Rogers, John
Subject: FW: 401 East Worthington Ave, Dilworth

From: Mike Holland [<mailto:mholland@carolina.rr.com>]
Sent: Tuesday, October 02, 2012 3:53 PM
To: Birmingham, Wanda
Cc: Erin Holland
Subject: 401 East Worthington Ave, Dilworth

Wanda,

As an adjacent home owner to 401 E Worthington Ave, I am contacting you so our opinions can be voiced to the Charlotte Historic District Commission.

Background

- My wife and I have owned homes inside the Dilworth Historic District for the past 15 years
- As you know from working with us, we have brought 3 major projects in front of the HDC during those 15 years
- We have spent over \$500,000 renovating and restoring 2 homes that date back to the early 1900's
- In at least one case, our General Contractor received awards for the preservation and work completed

Positive comments:

- My wife and I are excited that a home will be built on what is now an empty lot
- We are equally excited the home will be a single family home

Concerns:

- "Greyson" home design is a Saussy Burbank home plan
 - Homes in HDC are historic and therefore unique, not stock plans from builders
 - In our 3 projects, our work was custom, and we complied with HDC requests
- Is this what projects before Historic District have become? Apply for a tear down, wait 365 days, and build a "stock" home design?
- Full setback on the side adjacent to our home must be maintained-no waiver
 - Side setback for body of house = 5 feet minimum

Suggestion:

- Full porch across the front facing view, a change to better match the 400 block of E. Worthington

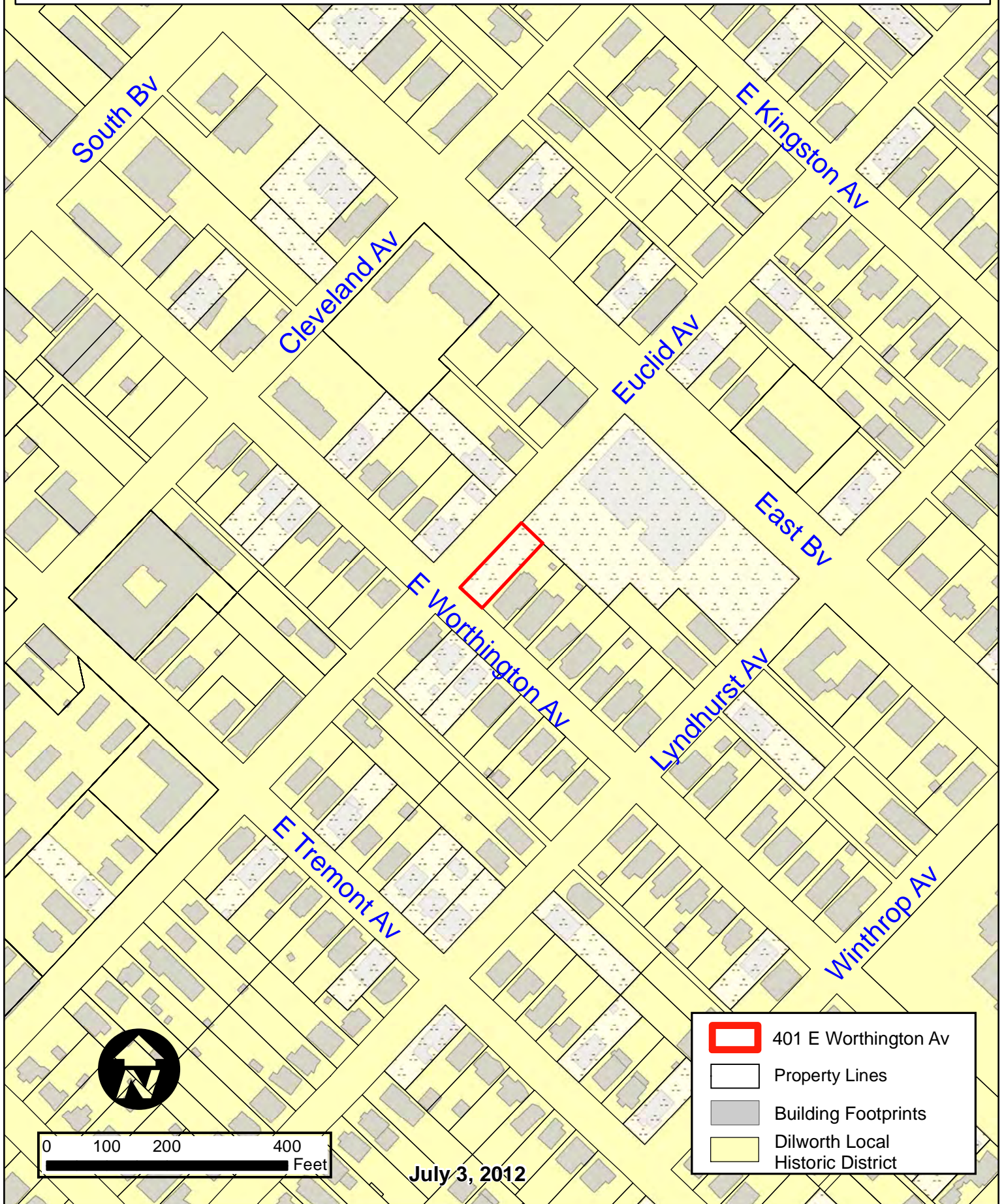
There is an area of Dilworth that is OUTSIDE the Historic District. What home owners build in this area is no concern of HDC. But in our view, taking a design (Saussy Burbank Greyson) and putting it inside the Historic District is not acceptable and a dangerous precedent.

Thank you for sharing these thoughts with John Rogers and the HDC members.

Best regards,

Mike and Erin Holland
405 East Worthington Ave.

Charlotte Historic District Commission - Case 2012-111



July 3, 2012