LOCAL HISTORIC DISTRICT: Fourth Ward

PROPERTY ADDRESS: 220 W. 10th Street

SUMMARY OF REQUEST: New Construction

APPLICANT: Chris Scorsone (Hall Johnston, owner)

The application was continued for 1) window details, 2) all materials and dimensions noted, and 3) inclusion of a wall section detail.

Details of Proposed Request

Existing Context
The existing site is a narrow vacant lot adjacent to a two story Victorian building multi-family buildings of various heights. The setback of the Victorian structure is approximately 35’ from back of sidewalk. The adjacent multi-family building is approximately 14-18 feet from back of curb.

Proposal
The proposal is a 3 story multi-family building with parking underneath. Materials include brick, wood ship lap siding, metal and stucco. Total height is approximately 40’. The front setback is approximately 23’ from the back of curb to the main entrance. New landscaping will be installed around the building.

Policy & Design Guidelines for New Construction
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

Staff Analysis
The Commission will determine if the proposal meets the guidelines for new construction.
EXISTING SITE CONDITIONS
EXISTING STREETSCAPES

10TH STREET - OPPOSITE OF SITE
NOT TO SCALE

10TH STREET - FACING SITE
NOT TO SCALE

2 STORY

3 STORY

4 STORY

13 STORY

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EXISTING SITE SURROUNDINGS

COMMERCIAL BUILDING

MULTI-FAMILY CONDOS

EDWIN TOWERS

MULTI-FAMILY CONDOS

MULTI-FAMILY CONDOS

MULTI-FAMILY CONDOS

SKYHOUSE HIGH-RISE CONDOS

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I hereby certify that this schematic drawing was prepared based on
field-surveyed elevation measurements of the points shown herein. This
map is not intended to meet O.S. 47-50 recording requirements.

This 15 day of July, 2015.

Andrew G. Zoutevelle
Professional Land Surveyor
NC License No. L-3098

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Firm License Number C-1054

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Building Heights Sketch of
200 BLOCK of WEST TENTH STREET
EVEN SIDE – FACING NORTHEAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
June 30, 2015

Scale 1" = 20'

General Notes:
1. The purpose of this Building Heights Sketch is to show existing
building footprints heights relative to the elevation points of the public
sideslips, front yard grade ("Grade"), 1st level, and ridgeline of the
houses depicted herein. No rearyard or sideyard measurements were
made. The heights shown herein were derived from indirect
measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North
American Vertical Datum of 1988 (i.e., sea level). All other information
and graphics are conceptual in nature and are not intended to
represent accurate architectural or landscape features.
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A101 Project name/#: All Units First Floor Plan

220 W. 10th Street
Charlotte, NC

Mark Date Description
01 06/27/14 Design Layout
02 07/07/14 Design Rev 01
03 08/28/14 Design Rev 02
04 06/16/15 Design Rev 03
05 10/09/15 Design Rev 04
06 10/27/15 Design Rev 05
07 11/03/15 Design Development
08 11/24/15 Design Development
09 11/30/15 HDC Package

PRELIMINARY, NOT FOR CONSTRUCTION

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DECEMBER 2015

TWO STORY OFFICE/COMMERCIAL

THREE STORY CONDOMINIUM

ALL UNITS - FIRST FLOOR

SCALE: 1/8" = 1'-0"

EXISTING BRICK WALL

FRONT PORCH

5' SIDE YARD SETBACK

220 W. 10th Street
Charlotte, NC

www.cluckdesign.com
JANUARY 2016

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Project name/ #: All Units Second Floor Plan

220 W. 10th Street
Charlotte, NC.

prepared for: HDC Review

Mark Date Description
01 06/07/14 Design Layout
02 07/07/14 Design Rev 01
03 08/28/14 Design Rev 02
04 06/16/15 Design Rev 03
05 10/09/15 Design Rev 04
06 10/27/15 Design Rev 05
07 11/03/15 Design Development
08 11/24/15 Design Development
09 11/30/15 HDC Package
10 12/08/15 HDC Package Updates
11 01/04/16 HDC Package 2

This Drawing is intended for HDC review only and is not intended for fabrication. All elevations are shown in plan view and are not to scale. This Drawing is not intended for construction purposes and shall not be used as construction drawings or in other respects on the work performed by cluck.

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DN UP

0 4 8 12 16 FT

ALL UNITS - SECOND FLOOR
SCALE 1" = 1'-0"