CHARLOTTE

CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDC 2013-105 **DATE: July 17, 2013**

ADDRESS OF PROPERTY: 1814 Euclid Avenue

HISTORIC DISTRICT: Dilworth **TAX PARCEL NUMBER: 121.053.09**

OWNER(S): Kathleen Ritz

DETAILS OF APPROVED PROJECT:

- Approve Window replacement within policy
- Cedar Shake siding on rear addition
- New rear yard fence and gate, brick piers wooden panels painted or stained height will not exceed 6 ft.
- Permanent trellis on right side rear addition
- Ramp rail, pipe or wooden balustrade
- Rear paving – see plan
- Tree protection per arborists direction

- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- 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 six 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 six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

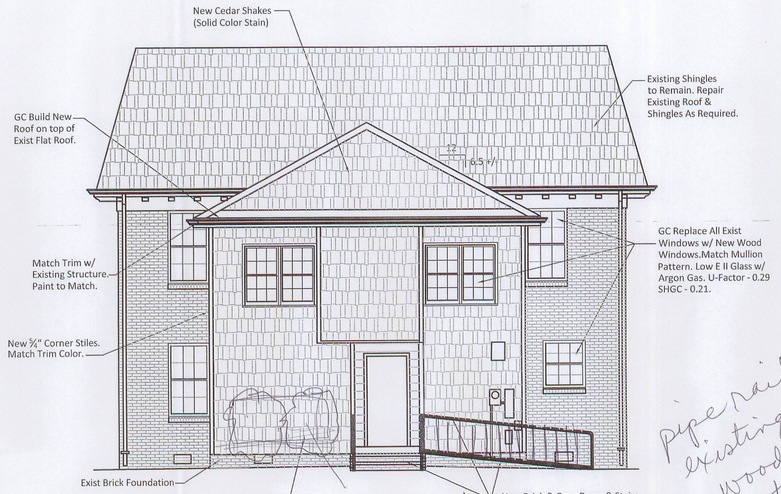
Tom Egan (RK)
Chairman

Wanda Burmingham (RK)
Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

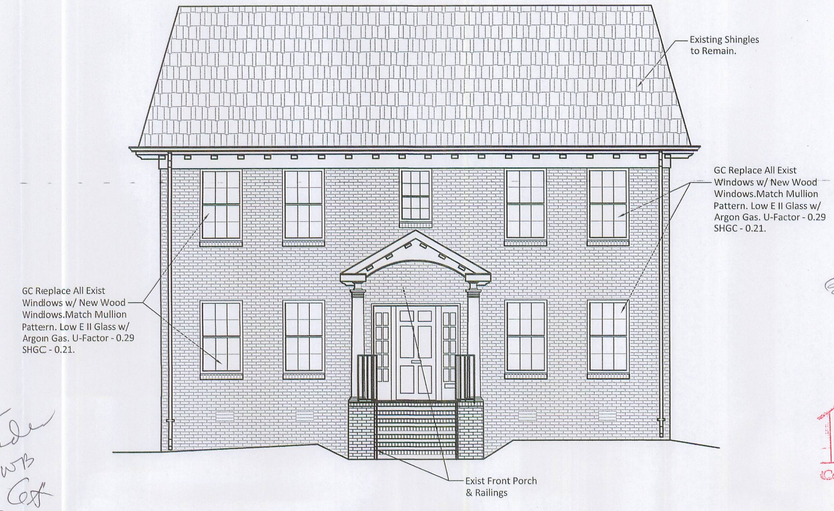
600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123



*not existing landscaping WB GA 6/13/2013 JB 6-13-13

pipe rail existing or wooden balustrade WB GA 6/13/2013 JB 6-13-3

2 / A-2.1 **Revised Rear Elevation** 3/16" = 1'-0"



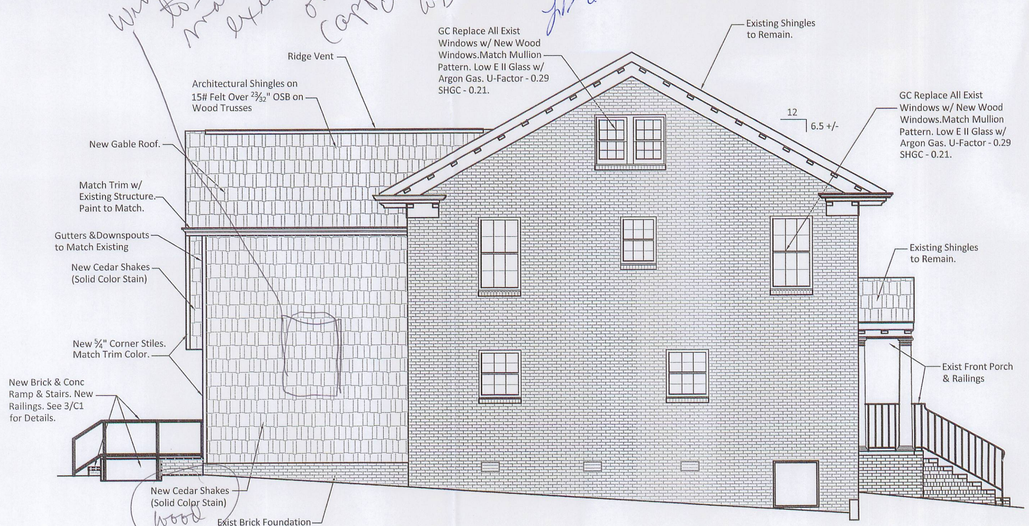
1 / A-2.1 **Revised Front Elevation** 3/16" = 1'-0"

sash kit only WB GA 6/13/2013 JB 6-13-13

APPROVED Charlotte Historic District Commission Certificate of Appropriateness #HDC 2013-105

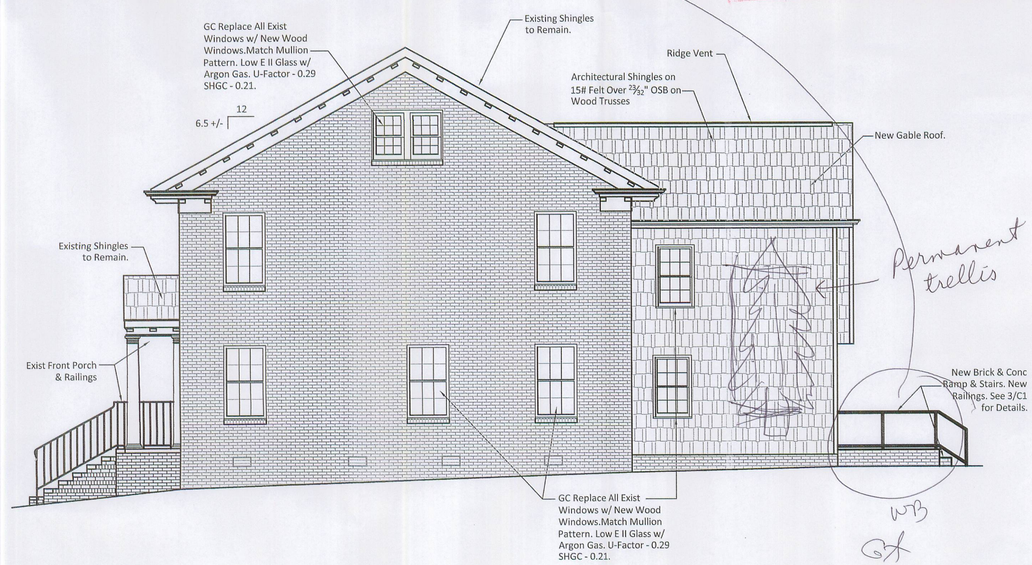
HISTORIC DISTRICT COMMISSION COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS REQUIRED 7/15/2013 LR

window(s) to match existing but not (applicant's choice) WB GA 6/13/2013 JB 6-13-13



WOOD WB GA 6/13/2013 JB 6-13-13

2 / A-2.1 **Revised Left Side Elevation** 3/16" = 1'-0"



WB GA 6/13/2013 JB 6-13-13

3 / A-2.1 **Revised Right Side Elevation** 3/16" = 1'-0"

WILLIAM E. BRUCE
Construction Consultant
8501-A TOWER POINT DRIVE
Charlotte, NC 28227
Phone (704) 846-2327, Fax (704) 846-4866

WILLIAM E. BRUCE REGISTERED ARCHITECT 3669 NORTH CAROLINA CHARLOTTE, N.C. 5/10/13

REVISIONS

NO.	DATE

Upfit Drawings for:
Euclid Avenue Offices
1814 Euclid Ave
Charlotte, NC 28203

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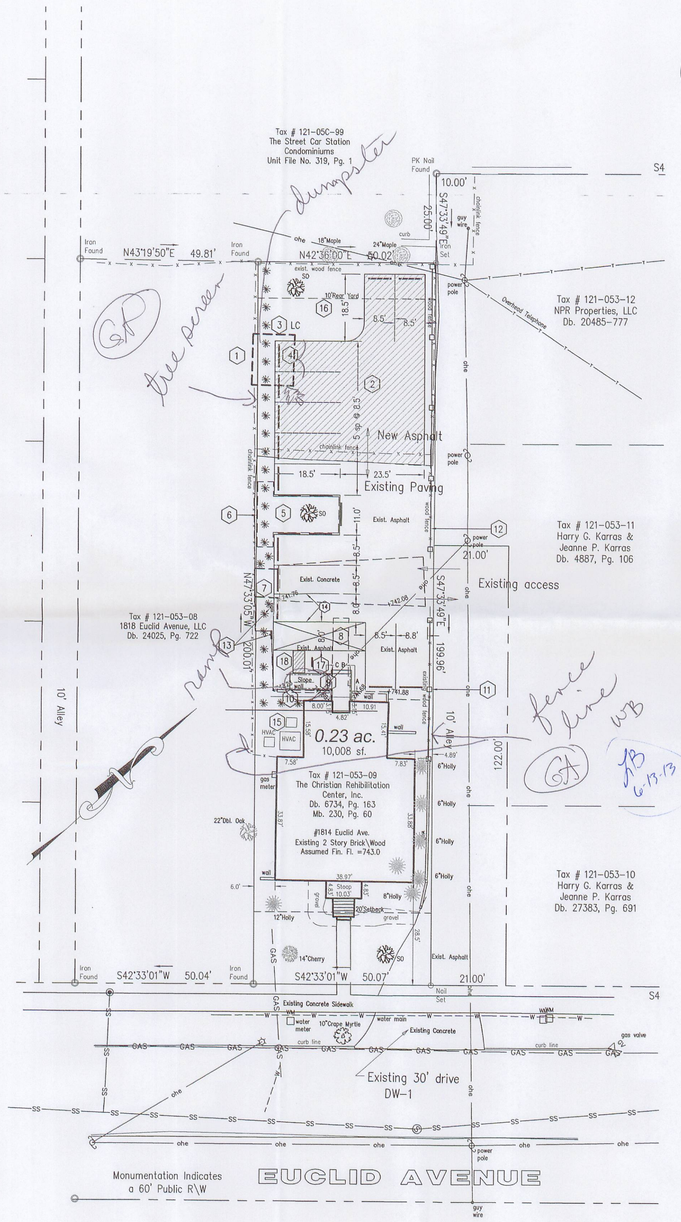
Project No: 12059
Scale: As Noted
Date Drawn: 5/10/13
Sheet Title: REVISED ELEVATIONS

A-2.1



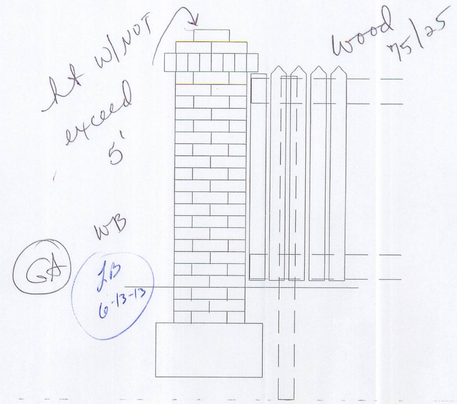
Legend

Power Pole	
Light Pole	
Water Meter	WM
Gas Valve	GV
Cleanout	
Overhead Electric	ohe
Overhead Telephone	T
Water Main	W
Gas Main	GAS
Sanitary Sewer	SS

1 / C-1 **SITE PLAN**
1"=20'-0"

(IN FEET)
1 inch = 20 ft.

811 Know what's below. Call before you dig.



2 / C-1 **Fence Detail**
3/4"=1'-0"

Key Notes

1. Existing Shed to be removed
2. New paving, 6" stone base with 1 1/2" asphalt surface course. Compact subgrade to 95%.
3. 5' wide landscape screen with shrubs at 5'-0" o.c.
4. Concrete wheel stops
5. Remove existing asphalt and base from landscape island and landscape screen area see sheet C-2 for planting details
6. Tree Planting Area min. 274 sf
7. Existing roll-out trash enclosure, rework as required to clear parking.
8. Remove existing handicap ramp
9. New handicap ram and steps 3/C-1
10. Remove existing wall
11. New Brick Pilasters, spaced as shown
12. New 4' high Wood Fence, 75% solid, see 2/C-1
13. Handicap Signs, see details C-3
14. 4" wide painted parking strips
15. New HVAC unit
16. Tree Planting Area, min 274 sf
17. Rack for (2) Bicycles see C-3
18. Storage Locker for (2) Bicycles

HISTORIC DISTRICT COMMISSION
COMPLIANCE WITH
CERTIFICATE OF APPROPRIATENESS
REQUIRED 7/16/2013
dk

ZONING CODE SUMMARY

PROJECT NAME: Euclid Ave Offices

OWNER: Charlotte Rescue Mission (Charlotte Rehibilitation Center Inc.) PHONE # (704)-334-4635

PLANS PREPARED BY: WILLIAM E. BRUCE PHONE # (704)-846-2327

ZONING: B-1 PED Overlay JURISDICTION: CHARLOTTE

PROPOSED USE: Offices

BUILDING HEIGHT: 34 FEET, STORIES: Two

BUILDING COVERAGE: 1729 sf GROSS FLOOR AREA: 3374 sf SQ. FT.

LOT SIZE: 10,008 SQ. FT. NUMBER OF UNITS/SUITES: one

YARD REQUIREMENTS:

SETBACK (FRONT): 20 FT. FROM R/W, ____ FT. FROM C/L OF R/W
SIDE YARD (R): 0/8 FT. SIDE YARD (L): 0/4 FT.
REAR YARD: 10 FT.

REQUIRED BUFFERS:

FRONT: ☐ YES / ☒ NO ____ FT. REAR: ☐ YES / ☒ NO ____ FT.
SIDE (R): ☐ YES / ☒ NO ____ FT. SIDE (L): ☐ YES / ☒ NO ____ FT.

REQUIRED SCREENING:

FRONT: ☐ YES / ☒ NO REAR: ☐ YES / ☒ NO
SIDE (R): ☐ YES / ☒ NO SIDE (L): ☐ YES / ☒ NO
PARKING ONLY: ☒ YES / ☐ NO

PAVEMENT COVERAGE: 4293sf Asphalt, 494sf Concrete, 104sf Walk & Steps

PARKING DATA:

REQUIRED: 6 PROVIDED: 12 HANDICAP: 1 COMPACT: 0

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY. EXISTING SIGNAGE TO REMAIN.

TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING
SO	Quercus Shumardii	Shumard Oak	8'HI, 2" CALIPER

SHRUB LIST

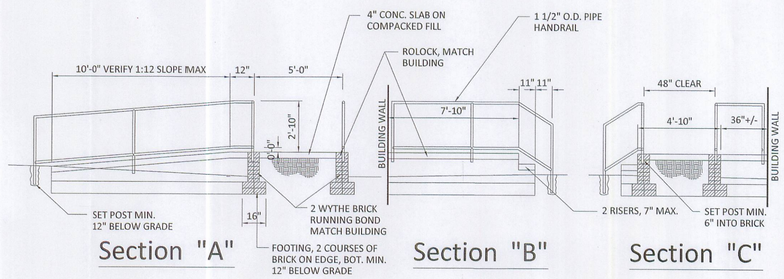
LC	LOROPETALUM CHINENSE	LOROPETALUM	24"W, 24"H, 5 GAL

SEE SHEET C-2 FOR CALCULATIONS OF NUMBER OF REQUIRED TREES.

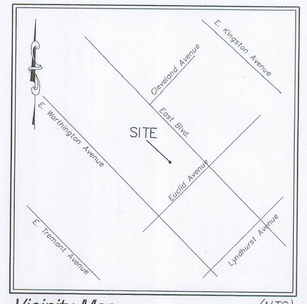
Project Narrative

This project is a renovation and alteration of the existing building. Seven new parking spaces are created. There is no new building, or roof area.

APPROVED
Charlotte Historic District Commission
Certificate of Appropriateness
#HDC 2013-105



3 / C-1 **Ramp Details**
1/4"=1'-0"



Vicinity Map (NTS)

NOTES
1. Areas computed using coordinate geometry.
2. This map was prepared without the benefit of a title search. Survey subject to full title search.
3. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
4. All distances shown are horizontal ground distances.
5. No recoverable NCGS Horizontal Control Monument located within 2000 feet of subject property.
6. Rebar set at all corners unless otherwise noted.
7. Broken lines indicate property lines not surveyed.
8. All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
9. Lawrence Associates makes no guarantees to the compaction or to the nonexistence of spoils areas.
10. Other underground utilities may exist but their locations are not known.

LAND DEVELOPMENT REQUIRED NOTES

CONTACT THE UTILITY COMPANY TO RELOCATE ANY UTILITY POLES THAT MUST REMAIN THAT WILL CONFLICT WITH THE CITY REQUIRED IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT AT THE EXPENSE OF THE APPLICANT.

TREES WITHIN THE STREET R/W ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704)336-4262 PRIOR TO REMOVAL OF R/W TREES. ANY TREE OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE THE GROUND AND LOCATED WITHIN THE SETBACK IS PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-6692 FOR REQUIRED PERMIT.

ALL DEVELOPMENT CREATING A TOTAL OF 20,000 S.F. OF IMPERVIOUS AREA SINCE 1978 WILL REQUIRE STORM WATER DETENTION.

CONTRACTOR TO CONTACT BOB STALEY WITH CDOT (704.432.1562) PRIOR TO ANY CONSTRUCTION ACTIVITIES IN THE RIGHT-OF-WAY.

A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ALL NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT OF WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER/BUSINESS ASSOCIATION.

PCCO SUMMARY

Original Parcel ID Number(s):	121-053-09	
Development Type:	Office	
Subject to PCCO? Y/N	N	
If NO, why?	Below BUA/Disturbance Thresholds	
Watershed:	Central Catawba	
Disturbed Area (ac):	0.08	
Site Area (ac):	0.23	
	DA#1	DA#2
Total on-site Drainage Area (ac):	0.23	
Existing Built-upon-area (SF):	5323	
Existing BUA to be removed (SF):	418	
Existing BUA to remain (SF):	4905	
Proposed New BUA (SF):	1715	
Proposed % BUA:	66	
Density (High / Low)	H	
Total Post-Project BUA for site:	6620	
Development or Redevelopment?	Redevelopment	
Natural Area Required (ac):	N/A	
Natural Area Provided (ac):	N/A	
Total stream buffer protected on-site (ac):	0	
Transit Station Area? Y/N	N	
Distressed Business District? Y/N	N	
Mitigation Type (if applicable)	N/A	
Natural Area mitigation? Y/N	N	
Buffer Mitigation? Y/N	N	
Total Phosphorous Mitigation? Y/N	N	

BUILT UPON AREA TABULATION:
1,729 SqFt BUILDING
598 SqFt Sidewalk/CONC
4,293 SqFt Asphalt ETC.
6,620 SqFt Total Built Upon Area

Parking Summary

3374 S.F. / 600 SF/SPACE = 6 REQ'D SPACES

12 SPACES PROVIDED INCLUDING 1 HC SPACE

BICYCLE PARKING REQUIRED:
2 SHORT TERM, 2 LONG TERM

WILLIAM E. BRUCE
Construction Consultant
8501-A TOWER POINT DRIVE
Charlotte, NC 28227
Phone (704) 846-2327, Fax (704) 846-4866

NORTH CAROLINA PROFESSIONAL SEAL 11324 ENGINEER DERIC SUTTON 5/15/13

REVISIONS

NO.	DATE

Upfit Drawings for:
Euclid Avenue Offices
1814 Euclid Ave
Charlotte, NC 28203

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WEB

Project No: 12059
Scale: 1"= 20'
Date Drawn: 5/10/13
Sheet Title
SITE PLAN

C-1

Zoning: B-1 PED Overlay Tax Parcel 121-053-09