



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-141

DATE: January 14, 2016

ADDRESS OF PROPERTY: 220 West 10<sup>th</sup> Street

TAX PARCEL NUMBER: 07804602

HISTORIC DISTRICT: Fourth Ward

OWNER(S): Hall Johnson, RED Partners

**DETAILS OF APPROVED PROJECT:** The project is a three story multi-family building with parking underneath, constructed on a vacant lot. Materials include brick, wood ship lap siding, metal and stucco. Total height is approximately 40'. The front setback is +/- 23' from the back of curb to the main entrance. New landscaping will be installed around the building.

The project was approved by the HDC January 13, 2016.

- 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 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.

Chairman

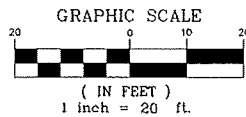
Staff



2015-248

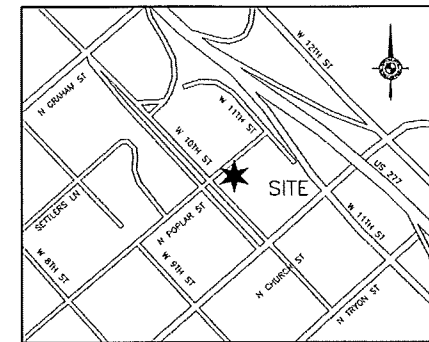
#### LINE LEGEND:

EASEMENT	---
PROPERTY LINE	---
PROPERTY LINE (NOT SURVEYED)	---
RIGHT-OF-WAY	---
RIGHT-OF-WAY (NOT SURVEYED)	---
SETBACK	---
GAS LINE	---
POWER LINE	---
POWER LINE (UNDERGROUND)	---
SANITARY SEWER PIPE	---
STORM DRAIN PIPE	---
TELEPHONE LINE (UNDERGROUND)	---
WATER LINE	---
CHAIN LINK FENCE	---
WOOD FENCE	---

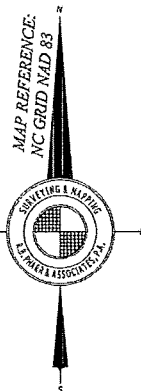


CLEMENTI AT PARK ROAD, LLC  
DB. 12940, PG. 892  
UNIT OWNERSHIP FILE 211, PG. 1  
PIN: 078-04C-99

MARTIN, MARTIN, MARTIN  
& HARRILL, LLC  
DB. 21616, PG. 983  
PIN: 078-046-11



VICINITY MAP  
NOT TO SCALE



#### LEGEND:

C&G - CURB & GUTTER
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
DB - DEED BOOK
DIP - DUCTILE IRON PIPE
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
EU - END UNKNOWN
FH - FIRE HYDRANT
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
LP - LIGHT POLE
MB - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
NPH - NEW PUNCH HOLE
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE
PG - PAGE
R/W - RIGHT-OF-WAY
TRM - TEMPORARY BENCHMARK
WB - WATER BOX
WM - WATER METER
WV - WATER VALVE

#### UTILITIES:

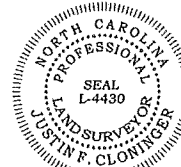
POWER
DUKE POWER ENERGY
1-800-777-9898
TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500
WATER & SEWER
CHAR. MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER
GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504
CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253



Know what's below.  
Call before you dig.

FLOOD CERTIFICATION  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT  
LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON  
MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT  
AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED  
MARCH 2, 2009  
COMMUNITY PANEL NO: 370159 4554J

THIS IS TO CERTIFY THAT ON THE 18TH DAY OF JUNE 2013 AN ACTUAL SURVEY WAS MADE UNDER  
MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF  
ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH  
CAROLINA, BOARD RULE 1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF  
ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF  
ANGLES TURNED.



#### GPS CERTIFICATION:

- I, JUSTIN F. CLONINGER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY  
SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND  
THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
- (1) CLASS OF SURVEY: A(1-10,000)
  - (2) POSITIONAL ACCURACY: 0.01'
  - (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC, ONLINE POSITION  
USER SERVICE
  - (4) DATES OF SURVEY: JULY 08, 2011
  - (5) DATUM/EPOCH: NAD 83, NAVD 88
  - (6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "MCDOWELL"
  - (7) GEOD MODEL: GEOD03
  - (8) COMBINED GRID FACTOR(S): 0.99984487
  - (9) UNITS: US SURVEY FEET

NGS MONUMENT "MCDOWELL"  
(PUBLISHED AND USED)  
N=541237.40  
E=1452815.98  
ELEV=681.79  
CGF: 0.99984487

NGS MONUMENT "WAGNER"  
(MEASURED)  
N=539883.88  
E=1454078.60  
ELEV=681.39

#### NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT  
PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS  
APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD  
LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING  
ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE  
INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT  
REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF  
RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN  
HEREON.
6. ELEVATIONS BASED ON N.G.S. MONUMENT "MCDOWELL", ELEVATION = 671.78 FEET,  
NAVD 88.
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES  
ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND  
DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

#### ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
SUBJECT PROPERTY ZONED: UR-2

MINIMUM SETBACK: 14' FROM BACK OF EXISTING  
OR PROPOSED CURB, WHICHEVER IS GREATER  
MINIMUM SIDE YARD: 5'  
MINIMUM REAR YARD: 10'  
MAXIMUM BUILDING HEIGHT: 40'

FOR FURTHER INFORMATION CONTACT THE  
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT  
AT 704-336-3569.

AREA  
9,517 SQ. FT. OR 0.2185 ACRES  
(INCLUDES OVERLAP AREA)

#### REVISIONS

6-27-14 correct  
zoning setback

#### SURVEY PREPARED FOR:

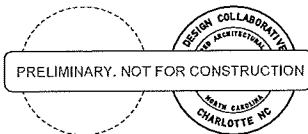
RED PARTNERS

220 WEST 10TH STREET  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
DEED REFERENCE: 21075-302  
TAX PARCEL #: 078-046-02

R.B. PHARR & ASSOCIATES, P.A.  
SURVEYING & MAPPING

LICENSURE NO. C-1471  
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

SCALE:	DATE:	FILE NO.
1" = 20'	JUNE 18, 2013	XX-3805
		JOB NO. 79779



220 W. 10th Street  
Charlotte, NC.

prepared for: HDC Review

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
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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

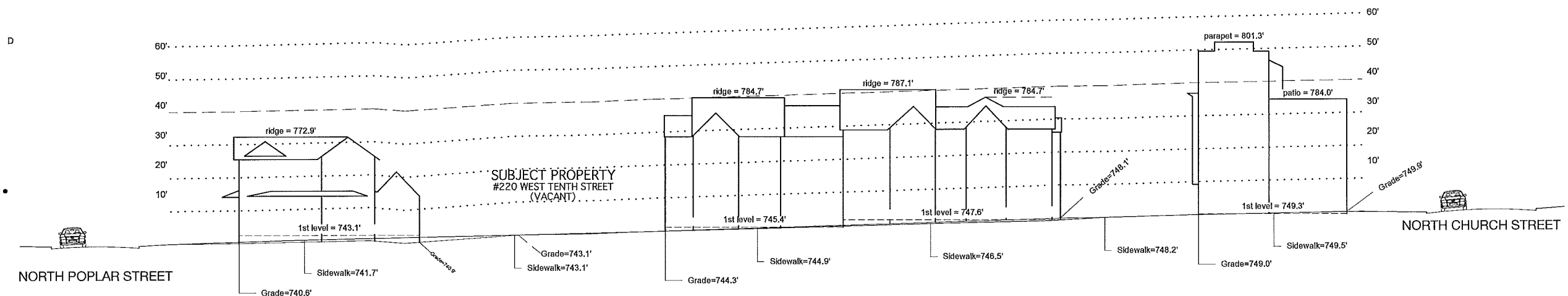
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Project name#: 220 West Tenth / 13\_127

West Tenth Street  
Elevation Survey

## A002

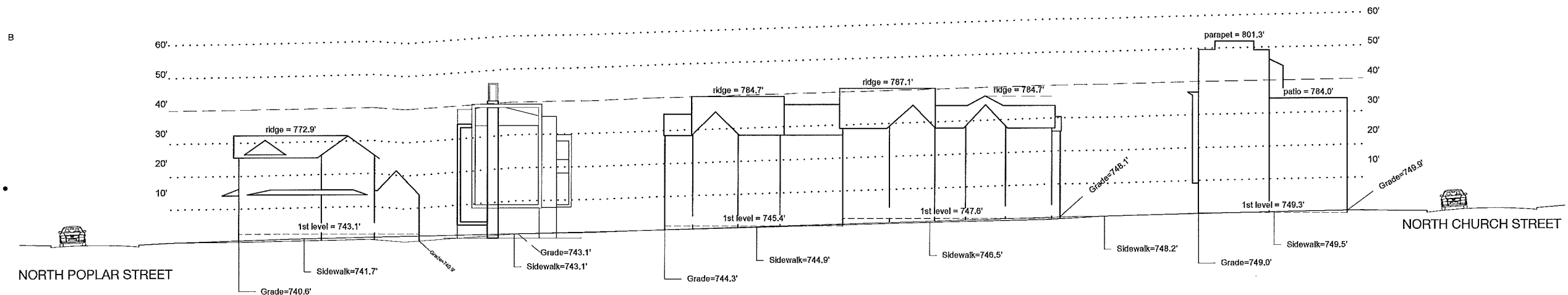
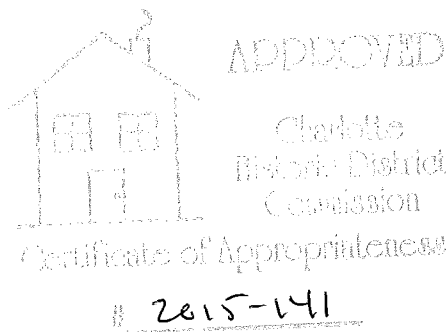


### WEST TENTH STREET EXISTING

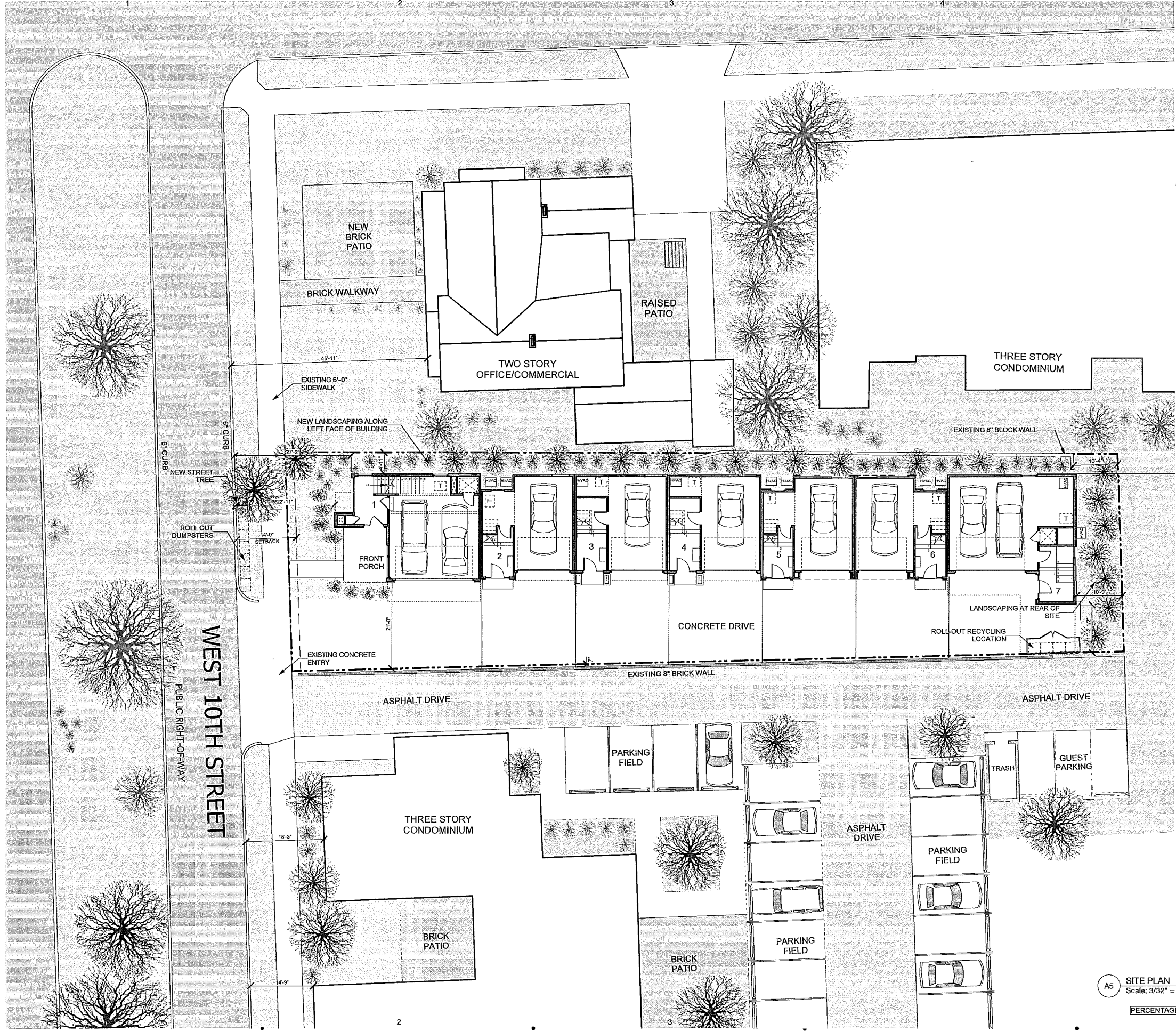
**A.G. ZOUTEWELLE  
SURVEYORS**

1418 East Fifth St. Charlotte, NC 28204  
Phone: 704-372-9444 Fax: 704-372-9555  
Firm License Number C-1054

Copyright 2015  
Building Height Survey of  
220 BLOCK OF WEST TENTH STREET  
EVEN SIDE - FACE OF NORTHWEST  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for Charlotte-Mecklenburg Planning Department  
June 30, 2015



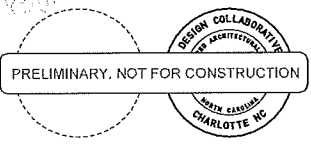
### WEST TENTH STREET WITH PROPOSED BUILDING



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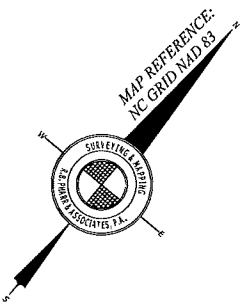
APPROVED  
Charlotte  
Planning Board  
Certificate of Appropriateness  
# 2015-141



220 W. 10th Street  
Charlotte, NC.

prepared for: HDC Review

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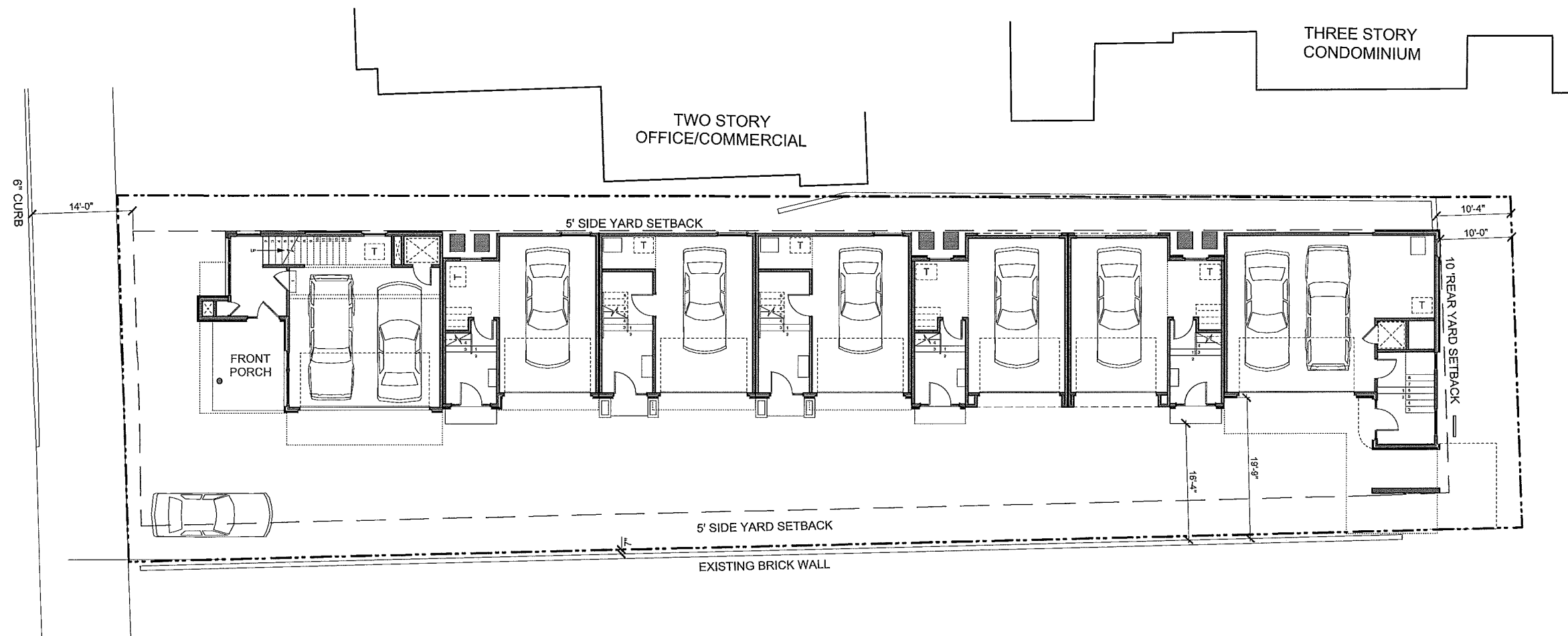
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Site Plan

A5 SITE PLAN  
Scale: 3/32" = 1'-0"  
PERCENTAGE OF LOT COVERAGE: APPROX: 45%

A100

APPROVED  
Charlotte  
Municipal Ordinance  
Commission  
Certificate of Appropriateness  
# 2015-141



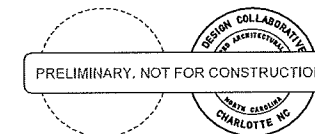
A1 ALL UNITS - FIRST FLOOR  
Scale: 1/8" = 1'-0"



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All Units  
First Floor Plan

A101

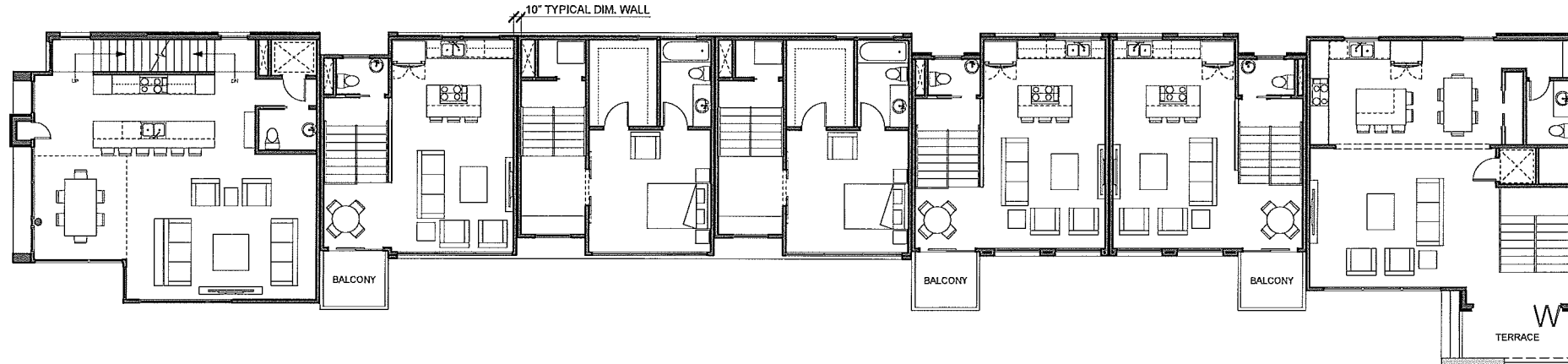


APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

# 2015-141



B2 ALL UNITS - SECOND FLOOR  
Scale: 1/8" = 1'-0"

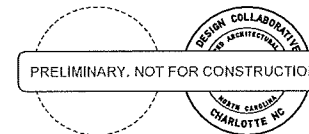
0 4 8 12 16 FT

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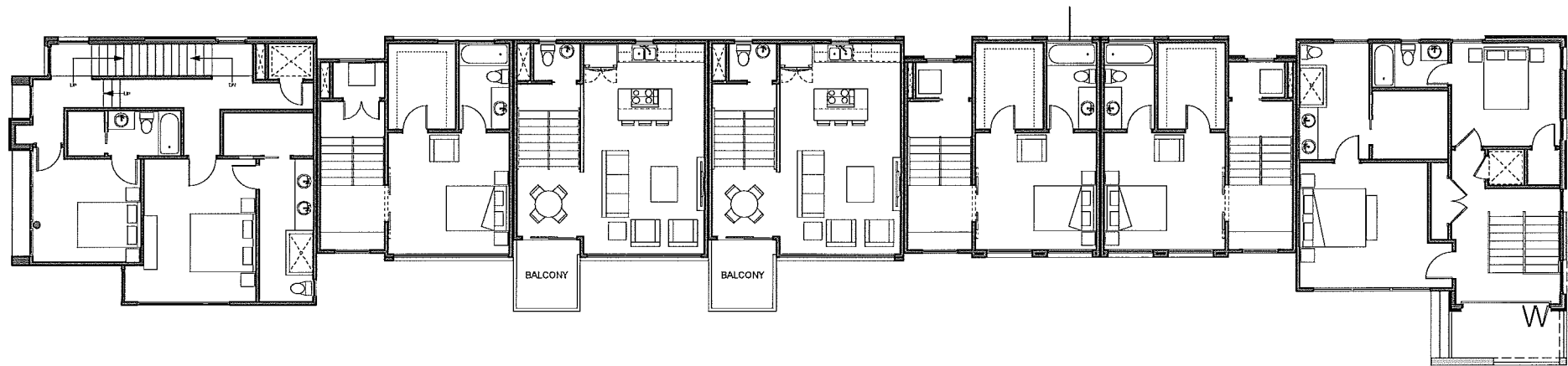
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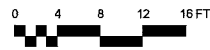
All Units  
Second Floor Plan

## A102

APPROVED  
Charlotte  
Municipal District  
Commission  
Certification of Appropriateness  
# 2015-141

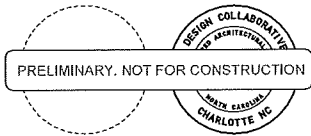


A1 ALL UNITS - THIRD FLOOR  
Scale: 1/8" = 1'-0"



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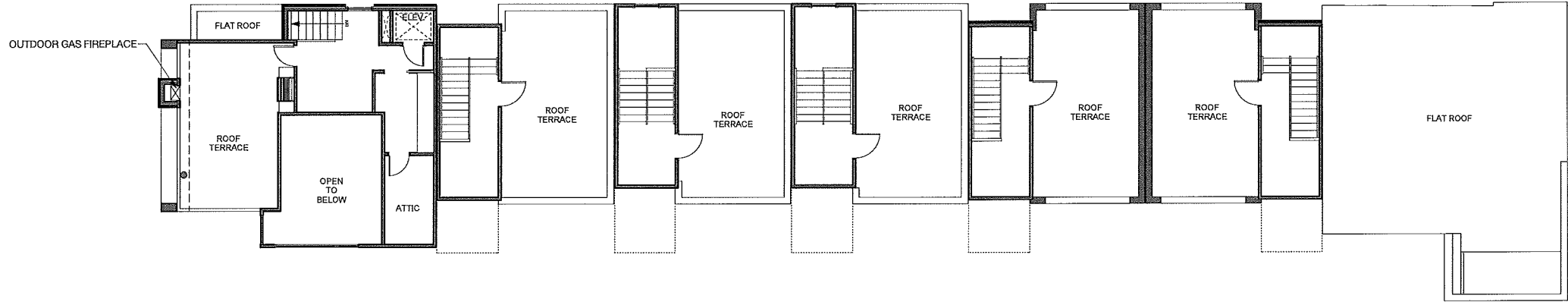
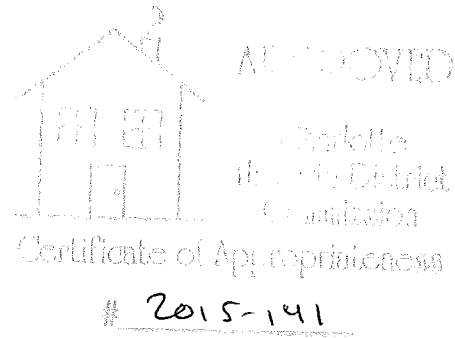
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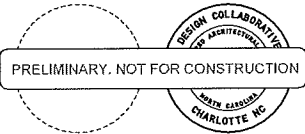
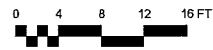
All Units  
Third Floor Plan

A103





B2 All Units - Attic Floor  
Scale: 1/8" = 1'-0"



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All Units  
Attic Plan





# A161

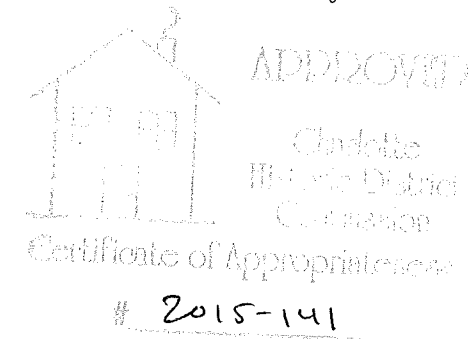
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2

3

4

5

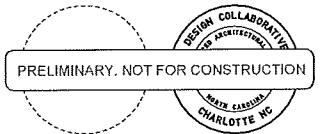


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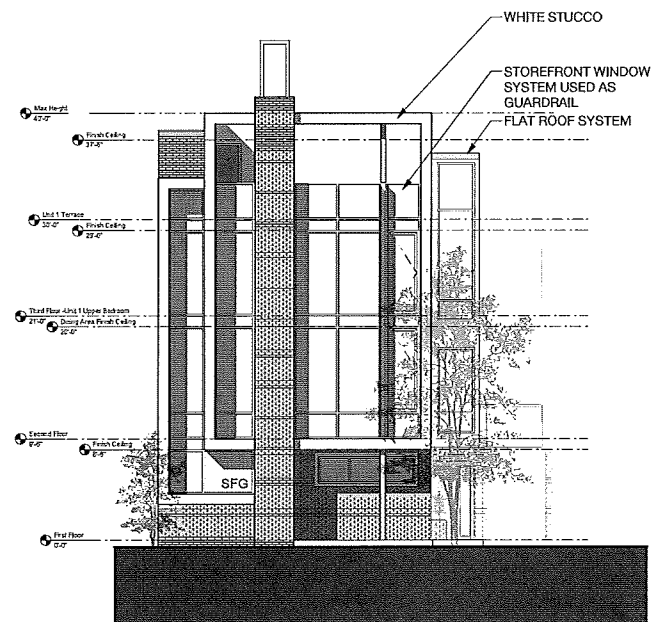
Project name/#: 220 West Tenth / 13\_127

Elevations  
Front & Right

A201

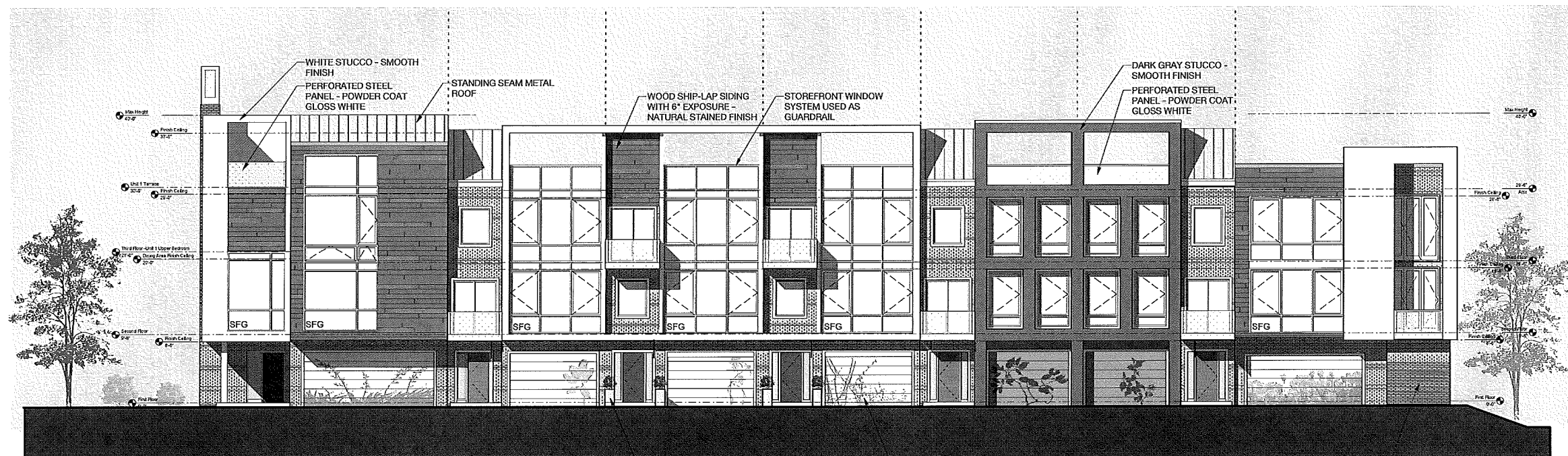
D

C

C2 FRONT ELEVATION  
Scale: 1/8" = 1'-0"

B

A

A2 RIGHT SIDE ELEVATION  
Scale: 1/8" = 1'-0"

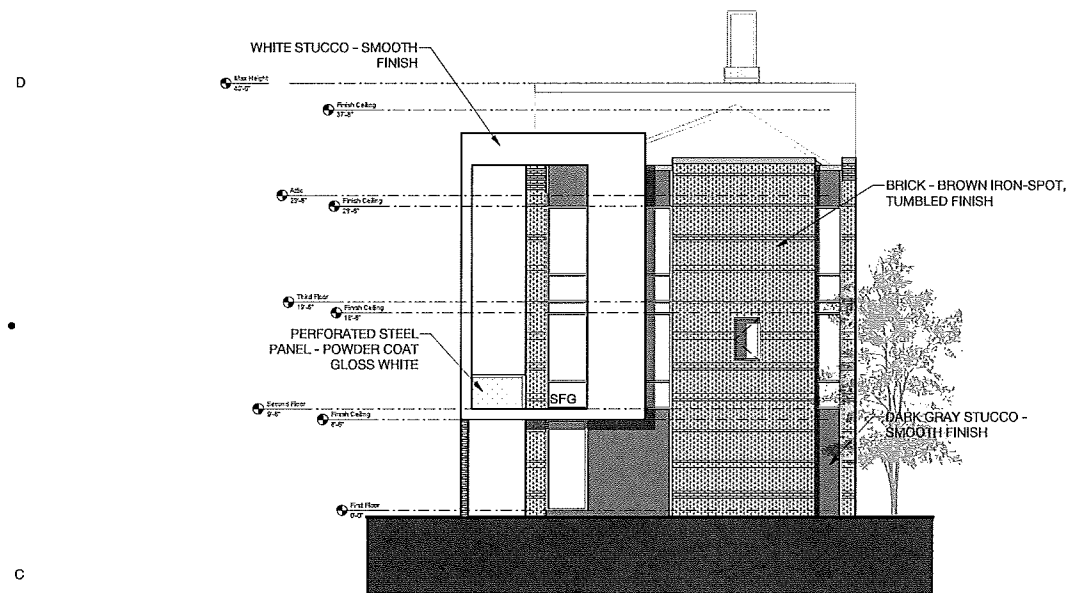
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2

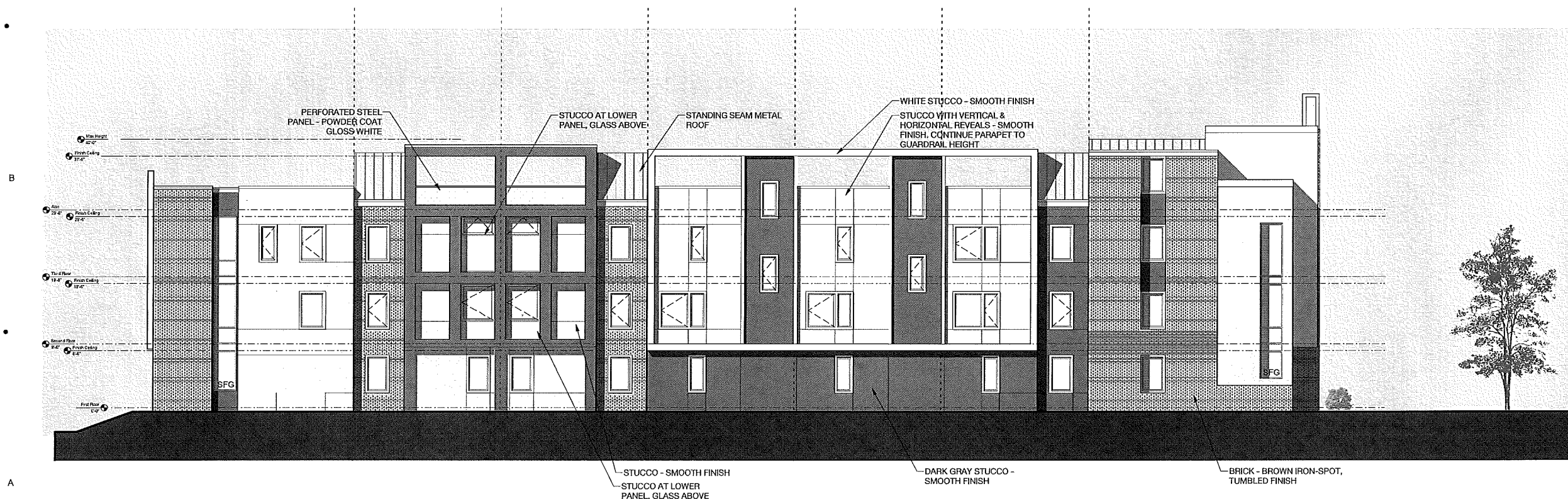
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4

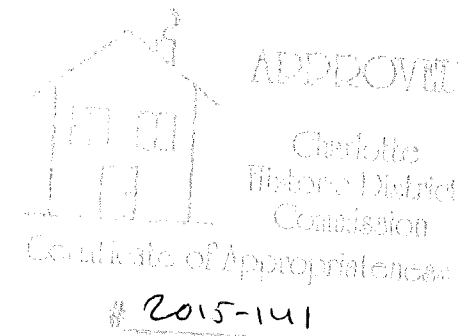
5



C1 REAR ELEVATION  
Scale: 1/8" = 1'-0"



A1 LEFT SIDE ELEVATION  
Scale: 1/8" = 1'-0"

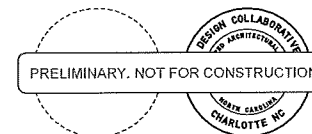


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Project name#: 220 West Tenth / 13\_127

Elevations  
Rear & Left

A202

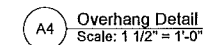
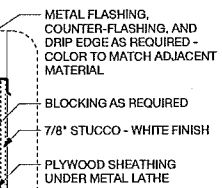
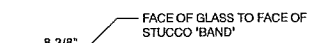
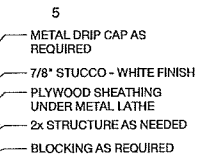
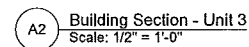
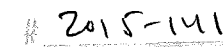
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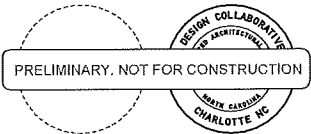
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4

5



# A301



220 W. 10th Street  
Charlotte, NC.

prepared for: HDC Review

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
10	12/29/15	HDC Package Updates

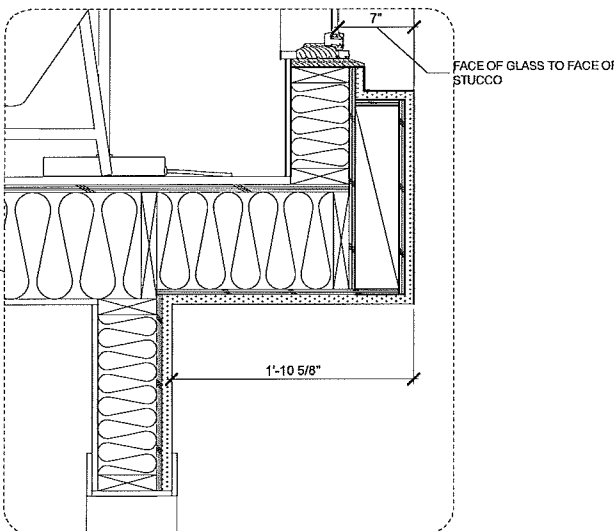
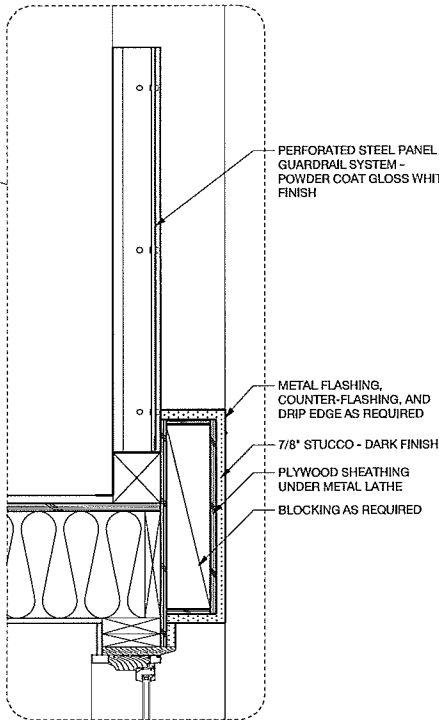
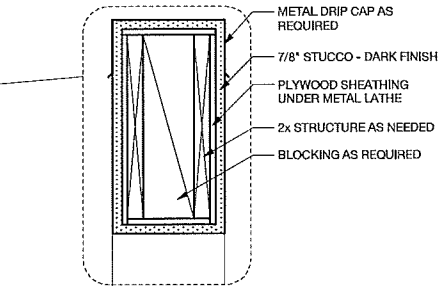
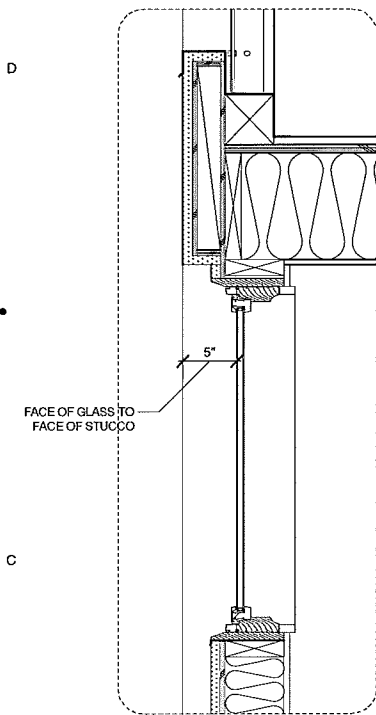
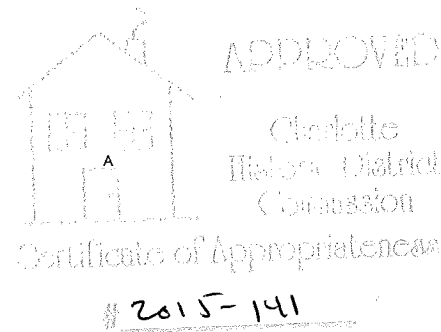
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Project name#: 220 West Tenth / 13\_127

Building Section  
Units 5

A302



A4 Overhang Detail  
Scale: 1 1/2" = 1'-0"

PREFINISHED METAL CLAD  
TRADITIONAL RESIDENTIAL  
STYLE WINDOW SYSTEM -  
TYPICAL FOR UNITS 5 & 6

AWNING WINDOW IN  
RECESSED STUCCO WALL

CASEMENT WINDOW IN  
RECESSED STUCCO WALL

A2 Building Section - Unit 5  
Scale: 1/2" = 1'-0"