
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 600-610 West Worthington Avenue and 601-621 West Boulevard

SUMMARY OF REQUEST: New Construction

OWNER/APPLICANT: Charles McClure, applicant

Details of Proposed Request

Existing Context

The structures are multi-family buildings constructed in 1959, zoning is R-22 Multi Family. The development consists of three parcels with a building on each. All structures are two stories, clad in brick with central porticos. A large vacant parcel exists behind the building at 601 West Boulevard. Adjacent buildings are single family residential and non-residential buildings. The HDC placed a 365-Day Stay of Demolition on the property July 12, 2017.

Proposal

The project is the construction of townhomes on the subject parcels. Setbacks are consistent with the existing buildings. Materials are brick, stone and wood trim. Trees to be removed and saved are noted on the site plan.

Policy & Design Guidelines for New Construction, page 6.1

Charlotte's historic districts' distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass and height as well as the landscape quality. This street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.

The Charlotte 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.

The criteria in this section are all important when considering whether a proposed new building design is appropriate and compatible. All criteria should be taken into consideration in the design process with the goal to ensure that the new design respects its historic neighboring buildings.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
Massing	the relationship of the buildings various parts to each other	6.5
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
Scale	the relationship of the building to those around it and the human form	6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
Doors and Windows	the placement, style and materials of these components	6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
Materials	proper historic materials or approved substitutes	6.15
Size	the relationship of the project to its site	6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections	6.12
Context	the overall relationship of the project to its surroundings.	6.1-16
Landscaping	a tool to soften and blend the project with the district	8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Analysis - The Commission will determine if the proposal meets the guidelines for new construction.

Charlotte Historic District Commission Case 2017-567
HISTORIC DISTRICT: WILMORE
NEW CONSTRUCTION





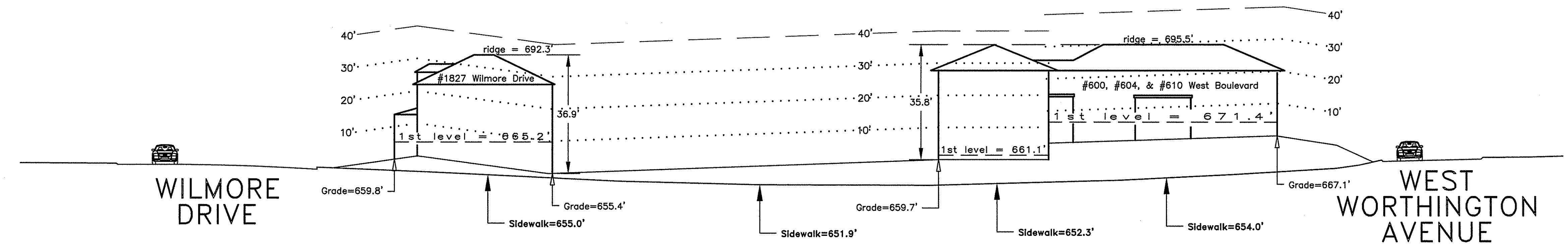


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

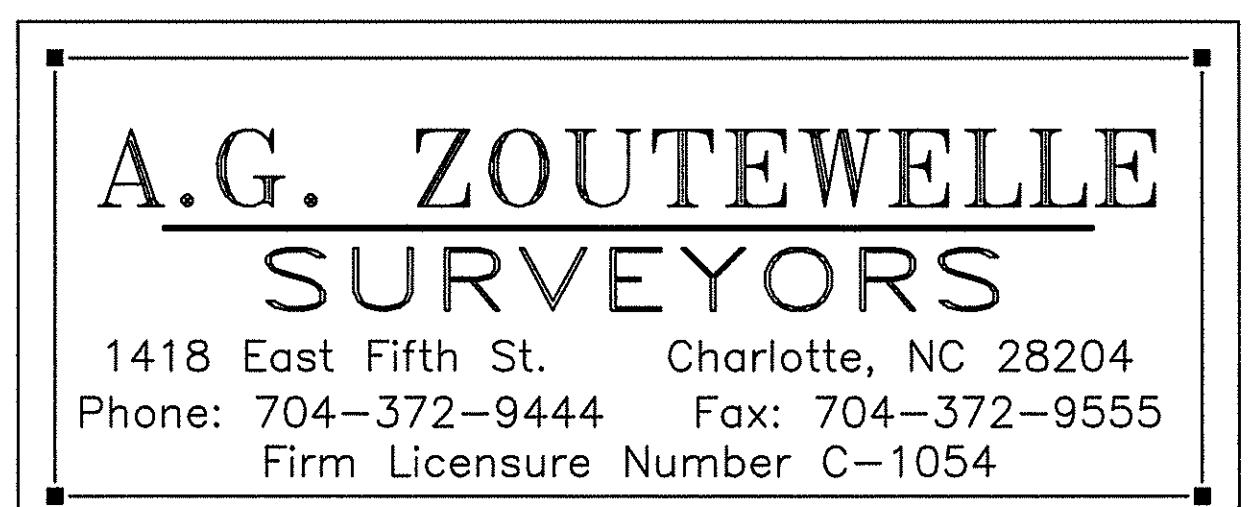
This 3rd day of May, 2017.



Andrew G. Zoutewelle
Professional Land Surveyor
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W E S T B O U L E V A R D



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Building Heights Sketch of
600 BLOCK of WEST BOULEVARD
FACING NORTH - EVEN SIDE

CHARLOTTE, MECKLENBURG COUNTY, N.C.

for Charlotte-Mecklenburg Planning Department

May 01, 2017

General Notes:

1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideway measurements were made. The heights shown hereon 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.

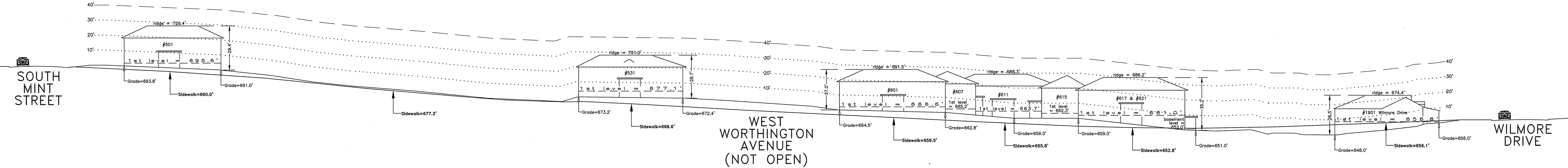
Scale 1" = 20'

I certify that this schematic drawing was prepared based on
eyed elevation measurements of the points shown hereon. This
is not intended to meet G.S. 47-30 recording requirements.

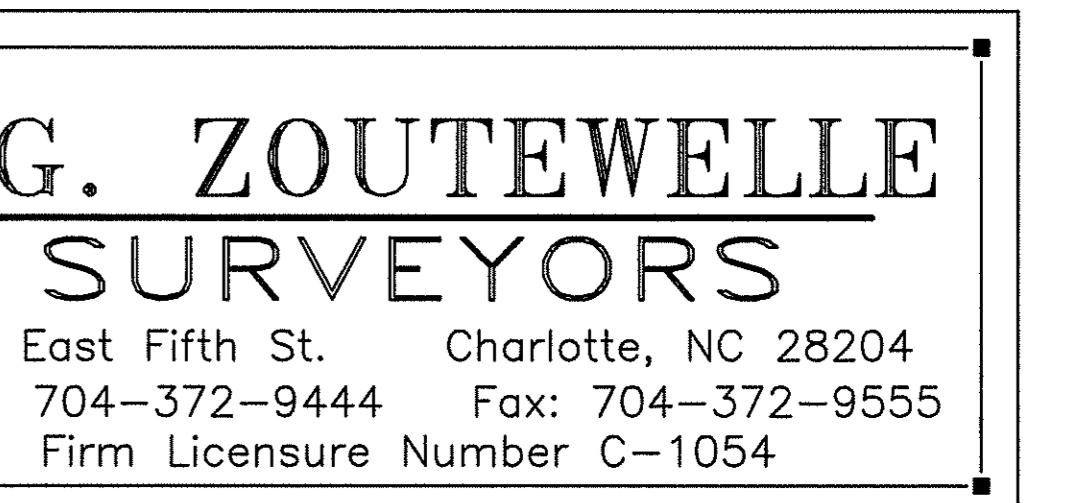
1 day of May, 2017.



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EVESATRIBULERE



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Building Heights Sketch of
-600 BLOCK of WEST BOULEVARD
FACING SOUTH - ODD SIDE

CHARLOTTE, MECKLENBURG COUNTY, N.C.
Charlotte-Mecklenburg Planning Department
May 1, 2017

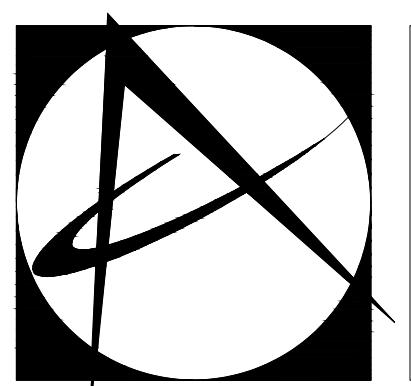
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Scale 1" = 20'



601 KINGSTON



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CHARLOTTE , NORTH CAROLINA

LandDesign

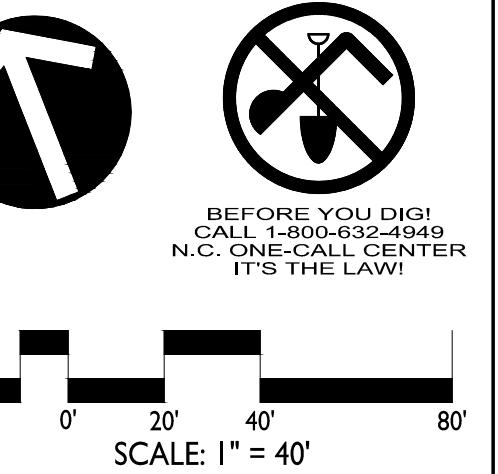
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KINGSTON ON WEST (SOUTH) TOWNHOMES

Charlotte, NC | KINGSTON APARTMENTS, LLC

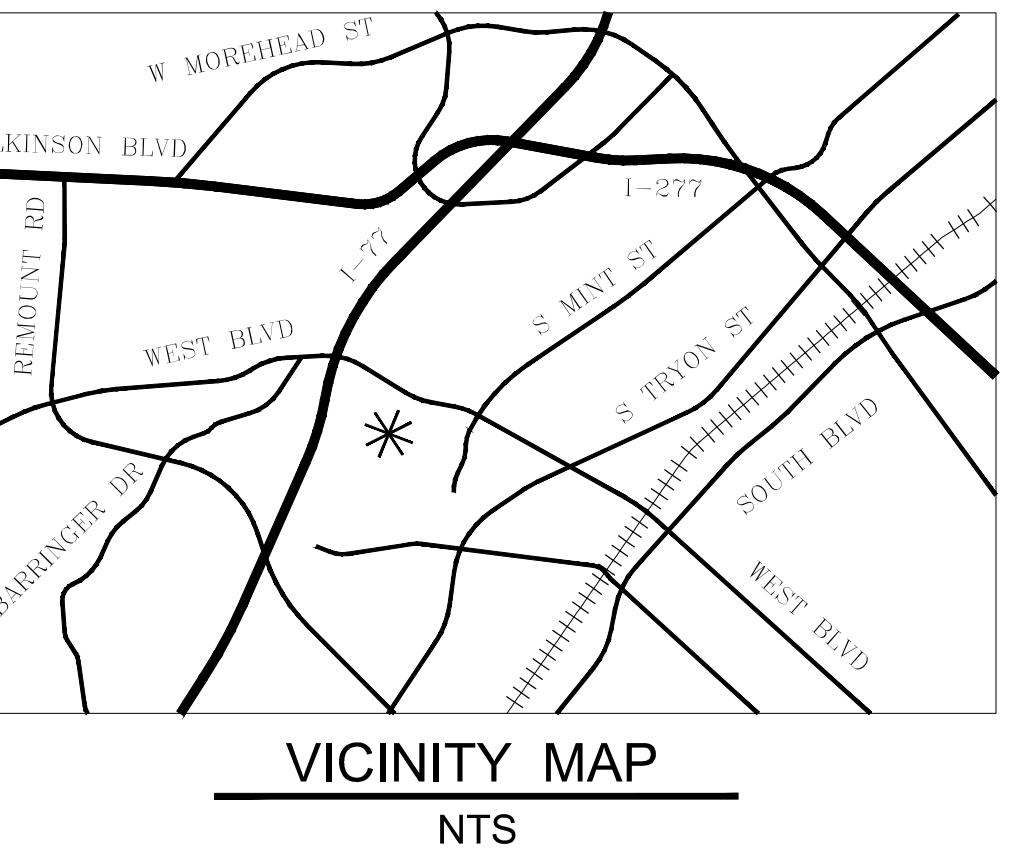
SITE PLAN

REVISIONS:



BEFORE YOU DIG!
CALL 811 24 HRS A DAY
N.C. ONE-CALL CENTER
IT'S THE LAW!

DATE: OCT 2017
DESIGNED BY: NTB
DRAWN BY: ZATB
CHECKED BY: JFM
QC BY: JFM
SCALE: 1" = 40'
PROJECT #: #4017051
SHEET #: HDCL1.0



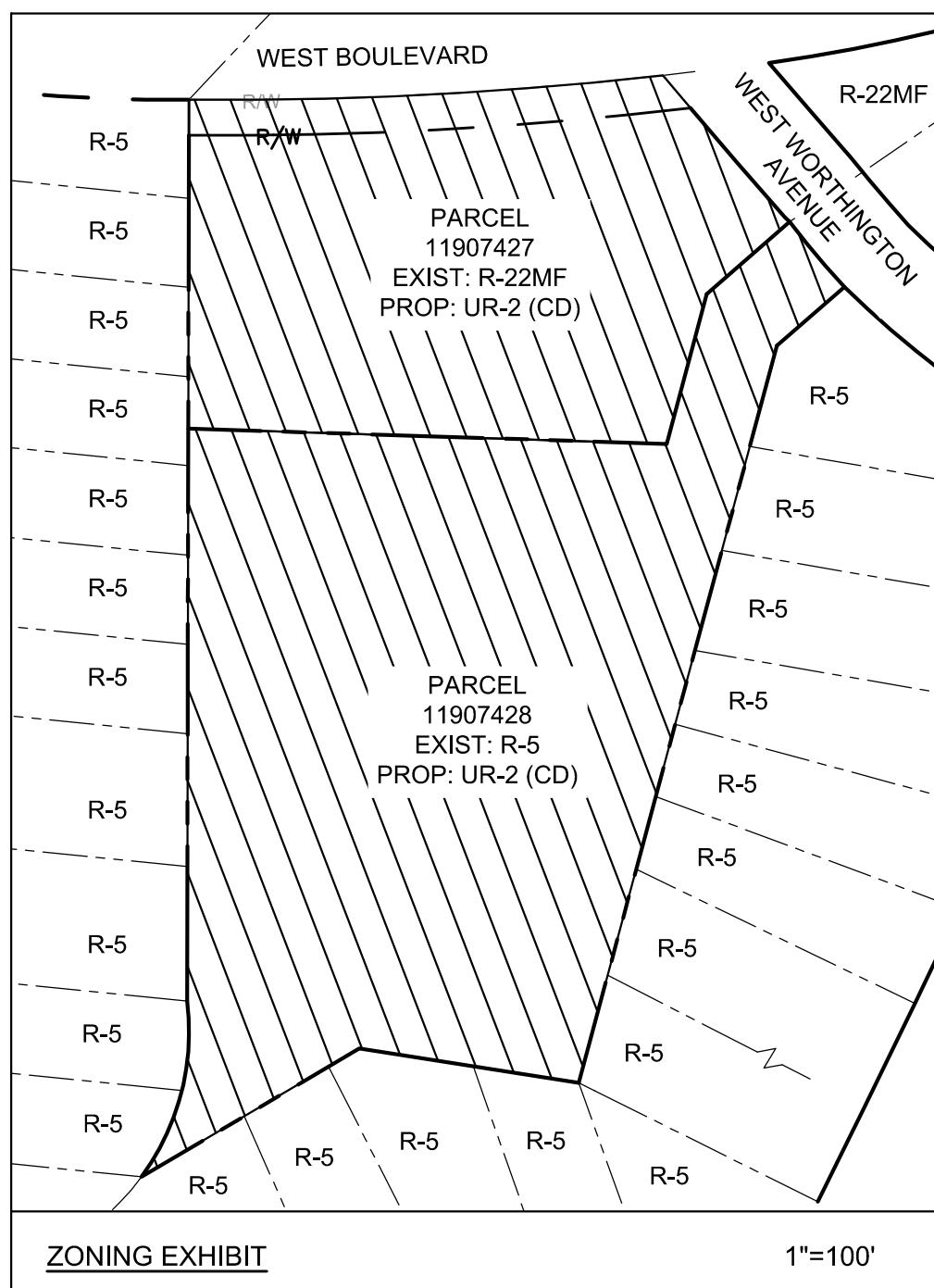
VICINITY MAP

NTS



GENERAL NOTES:

1. SITE SURVEY INFORMATION PROVIDED BY:
R.B. PHARR & ASSOCIATES, P.A.
DATED AUGUST 8, 2017



REZONING SUMMARY:

DEVELOPER: J.S. & SON'S CONSTRUCTION COMPANY, LLC
5228 ADDISON DRIVE
CHARLOTTE, NC 28211

PROPERTY OWNER: KINGSTON APARTMENTS, LLC
5228 ADDISON DRIVE
CHARLOTTE, NC 28211

REZONING SITE AREA: ±3.70 ACRES

FUTURE R/W AREA: ±0.13 ACRES

PROPOSED SITE AREA: ±3.57 ACRES

TAX PARCEL #: 11907427, 11907428

EXISTING ZONING: R-22MF
R-5

PROPOSED ZONING: UR-2 (CD)

EXISTING USE: MULTI-FAMILY, VACANT

PROPOSED USE: SINGLE FAMILY ATTACHED (PROPOSED TOWNHOMES)

NUMBER OF UNITS: 22 (3 EXISTING MULTIFAMILY BUILDINGS)
41 (PROPOSED TOWNHOMES)

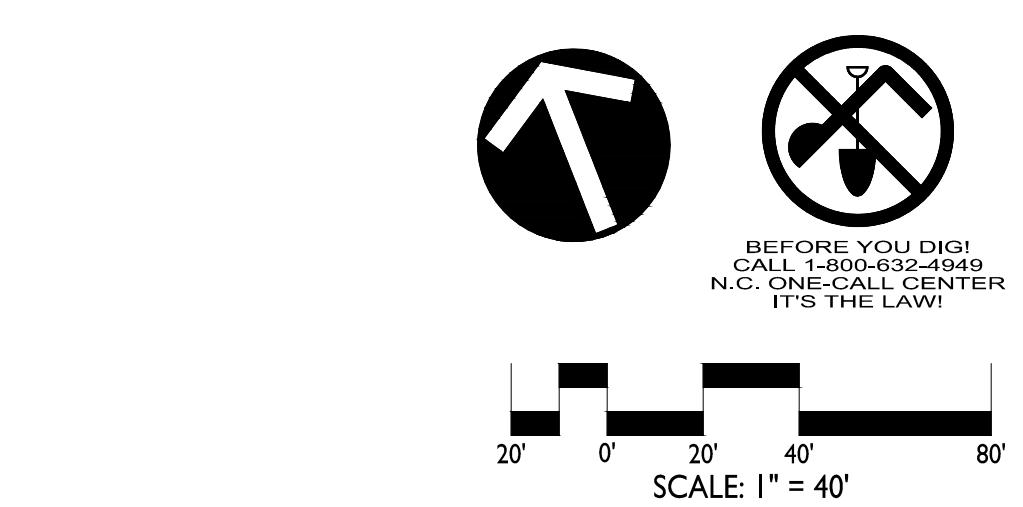
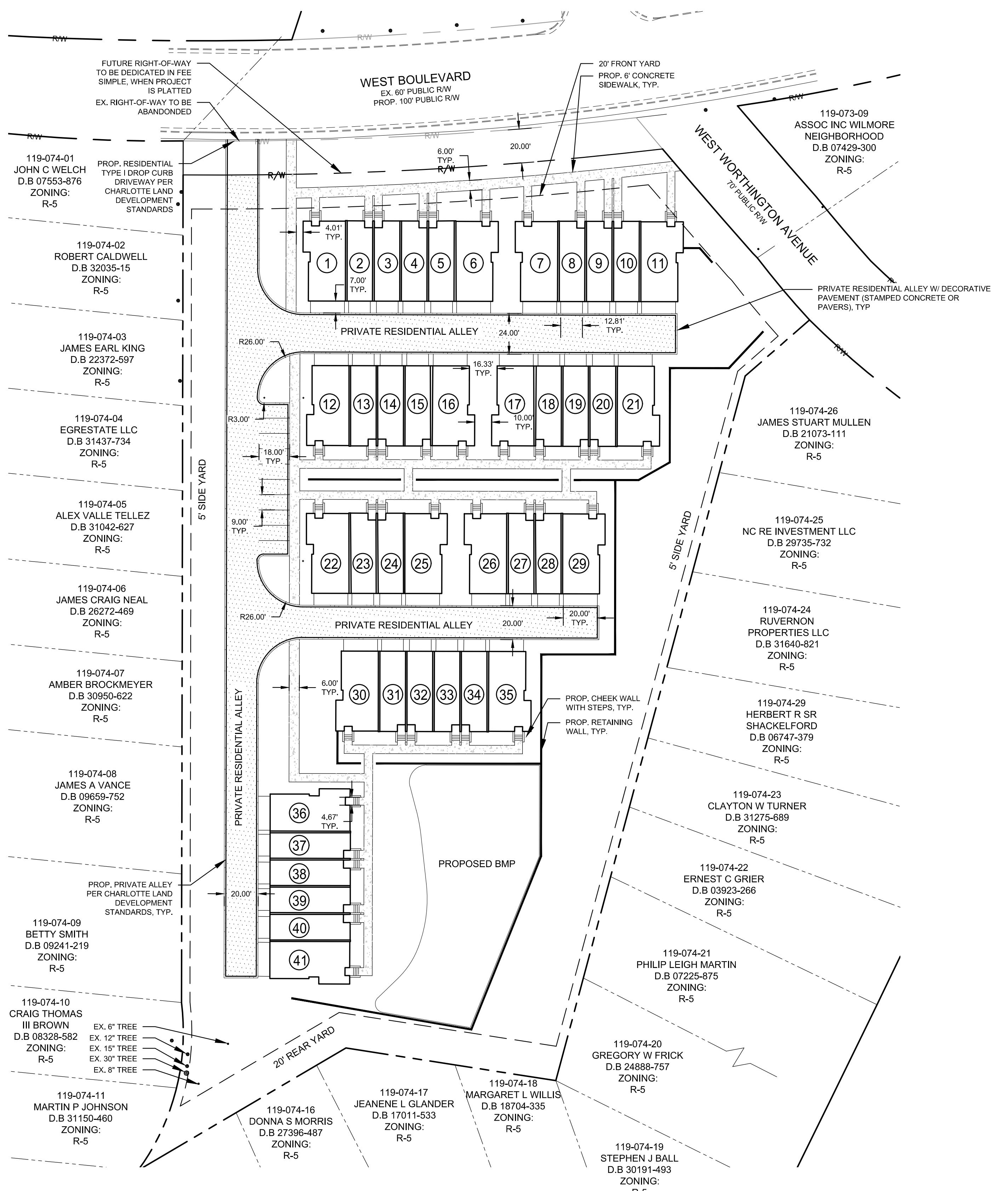
PROPOSED DENSITY: 11.48 DU/A

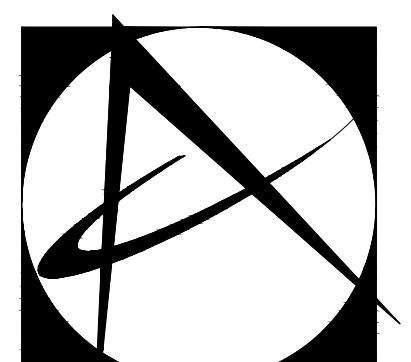
PROPOSED FLOOR AREA RATIO: PER ORDINANCE STANDARDS (MAX 1.0)

MINIMUM SETBACK: EXISTING RIGHT-OF-WAY OR 14' FROM BACK OF CURB, WHICH EVER IS GREATER

OPEN SPACE: ALL UNITS SHALL BE PROVIDED A MINIMUM OF 400 SQUARE FEET OF PRIVATE OPEN SPACE PER THE CITY OF CHARLOTTE UR-2 ZONING ORDINANCE.

MAX BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE, BUT NOT TO EXCEED FOUR STORIES.





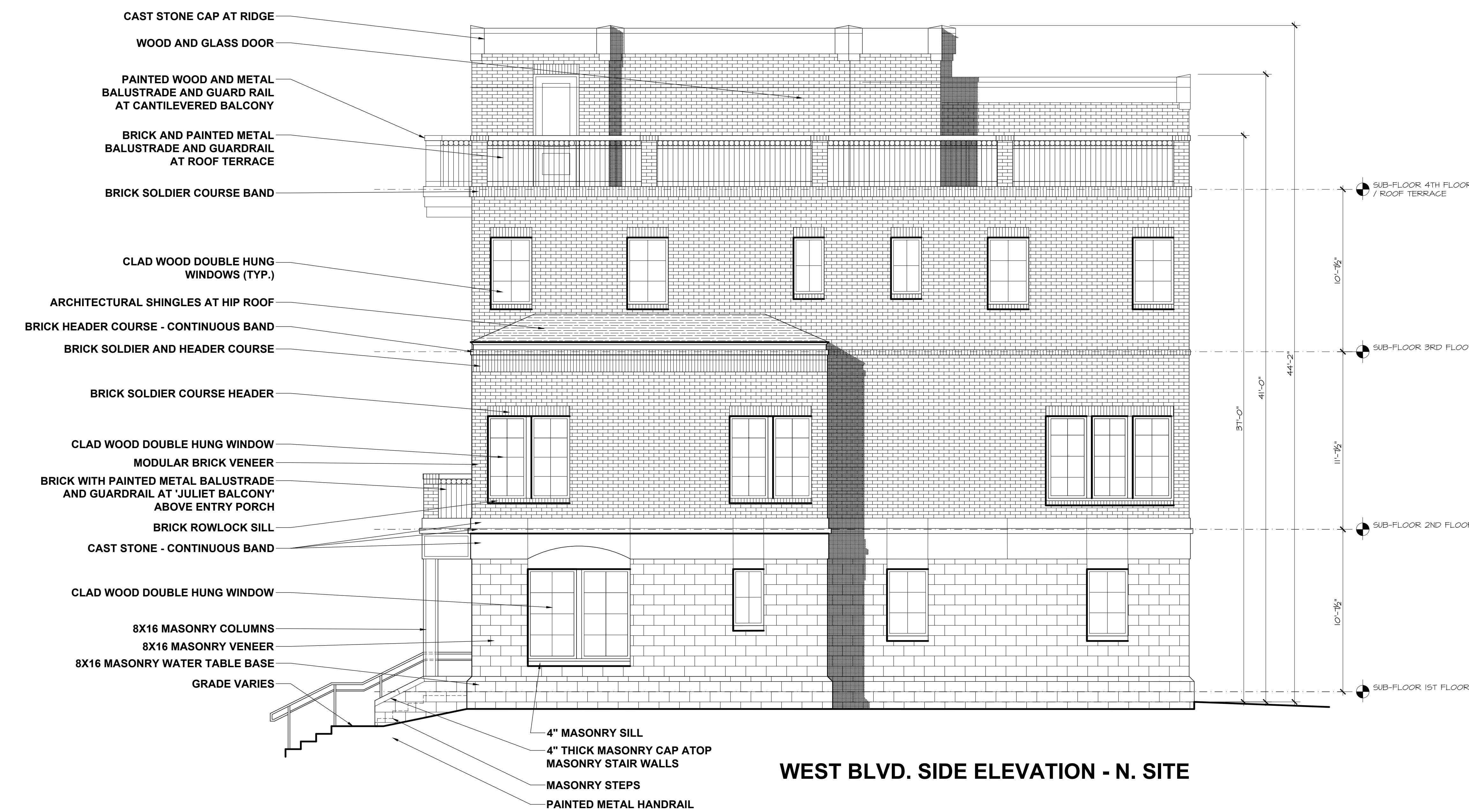
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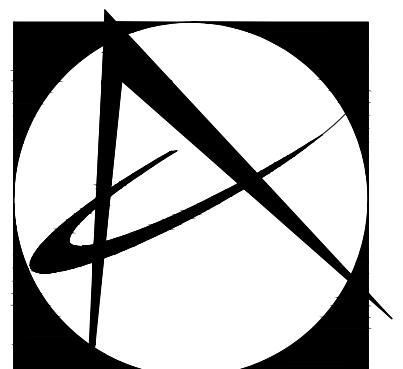
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CHARLOTTE , NORTH CAROLINA

SCHEMATICS
SCALE: $\frac{1}{4}$ " = 1'

11.01.2017



WEST BLVD. REAR ELEVATION - N. SITE



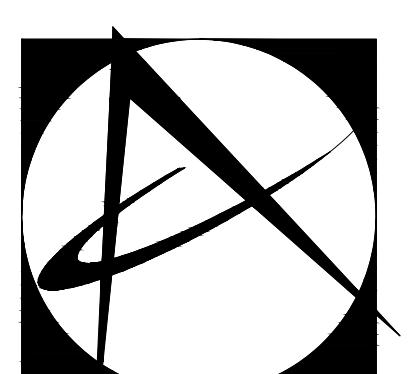
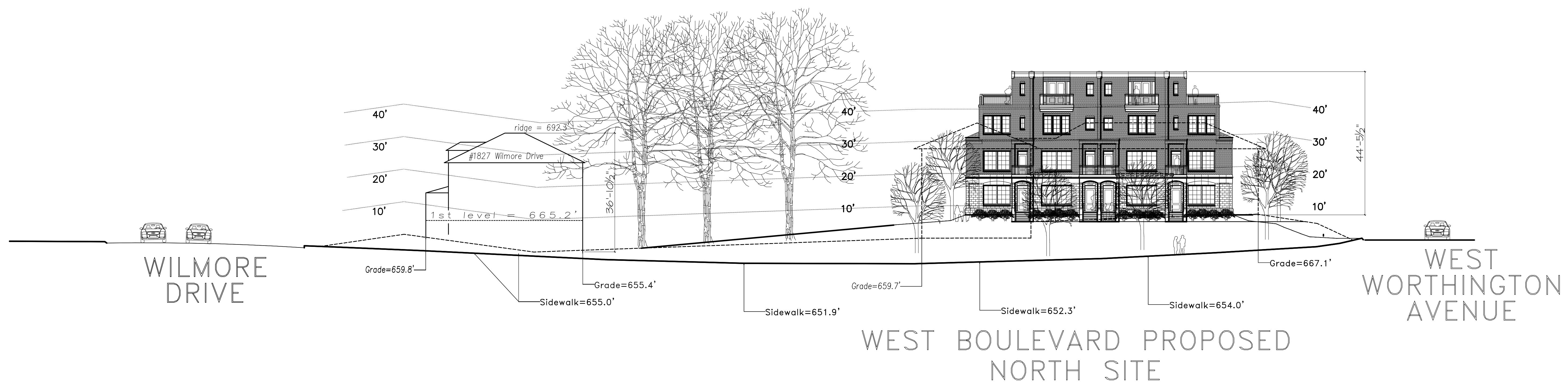
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SCALE: $\frac{1}{4}$ " = 1'

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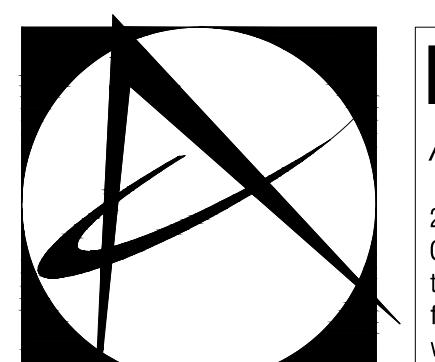
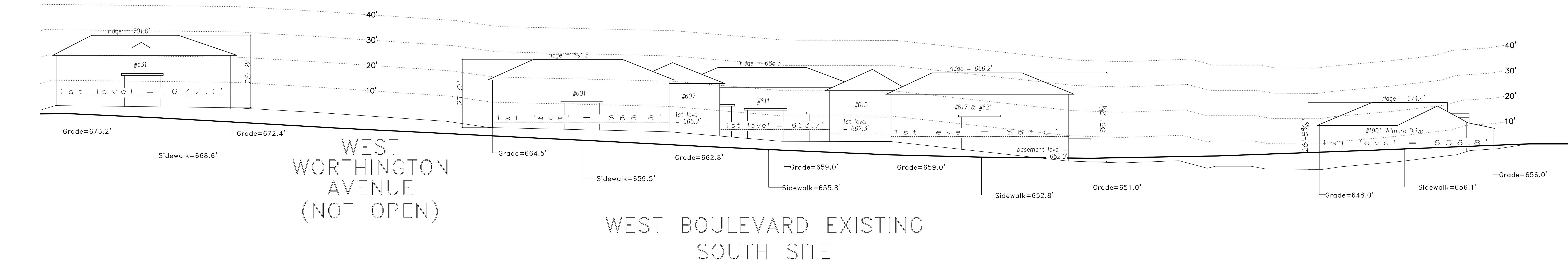
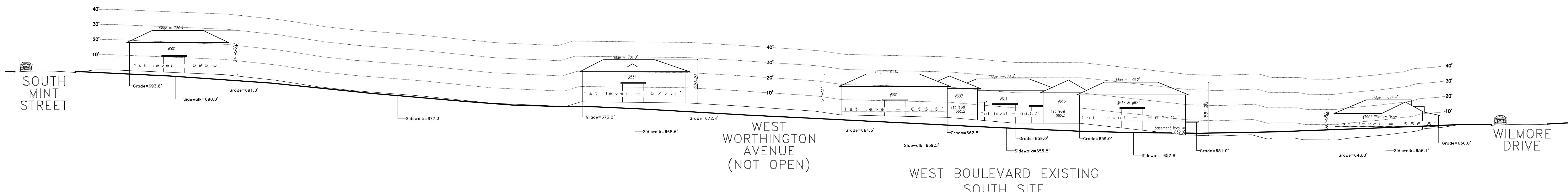
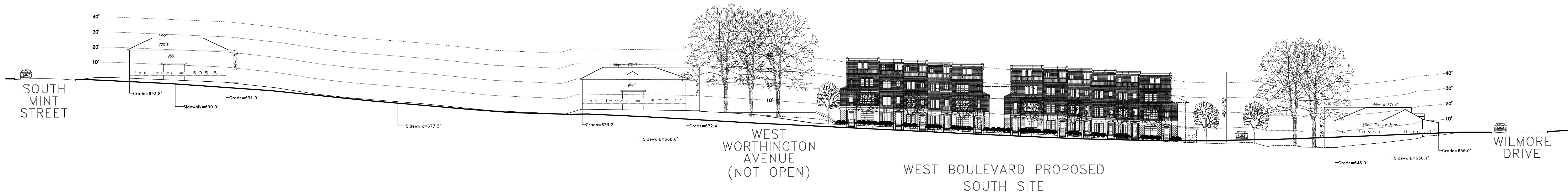
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SCHEMATICS
SCALE: NTS

11.01.2017



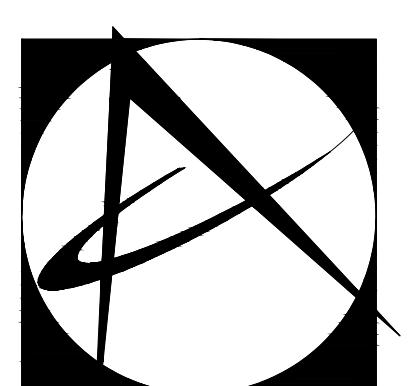
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