
LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 224, 228, 232 and 236 West Kingston Avenue

SUMMARY OF REQUEST: New Construction

APPLICANT/OWNER: Bobby Drakeford

Details of Proposed Request

Existing Conditions

The four properties are one story structures that were re-used for a day care, existing zoning is R-22 Multi-Family. The buildings are connected with heated space. 236 West Kingston Ave. was constructed in 1923 and connected to 232, 228 and 224 were also connected to make one building. They were constructed in 1936 and 1940 respectively. A 365-Day Stay of Demolition was approved by the HDC September 13, 2017. Adjacent structures are commercial and single family (one story) on the block. Across the street are single and multi-family buildings. The historic multi-family building at 241 West Kingston Avenue was constructed in 1949, the height is approximately 32' measured from grade. Its adjacent single family house (245 West Kingston Avenue) was constructed in 1954, approximate height is 33'. The single family house at 251 West Kingston Avenue was constructed in 1936 with a pre-Historic District rear addition height of approximately 40'.

Proposal

The proposal is new construction of townhouses on the four parcels. The project is in the rezoning process to a more urban residential district. Front setbacks reflect the existing setback of 236 West Kingston Avenue at approximately 40'. Site features include an 8' side yard and fence along the single family side and 10 foot buffer behind the alley easement in the rear yard. Existing and proposed trees are noted on the site plan.

Building heights are approximately 40-45 feet. Materials include cementitious siding and soffits, applied stone on columns and foundation, and wood handrails. Fenestration patterns and material palette vary per individual townhouse unit on the front elevations.

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 Recommendation

1. The project meets the guidelines for setback, spacing, orientation, directional expression and size.
2. Staff concerns include the contextual criteria of massing (side and rear elevations), height, scale, foundations, roof form, cornices and trim, windows, porches, materials and rhythm.

Charlotte Historic District Commission Case 2018-093
HISTORIC DISTRICT: WILMORE
NEW CONSTRUCTION



-  224-236 W. Kingston Avenue
-  Wilmore Historic District
-  Property Lines
-  Building Footprints

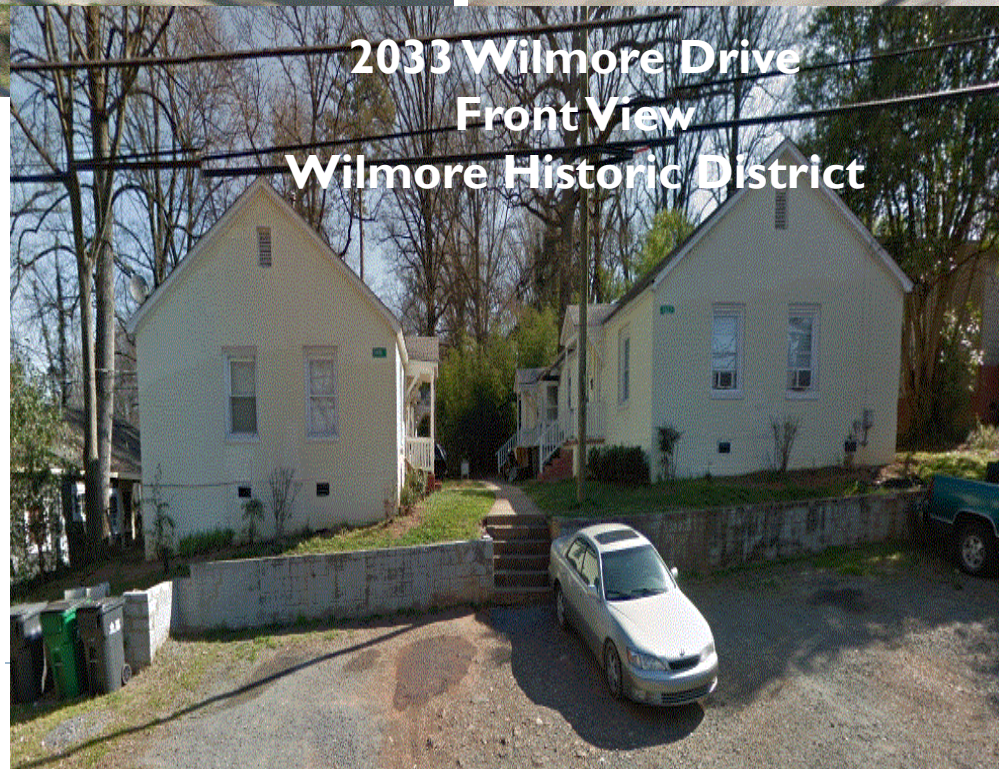
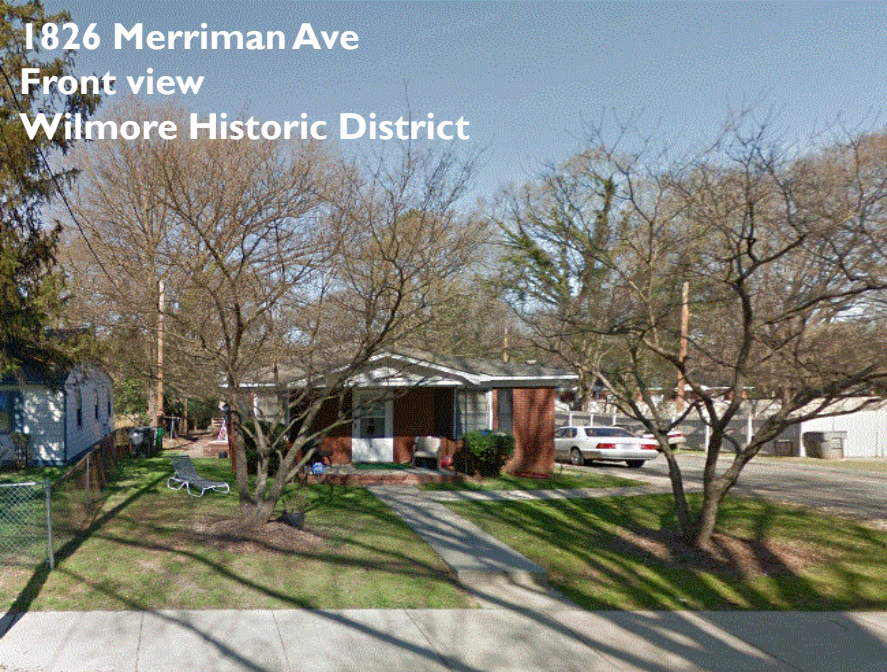


Site Plan Precedent

Multi Family Projects in Historic Districts



Wilmore/ Wesley Heights / Dilworth





**2033 Wilmore Drive
(BirdsEye View)
Wilmore Historic District**



**2020 Euclid Ave.
Front view
Dilworth Historic District**

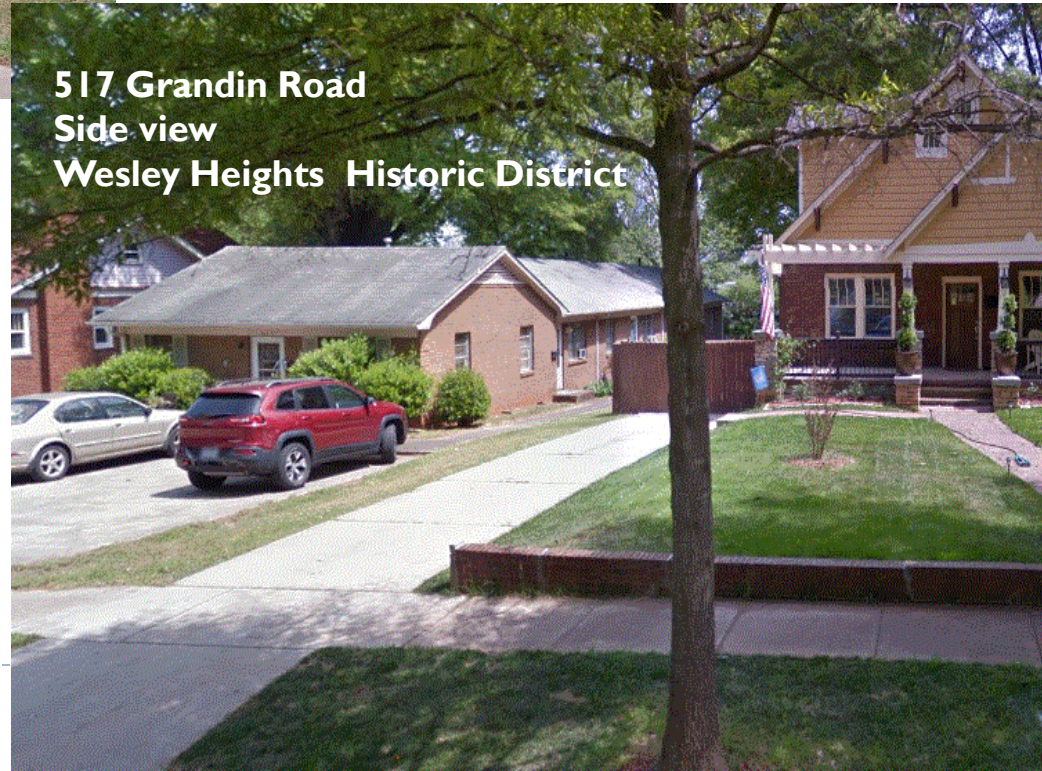


**2020 Euclid Ave.
(BirdsEye View)
Dilworth Historic District**

517 Grandin Road
Front view
Wesley Heights Historic District



517 Grandin Road
Side view
Wesley Heights Historic District



218 Grandin Road
Front view
Wesley Heights Historic District



218 Grandin Road
Side view
Wesley Heights Historic District



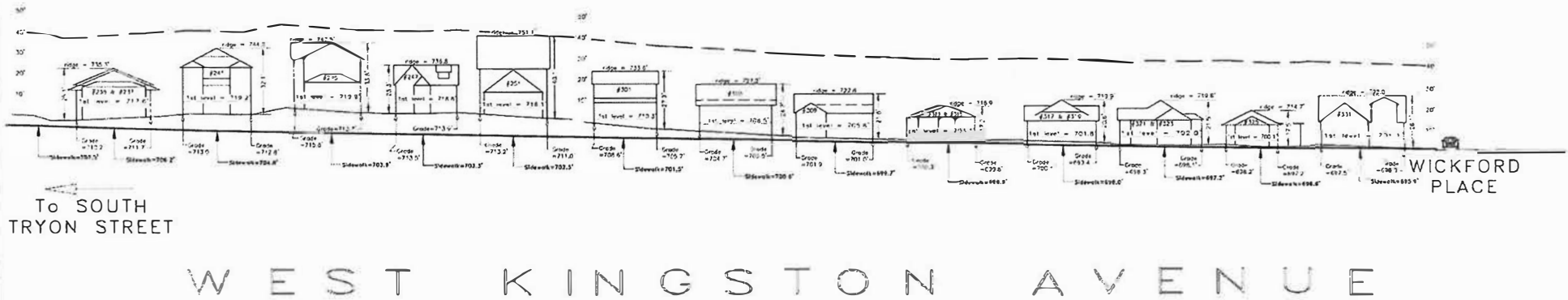


JUNE

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements at the points shown herein. This map is not intended to meet G.S. 42-10 recording requirements.

This _____ day of _____, 2016.

NON-CERTIFIED
REFER TO SIGNED & SEALED COPY
DATED December 5, 2016
A.G. ZOUTEWELLE
Professional Land Surveyor
NC License #11,3088



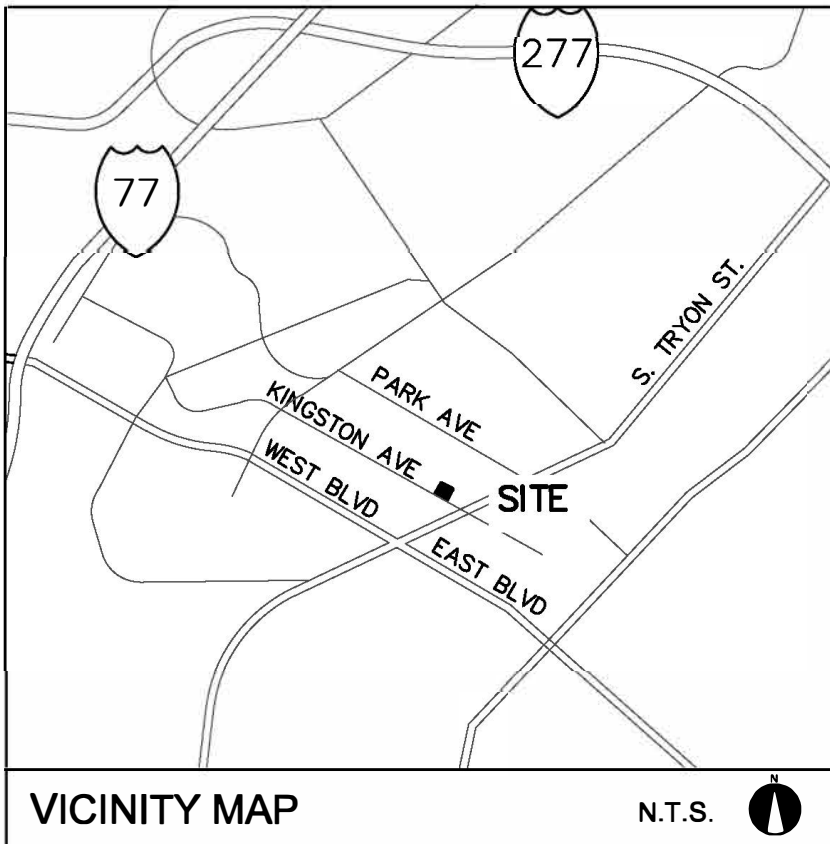
A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone 704-372-9444 Fax 704-372-9556
Firm License Number C-1004

Copyright 2016
Building Heights Sketch of
237-331 WEST KINGSTON AVENUE
FACING SOUTHWEST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
November 23, 2016

Scale 1" = 20'
0' 20' 40' 60' 80'

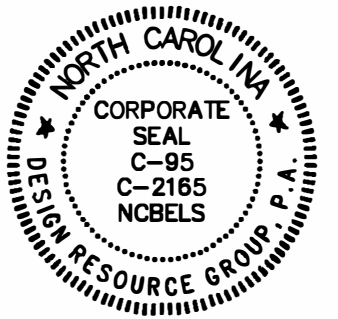
General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ragline of the houses depicted herein. No rearward or sideyard measurements were 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.

KINGSTON AVENUE ELEVATION FEBRUARY



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2456 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgrp.com



CHARLOTTE
HISTORIC DISTRICT
COMMISSION
COA APPLICATION
SUBMITTAL

EXHIBIT

WILMORE TOWNHOME SITE

CHARLOTTE, NC

THE DRAKEFORD COMPANY
1914 BRUNSWICK AVENUE, SUITE 1A
CHARLOTTE, NC 28207

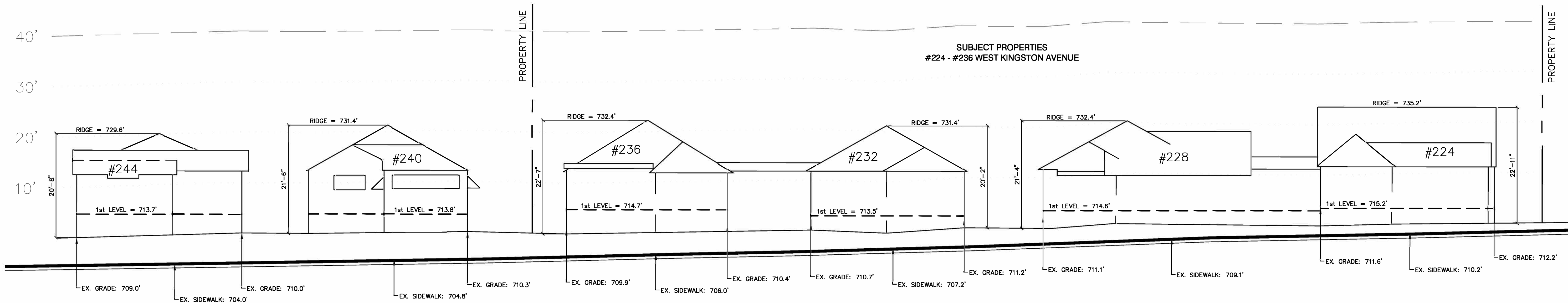
WEST KINGSTON
AVENUE
ELEVATIONS

SCALE: NTS

PROJECT #: 090-026
DRAWN BY: BMS
CHECKED BY: NB

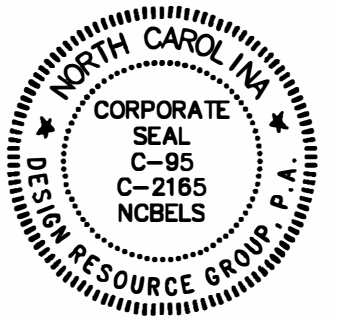
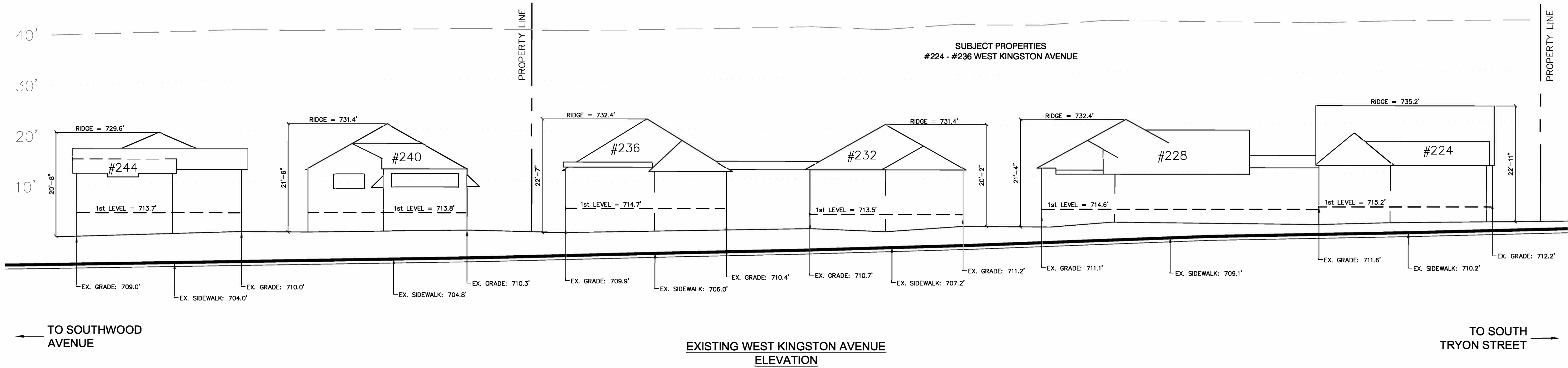
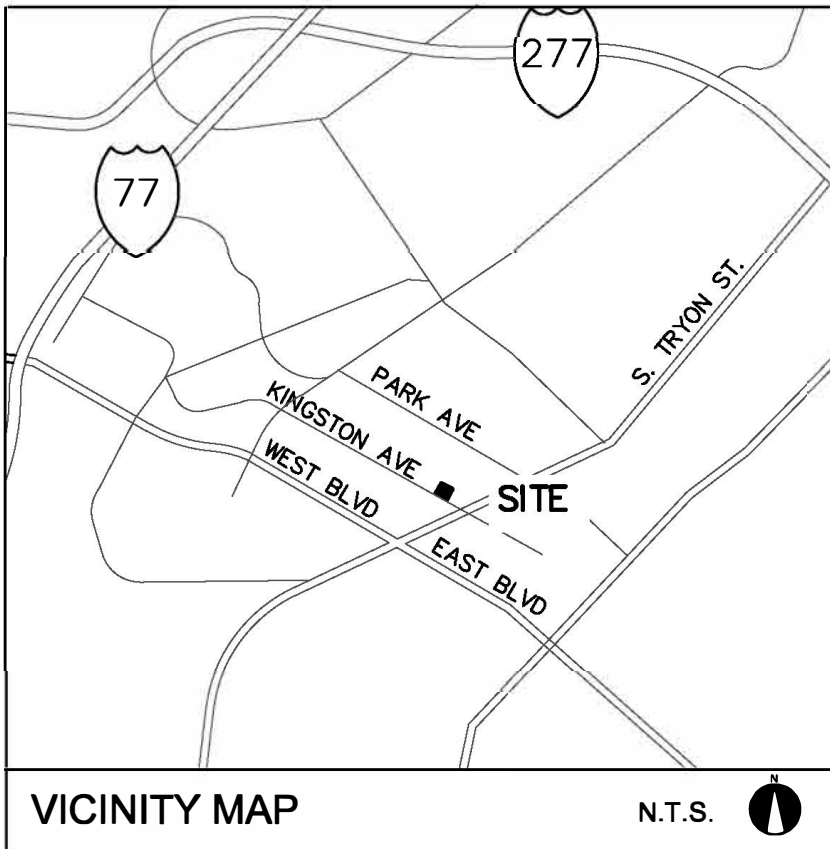
FEBRUARY 19, 2017

REVISIONS:



\\drgrp\proj\090-026\DWG\090-026-001.dwg - STUDY FILED 02-19-2017 - 10:00 AM

KINGSTON AVENUE ELEVATION JUNE



CHARLOTTE
HISTORIC DISTRICT
COMMISSION
COA APPLICATION
SUBMITTAL

EXHIBIT

WILMORE TOWNHOME SITE

CHARLOTTE, NC

THE DRAKEFORD COMPANY
1914 BRUNSWICK AVENUE, SUITE 1A
CHARLOTTE, NC 28207

WEST KINGSTON
AVENUE
ELEVATIONS

SCALE: NTS

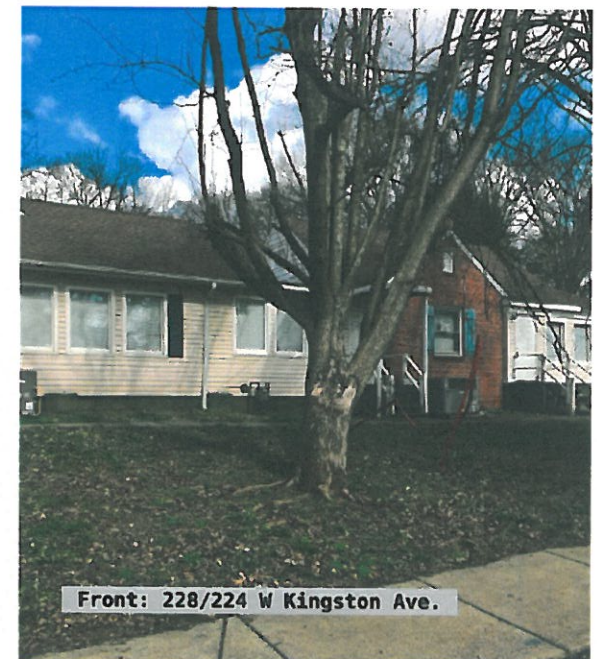
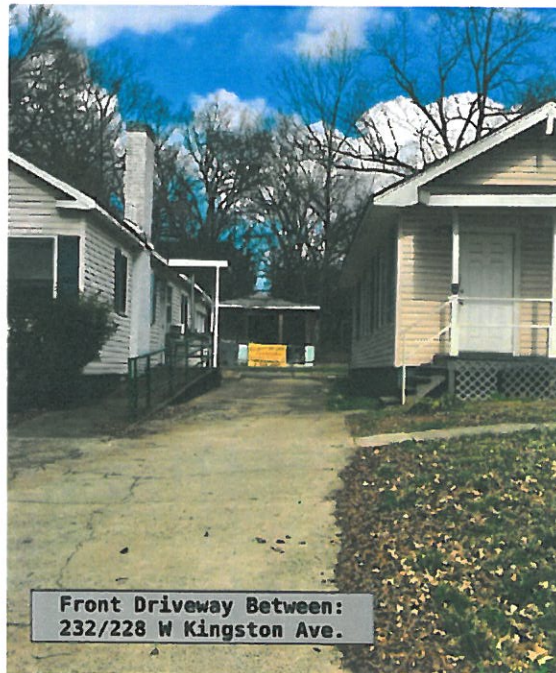
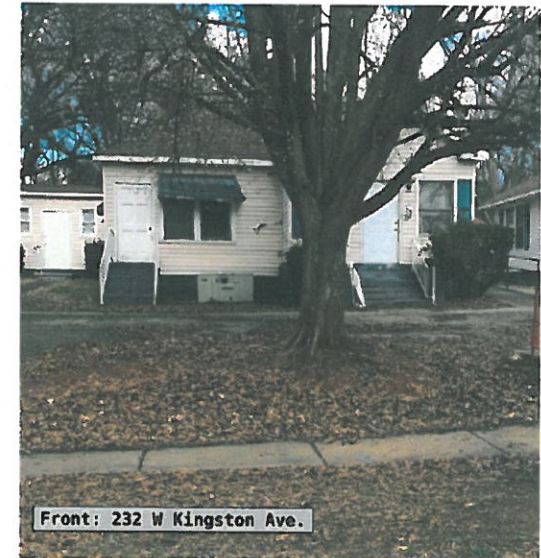
PROJECT #: 090-026
DRAWN BY: BMS
CHECKED BY: NB

FEBRUARY 19, 2017

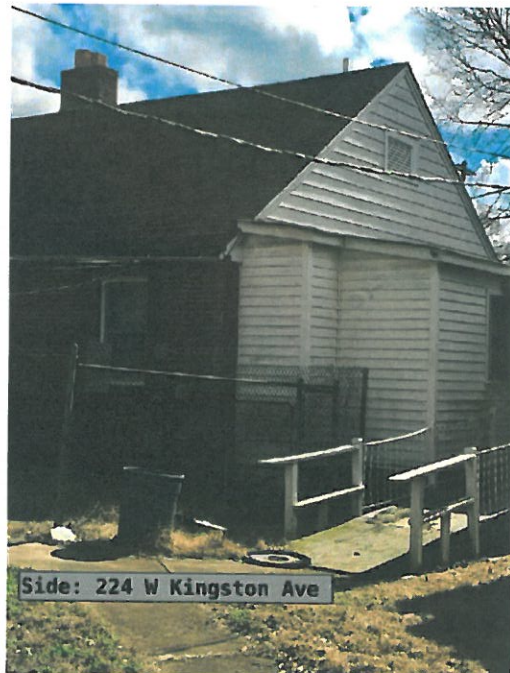
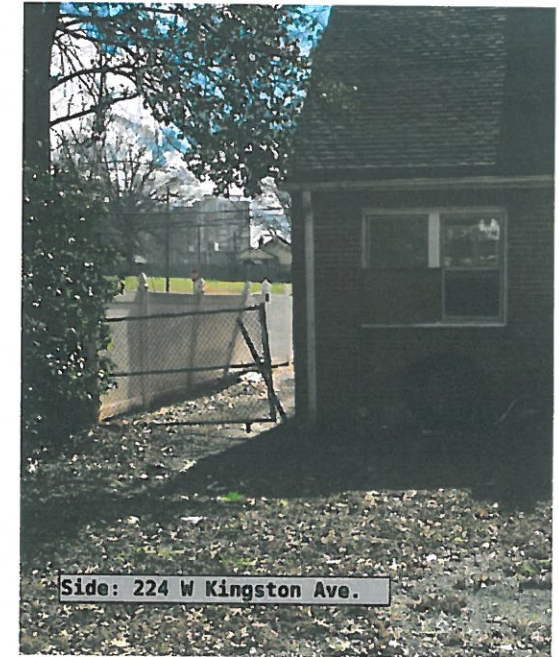
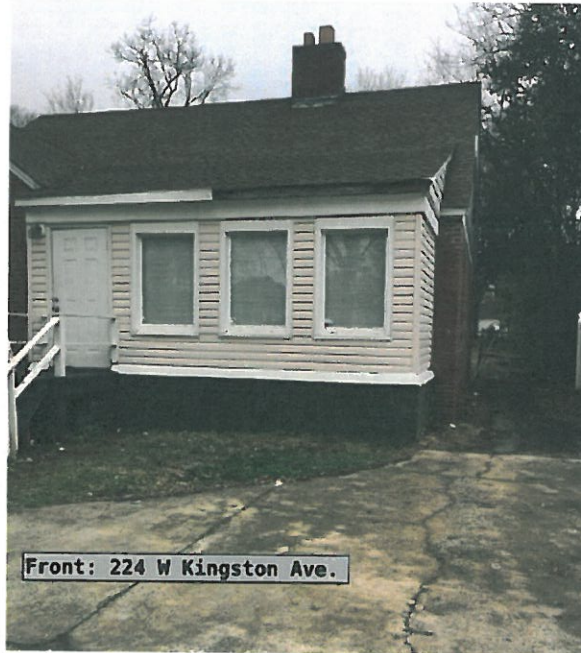
REVISIONS:

FEBRUARY PRESENTATION

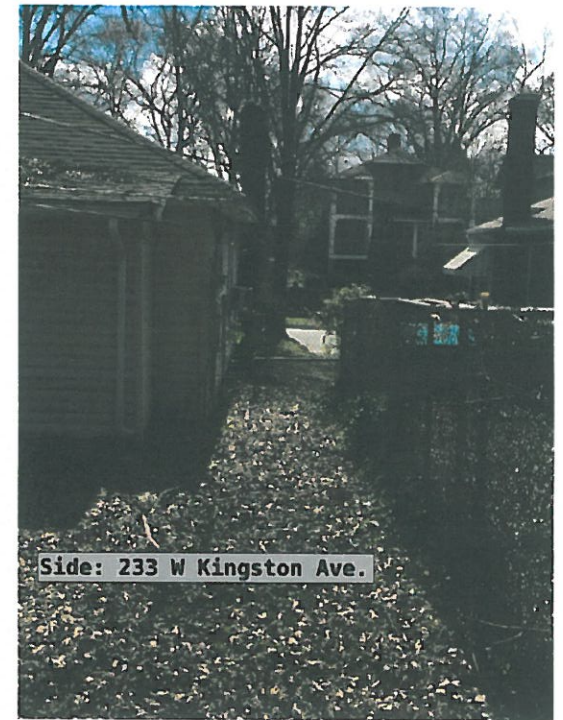
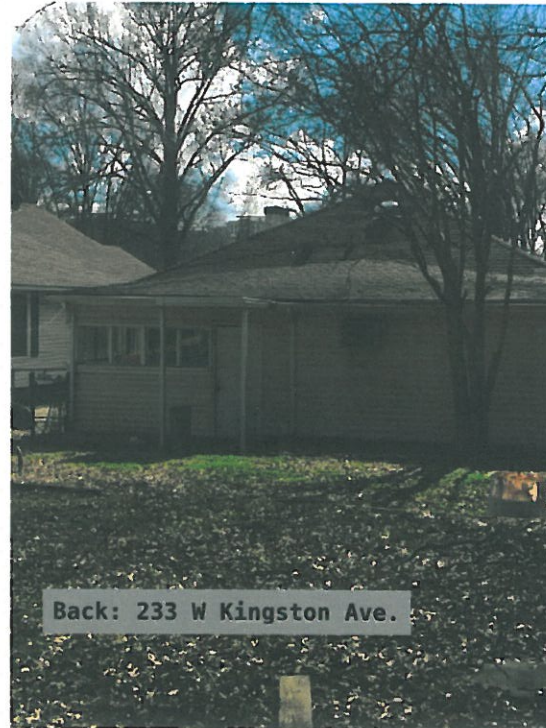
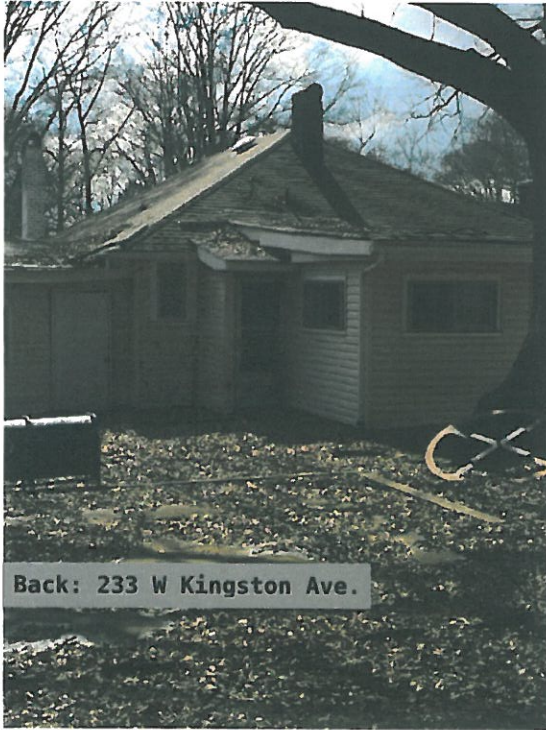
Existing Conditions



Existing Conditions



Existing Conditions

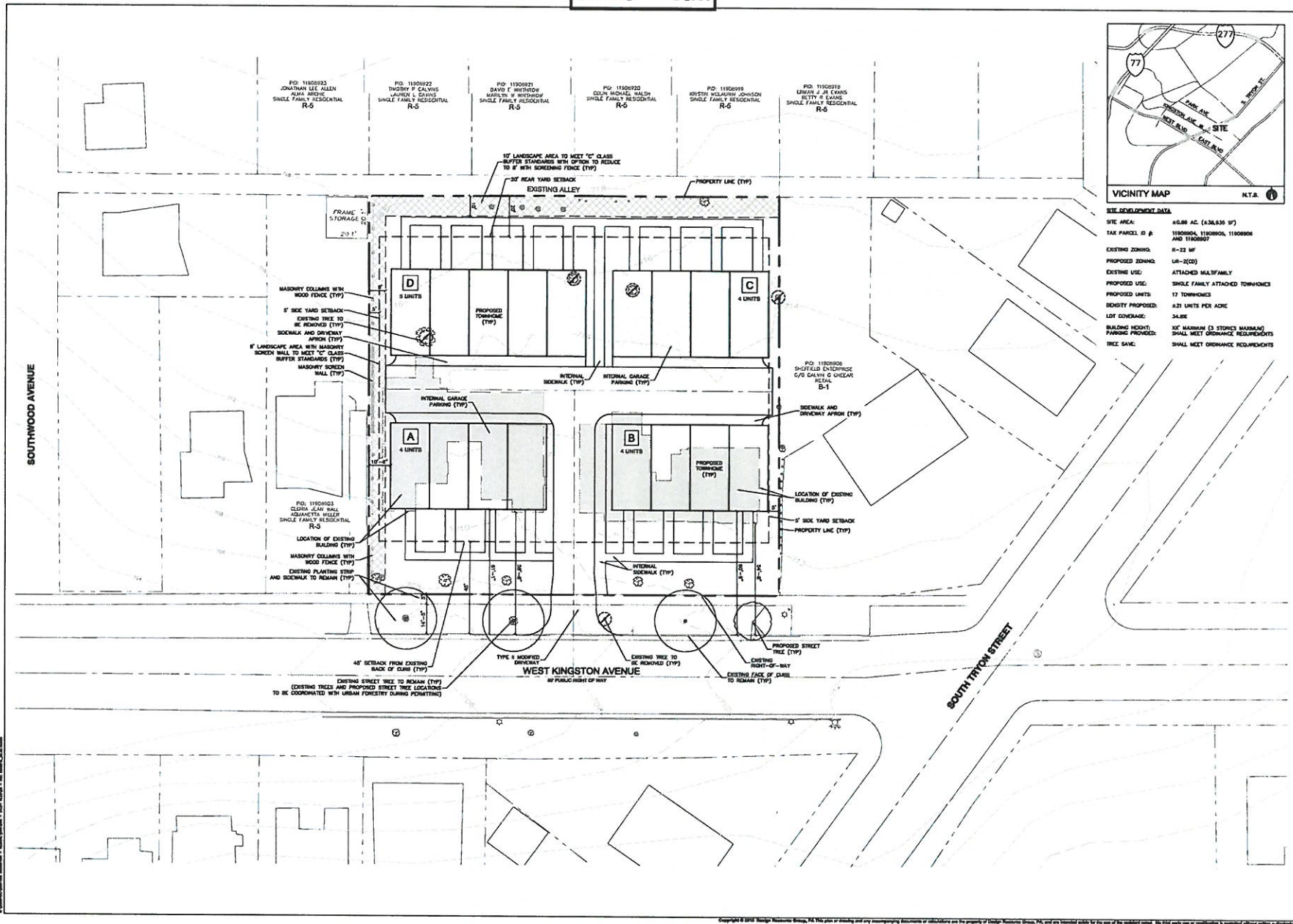


Context/Adjacent Structures



FEBRUARY

Site Plan



DRG
DESIGN
RESOURCE
GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING



CHARLOTTE HISTORIC DISTRICT
COMMISSION
COA APPLICATION
SUBMITTAL

EXHIBIT

WILMORE TOWNHOME SITE
CHARLOTTE, NC

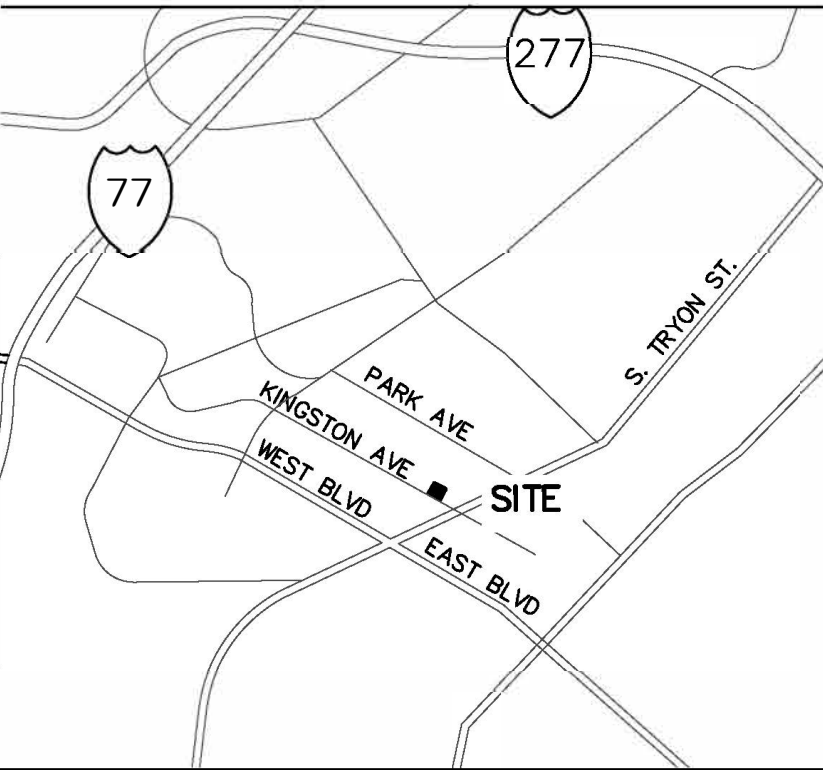
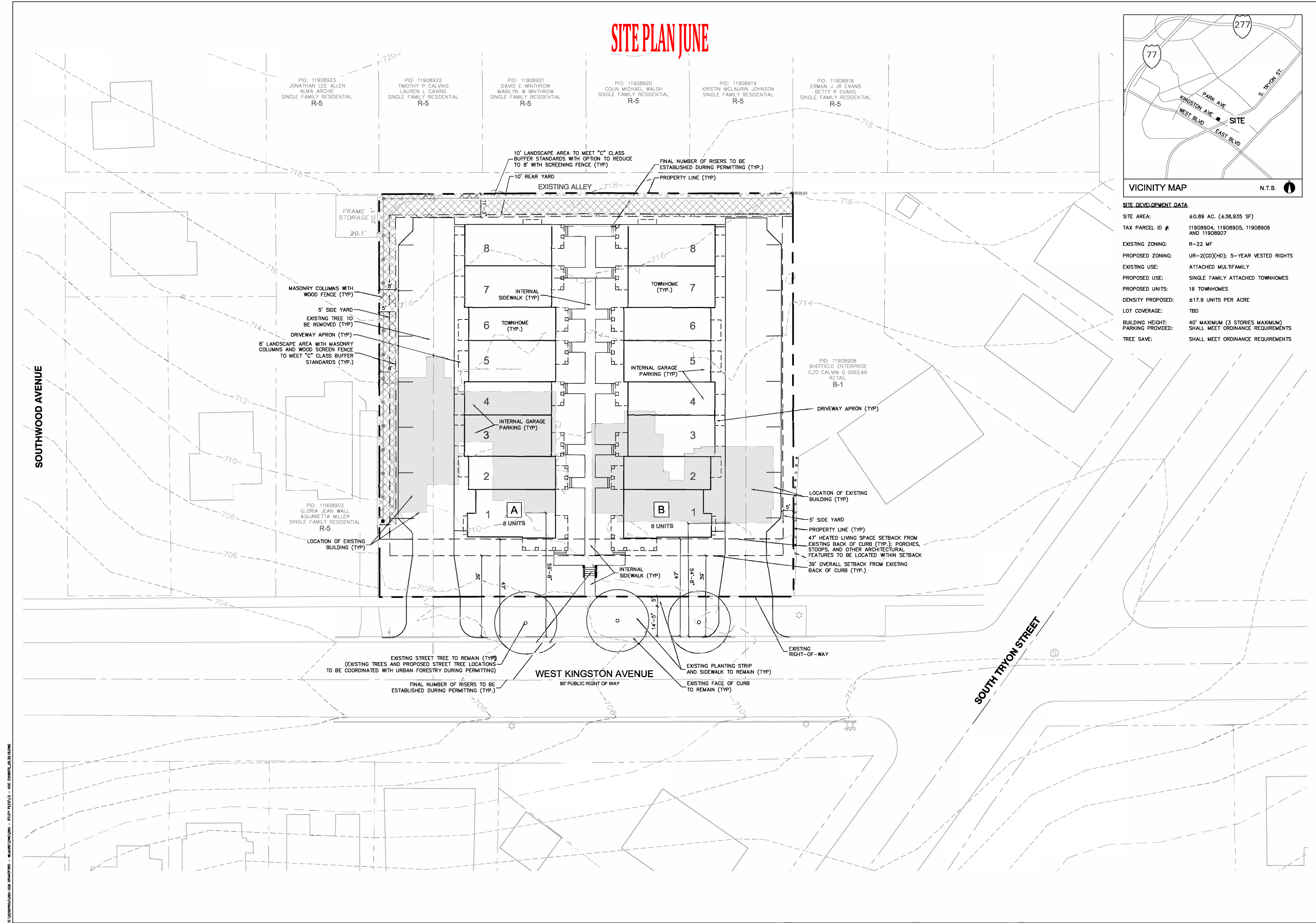
SCHEMATIC
SITE PLAN

SCALE: 1" = 20'

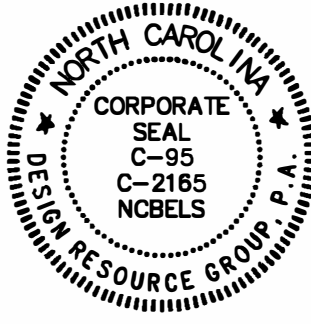
PROJECT #: 000-028
DRAWN BY: [Signature]
CHECKED BY: [Signature]

FEBRUARY 16, 2017
REVISIONS:

SITE PLAN JUNE



VICINITY MAP	
N.T.S.	
SITE DEVELOPMENT DATA	
SITE AREA:	±0.89 AC. (±38,935 SF)
TAX PARCEL ID #:	11908904, 11908905, 11908906 AND 11908907
EXISTING ZONING:	R-22 MF
PROPOSED ZONING:	UR-2(CD)(HD); 5-YEAR VESTED RIGHTS
EXISTING USE:	ATTACHED MULTIFAMILY
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOMES
PROPOSED UNITS:	16 TOWNHOMES
DENSITY PROPOSED:	±17.9 UNITS PER ACRE
LOT COVERAGE:	TBD
BUILDING HEIGHT:	40' MAXIMUM (3 STORIES MAXIMUM)
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE:	SHALL MEET ORDINANCE REQUIREMENTS



CHARLOTTE
HISTORIC DISTRICT
COMMISSION
COA APPLICATION
SUBMITTAL

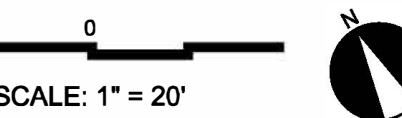
EXHIBIT

WILMORE TOWNHOME SITE

CHARLOTTE, NC

THE DRAKEFORD COMPANY
1914 BRUNSWICK AVENUE, SUITE 1A
CHARLOTTE, NC 28207

SCHEMATIC
SITE PLAN



PROJECT #: 090-026
DRAWN BY: BMS
CHECKED BY: NB

MAY 31, 2018

REVISIONS:

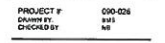
Copyright © 2015 Design Resource Group, PA. This plan or drawing and any accompanying documents or calculations are the property of Design Resource Group, PA, and are intended solely for the use of the recipient named. No third party use or modification is permitted without written authorization.

Copyright © 2015 Design Resource Group, PA. This plan or drawing and any accompanying documents or calculations are the property of Design Resource Group, PA, and are intended solely for the use of the recipient named. No third party use or modification is permitted without written authorization.



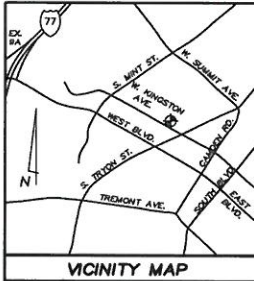
WILMORE TOWNHOME SITE
CHARLOTTE, NC

**PRELIMINARY
GRADING
PLAN**



REVISIONS:

Survey



NOTES:

OTHER RIGHT OF WAYS, EASEMENTS, SETBACKS OR UNDERGROUND UTILITIES MAY EXIST WHICH MAY NOT BE SHOWN. UTILITIES SHOWN ARE PER ABOVE GROUND PAINT MARKINGS.

ZONING IS R-22MF PER MECK. CO. GIS.

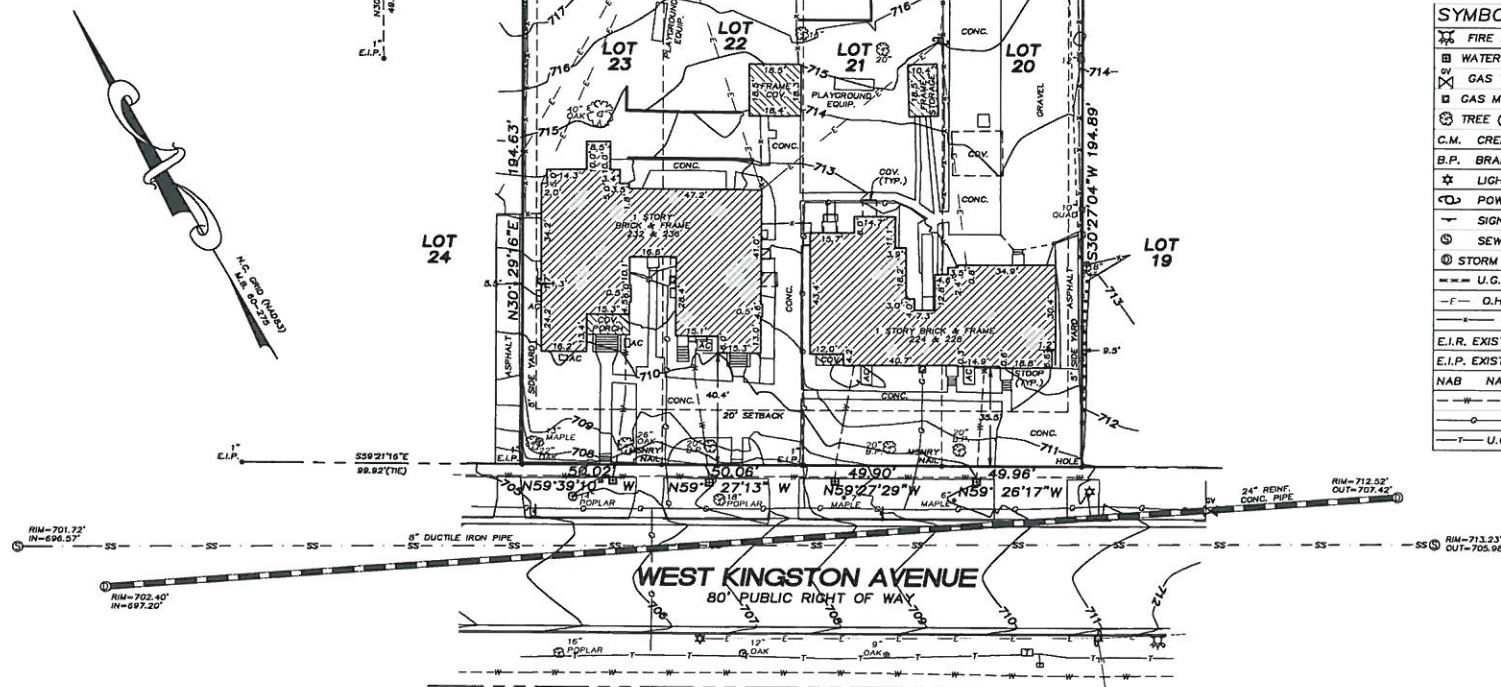
PARCEL IDS: 119-089-04(23), 05(22), 06(21) & 07(20).

NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FIRM PANEL #3710454300L, DATED 09/02/2015.

ELEVATIONS BASED FIRM REFERENCE POINT J28.03 WITH ELEVATION OF 645.73.

SYMBOL LEGEND

	FIRE HYDRANT
	WATER METER
	GAS VALVE
	GAS METER
	TREE (DBH SIZE NOTED)
	C.M. CREPE MYRTLE
	B.P. BRADFORD PEAR
	LIGHT POLE
	POWER POLE
	SIGN
	SEWER MANHOLE
	STORM DRAIN MANHOLE
	U.G. DRAINAGE PIPE
	O.H. ELECTRIC LINE
	FENCE LINE
	E.I.R. EXISTING IRON REBAR
	E.I.P. EXISTING IRON PIPE
	NAB NAIL AT BASE
	U.G. WATER LINE
	U.G. GAS LINE
	U.G. TELECOM LINE



CERTIFICATION:

I, TIMOTHY A. CHRISTIAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 25816 PAGE 310, OF THE PUBLIC REGISTRY FOR MECKLENBURG COUNTY); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK PAGE ; THAT THE RATIO OF PRECISION IS 1:10,000+; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 31ST DAY OF OCTOBER, 2017.

Timothy A. Christian
TIMOTHY A. CHRISTIAN, PLS #L-4878

BOUNDARY & TOPOGRAPHIC SURVEY OF

**LOTS 20-23, BLOCK 8,
WILMOORE - SEC. 1**

D.B. 25816 PAGE 310, M.B. 332 PAGE 98
38,935 Sq Ft, 0.894 Acres TOTAL

CITY OF CHARLOTTE
MECKLENBURG COUNTY NORTH CAROLINA

**JACK R. CHRISTIAN + ASSOCIATES
-SURVEYING-**

PHONE (704) 596-2214 FAX (704) 596-2338
7811 OLD CONCORD RD. CHARLOTTE, NORTH CAROLINA 28213



OWN	TAC	CHECKED BY:	AW	DATE	OCTOBER 31th, 2017
FILE	328	FILE NAME	KING224-36	SCALE:	1"=30'
				TITLE	17-10-32

NOTE: 1. PER 2012 NCRC
SECTION R302.2.5- ALL SOFFIT
MATERIAL TO BE NON
COMBUSTIBLE. PROJECTIONS
EXTENDING INTO 3'-0" FIRE
SEPARATION DISTANCES SHALL
HAVE NOT LESS THAN 1 HOUR
FIRE RESISTIVE CONSTRUCTION ON
THE UNDERSIDE 2 LAYERS OF
5/8" TYPE 'X' OR 1" CORE
BOARD WITHIN 3'-0" OF
PROPERTY LINE.
VENTS IN SOFFIT ARE NOT
ALLOWED WITHIN 4'-0" OF
PROPERTY LINE.

This architectural elevation drawing shows a three-story building facade with a symmetrical design. The drawing includes numerous annotations for materials, dimensions, and construction details. Key features and notes include:

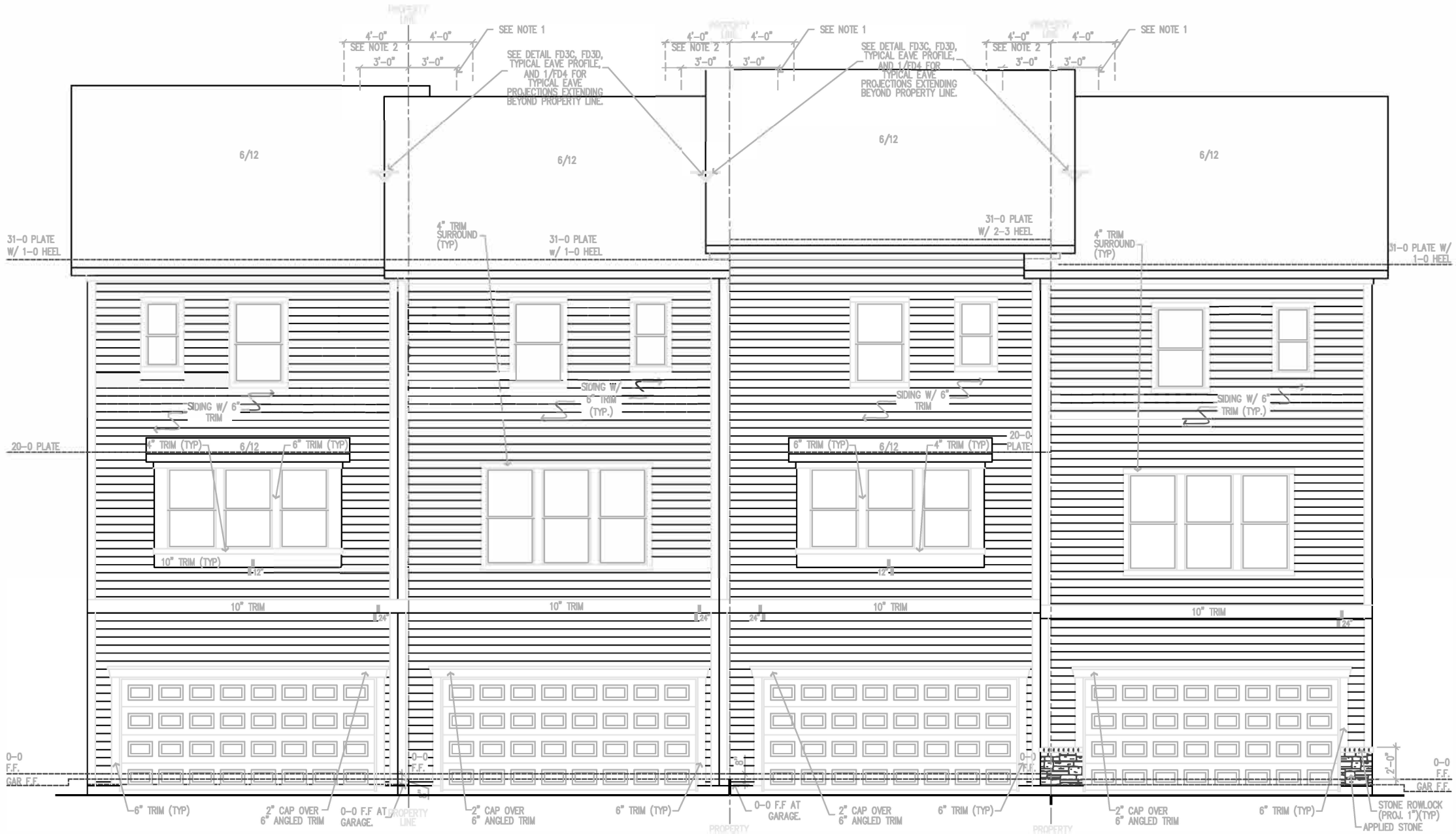
- Roofline:** Annotations specify "TYPICAL EAVE PROFILE, AND 1/4\"/>

FRONT ELEVATION 6727 'B'

REAR ELEVATION FEBRUARY

NOTE: 1. PER 2012 NCRC SECTION R302.2.5- ALL SOFFIT MATERIAL TO BE NON COMBUSTIBLE. PROJECTIONS EXTENDING INTO 3'-0" FIRE SEPARATION DISTANCES SHALL HAVE NOT LESS THAN 1 HOUR FIRE RESISTIVE CONSTRUCTION ON THE UNDERSIDE 2 LAYERS OF 5/8" TYPE 'X' OR 1" CORE BOARD WITHIN 3'-0" OF PROPERTY LINE. VENTS IN SOFFIT ARE NOT ALLOWED WITHIN 4'-0" OF PROPERTY LINE.

NOTE: 2. PER 2012 NCRC SECTION 302.2.2 EXCEPTION- NO OPENINGS OR PENETRATIONS INCLUDING DORMERS ALLOWED WITHIN THIS 4'-0" PROTECTED AREA.

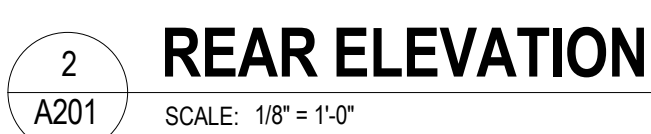


REAR ELEVATION 6727 "B"

REAR ELEVATION 6726 "B"

REAR ELEVATION 6727 "D"

REAR ELEVATION 6726 "A"



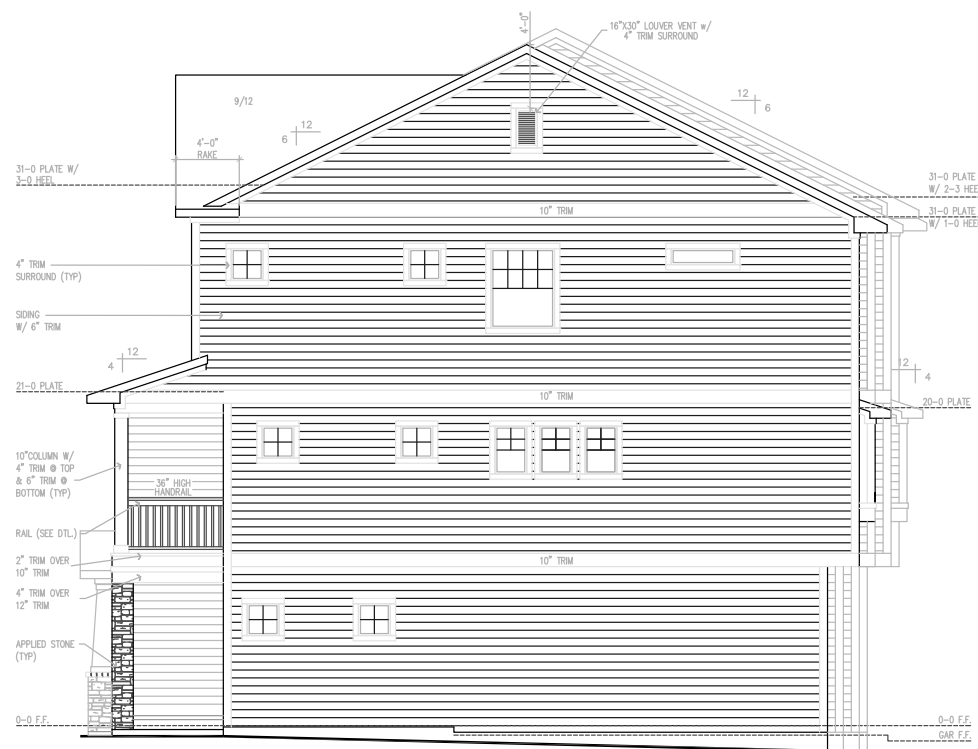
F:\Tree Structure\Projects\18-Misc. Site Studies\Drakeford - Willmore TH\Willmore Elevations.rvt

6/5/2018 10:25:35 AM

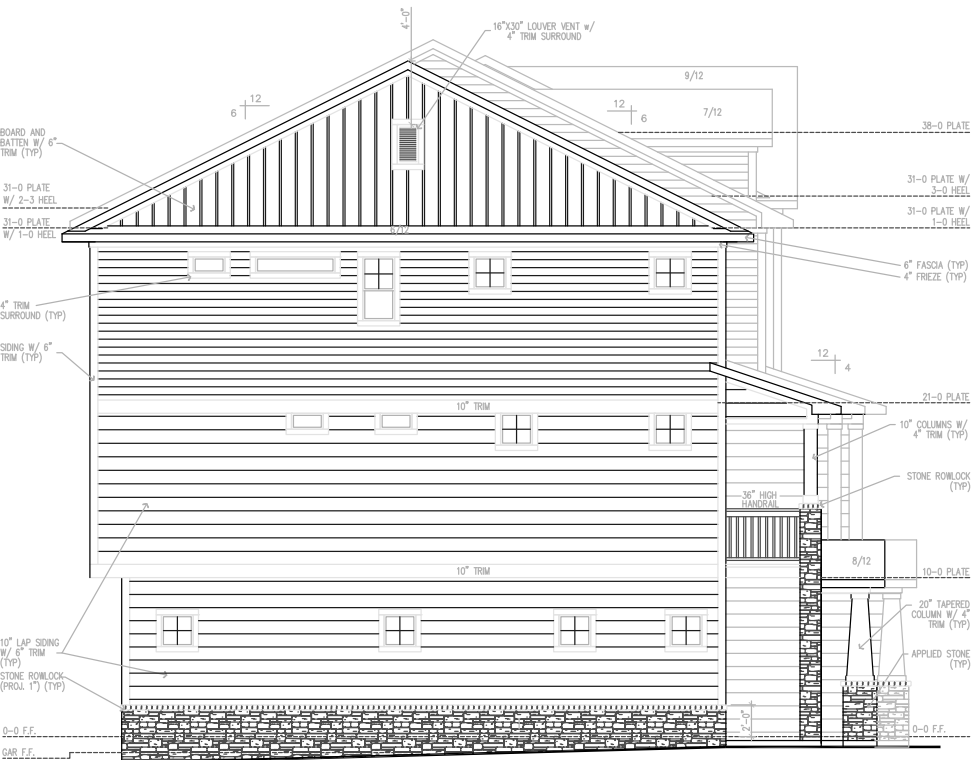
**NOT FOR
CONSTRUCTION**

A201

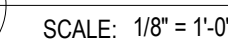
**BUILDING 11-14 SIDE
ELEVATION FEBRUARY**



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



JDM
SHEET BY
GTB
PROJECT NUMBER
18-016

A202

6/5/2018 10:30:32 AM



neighboring
concepts

1635 West Trade Street, Suite 1A
Charlotte, North Carolina 28216
T:704.374.0916 F:704.342.3808

This drawing and the design shown are the property of
Neighboring Concepts, PLLC.
The reproduction, copying, or other use of this drawing
without their written consent is prohibited and any
infringement will be subject to legal action.

**NOT FOR
CONSTRUCTION**

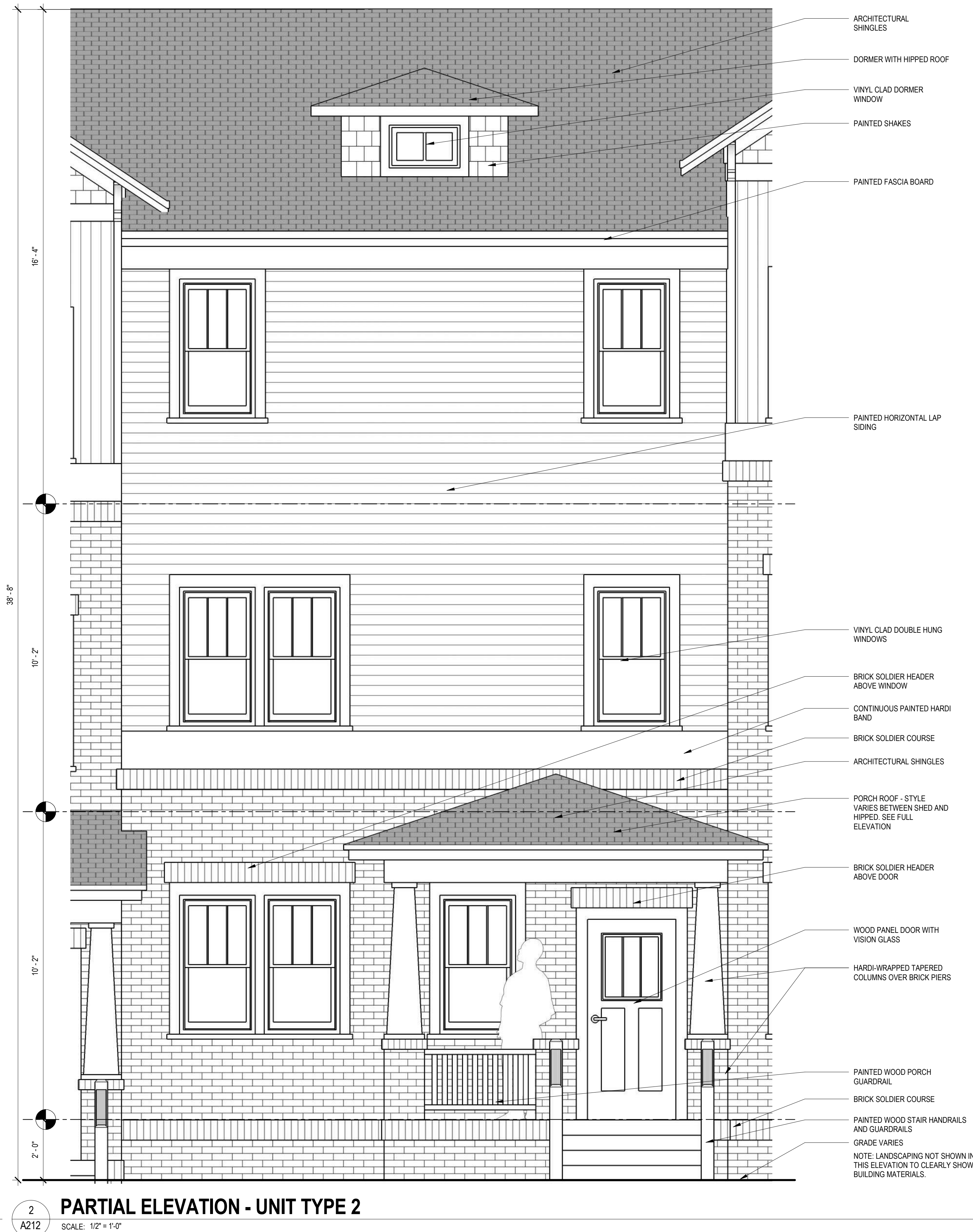
[illegible]ENLARGED
ELEVATIONS

CHECKED _____

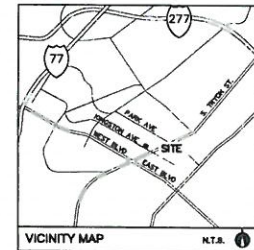
CHECKED _____
SHEET BY _____
PROJECT NUMBER _____

JDM
GTB
18-016

A212



Streetscape Elevations



drG
DESIGN
RESOURCE
GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2443 Wilshire Blvd, Ste 200 Charlotte, NC 28204
704.333.8888
www.drpg.com



CHARLOTTE
HISTORIC DISTRICT
COMMISSION
COA APPLICATION
SUBMITTAL

EXHIBIT

WILMORE TOWNHOME SITE
CHARLOTTE, NC

THE DRAKEFORD COMPANY
1914 BRUNSWICK AVENUE, SUITE 1A
CHARLOTTE, NC 28207

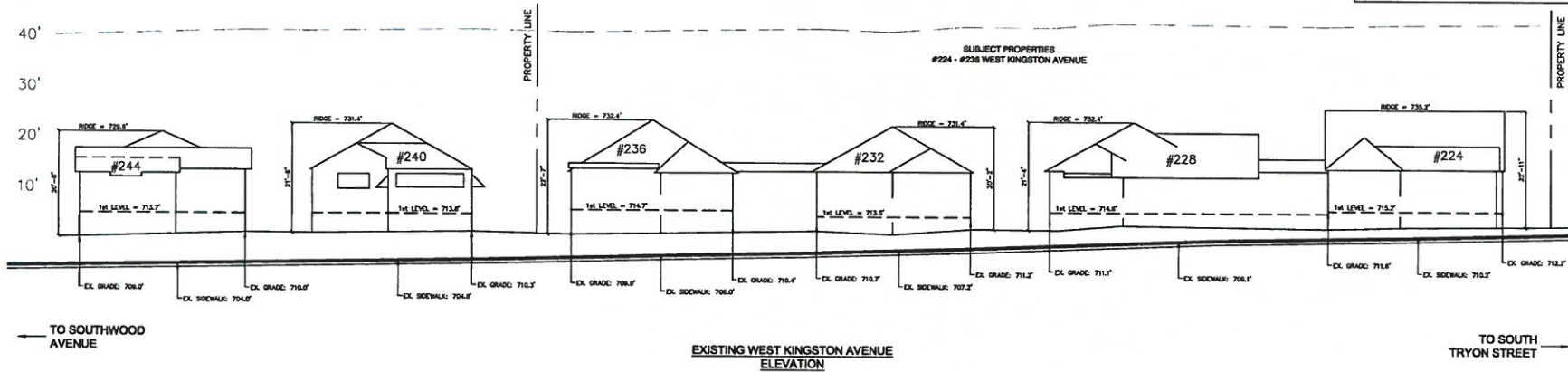
WEST KINGSTON
AVENUE
ELEVATIONS

SCALE: NTS

PROJECT #: 000-028
DRAWN BY: JMB
CHECKED BY: JMB

FEBRUARY 10, 2017

REVISIONS:



Architectural Details

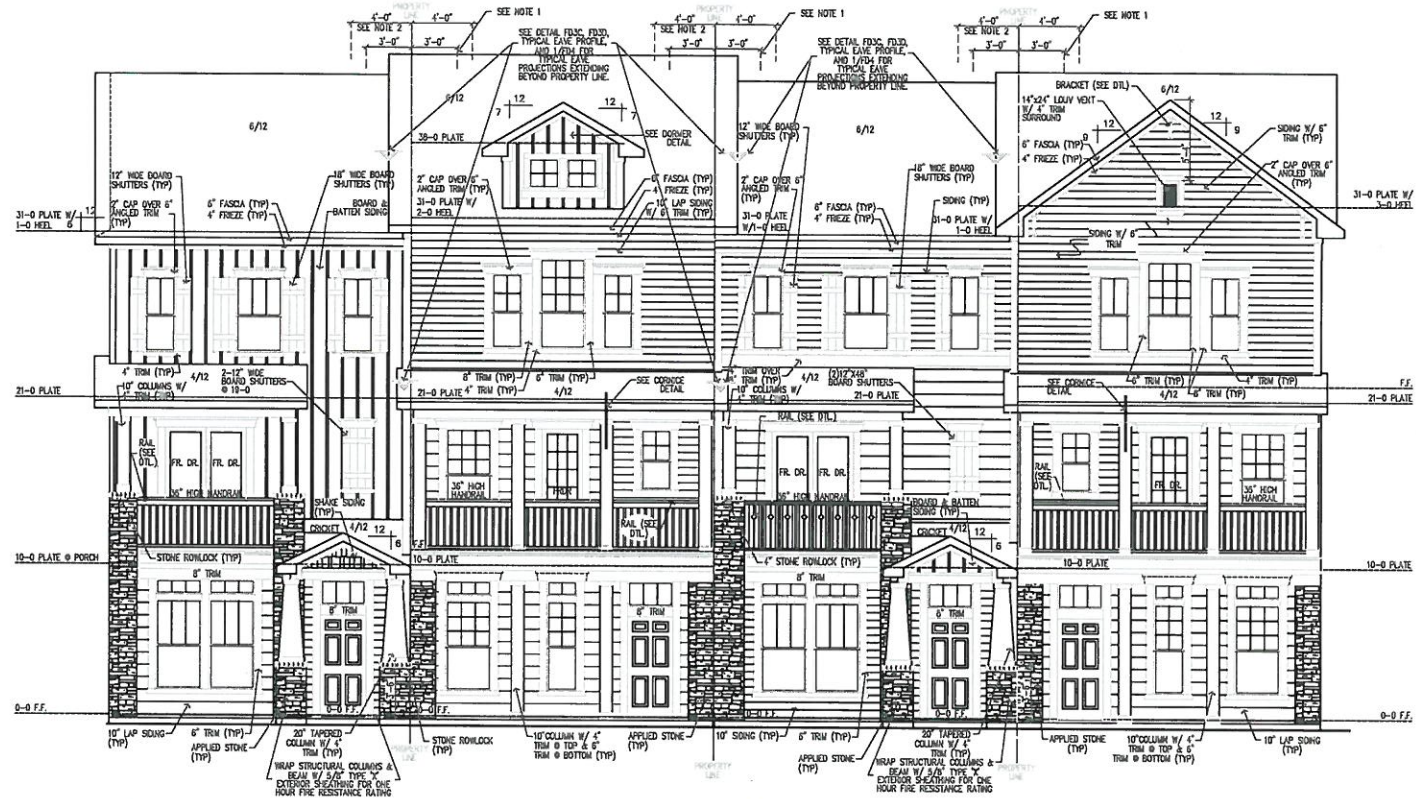
Wilmore Materials Memo

- Thirty Year Architectural Roof Shingles
- Hardi Siding
- Board and Batten Vinyl Shutters
- Applied Stone
- Hardi Shake Siding
- Composite Columns and Railings
- Mira Windows – Exterior Aluminum Clad
- HVAC Units Located on Building Sides

Architectural Details

NOTE: 1. PER 2012 NRC SECTION 302.2.2.2 - ALL SOFFIT MATERIAL TO BE NON-COMBUSTIBLE. PROJECTIONS EXTENDING INTO 5'-0" FIRE SEPARATION DISTANCES SHALL HAVE NOT LESS THAN 1 HOUR FIRE RESISTIVE CONSTRUCTION ON THE UNDERSIDE. 2 LAYERS OF 5/8" TYPE 'X' OR 1" CONE BOARD WITHIN 5'-0" OF PROPERTY LINE. VENTS IN SOFFIT ARE NOT ALLOWED WITHIN 4'-0" OF PROPERTY LINE.

NOTE: 2. PER 2012 NRC SECTION 302.2.2 EXEMPTION- NO OPENINGS OR PENETRATIONS INCLUDING DORMERS ALLOWED WITHIN THIS 4'-0" PROTECTED AREA.



FRONT ELEVATION 6726 'A'

FRONT ELEVATION 6727 'D'

FRONT ELEVATION 6726 'B'

FRONT ELEVATION 6727 'B'

FEBRUARY END

Wilmore Materials Memo

- Architectural roof shingles
- Wood doors (facing street) and other approved HDC materials (facing court yard)
- Hardi Siding
- Hardi Shake Siding
- Composite Columns and Railings
- Exterior Aluminum Clad
- HVAC units located on building sides