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**LOCAL HISTORIC DISTRICT:** Wilmore

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

**SUMMARY OF REQUEST:** New Construction

**APPLICANT/OWNER:** Bobby Drakeford

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*The application was denied May 8, 2019, for its failure to meet guidelines: Setback, 6.2; Spacing 6.3; Massing 6.5; Height and Width 6.6; Scale 6.7; Roof Form and Materials 6.10; Porches 6.14; Size 6.2 and 3; Context 6.1 through 16; and Landscaping 8.1 through 11.*

### **Details of Proposed Request**

#### *Existing Conditions*

The four properties are one story structures that were re-used for a day care. 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 and 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. The original zoning R-22MF allowed for the construction of townhome units. The parcels were recently rezoned to a more urban residential district, UR-2. Front setback of Buildings A and B is 67'-0" from back of curb to front thermal wall. Front setback of Building C is 66'-0" from back of curb to front thermal wall. Site features include a 5' side yard and brick pillar/wood fence along the single-family side, and either a 15-foot landscaped buffer or 11.25' buffer with wood fence behind the alley easement in the rear yard. Existing and proposed trees 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.

Zoning along the edges of some areas of the historic districts allows larger, multifamily or commercial buildings. To minimize their impacts on neighboring historic dwellings the HDC shall enforce the design guidelines through scale reducing techniques. Designing these structures to minimize their impacts on neighboring historic dwellings is a challenging exercise. Scale-reducing techniques such as dividing the elevation elements into smaller bays, varying building planes, breaking up roof masses, using multiple materials, and taking clues from nearby historic buildings are essential to reducing the negative impacts of these larger structures. All New Construction projects are evaluated based on the project’s relationship to its surroundings (Context) and how the project relates internally to its site (Details).

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**

Staff has the following concerns with the proposal:

1. Building A, width and front gable roof pitch. Missing right elevation for building A.
2. Building B, left elevation fenestration. Missing right elevation for Building B.
3. Building C right elevation massing and fenestration. Missing left elevation for Building C.
4. Window header heights on Buildings B and C, particularly on the second level front elevations.
5. Depth of porches is 6'-0".
6. Building D width.
7. Buildings D, E + F massing, roof forms/dormers, fenestration. Missing side elevations for Building F, and right elevations for D + E.



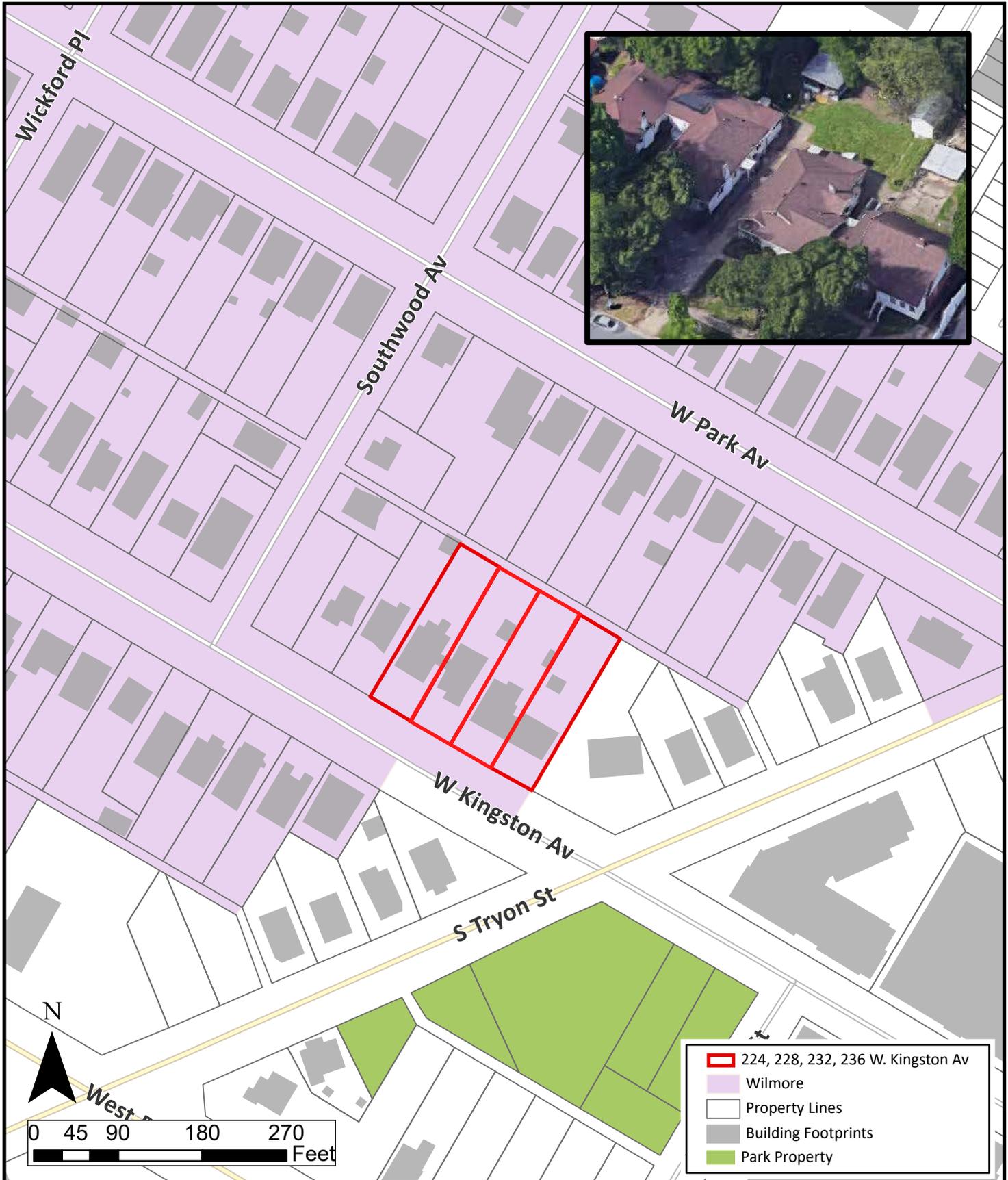
# HDCRMA 2019-00361

PID: 11908904,11908905,11908906,11908907

LOCAL HISTORIC DISTRICT: WILMORE

PROPOSED PROJECT: MULTI-FAMILY

August Meeting 2019







Front  
224 W. Kingston Ave



Right  
224 W. Kingston Ave



Rear  
224 W. Kingston Ave



Left  
224 W. Kingston Ave





Front  
228 W. Kingston Ave



Right  
228 W. Kingston Ave



Rear  
228 W. Kingston Ave



Left  
228 W. Kingston Ave





Front  
232 W. Kingston Ave



Right  
232 W. Kingston Ave



Rear  
232 W. Kingston Ave



Left  
232 W. Kingston Ave





Front  
236 W. Kingston Ave



Right  
236 W. Kingston Ave

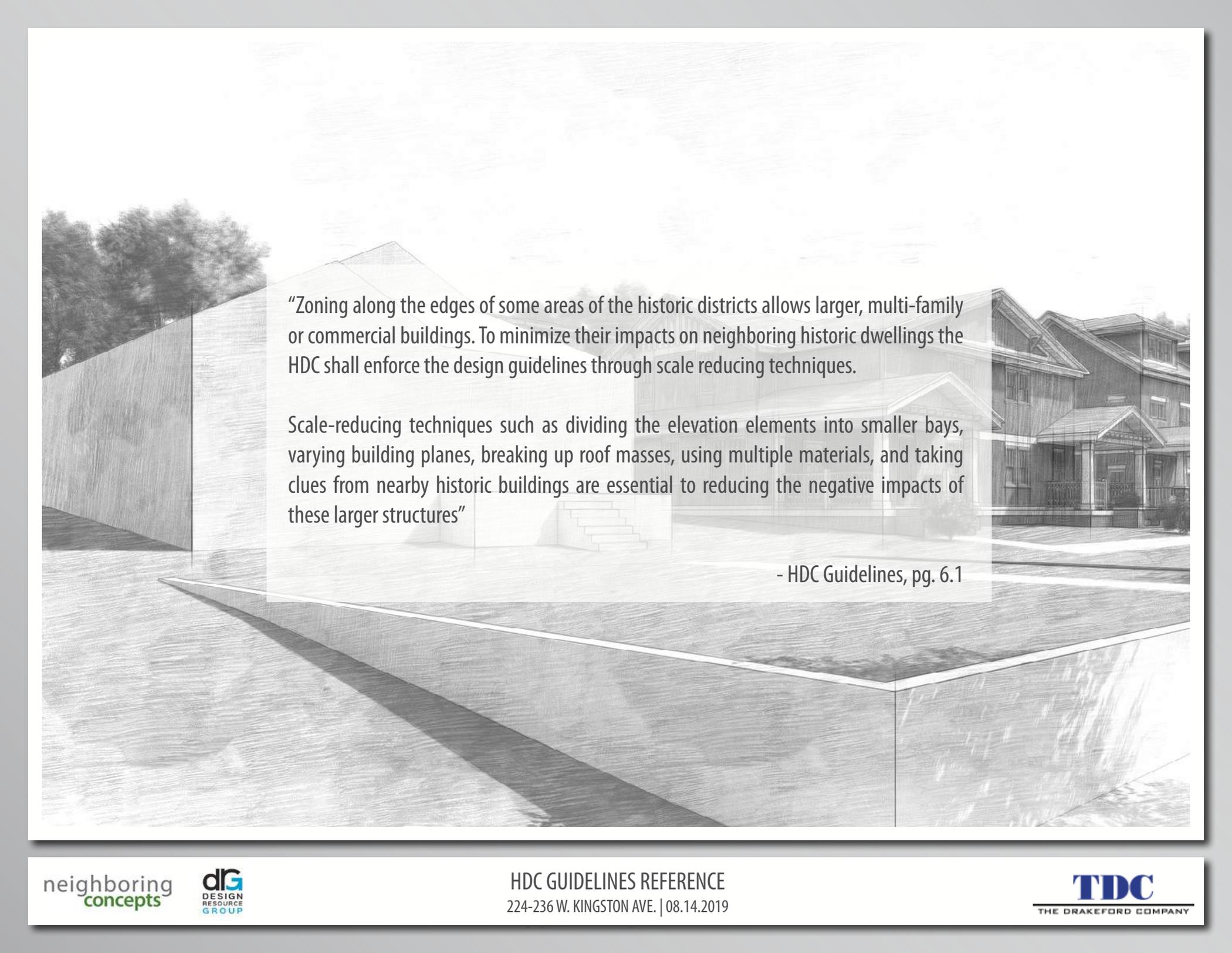


Rear  
236 W. Kingston Ave



Left  
236 W. Kingston Ave





“Zoning along the edges of some areas of the historic districts allows larger, multi-family or commercial buildings. To minimize their impacts on neighboring historic dwellings the HDC shall enforce the design guidelines through scale reducing techniques.

Scale-reducing techniques such as dividing the elevation elements into smaller bays, varying building planes, breaking up roof masses, using multiple materials, and taking clues from nearby historic buildings are essential to reducing the negative impacts of these larger structures”

- HDC Guidelines, pg. 6.1



245 w. kingston ave.



248 w. kingston ave.



244 w. kingston ave.



240 w. kingston ave.



241 w. kingston ave.



235 w. kingston ave.



1632 s. tryon st.



Lots to be combined and then  
parceled for townhouse ownership

Existing Zoning:  
R-22 MF  
19 units by right once combined

Rezoning:  
UR - 2(CD)  
16 units proposed



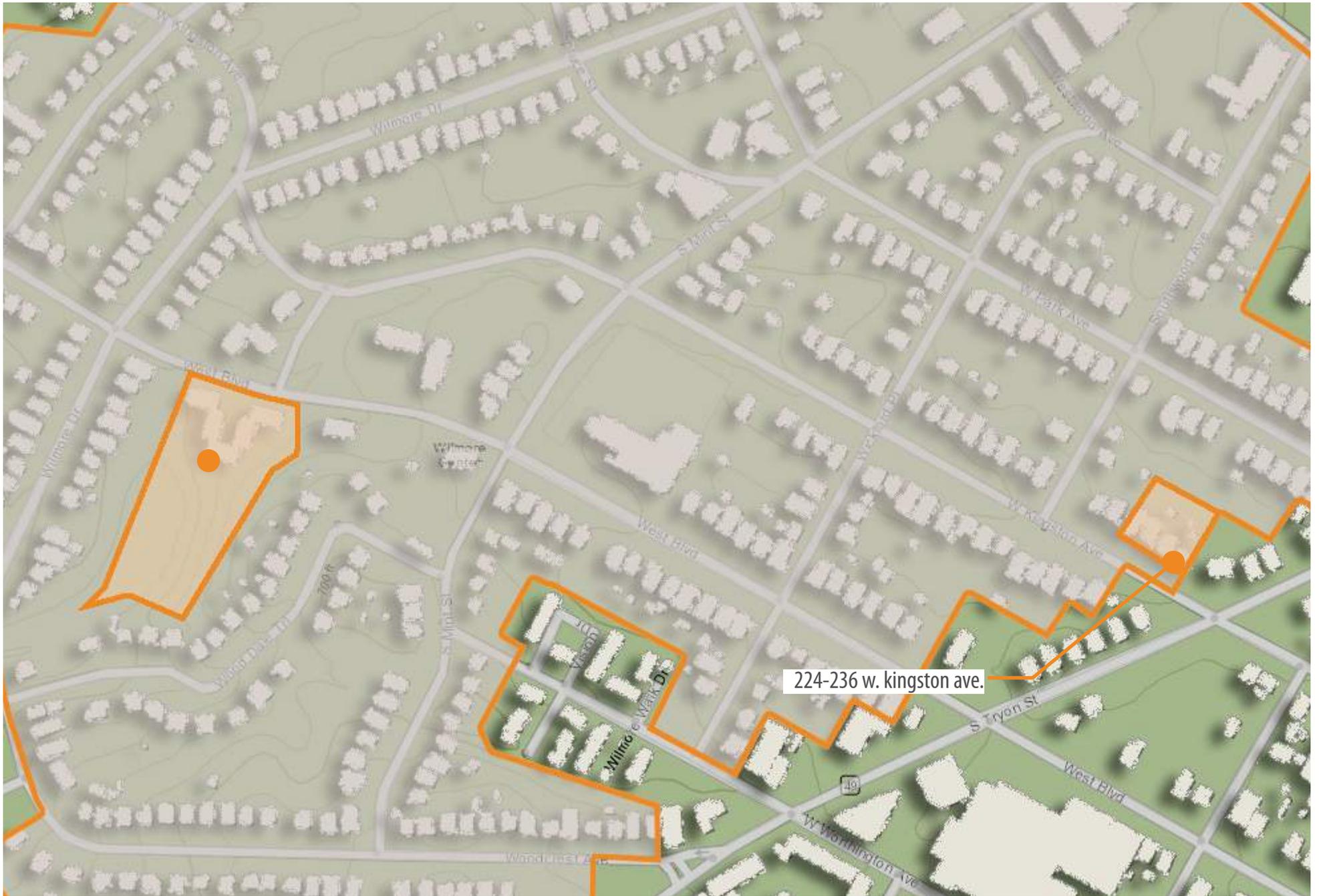
This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

0.00 acres(0.00 sq ft)

Date Printed: 2/1/2019 4:22:41 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



# Polaris 3G Map – Mecklenburg County, North Carolina

## Multi Family West Blvd

Date Printed: 8/6/2019 11:02:13 AM





AUGUST 2018 / BUILDINGS 1&2 / SIDE ELEVATION





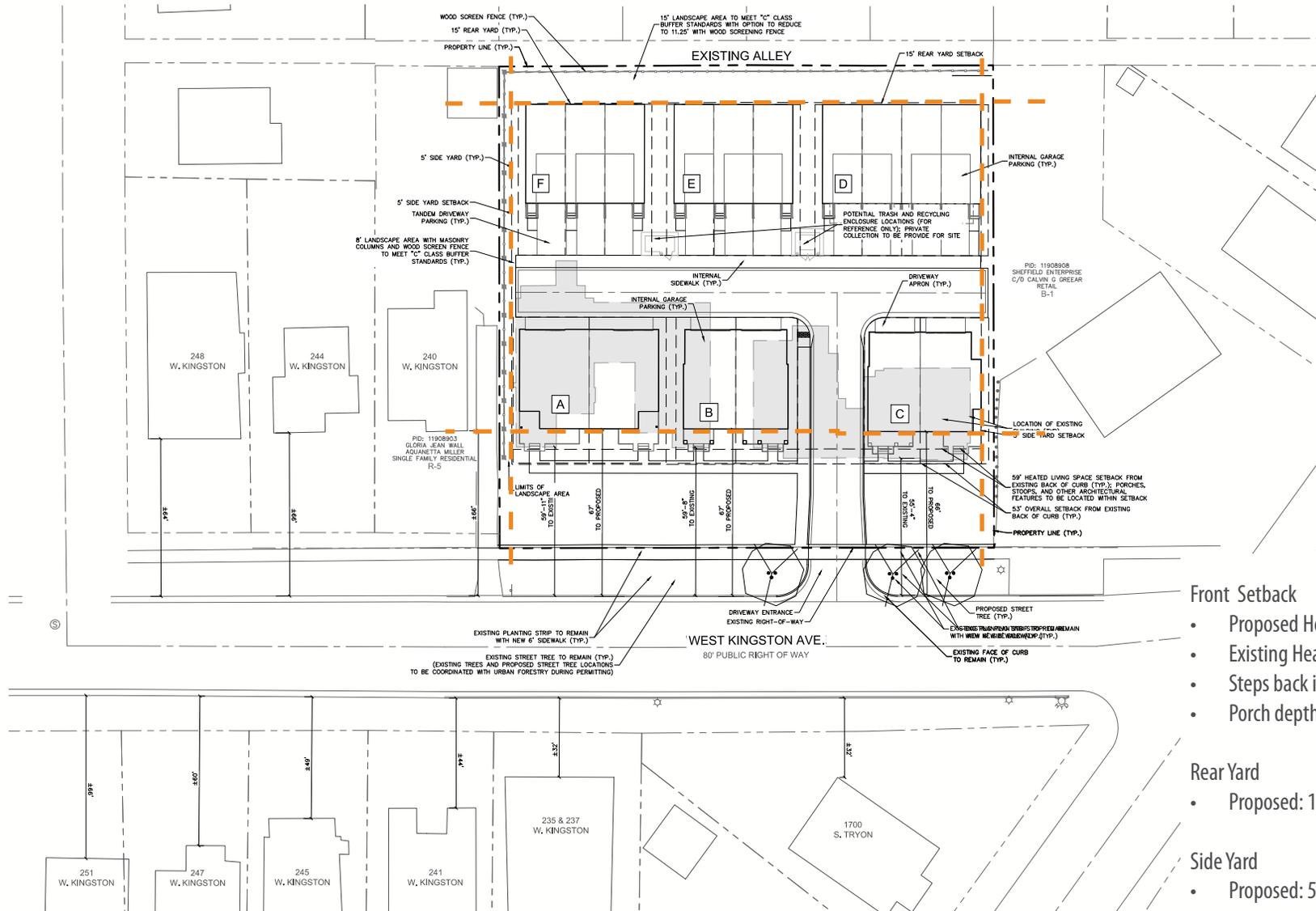
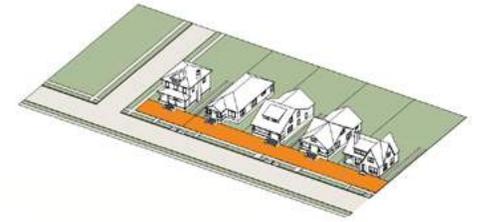
AUGUST 2018 / BUILDINGS 3&4 / FRONT ELEVATION



AUGUST 2018 / BUILDINGS 3&4 / REAR ELEVATION



# SETBACK



## Front Setback

- Proposed Heated: +/- 66'
- Existing Heated: +/- 55'-4"
- Steps back into neighborhood
- Porch depth: 6'-0"

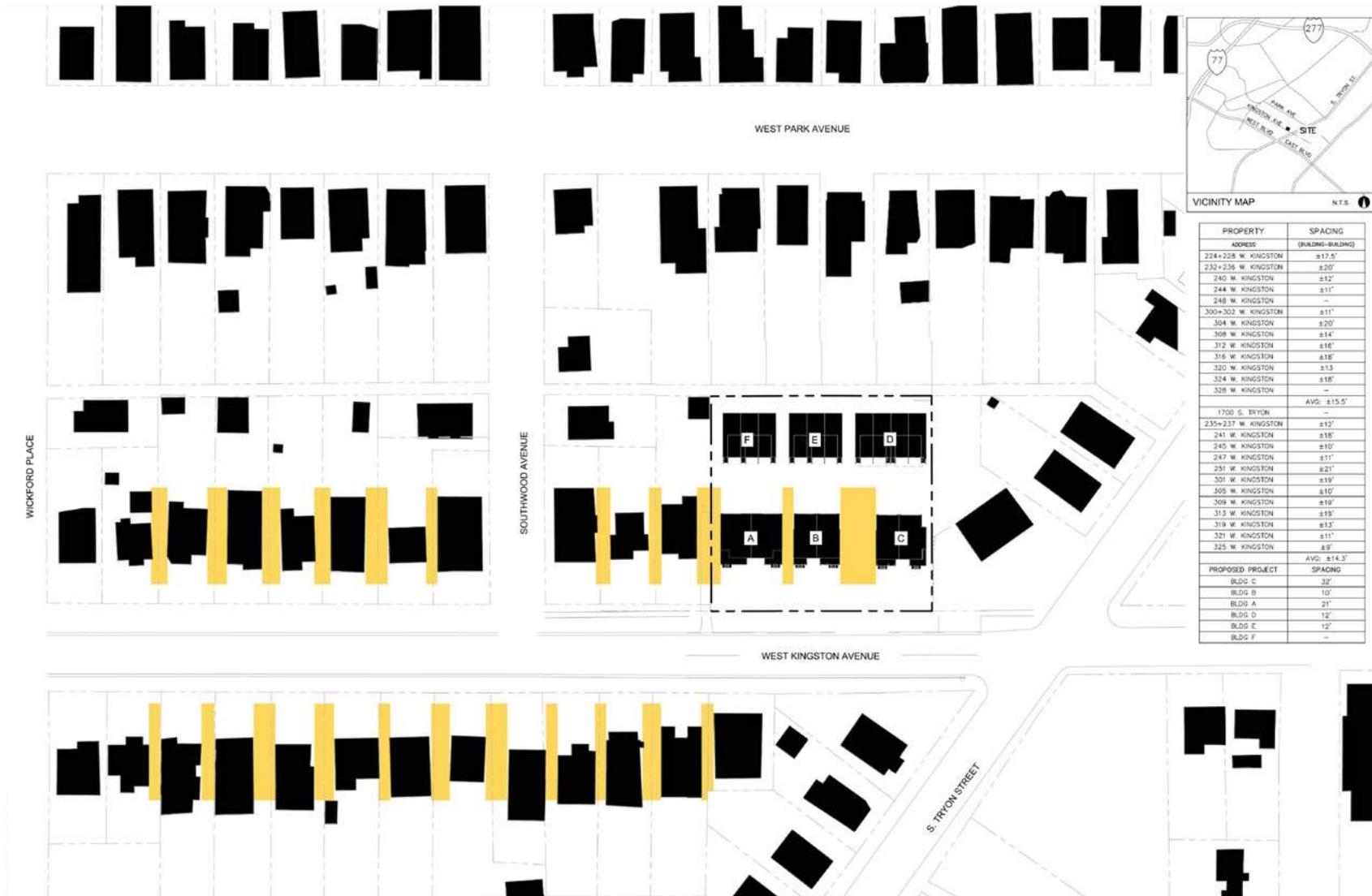
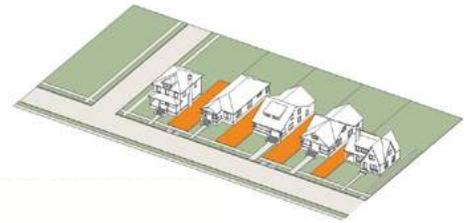
## Rear Yard

- Proposed: 15'-0"

## Side Yard

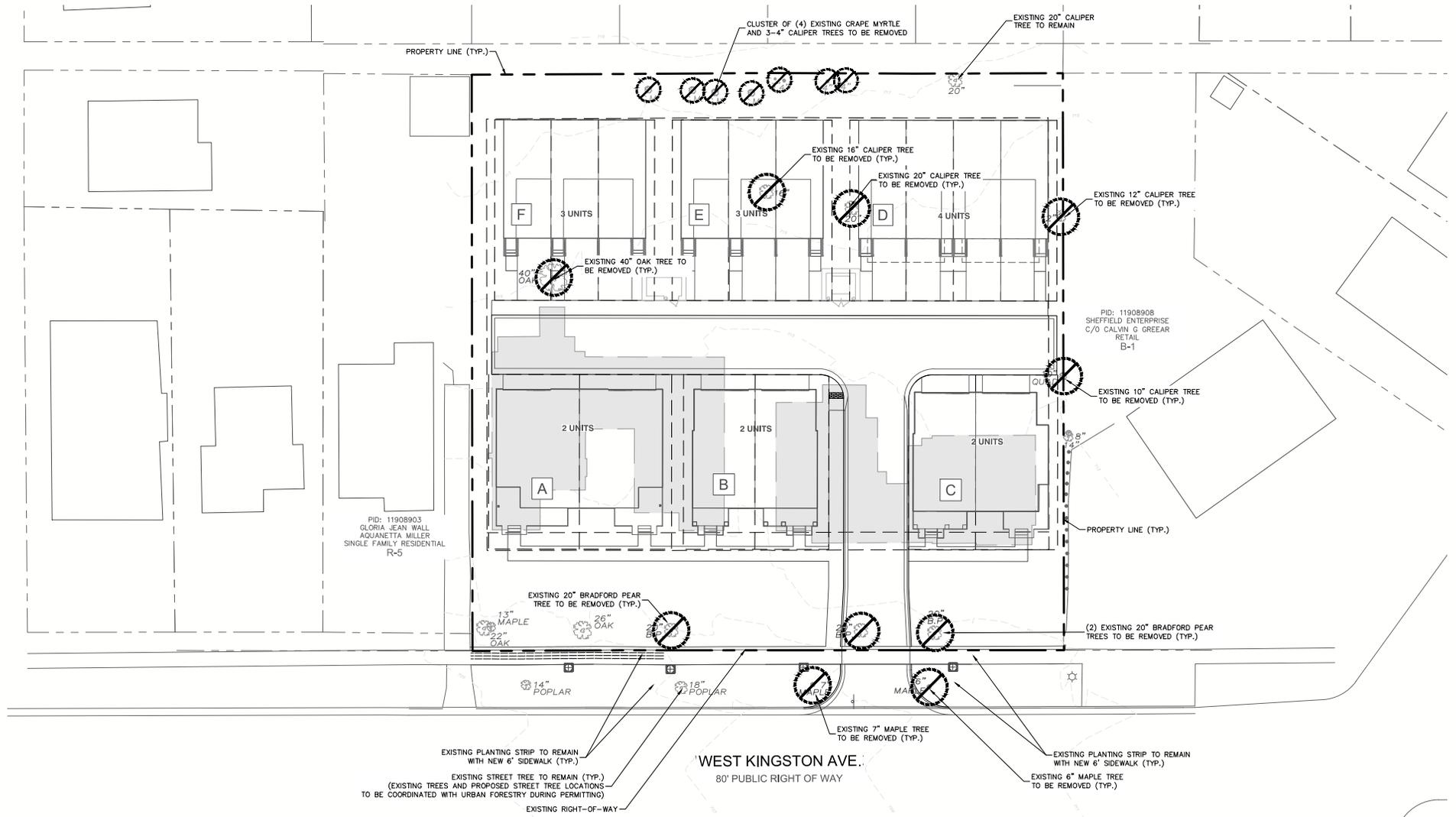
- Proposed: 5'-0"

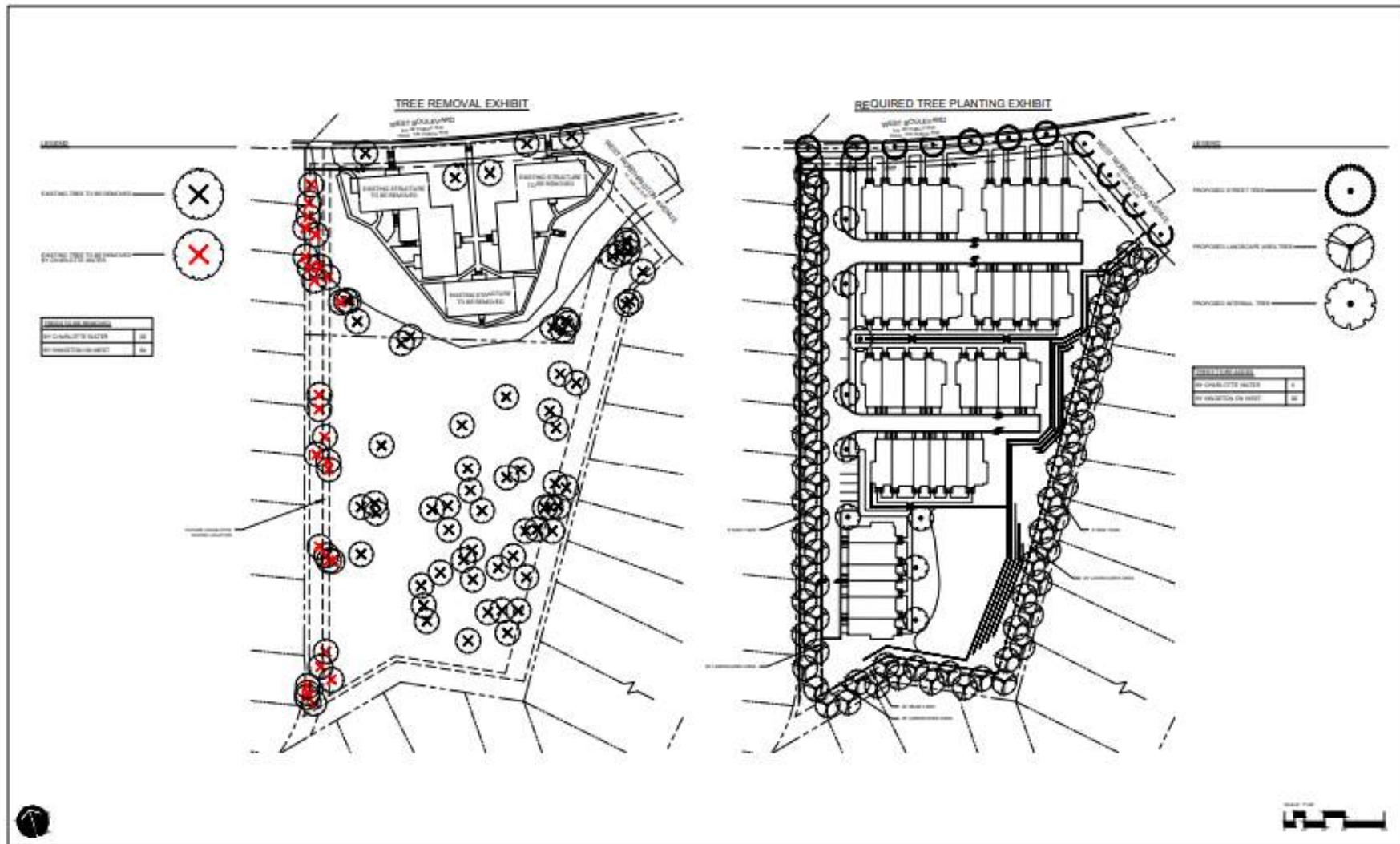
# SPACING



PROPERTY ADDRESS	SPACING (BUILDING-BUILDING)
224+228 W. KINGSTON	±17.5'
232+236 W. KINGSTON	±20'
240 W. KINGSTON	±12'
244 W. KINGSTON	±11'
248 W. KINGSTON	-
300+302 W. KINGSTON	±11'
304 W. KINGSTON	±20'
308 W. KINGSTON	±14'
312 W. KINGSTON	±16'
316 W. KINGSTON	±18'
320 W. KINGSTON	±13'
324 W. KINGSTON	±18'
328 W. KINGSTON	-
	AVG: ±15.5'
1700 S. TRYON	-
230+237 W. KINGSTON	±17'
241 W. KINGSTON	±18'
245 W. KINGSTON	±10'
247 W. KINGSTON	±11'
251 W. KINGSTON	±21'
301 W. KINGSTON	±19'
305 W. KINGSTON	±10'
309 W. KINGSTON	±19'
313 W. KINGSTON	±19'
319 W. KINGSTON	±13'
321 W. KINGSTON	±11'
325 W. KINGSTON	±8'
	AVG: ±14.3'
PROPOSED PROJECT	SPACING
BLDG C	32'
BLDG B	10'
BLDG A	21'
BLDG D	12'
BLDG E	12'
BLDG F	-

# PLANTINGS (EXISTING)





KINGSTON ON WEST • CHARLOTTE, NC • CODE COMPLIANT LANDSCAPE EXHIBIT  
 PN1017051 | 07.26.2018

**LandDesign**

# PLANTINGS (PROPOSED)

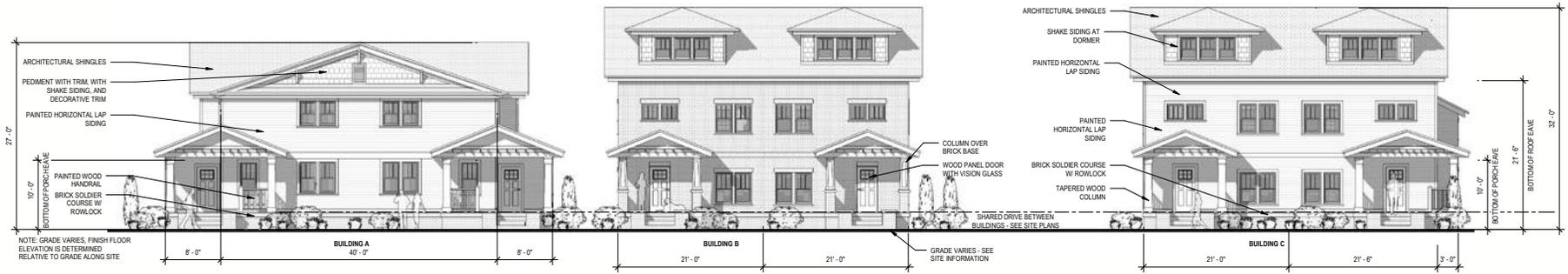


## Existing trees to remain:

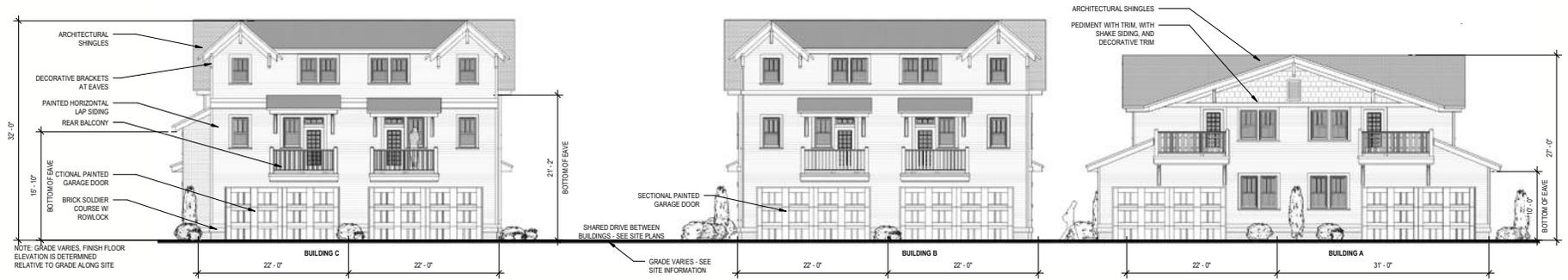
- 22" Oak
- 13" Maple
- 26" Oak
- 14" Poplar (street tree)
- 18" Poplar (street tree)
- 20" Hardwood

## Plants to be Planted:

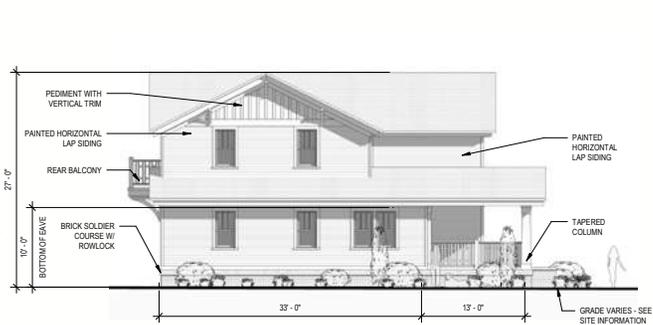
- (3) 2"-2.5" cal., 12'-14' street trees
- (7) evergreen trees
- (11) deciduous trees
- (16) cypress/arbovitae (potentially on rear properties)



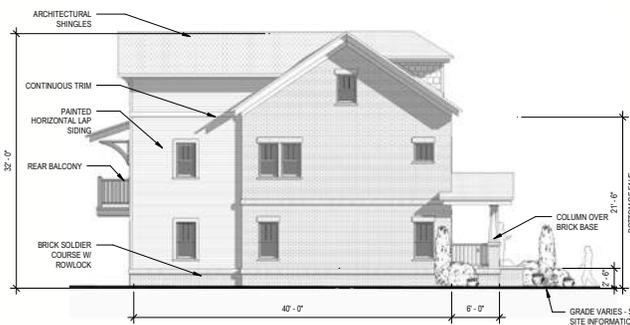
3 BUILDINGS A, B, & C WEST KINGSTON ELEVATION  
SCALE: 1/8" = 1'-0"



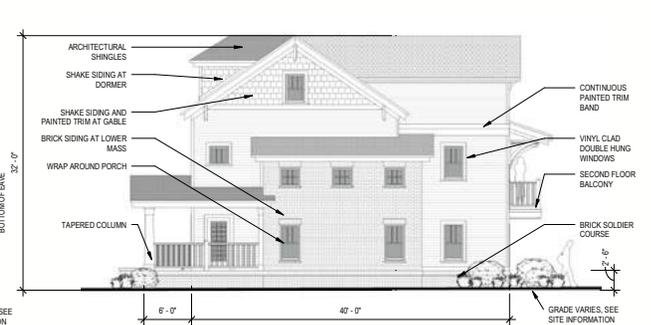
1 BUILDINGS A, B, & C REAR ELEVATION  
SCALE: 1/8" = 1'-0"



2 BUILDING A SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



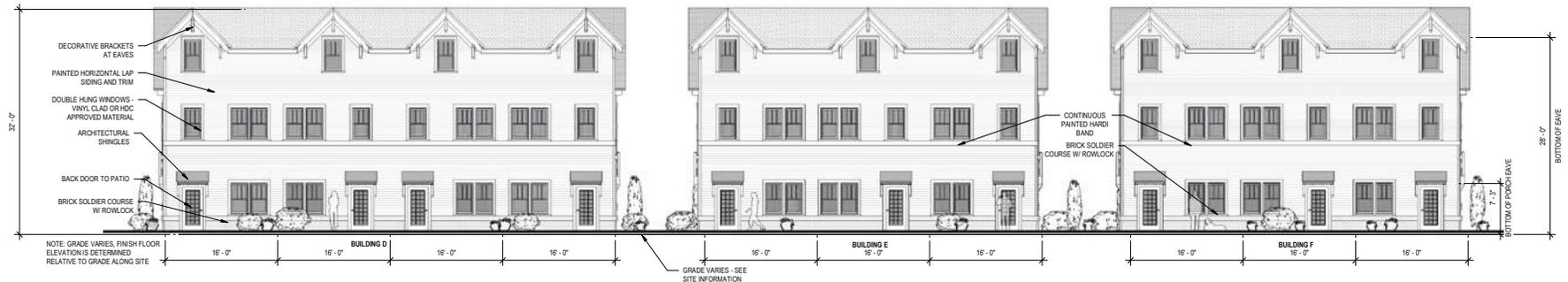
4 BUILDING B SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



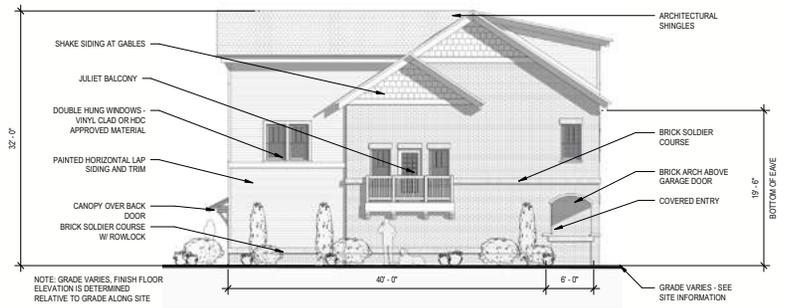
5 BUILDING C SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



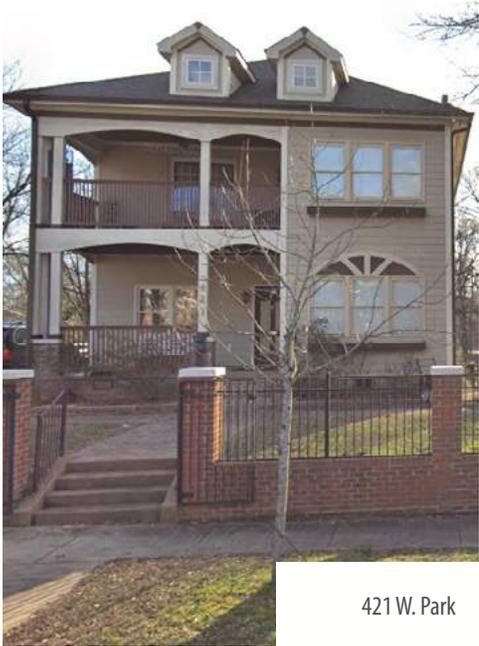
1 BUILDINGS D, E, & F FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



2 BUILDINGS D, E, & F REAR ELEVATION  
SCALE: 1/8" = 1'-0"



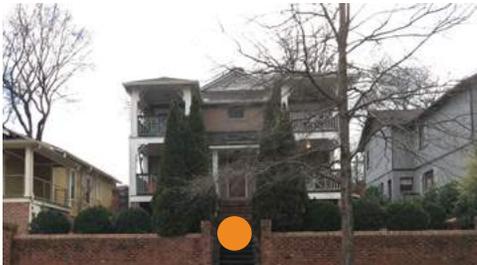
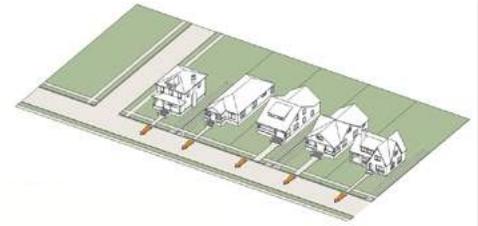
3 BUILDINGS D & E SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



421 W. Park



# ORIENTATION

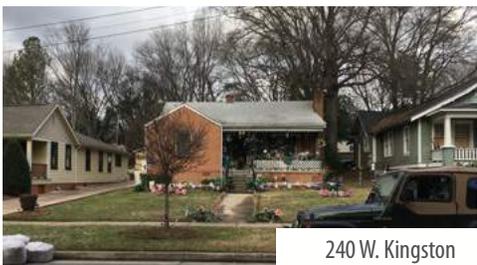


FRONT BUILDINGS - W. KINGSTON ELEVATION



BACK BUILDINGS - W. KINGSTON ELEVATION

# MASSING & COMPLEXITY OF FORM

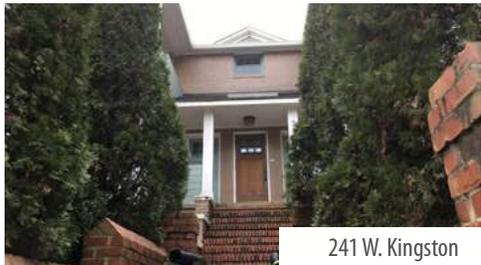
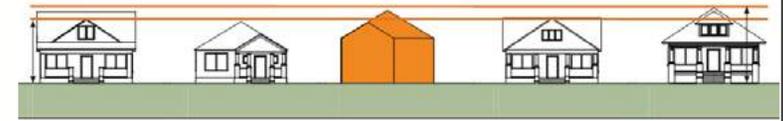


FRONT BUILDINGS - W. KINGSTON ELEVATION

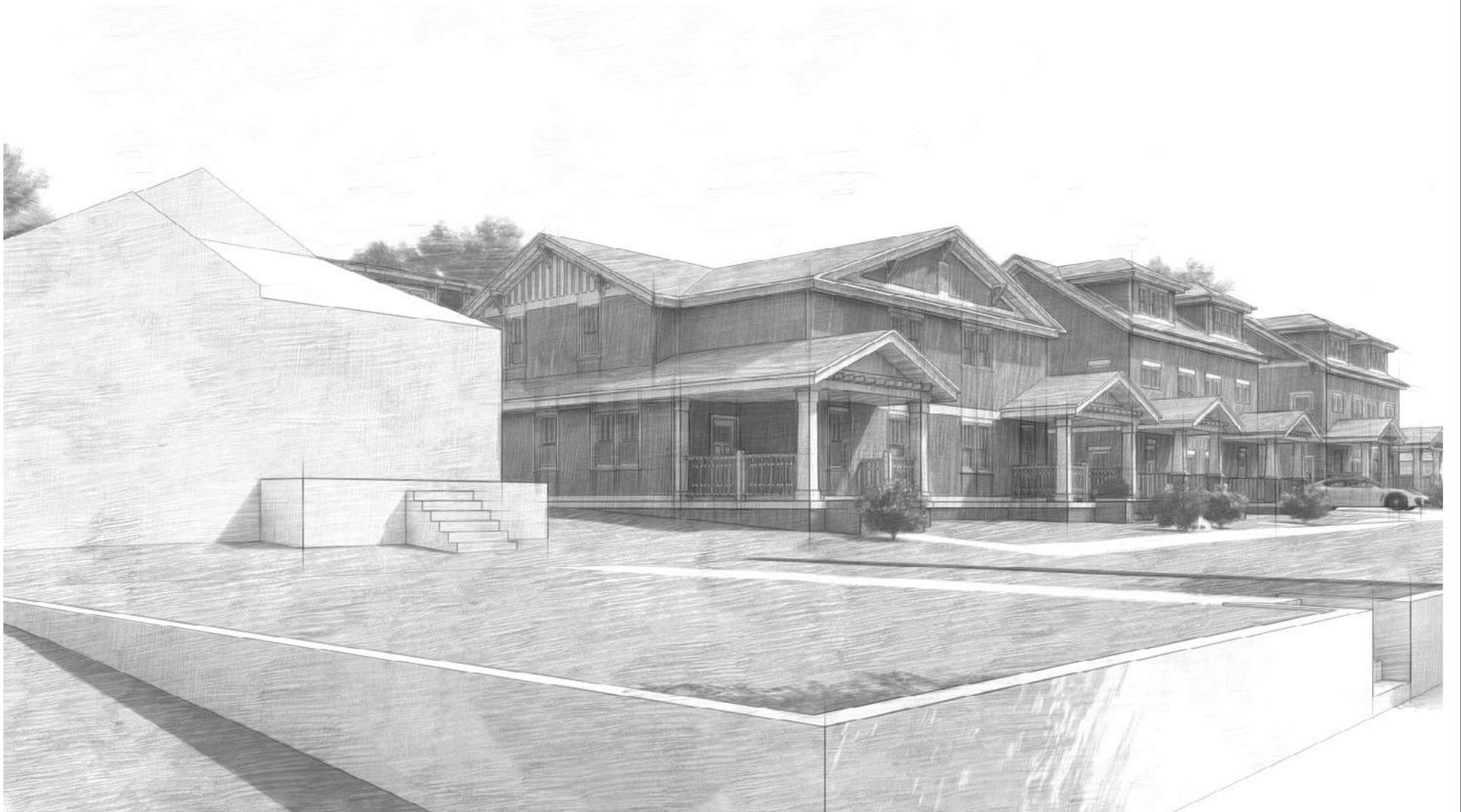
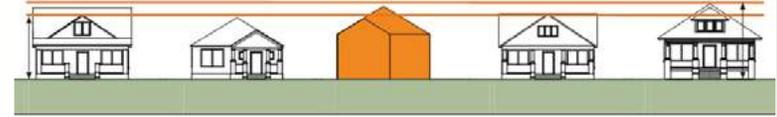


601 WEST BOULEVARD ELEVATION

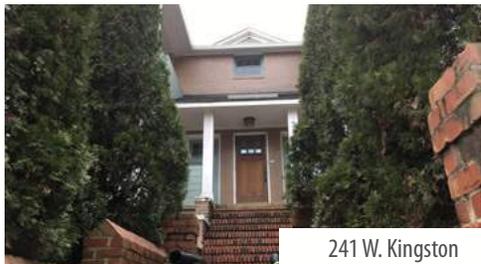
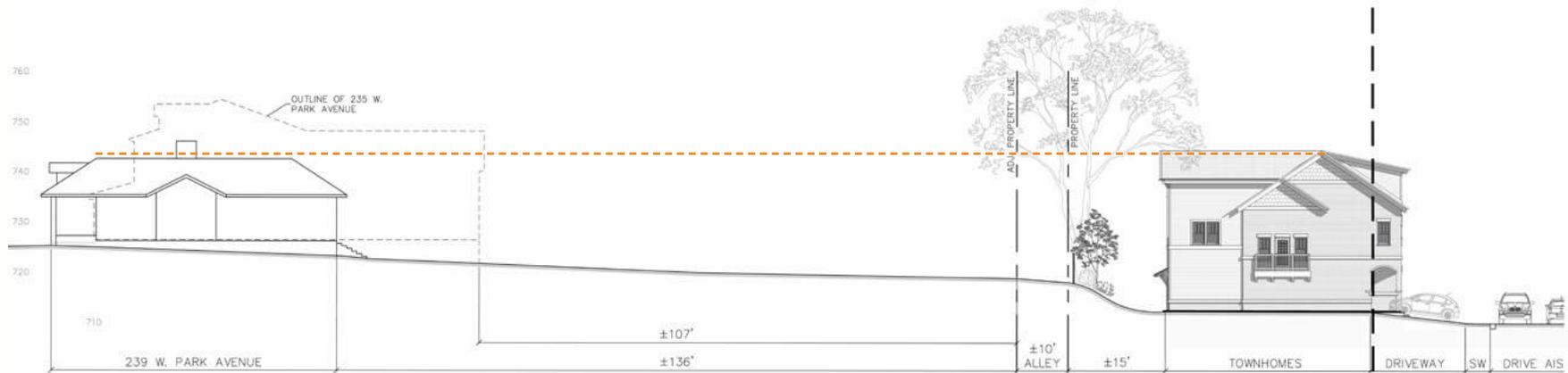
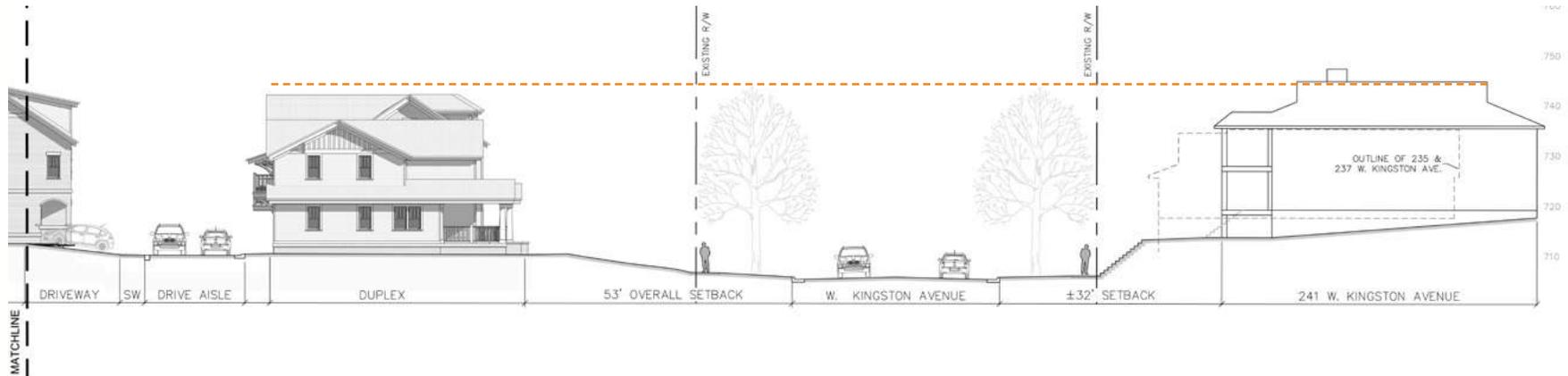
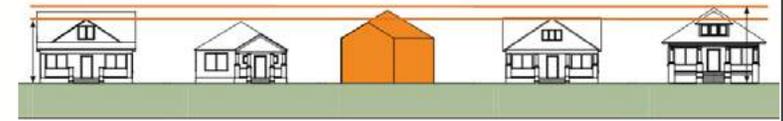
# HEIGHT & WIDTH



# HEIGHT & WIDTH



# HEIGHT & WIDTH



241 W. Kingston



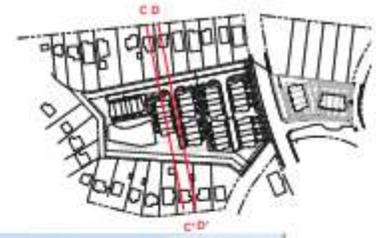
245 - 241 W. Kingston



245 W. Kingston



409 W. Kingston



SECTION C-C'



SECTION D-D'



**KINGSTON ON WEST (SOUTH) CHARLOTTE, NC • CROSS SECTIONS**

PH 10/17/00 | 07.30.2018



LandDesign

# SCALE

## Scale Reduction Strategies:

- Lower roof eave
- Window details
- Porches (at varying heights)
- Variation in roof line
- Variation in material
- Variation in texture
- Fenestration
- Variety of building



# DIRECTIONAL EXPRESSION

- Square
- Horizontal
- Color variation to make expression of larger buildings more square



FRONT BUILDINGS - W. KINGSTON ELEVATION



BACK BUILDINGS - W. KINGSTON ELEVATION

# DIRECTIONAL EXPRESSION

- Square
- Horizontal
- Color variation to make expression of larger buildings more square



235 W. Kingston



241 W. Kingston



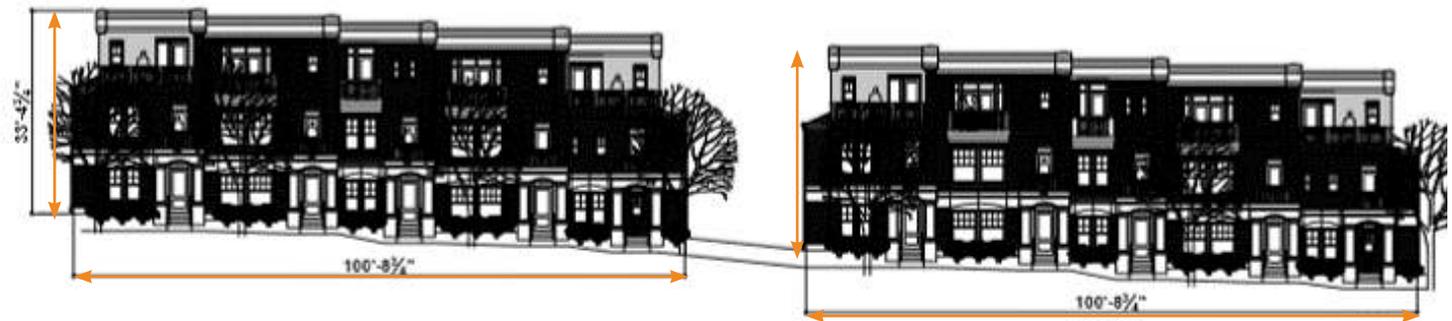
245 W. Kingston



240 W. Kingston

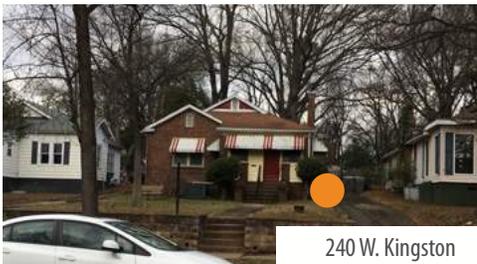


BACK BUILDINGS - W. KINGSTON ELEVATION



601 WEST BOULEVARD ELEVATION

# FOUNDATIONS



FRONT BUILDINGS - W. KINGSTON ELEVATION



BACK BUILDINGS - W. KINGSTON ELEVATION

# ROOF FORM & MATERIALS

- Front gable
- Hip
- Lower eave covering porch
- Full story dormer
- Architectural shingles at roof



235 W. Kingston



241 W. Kingston



245 W. Kingston



417 W. Kingston



FRONT BUILDINGS - W. KINGSTON ELEVATION



BACK BUILDINGS - W. KINGSTON ELEVATION

# CORNICES & TRIM

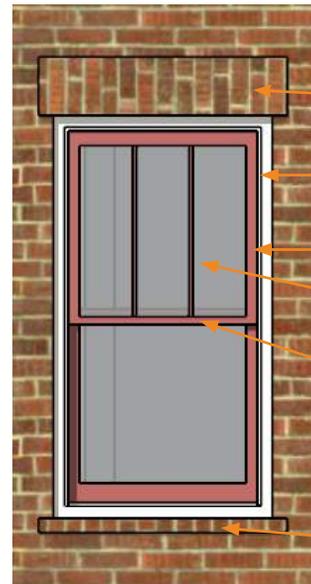
- Similar to nearby existing materials and profiles
- Craftsman features such as brackets and tapered columns
- Flat trim profiles to mimic features of nearby structures



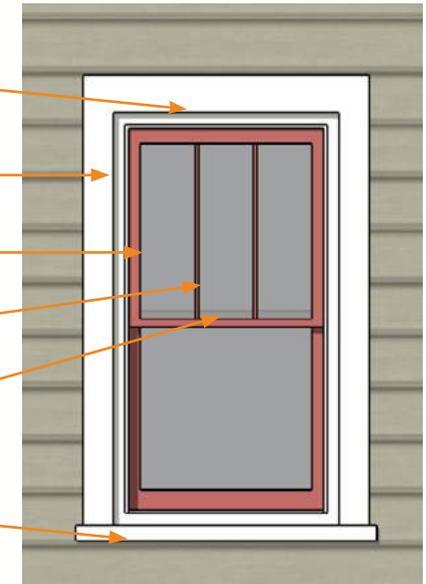
# DOORS & WINDOWS



- Similar size/composition of nearby structures
- Ratio of solid/void and rhythm similar to neighboring homes
- 3 over 1 double sash windows with interior/exterior fixed muntins
- Detailing varies for brick field vs. siding field



Window in a brick field



Window in a siding/shingle field

# PORCHES



235 W. Kingston



241 W. Kingston



Sears Duplex



421 W. Park



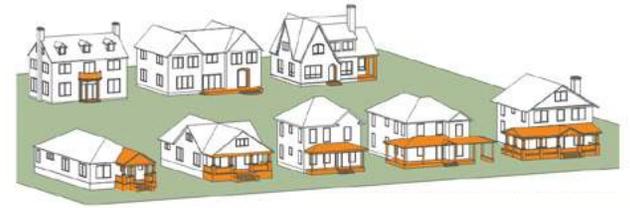
FRONT BUILDINGS - W. KINGSTON ELEVATION



BACK BUILDINGS - W. KINGSTON ELEVATION

# MATERIALS

- Brick (Modular)
- Horizontal Siding (Hardie Artisan or Nichiha)
- Shake Siding (Hardie or Nichiha)
- Trim (Hardie Artisan)
- Architectural Shingle Roofs



235 W. Kingston



241 W. Kingston



245 W. Kingston



240 W. Kingston



FRONT BUILDINGS - W. KINGSTON ELEVATION



BACK BUILDINGS - W. KINGSTON ELEVATION