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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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**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.

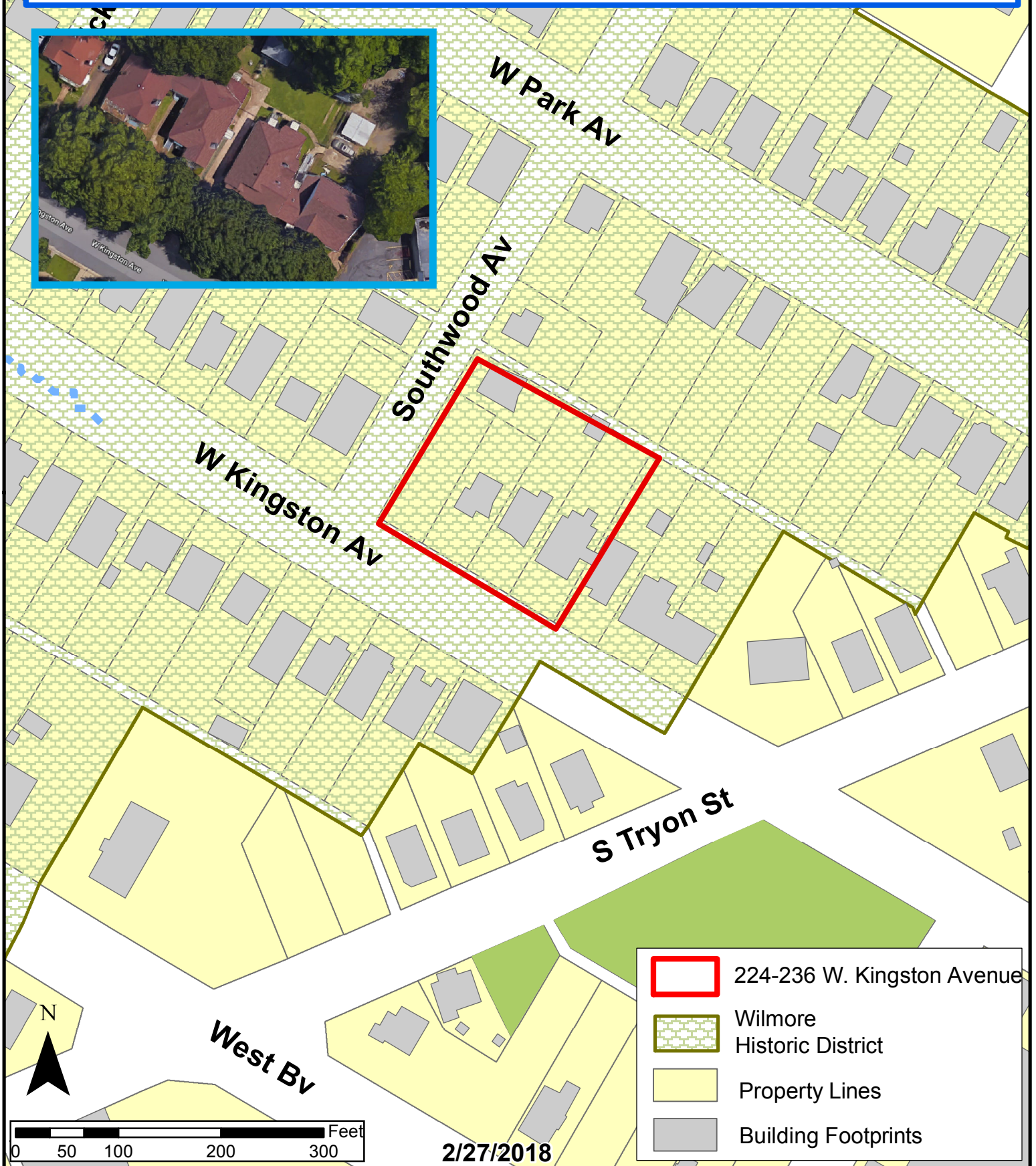
All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building 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

## Context – Adjacent Structures

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240 W Kingston Ave



1632 S Tryon St



## Context – Across the Street Structures

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235 W Kingston Ave  
(duplex converted to  
single-family)



241 W Kingston Ave  
(4 unit condo)



1700 S Tryon St





W Kingston Ave

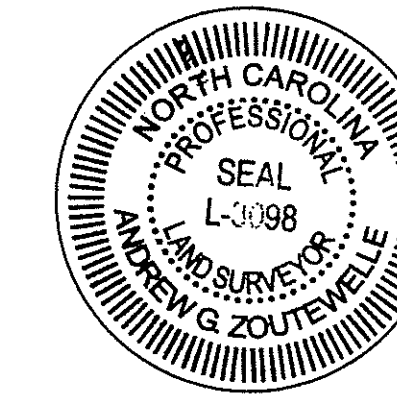
W Kingston Ave

W Kingston Ave

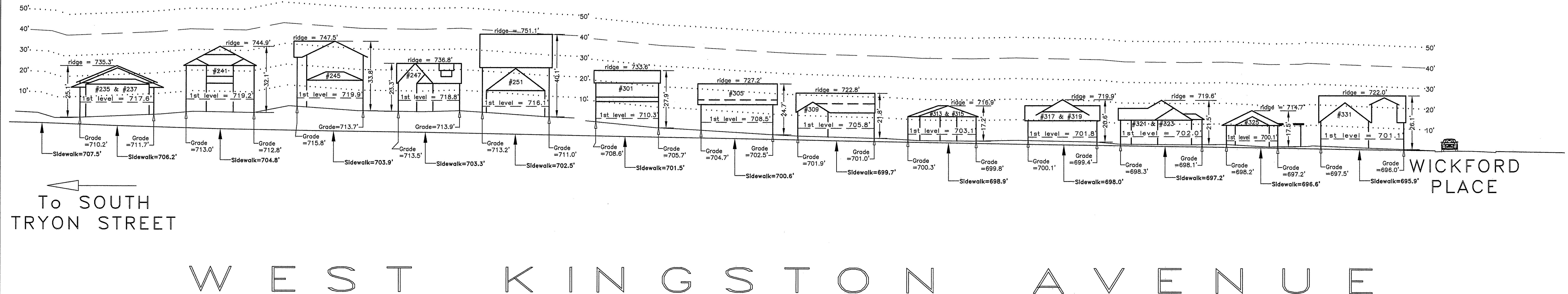


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 5<sup>th</sup> day of December, 2016.



*A.G.Z.*  
Andrew G. Zoutewelle  
Professional Land Surveyor  
NC License No. L-3098



To SOUTH  
TRYON STREET

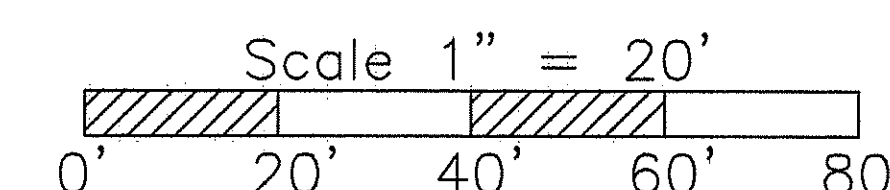
W E S T K I N G S T O N A V E N U E

**A.G. ZOUTEWELLE  
SURVEYORS**

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

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 sideyard 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.

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

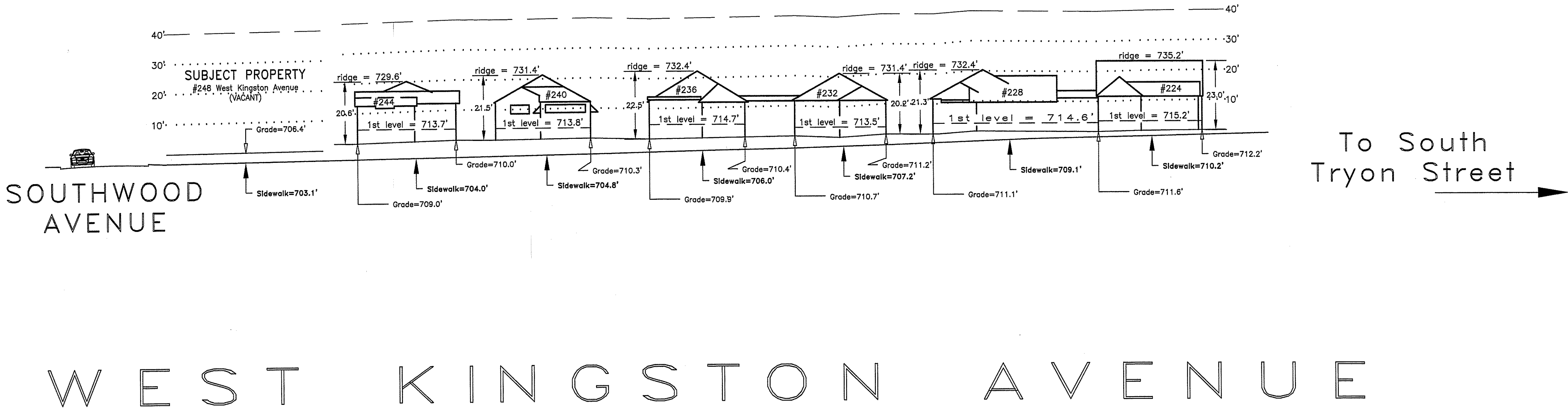


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 2nd day of October, 2016.

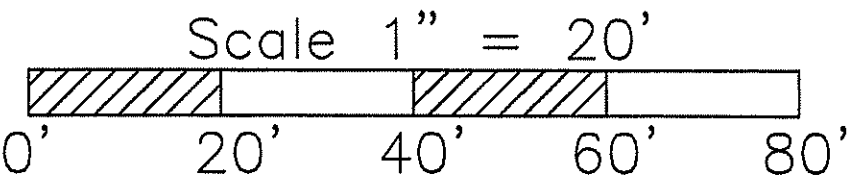


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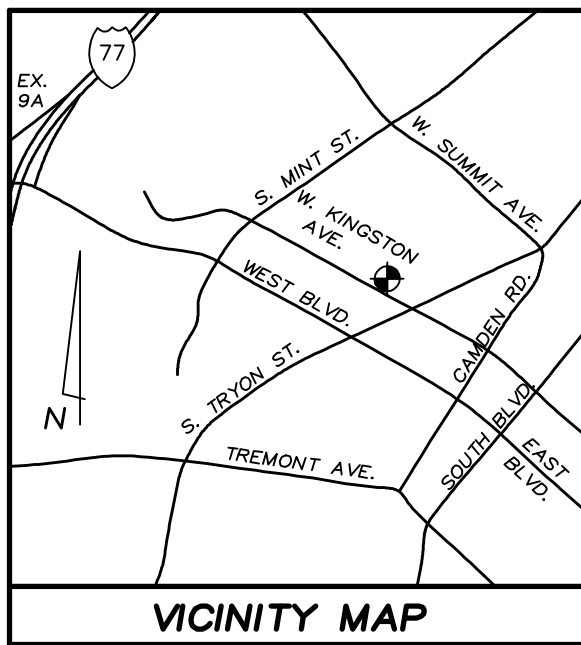
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Copyright 2016  
Building Heights Sketch of  
**WEST KINGSTON AVENUE 224 to 248**  
**FACING NORTHEAST**  
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for Charlotte-Mecklenburg Planning Department  
September 19, 2016

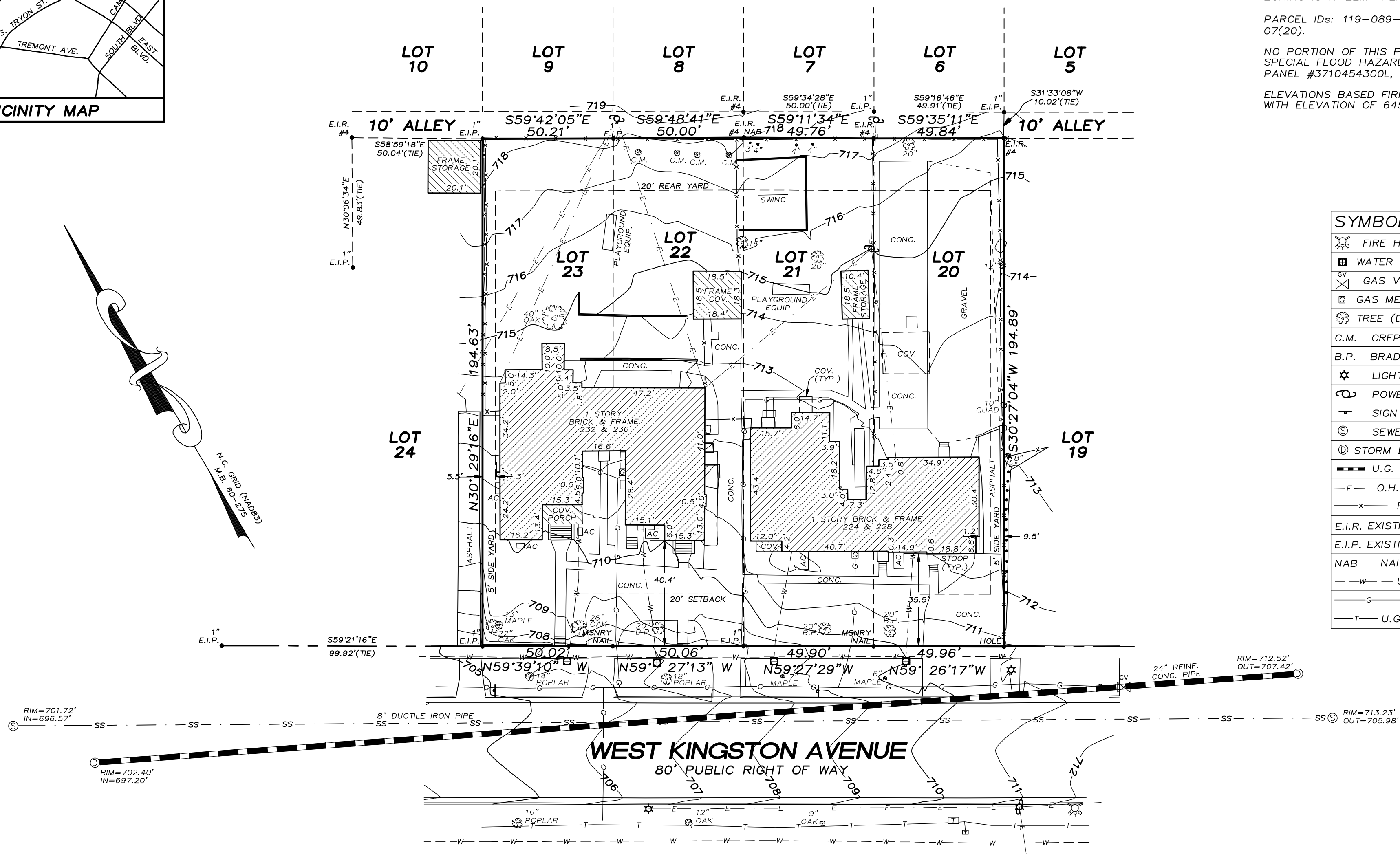


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VICINITY MAP



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.

*Tim Christian*

TIMOTHY A. CHRISTIAN, PLS #L-4878

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

BOUNDARY & TOPOGRAPHIC SURVEY  
OF

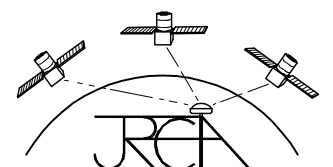
**LOTS 20-23, BLOCK 8,  
WILMOORE - SEC. 1**

D.B. 25816 PAGE 310, M.B. 332 PAGE 96  
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



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







NOTE: 1. PER 2012 NRCR  
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"  
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.





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"

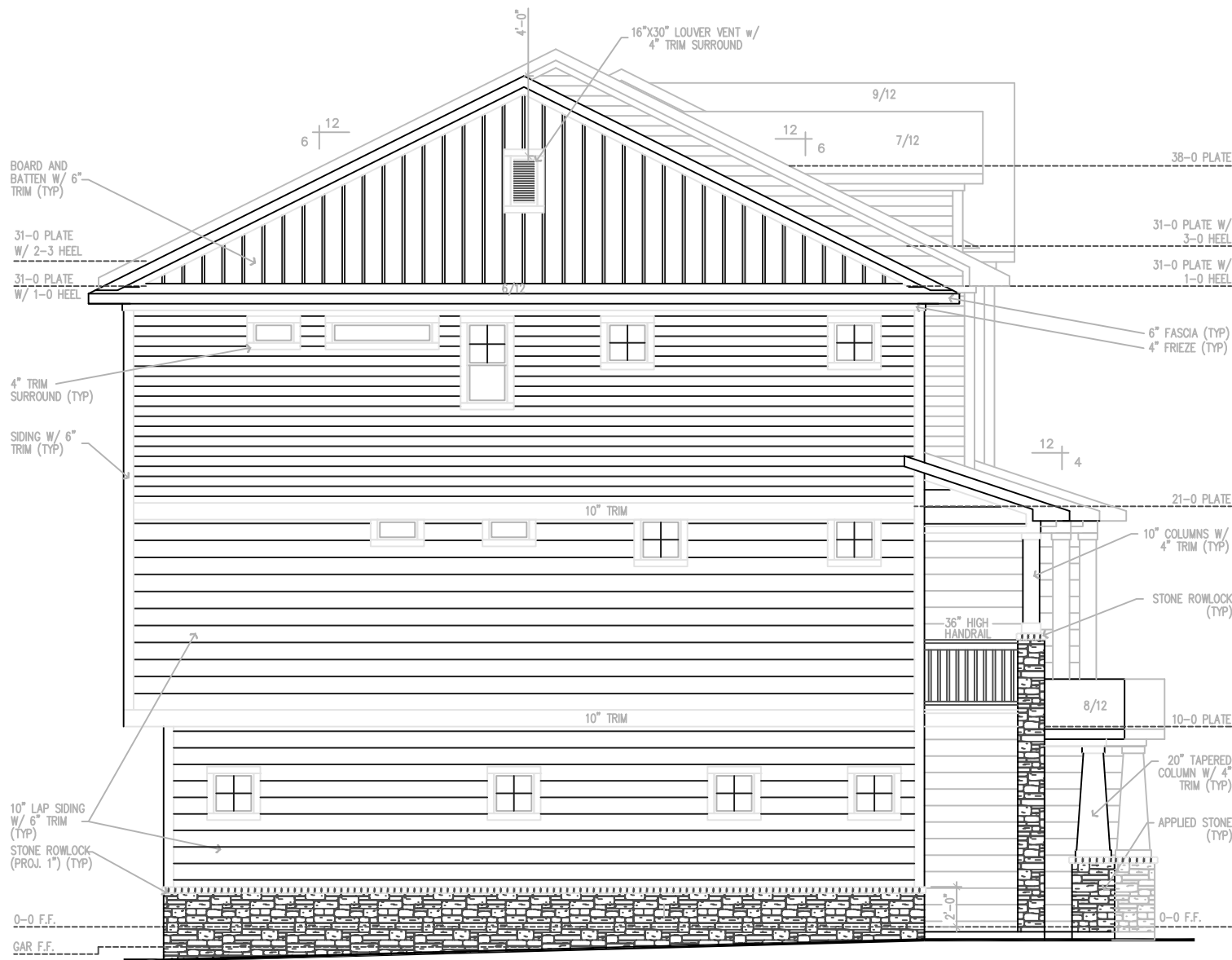
REAR ELEVATION 6726 "B"

REAR ELEVATION 6727 "D"

REAR ELEVATION 6726 "A"



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION





Architectural Details
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## Wilmore Materials Memo

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- 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