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**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 601 West Kingston Avenue and 600-610 West Boulevard

**SUMMARY OF REQUEST:** New Construction (north side only)

**OWNER/APPLICANT:** Charles McClure, applicant

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The application was continued from February for the following: 1) Revise the fenestration pattern on the side elevations of both buildings, 2) Revisit the massing of the Worthington Avenue building, 3) Provide a window sample and brick and mortar sample, 4) Provide a section showing the HVAC placement, 5) Provide material note on garage doors

### **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 parallel to the street. Building heights vary depending on topography. Primary materials are brick and stone. Detail materials are wood clad windows, metal balcony railings and wood trim garage doors. Walkway location reflects the ROW setback required by NCDOT.

#### *Revision - February*

1. Building names and addresses have been revised.
2. Massing of the second building at the corner of West Kingston and West Worthington has been revised to appear as individual town house units.

#### *Revision - March*

1. Window and door changes have been made on side elevations of Building 1 (West Blvd), and all sides of Building 2 (West Worthington) as a result of revisions to the elevations (massing).
2. A typical wall section with the HVAC location has been included. The units will be screened by the parapet wall and not visible from public streets.
3. Additional material notes have been provided on exterior doors and locations of Hardie trim (soffit, balcony trim).

### **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.

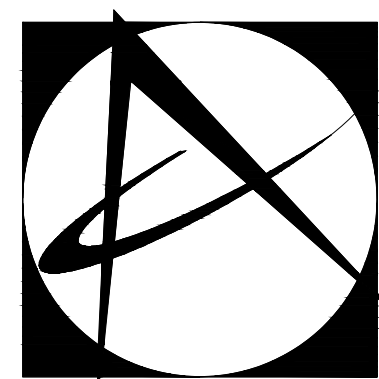
The criteria in this section are all important when considering whether a proposed new building design is appropriate and compatible. All criteria should be taken into consideration in the design process with the goal to ensure that the new design respects its historic neighboring buildings.

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 Commission will determine which design option best meets the guidelines for massing and fenestration for Building 2. Overall, either option for Building 2 meets all guidelines for New Construction.
2. The non-traditional trim material as noted may be allowed on new construction.
3. HVAC screening is shown on the plans.
4. Staff believes the proposal meets the guidelines for new construction. Minor detail changes may be reviewed by staff as recommended by the HDC.

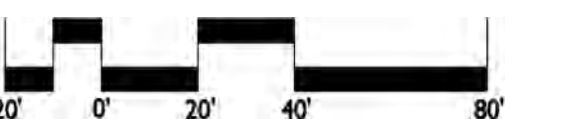
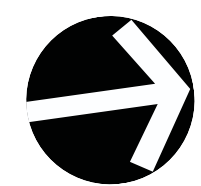


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# 601 KINGSTON CHARLOTTE , NORTH CAROLINA

1.02.2018



# KINGSTON ON WEST CHARLOTTE, NC • SITE PLAN NORTH

PN 1017051 | 12.20.2017

LandDesign.



DEVELOPMENT SUMMARY:

PID #: 11907207  
KINGSTON APARTMENTS LLC  
DB 18155 PG 329

EXISTING PARCEL SIZE: ±17,976 SF  
±0.41 ACRES

FUTURE R/W SIZE: ±0.07 ACRES

PROPOSED SITE SIZE: ±0.34 ACRES

DIMENSIONAL REQUIREMENT: FRONT YARD: 20 FEET  
SIDE YARD: 5 FEET  
REAR YARD: 20 FEET

JURISDICTION: CITY OF CHARLOTTE

EXISTING ZONING: R-22MF

EXISTING LAND USE: MULTIFAMILY

PROPOSED PRINCIPAL USE: TOWNHOMES

PROPOSED GROSS FLOOR AREA: ±3,415 SQUARE FEET

ALLOWABLE DENSITY CALCULATION: (22 UNITS/ACRE X 0.34 ACRES) = 7.48 DUA

PROPOSED DENSITY CALCULATION: (4 UNITS / 0.34 ACRES) = 1.36 DUA

MAXIMUM BUILDING HEIGHT: 40 FEET

PARKING CALCULATIONS:

VEHICULAR PARKING REQUIRED: 1.5 SPACES PER UNIT

VEHICULAR PARKING PROVIDED: 2 SPACES PER UNIT

TREE SAVE REQUIREMENTS:

TREE SAVE REQUIRED: NONE REQUIRED

OPEN SPACE REQUIREMENTS:

OPEN SPACE REQUIRED: 40%

OPEN SPACE PROVIDED: 53%

TRAFFIC CONTROL NOTE:

1. CONTRACTOR IS TO UTILIZE CDOT W.A.T.C.H. DURING CONSTRUCTION WITHIN THE RIGHT OF WAY.

DEVELOPMENT SUMMARY:

PID #: 11907208  
KINGSTON APARTMENTS LLC  
DB 18155 PG 242

EXISTING PARCEL SIZE: ±11,885 SF  
±0.27 ACRES

DIMENSIONAL REQUIREMENT: FRONT YARD: 20 FEET  
SIDE YARD: 5 FEET  
REAR YARD: 20 FEET

JURISDICTION: CITY OF CHARLOTTE

EXISTING ZONING: R-22MF

EXISTING LAND USE: MULTIFAMILY

PROPOSED PRINCIPAL USE: TOWNHOMES

PROPOSED GROSS FLOOR AREA: ±3,860 SQUARE FEET

ALLOWABLE DENSITY CALCULATION: (22 UNITS/ACRE X 0.27 ACRES) = 5.94 DUA

DENSITY CALCULATION: (4 UNITS / 0.27 ACRES) = 1.08 DUA

MAXIMUM BUILDING HEIGHT: 40 FEET

PARKING CALCULATIONS:

VEHICULAR PARKING REQUIRED: 1.5 SPACES PER UNIT

VEHICULAR PARKING PROVIDED: 2 SPACES PER UNIT

TREE SAVE REQUIREMENTS:

TREE SAVE REQUIRED: NONE REQUIRED

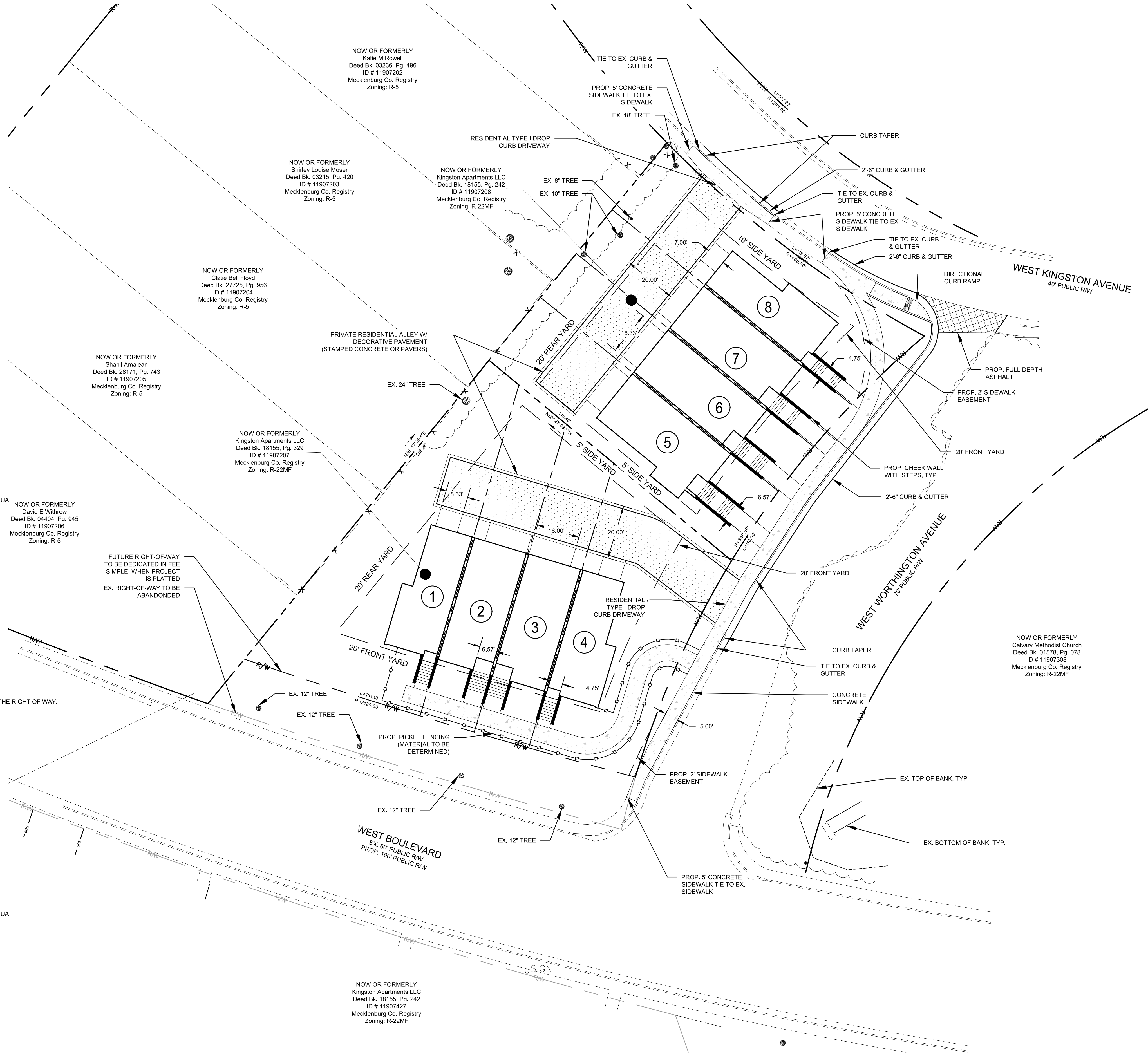
URBAN OPEN SPACE REQUIREMENTS:

OPEN SPACE REQUIRED: 40%

OPEN SPACE PROVIDED: 42%

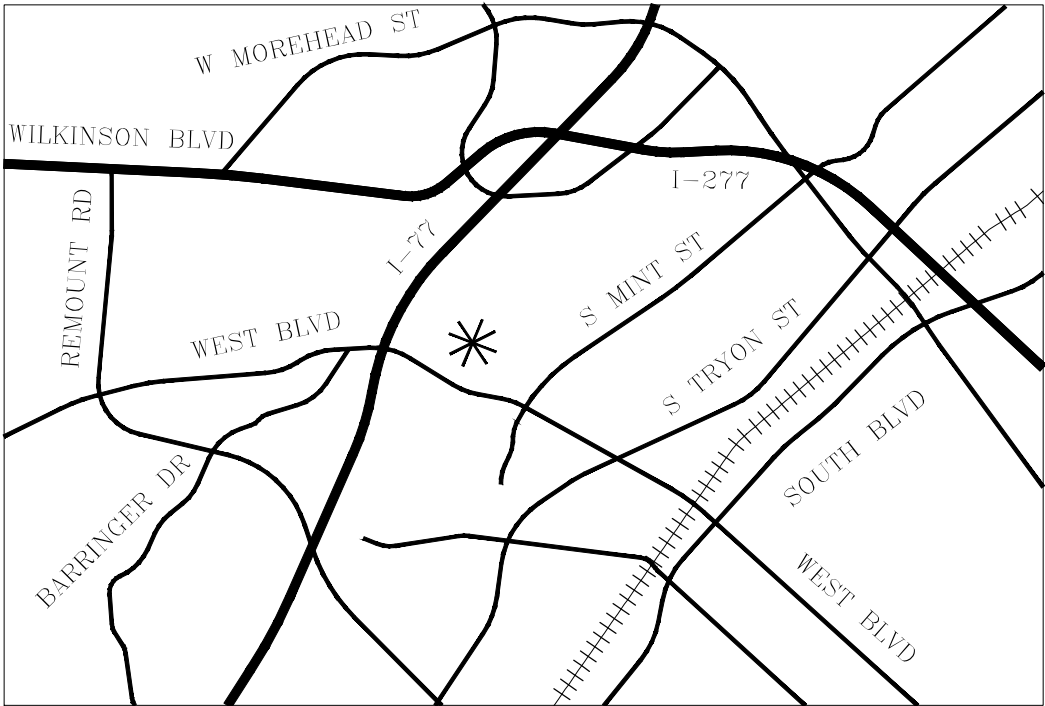
TRAFFIC CONTROL NOTE:

1. CONTRACTOR IS TO UTILIZE CDOT W.A.T.C.H. DURING CONSTRUCTION WITHIN THE RIGHT OF WAY.



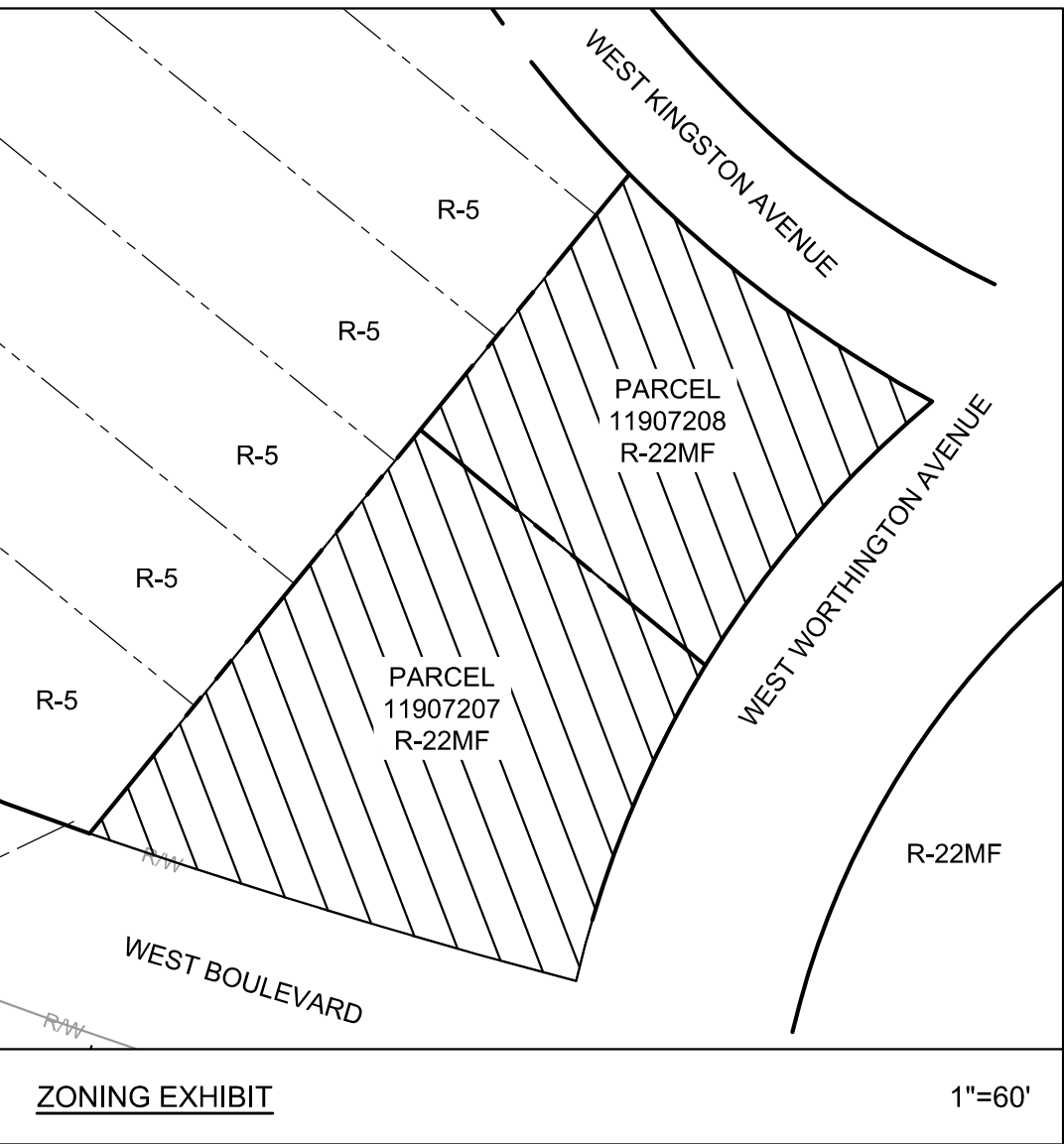
GENERAL NOTES:

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

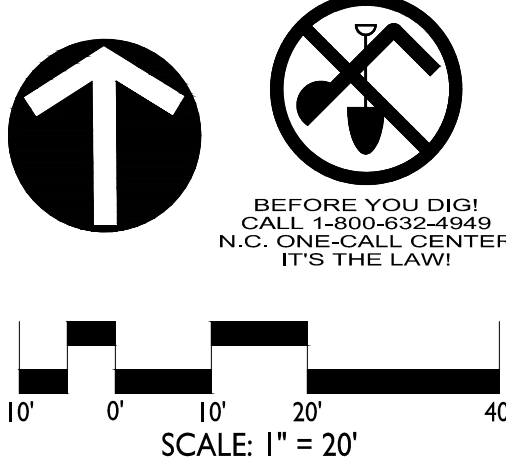


VICINITY MAP

NTS



ZONING EXHIBIT



LandDesign



KINGSTON ON WEST (NORTH)  
TOWNHOMES

Charlotte, NC | KINGSTON APARTMENTS, LLC

SITE PLAN

REVISIONS:

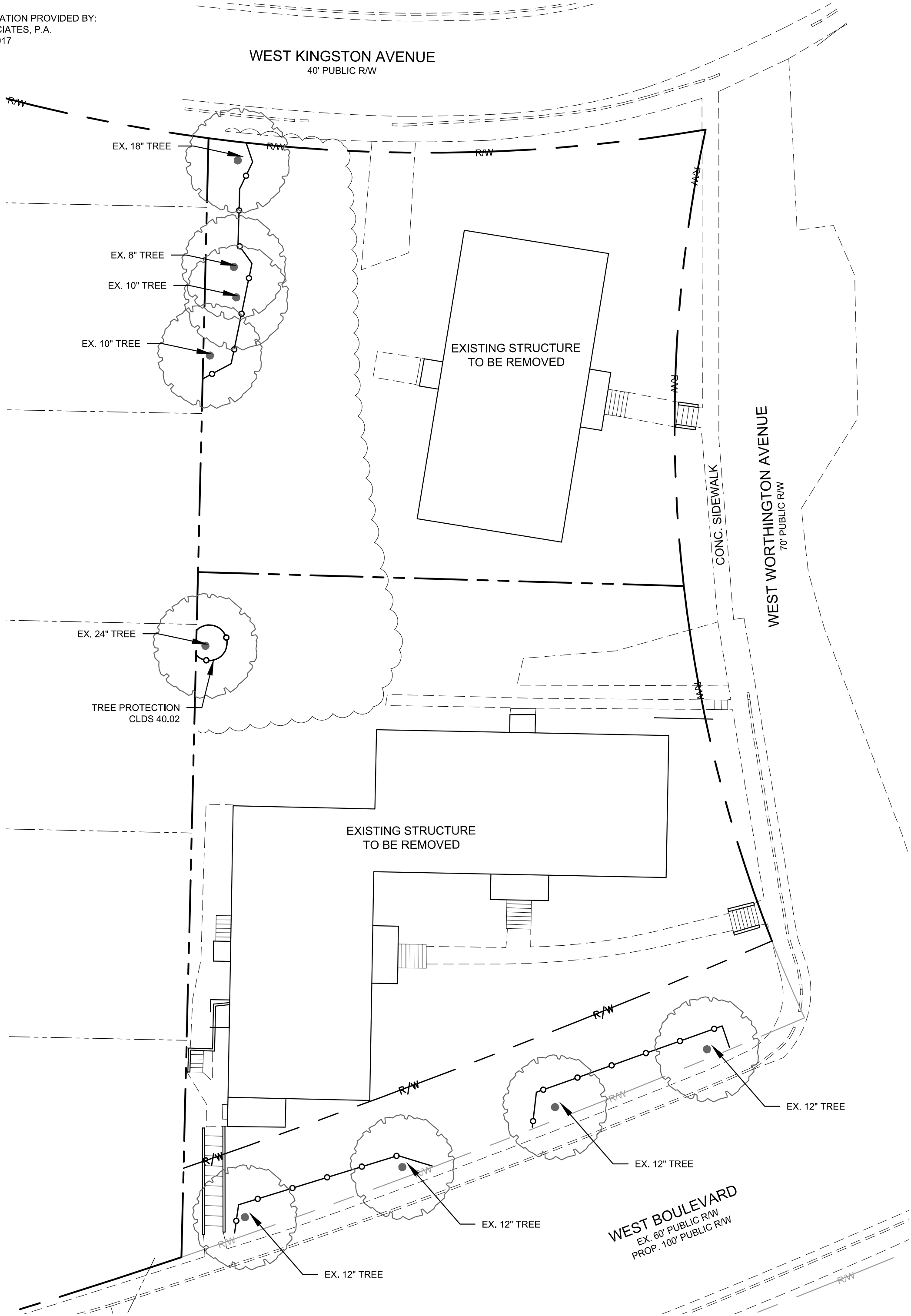
DATE: DEC 2017  
DESIGNED BY: ATB  
DRAWN BY: ATB  
CHECKED BY: JFM  
SCALE: 1" = 20'  
PROJECT #1017051

SHEET #:  
HDC1.0

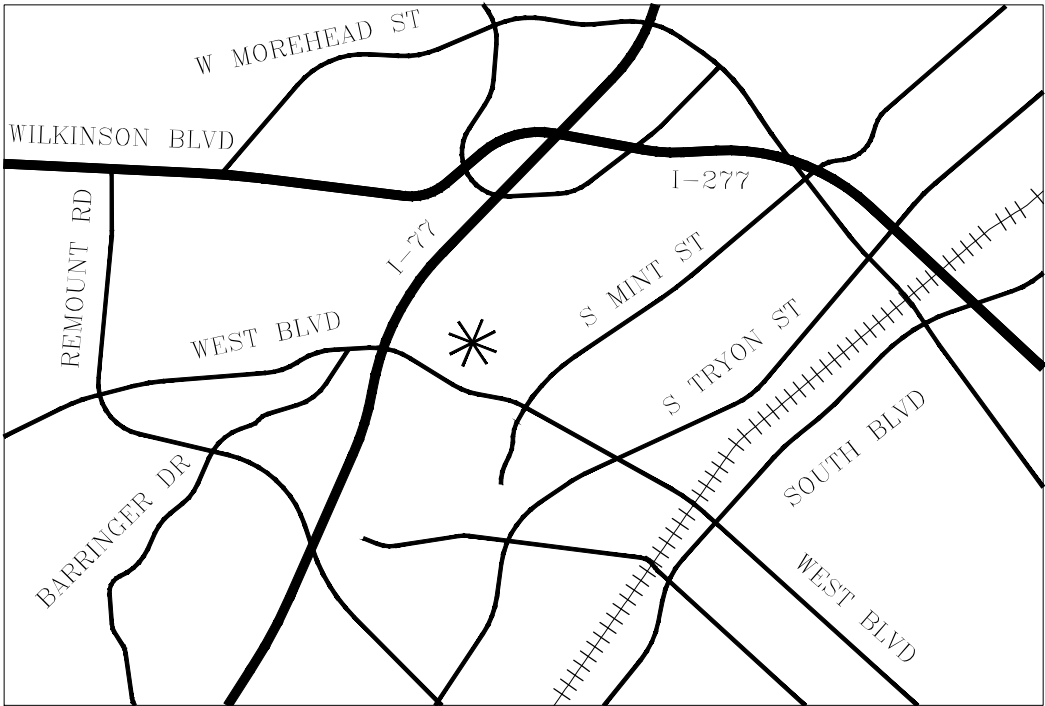
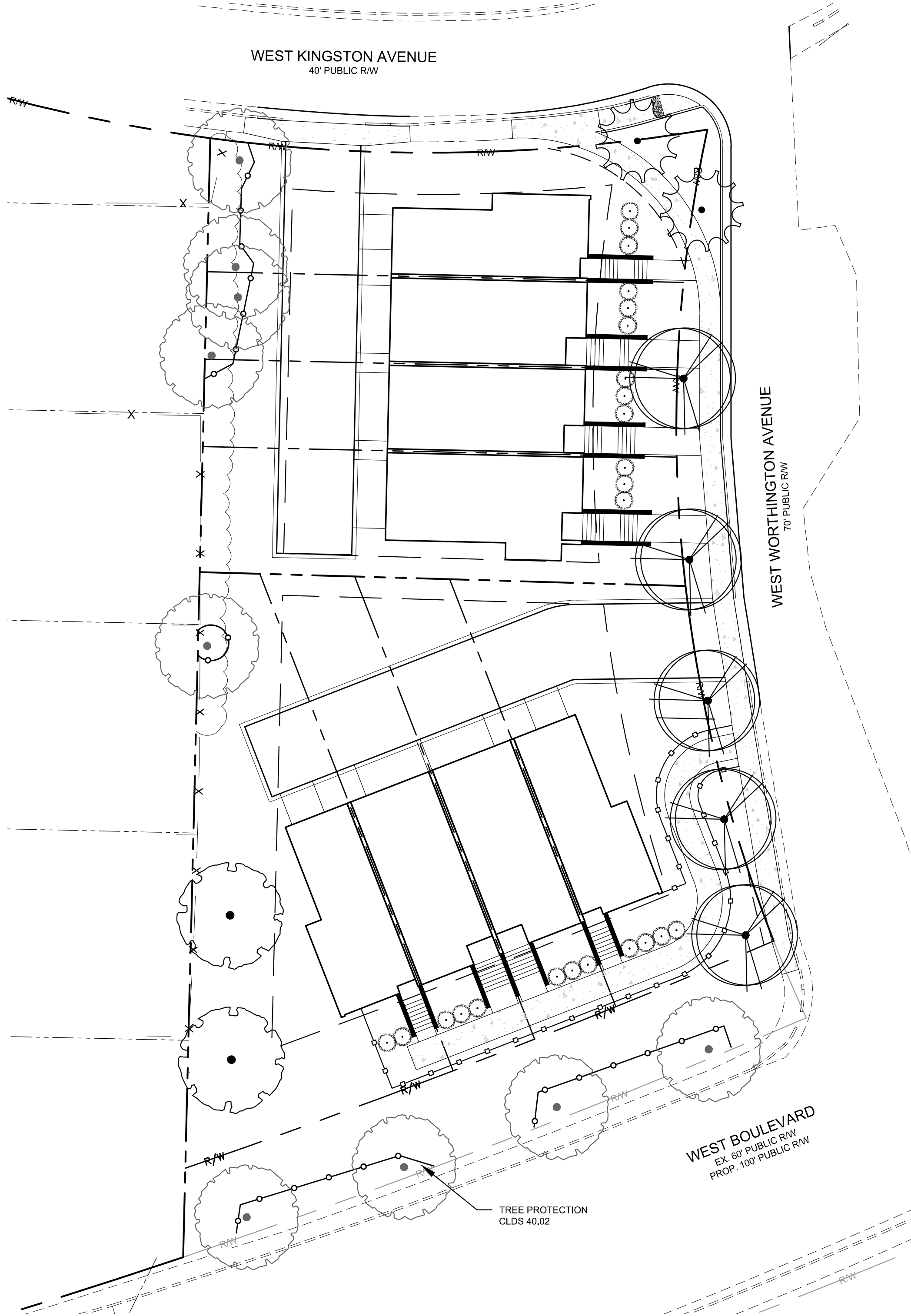
GENERAL NOTES:

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

TREE PROTECTION AND REMOVAL EXHIBIT



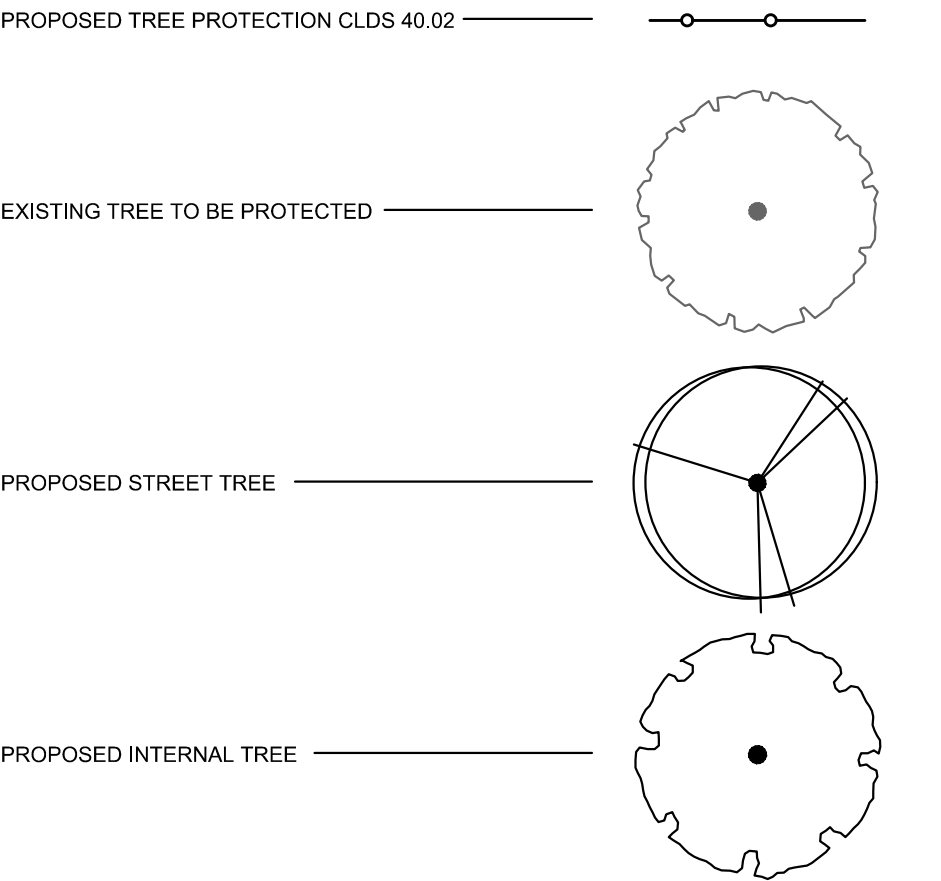
LANDSCAPE EXHIBIT



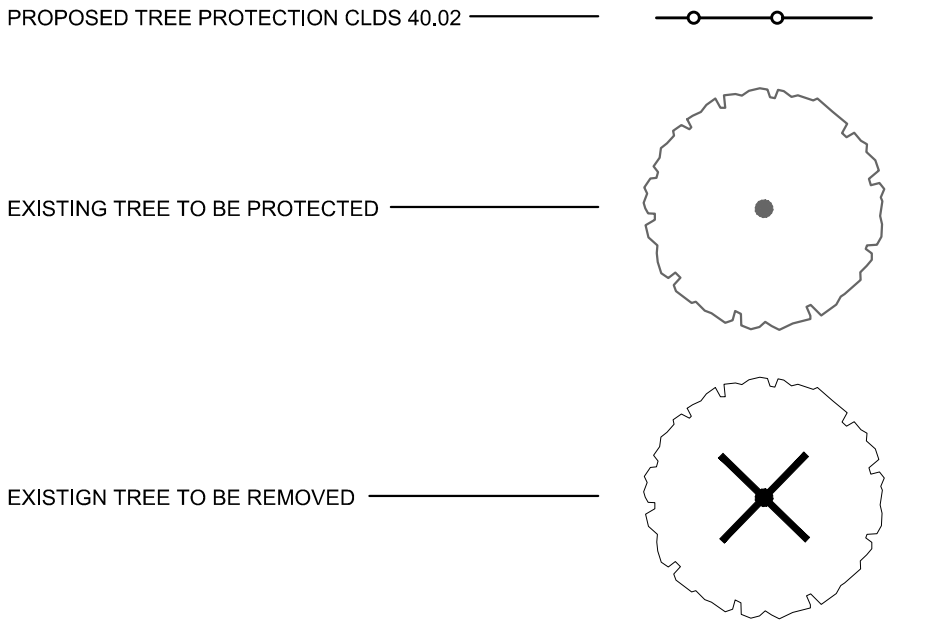
VICINITY MAP

NTS

LEGEND



LEGEND



INTERNAL TREES

REQUIREMENT	1 TREE / 10,000SF IMPERVIOUS
INTERNAL TREES REQUIRED	14,129.67 SF IMPERVIOUS = 2 TREES
INTERNAL TREES PROVIDED	2 TREES

PERIMETER PLANTING REQUIREMENTS

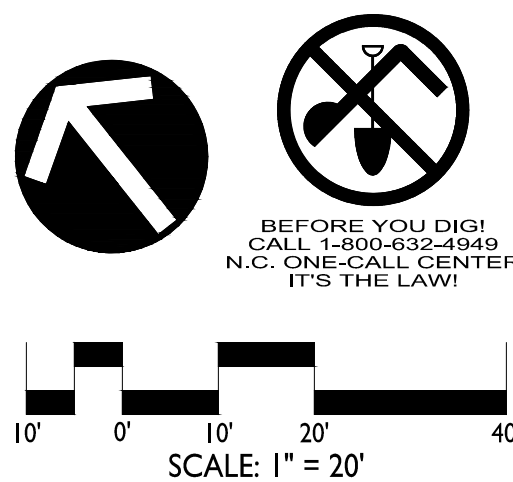
PERIMETER TREES	
PERIMETER TREES REQUIRED (1 TREE PER 40 LF FRONTAGE - LARGE MATURING)	±500 LF FRONTAGE / 40 LF = 13 TREES
PERIMETER TREES PROVIDED	13 TOTAL TREES

STREET TREE CALCULATIONS

WEST BLVD.	
PERIMETER TREES REQUIRED	±177LF @ 40' o.c. = 4 LARGE MATURING TREES
PERIMETER TREES PROVIDED	4 EXISTING TREES @ 40' O.C.
WEST WORTHINGTON AVE.	
PERIMETER TREES REQUIRED	±200LF @ 40' o.c. = 5 LARGE MATURING TREES
PERIMETER TREES PROVIDED	6 PROPOSED TREES @ 40' O.C.
WEST KINGSTON AVE.	
PERIMETER TREES REQUIRED	±123LF @ 40' o.c. = 3 LARGE MATURING TREES
PERIMETER TREES PROVIDED	3 PROPOSED TREES @ 40' O.C.

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.	QTY	REMARKS
	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B & B	2" cal.	8'-10' ht.	2	
	Liquidambar styraciflua 'Rotundiloba' / Fruitless Sweet Gum	B & B	3" cal	12'-14'	2	MATCH SPECIMEN, STRAIGHT LEADER
	Quercus phellos 'Hightower' / Willow Oak	B & B	3" cal	12'-14'	5	MATCH SPECIMEN, STRAIGHT LEADER
SHRUBS	BOTANICAL NAME / COMMON NAME	MIN. CONT.	MIN. HT.	SPACING	QTY	REMARKS
	Ilex glabra 'Densa' / Inkberry Holly	5 gal	4' ht.	5' o.c.	24	Match Specimen, Full to Ground



KINGSTON ON WEST (NORTH)

TOWNHOMES

Charlotte, NC | KINGSTON APARTMENTS, LLC

LANDSCAPING & PLANTING PLAN

REVISIONS:

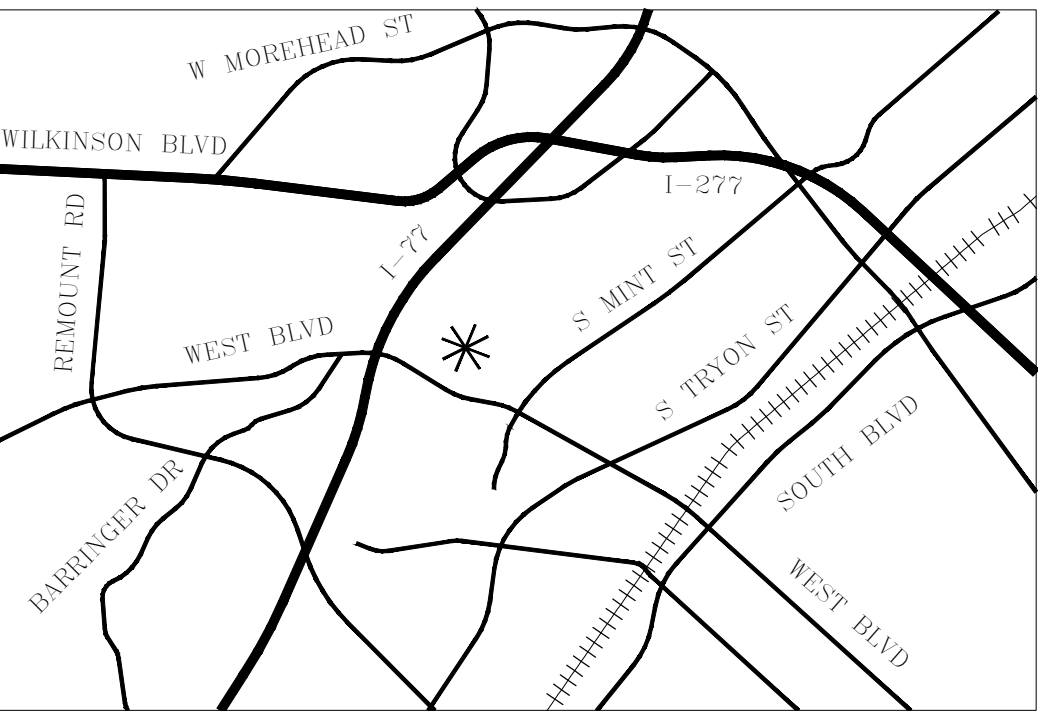
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DESIGNED BY: ATB  
DRAWN BY: ATB  
CHECKED BY: JFM  
SCALE: 1" = 20'  
PROJECT #1017051

SHEET #:

HDCL.I



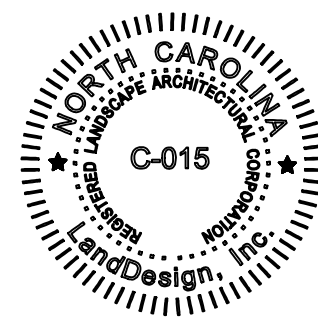
LandDesign  
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# VICINITY MAP

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NTS



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V: 704.333.0325 F: 704.332.3246  
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NC Farm Losses 402.0423

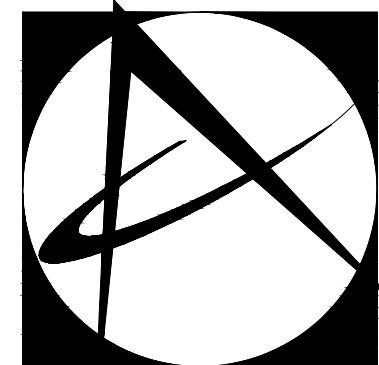
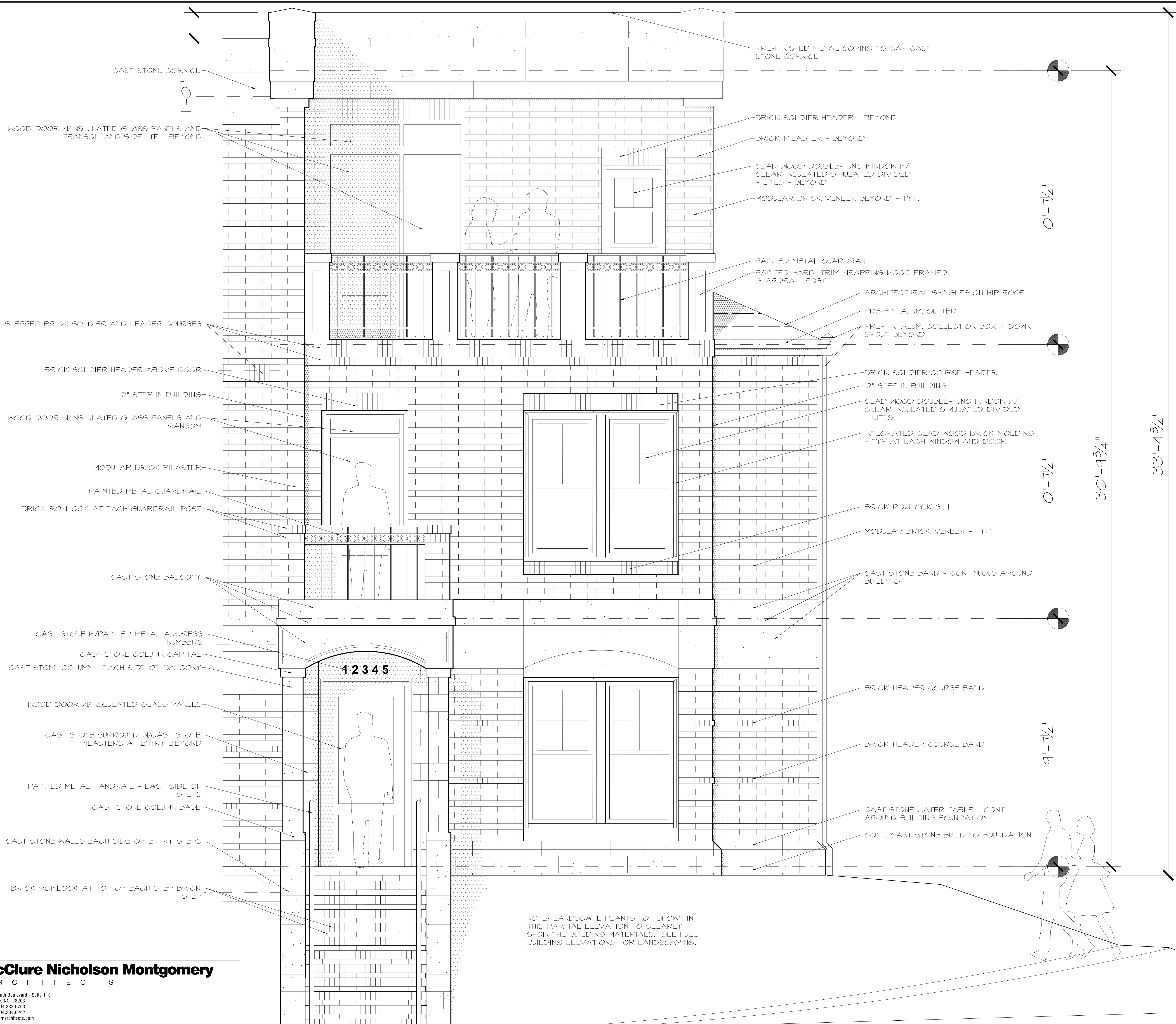
**KINGSTON ON WEST  
TOWNHOMES**  
Charlotte, NC | KINGSTON APARTMENTS, LLC  
**GRADING PLAN**

REVISIONS:

DATE: FEB 2018  
DESIGNED BY: ATB  
DRAWN BY: ATB  
CHECKED BY: FJM  
Q.C. BY: FJM  
SCALE: 1" = 10'  
PROJECT #: 1017051

SHEET #:  
C-3.1

\\\_2017\101705\CAD\Construction Documents\17051\_GRADING.dwg Feb 05, 2018 - 1:25pm

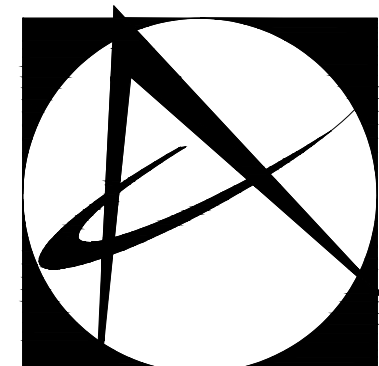
KINGSTON ON WEST  
CHARLOTTE, NORTH CAROLINA

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KINGSTON ON WEST  
CHARLOTTE, NORTH CAROLINA

NOTE: LANDSCAPE PLANTS NOT SHOWN IN THIS PARTIAL ELEVATION TO CLEARLY SHOW THE BUILDING MATERIALS. SEE FULL BUILDING ELEVATIONS FOR LANDSCAPING.

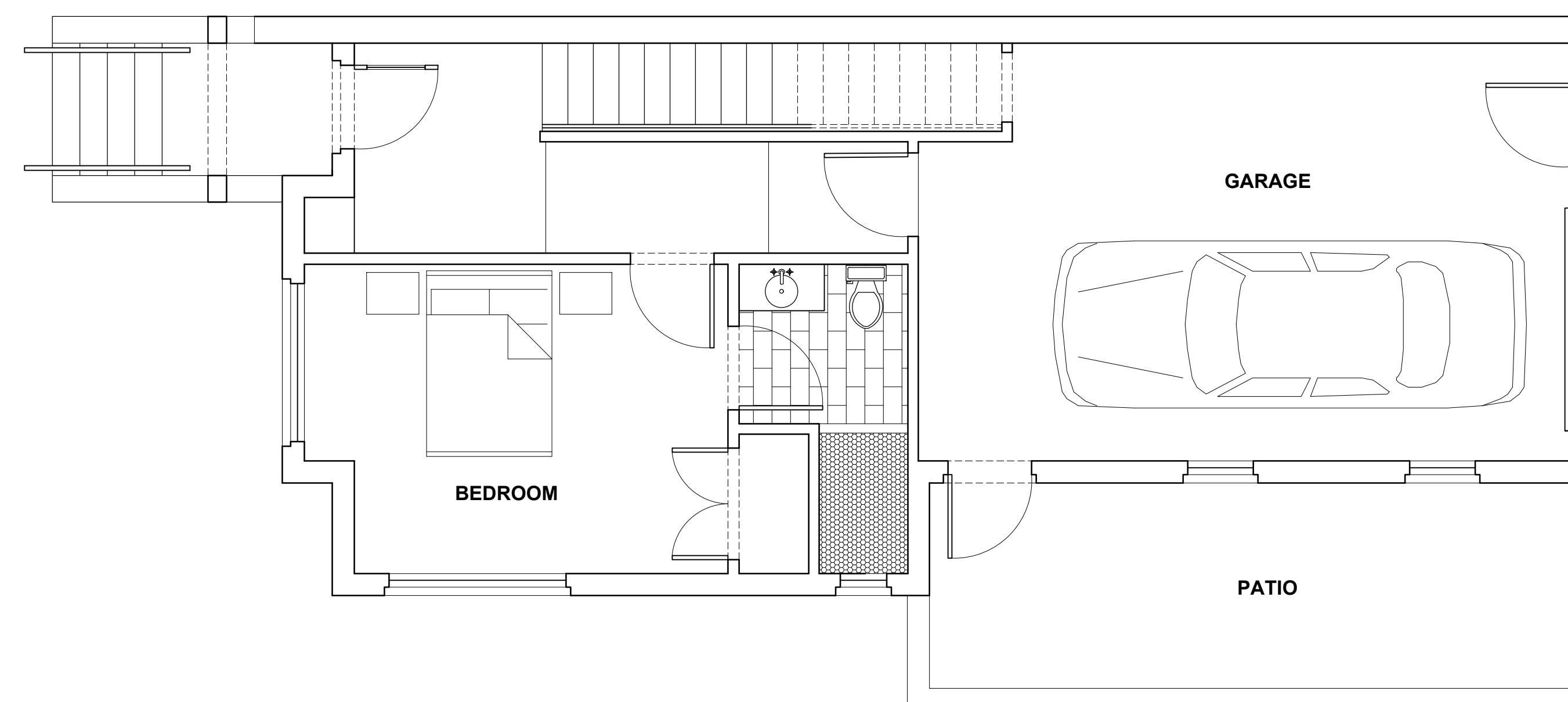


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**FEBRUARY - W. WORTHINGTON SIDE ELEVATION - N. SITE**



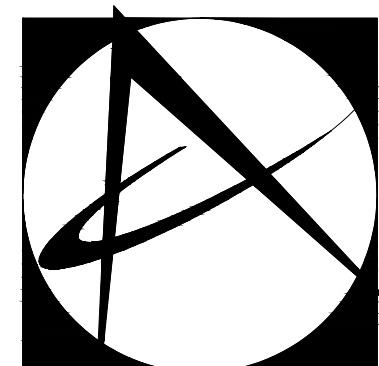




JANUARY - WEST BLVD. FRONT ELEVATION - N. SITE



FEBRUARY - WEST BLVD. FRONT ELEVATION - N. SITE



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# KINGSTON ON WEST CHARLOTTE, NORTH CAROLINA

**SCHEMATICS**  
SCALE: 1/4" = 1'

2.05.2018



## HDC Meeting Notes and Design Guideline Comments

February 14, 2018

601 Kingston Townhomes

North Site: North side of West Blvd., W. Worthington Ave., W. Kingston Ave.

### General Comments

The project consists of two-buildings with 4-townhome units in each building. The design intent is to create townhomes that provide functional accessible spaces and amenities, and an inviting aesthetic that compliments the historic character of the Wilmore Historic District. The larger units in the building facing West Blvd. will have the option for full accessibility with an elevator option. Design precedents for non-single-family residences include the existing apartments and quadplex, Wilmore Elementary School, and Calvary Methodist Church.

The immediate historic context, includes the existing apartment buildings on both sides of West Blvd. and the existing quadplex apartment on the corner of Wilmore Dr. and West Blvd. The existing site has two 2-story apartment buildings with the building closest to West Blvd, having a portion that is 2-stories and a basement with an existing height of 35.8' (based on HDC street survey). The buildings have a horizontal directional expression, are clad with a simple running bond brick masonry, and stone accents at the entry porches, simple brick accents at the building corners, and an unarticulated building foundation; shingled hip roofs; a mixture of small double-hung replacement windows (appear to be vinyl windows). The existing apartment building front elevations sit at angles to the existing streets (they are not parallel with the street); the buildings are closely spaced and relate more in massing and form to the apartments across West Blvd. than with the adjacent quadplex on the corner of West Blvd. and Wilmore Drive. The existing Wilmore Elementary School has had a strong influence on the design - scale, mass, materials, windows, and roof form of this project.

Based on comments from the January HDC meeting to better address the existing street corners and pedestrian scale - the West Blvd. Townhome building now has wrap-around

porches on the first level of the corner units and a stamped concrete patio accessed from the end of the porch. The W. Worthington Townhome building now has each townhome unit step down the hill. And, to address the corner of W. Worthington and W. Kingston, the pedestrian, and the smaller single-family homes across W. Kingston, one of the two bedrooms originally planned for the 3<sup>rd</sup> floor has been moved to the first floor and the corner of the building lowered to two stories with a roof terrace. A door from the garage access a slab on grade patio.

### **Design Guideline Comments**

The following is based on the HDC Design Guidelines for New Construction page 6.16.

#### **Setback**

- Building Setbacks are based on zoning requirements and closely align with the existing adjacent buildings on West Blvd.

#### **Spacing**

- Building spacing is similar to the existing apartments being replaced.

#### **Orientation**

- The buildings entry elevations are aligned with the streets each faces and the walk-up stair are orthogonal to the street and building.

#### **Landscaping**

- All existing trees will be protected and saved. New street trees and landscaping around the building foundations will soften the building at grade and help to create a more pedestrian scale.

#### **Massing and Complexity of Form**

- The massing of new townhome building on West Blvd. is approximately the same as the existing “L” shaped connected apartment buildings which appear to be a single building. The townhome building is shorter in length than the connected apartment buildings and a bit shorter in total height (top of the central front parapet): 35'-8 ¾" compared to 35.8'.
- The massing of the new townhome on W. Worthington Ave. is larger than the existing apartment building on W. Worthington Ave.
- The existing apartments and adjacent quadplex have simple unadorned forms with very subtle brick and stone accents, covered entry porches, and hip roofs.
- The proposed townhomes use design elements from:

- Wilmore Elementary (flat roof, brick veneer with accent stone bands and cornice, large double-hung windows and main entry stone surround);
- Calvary Church (articulated brick and stone base, stone accent bands);
- Existing Apartments (covered porch entries, hip roofs, stone and brick accents) to define the individual townhomes with brick pilasters, and help reduce the scale and mass of building.
- The 2-story hip-roof elements at the end of each building, covered walk-up entries, and balconies also break up the mass of the buildings.

#### - Height and Width

- Existing apartments to be removed are 2 & 3 stories (actually a walk-out basement) with building heights from 27'+ (See W. Kingston St. survey) to 35.8' (existing apartment – see West Blvd. St. survey).
- The existing quadplex on Wilmore Dr. and West Blvd. is 2-story with a walk-out basement and 36'-10 ½" high (see West Blvd. St. survey).
- The proposed Townhomes are 3-stories and vary in height based on the building base from 32'-4 ¾" (see W. Kingston Ave. street survey) to 38'-8 ¾" to the top of the center parapet (see West Blvd. street survey and building elevations). The tallest point is one corner of the W. Worthington Ave. Townhome at 38'-6" (see the W. Worthington street elevation and building elevations).
- Calvary Church: 3-story classroom building.
- Wilmore Elementary: 2-tall stories
- The **width** of the existing apartment on West Blvd is: approx. 34'-5" (without covered porches), approx. 47'-8" (including covered porches). The Townhome building is: approx. 47' (without covered porch), approx. 50'-2" (including covered porch). The width of the existing apartment on W. Worthington Ave. is approx. 35' (without covered porches), approx. 47'-7" (including covered porch). The width of the W. Worthington Ave. Townhome building is the same as the West Blvd. Townhome.
- The **length** of the existing apartment on West Blvd is: approx. 103'-10" and the new Townhome building on West Blvd. is approx. 82'-6". The existing W. Worthington apartment bldg. is: approx. 70' and the new Townhome building on is approx. 87'-8".

***Charlotte Historic District Commission Case 2017-742***  
***HISTORIC DISTRICT: WILMORE***  
***NEW CONSTRUCTION***



### **- Scale**

- Walk-up covered entries with balconies above each entry and other balconies both on the front and rear of the building; modular brick, accent masonry horizontal bands at the base and each floor level, vertical masonry pilasters defining each townhome, stepped building forms, and large window and balcony opening all reinforce human scale and relate the new Townhome building scale to the historic context.

### **- Directional Expression**

- Both the existing apartments and the proposed Townhomes have a horizontal directional expression. Calvary Church (with exception of front of sanctuary), and Wilmore Elementary School also reinforce the existing horizontal directional expression. The existing quadplex has more of a square directional expression along Wilmore Drive and vertical expression along West Blvd.

### **- Foundations**

- The existing apartment and quadplex buildings, with respect to height above the ground plane, do not have a defined building foundation except at the covered porches. The Townhome buildings ground level finish floors are set to create accessible garages and garage entrances. The foundation aesthetic takes cues from Calvary Church, and Wilmore Elementary School using cast stone and masonry accents, and are similar in height to the apartments with regard to the individual Townhome walk-up entries.

### **- Roof Form and Materials**

- The existing apartments, quadplex, Calvary Church, and single-family homes have pitched (hip and gable) roofs. The functional and aesthetic design and height limitations for the Townhomes has, from its inception, used Wilmore Elementary School as the design precedent for the roof form and materials.

### **- Cornices and Trim**

- The existing apartment buildings and quadplex building have shallow hip-roof overhangs with straight-forward flat fascia and frieze boards and gutters. The

cast stone and brick cornice at roof parapets on Wilmore Elementary School are the design precedent for the Townhome buildings.

### **- Doors and Windows**

- The existing apartment windows are a mix of double-hung and horizontal sliders, and appear to be primarily vinyl or aluminum frame and vary in size based on interior function. There is much greater solid wall area than window and door area. The windows are typically paired in the masonry opening and have either a square or mostly square opening, are symmetrically placed about the entry porch, and have flat clad casing and a brick rowlock sill. The existing windows are replacement and most have no divided lites. Based on my memory living in the Wilmore neighborhood, the original windows were steel casements with divided lites.

- The quadplex windows are more vertical in proportion with painted wood flat casing and brick mold, and have stone sill and lintels on the front and brick rowlock sills and soldier course headers on the side elevation. The windows have divided lites on the top sash and no lites on the bottom sash. The entry doors are typically solid and have side lites and are vertically proportioned.

- Wilmore Elementary School has large wood double-hung wood windows with true divided lites and brick molding, are vertically proportioned except where three windows are grouped, and have brick rowlock sills and soldier course headers. The original entry door area (currently infilled with a window) has a cast stone surround, vertically proportioned and originally (based on my memory when I attended Wilmore in the 60's) had a pair of steel doors with wire glass windows.

- The Townhomes will have large double-hung aluminum clad wood windows that are similar in proportion (not size) to the existing apartment windows, have simulated divide lites with applied mutins on the exterior and interior and have flat casing dividers and brick mold trim. The entry doors have a residential scale and will be protected with a small cast stone balcony above and cast stone surround. The doors will be solid wood with glass panels and transom. The windows along the front elevations set up a rhythm of paired windows and single doors for the first and second floors with balconies above the paired windows on the third floor. The side elevations have more vertically proportioned windows and vary in placement and size based on the interior function.

- The townhome garage doors will be wood trimmed sectional doors and the 2x wood frames and casing will include brick molding.
- Proportion, size, and ratio of solid wall and void space (windows, glass doors, roof terraces), and placement of windows and doors were designed for interior function and to break up the mass and create a comfortable human scale for the building.

#### **- Porches**

- The existing apartments and quadplex have covered entry porches, approximately 5' deep with stone surround, and have painted metal handrails.
- The Townhomes have recessed covered "walk-up" entries to each townhome that are approx. 4'-6" deep, have a cast stone surround, and painted metal handrails (and guard rails when required). Each entry is accessed via brick steps flanked by cast stone clad walls.

#### **- Materials**

- The existing building materials are brick, cast stone or limestone, double-hung windows, wood doors, steel doors at Wilmore, painted metal handrails, painted wood trim, shingled hip roofs and membrane flat roof, pre-finished metal coping. The materials for the Townhomes are similar to the existing Apartments, Wilmore Elementary and Calvary Church including modular brick, cast stone, double-hung windows, wood doors, painted metal handrails, painted wood trim, pre-finished metal coping, and membrane flat roofs. Please see the enlarged partial elevations and wall section for detailed notes of materials and construction.

#### **- Size**

- The Townhomes are sited in approximately the same location as the original apartment buildings. As noted above in "Height and Width" the West Blvd. Townhome has a smaller overall footprint, and is similar in height to the original apartment building.
- The W. Worthington Townhome building is larger than the original apartment building. Based on comments in the January HDC meeting, the W. Worthington

Townhome building now steps down the hill as much as is possible while maintaining vehicle access to each garage. As with the original apartment building, the W. Worthington Townhome is set on a plateau above W. Worthington because the vehicle drive access off of W. Kingston is established by the existing road grade elevation.

**- Rhythm**

- The existing apartment buildings have small windows that are symmetrical about the central entry.
- The West Blvd. Townhome sets up a symmetry about the center of the building with individual unit walk-up covered entries, balconies, windows, and porches (at each end unit).
- The W. Worthington Ave. Townhome sets up a rhythm of stepped townhome units, individual unit walk-up covered entries, balconies and windows that are pleasing aesthetically.

**- Context**

-

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**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 601 West Kingston Avenue and 600-610 West Boulevard

**SUMMARY OF REQUEST:** New Construction (existing buildings on north side only)

**OWNER/APPLICANT:** Charles McClure, applicant

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The application was denied in November for the following: 1) Orientation – Signage on the buildings should align with the location, 2) Massing, scale, foundation, height and width – Adjust the west Worthington building to better transition into the historic homes.

### **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 parallel to the street. Building heights vary depending on topography. Primary materials are brick and stone. Detail materials are wood clad windows, metal balcony railings and wood trim garage doors. Walkway location reflects the ROW setback required by NCDOT.

#### *Revision - February*

1. Building names and addresses has been revised.
2. Massing of the second building at the corner of West Kingston and West Worthington has been revised to appear as individual town house units.

### **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.

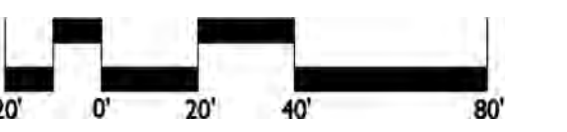
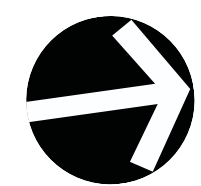
The Charlotte Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well 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.



# KINGSTON ON WEST CHARLOTTE, NC • SITE PLAN NORTH

PN 1017051 | 12.20.2017

LandDesign.



DEVELOPMENT SUMMARY:

PID #: 11907207  
KINGSTON APARTMENTS LLC  
DB 18155 PG 329

EXISTING PARCEL SIZE: ±17,976 SF  
±0.41 ACRES

FUTURE R/W SIZE: ±0.07 ACRES

PROPOSED SITE SIZE: ±0.34 ACRES

DIMENSIONAL REQUIREMENT: FRONT YARD: 20 FEET  
SIDE YARD: 5 FEET  
REAR YARD: 20 FEET

JURISDICTION: CITY OF CHARLOTTE

EXISTING ZONING: R-22MF

EXISTING LAND USE: MULTIFAMILY

PROPOSED PRINCIPAL USE: TOWNHOMES

PROPOSED GROSS FLOOR AREA: ±3,415 SQUARE FEET

ALLOWABLE DENSITY CALCULATION: (22 UNITS/ACRE X 0.34 ACRES) = 7.48 DUA

PROPOSED DENSITY CALCULATION: (4 UNITS / 0.34 ACRES) = 1.36 DUA

MAXIMUM BUILDING HEIGHT: 40 FEET

PARKING CALCULATIONS:

VEHICULAR PARKING REQUIRED: 1.5 SPACES PER UNIT

VEHICULAR PARKING PROVIDED: 2 SPACES PER UNIT

TREE SAVE REQUIREMENTS:

TREE SAVE REQUIRED: NONE REQUIRED

OPEN SPACE REQUIREMENTS:

OPEN SPACE REQUIRED: 40%

OPEN SPACE PROVIDED: 53%

TRAFFIC CONTROL NOTE:

1. CONTRACTOR IS TO UTILIZE CDOT W.A.T.C.H. DURING CONSTRUCTION WITHIN THE RIGHT OF WAY.

DEVELOPMENT SUMMARY:

PID #: 11907208  
KINGSTON APARTMENTS LLC  
DB 18155 PG 242

EXISTING PARCEL SIZE: ±11,885 SF  
±0.27 ACRES

DIMENSIONAL REQUIREMENT: FRONT YARD: 20 FEET  
SIDE YARD: 5 FEET  
REAR YARD: 20 FEET

JURISDICTION: CITY OF CHARLOTTE

EXISTING ZONING: R-22MF

EXISTING LAND USE: MULTIFAMILY

PROPOSED PRINCIPAL USE: TOWNHOMES

PROPOSED GROSS FLOOR AREA: ±3,860 SQUARE FEET

ALLOWABLE DENSITY CALCULATION: (22 UNITS/ACRE X 0.27 ACRES) = 5.94 DUA

DENSITY CALCULATION: (4 UNITS / 0.27 ACRES) = 1.08 DUA

MAXIMUM BUILDING HEIGHT: 40 FEET

PARKING CALCULATIONS:

VEHICULAR PARKING REQUIRED: 1.5 SPACES PER UNIT

VEHICULAR PARKING PROVIDED: 2 SPACES PER UNIT

TREE SAVE REQUIREMENTS:

TREE SAVE REQUIRED: NONE REQUIRED

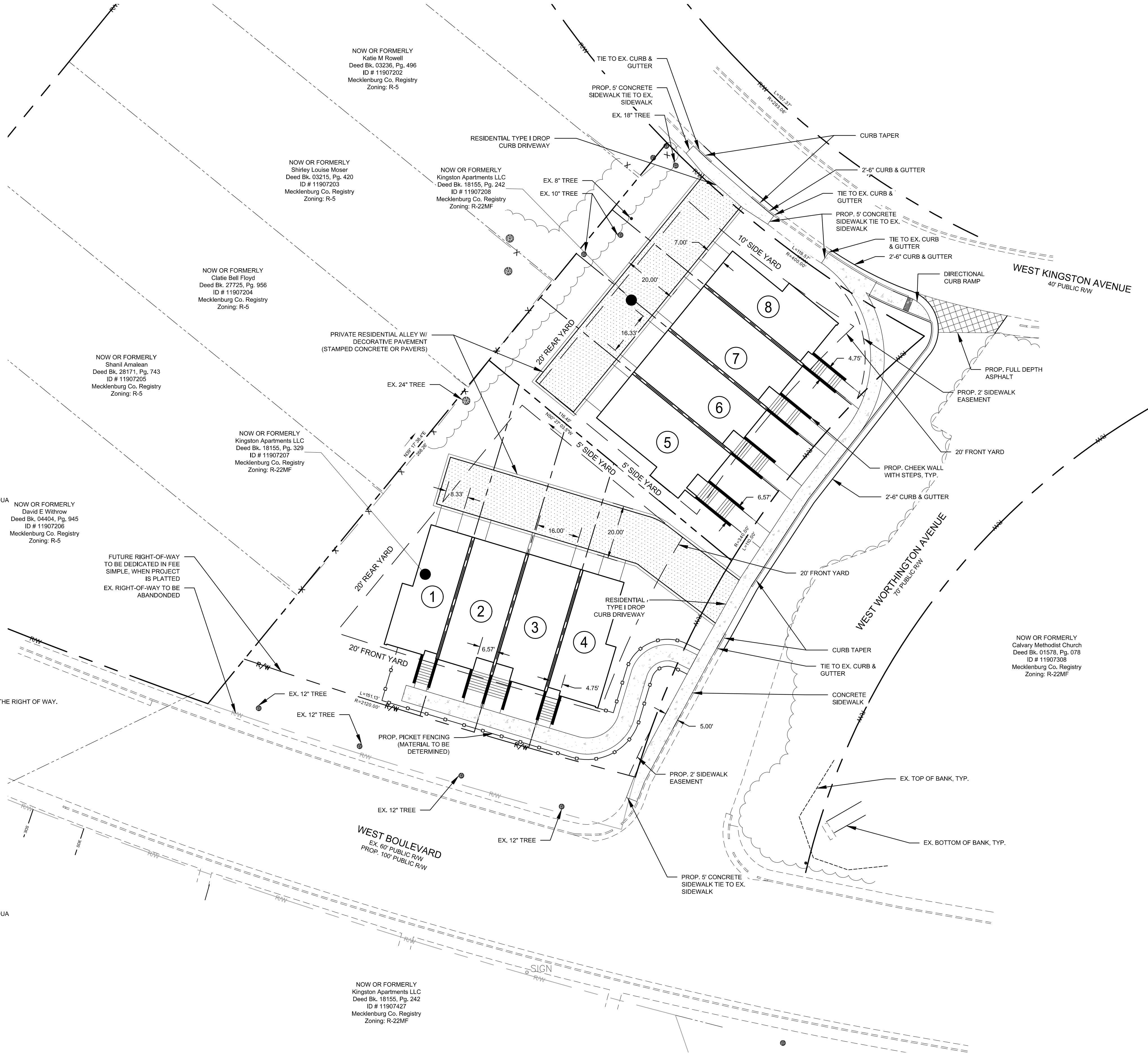
URBAN OPEN SPACE REQUIREMENTS:

OPEN SPACE REQUIRED: 40%

OPEN SPACE PROVIDED: 42%

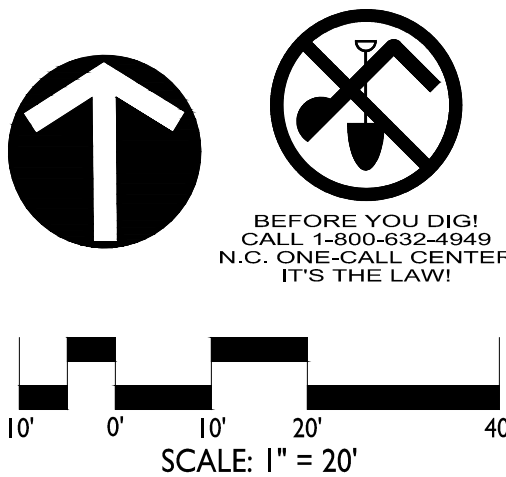
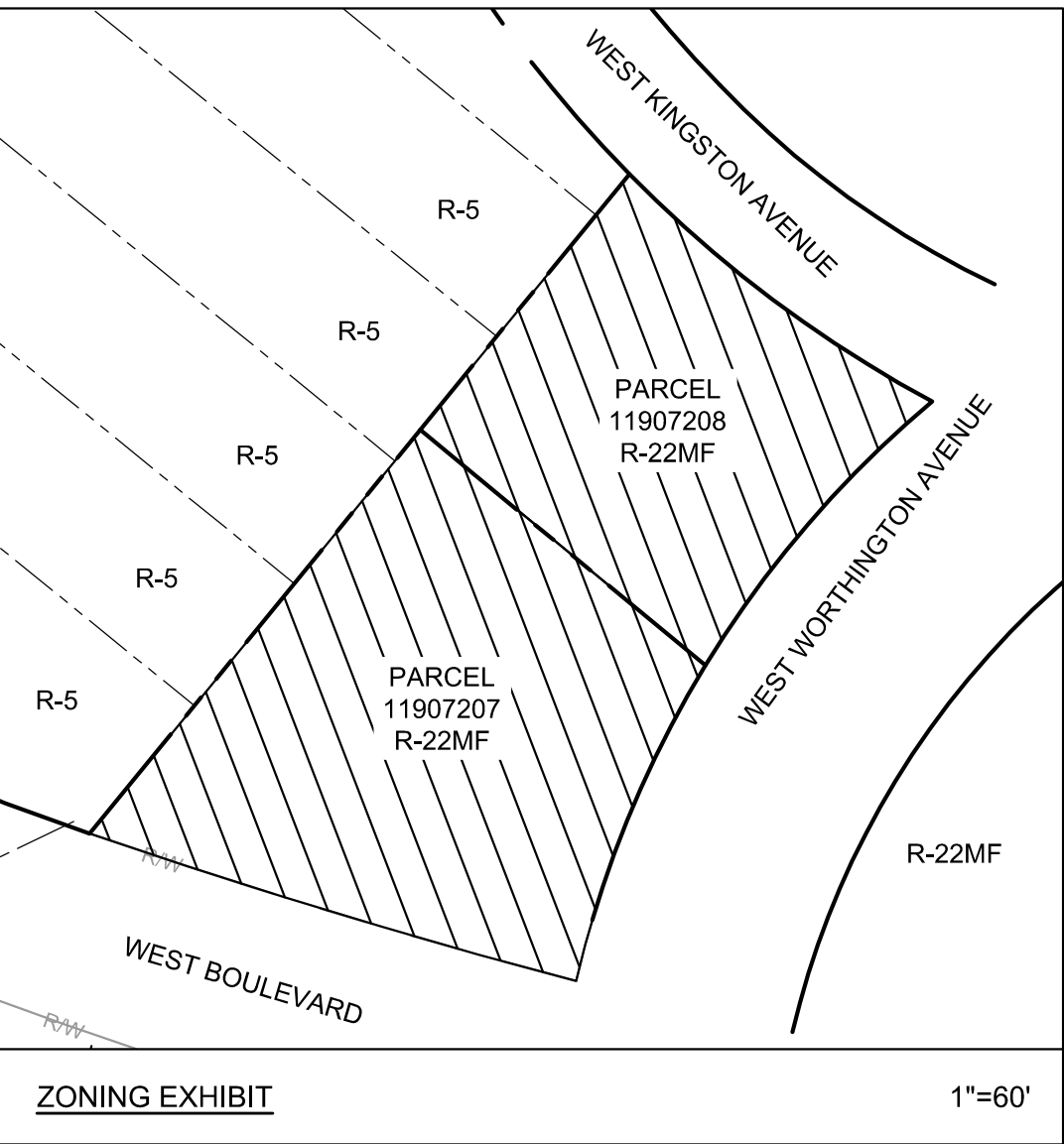
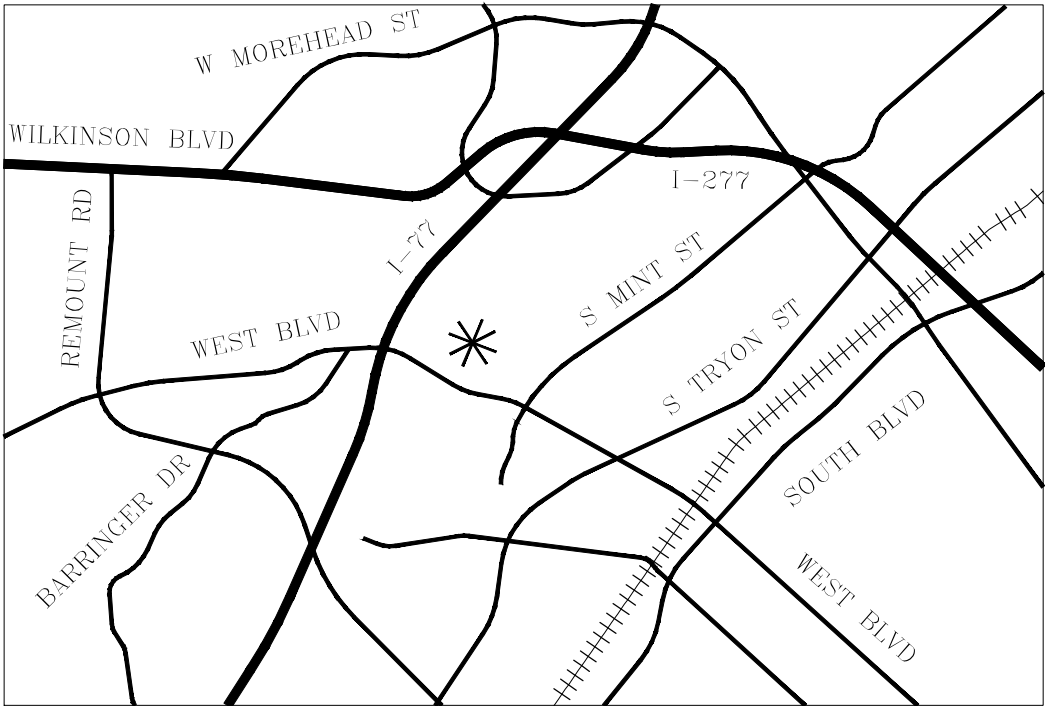
TRAFFIC CONTROL NOTE:

1. CONTRACTOR IS TO UTILIZE CDOT W.A.T.C.H. DURING CONSTRUCTION WITHIN THE RIGHT OF WAY.



GENERAL NOTES:

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



LandDesign



KINGSTON ON WEST (NORTH)  
TOWNHOMES  
Charlotte, NC | KINGSTON APARTMENTS, LLC  
SITE PLAN

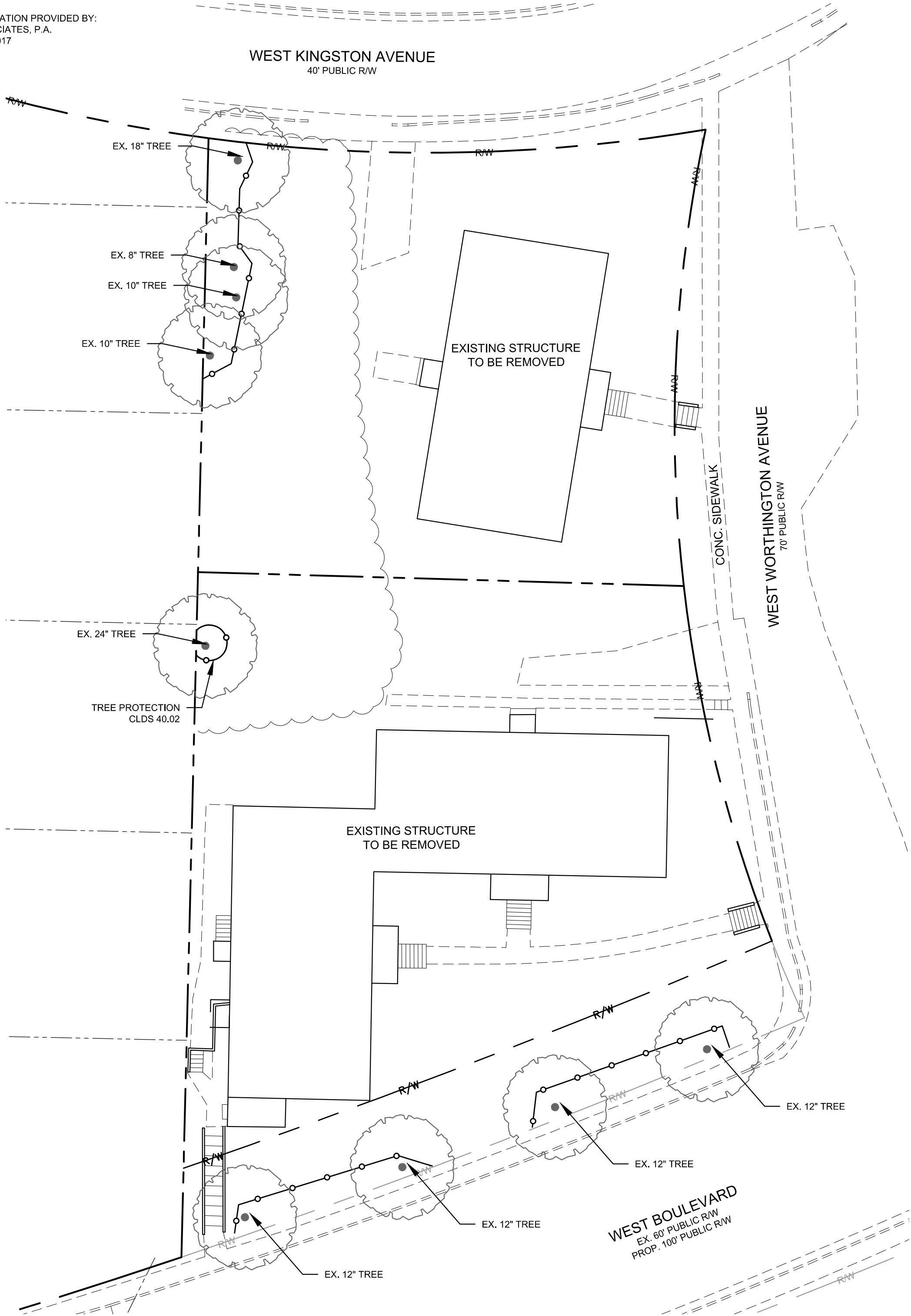
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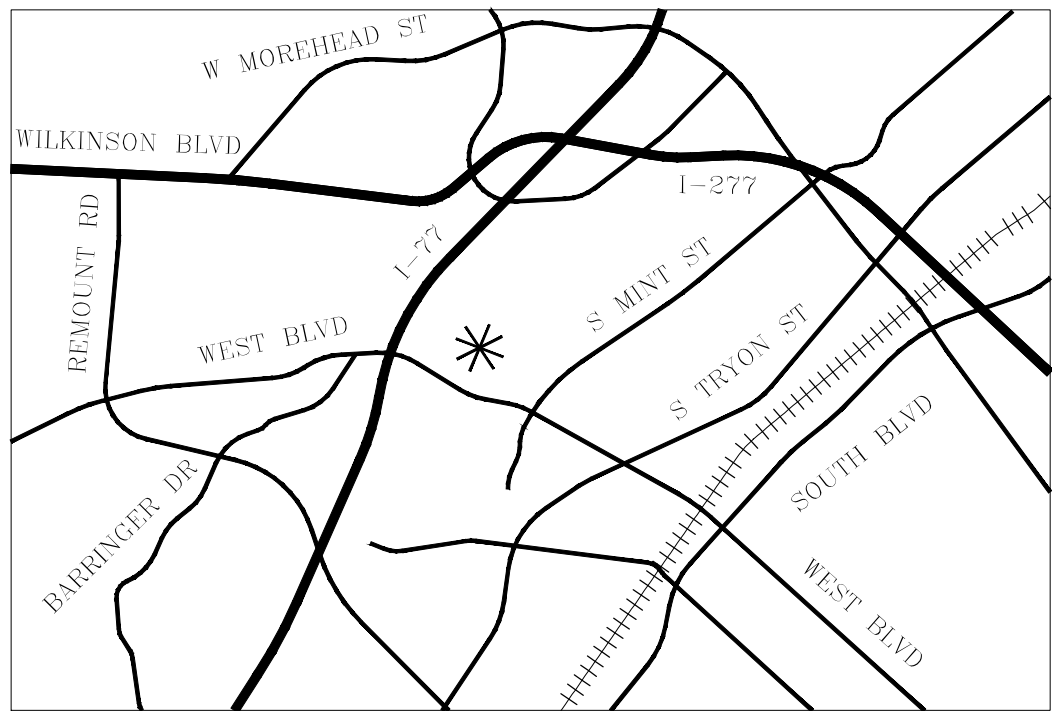
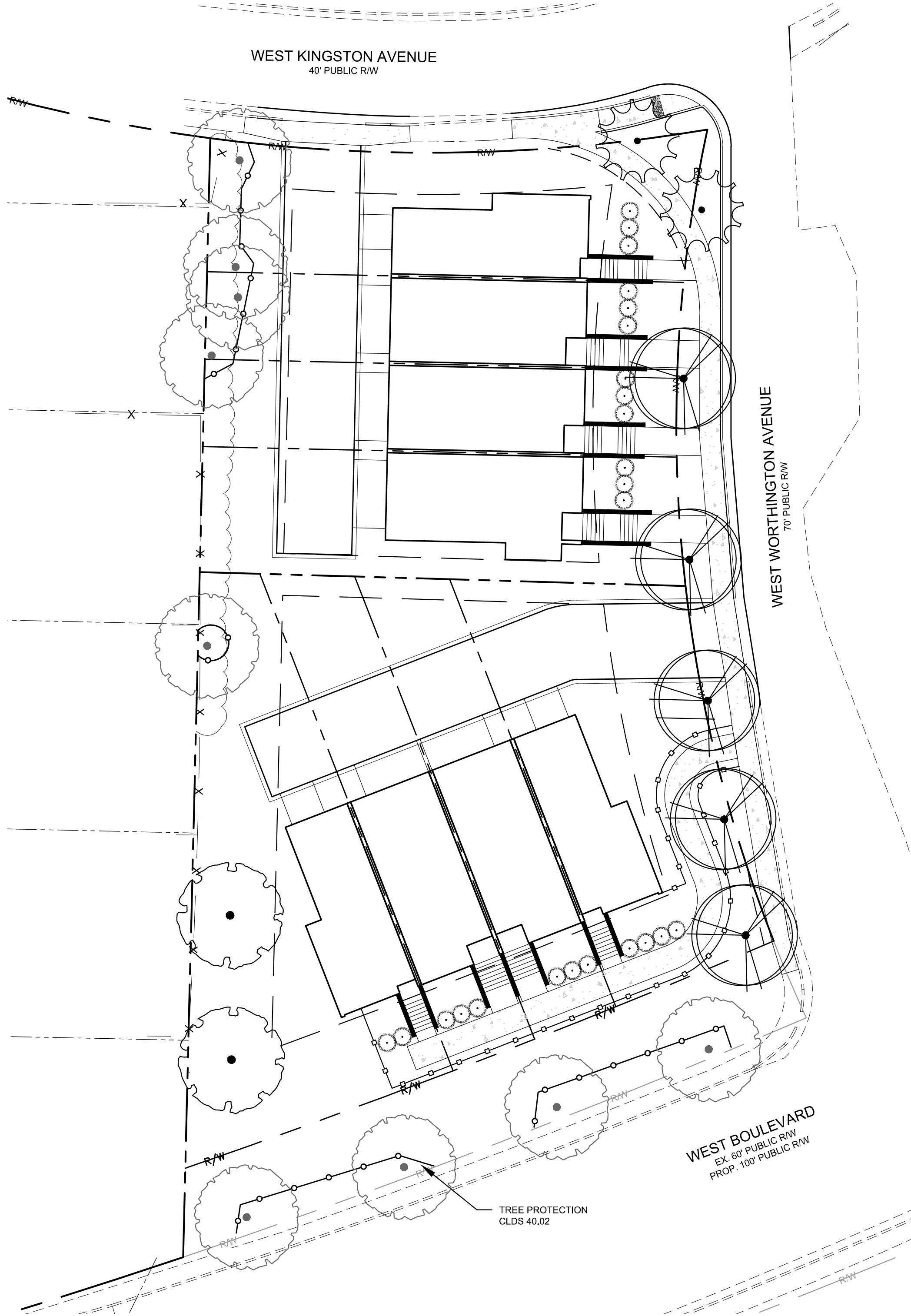
GENERAL NOTES:

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

TREE PROTECTION AND REMOVAL EXHIBIT



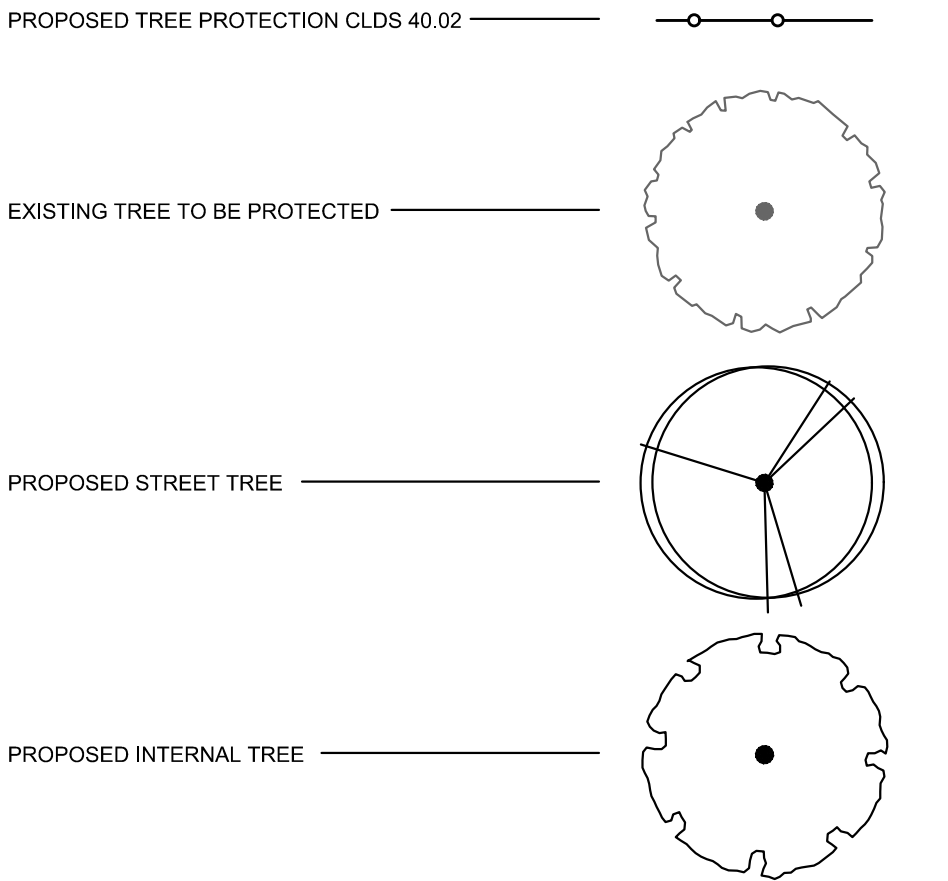
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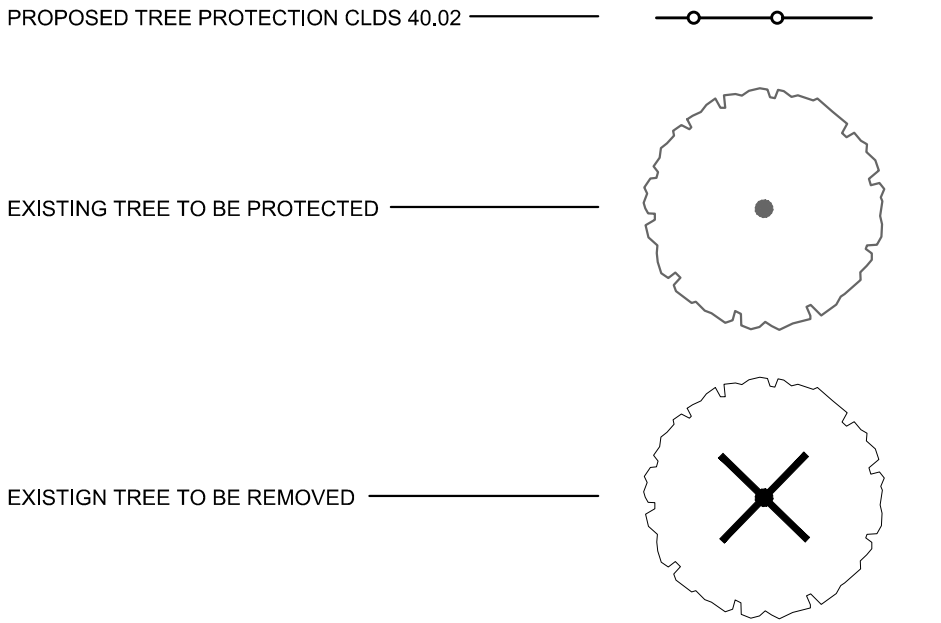
VICINITY MAP

NTS

LEGEND



LEGEND



INTERNAL TREES

REQUIREMENT	1 TREE / 10,000SF IMPERVIOUS
INTERNAL TREES REQUIRED	14,129.67 SF IMPERVIOUS = 2 TREES
INTERNAL TREES PROVIDED	2 TREES

PERIMETER PLANTING REQUIREMENTS

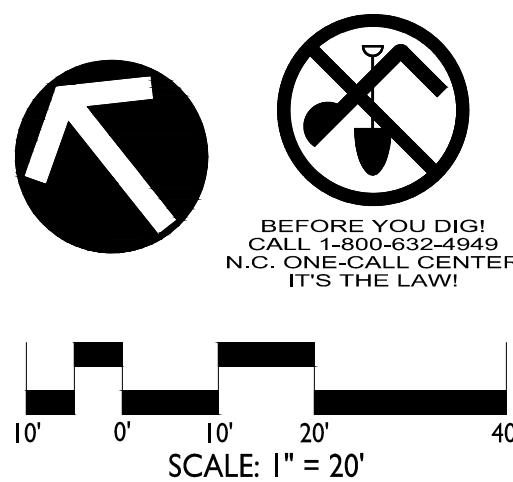
PERIMETER TREES	
PERIMETER TREES REQUIRED (1 TREE PER 40 LF FRONTAGE - LARGE MATURING)	±500 LF FRONTAGE / 40 LF = 13 TREES
PERIMETER TREES PROVIDED	13 TOTAL TREES

STREET TREE CALCULATIONS

WEST BLVD.	
PERIMETER TREES REQUIRED	±177LF @ 40' o.c. = 4 LARGE MATURING TREES
PERIMETER TREES PROVIDED	4 EXISTING TREES @ 40' O.C.
WEST WORTHINGTON AVE.	
PERIMETER TREES REQUIRED	±200LF @ 40' o.c. = 5 LARGE MATURING TREES
PERIMETER TREES PROVIDED	6 PROPOSED TREES @ 40' O.C.
WEST KINGSTON AVE.	
PERIMETER TREES REQUIRED	±123LF @ 40' o.c. = 3 LARGE MATURING TREES
PERIMETER TREES PROVIDED	3 PROPOSED TREES @ 40' O.C.

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.	QTY	REMARKS
	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B & B	2" cal.	8'-10' ht.	2	
	Liquidambar styraciflua 'Rotundiloba' / Fruitless Sweet Gum	B & B	3" Cal	12'-14'	2	MATCH SPECIMEN, STRAIGHT LEADER
	Quercus phellos 'Hightower' / Willow Oak	B & B	3" Cal	12'-14'	5	MATCH SPECIMEN, STRAIGHT LEADER
SHRUBS	BOTANICAL NAME / COMMON NAME	MIN. CONT.	MIN. HT.	SPACING	QTY	REMARKS
	Ilex glabra 'Densa' / Inkberry Holly	5 gal	4' ht.	5' o.c.	24	Match Specimen, Full to Ground



KINGSTON ON WEST (NORTH)

TOWNHOMES

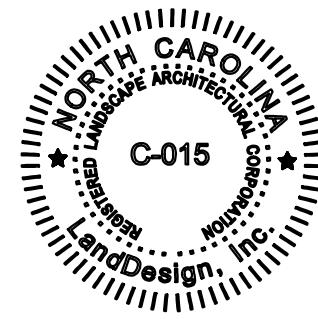
Charlotte, NC | KINGSTON APARTMENTS, LLC

LANDSCAPING & PLANTING PLAN

REVISIONS:

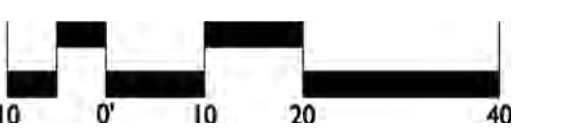
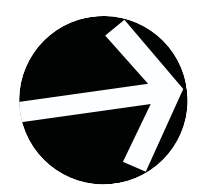
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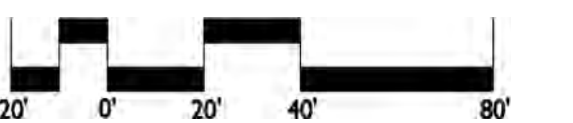
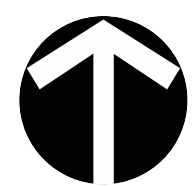
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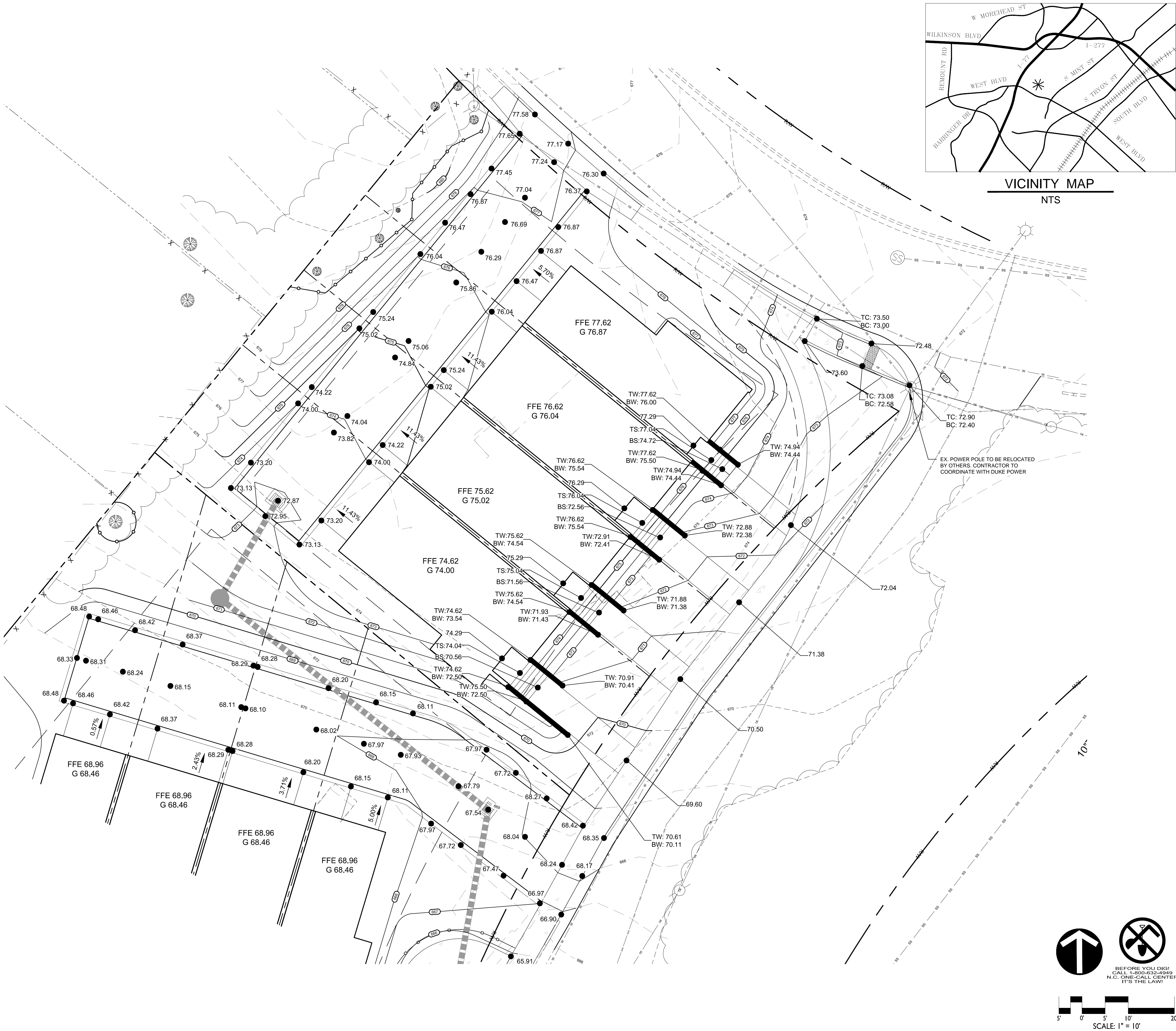


LandDesign

223 N Graham Street Charlotte, NC 28202  
V: 704.333.0325 F: 704.333.3246  
www.LandDesign.com  
NC Firm License # C0653







- GRADING NOTES:**
1. EXISTING GRADES SHOWN ON THIS PLAN REFLECT GRADING COMPLETED PRIOR TO CONSTRUCTION. THESE GRADES DO NOT REFLECT SURVEYED TOPOGRAPHIC CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADEQUATELY UNDERSTAND EXISTING CONDITIONS PRIOR TO SITE WORK COMMENCING.
  2. REFER TO GEOTECHNICAL ENGINEER AND GEOTECHNICAL REPORT FOR STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, AND COMPACTION.
  3. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
  4. IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5 % SLOPE ON THE CURB.
  5. CURB & GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED ON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED ON FIELD CONDITIONS.
  6. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTIONS WITH INSPECTOR.
  7. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS.
  8. ALL PROPOSED BUILDING SPOTS ARE REFERENCED OUTSIDE BUILDING ELEVATION AT PROPOSED GRADE.
  9. NEW FINISHED CONTOURS SHOWN ARE TOP OF PAVING IN AREAS TO RECEIVE PAVEMENT AND TOP OF TOPSOIL IN AREAS TO BE SEEDED.
  10. DIMENSIONS AND ELEVATIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS.
  11. EARTHWORK CONTRACTORS SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
  12. EARTHWORK CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO ENSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.
  13. THE EARTHWORK CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION SEDIMENT AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND NOT BEFORE ALL AREAS DRAINING INTO THESE STRUCTURES ARE SUFFICIENTLY STABILIZED.
  14. FOR ANY WORK ON THE STATE OR CITY RIGHT-OF-WAY, THE GRADING CONTRACTOR SHALL:
    - A. NOT STORE MATERIAL, EXCESS DIRT OR EQUIPMENT IN THE RIGHT-OF-WAY IN CASE OF MULTILANE HIGHWAYS. THE PAVEMENT SHALL BE KEPT FREE FROM ANY MUD OR EXCAVATION WASTE FROM TRUCKS OR OTHER EQUIPMENT. UPON COMPLETION OF THE WORK ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE RIGHT-OF-WAY.
    - B. PROVIDE ALL NECESSARY AND ADEQUATE SAFETY PRECAUTIONS SUCH AS SIGNS, FLAGS, LIGHT BARRICADES AND FLAGMEN AS REQUIRED BY THE LOCAL AUTHORITIES AND IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE GRADING CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HOLD HARMLESS THE CITY OF CHARLOTTE, THE STATE OF NORTH CAROLINA, THE ARCHITECT/ENGINEER, AND THE OWNER FROM ANY CLAIMS FOR DAMAGE DONE TO EXISTING PRIVATE PROPERTY, PUBLIC UTILITIES, OR TO THE TRAVELING PUBLIC.
    - C. COMPLETE WORK TO THE SATISFACTION OF THE CHARLOTTE MECKLENBURG UTILITIES DEPARTMENT (CMUD) AND OBTAIN A LETTER FROM THE DEPARTMENT STATING THAT THE WORK IS ACCEPTABLE.
  15. EARTHWORK CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, OR BY OTHER METHODS AS DIRECTED BY ENGINEER AND/OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO OWNER.
  16. EARTHWORK CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL SEDIMENT CONTROL AND AIR POLLUTION ORDINANCES OR RULES.
  17. CONTRACTOR SHALL IMPORT SUFFICIENT MATERIAL TO COMPLETE WORK AT NO ADDITIONAL COST, IN THE EVENT OF A SHORTAGE OF STRUCTURAL FILL.
  18. PE SEALED SHOP DRAWINGS FOR RETAINING WALLS MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
  19. THE DEVELOPER SHALL CONTACT CDOT (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
  20. REFER TO SHEETS C-3.1 AND C-3.2 FOR SPOT ELEVATIONS.
  21. ALL FILL TO BE COMPACTED TO 98% A.A.S.H.T.O. STANDARD COMPACTION UNLESS OTHERWISE NOTED.
  22. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK WHICH MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO BREAKING GROUND.

REVISIONS:

DATE: FEB 2018  
DESIGNED BY: ATB  
DRAWN BY: ATB  
CHECKED BY: JFM  
SCALE: 1" = 10'  
PROJECT #1017051  
SHEET #:  
**C-3.1**

REVISIONS:

DATE: FEB 2018  
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SHEET #:  
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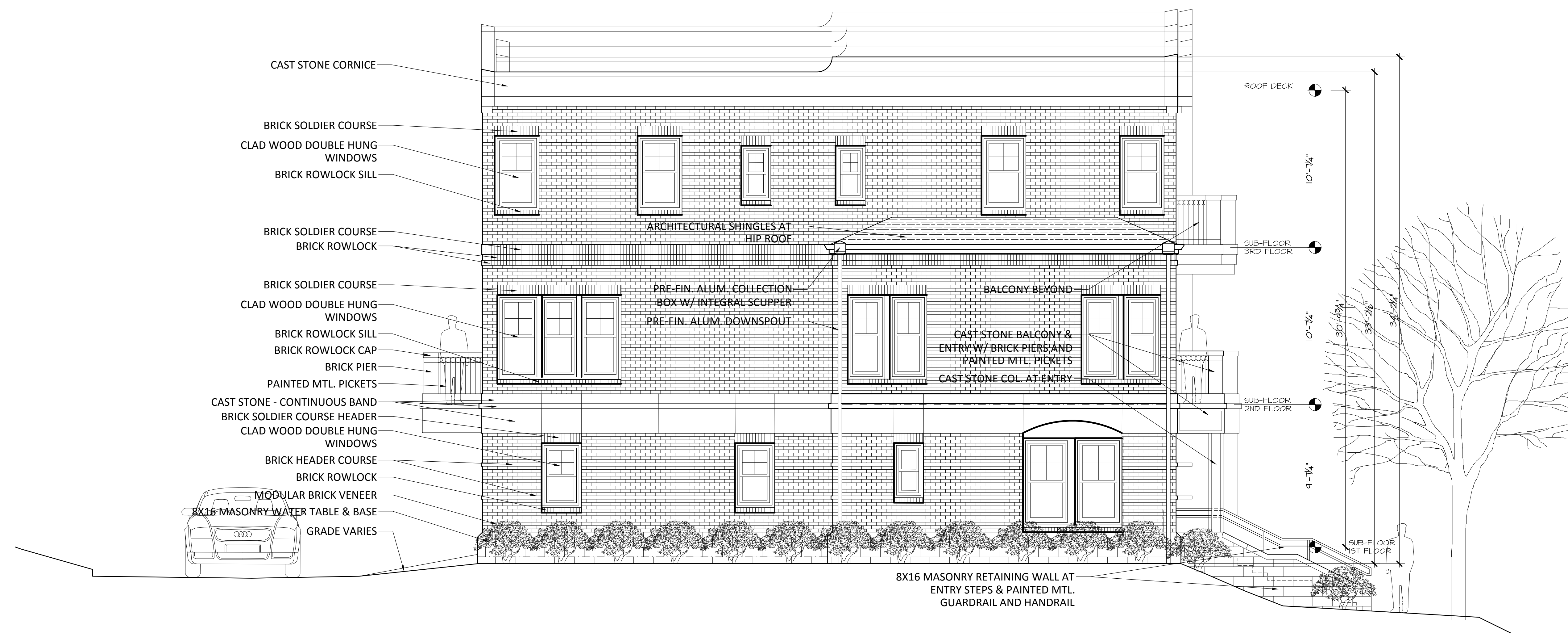
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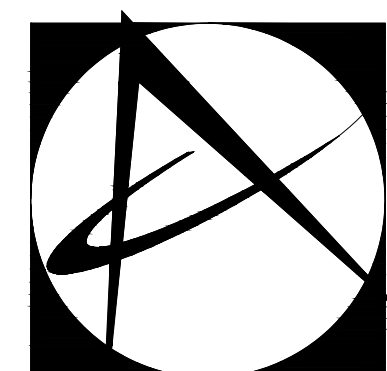




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# KINGSTON ON WEST CHARLOTTE, NORTH CAROLINA

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

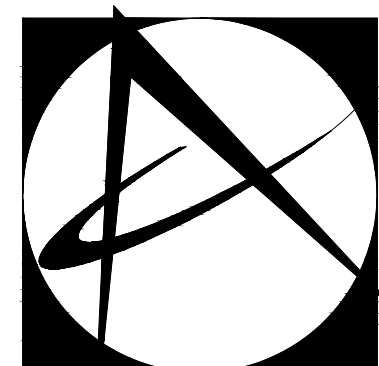
2.05.2018



JANUARY - WEST BLVD. FRONT ELEVATION - N. SITE



FEBRUARY - WEST BLVD. FRONT ELEVATION - N. SITE



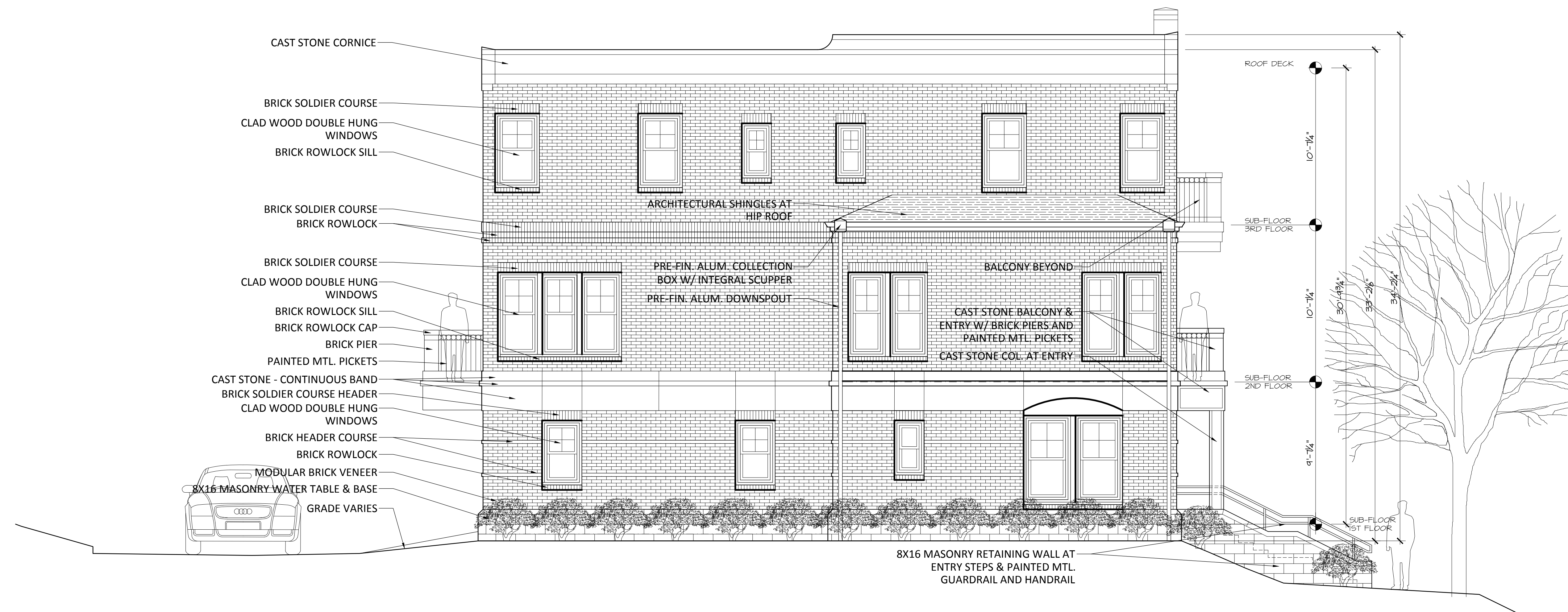
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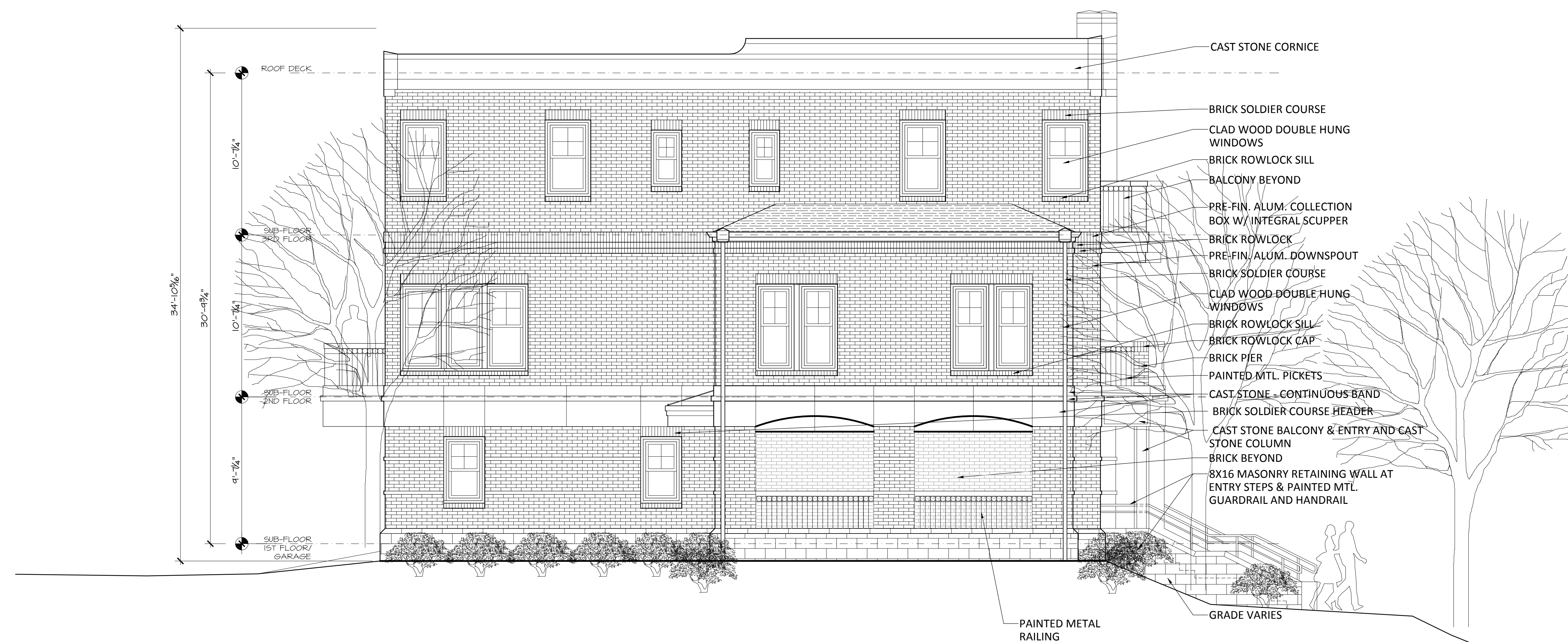
# KINGSTON ON WEST CHARLOTTE, NORTH CAROLINA

**SCHEMATICS**  
SCALE: 1/4" = 1'

2.05.2018



JANUARY - WEST BLVD. SIDE ELEVATION - N. SITE



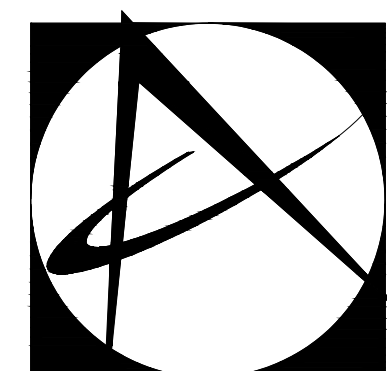
FEBRUARY - WEST BLVD. SIDE ELEVATION - N. SITE



JANUARY - PREVIOUS W. WORTHINGTON REAR ELEVATION - N. SITE



FEBRUARY - W. WORTHINGTON REAR ELEVATION - N. SITE



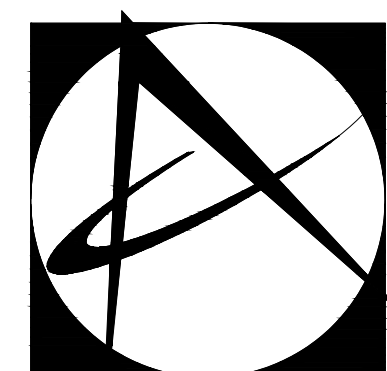
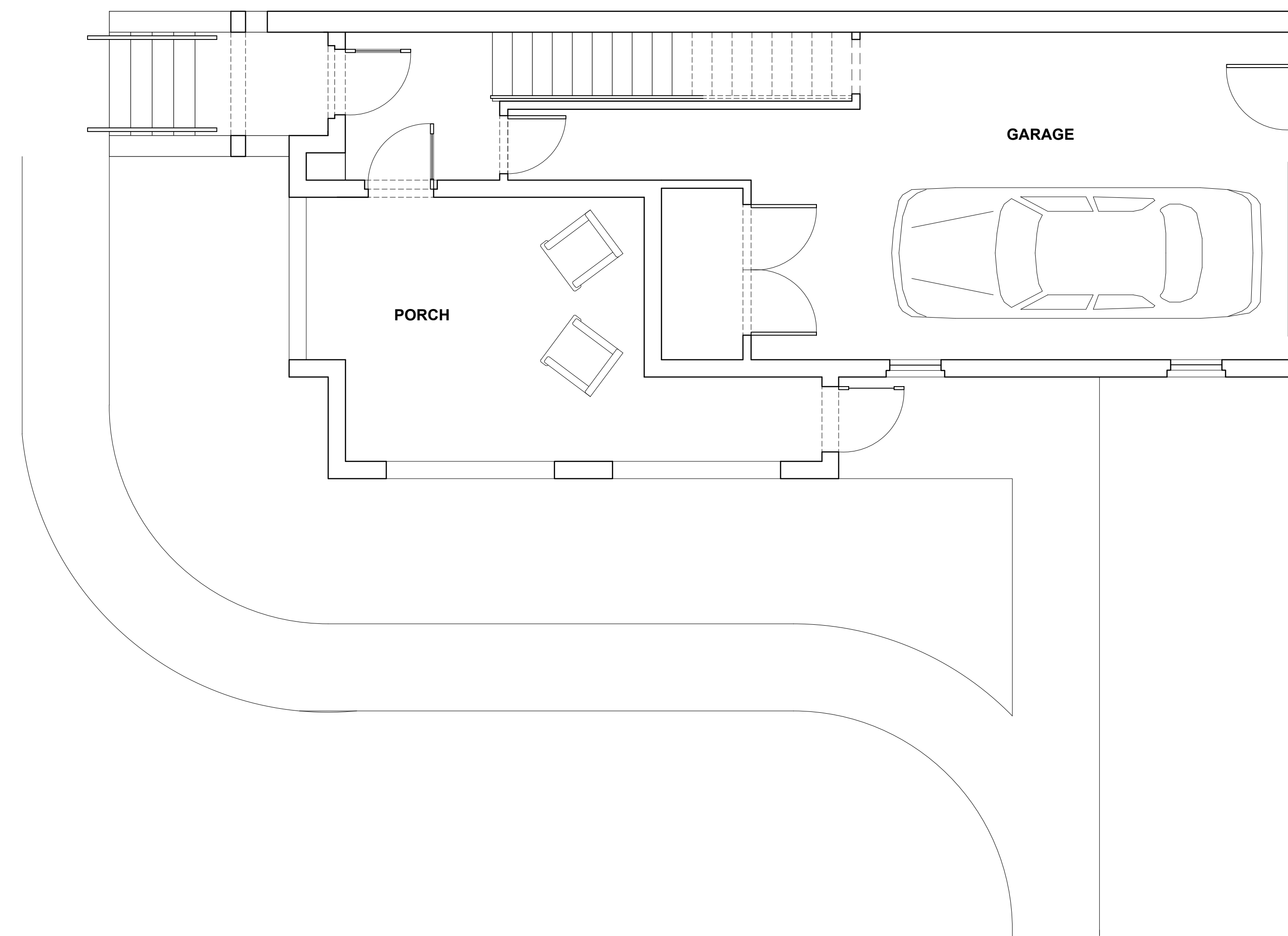
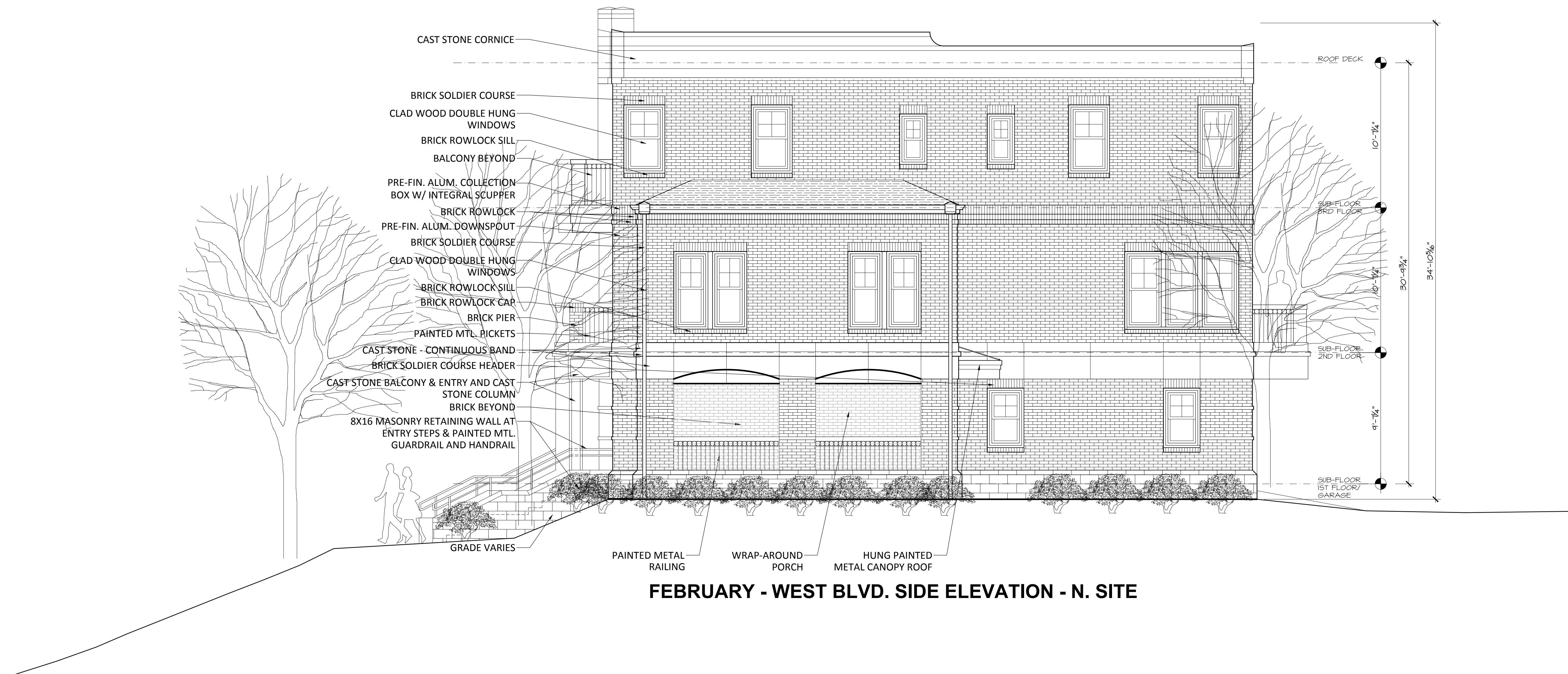
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**KINGSTON ON WEST  
CHARLOTTE, NORTH CAROLINA**

**SCHEMATICS  
SCALE: 1/4" = 1'**

2.05.2018



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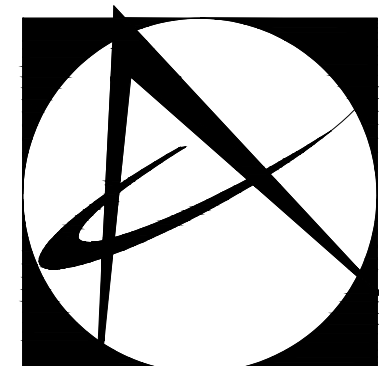
2.05.2018



JANUARY - WEST BLVD. REAR ELEVATION - N. SITE



FEBRUARY - WEST BLVD. REAR ELEVATION - N. SITE



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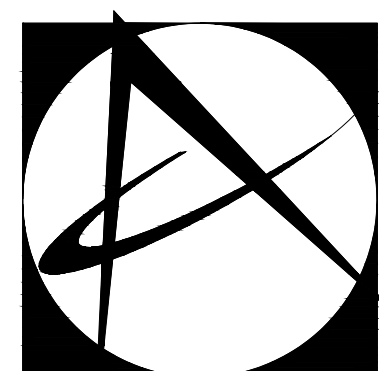
2.05.2018



JANUARY - W. WORTHINGTON SIDE ELEVATION - N. SITE



FEBRUARY - W. WORTHINGTON SIDE ELEVATION - N. SITE



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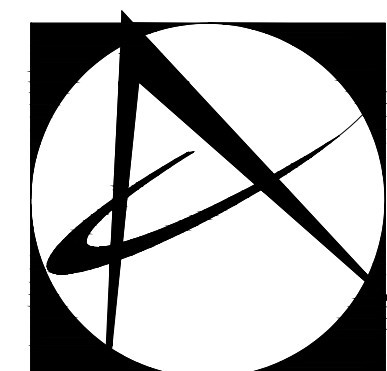
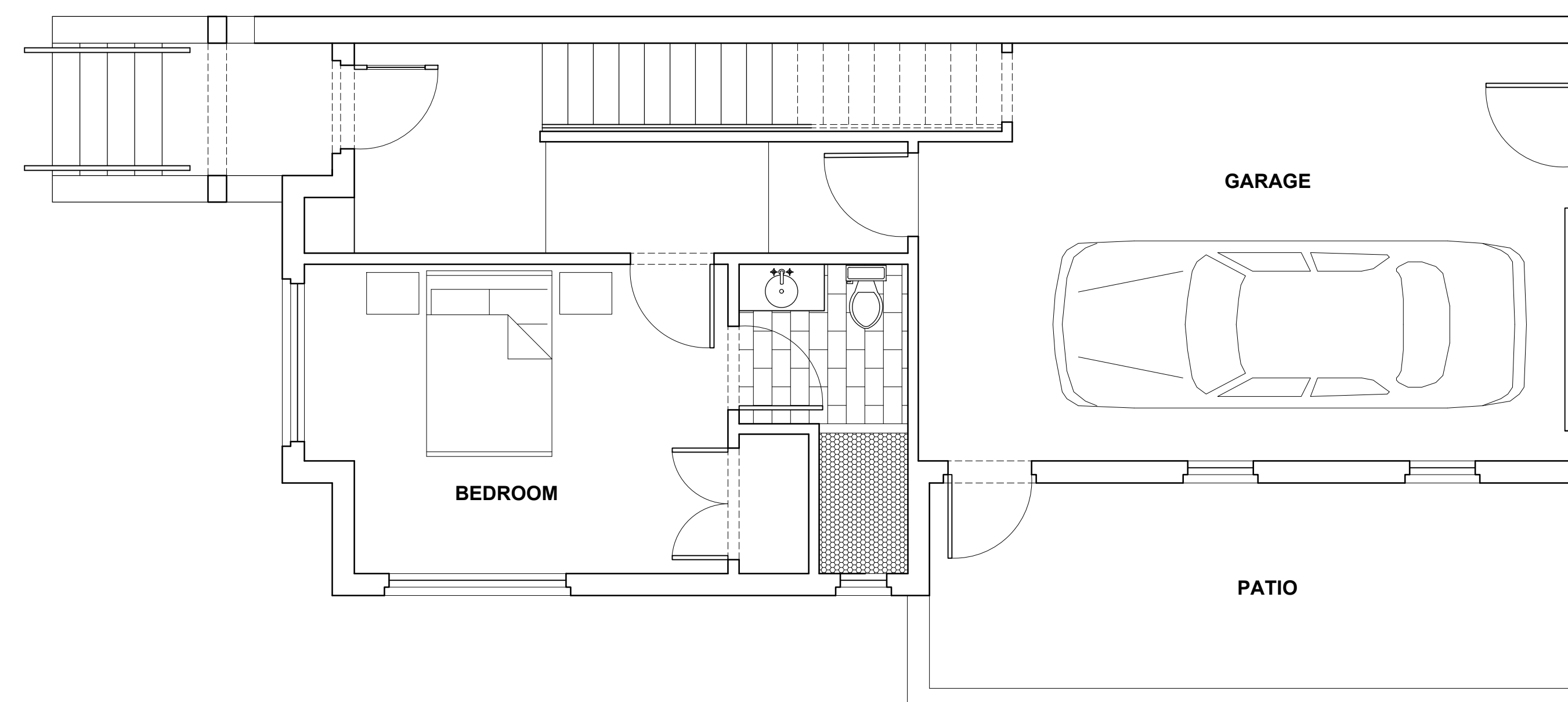
# KINGSTON ON WEST CHARLOTTE, NORTH CAROLINA

**SCHEMATICS**  
SCALE: 1/4" = 1'

2.05.2018



**FEBRUARY - W. WORTHINGTON SIDE ELEVATION - N. SITE**



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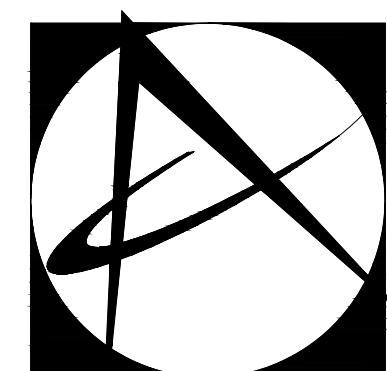
2.05.2018



JANUARY - WEST BLVD. SIDE ELEVATION - N. SITE



FEBRUARY - WEST BLVD. SIDE ELEVATION - N. SITE



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SCHEMATICS  
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2.05.2018

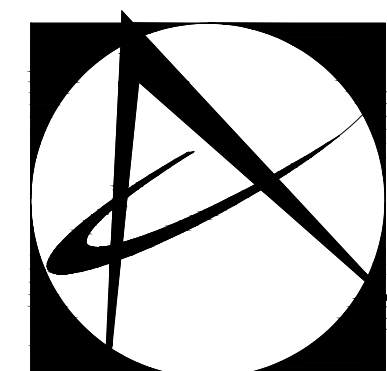


JANUARY - W. WORTHINGTON ELEVATION - N. SITE



FEBRUARY - W. WORTHINGTON ELEVATION - N. SITE

# WEST WORTHINGTON AVENUE PROPOSED NORTH SITE



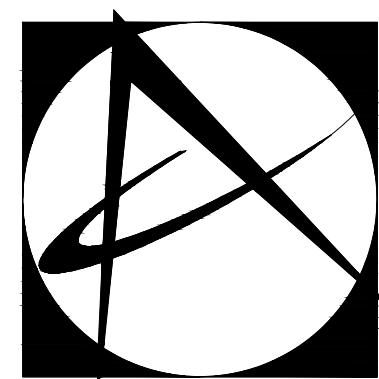
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**KINGSTON ON WEST  
CHARLOTTE, NORTH CAROLINA**

**SCHEMATICS  
SCALE: 1/8" = 1'**

2.05.2018

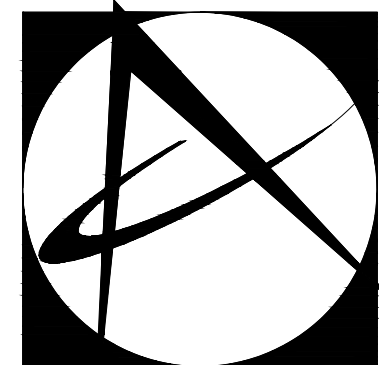
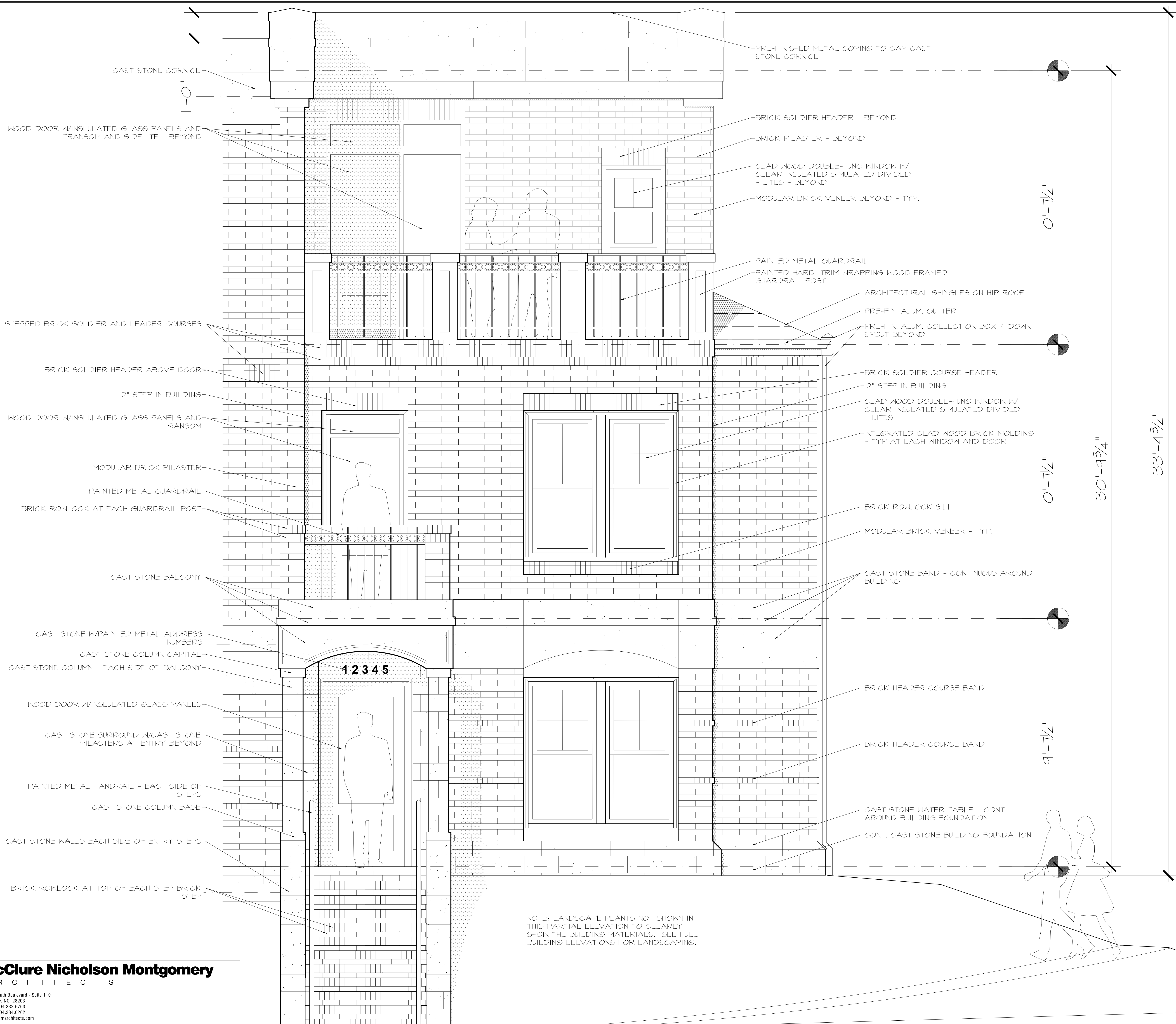


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# 601 KINGSTON CHARLOTTE , NORTH CAROLINA

1.02.2018

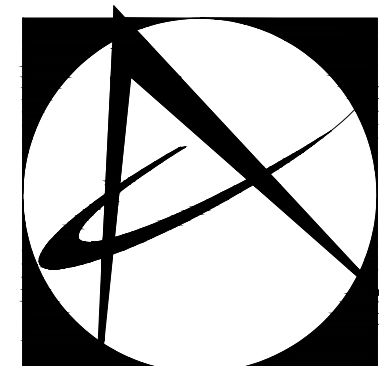
KINGSTON ON WEST  
CHARLOTTE, NORTH CAROLINA

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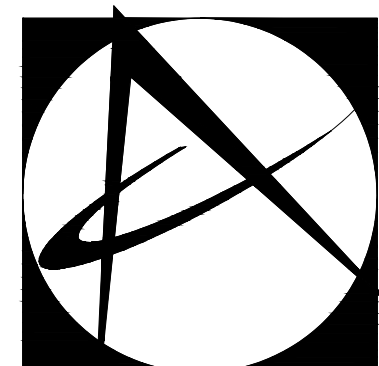
KINGSTON ON WEST  
CHARLOTTE, NORTH CAROLINA

NOTE: LANDSCAPE PLANTS NOT SHOWN IN THIS PARTIAL ELEVATION TO CLEARLY SHOW THE BUILDING MATERIALS. SEE FULL BUILDING ELEVATIONS FOR LANDSCAPING.



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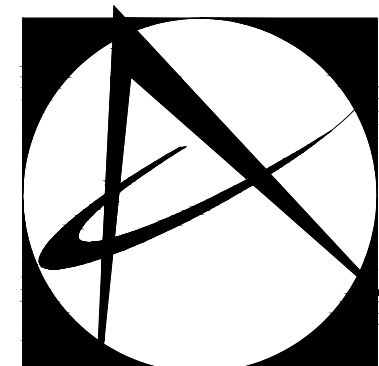
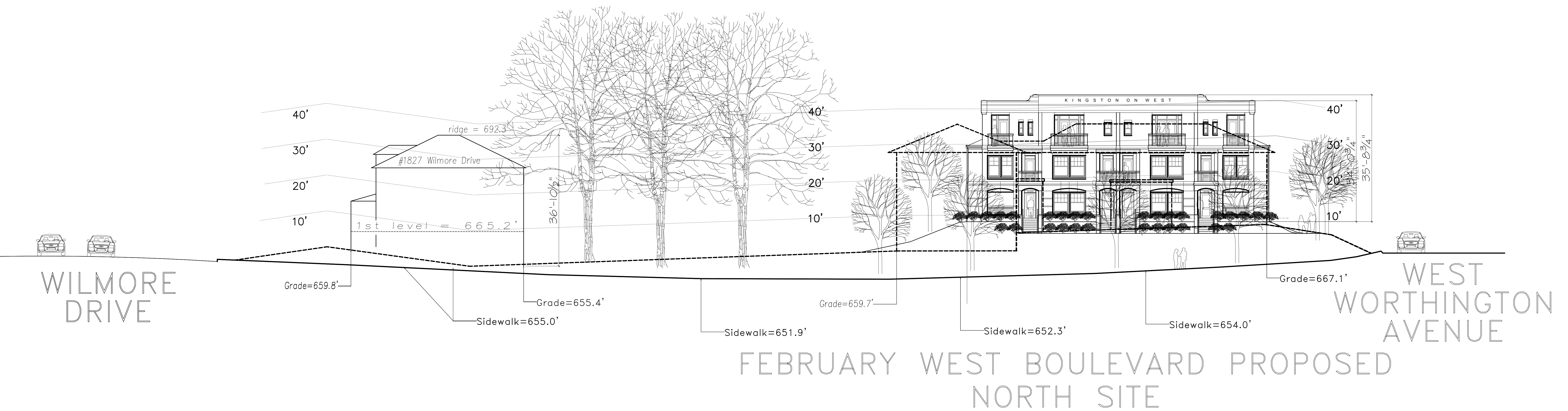
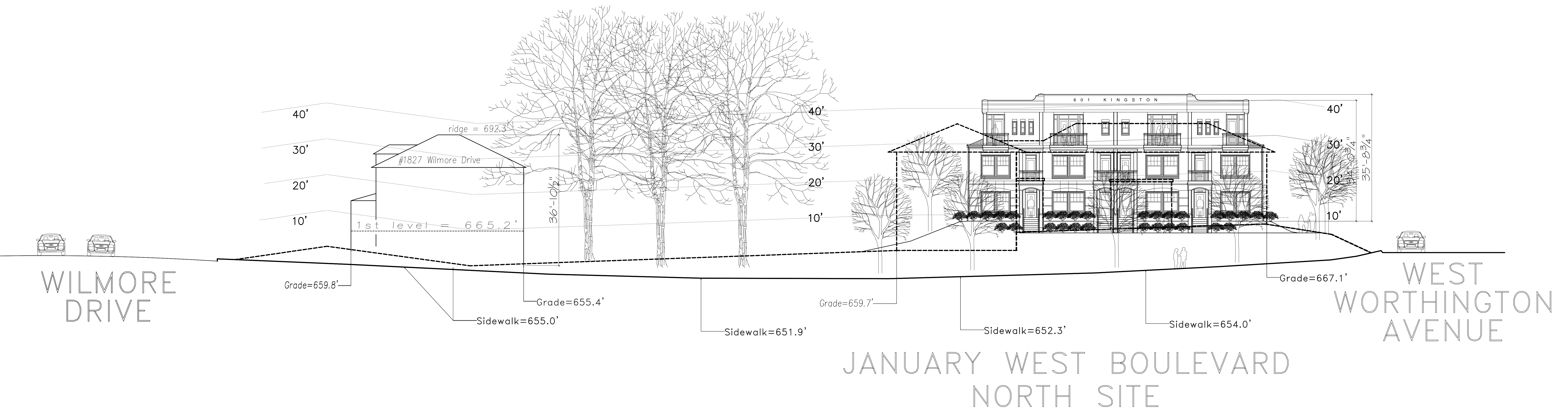
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**KINGSTON ON WEST  
CHARLOTTE, NORTH CAROLINA**

**SCHEMATICS**  
SCALE:  $\frac{3}{32}'' = 1'$

2.05.2018



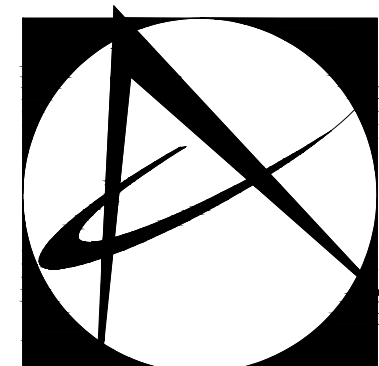
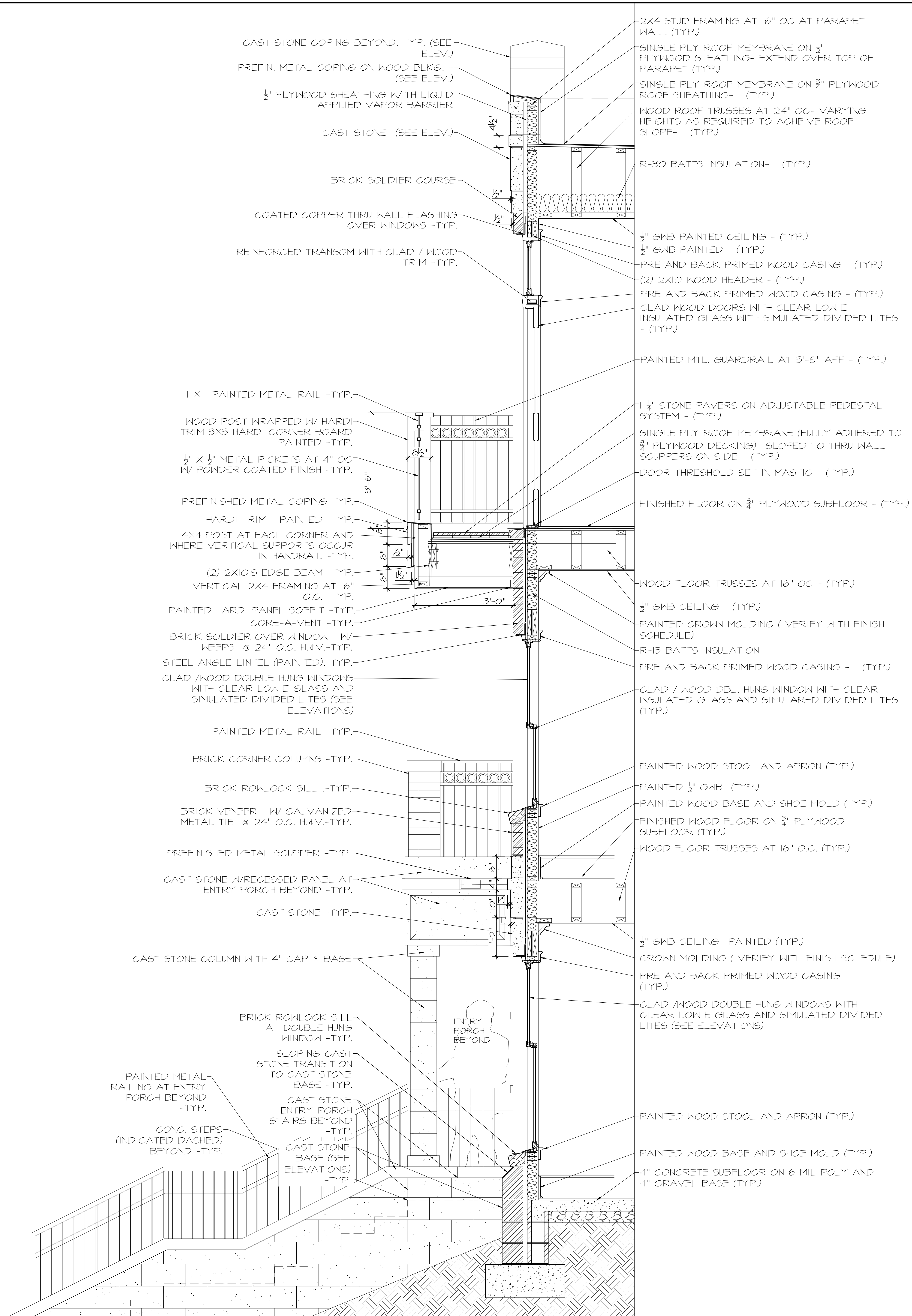
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# KINGSTON ON WEST CHARLOTTE, NORTH CAROLINA

**SCHEMATICS**  
SCALE:  $\frac{1}{8}" = 1'$

2.05.2018

KINGSTON ON WEST  
CHARLOTTE, NORTH CAROLINA

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***Charlotte Historic District Commission Case 2017-742***  
***HISTORIC DISTRICT: WILMORE***  
***NEW CONSTRUCTION***

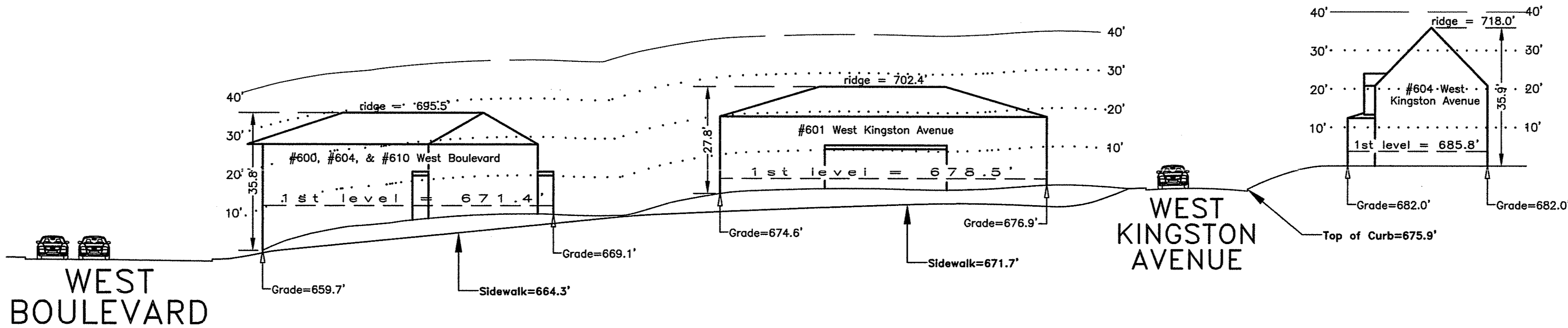


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 8<sup>th</sup> day of November, 2017.



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

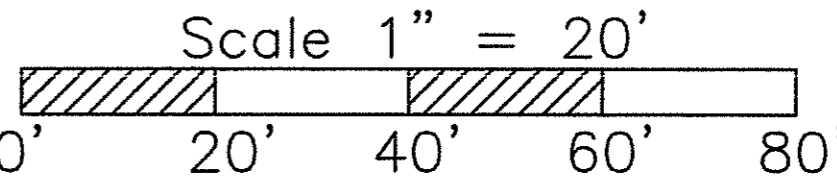


WEST WORTHINGTON AVENUE

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

Copyright 2017  
Building Heights Sketch of  
**WEST WORTHINGTON AVENUE at**  
**WEST KINGSTON AVENUE**  
**FACING WEST**

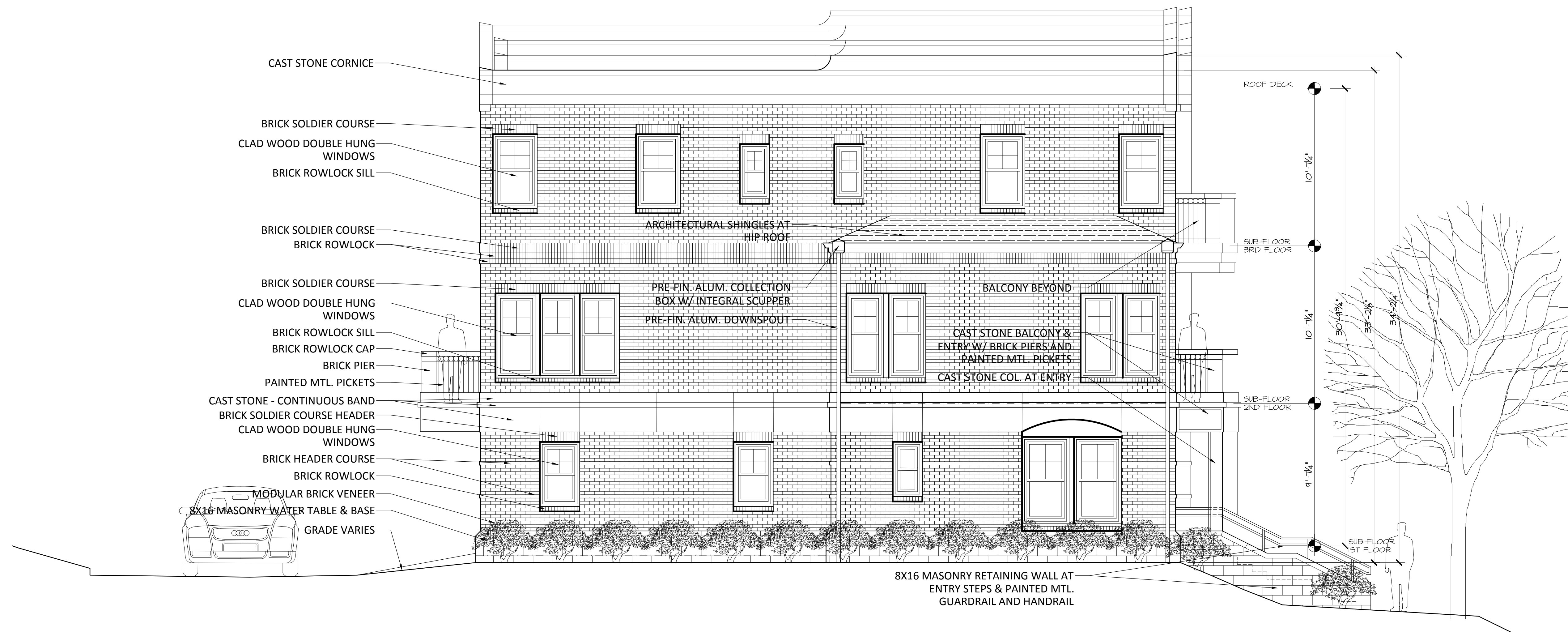
CHARLOTTE, MECKLENBURG COUNTY, N.C.  
for Charlotte-Mecklenburg Planning Department  
November 1, 2017



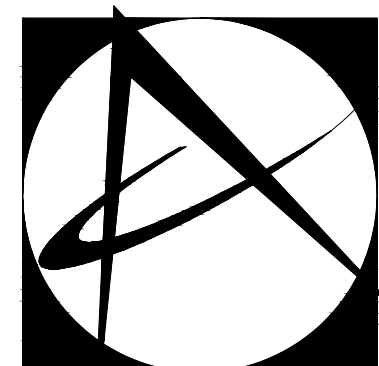
General Notes:  
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rear yard or side yard measurements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



JANUARY - W. WORTHINGTON SIDE ELEVATION - N. SITE



FEBRUARY - W. WORTHINGTON SIDE ELEVATION - N. SITE



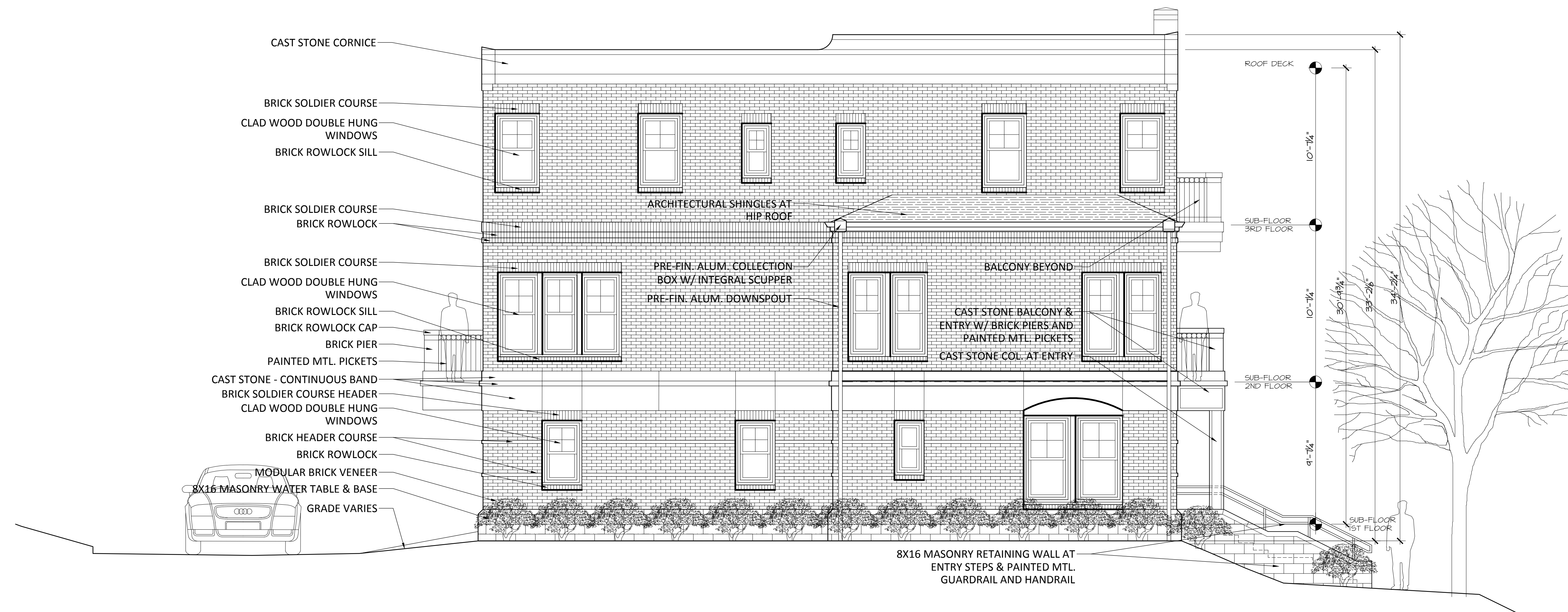
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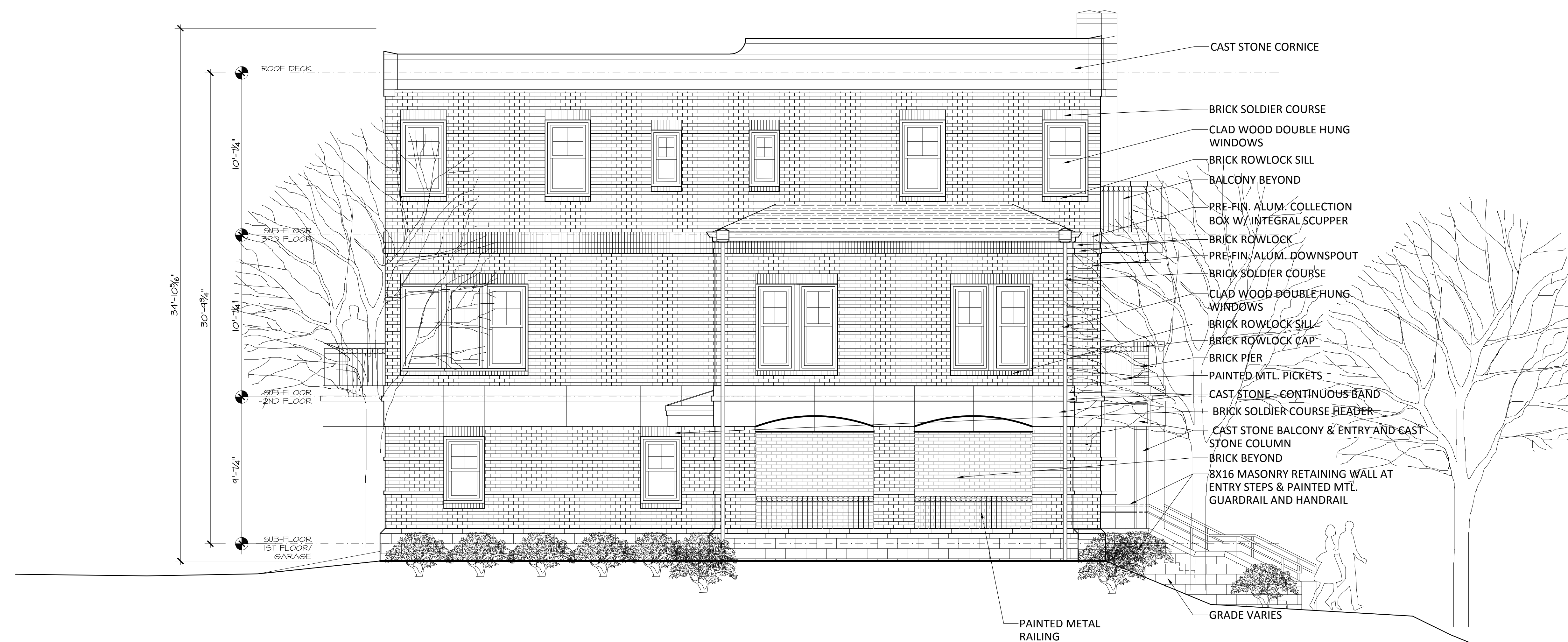
# KINGSTON ON WEST CHARLOTTE, NORTH CAROLINA

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

2.05.2018



JANUARY - WEST BLVD. SIDE ELEVATION - N. SITE



FEBRUARY - WEST BLVD. SIDE ELEVATION - N. SITE

---

**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 601 West Kingston Avenue and 600-610 West Boulevard

**SUMMARY OF REQUEST:** New Construction (existing buildings on north side only)

**OWNER/APPLICANT:** Charles McClure, applicant

---

The application was denied in November for the following: 1) Orientation – Signage on the buildings should align with the location, 2) Massing, scale, foundation, height and width – Adjust the west Worthington building to better transition into the historic homes.

### **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 parallel to the street. Building heights vary depending on topography. Primary materials are brick and stone. Detail materials are wood clad windows, metal balcony railings and wood trim garage doors. Walkway location reflects the ROW setback required by NCDOT.

#### *Revision - February*

1. Building names and addresses has been revised.
2. Massing of the second building at the corner of West Kingston and West Worthington has been revised to appear as individual town house units.

### **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.*

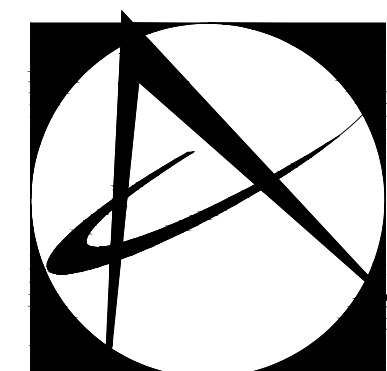
**Staff Analysis** - The Commission will determine if the proposal meets the guidelines for new construction.



JANUARY - PREVIOUS W. WORTHINGTON REAR ELEVATION - N. SITE



FEBRUARY - W. WORTHINGTON REAR ELEVATION - N. SITE



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**KINGSTON ON WEST  
CHARLOTTE, NORTH CAROLINA**

**SCHEMATICS  
SCALE: 1/4" = 1'**

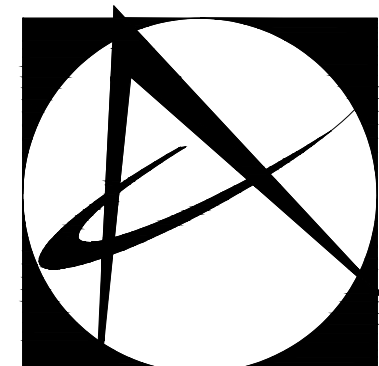
2.05.2018



JANUARY - WEST BLVD. REAR ELEVATION - N. SITE



FEBRUARY - WEST BLVD. REAR ELEVATION - N. SITE



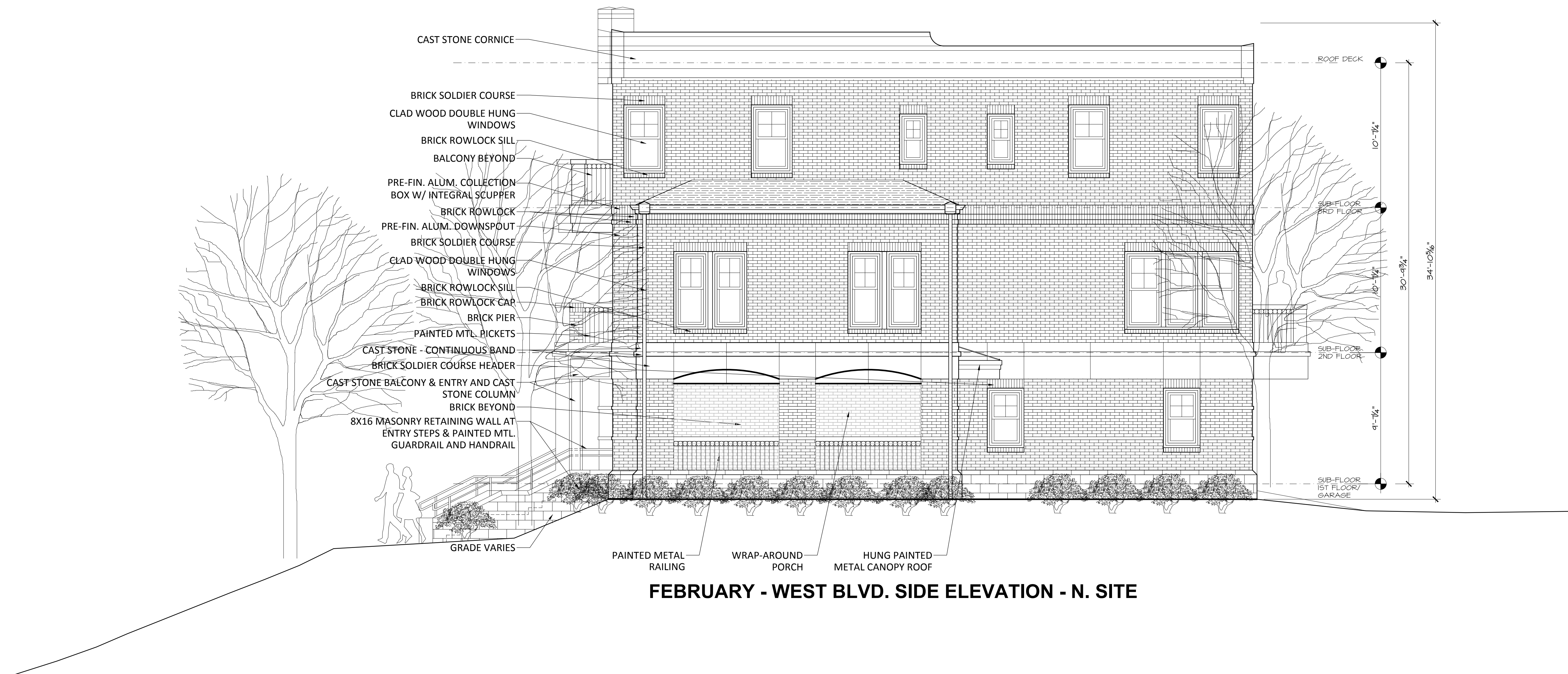
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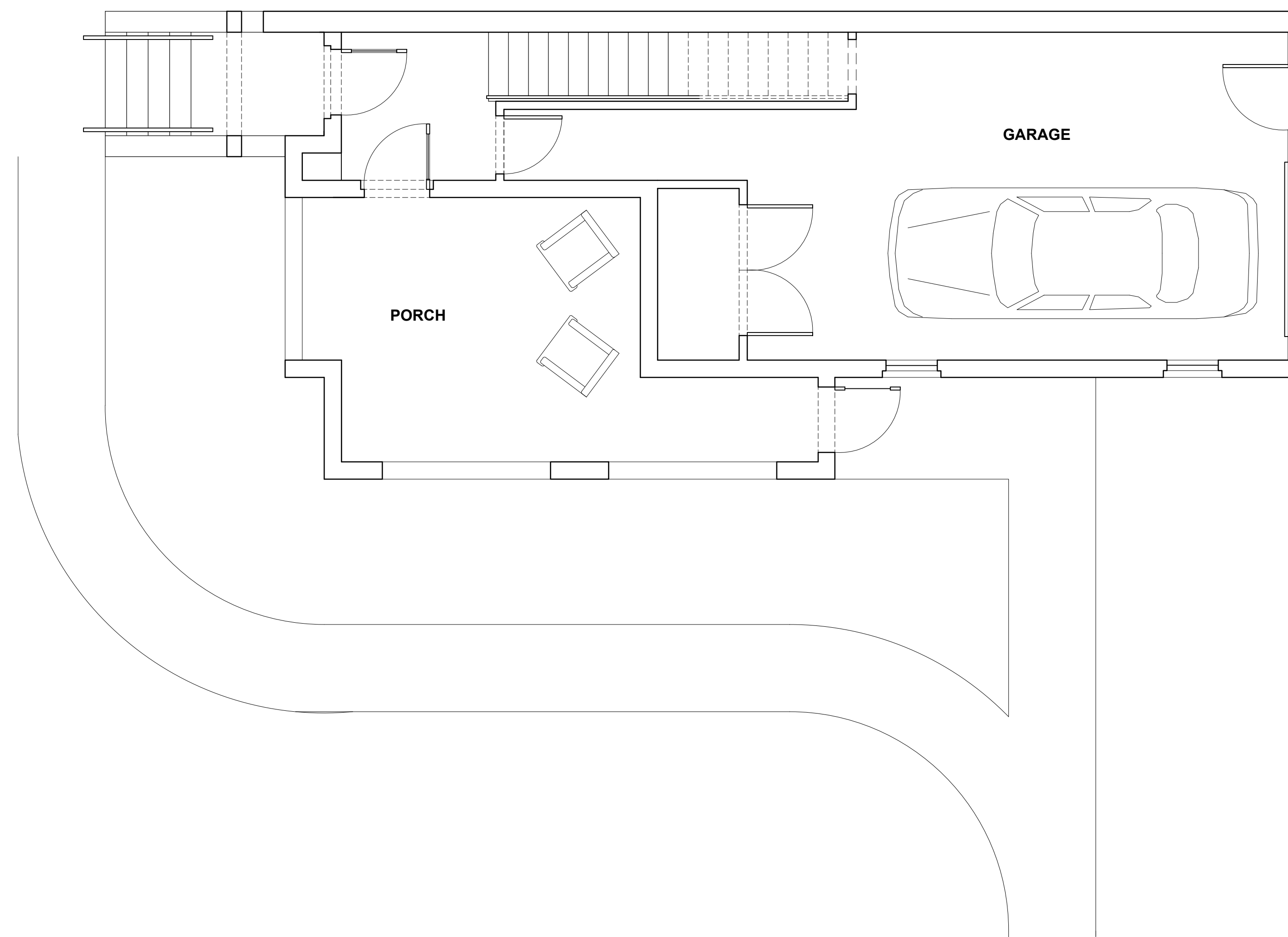
# KINGSTON ON WEST CHARLOTTE, NORTH CAROLINA

**SCHEMATICS**  
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2.05.2018



FEBRUARY - WEST BLVD. SIDE ELEVATION - N. SITE

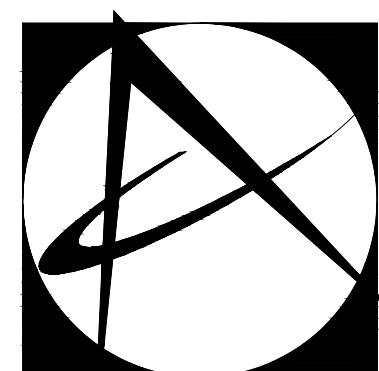




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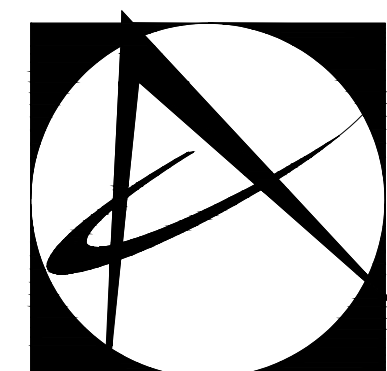
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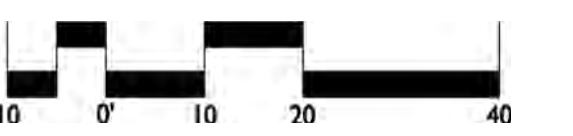
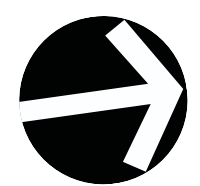
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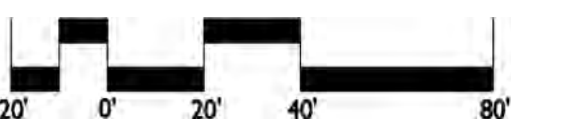
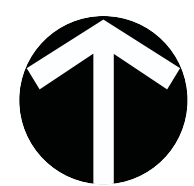
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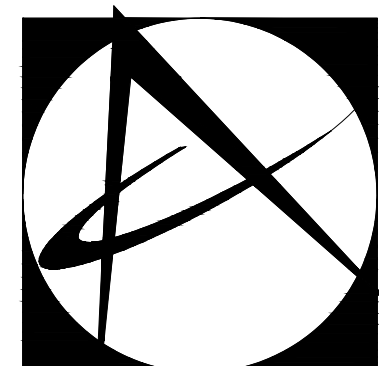


# KINGSTON ON WEST CHARLOTTE, NC • SITE PLAN NORTH

PN 1017051 | 01.10.2018

LandDesign.





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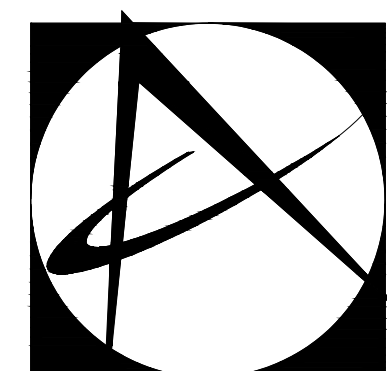
**KINGSTON ON WEST  
CHARLOTTE, NORTH CAROLINA**

**SCHEMATICS**  
SCALE:  $\frac{3}{32}'' = 1'$

2.05.2018



# WEST WORTHINGTON AVENUE PROPOSED NORTH SITE



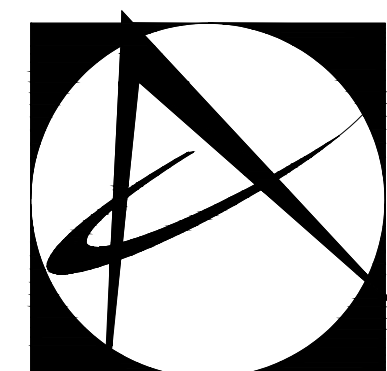
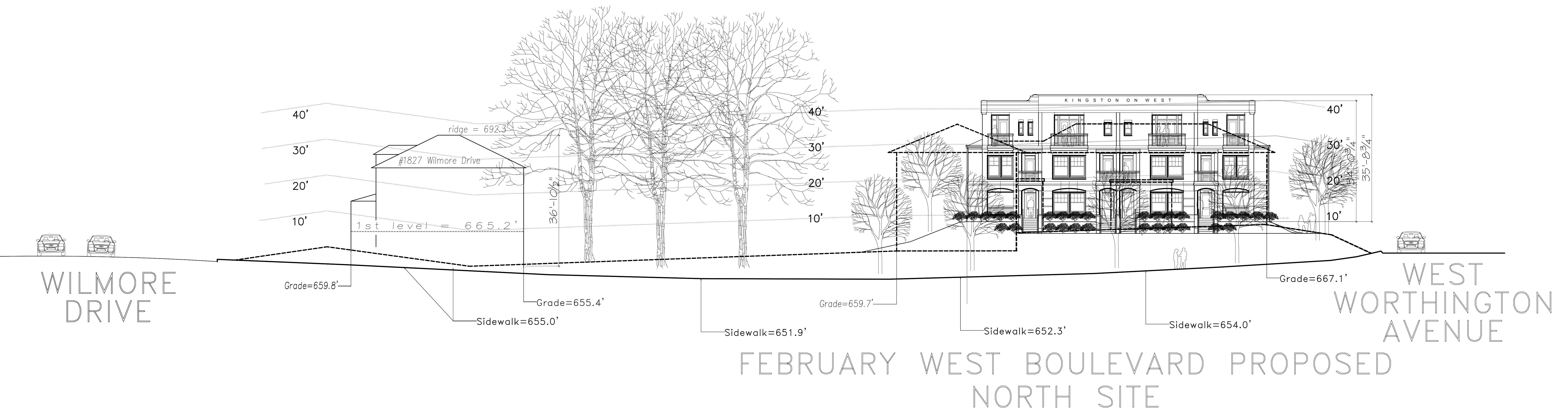
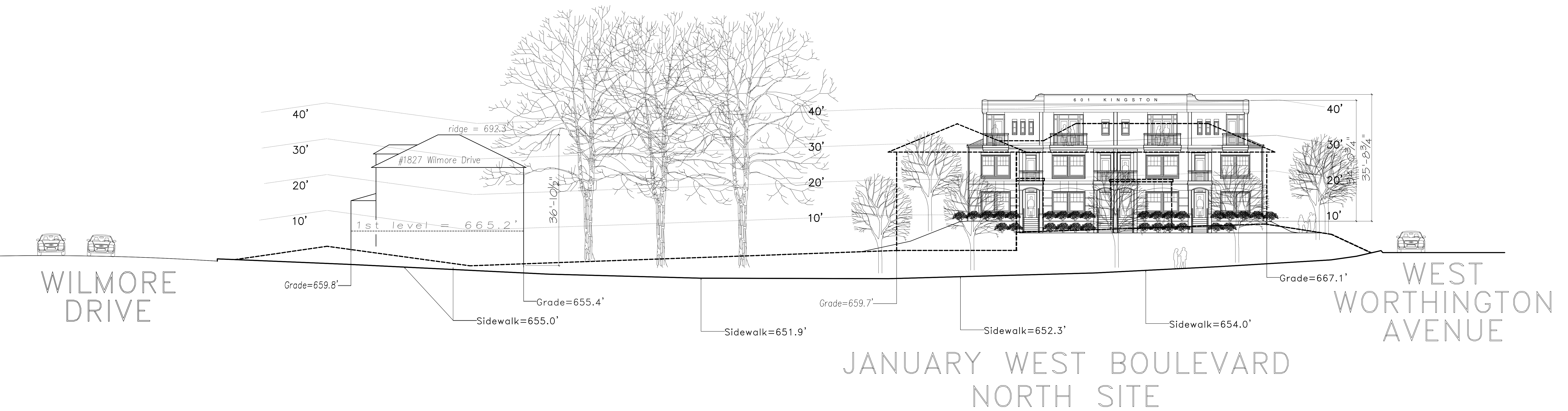
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**KINGSTON ON WEST  
CHARLOTTE, NORTH CAROLINA**

**SCHEMATICS  
SCALE: 1/8" = 1'**

2.05.2018



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**SCHEMATICS**  
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