

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 601 West Boulevard and 541 West Worthington Avenue (vacant)

SUMMARY OF REQUEST: New construction (Phase 2)

APPLICANT/OWNER: Charles McClure/James Scruggs

The application was continued from June for the following items. 1) Restudy of the interior of the space for context and to change the streetscape elevation to be more residential and fit into the neighborhood.

Details of Proposed Request

Existing Conditions

The structure is a multi-family building constructed in 1959 with vacant lot behind it. The properties are in the rezoning process. The structure is 2-3 stories, clad in brick with masonry porticos. There are a variety of mature trees on the both properties. The vacant parcel has significant topography changes with mature trees. The West Boulevard parcel also has a change in topography, approximately 12 to 14 feet. Adjacent buildings are single family residential and non-residential buildings. The first phase of the redevelopment project was approved by the HDC April 11, 2018. A 365-Day Stay of Demolition was placed on the property July 12, 2017.

Proposal

The proposal is the construction of townhomes on the subject parcels. Front setbacks along West Boulevard are equal to and greater than existing. The site sections A and B show the proposed changes to existing grade and relative building heights to adjacent structures. A retention pond is required for stormwater control. Grade changes are designed with masonry, terraced retaining walls and metal fencing. Trees to be removed and new trees are noted on the site plans.

The townhouse buildings reflect the approved plans dated April 11, 2018 including materials, approved design details and rooftop mechanical units. Building heights are generally 32 to 33 feet measured from grade.

Revised Proposal – August 8, 2018

1. The site has been revised to reflect the new open space along West Boulevard and the elimination of one townhouse building.

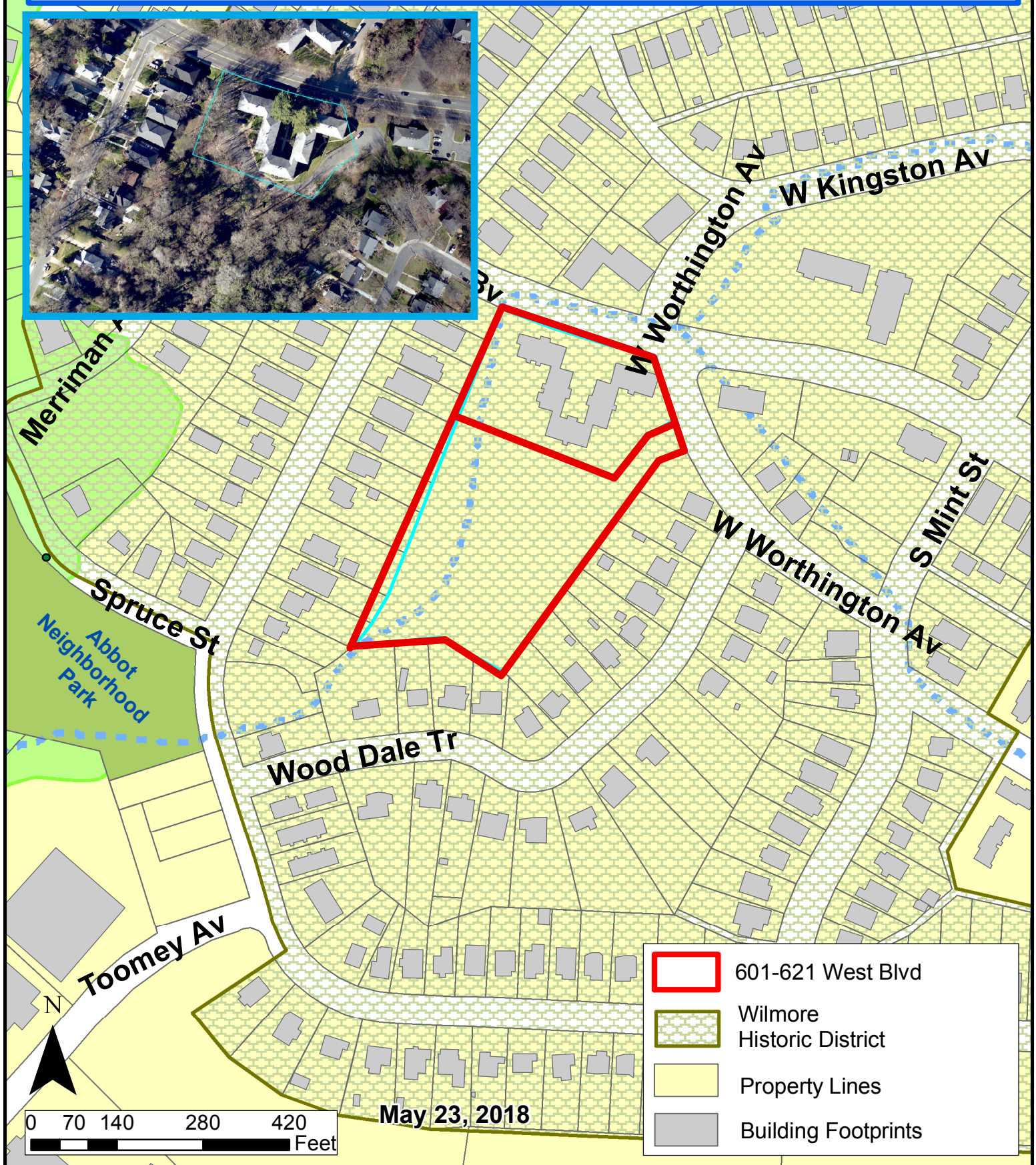
All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the 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 proposal is not incongruous with the District and meets the majority of the design guidelines. Minor revisions may be reviewed by staff.

Charlotte Historic District Commission Case 2018-217
HISTORIC DISTRICT: WILMORE
NEW CONSTRUCTION







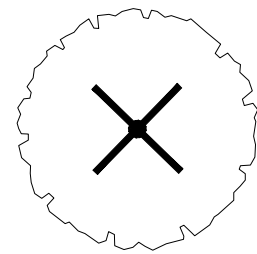
KINGSTON ON WEST CHARLOTTE, NC • SITE PLAN

PN 1017051 | 07.27.2018

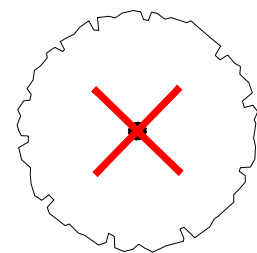
LandDesign®

LEGEND

EXISTING TREE TO BE REMOVED



EXISTING TREE TO BE REMOVED
BY CHARLOTTE WATER

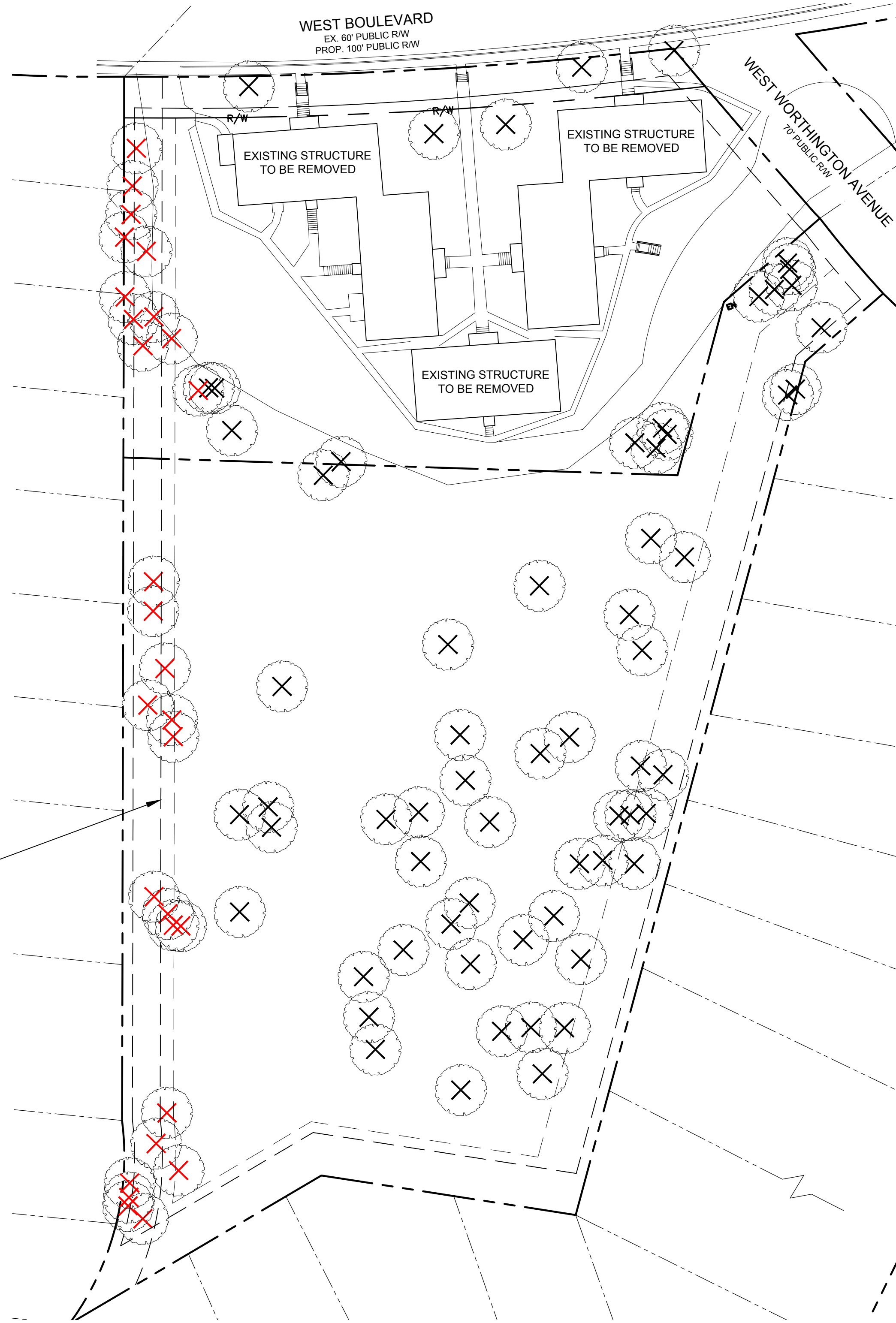


TREES TO BE REMOVED

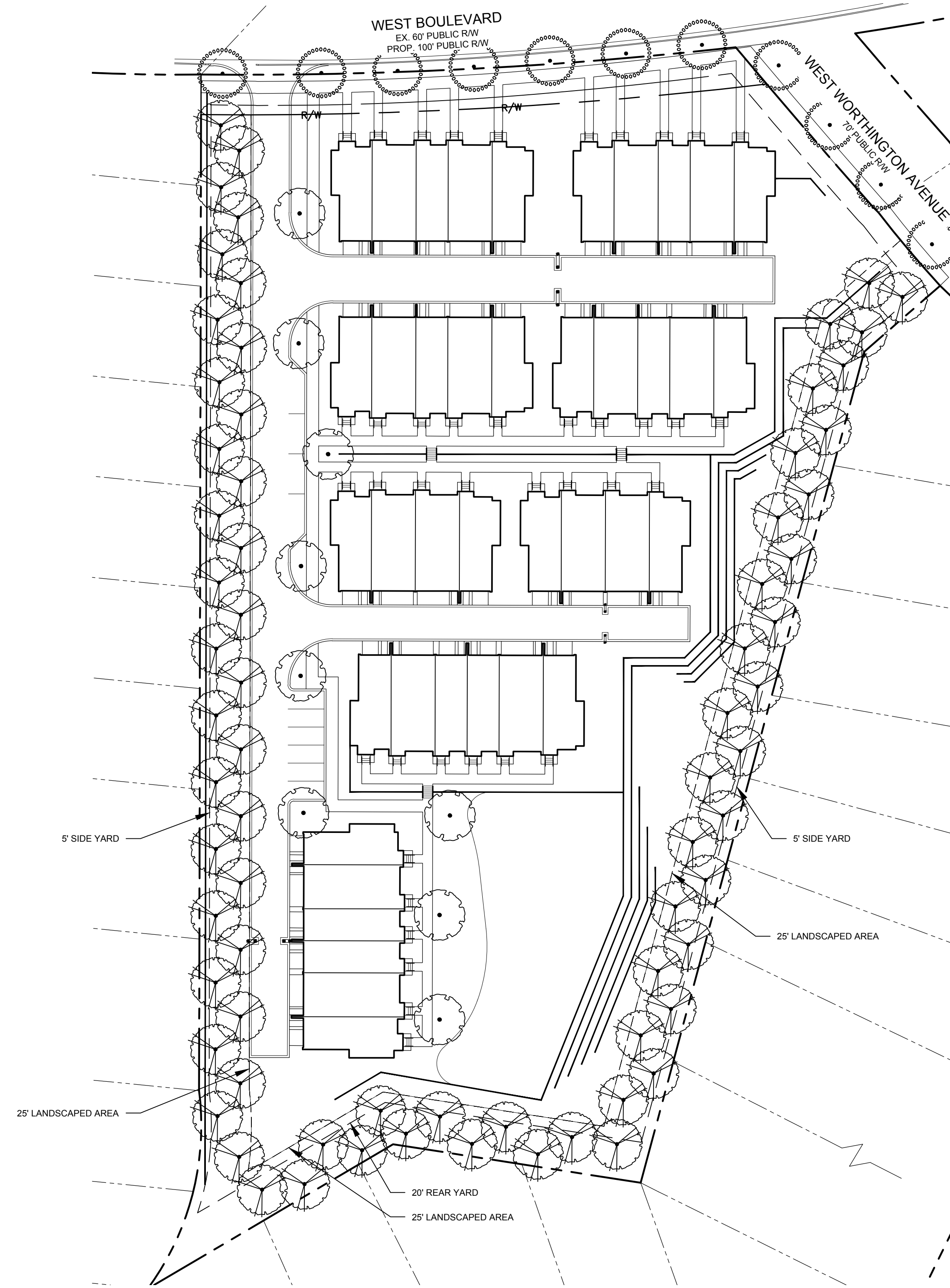
BY CHARLOTTE WATER	28
BY KINGSTON ON WEST	64

FUTURE CHARLOTTE
WATER LOCATION

TREE REMOVAL EXHIBIT

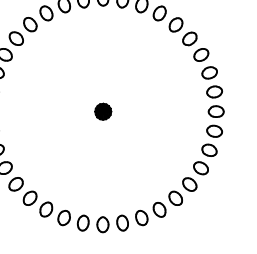


REQUIRED TREE PLANTING EXHIBIT

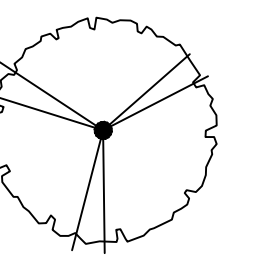


LEGEND

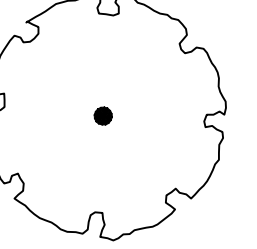
PROPOSED STREET TREE



PROPOSED LANDSCAPE AREA TREE



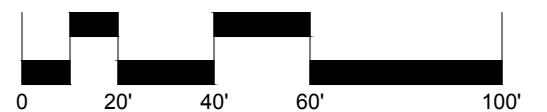
PROPOSED INTERNAL TREE

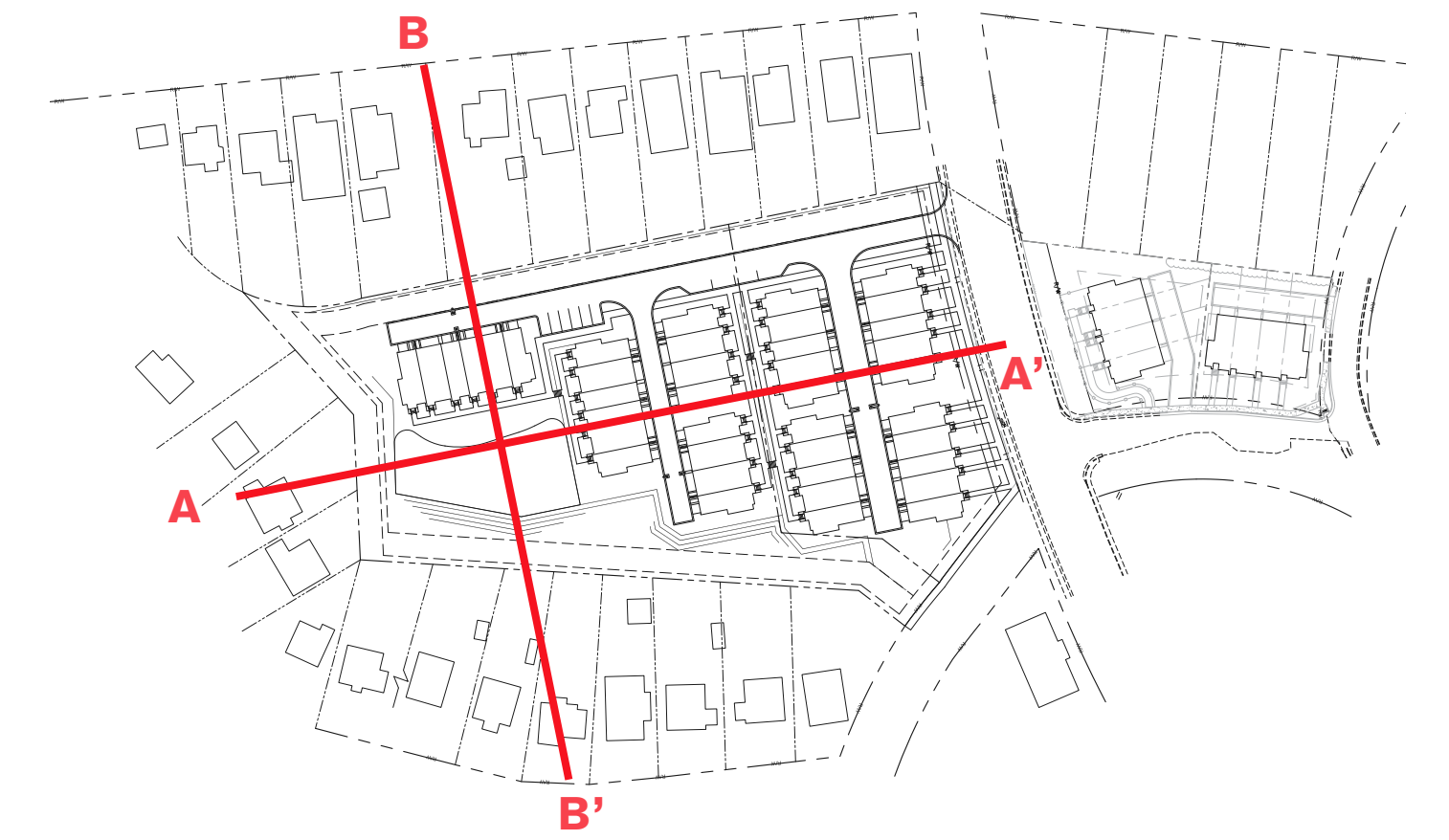


TREES TO BE ADDED

BY CHARLOTTE WATER	0
BY KINGSTON ON WEST	92

SCALE: 1"=40'

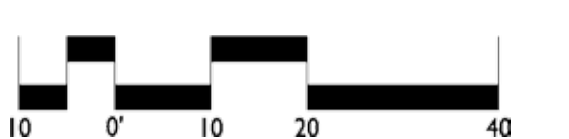
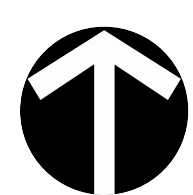


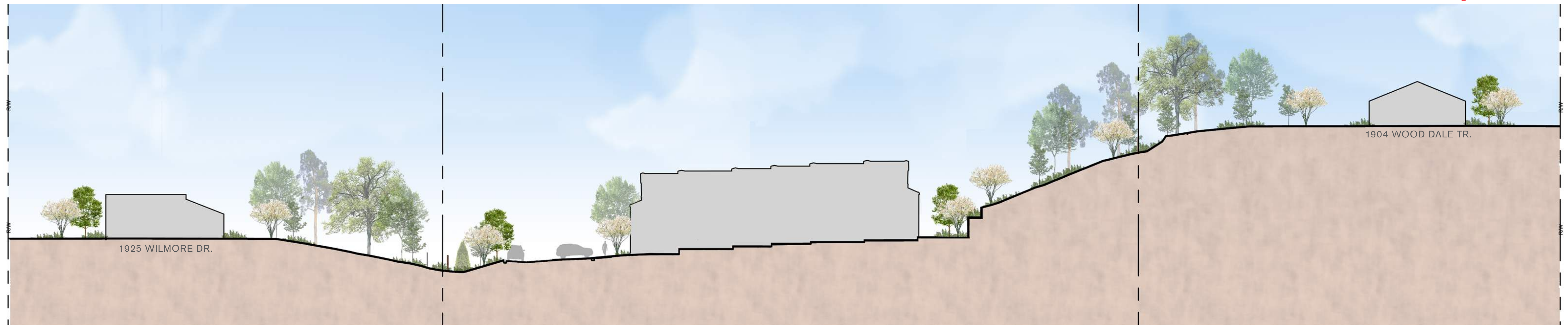
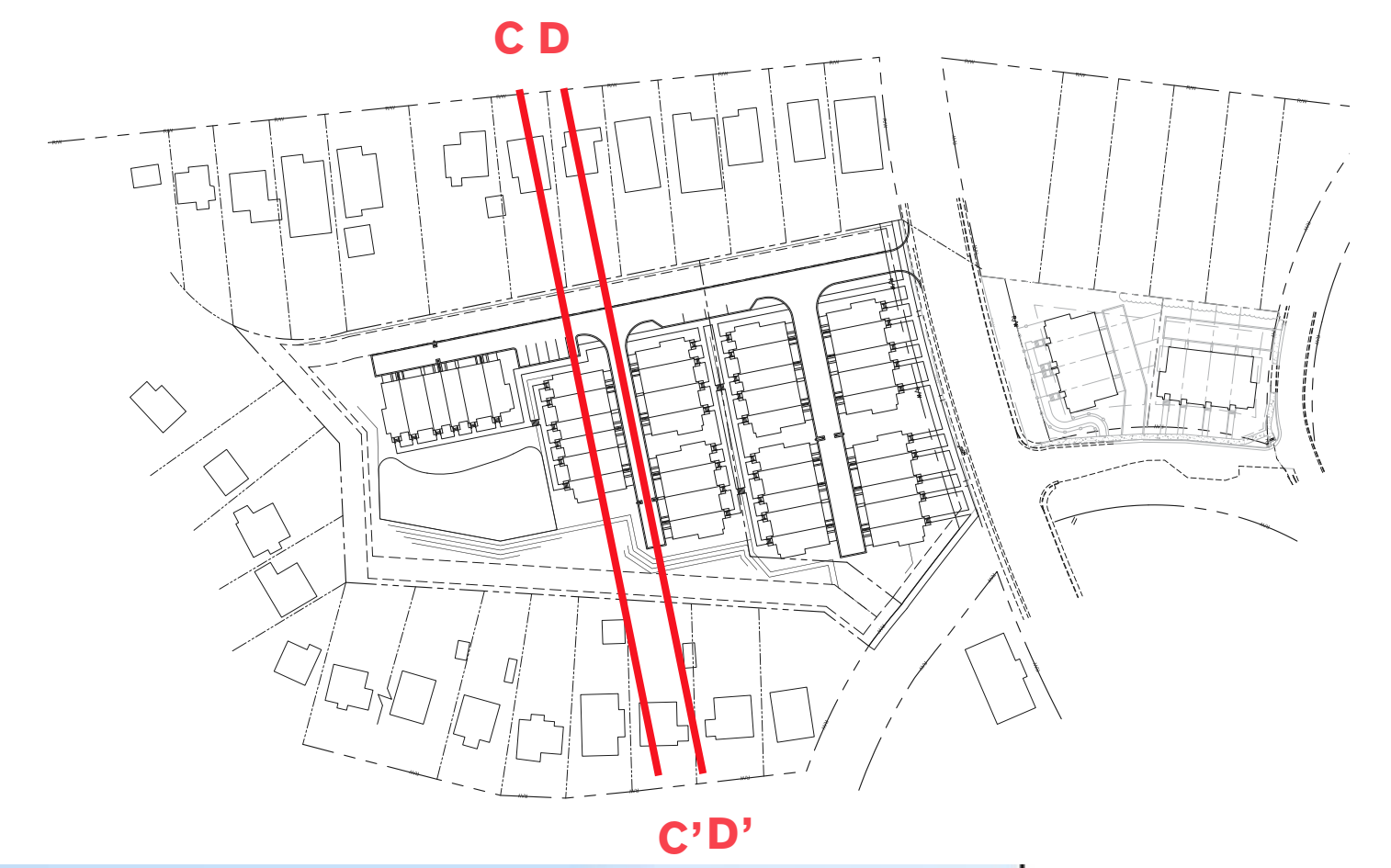


SECTION A-A'



SECTION B-B'

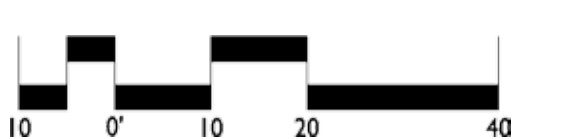
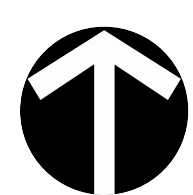


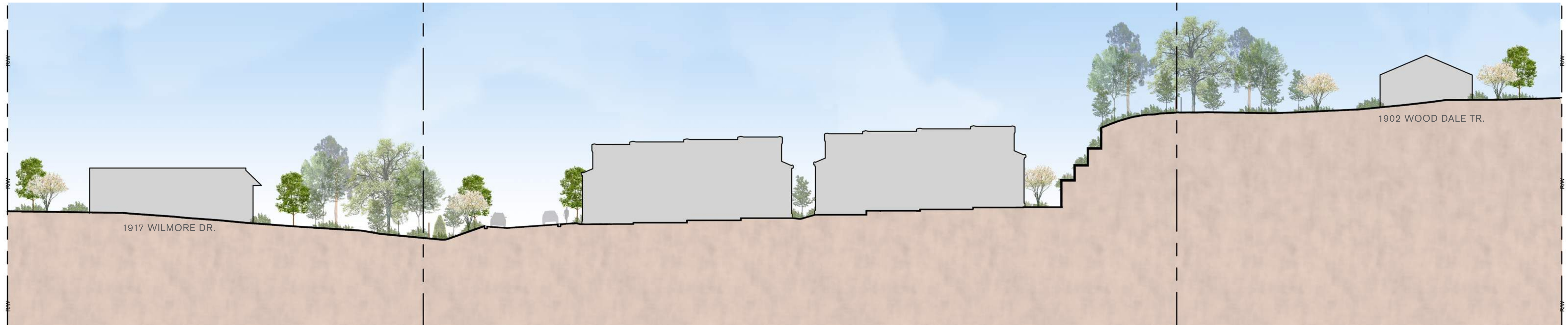
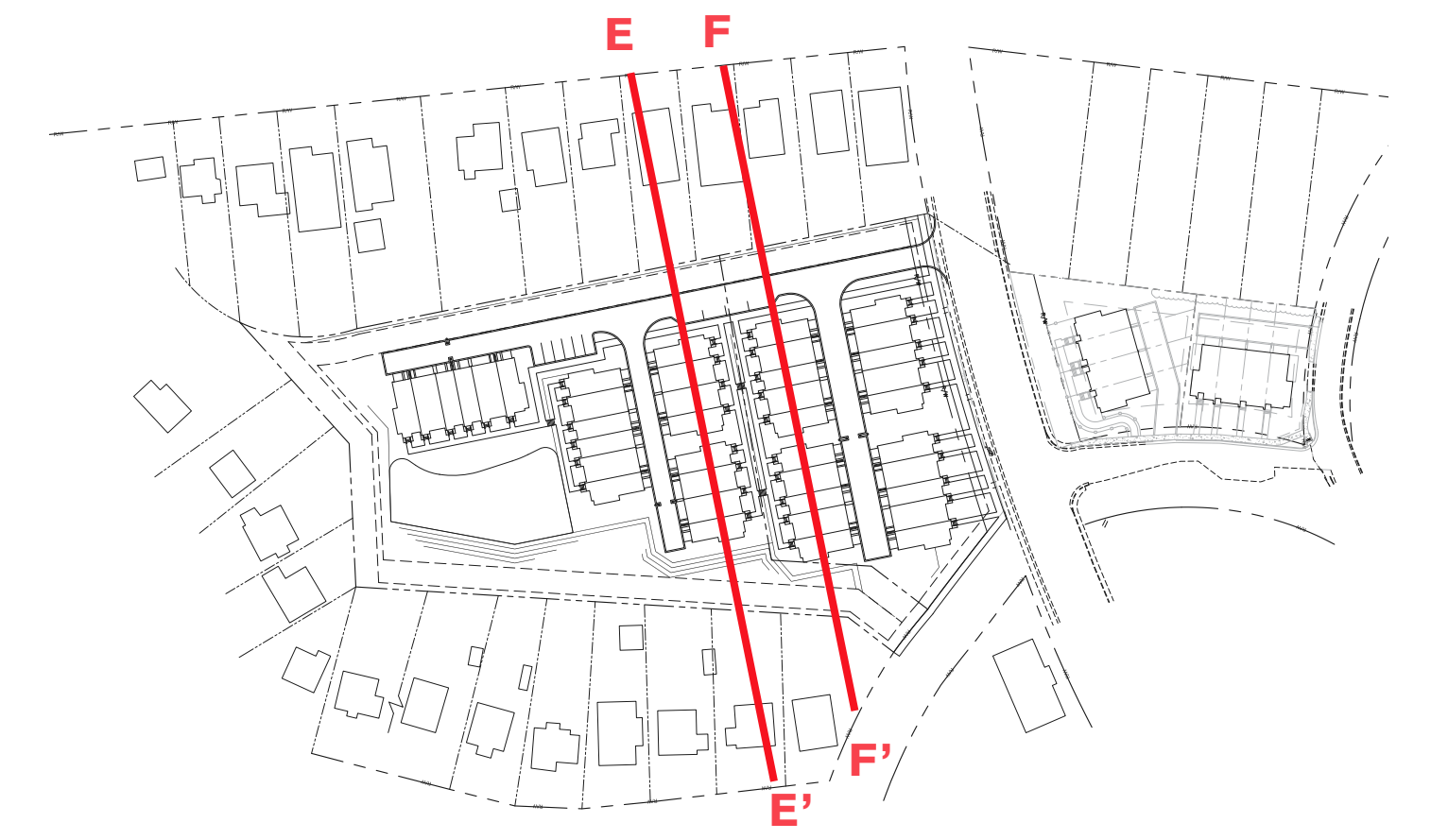


SECTION C-C'

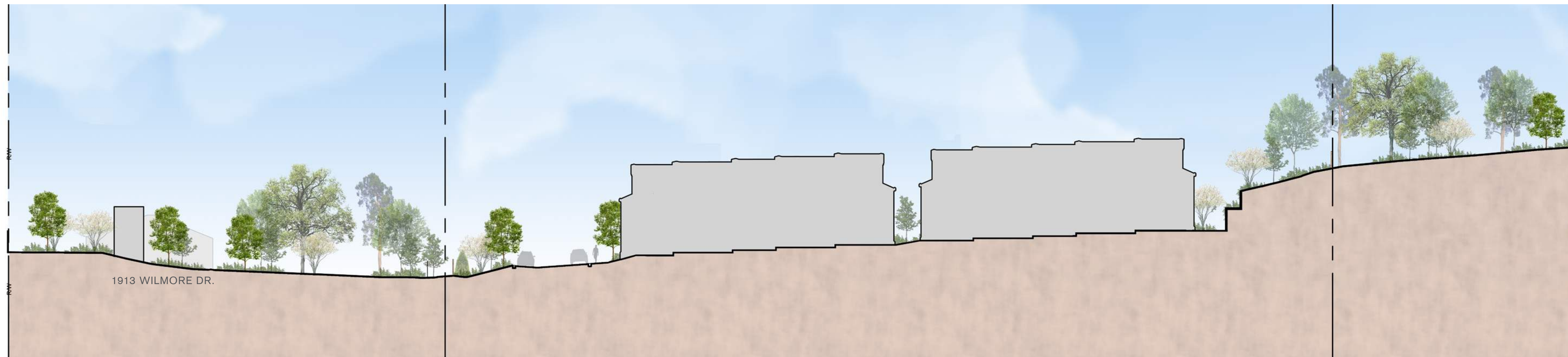


SECTION D-D'

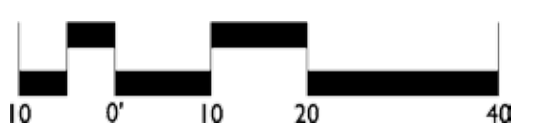
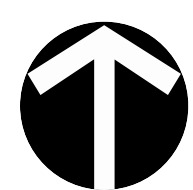


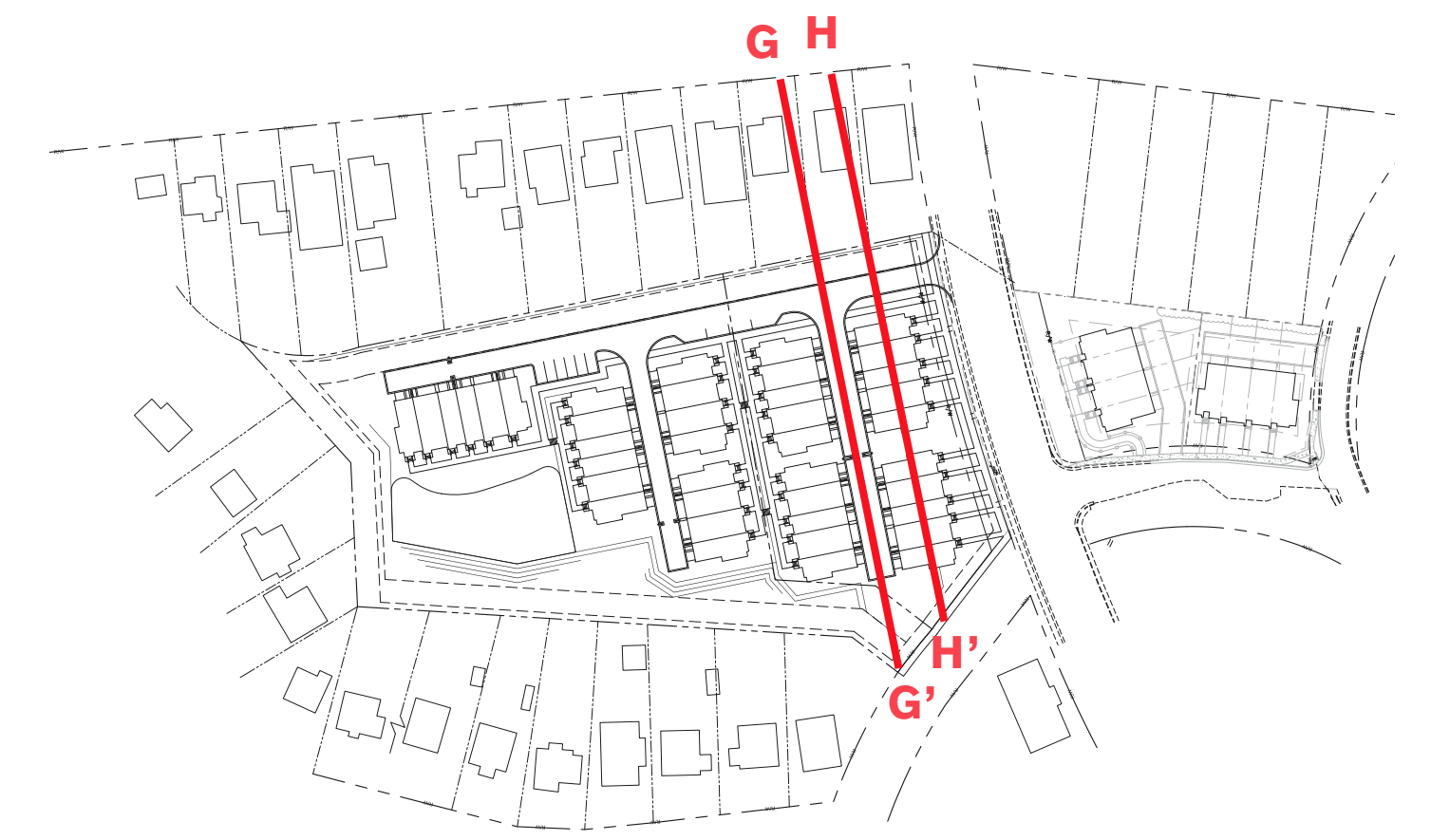


SECTION E-E'

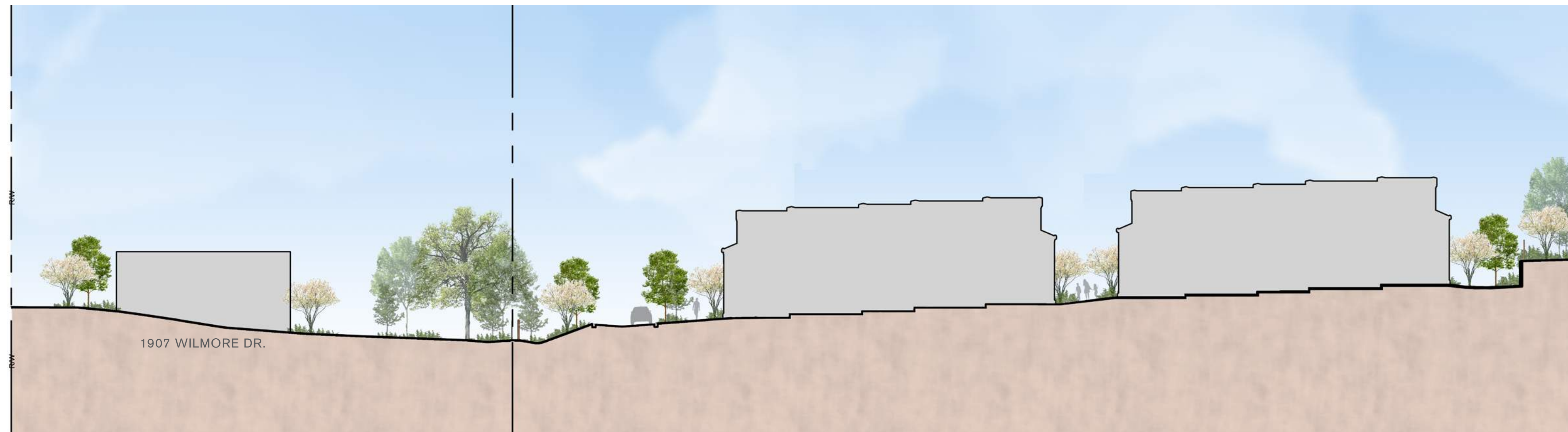


SECTION F-F'

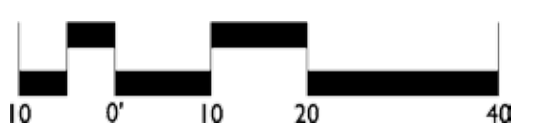
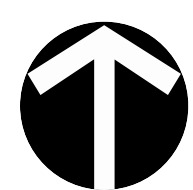


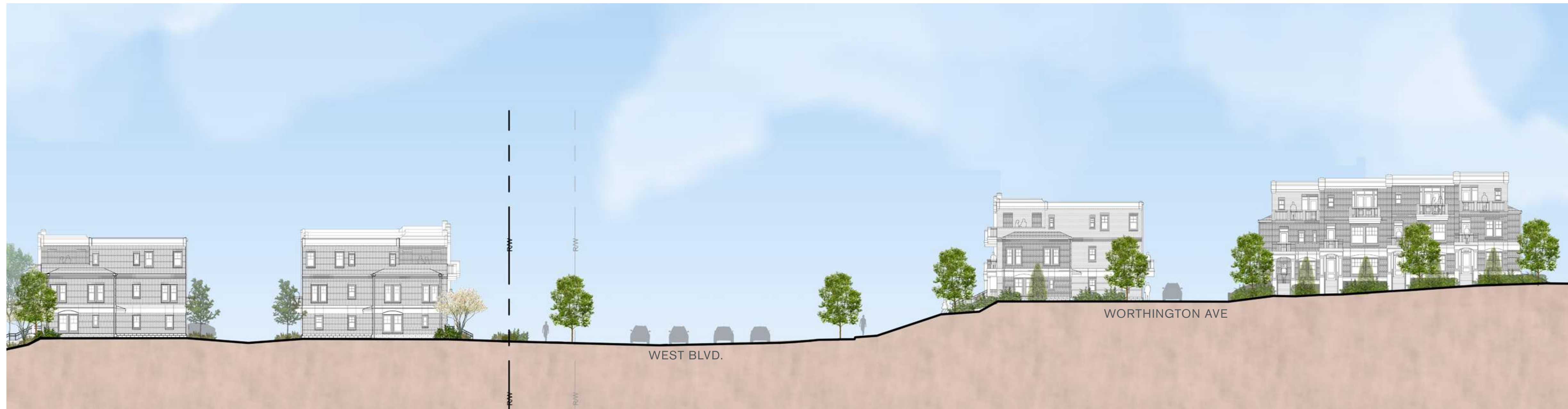
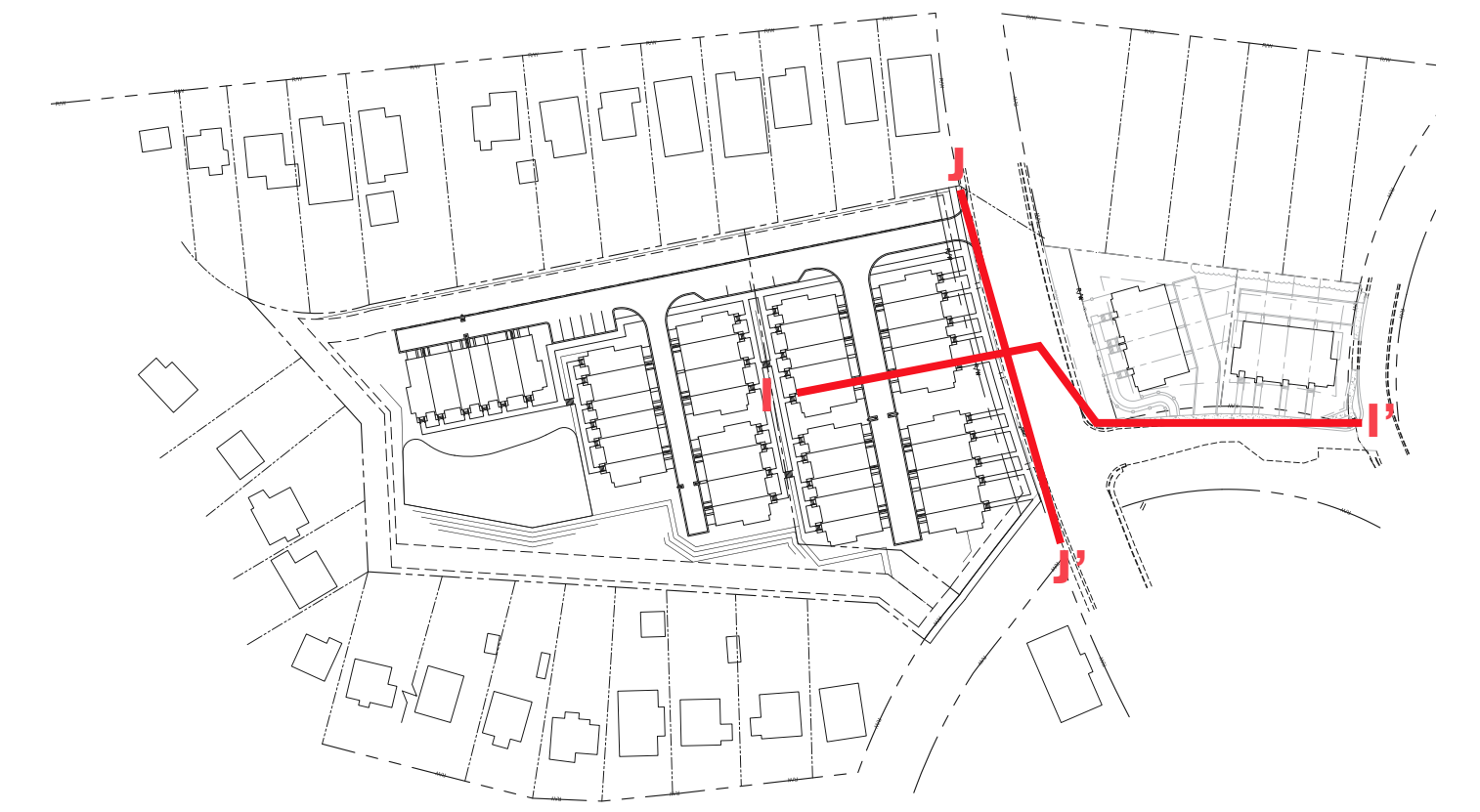


SECTION G-G'



SECTION H-H'

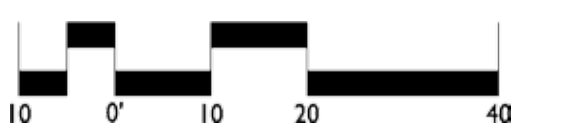
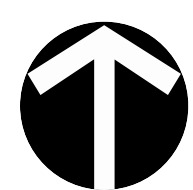




SECTION I-I'



SECTION J-J'













JUNE 2018 / BUILDINGS 1&2 / SIDE ELEVATION



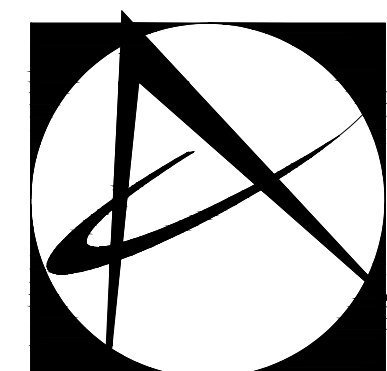
AUGUST 2018 / BUILDINGS 1&2 / SIDE ELEVATION



JUNE 2018 / BUILDINGS 1&2 / FRONT ELEVATION



AUGUST 2018 / BUILDINGS 1&2 / FRONT ELEVATION



McClure Nicholson Montgomery
ARCHITECTS

2108 South Boulevard - Suite 110
Charlotte, NC 28203
tel. 704.332.6763
fax. 704.334.0262
www.mmmarchitects.com

KINGSTON ON WEST - SOUTH SITE
CHARLOTTE , NORTH CAROLINA

SCHEMATICS
SCALE: 1/8" = 1'



JUNE 2018 / BUILDINGS 1&2 / SIDE ELEVATION



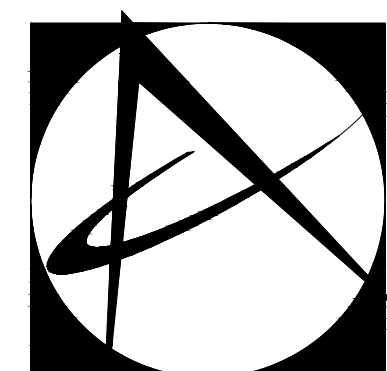
AUGUST 2018 / BUILDINGS 1&2 / SIDE ELEVATION



JUNE 2018 / BUILDINGS 1&2 / REAR ELEVATION



AUGUST 2018 / BUILDINGS 1&2 / REAR ELEVATION



McClure Nicholson Montgomery
ARCHITECTS

2108 South Boulevard - Suite 110
Charlotte, NC 28203
tel. 704.332.6763
fax 704.334.0262
www.mmmarchitects.com

KINGSTON ON WEST - SOUTH SITE CHARLOTTE , NORTH CAROLINA

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



JUNE 2018 / BUILDINGS 3&4 / SIDE ELEVATION



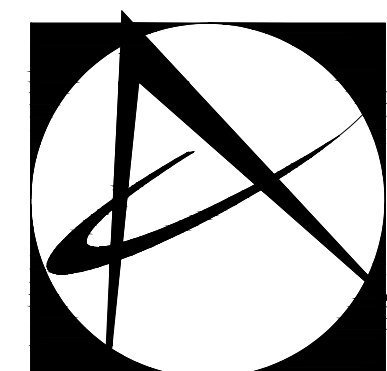
AUGUST 2018 / BUILDINGS 3&4 / SIDE ELEVATION



JUNE 2018 / BUILDINGS 3&4 / FRONT ELEVATION



AUGUST 2018 / BUILDINGS 3&4 / FRONT ELEVATION



McClure Nicholson Montgomery
ARCHITECTS

2108 South Boulevard - Suite 110
Charlotte, NC 28203
tel. 704.332.6763
fax 704.334.0262
www.mmmarchitects.com

KINGSTON ON WEST - SOUTH SITE
CHARLOTTE , NORTH CAROLINA

SCHEMATICS
SCALE: 1/8" = 1'



JUNE 2018 / BUILDINGS 3&4 / SIDE ELEVATION



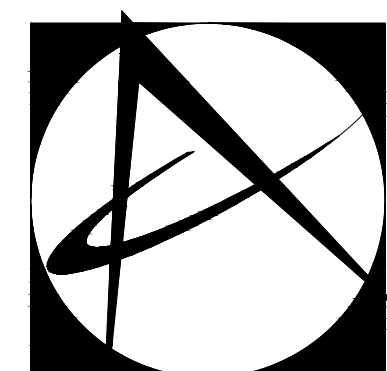
AUGUST 2018 / BUILDINGS 3&4 / SIDE ELEVATION



JUNE 2018 / BUILDINGS 3&4 / REAR ELEVATION



AUGUST 2018 / BUILDINGS 3&4 / REAR ELEVATION



McClure Nicholson Montgomery
ARCHITECTS

2108 South Boulevard - Suite 110
Charlotte, NC 28203
tel. 704.332.6763
fax 704.334.0262
www.mmmarchitects.com

KINGSTON ON WEST - SOUTH SITE CHARLOTTE , NORTH CAROLINA

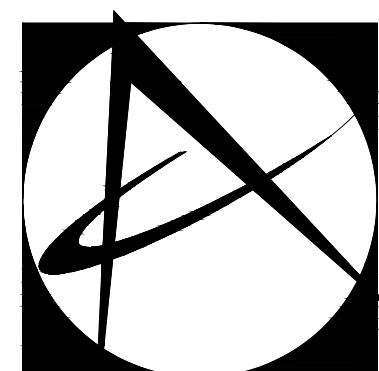
SCHEMATICS
SCALE: $\frac{1}{8}" = 1'$



JUNE 2018 / BUILDINGS 5&6 / FRONT ELEVATION



AUGUST 2018 / BUILDINGS 5&6 / FRONT ELEVATION



McClure Nicholson Montgomery
ARCHITECTS

2108 South Boulevard - Suite 110
Charlotte, NC 28203
tel. 704.332.6763
fax 704.334.0262
www.mnmarchitects.com

KINGSTON ON WEST - SOUTH SITE CHARLOTTE , NORTH CAROLINA

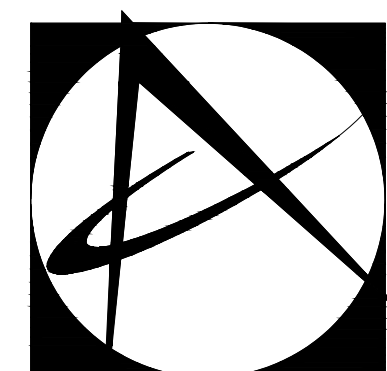
SCHEMATICS
SCALE: $\frac{3}{16}" = 1'$



JUNE 2018 / BUILDINGS 5&6 / REAR ELEVATION



AUGUST 2018 / BUILDINGS 5&6 / REAR ELEVATION



McClure Nicholson Montgomery
ARCHITECTS

2108 South Boulevard - Suite 110
Charlotte, NC 28203
tel. 704.332.6763
fax 704.334.0262
www.mmmarchitects.com

KINGSTON ON WEST - SOUTH SITE CHARLOTTE , NORTH CAROLINA

SCHEMATICS
SCALE: $\frac{3}{16}" = 1'$



JUNE 2018 / BUILDINGS 5&6 / SIDE ELEVATIONS /

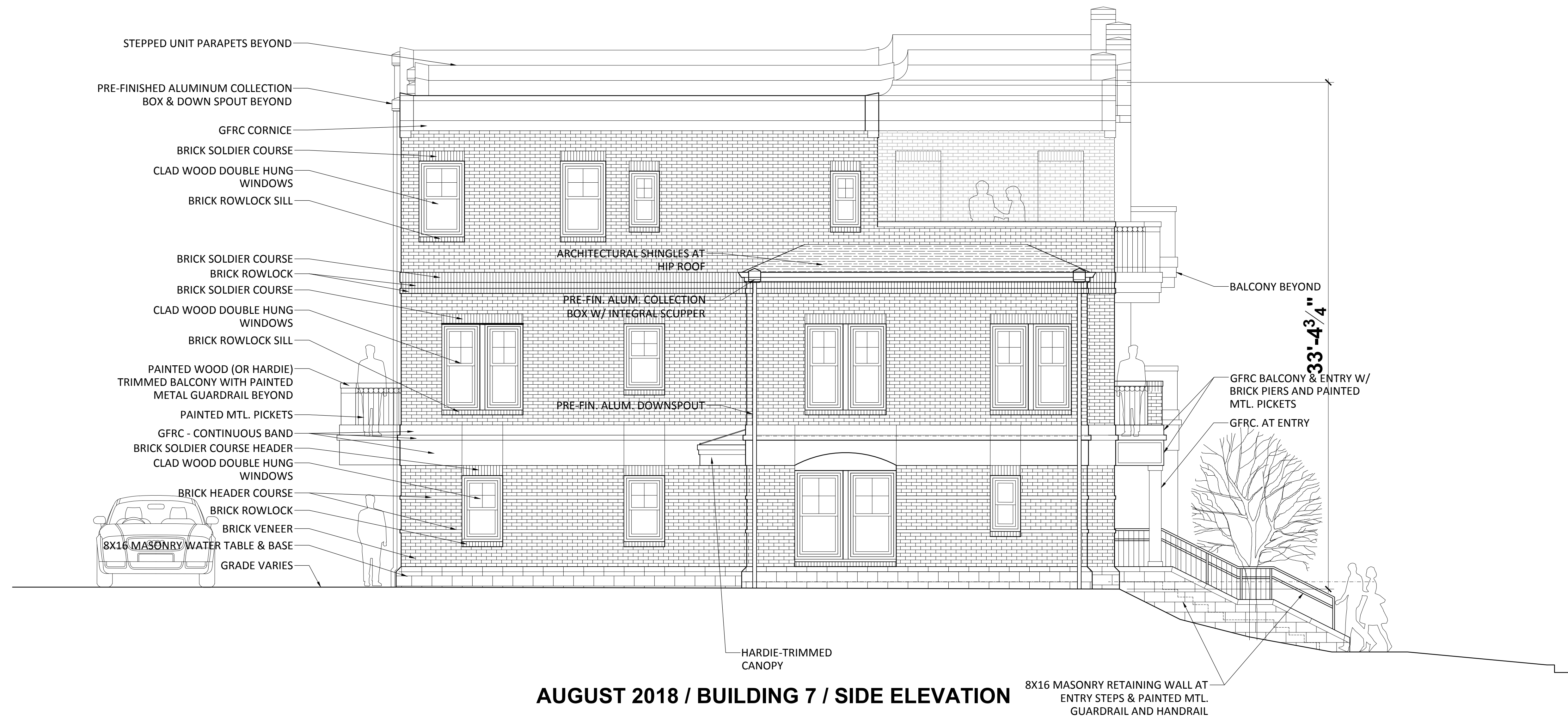


AUGUST 2018 / BUILDINGS 5&6 / SIDE ELEVATIONS /





JUNE 2018 / BUILDING 7 / SIDE ELEVATION



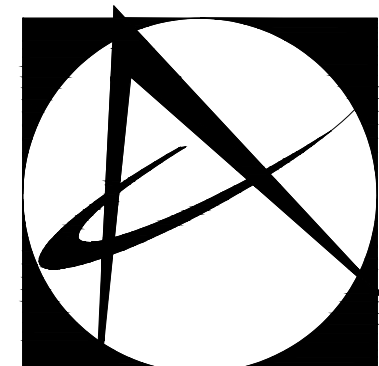
AUGUST 2018 / BUILDING 7 / SIDE ELEVATION



JUNE 2018 / BUILDING 7 / REAR ELEVATION



AUGUST 2018 / BUILDING 7 / REAR ELEVATION



McClure Nicholson Montgomery
ARCHITECTS

2108 South Boulevard - Suite 110
Charlotte, NC 28203
tel. 704.332.6763
fax 704.334.0262
www.mmmarchitects.com

KINGSTON ON WEST - SOUTH SITE
CHARLOTTE , NORTH CAROLINA

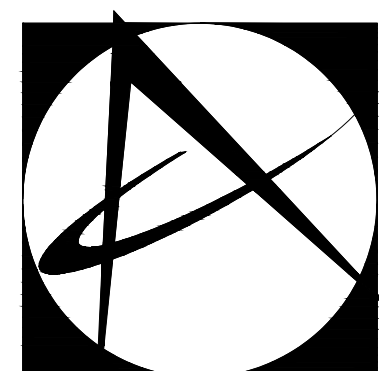
SCHEMATICS
SCALE: 1/4" = 1'



JUNE 2018 / BUILDING 7 / SIDE ELEVATION



AUGUST 2018 / BUILDING 7 / SIDE ELEVATION

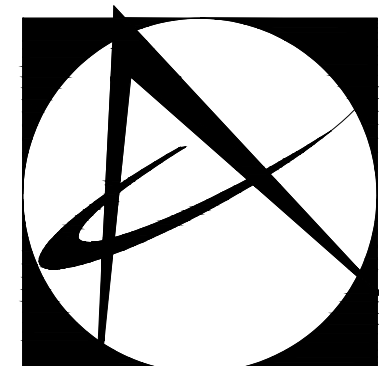


McClure Nicholson Montgomery
ARCHITECTS

2108 South Boulevard - Suite 110
Charlotte, NC 28203
tel. 704.332.6763
fax 704.334.0262
www.mmmarchitects.com

KINGSTON ON WEST - SOUTH SITE CHARLOTTE , NORTH CAROLINA

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



McClure Nicholson Montgomery
ARCHITECTS

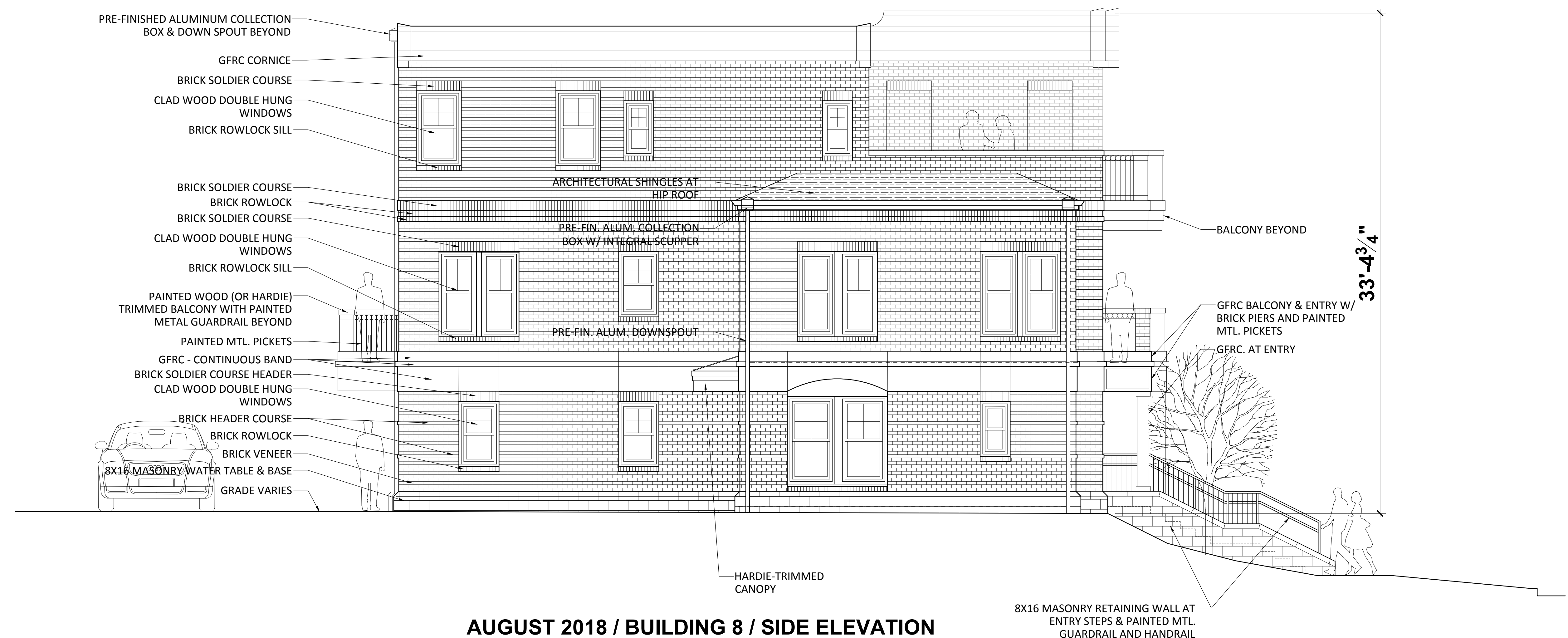
2108 South Boulevard - Suite 110
Charlotte, NC 28203
tel. 704.332.6763
fax 704.334.0262
www.mmmarchitects.com

KINGSTON ON WEST - SOUTH SITE CHARLOTTE , NORTH CAROLINA

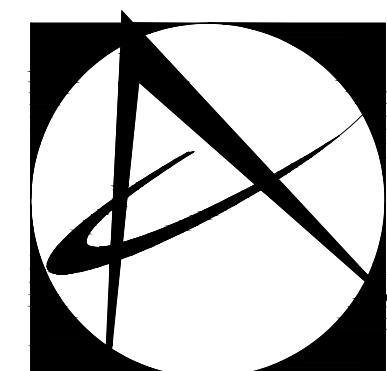
SCHEMATICS
SCALE: $\frac{1}{4}$ " = 1'



JUNE 2018 / BUILDING 8 / SIDE ELEVATION



AUGUST 2018 / BUILDING 8 / SIDE ELEVATION



McClure Nicholson Montgomery
ARCHITECTS

2108 South Boulevard - Suite 110
Charlotte, NC 28203
tel. 704.332.6763
fax 704.334.0262
www.mnmarchitects.com

KINGSTON ON WEST - SOUTH SITE CHARLOTTE, NORTH CAROLINA

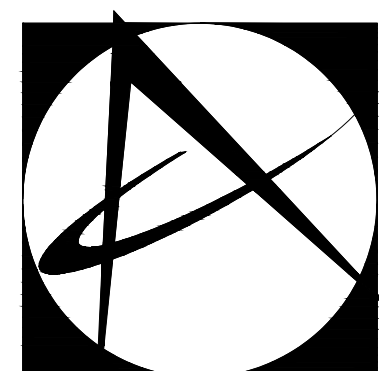
SCHEMATICS
SCALE: 1/4" = 1'



JUNE 2018 / BUILDING 8 / REAR ELEVATION



AUGUST 2018 / BUILDING 8 / REAR ELEVATION



McClure Nicholson Montgomery
ARCHITECTS

2108 South Boulevard - Suite 110
Charlotte, NC 28203
tel. 704.332.6763
fax 704.334.0262
www.mnmarchitects.com

KINGSTON ON WEST - SOUTH SITE
CHARLOTTE , NORTH CAROLINA

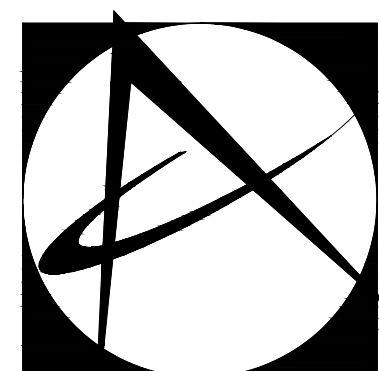
SCHEMATICS
SCALE: 1/4" = 1'



JUNE 2018 / BUILDING 8 / SIDE ELEVATION



AUGUST 2018 / BUILDING 8 / SIDE ELEVATION

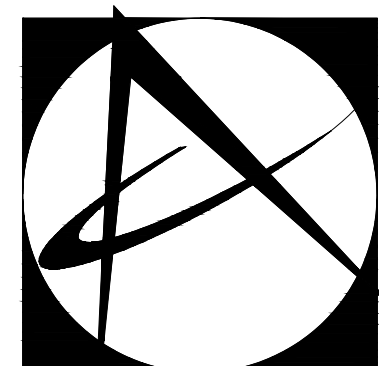
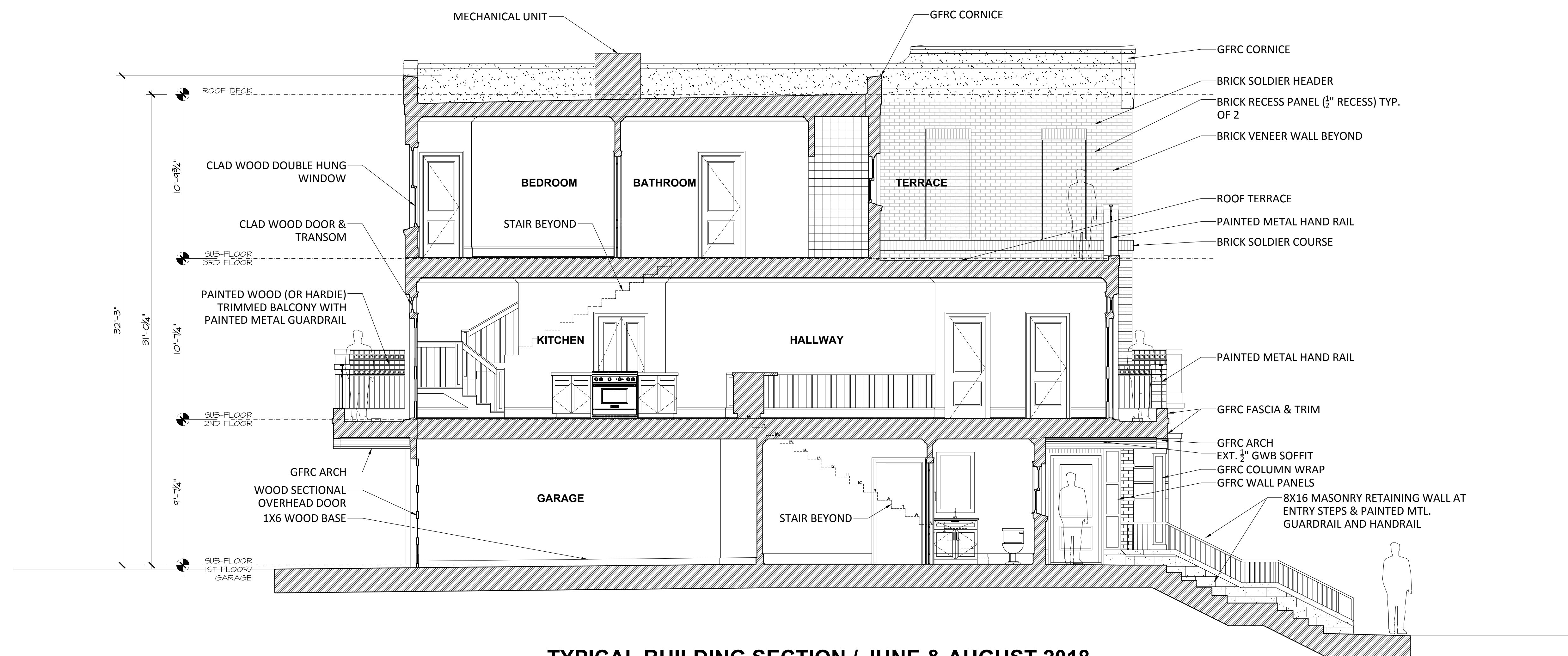


McClure Nicholson Montgomery
ARCHITECTS

2108 South Boulevard - Suite 110
Charlotte, NC 28203
tel. 704.332.6763
fax 704.334.0262
www.mmmarchitects.com

KINGSTON ON WEST - SOUTH SITE CHARLOTTE , NORTH CAROLINA

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

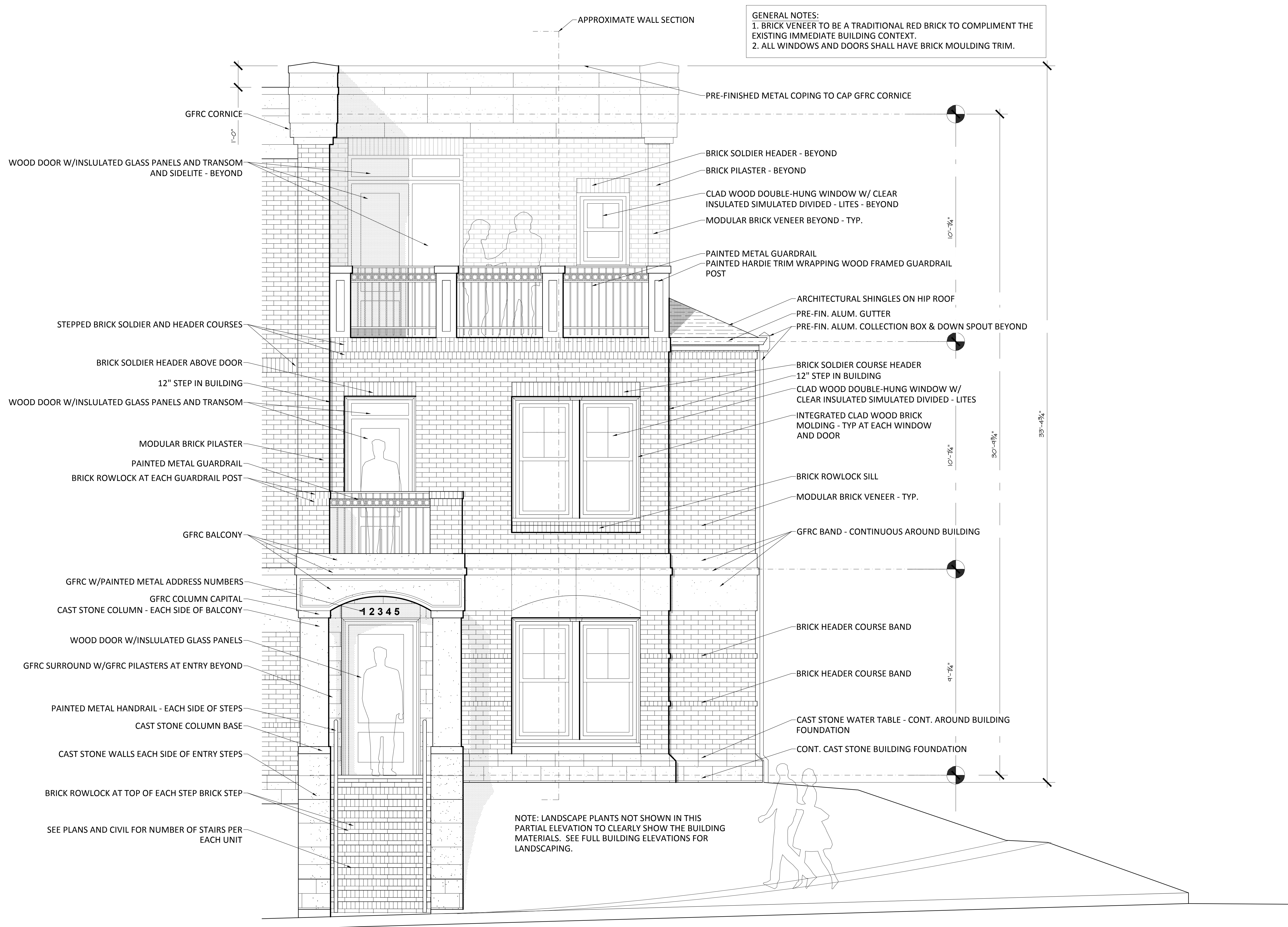


McClure Nicholson Montgomery
ARCHITECTS

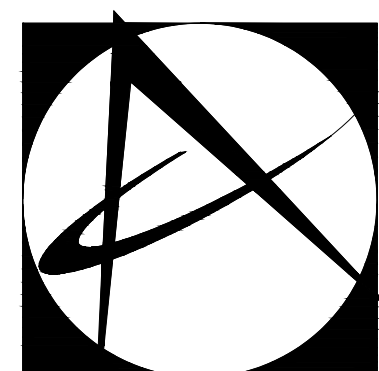
2108 South Boulevard - Suite 110
Charlotte, NC 28203
tel. 704.332.6763
fax 704.334.0262
www.mnmarchitects.com

KINGSTON ON WEST - SOUTH SITE CHARLOTTE, NORTH CAROLINA

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



TYPICAL ENLARGED ELEVATION / JUNE & AUGUST 2018

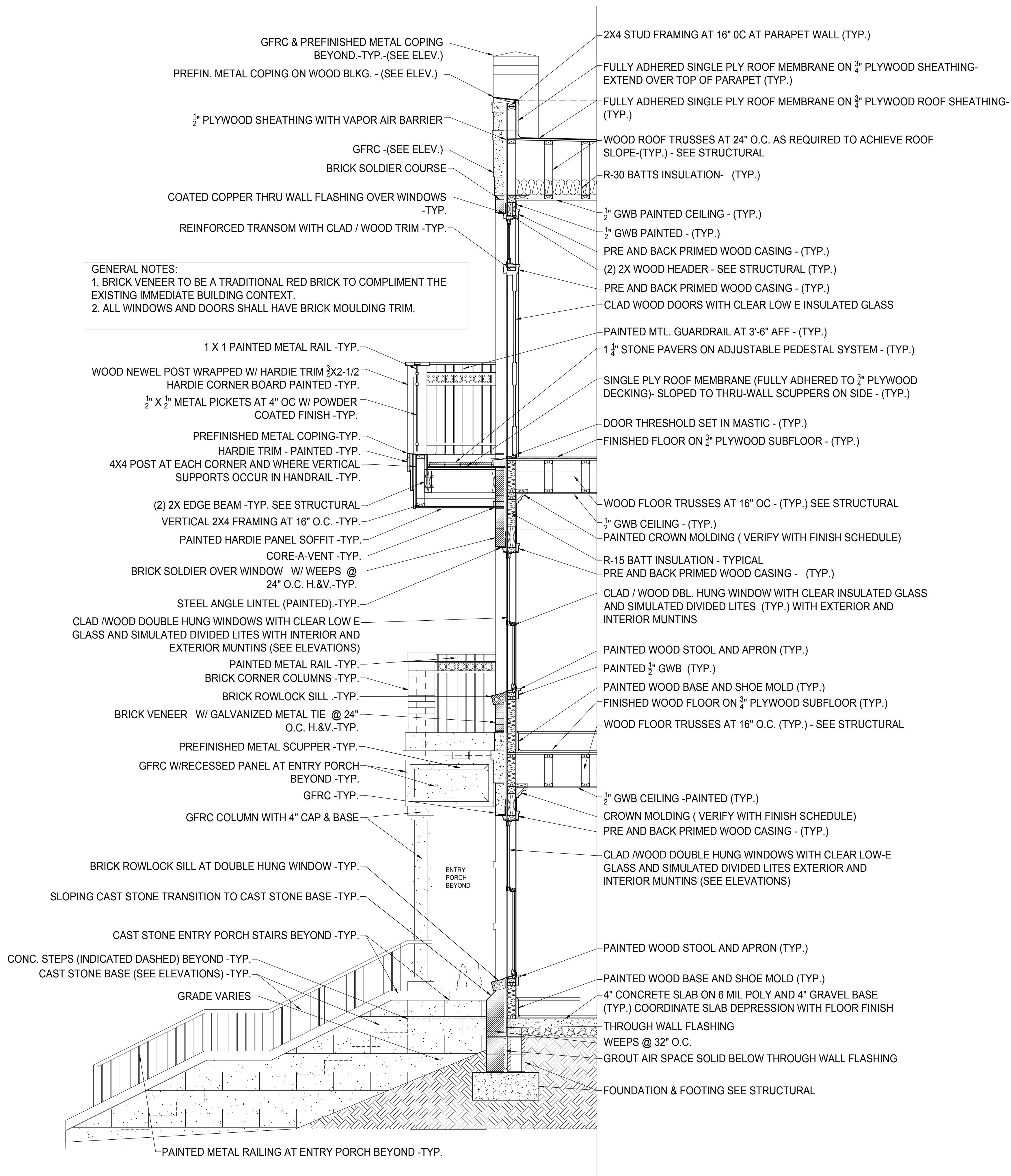


McClure Nicholson Montgomery
 ARCHITECTS

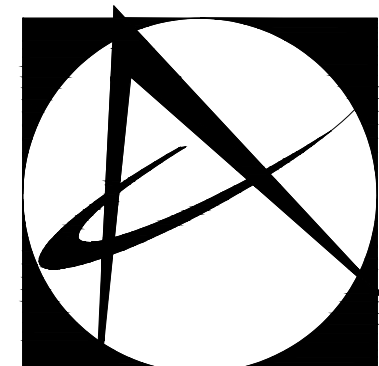
2108 South Boulevard - Suite 110
 Charlotte, NC 28203
 tel. 704.332.6763
 fax 704.334.0262
 www.mmmarchitects.com

KINGSTON ON WEST - SOUTH SITE CHARLOTTE , NORTH CAROLINA

SCHEMATICS
 SCALE: 1/2" = 1'



TYPICAL WALL SECTION / JUNE & AUGUST 2018



McClure Nicholson Montgomery
ARCHITECTS

2108 South Boulevard - Suite 110
Charlotte, NC 28203
tel. 704.332.6763
fax 704.334.0262
www.mmmarchitects.com

KINGSTON ON WEST - SOUTH SITE CHARLOTTE , NORTH CAROLINA

SCHEMATICS
SCALE: $\frac{1}{2}$ " = 1'