

---

**LOCAL HISTORIC DISTRICT:** Wilmore

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

**SUMMARY OF REQUEST:** New Construction

**APPLICANT/OWNER:** Bobby Drakeford

---

The application was denied June 13 for the following items: Item 6.2, setback. Being 16 feet closer to the street than the adjacent historic properties on this block on this side of the street does not make it within 10 percent of the historic setback of the adjacent structures. Item 6.4, orientation. The orientation of the front entrances does not face the street. Item 6.6, height. At the proposed 38 to 43 feet in height from grade, this does not meet the historic height of 241 West Kingston Avenue across the street which is the historic multifamily building that this per our guidelines may be compared to. That building is 32 feet from grade; therefore, this project must not exceed 32 feet in height at any portion. Item 6.7, scale. The rear of the buildings does not relate to the surrounding structures. Item 6.9, foundations. The foundation height of the proposal is 2 feet, and it does not reflect the historic foundation height of the two historic homes which are adjacent to the property.

#### **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 setback of the project is approximately 53' from back of curb to the 6' deep front stoop. Front setback to the heated living space is approximately 59' from back of curb. Site features include an 8' side yard and brick pillar/wood fence along the single-family side, and either a 15-foot landscaped buffer or 11.25' buffer with wood fence behind the alley easement in the rear yard. Existing and proposed trees are noted on the site plan.

Height of Buildings A + B in the front are approximately 32'-0" from grade. Height of Buildings C + D in the rear are approximately 32'-6". Materials include cementitious siding and trim, wood lap siding, brick walls and foundation, wood porch rails, wood garage doors. 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**

Staff has the following concerns with the proposal:

1. The scale/height relationship between the historic single-family houses at 244 and 240 W. Kingston and Building A.
2. Contextual criteria of massing, roof form, cornices and trim, window materials, stoops/porches (particularly on Buildings A + B), and rhythm.

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



# HDC Application

Wilmore

App# 2018-00391

224 -236 W. Kingston Ave.

## Existing Conditions – 224 W. Kingston Ave.



## Existing Conditions – 228 W. Kingston Ave.



## Existing Conditions – 232 W. Kingston Ave.



## Existing Conditions – 236 W. Kingston Ave.



Front  
236 W. Kingston Ave



Right  
236 W. Kingston Ave



Rear  
236 W. Kingston Ave



Left  
236 W. Kingston Ave

# Context/ Adjacent Structures



245 W. Kingston Ave



248 W. Kingston Ave



241 W. Kingston Ave



241 W. Kingston Ave



240 W. Kingston Ave



235 W. Kingston Ave



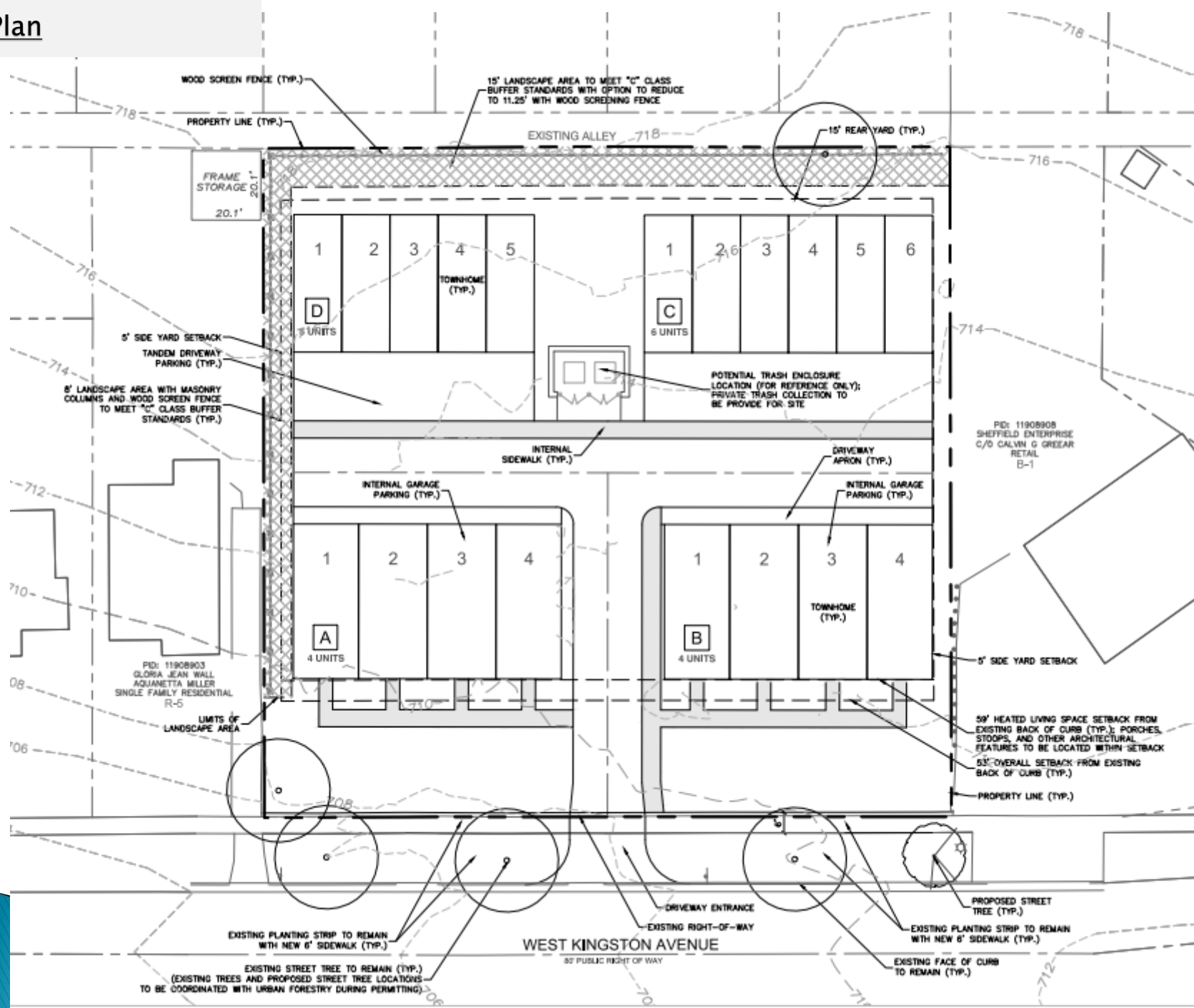
1632 S. Tryon St.

# Site Plans/Survey

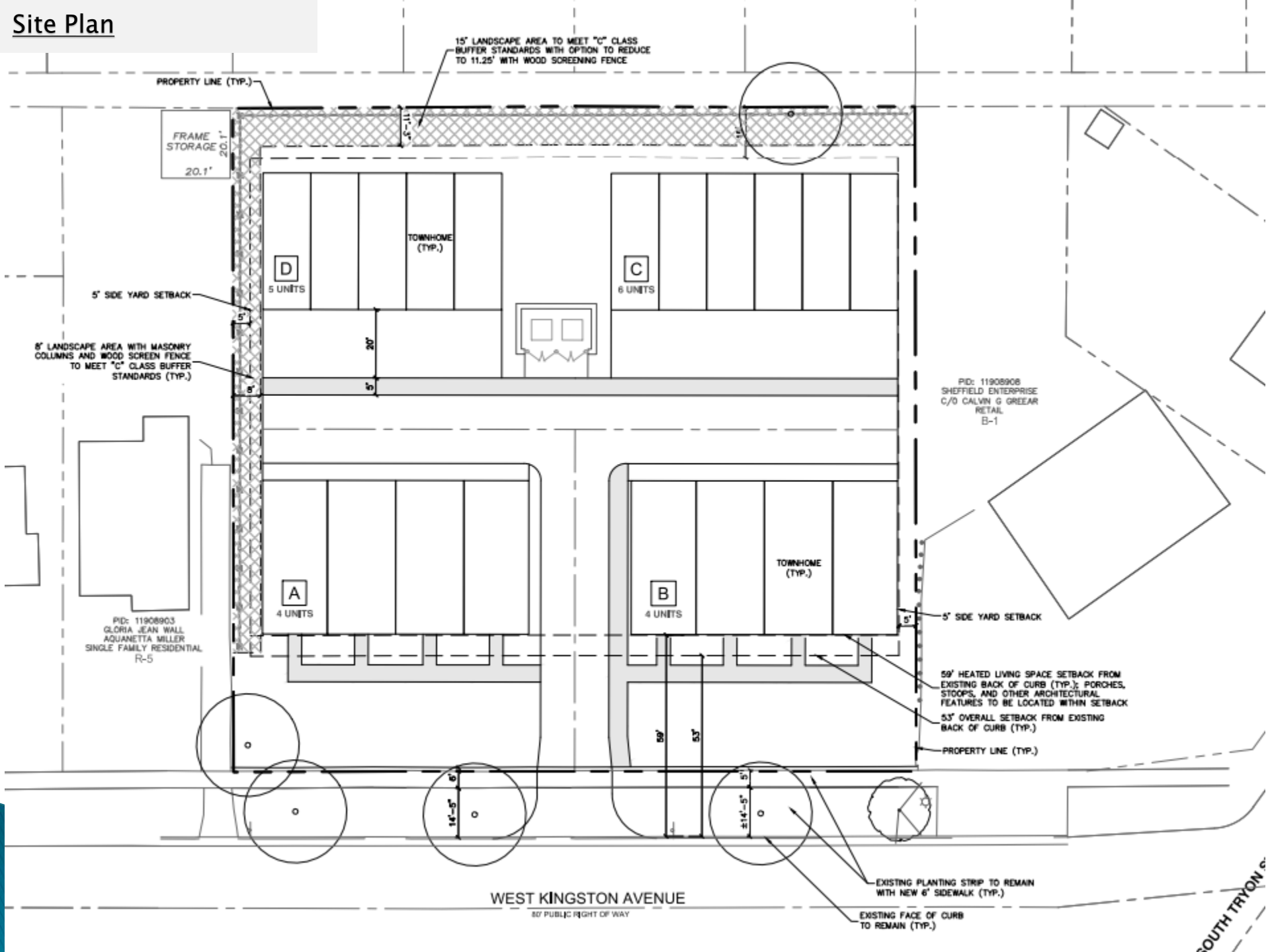
Site Plan (Color)



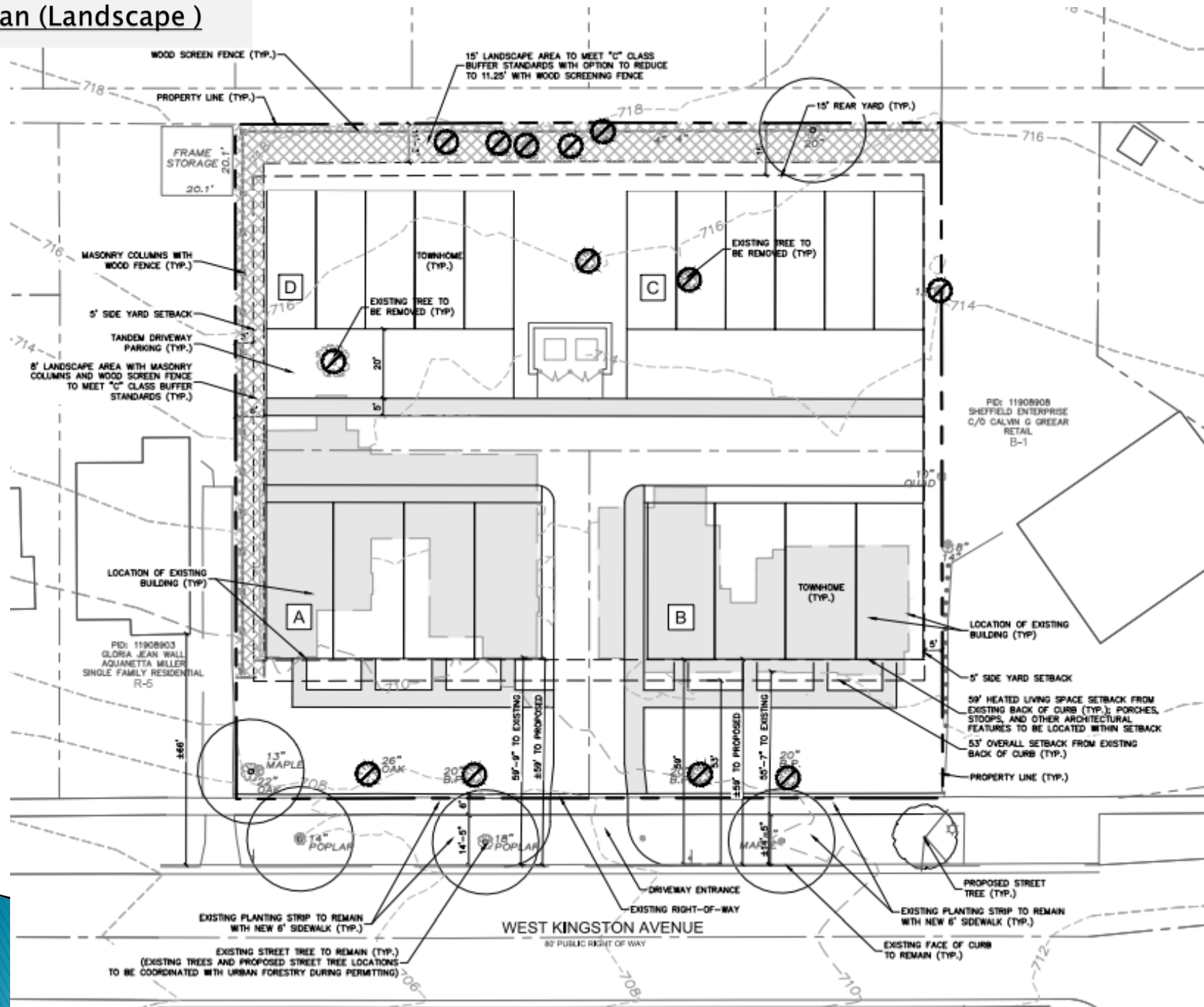
Site Plan



## Site Plan



## Site Plan (Landscape )



# Building Elevations

Front Building A  
Front Elevation



Front Building A  
Left Elevation



2 BUILDINGS A & B SIDE ELEVATION  
A201 SCALE: 1/8" = 1'-0"

Front Building A  
Rear Elevation





2 BUILDINGS A & B SIDE ELEVATION  
A201 SCALE: 1/8" = 1'-0"

Front Building B  
Front Elevation



Front Building B  
Left Elevation



Front Building B  
Rear Elevation



Front Building B  
Right Elevation

F:\Tree Structure\Projects\18-010 Wilmore Development\res\Wilmore Elevat  
11-12 PM



Rear Building C  
Front Elevation



Rear Building C  
Left Elevation



3  
A202

BUILDINGS C & D SIDE ELEVATION

SCALE: 1/8" = 1'-0"

Rear Building C  
Rear Elevation





3  
A202

# BUILDINGS C & D SIDE ELEVATION

SCALE: 1/8" = 1'-0"

Rear Building D  
Front Elevation





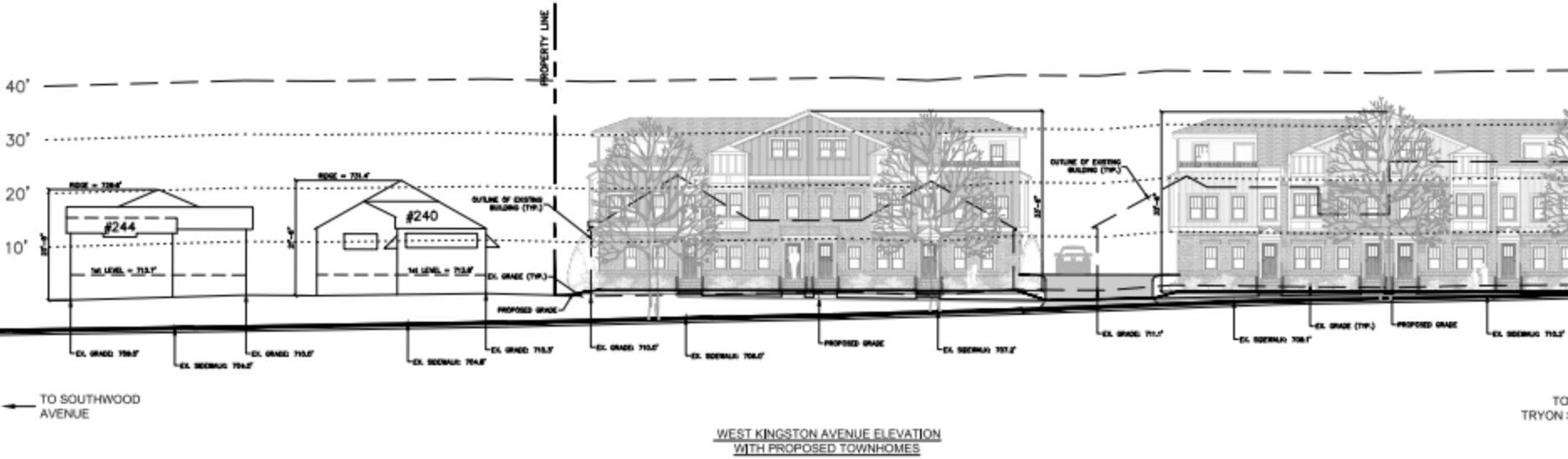
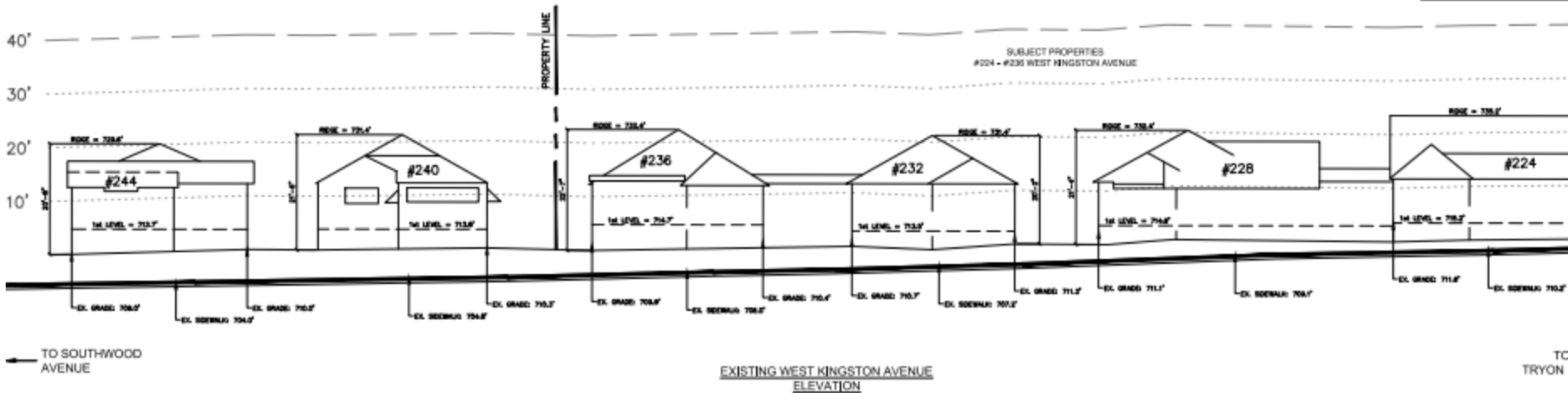
Rear Building D  
Rear Elevation





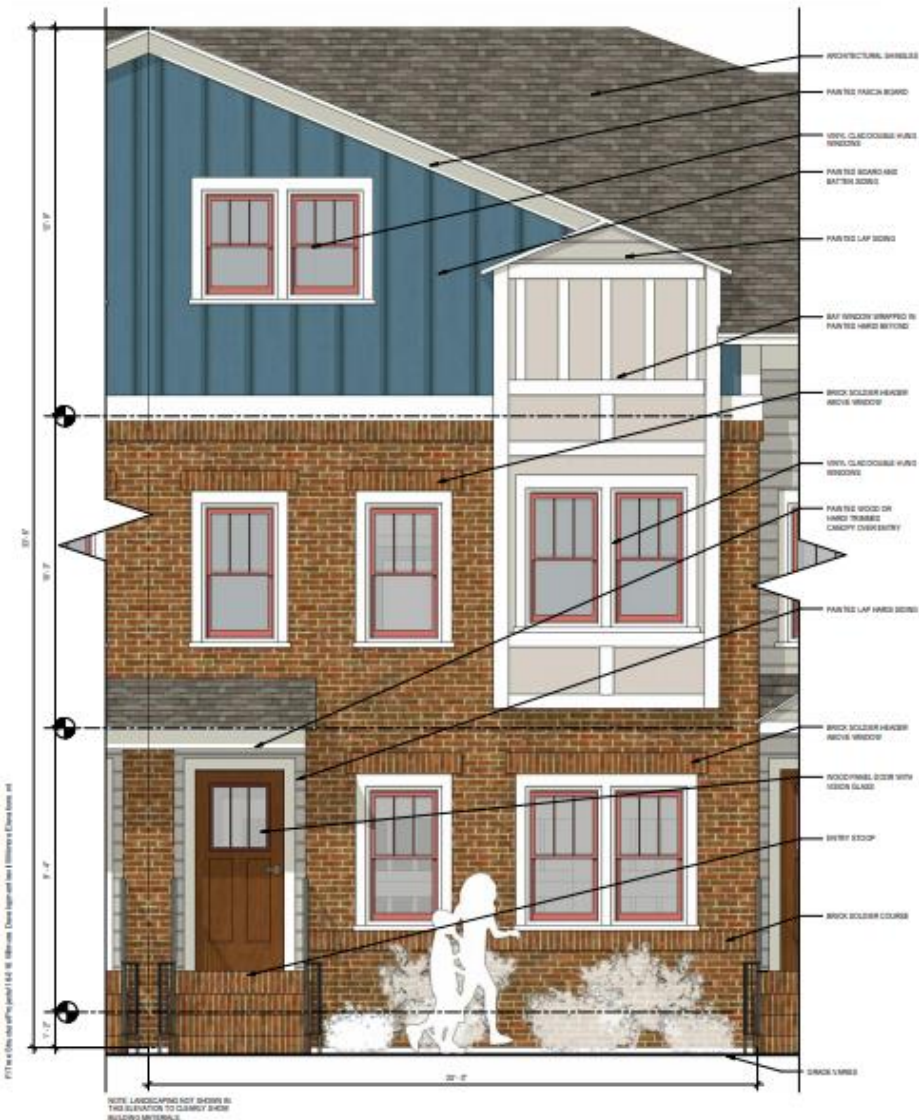
# Streetscape Elevation

Streetscape-W. Kingston Ave. Elevation



# Architectural Details

Architectural Details



1  
A211  
PARTIAL ELEVATION - UNIT TYPE 1  
SCALE: 1/2" = 1'-0"



2  
A211  
PARTIAL ELEVATION - UNIT TYPE 2  
SCALE: 1/2" = 1'-0"

NOTE: COLORS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.



**PARTIAL ELEVATION - UNIT TYPE 3**  
SCALE: 1/2" = 1'-0"