
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 January 16, 2019 for the following: Setback, height and width, scale, foundation, porches and incongruous with the character of the district in its neighborhood context and its gateway location. Per Guideline 6.6, number 3, the evidence to demonstrate the width should be based on the original structures. The HDC has not evaluated the other guidelines.

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. The project is in the rezoning process to a more urban residential district, UR-2. 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 a 5' side yard and brick pillar/wood fence along the single-family side, and either a 15-foot landscaped buffer or 11.25' buffer with wood fence behind the alley easement in the rear yard. Existing and proposed trees are noted on the site plan.

Policy & Design Guidelines for New Construction, page 6.1

Charlotte's historic districts' distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass and height as well as the landscape quality. This street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.

The Charlotte Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building.

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

| 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 (particularly on Buildings A, and C), stoops/porches (particularly on Buildings D + E), roof form, and rhythm.



HDC-2019-00048

PID: 11908907;11908906;11908905;11908904

LOCAL HISTORIC DISTRICT: WILMORE

PROPOSED PROJECT: NEW CONSTRUCTION

5 March 2019







Front
224 W. Kingston Ave



Right
224 W. Kingston Ave



Rear
224 W. Kingston Ave



Left
224 W. Kingston Ave



Front
228 W. Kingston Ave



Right
228 W. Kingston Ave



Rear
228 W. Kingston Ave



Left
228 W. Kingston Ave



Front
232 W. Kingston Ave



Right
232 W. Kingston Ave



Rear
232 W. Kingston Ave



Left
232 W. Kingston Ave



Front
236 W. Kingston Ave



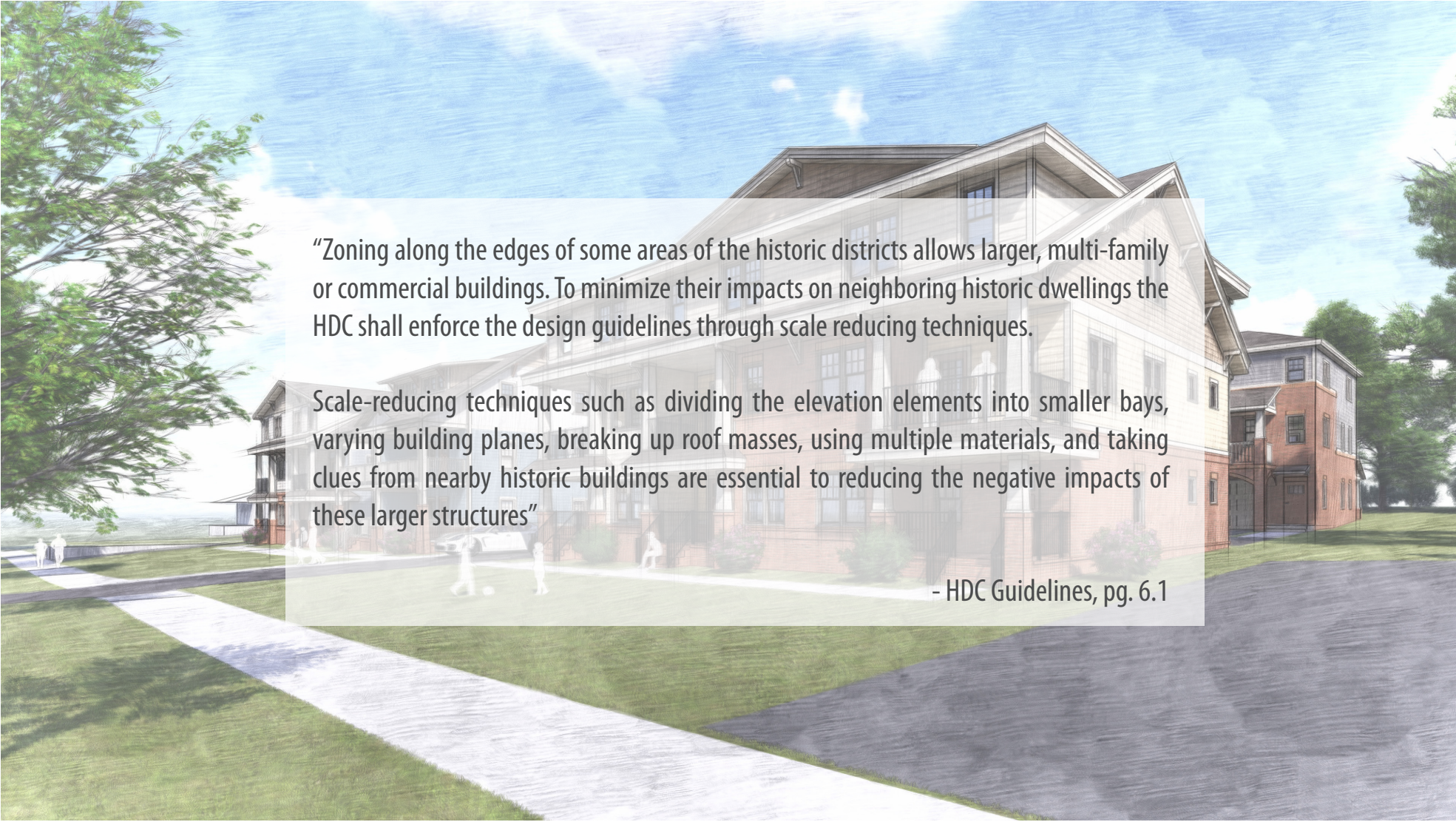
Right
236 W. Kingston Ave



Rear
236 W. Kingston Ave



Left
236 W. Kingston Ave



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

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

- HDC Guidelines, pg. 6.1



245 W. Kingston Ave



248 W. Kingston Ave



241 W. Kingston Ave



241 W. Kingston Ave



240 W. Kingston Ave



235 W. Kingston Ave



1632 S. Tryon St.

Lots to be combined and then parceled for
townhouse ownership

Existing Zoning:

R-22 MF

19 units by right once combined

Rezoning:

UR-2(CD)

17 units proposed

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

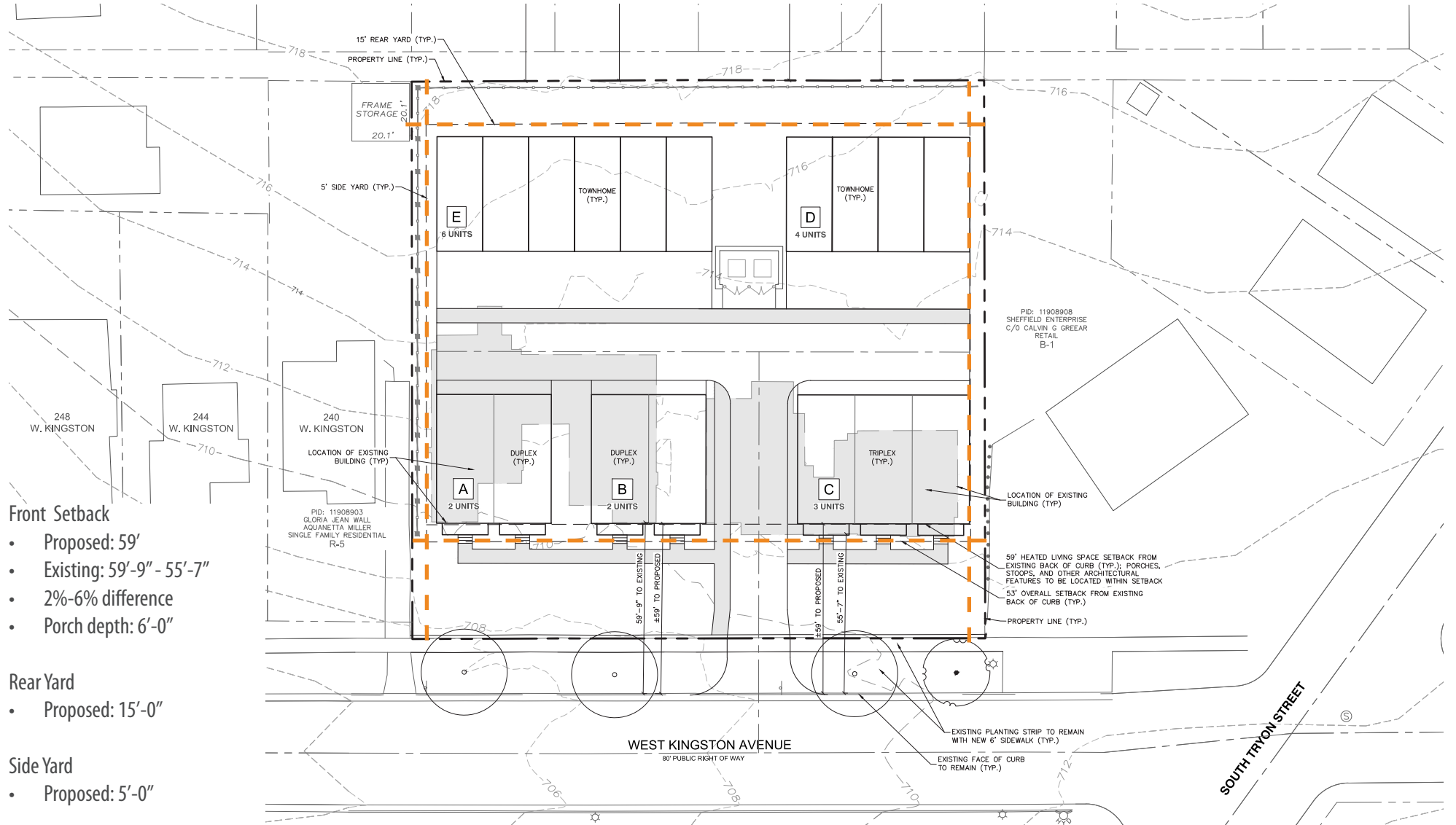
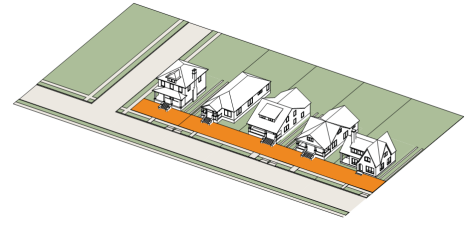
0.00 acres(0.00 sq ft)

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SETBACK



Front Setback

- Proposed: 59'
- Existing: 59'-9" - 55'-7"
- 2%-6% difference
- Porch depth: 6'-0"

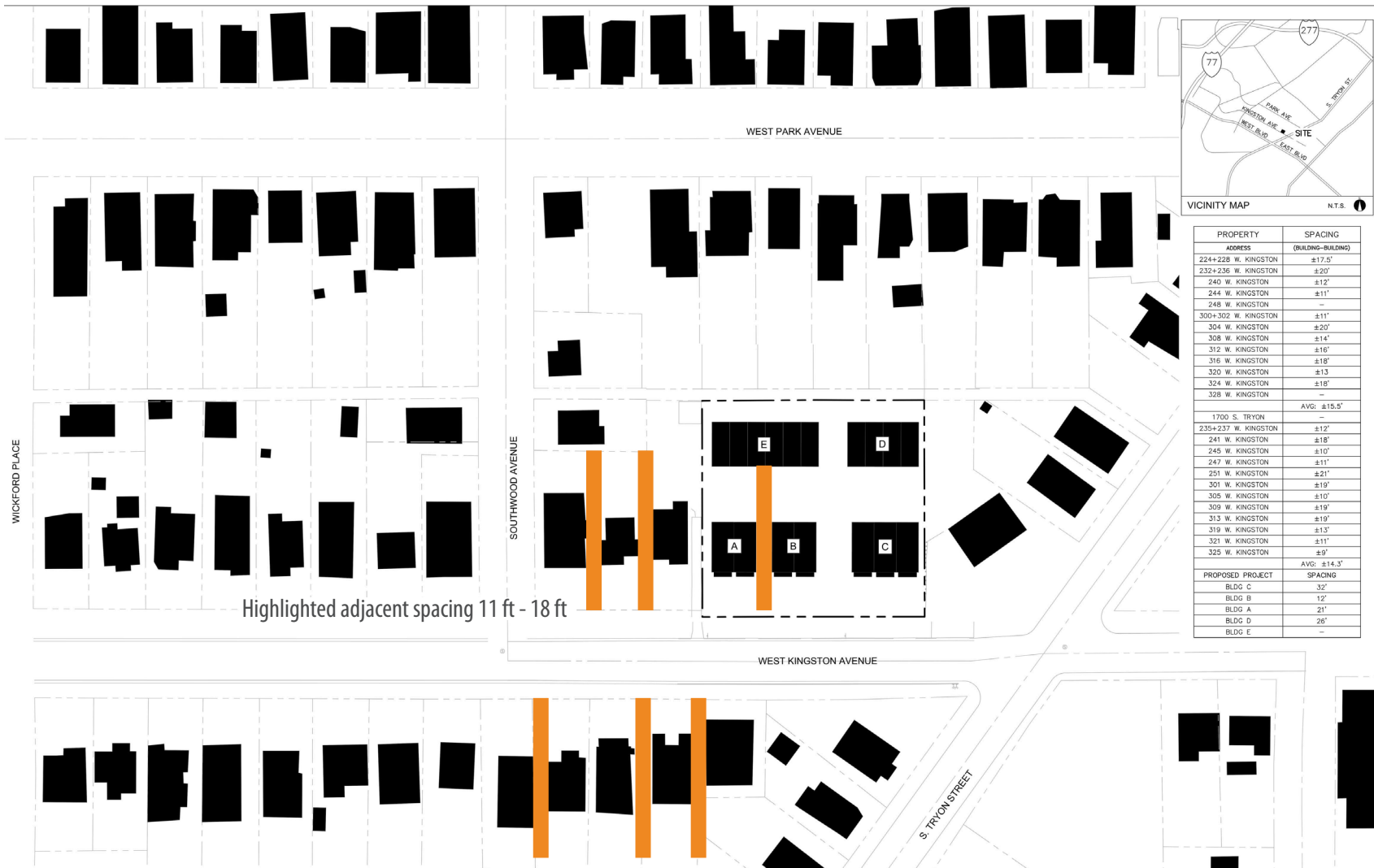
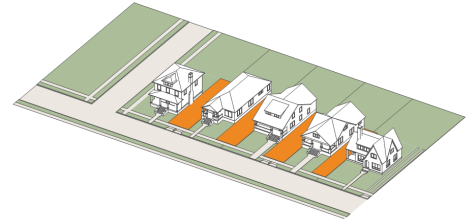
Rear Yard

- Proposed: 15'-0"

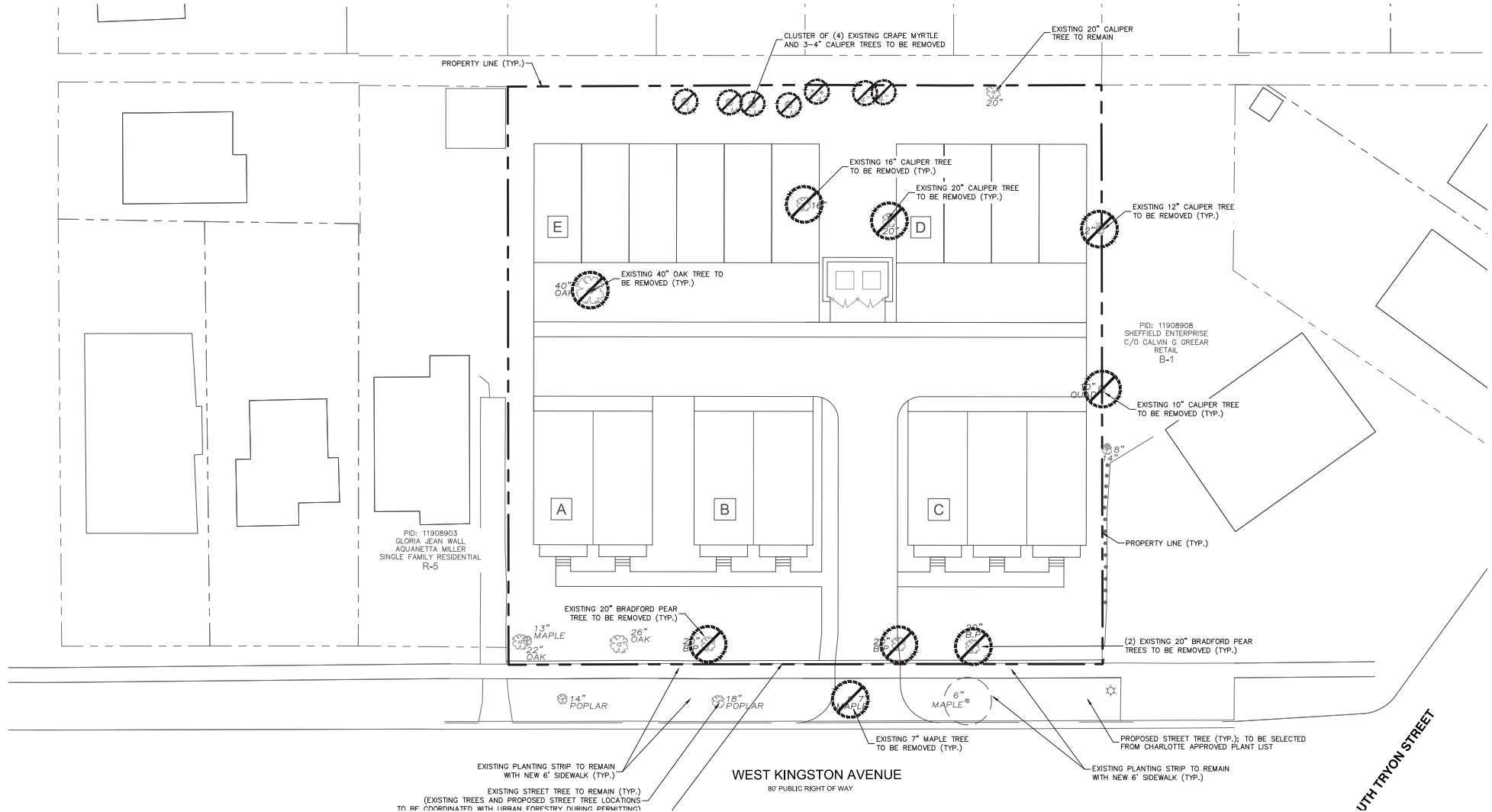
Side Yard

- Proposed: 5'-0"

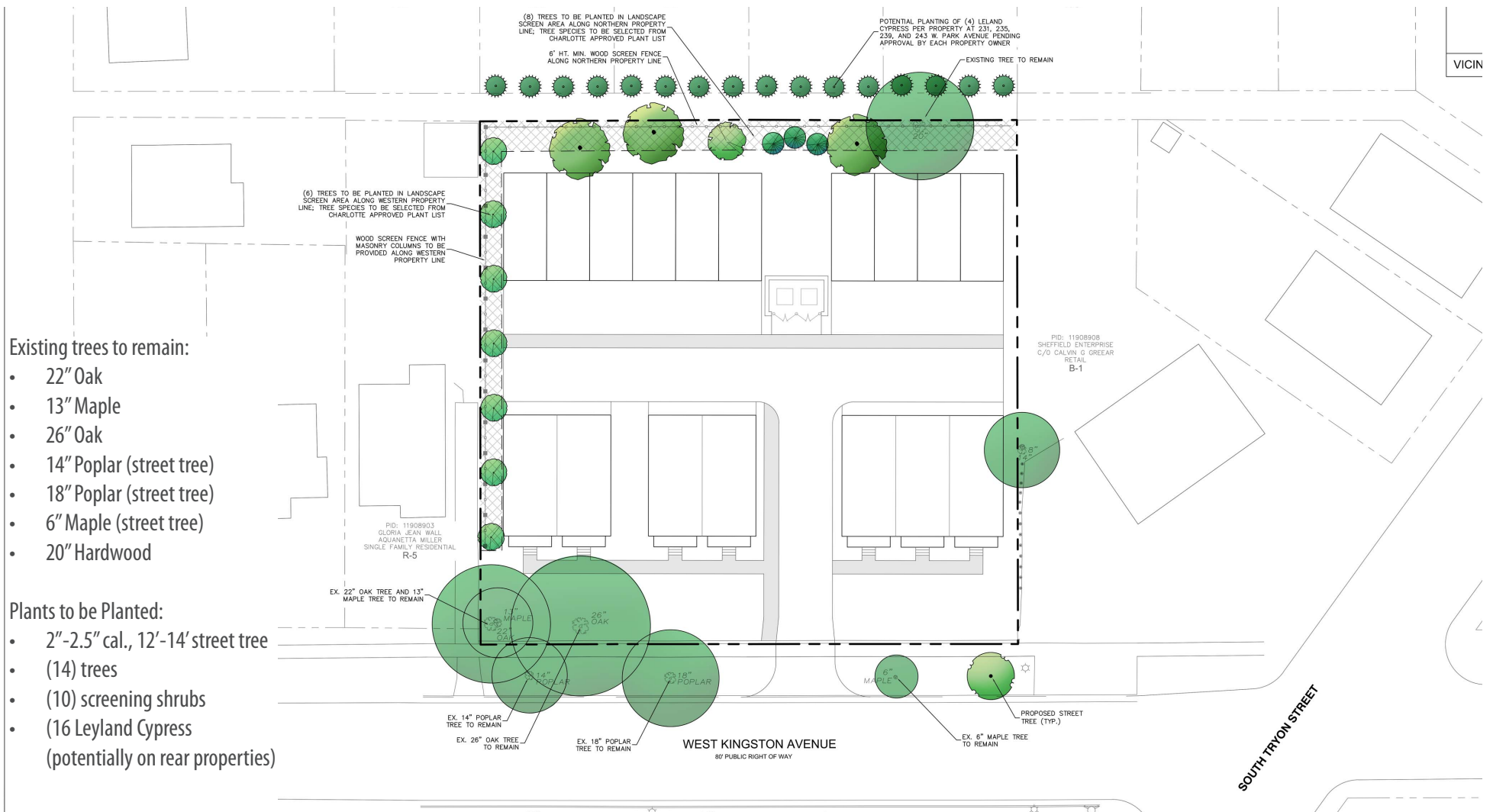
SPACING

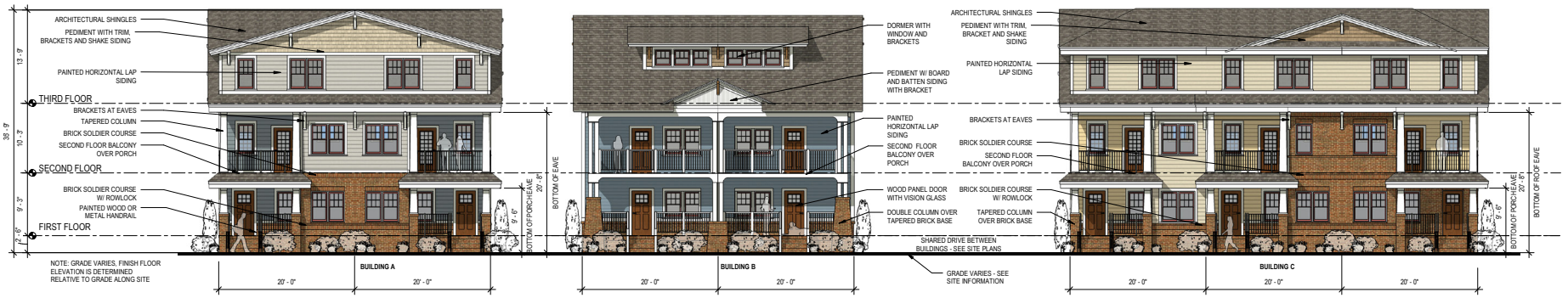


PLANTINGS (EXISTING)



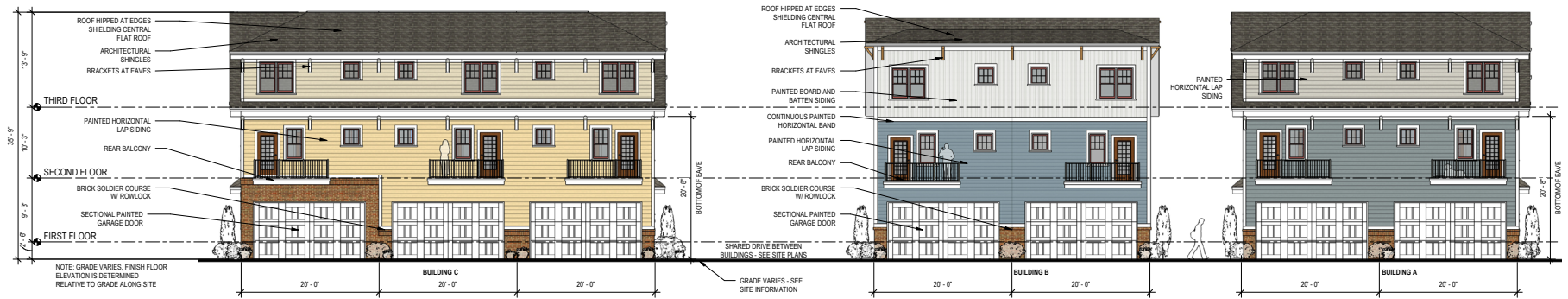
PLANTINGS (PROPOSED)





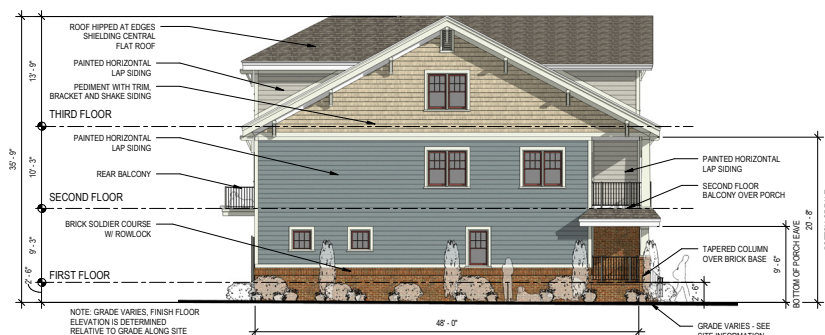
3 BUILDINGS A, B, & C WEST KINGSTON ELEVATION

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



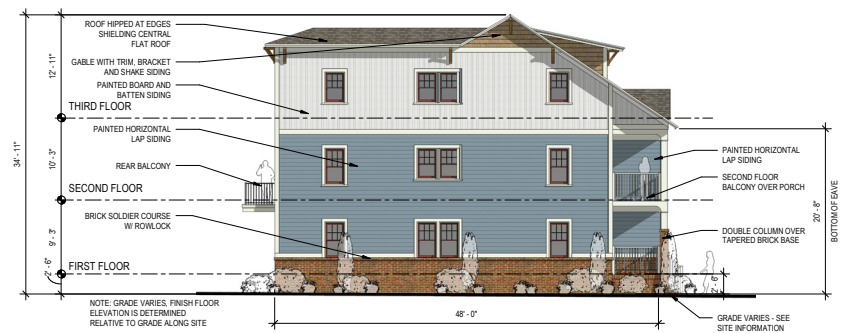
1 BUILDINGS A, B, & C REAR ELEVATION

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



2 BUILDINGS A & C SIDE ELEVATION

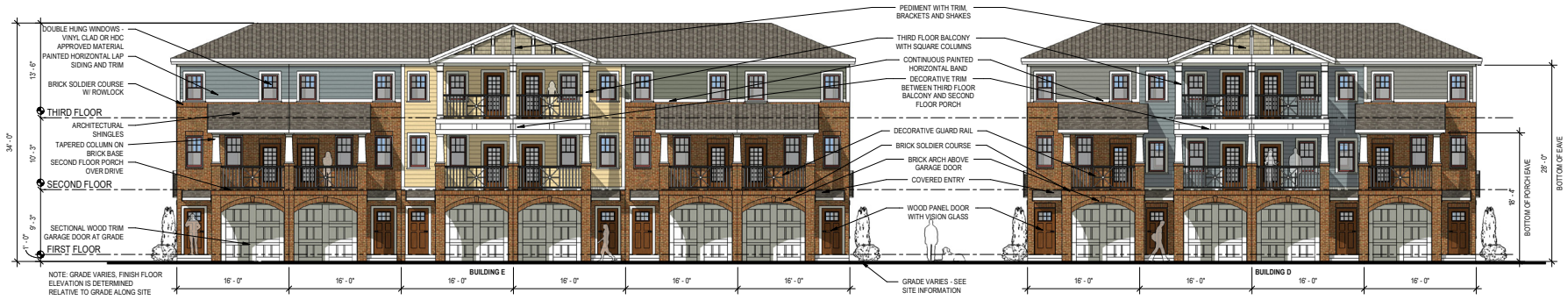
SCALE: 1/8" = 1'-0"



4 BUILDING B SIDE ELEVATION

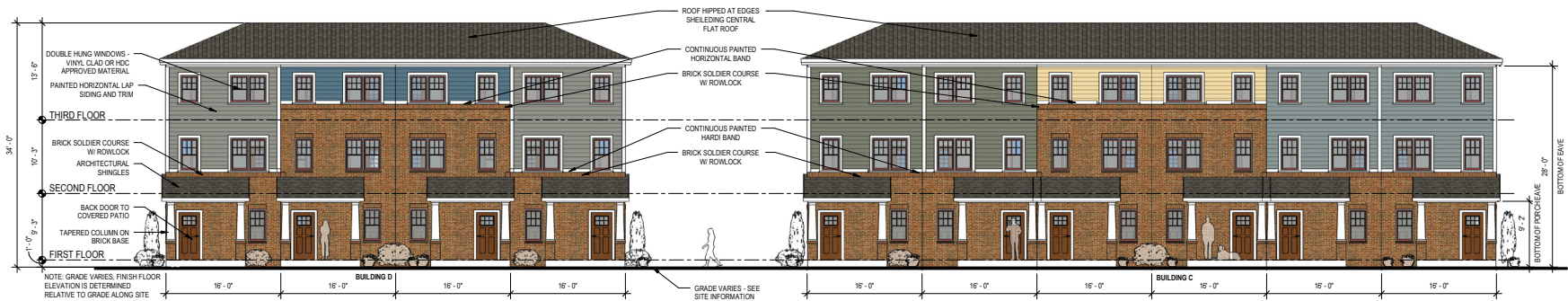
SCALE: 1/8" = 1'-0"

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



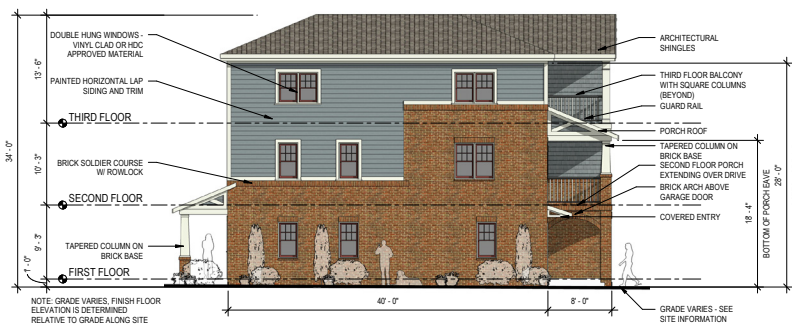
1 BUILDINGS D & E FRONT ELEVATION

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



2 BUILDINGS D & E REAR ELEVATION

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



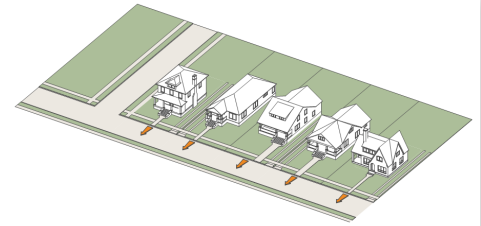
3 BUILDINGS D & E SIDE ELEVATION

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

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ORIENTATION



FRONT BUILDINGS - W. KINGSTON ELEVATION

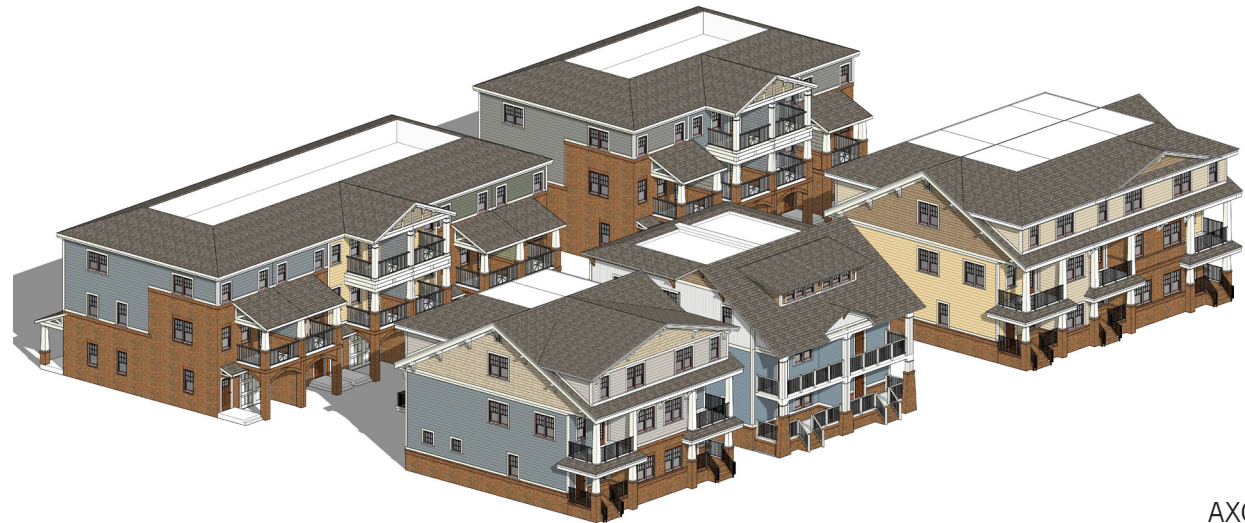


BACK BUILDINGS - W. KINGSTON ELEVATION

MASSING & COMPLEXITY OF FORM

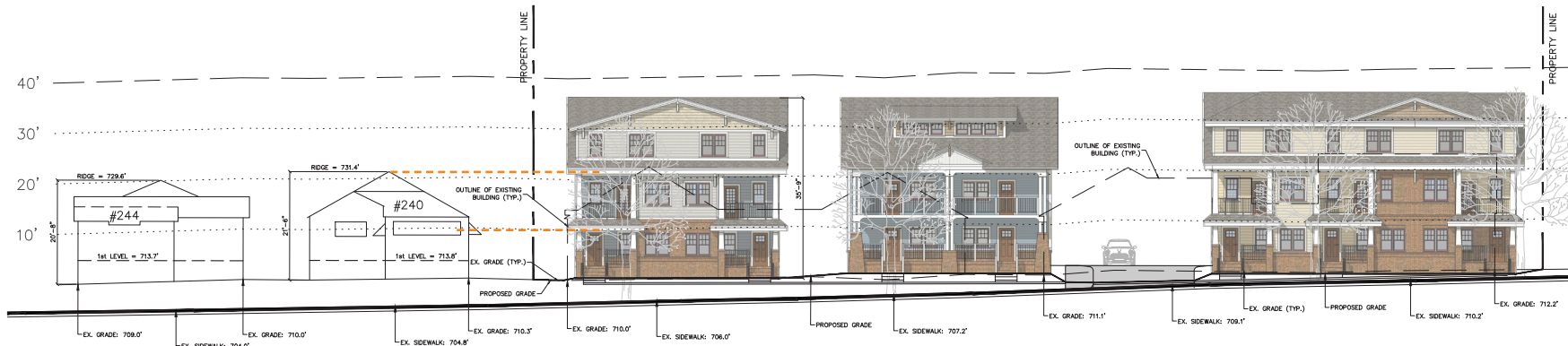
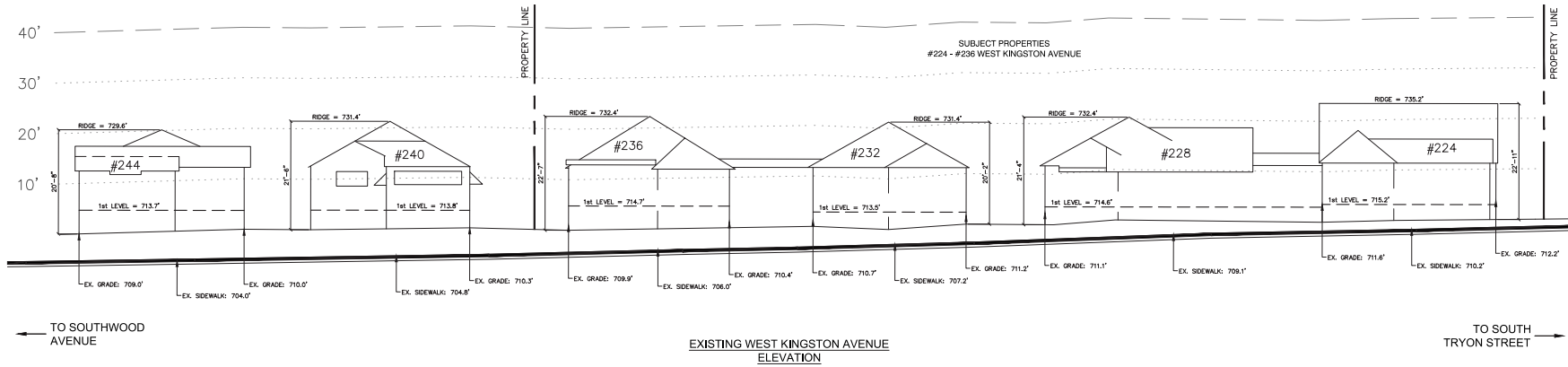
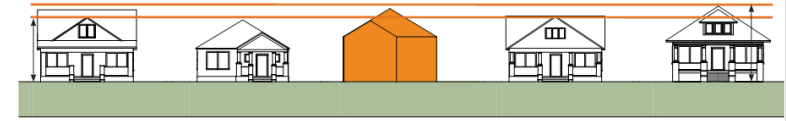


FRONT BUILDINGS - W. KINGSTON ELEVATION

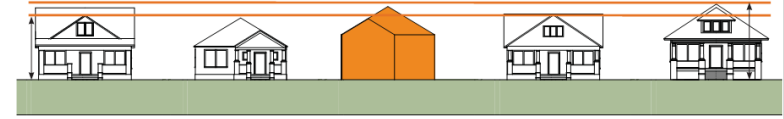


AXONOMETRIC

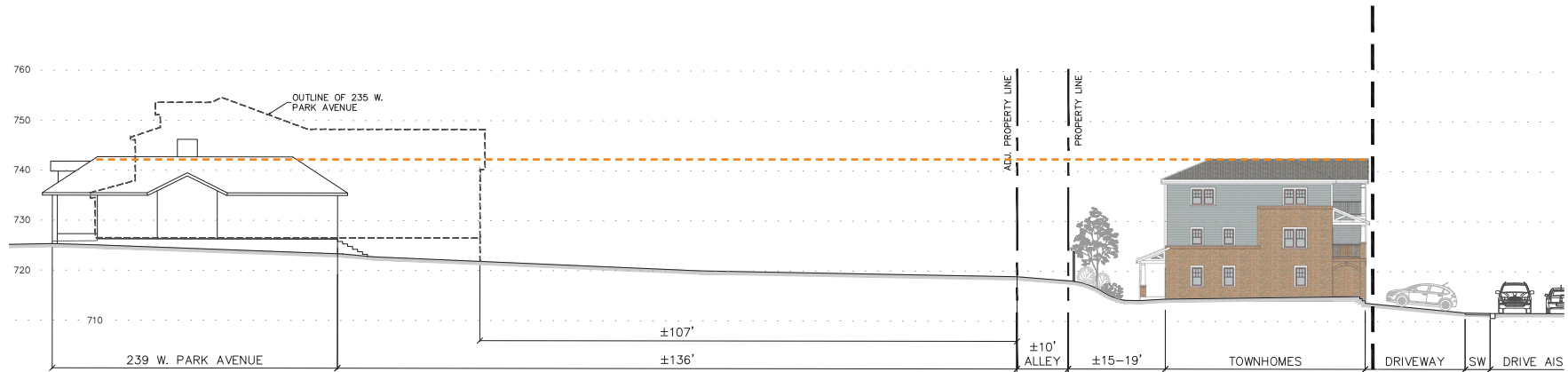
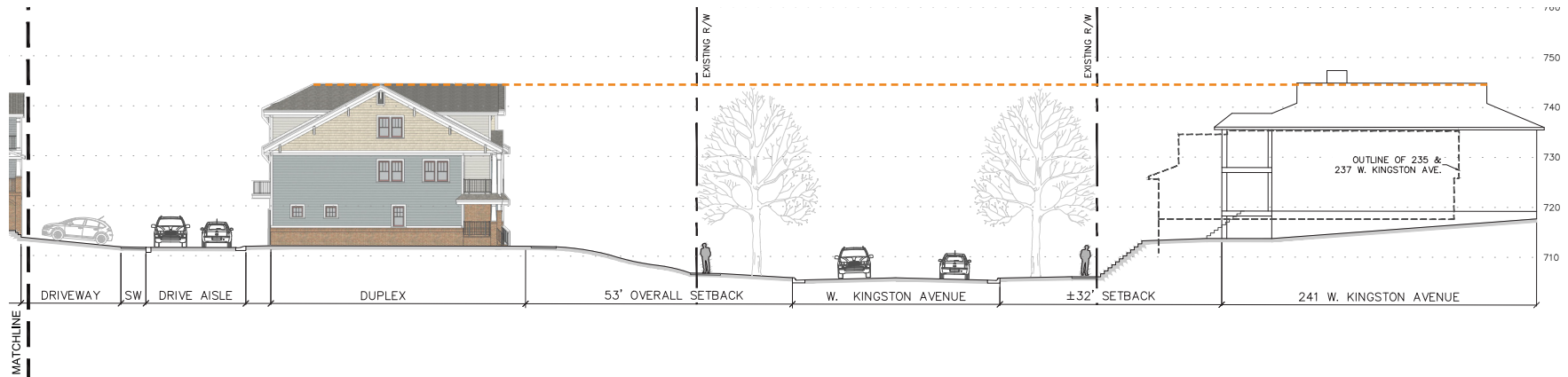
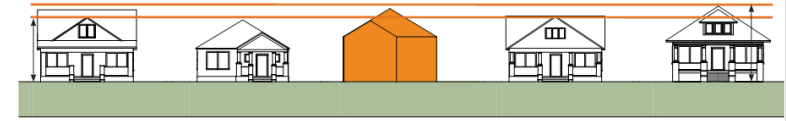
HEIGHT & WIDTH



HEIGHT & WIDTH



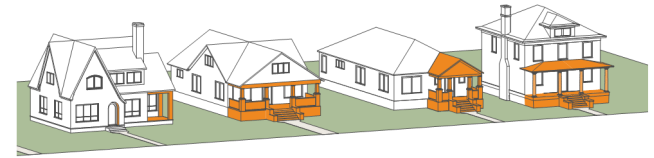
HEIGHT & WIDTH



SCALE

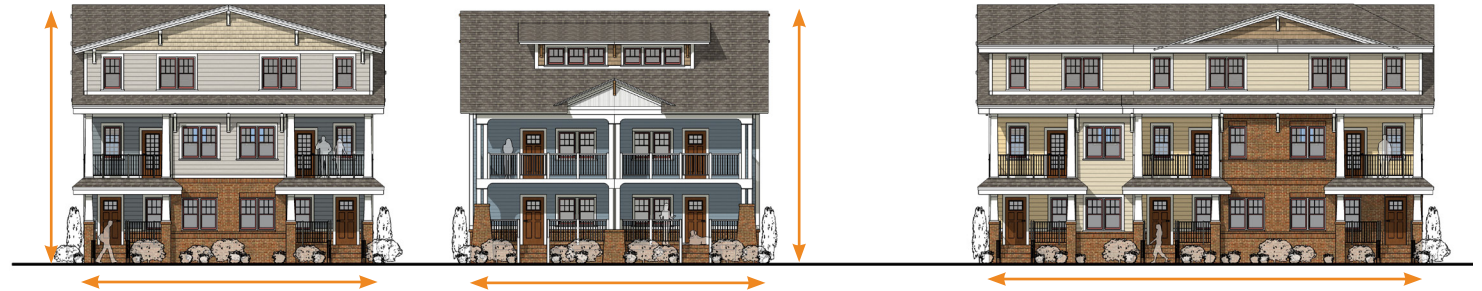
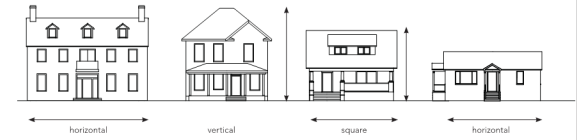
Scale Reduction Strategies:

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



DIRECTIONAL EXPRESSION

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



FRONT BUILDINGS - W. KINGSTON ELEVATION



BACK BUILDINGS - W. KINGSTON ELEVATION

FOUNDATIONS



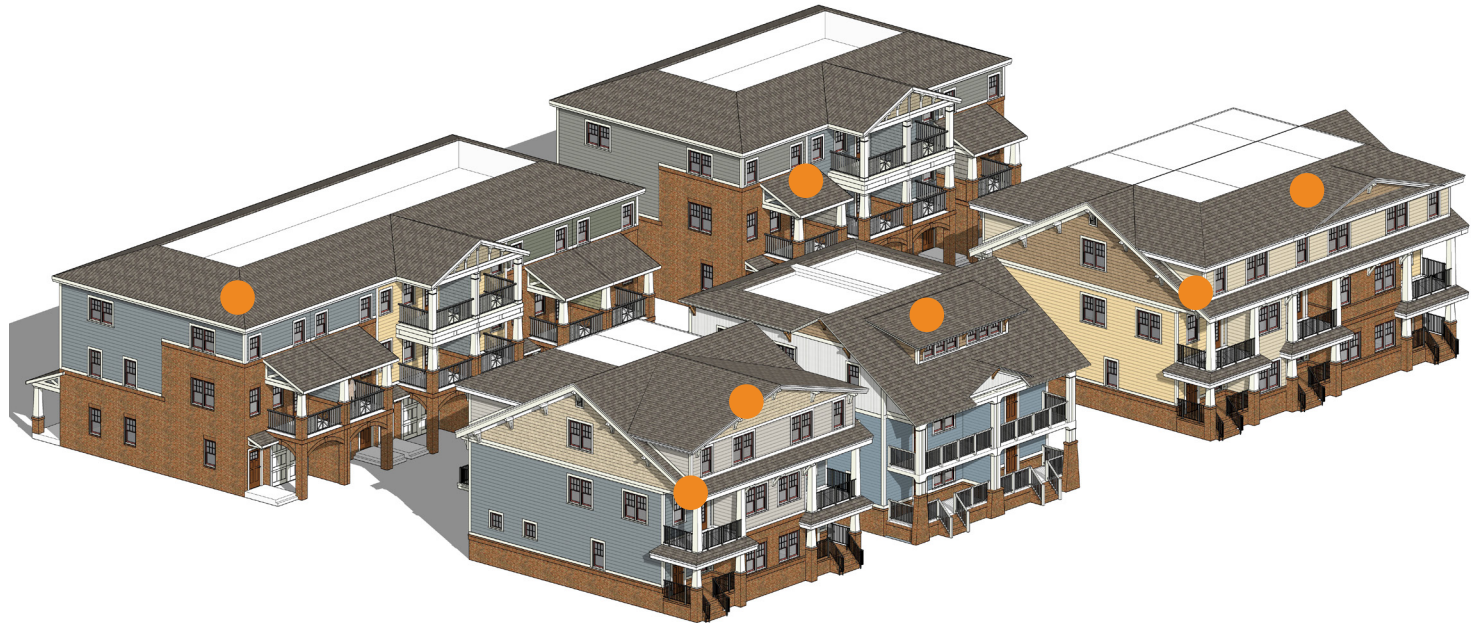
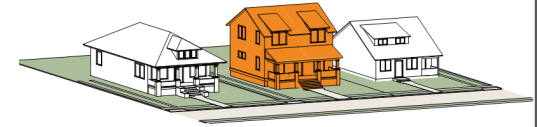
FRONT BUILDINGS - W. KINGSTON ELEVATION



BACK BUILDINGS - W. KINGSTON ELEVATION

ROOF FORM & MATERIALS

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



AXONOMETRIC

CORNICES & TRIM

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



Porch railing and column detail similar to 241 W. Kingston



Gable brackets similar to 235 W. Kingston and other bungalow style homes throughout neighborhood and proportional to roof eave



Gable detail similar to 245 W. Kingston

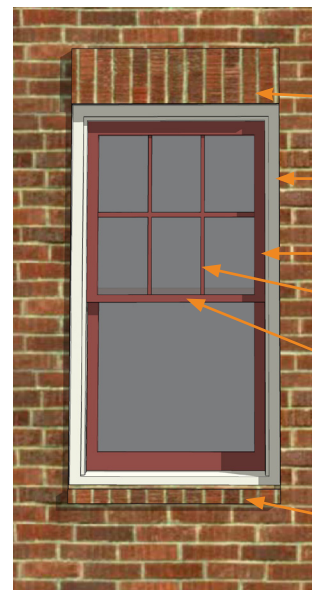


Post and beam detail with tapered column similar to 245 W. Kingston

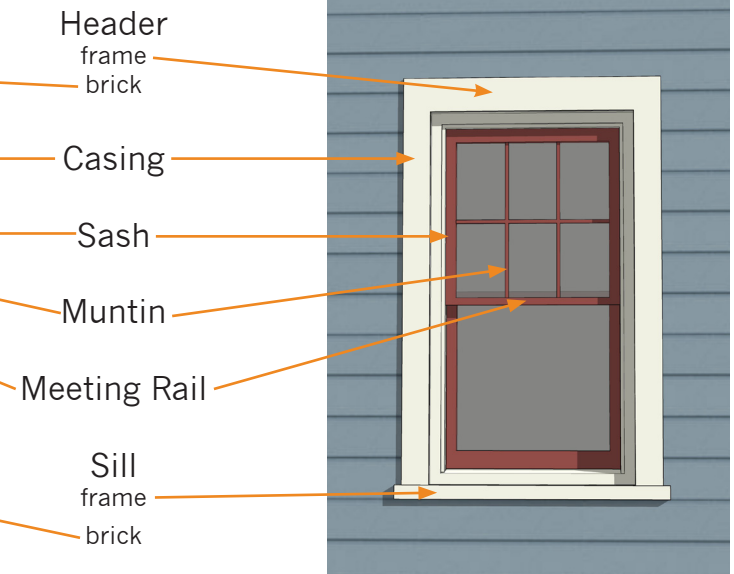
DOORS & WINDOWS



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

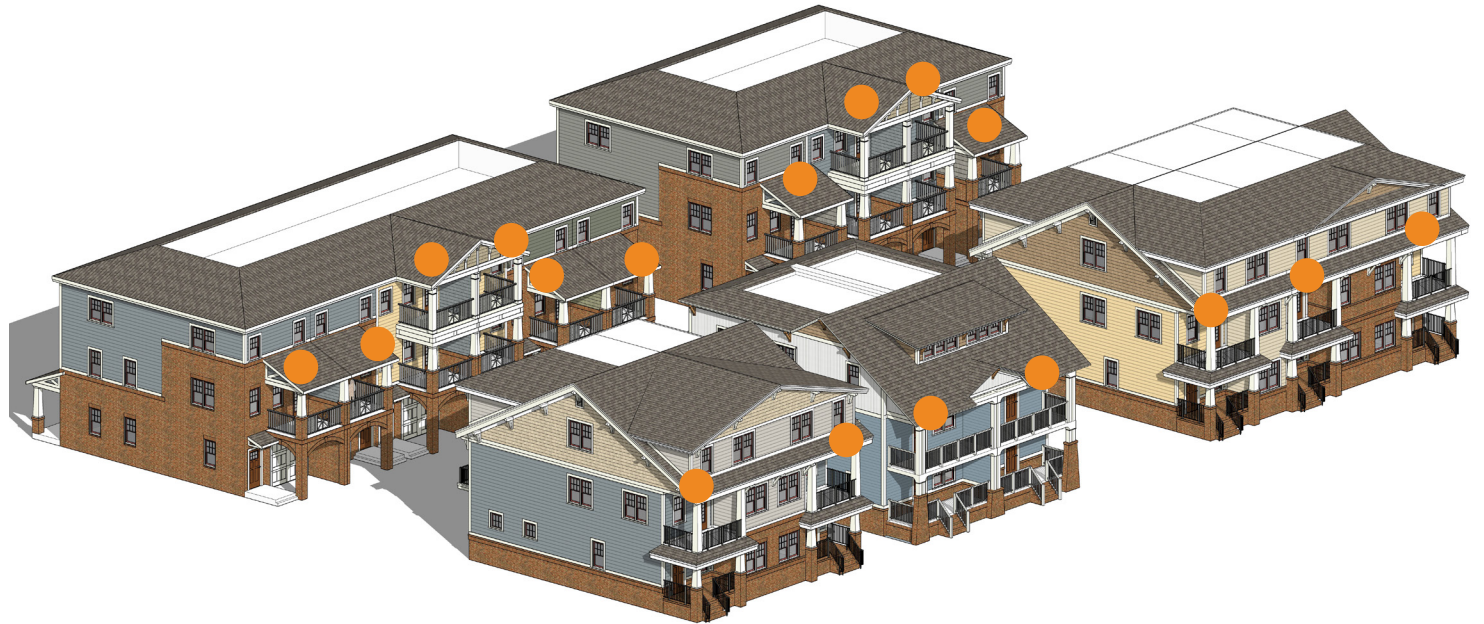


Window in a brick field



Window in a siding/shingle field

PORCHES



AXONOMETRIC

MATERIALS

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



FRONT BUILDINGS - W. KINGSTON ELEVATION



BACK BUILDINGS - W. KINGSTON ELEVATION