

Agenda Supplement

August 14, 2024
HDC Meeting

Applicant Submitted Information

10. 1921 Charlotte Dr (PID 12111901)
HDCCMA-[2023-01193](#)
Dilworth
Erica Kennedy, Applicant

Information Submitted by the Public

8. 224, 228, 232, & 236 W Kingston Av (PID:
11908904, 11908905, 11908906, & 11908907)
HDCCMA-[2023-00992](#)
Wilmore
Erik Winer, Applicant
10. 1921 Charlotte Dr (PID 12111901)
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Dilworth
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8. 224, 228, 232, & 236 W Kingston Av (PID:
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Wilmore
Erik Winer, Applicant

Information Submitted by the Public

Grant Babich

239 W Park Ave

Grant E Babich (Historic Wilmore owner / resident)
239 W Park Ave
Charlotte, NC 28203

Objection to Proposal: 224, 228, 232 & 236 W Kingston Ave (Case No. HDCCMA 2023-00992)
Historic District Commission Hearing Date: August 14, 2024

Purpose:

To outline the clear violations of the Charlotte Historic District Design Standards¹ (“Design Standards”) within the proposed development of 224, 228, 232, & 236 W Kingston Ave (“Proposal”) as presented on August 14, 2024.

Summary of Violations:

The proposed development has significant disruption of context, notably to a gateway location, that has irreparable damages to the history of Wilmore and its residents and is not supported by any existing precedent.

Section I. Neglect of Context:

“Where a site exists with a buildable area for more than four multi-family housing units, the immediate **historic context takes priority in terms of height, scale**, massing, rhythm, roof forms, materials, modulated facades, etc. and must be respected.”

“Regardless of use, the design of **new buildings needs to fit within the historic context**. To minimize impact on neighboring historic dwellings, the HDC will require scale-reducing techniques for all new infill construction.”

Context is defined as the “**360-degree view from the center of the parcel(s) for new multi-family** construction given the greater impact to its surrounding structures.”

It is particularly clear that the broader 360-degree view was neglected as it relates to Scale, Spacing, Setback, Height and Width, most notably to the rear contiguous lots.

Section II. Detail of Violations:

The proposal represents unthoughtful density maximization which will create unprecedent disruption to the context of historic Wilmore.

1. Failure of new multi-family buildings to respect historic lot lines, parcel sizes and transition from historic single-family homes within a 360-degree range:

- There’s no reference to rear contiguous lots (243, 239, 235 and 231 W Park Ave) which are most directly impacted by crammed rear setback, rear balcony / window placement and taller construction of rear buildings (Buildings D, E, F), in turn removing significant privacy for these W Park Ave residence
- The proposal would be visible from W Park Ave, disrupting the context of another important historic Wilmore thoroughfare
- The proposal fails to show the street view from W Kingston Ave which would show the taller construction of rear buildings and the impact to scale on W Kingston Ave, as well
- Failure of height and width to be compatible with historic buildings within a 360-degree range of visibility
- Unprecedented below grade first-floor entrance to increase sellable square footage

¹ Unless otherwise noted, all statements are either directly pulled or summarized from the Charlotte Historic District Design Standards; https://www.charlottenc.gov/files/sharedassets/city/v/1/growth-and-development/planning-and-zoning/documents/historic-districts/hdcdesignstandards_april2023.pdf.

- 2. Failure to follow landscaping guidelines (notably greenspace and parking):**
 - Removal of substantially all greenspace from the property
 - Failure to have all driveways for residential uses extent to the rear of the building

- 3. Failure to preserve the context of a gateway location:**
 - It is particularly important to point out that W Kingston Ave serves as the broad main street through historic Wilmore, making the preservation of context at this gateway location more important

Section III: Exhibit Support

Exhibit A: Depicts the visual importance of the development site as viewed from Wilmore Centennial Park, displaying the lack of scale disruption the previous one-story historic structure had on the gateway into Wilmore.



Exhibit B²: The introduction of 2x density relative to existing and historic development has significant impact on the ignored rear contiguous lots that back up to the development site.



Exhibit C: 241 W Kingston Ave, historic multi-family adjacent to the property and referenced in the proposal, provides appropriate context and scale for the historic district at half the density, blending in with the broader neighborhood.



² Image pulled from: https://www.charlottenc.gov/files/sharedassets/city/v1/growth-and-development/planning-and-zoning/documents/historic-districts/hdc/2024/agenda/cases/12_2023-00992.pdf

Exhibit D: 601 W Kingston Ave, the newest multifamily development within historic Wilmore, provides more appropriate scale and setback relative to 360-degree properties and has limited impact to the privacy of 360-degree single-family, including the rear contiguous lots.



Exhibit E²: Proposed Building F (right), which sits behind proposed Building A (left), is built ~6' taller and will sit on a higher elevation. This unprecedent scale will further disrupt the context of both W Kingston Ave and W Park Ave.

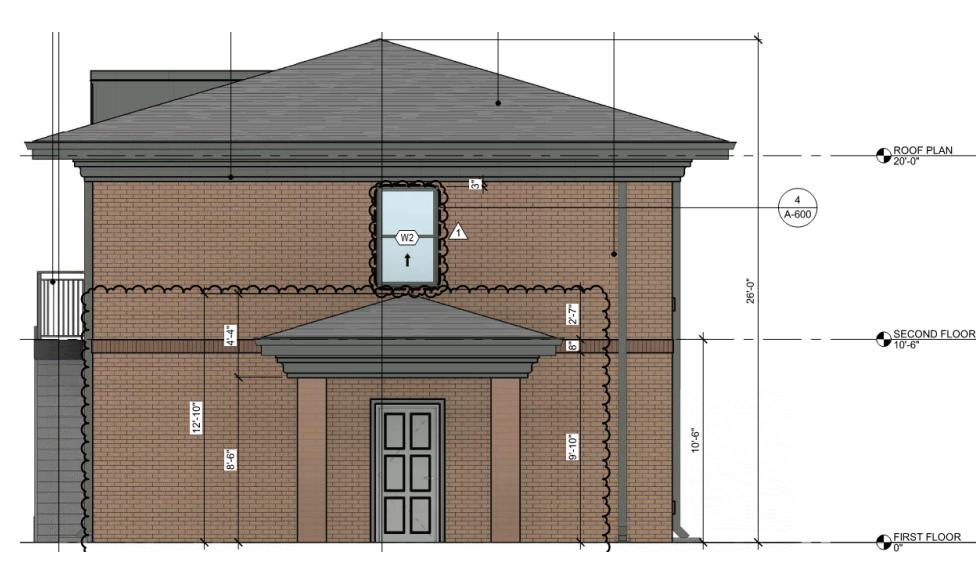


Exhibit F²: Placement of 28 windows and 10 balconies in the back of Buildings D, E, F (below) with a rear set back of only 15' looks directly into the backyards of historic single-family homes, removing any privacy for historic residence.

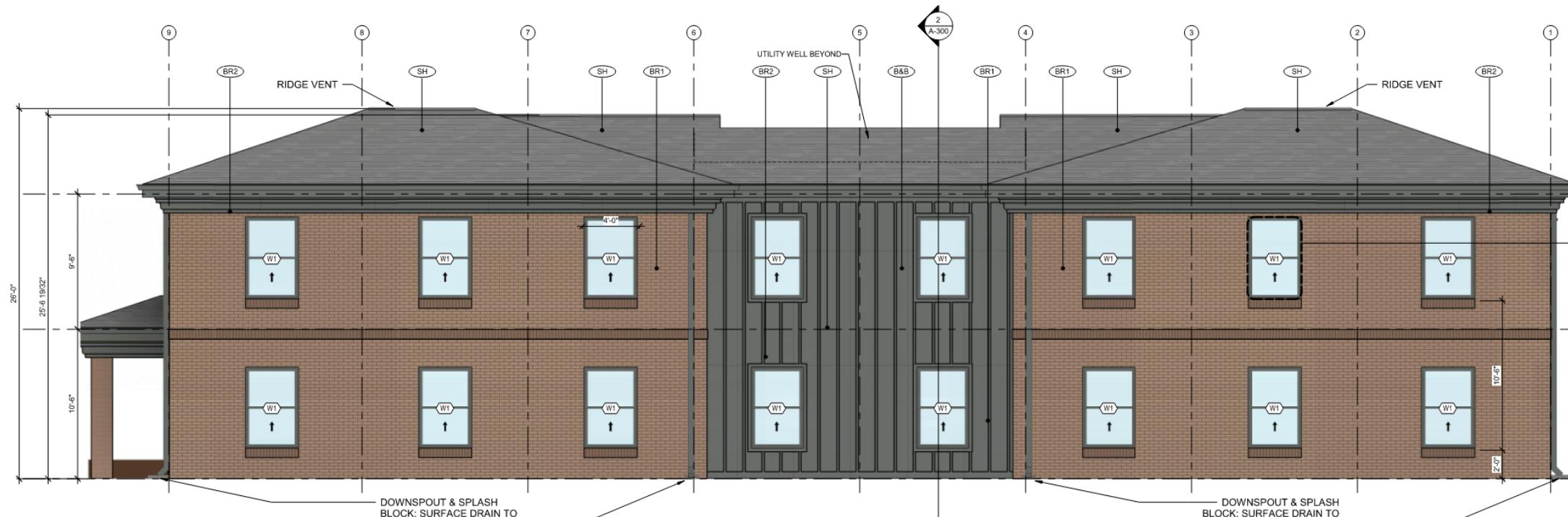


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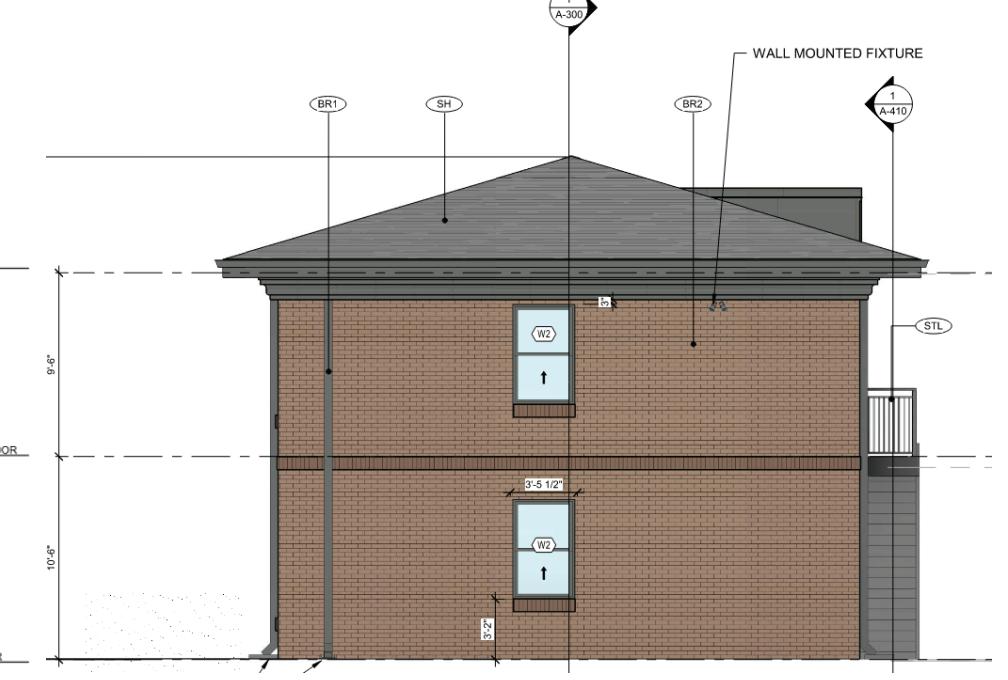
IDEAL WAY
ELEVATION



KENILWORTH AVE
ELEVATION



PARKING LOT
ELEVATION



COURTYARD
ELEVATION



INITIAL SUBMISSION: APRIL 11, 2023



PROGRESS PRINT
NOT FOR
CONSTRUCTION

SEAL:

CONSULTANT:



JULY 21, 2023

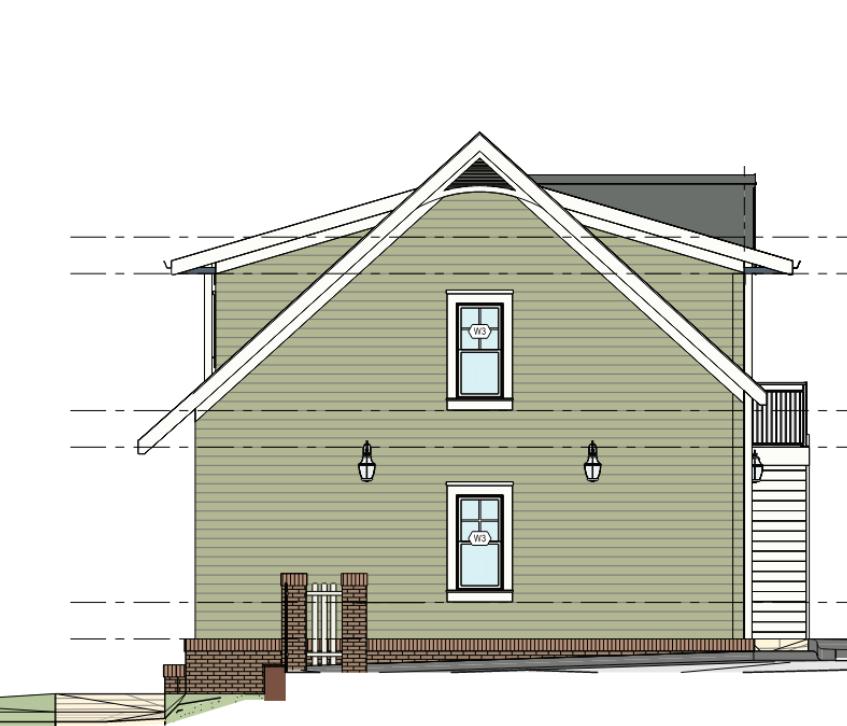
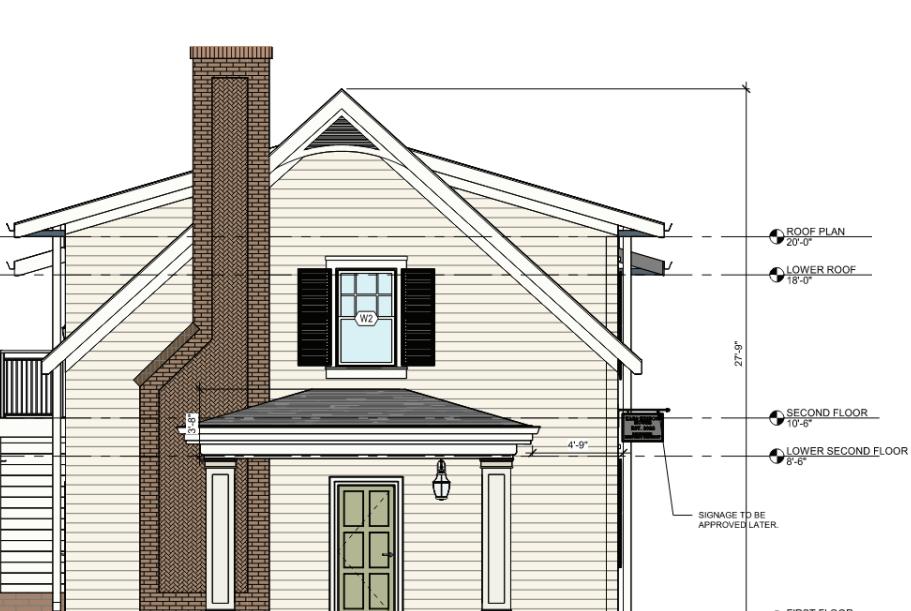


AUGUST 18, 2023

KASA EDISON
HOUSE

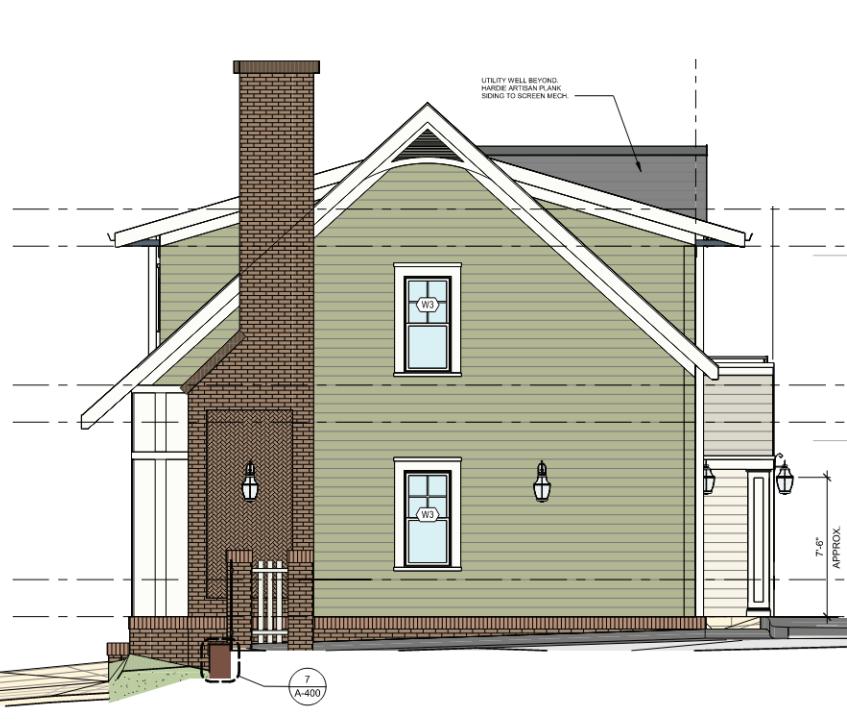
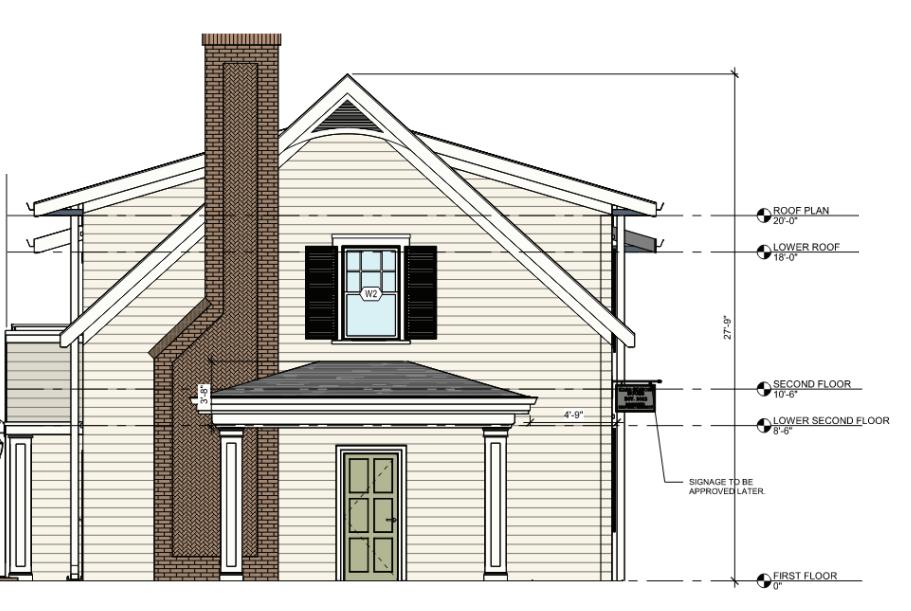
1921 CHARLOTTE DRIVE
CHARLOTTE, NC
ODA Project No. 233723

HDC SUBMISSION



FEBRUARY 7, 2024

BUILDING
ELEVATIONS
COMPARISON



CURRENT SUBMISSION: JULY 19, 2024

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Information Submitted by the Public

Matt Knox

2000 Charlotte Drive

From: Matt Knox <knoxmatt57@gmail.com>
Sent: Tuesday, August 6, 2024 8:16 AM
To: Faucette, James <James.Faucette@charlottenc.gov>; Harpst, Kristina <Kristina.Harpst@charlottenc.gov>; Drath, Marilyn <Marilyn.Drath@charlottenc.gov>
Subject: [EXT]1921 Charlotte Drive HDCCMA-2023-01193

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Unfortunately I am out of town for this meeting and unable to attend. My concerns for this project :

I live diagonal from this location and find that the project does not blend in with our historic neighborhood of single family homes. Adding another large building which will be visible for both Charlotte Drive and Ideal Way is unacceptable especially with outdoor entrances and stairways which resemble a budget hotel. Doesn't section 17.7 of HDC standards confirm the visibility requirements? The elimination of several mature trees is also concerning as I have watched them grow since moving here in 1988. These trees appear healthy and should be evaluated by an outside arborist.

Other concerns include no adequate parking and ratio of permeable to non-permeable surfaces where water run off is already a concern.

Thank you
Matt Knox
2000 Charlotte Drive
Charlotte NC 28203.