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**LOCAL HISTORIC DISTRICT:** Wilmore  
**PROPERTY ADDRESS:** 424-428 West Boulevard (Wilmore School)  
**SUMMARY OF REQUEST:** New Construction & Rehabilitation  
**APPLICANT/OWNER:** Brittany Lins & Collin Brown, Applicants

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**Details of Proposed Request**

*Existing Conditions*

The Wilmore Elementary School was designed by Louis H. Asbury, Sr. and originally constructed in 1925. Two additions were made to the school. In 1948, the building was expanded to the east to house a cafeteria, auditorium, one classroom, and nurses' room. The last addition was in 1970s when the rectangular wing was added to the front of the building and an addition at the rear of the building was constructed to contain a new library, workroom, lounge, classroom, administrative spaces, and two conference rooms. The 1948 addition was designed by architect Martin E. Boyer, Jr., and the 1970s addition by Tebee P. Hakwins & Associates.

The original building and 1948 classroom addition is two stories in height (34.4' including parapet), six bays long and one bay in depth. The building forms an L-shape with a one-bay by one-bay second on the northwest portion of the building. The building is clad in unpainted brick with a metal-capped parapet wall and what appears to be a flat gravel roof. The original building has stone water tables on all elevations with additional stone details on the south elevation. Wood double-hung windows comprise the majority of the fenestration and are presented either singular or in groups of three. Above the windows are brick soldier course lintels and at their base, brick sills. The lot size is approximately 400' x 400'. Adjacent structures are 1.5 and 2-story residential buildings.

*Proposal*

The proposal is in two parts.

1. Rehabilitation and adaptive reuse of the 1925 and 1948 portions of the historic Wilmore School building. The 1970s addition on the front will be removed and the original front façade restored. The 1970s rear addition will also be removed. The proposed project includes replacement of all windows.
2. New construction of mixed-use building on the vacant land (currently an asphalt parking lot) surrounding the school building. The proposed new buildings are proposed to range in height from 37' to 65'. Proposed exterior materials include red brick to coordinate with the school building and fiber cement lap siding on the uppermost level. Cast stone accents will be used at the foundation, roof/setback parapets, and entries. Proposed windows are vinyl single-hung with divided lights in a dark bronze or black color.

**Design Standards – New Construction for Non-Residential Buildings, Chapter 7**

While most of the structures in Charlotte's historic districts are residential designs, there are commercial buildings as well. They include a wide variety of uses such as retail, restaurant, office, and service functions. Naturally, they may have different building designs and site conditions. Site elements may include parking, signage, and lighting. Many of the commercial building's unique features are found on their façades and may include storefronts with display windows, sign-band areas, cornices, and special lighting.

## **CONTEXT, page 7.2**

It is very important to evaluate the context for new construction, including the character-defining features of the historic districts. This means examining the physical character and features in the surrounding historic area including nearby historic properties on both sides of the street. A new construction design is successful when it incorporates a sufficient number of design variables that reference the historic context, while also containing some of the details that help define the neighboring historic buildings. The new construction project can also express the building's current age by having a contemporary compatible design or by using a more traditional design language. **For new non-residential buildings, context is the immediate surroundings of a project site (within a 360-degree view from the center of the parcel)** and varies throughout each district. For example, in the Wilmore district the context of West Boulevard is very different than the context of West Park Avenue and West Kingston Avenue. West Boulevard in Wilmore also has a much different context than East Boulevard in Dilworth. Please refer to Chapter 3 for more information about contexts within each district.

Therefore, the Charlotte Historic District Commission will not specify a particular architectural style or design for these new construction projects, but the criteria in this chapter are all important when considering whether a proposed new building design is appropriate, compatible, and non-incongruous to the historic district and its context.

In some cases, the zoning along the edges of some areas allows for more variety of building uses than found elsewhere in the district. The HDC does not have purview over building uses allowed by zoning; however, regardless of use, the design of new buildings needs to fit within the historic context. To minimize impacts on neighboring historic dwellings, the HDC will require scale-reducing techniques for all new infill construction. Designing these structures to minimize their impacts on neighboring historic dwellings is a challenging exercise. Scale-reducing techniques such as dividing the elevation elements into smaller bays, stepping back taller levels of the new building next to smaller historic structures, varying building planes, breaking up roof masses, using multiple materials, and taking clues from nearby historic buildings are essential to reducing the negative visual impacts of these larger structures on the historic districts.

### **Fourth Ward Historic District**

In this unique district, there are very different subareas that include late-19th century frame historic dwellings and several nearby historic commercial buildings. Close by are much larger high-rise residential structures that are not historic due to their recent age. The context of the residential section does not allow much opportunity for new construction due to the lack of buildable lots. In the newer sections, the HDC only reviews the first three to five stories of any new building.

### **All projects will be evaluated by the following criteria (as applicable):**

#### ***Construction for Non-Residential Buildings Standards:***

*Context, 7.3*

*Setback 7.4*

*Spacing, 7.5*

*Orientation, 7.6*

*Massing and Complexity of Form, 7.7*

*Height and Width, 7.8*

*Scale, 7.9*

*Directional Expression, 7.10*

*Foundations, 7.11*

*Roof Form and Materials, 7.12*

*Cornices and Trim, 7.13*

*Doors and Windows, 7.14*

*Storefronts, 7.15*

*Materials, 7.16*

#### ***Private Sites Standards, Chapter 8***

*Sidewalks and Parking, 8.3*

*Landscaping and Lawns, 8.4*

*Trees, 8.5*

*Fences and Walls, 8.6-8.8*

*Site Appurtenances, 8.9*

*Lighting, 8.11*

## **Staff Analysis**

Staff has the following comments about the proposal:

1. Rehabilitation of Wilmore School Building
  - a. Provide detailed photos documenting existing conditions of windows.
  - b. Provide specifications about new windows and doors to be installed.
2. Site Plan
  - a. Provide information about location of HVAC units, dumpsters, and any other site appurtenances.
  - b. Provide information about any proposed fencing.
3. New Construction
  - a. Massing, rhythm, setback, scale, height, and width.
  - b. Height of the new buildings adjacent to existing single-family residential. Height should step-down into the neighborhood.
  - c. Setback of building at corner of West Blvd and S. Mint Streets, and along W. Kingston Avenue.
  - d. Materials. Dimensions and details about the fiber cement lap siding needed. Brick and mortar sample needed. Vinyl windows are not approvable.
  - e. Detail drawings needed for windows, doors, railings, storefronts, signage, parapet design for brick and siding exteriors, retail landscape patio, lighting, etc.

**From:** [Kochanek, Cynthia](#)  
**To:** [Brittany Lins](#)  
**Cc:** [Harpst, Kristina](#)  
**Subject:** 424-428 West Bv  
**Date:** Friday, March 24, 2023 5:00:48 PM  
**Attachments:** [HDC Application Guide first review.pdf](#)  
[Accela Upload Documents instructions.pdf](#)  
[image001.png](#)

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Hello,

Thank you for your application to the Charlotte Historic District Division. I am contacting you about your application number HDCCMA-2023-00283 for the above-named address. The application requires full Historic District Commission (HDC) review. Your application has been assigned to Kristi Harpst. You should have received an automated email that stated that the application was passed through the system and no initial meeting was required.

**Please provide the following by the deadline listed below for the application to be considered complete and included in the agenda:**

- Presentation for the commission, see attached HDC Application Guide.
  - *The guide is geared to an addition project and is meant to illustrate the types of slides that should be submitted for all projects.*
- Fee, \$1300. Please mail check to: City of Charlotte, Attn: HDC, 600 E. Fourth Street, 8th Floor, Charlotte, NC 28202. Please include the application number listed above on the check. Checks should be made payable to City of Charlotte.
- A full, final plan set with existing vs. proposed on same/adjacent page (1-2 elevations per page); including a site plan, elevations, architectural details, materials, etc.
- Any other supporting documentation.
  - *Written description that includes the full scope of all work planned*
  - *Please provide cut sheets, specifications or other documentation for any replacement or new materials including windows, doors, brick, etc.*
  - *Height & setback comparisons to adjacent properties are required with any new construction. Note: Non-historic heights are not considered by the commission when reviewing proposed new construction heights. If you need copies of the height surveys, please contact HDC staff.*

Please submit any documentation/presentation/fee by the deadline of **April 5, 2023**. Documents should be uploaded to Accela using the application number above. A quick how-to guide is attached to this email.

**It is the applicant's responsibility to ensure that applications are complete and all requested information is provided to staff by the deadline. The checklist and list above outlines all required information. Cases will not be slated for an Agenda until a complete submission is received.**

If you would like us to include anyone else (i.e., owner/architect/contractor, etc.) on future correspondence in regards this application, please be sure to add them as a contact in Accela.



Due to an increased case volume, full commission review applications are currently running behind schedule. Staff will keep you updated as to the exact date in which your application will be heard by the Commission. We understand that the uncertainty of the situation is stressful for applicants as well as the Commission and staff. Thank you for your understanding and patience.

If you have any questions or concerns, please contact Kristi (copied above).

Thank you,

**Cindy Kochanek**

*Planning Project Coordinator, Historic Districts*

Charlotte Planning, Design + Development

600 East 4th Street | 8th Floor | Charlotte, NC 28002

(704) 336-1477 | [Cynthia.Kochanek@charlottenc.gov](mailto:Cynthia.Kochanek@charlottenc.gov) | [charlottenc.gov](http://charlottenc.gov)

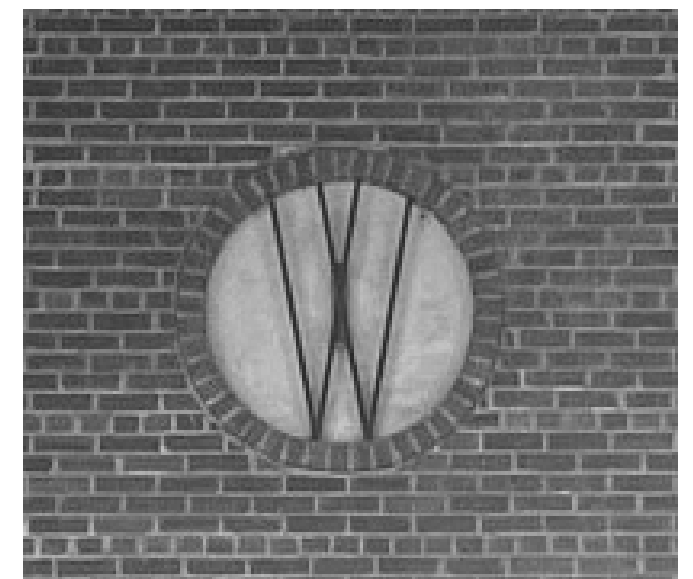




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ARCHITECTURE



**Wilmore School Site**

HISTORIC DISTRICT COMMISSION PRESENTATION

August 9, 2023

## Written Description

### Project Description:

The Wilmore School redevelopment plan includes two parts: 1) historic preservation and adaptive reuse of the existing historic Wilmore School building on the southeast portion of the property 2) new development of a mixed use building on the land surrounding the historic school (currently a vacant parking lot). The existing school building is approximately 34.2' tall and 250' long in the east-west direction on West Blvd. The redevelopment plan includes removing unattractive additions to the school from the 1970s (front and rear) and restoring the original façade design in its place (fronting West Blvd). Most of the school building will be converted to residential use with the interior layout reconfigured to accommodate the new use and modern life safety codes and MEP systems. The existing auditorium will be repurposed to an assembly space use and in doing so will restore the space to a closer version of its original design by restoring large windows on the east side (currently boarded) and restoring an expansive ceiling height. The façade of the school will be repaired where needed and restored to meet the original design as close as possible (while also meeting modern energy code standards). The existing surface parking and entries from West Blvd will be maintained and enhanced with repairs and landscaping. The new development building will be located in what is currently a vacant parking lot surrounding the historic school and will range in height from 37' to a maximum of 65' depending on frontage and location on the site. The tallest 5 floor portion of the building (54.5' above grade, max 65' above average curb) will only be located at the center of the site and will have limited visibility from surrounding frontages. The new development building will be approximately 75' long on West Blvd, 360' long on Mint St and 300' long on Kingston Ave, with frequent steps in the facade to break down the scale of the massing. The new development portion of the plan will consist of residential use (multifamily apartments), residential amenities and courtyards, underground structured parking and ground floor retail space at the corner of Mint St and West Blvd. The retail space is intended for small neighborhood businesses and will have a landscaped patio area in front.

### Materials Description:

For the historic preservation and adaptive reuse of the existing school, the existing brick and stone materials on the building will be maintained and repaired as needed. The existing windows (all are damaged beyond feasible repair) will be replaced with new windows meeting modern standards of energy and sound performance (insulated glass, etc), but will be designed to replicate the original window design as close as possible.

For the new development, the materials along each frontage will be predominately a red brick that is a close match or cousin to the brick on the adjacent historic school. Fiber cement lap siding that is typical of the surrounding houses will be introduced at upper setback floors and interior courtyards. Similar to the historic school, cast stone accents will be located at the base of the building, roof/setback parapets, and at other key moments (entries, retail etc). Windows will be vinyl single hung with insulated glass, divided lites similar to the historic school and neighborhood vernacular, and a dark bronze or black color finish on the exterior.



# Existing Conditions



- Existing Trees to Remain
- Dead / Sick Trees to be Replaced
- Proposed New Street Tree
- Trees / Vegetation Removal Area
- 1970s Addition Removal (School Bldg)

Total Site = 3.28 Acres



# Existing Conditions - Kingston Ave and Mint St



Kingston Ave, East side of site



Kingston Ave, Middle of site



Kingston Ave, West side / corner of Mint



Mint St, North side / corner of Kingston



Mint St, Middle of site



Mint St, South side / corner of West. Wilmore sign to remain



# Existing Conditions - West Blvd / School



West Blvd, Front elevation of Wilmore School

Remove 1970s Addition, restore original facade



West Blvd, West side view of Wilmore School



West Blvd, East side view of Wilmore School



Rear view, Wilmore School



Rear Parking lot View, Wilmore School

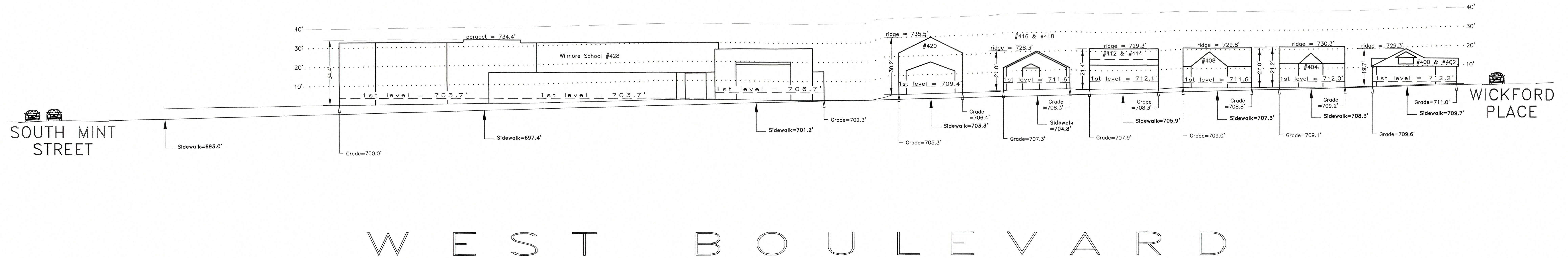


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 7th day of October, 2019.



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

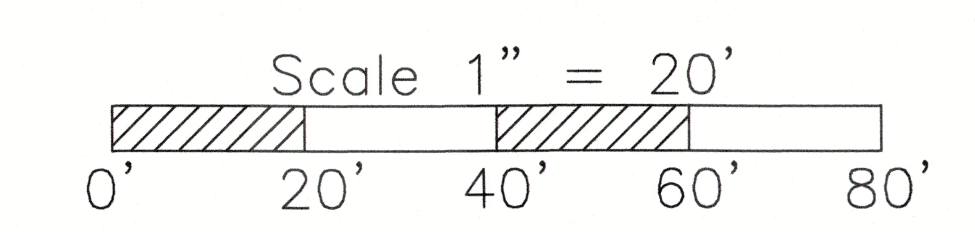


W E S T B O U L E V A R D

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

Building Heights Sketch of  
**400 BLOCK of WEST BOULEVARD**  
 FACING NORTHEAST – EVEN SIDE  
 CHARLOTTE, MECKLENBURG COUNTY, N.C.  
 for Charlotte-Mecklenburg Planning Department  
 October 2, 2019

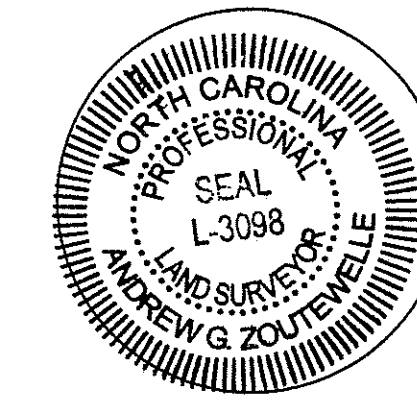
General Notes:  
 1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements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



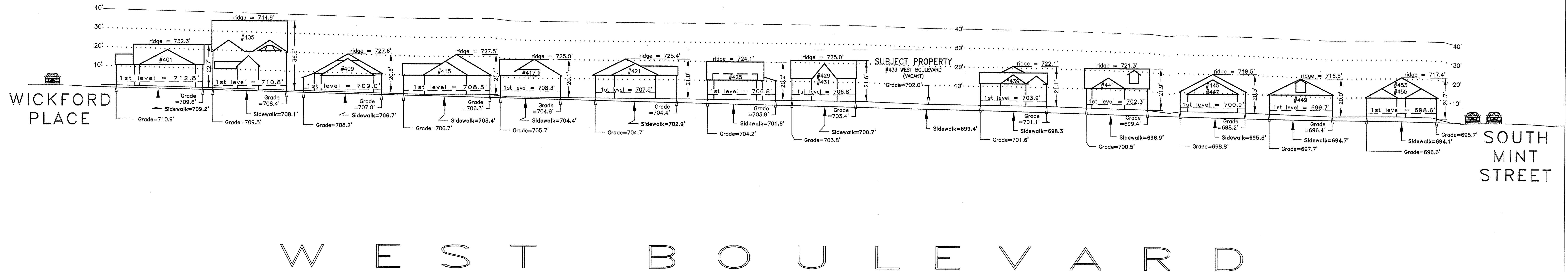


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This 6<sup>th</sup> day of October, 2016.



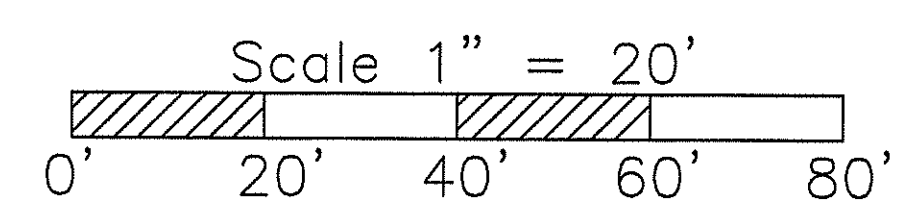
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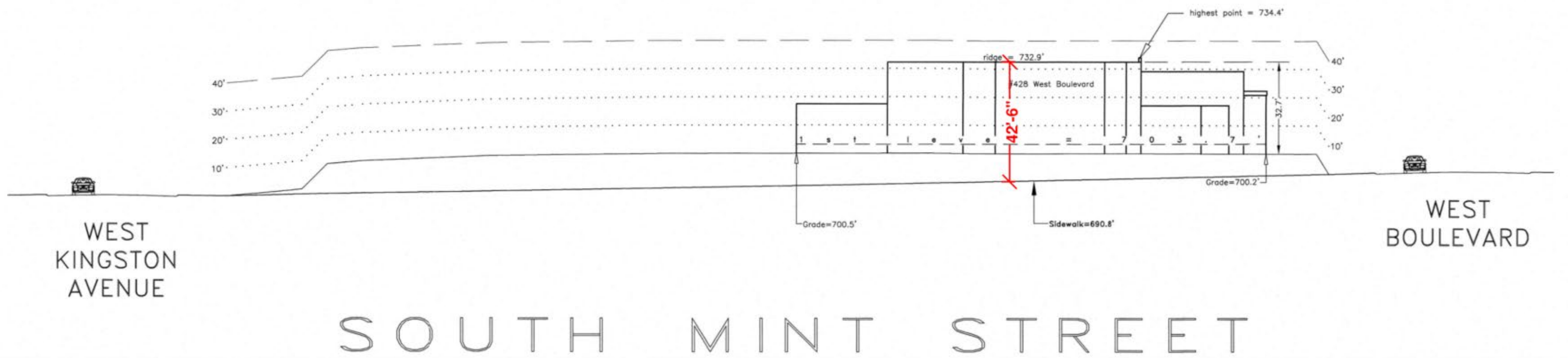
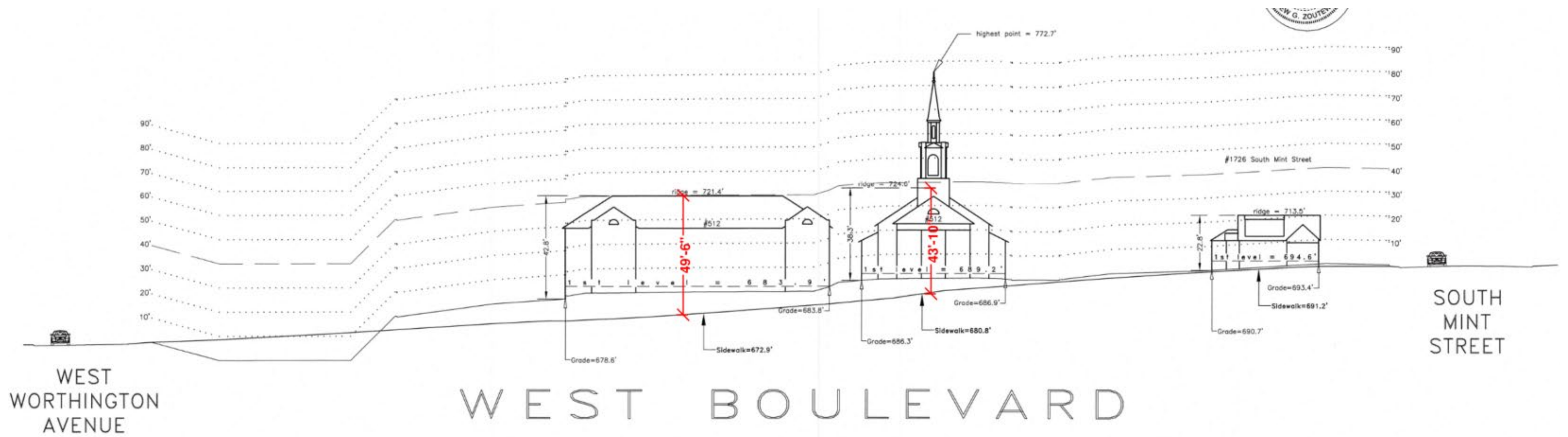
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 Firm Licensure Number C-1054

Copyright 2016  
 Building Heights Sketch of  
**400 BLOCK of WEST BOULEVARD**  
**ODD SIDE - FACING SOUTHWEST**  
 CHARLOTTE, MECKLENBURG COUNTY, N.C.  
 for Charlotte-Mecklenburg Planning Department  
 October 5, 2016



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.

# Context - Height





# Context - Height



Calvary Church - 200ft from site



Calvary Church - 200ft from site



Greater Galilee Baptist Church - 400ft from site



# Context - Height From Avg Curb



Mint and Worthington House - 420ft from site



Worthington and West Townhomes - 600ft from site



Calvary Church - 200ft from site



# Context - Setbacks



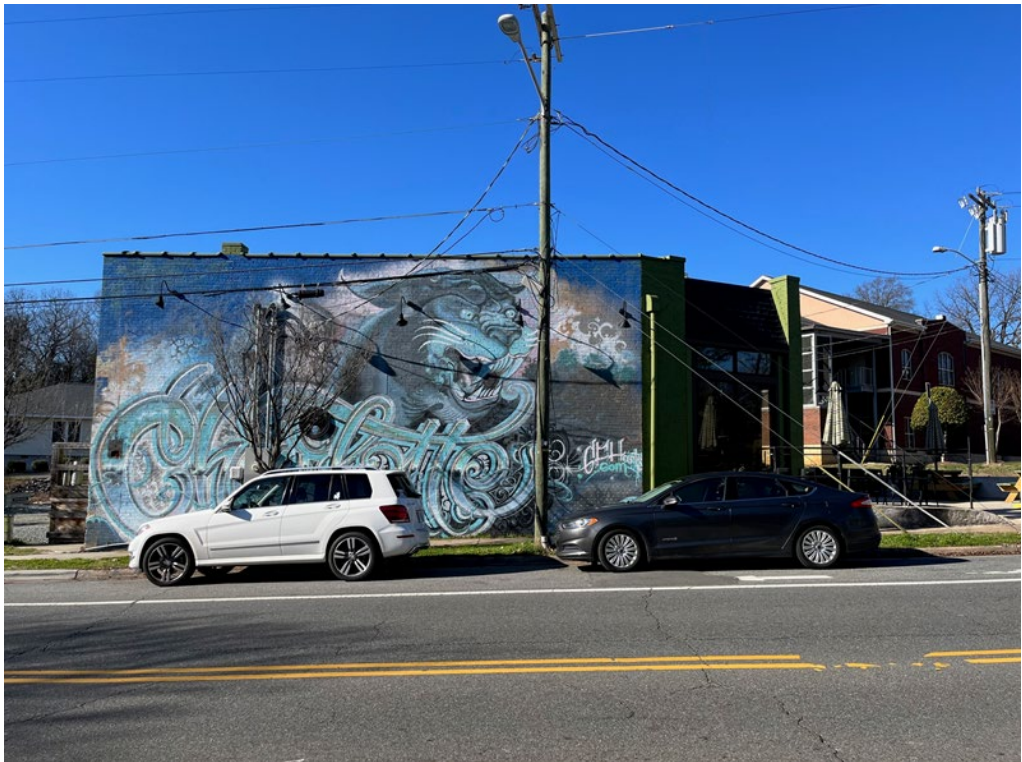


# Context - Setbacks





Context - Setback Variety

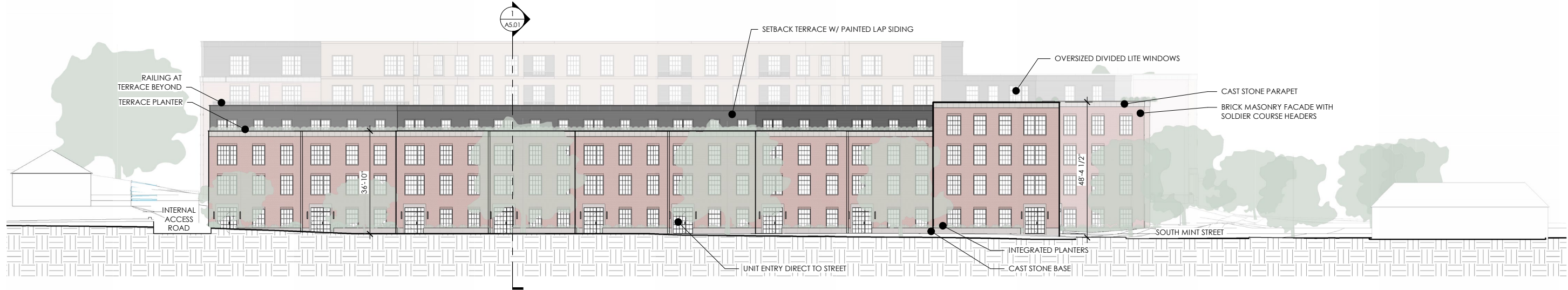




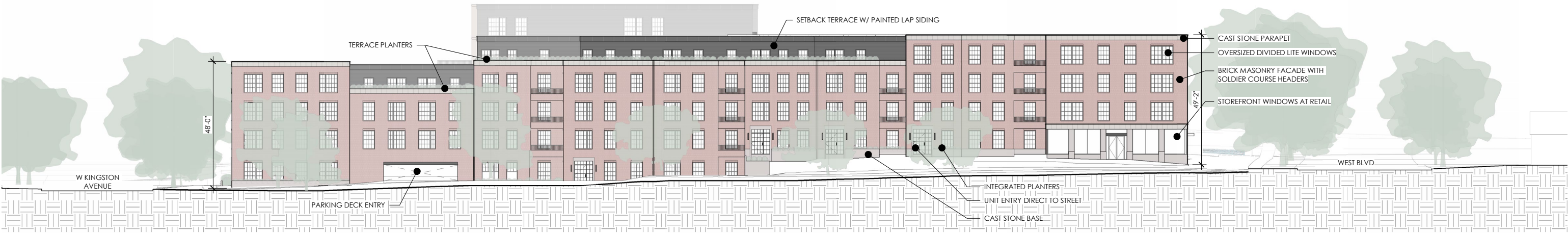




# Elevations

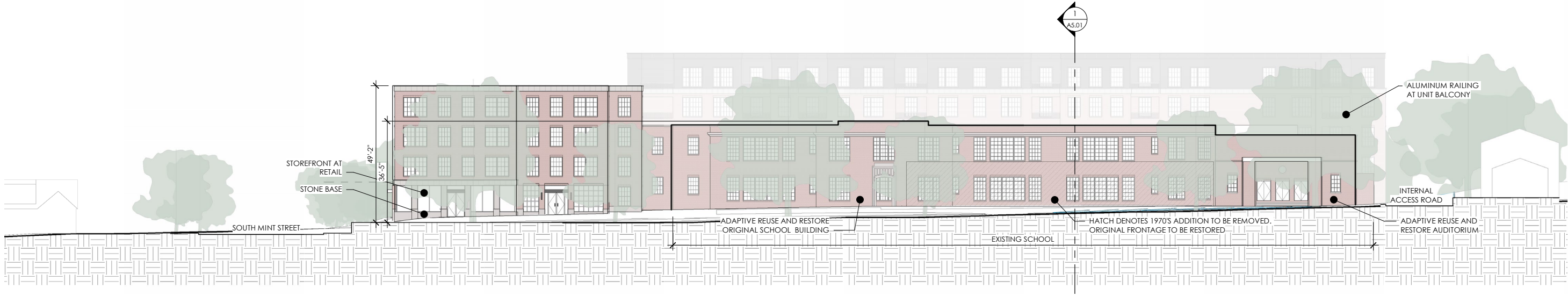


2 W KINGSTON STREET ELEVATION  
A4.01



1 MINT STREET ELEVATION  
A4.01

# Elevations



3  
A4.01

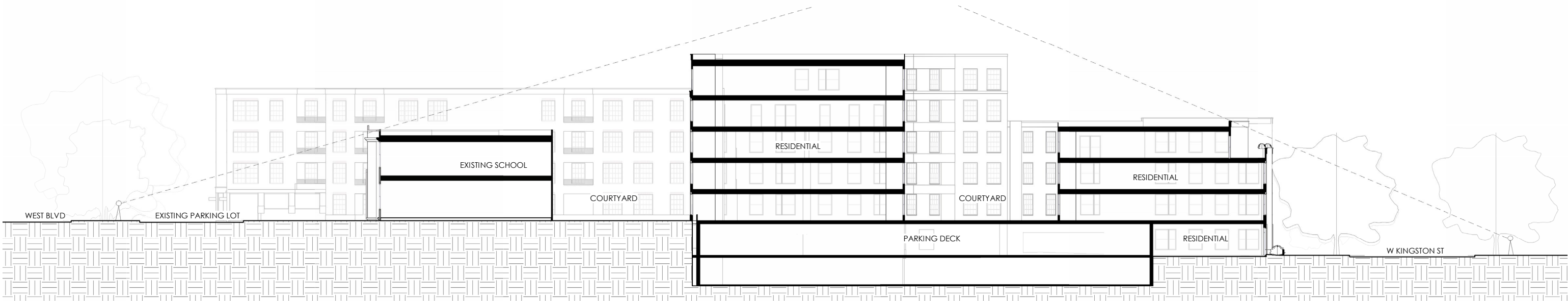
WEST BOULEVARD ELEVATION



4  
A4.01

EAST ELEVATION

# Site Section



1  
A5.01

SITE SECTION (WEST / KINGSTON)



Streetscape Rendering - Kingston Ave





Streetscape Rendering - West Blvd





# New Development Facade / Architectural Details Inspiration



Stone Parapet Detail

Grouping of Oversized Divided Lite Windows

Single Oversized Divided Lite Window

Brick Veneer with Soldier Course Over Windows

Stone Base Detail



Change to Painted Siding Material at Upper Level

Divided Lite Window

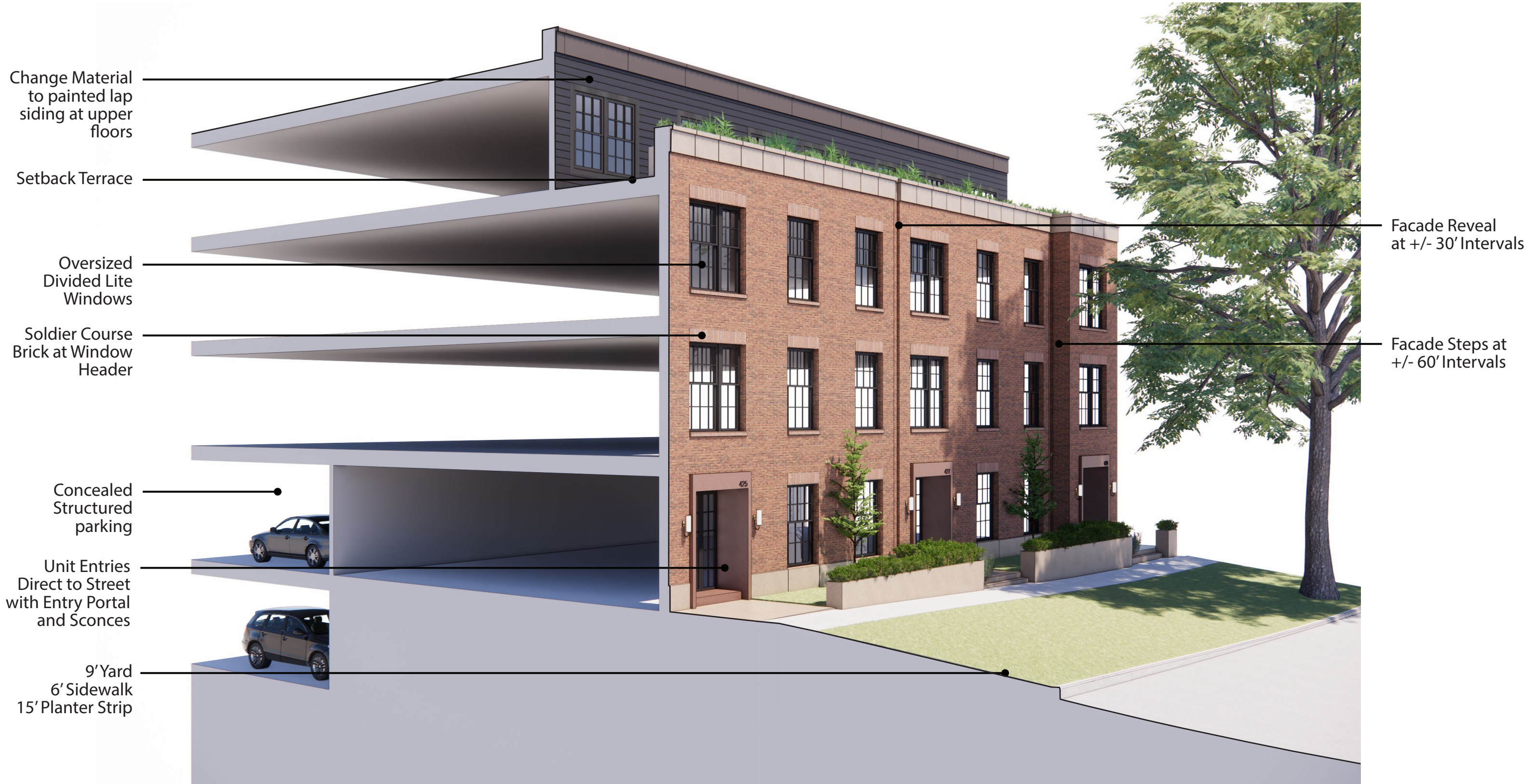
Welcoming Front Entry

Red Brick Vaneer

Layered Landscaping



# New Development - Architectural Details



Partial Section Along Kingston

Thank You!



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**AveryHall**

**BB+M**  
ARCHITECTURE



# Rezoning Application to MUDD-O Filed

