LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 820 Woodruff Place

SUMMARY OF REQUEST: Addition

OWNER: Fred Martin

APPLICANT: Chris Scorsone

Details of Proposed Request

Existing Conditions
The existing structure is a two story home constructed in 1941 and listed as a contributing structure in the Wesley Heights National Register. The lot is adjacent to a park. The façade is painted brick. On the right side is an attached garage that has been enclosed.

Proposal
The proposal is an addition to the side and rear and a new front porch. The rear addition will not be seen substantially visible from the street. The front porch is nearly full width with a hip roof and painted brick columns. The lower level right side addition is one story with a side loading garage. The façade material on the rear and side is wood and painted brick.

Policy & Design Guidelines for Additions
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:
   a. Size: the relationship of the project to its site
   b. Scale: the relationship of the building to those around it
   c. Massing: the relationship of the building’s various parts to each other
   d. Fenestration: the placement, style and materials of windows and doors
   e. Rhythm: the relationship of fenestration, recesses and projections
   f. Setback: in relation to setback of immediate surroundings
   g. Materials: proper historic materials or approved substitutes
   h. Context: the overall relationship of the project to its surroundings
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.

3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.

4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

**Staff Analysis**
The proposal meets the guidelines for additions.
ZONING SETBACKS:
R-8 ZONING SETBACKS:
FRONT 20'
SIDES 5'
REAR 20'

STONE WALKWAY
GRAVEL DRIVE
YARD
CONCRETE SIDEWALK

Proposed Site Plan

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820 Woodruff Place
Charlotte, NC 28208

Project #: 14_104
Date: 05.05.2014
HDC Submittal

2923 S Tryon St, Suite 250
Charlotte NC 28203
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Existing 1st Floor Plan
Existing 2nd Floor Plan
EXISTING RIDGE TO REMAIN

NEW ASPHALT SHINGLES TO MATCH EXISTING

EXISTING PAINTED BRICK

NEW ASPHALT SHINGLE ROOF TO MATCH EXISTING

NEW PAINTED BRICK, TO MATCH EXISTING

NEW PORCH, PAINTED BRICK COLUMNS TO MATCH EXISTING. ASPHALT SHINGLES TO MATCH EXISTING
Existing Left Elevation

820 Woodruff Place
Charlotte, NC 28208

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NEW ASPHALT SHINGLES, TO MATCH EXISTING

EXISTING PAINTED BRICK, TO REMAIN

NEW ASPHALT SHINGLES, TO MATCH EXISTING

NEW WOOD SIDING, TO MATCH EXISTING

NEW REAR PORCH

NEW PORCH, PAINTED BRICK
COLUMNS TO MATCH EXISTING
NEW PAINTED WOOD SIDING, TO MATCH EXISTING
NEW PAINTED WOOD SIDING, TO MATCH EXISTING
PAINTED BRICK, TO MATCH EXISTING
EXISTING RIDGE TO REMAIN
NEW ASPHALT SHINGLE ROOF TO MATCH EXISTING
NEW ASPHALT SHINGLE ROOF TO MATCH EXISTING
RE-USED METAL BRACKETS FROM EXISTING FRONT PORCH
EXISTING ASPHALT SHINGLES
EXISTING WOOD SIDING
EXISTING PAINTED BRICK
EXISTING SCREEN PORCH, TO BE REMOVED
Proposed Right Elevation

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NEW PORCH, PAINTED BRICK
COLUMNS TO MATCH EXISTING

NEW ASPHALT SHINGLES, TO MATCH EXISTING

NEW ASPHALT SHINGLE ROOF TO MATCH EXISTING

NEW ASPHALT SHINGLE ROOF TO MATCH EXISTING

NEW PAINTED WOOD SIDING, TO MATCH EXISTING

NEW PAINTED WOOD SIDING, TO MATCH EXISTING

EXISTING PAINTED BRICK, TO REMAIN

EXISTING RIDGE TO REMAIN

WOOD GARAGE DOORS
PHOTOS OF EXISTING

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