LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 800 Woodruff Place

SUMMARY OF REQUEST: New Construction

APPLICANT: John R. Poore

Details of Proposed Request

Existing Conditions
The existing site is a vacant corner parcel in an area with one story homes and a two story home on the end of Woodruff Place. The landscape slopes downward toward Freedom Drive. The site is approximately 3 feet above the sidewalk, the lot size is 82.5’ x 150’. Setbacks are consistent along the block. Residential structures at the rear of the property are not in the historic district. A single family house occupied the site before being demolished without approval in 2014.

Proposal
The proposal is a duplex building with parking under each unit. Three units face Woodruff Place and one faces Hurston Court. The height is approximately 27’-8” feet from grade and the setback is 35 feet from right of way. The applicant is requesting ‘Hardie’ siding and trim, and vinyl clad windows. Wood shingles are proposed for the second floor exterior.

Policy & Design Guidelines for New Construction, page 34
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The 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. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

Staff Analysis - The Commission will determine if the proposal meets the guidelines new construction.
Original structure

Current site
ASPHALT ROOFING SHINGLE

ALUM. Ogee GUTTER
1x2 on 1x6 FASCIA (CEMENTIOUS TRIM BD.)
3" CROWN MD. ON HARDI PANEL FRIEZE
SOFFIT W/ VENT SCRIM.

VINYL COVERED WINDOW
5/8" x 3 1/2" CEMENTIOUS CORNER TRIM (H.B.)
NATURAL CEDAR SHINGLES (STAINED)

5/4" x 8 1/4" BOT. TRIM BD.

METAL ROOF ON 2x6 RATER

1x2 on 1x6 FASCIA (H.B.)
1x6 FRIEZE TRIM

BEADED BD. CG. PAINTED
SKY BLUE
BOXED COL. (H.B.)
WRAP W/ MITER CORNERS.

HORIZ. 1x8 HARDI LAP SIDES.

CONC. PILASTER CAP

BRICK PILASTER 36" HT.
2x2, PAINTED IR PICTURES
3/8" WIDE IR. TOP KAIL.
W/ TAMPER

NEWELL POST (H.B.)
1x8 HP BASE

TRIP. WD. STEPS & RISER
2x3 OVER HORIZ. 2x4 BOT.
CRAWL SPACE

FLOORING BD. TO RUN FRONT TO BACK
3/4" x 6 TRIP. DECK PAINTED
JBS. HANGED

MATERIAL WALL SECTION
CONC. CAP
BRICK PLASTER
FLOORING BOARDS TO RUN FRRT. TO BACK
5/4" X 6" WD. TRIO DECK
2×8 TRIO. JTG
1×10 HB. TRIM

3/4" COVE MOULD OVER POST. RAIL- HORIZ. 2×4
2×2 PAINTED FIR PICKET
3/4" WIDE EASED TOP RAIL (FIR)
H.B. BOXED COL.

FRONT PORCH DETAILS & ELEV.
TRIM DETAIL

SCALE: 1" = 1'-0"