
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.

Charlotte Historic District Commission - Case 2016-175
HISTORIC DISTRICT: WESLEY HEIGHTS





734



808



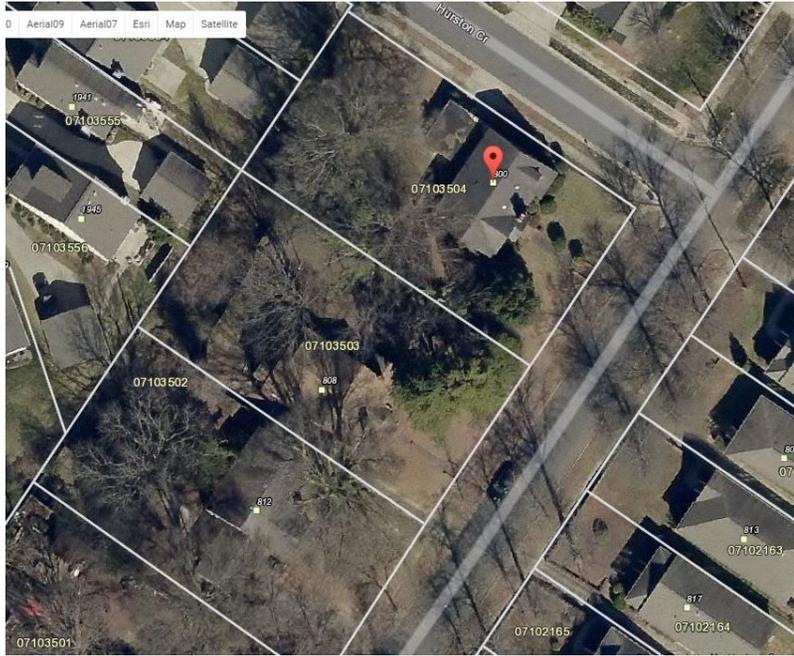
812



820



Across Street

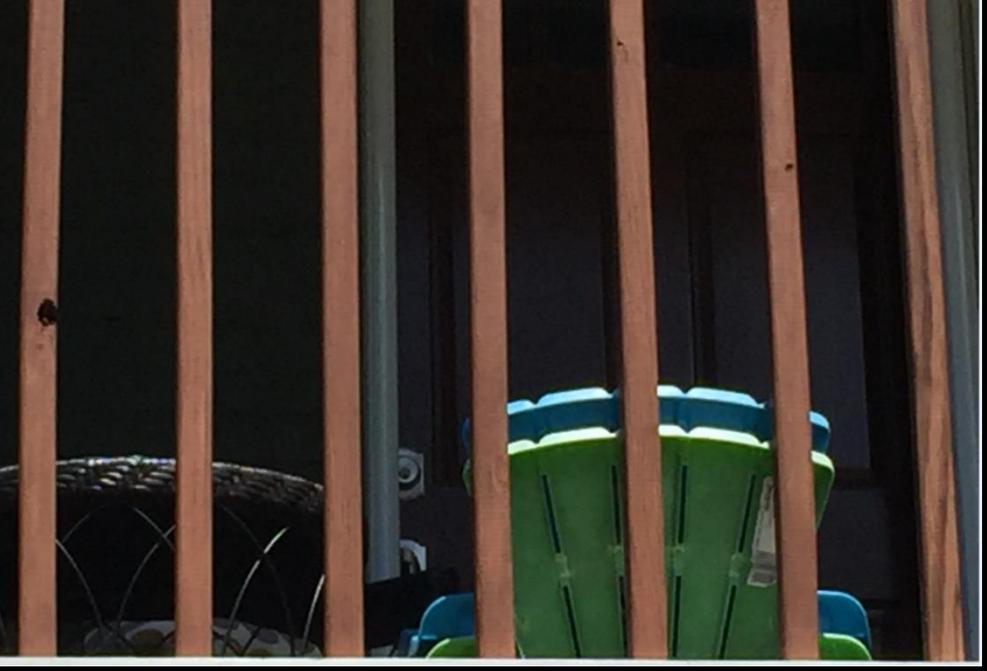


Original structure



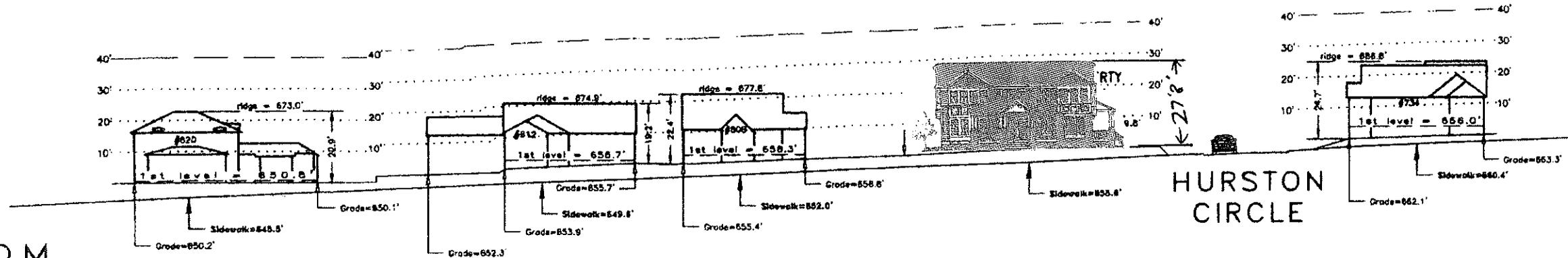
Current site







A.G.Z.
Andrew G. Zoutel
Professional Land
NC License No. 1

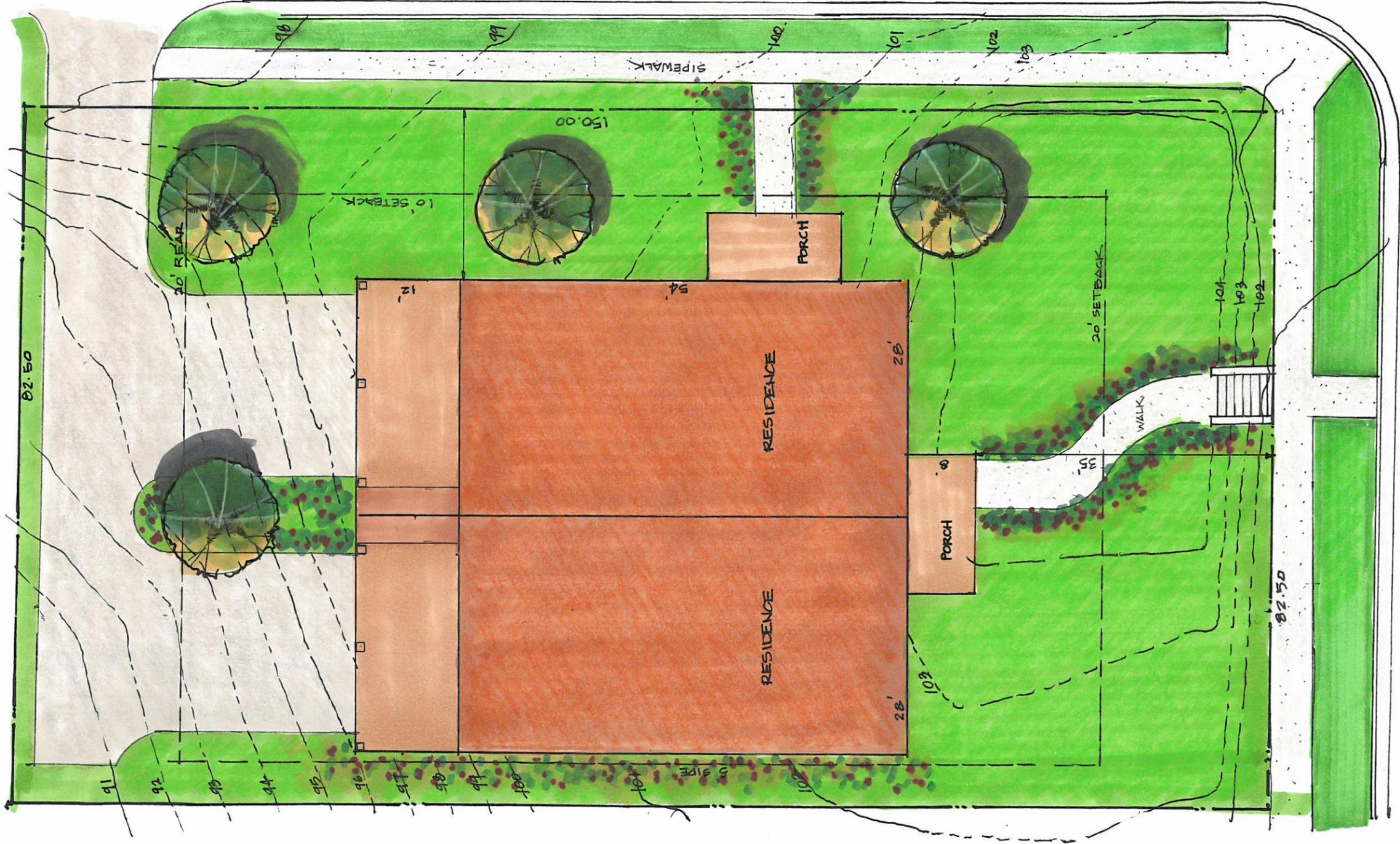


DOM
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W O O D R U F F P L A C E

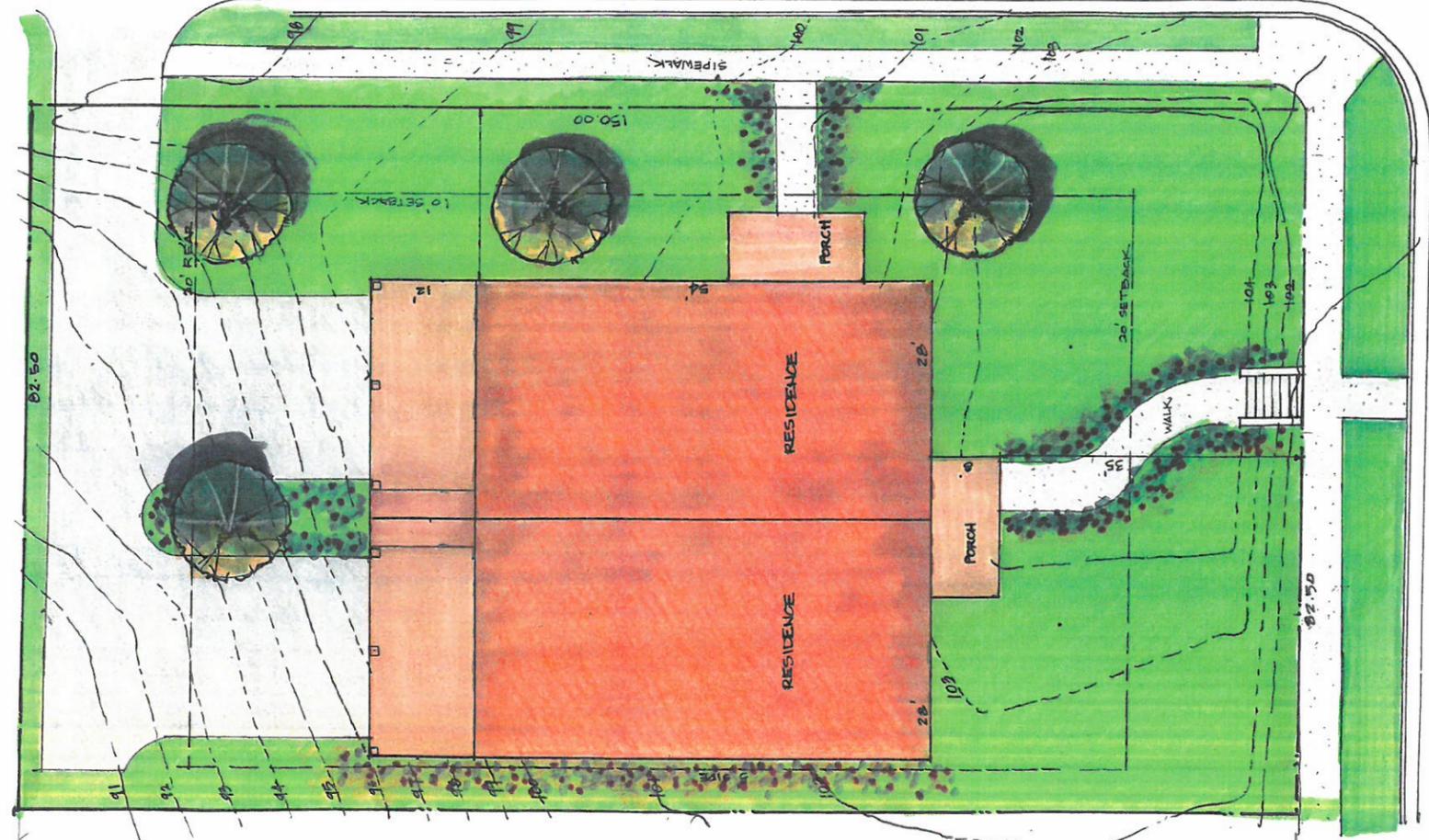
A.G. ZOUTEWELLE
SURVEYORS
 1418 East Fifth St. Charlotte, NC 28204
 Phone: 704-372-9444 Fax: 704-372-9555
 Firm Licensure Number C-1054

HURSTON CIRCLE

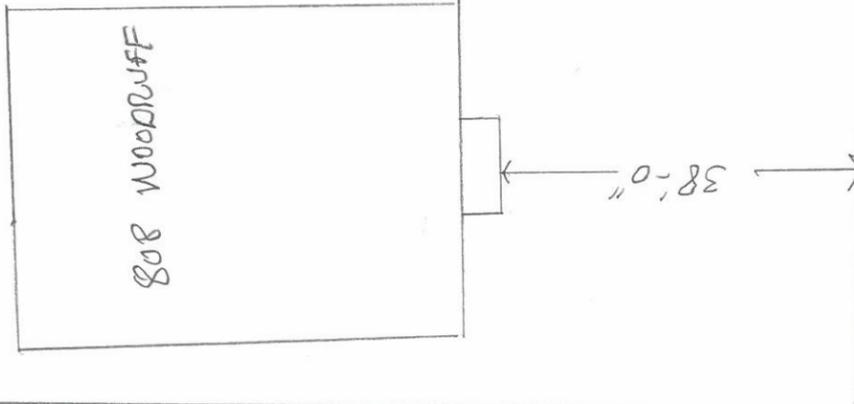


WOODRUFF PLACE

HURSTON CIRCLE



WOODRUFF PLACE



THIS IS TO CERTIFY THAT ON THE 25th DAY OF JULY, 2016, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON.

NOTES:

1. PID 07103504
2. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, SETBACKS, BUFFERS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
3. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710454400J, WITH A DATE OF IDENTIFICATION OF 03/02/2009.
4. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
5. PROPERTY ZONED: R-8
SETBACKS SHOWN ARE PER CURRENT ZONING CLASSIFICATION AND ARE SUBJECT TO INTERPRETATION BY THE PROPER ZONING ADMINISTRATION.

SIGNED

PROFESSIONAL LAND SURVEYOR

SEAL
L-2646
HUGH E. WHITE

LOT 10C
MB 44/259 & 261

LOT 11C
MB 44/259 & 261

LOT 12C
MB 43/849

N34°13'00"E 82.50 TOTAL

BOTH THE
32" & 28"
TREES WILL
HAVE TO BE
REMOVED

LOT 10 &
PART OF LOT 11
DB: 27858 PG: 165

LOT 12
& PART OF LOT 11
0.284 ACRE

N55°47'00"W 150.00

S55°47'00"E 150.00

HURSTON CIRCLE
50' PUBLIC R/W

S34°07'42"W 82.48 TIE

S34°13'00"W 82.50 SIDEWALK

WOODRUFF PLACE
50' PUBLIC R/W

LEGEND:

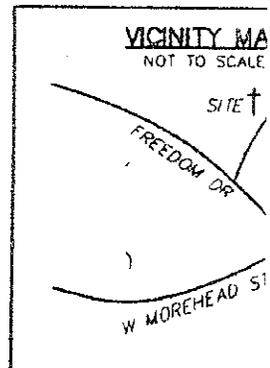
- EIP = EXISTING IRON PIN
- SIP = SET IRON PIN
- WM = WATER METER
- R/W = RIGHT OF WAY
- PP = POWER POLE
- BC = BACK OF CURB
- OE = OVERHEAD ELECTRICITY

TOPOGRAPHIC SURVEY
OF

LOT 12 and PART OF LOT 11
of WESLEY HEIGHTS

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

SCALE 1" = 30'



CAROLINA SURV
P.O. BOX
PINEVILLE, N.C.
(704) 889-
5421 (2016)

THIS IS TO CERTIFY THAT ON THE 25th DAY OF JULY, 2016, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARIES AND DIMENSIONS, IF ANY, ARE AS SHOWN HEREON.

ES:

D 07103504

SIGNED [Signature]
PROFESSIONAL

THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, SETBACKS, BUFFERS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710454400J, WITH A DATE OF IDENTIFICATION OF 12/2009.

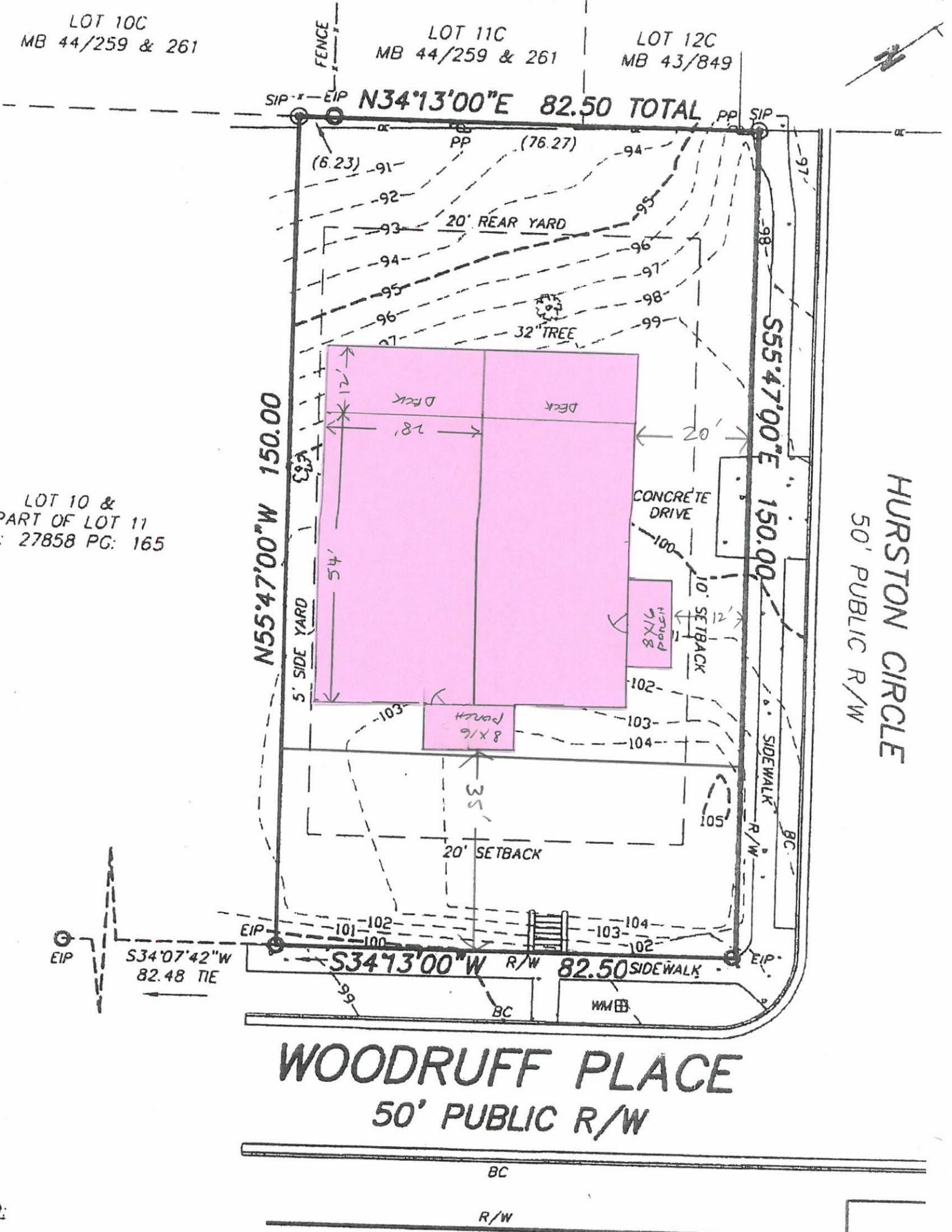
SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

PROPERTY ZONED: R-8
SETBACKS SHOWN ARE PER CURRENT ZONING CLASSIFICATION AND ARE SUBJECT TO INTERPRETATION BY THE PROPER ZONING ADMINISTRATION.

LOT 10C
MB 44/259 & 261

LOT 11C
MB 44/259 & 261

LOT 12C
MB 43/849



LOT 10 &
PART OF LOT 11
MB 27858 PG: 165

104
98
6
104
95
9
7
UNRECORDED
EASEMENTS

WOODRUFF PLACE
50' PUBLIC R/W

EXISTING IRON PIN
LEFT IRON PIN



WOODRUFF PLACE 'ELEV.



WOODRUFF PLACE ELEV.



HURSTON CIRCLE ELEV.



HURSTON CIRCLE ELEV.

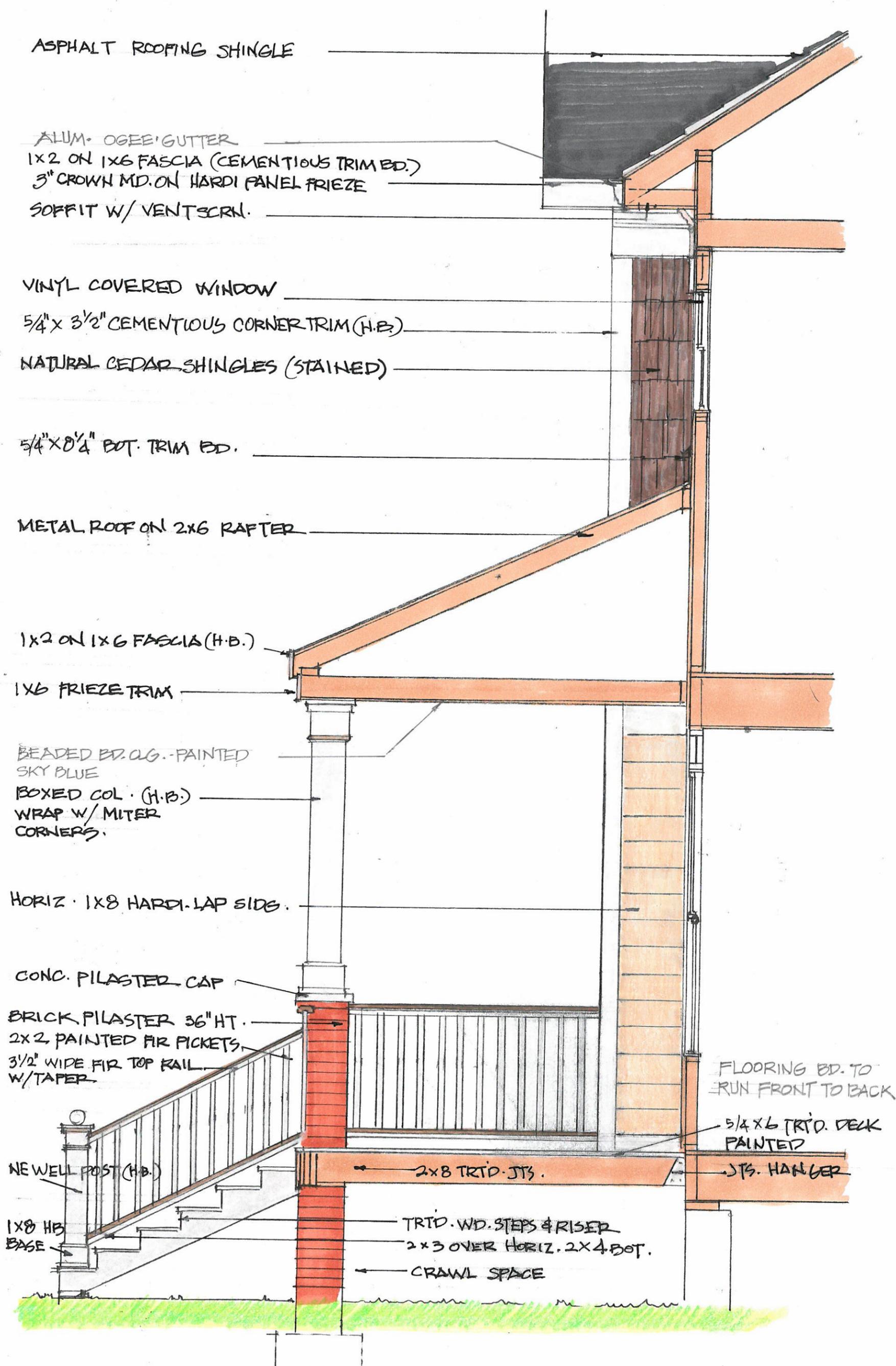
14



LEFT SIDE ELEVATION



REAR ELEVATION



ASPHALT ROOFING SHINGLE

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

VINYL COVERED WINDOW
 5/4" x 3 1/2" CEMENTIOUS CORNER TRIM (H.B.)
 NATURAL CEDAR SHINGLES (STAINED)

5/4" x 0 1/4" BOT. TRIM BD.

METAL ROOF ON 2x6 RAFTER

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 SIDG.

CONC. PILASTER CAP

BRICK PILASTER 36" HT.
 2x2 PAINTED FIR PICKETS
 3 1/2" WIDE FIR TOP RAIL
 W/TAPER

NEWELL POST (H.B.)

1x8 HB BASE

FLOORING BD. TO RUN FRONT TO BACK

5/4 x 6 TRTD. DECK PAINTED

JTS. HANGER

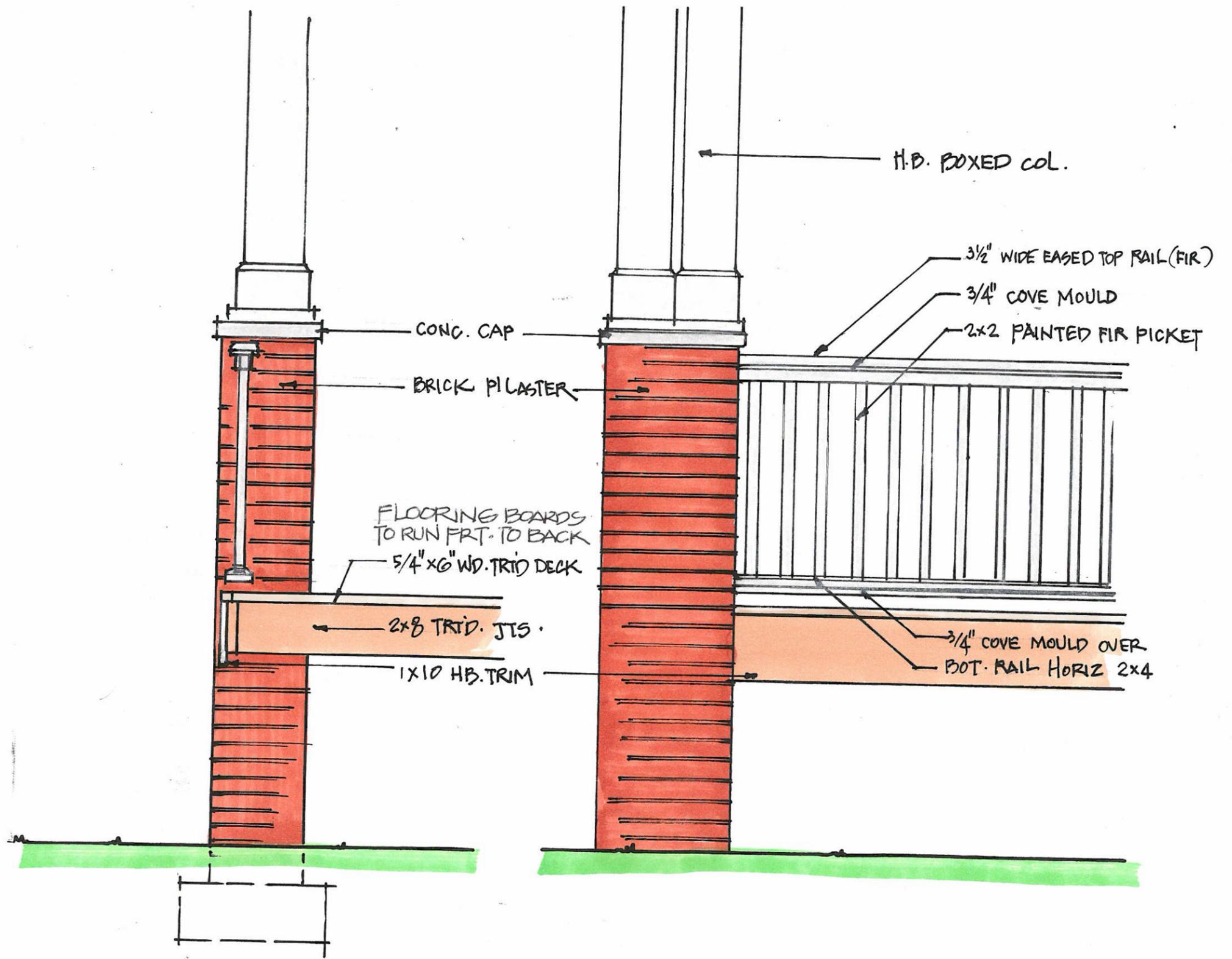
2x8 TRTD. JTS.

TRTD. WD. STEPS & RISER
 2x3 OVER HORIZ. 2x4 BOT.

CRAWL SPACE

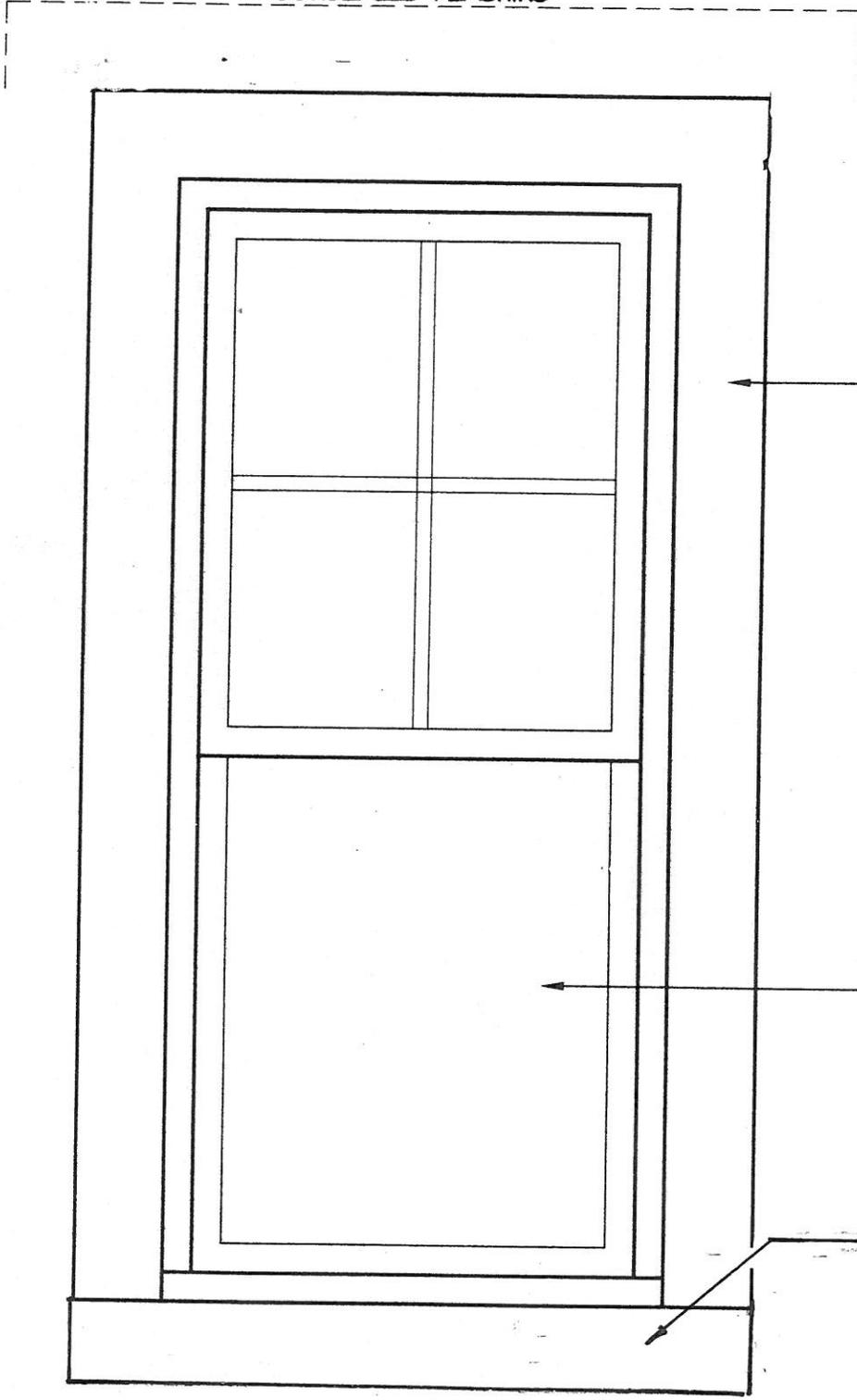
MATERIAL WALL SECTION

2010/07/01
20



FRONT PORCH DETAILS & ELEV.

CONCEALED FLASHING



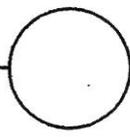
5/4 x 3 1/2" H.B.
CEMENTIOUS TRIM

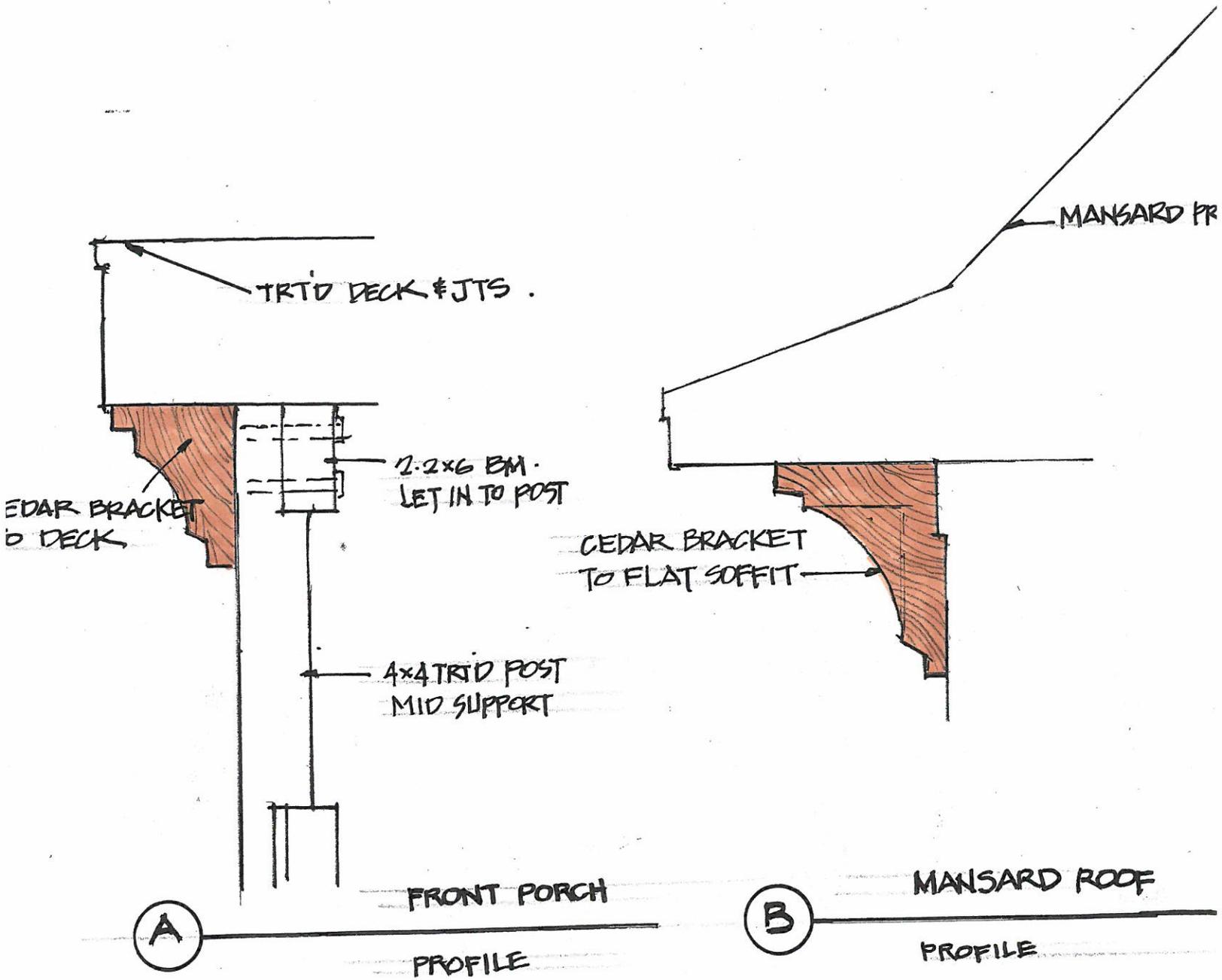
VINYL COVER
WINDOW

5/4 x 3 1/2" H.B.

TRIM DETAIL

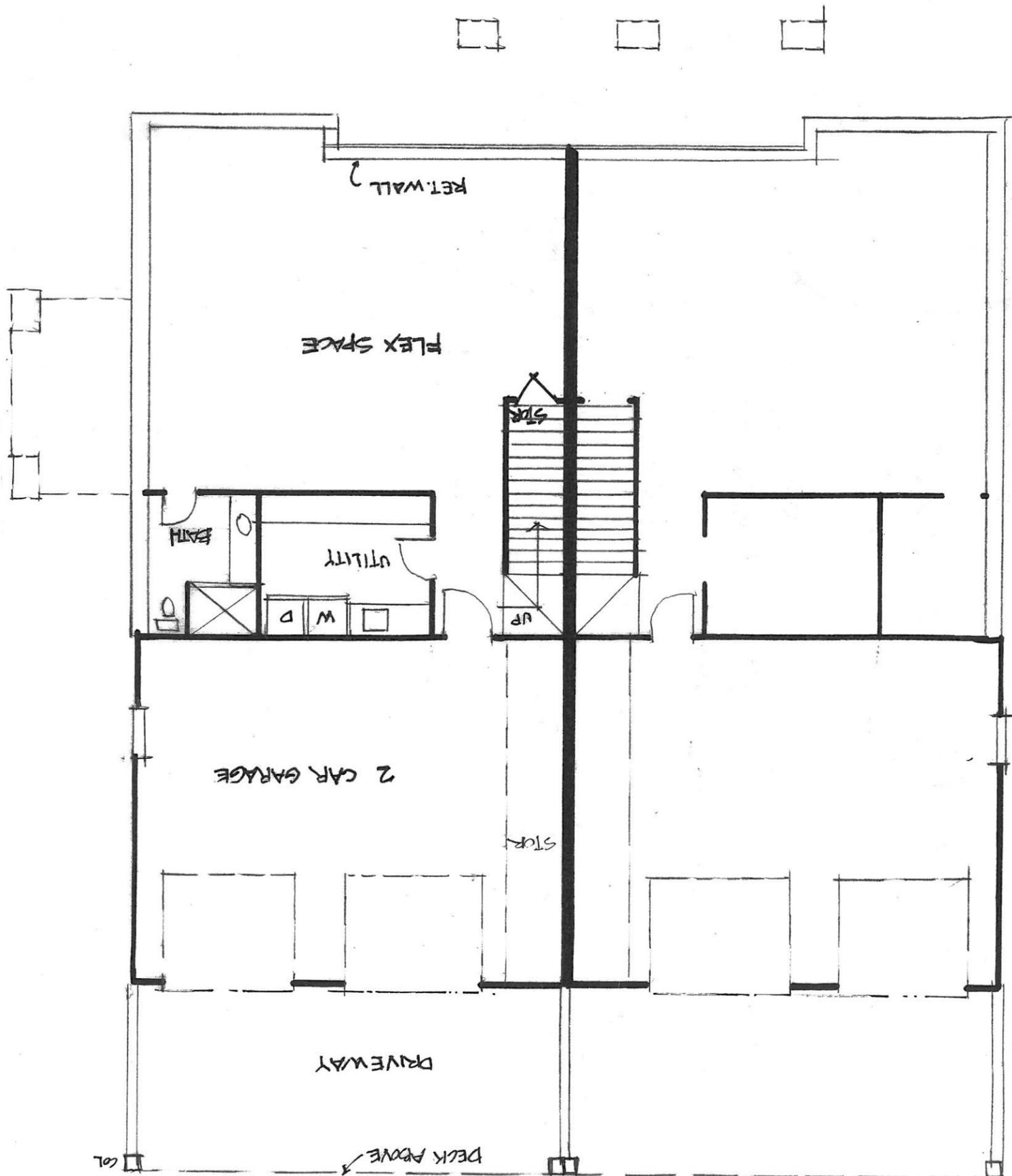
SCALE: 1" = 1'-0"



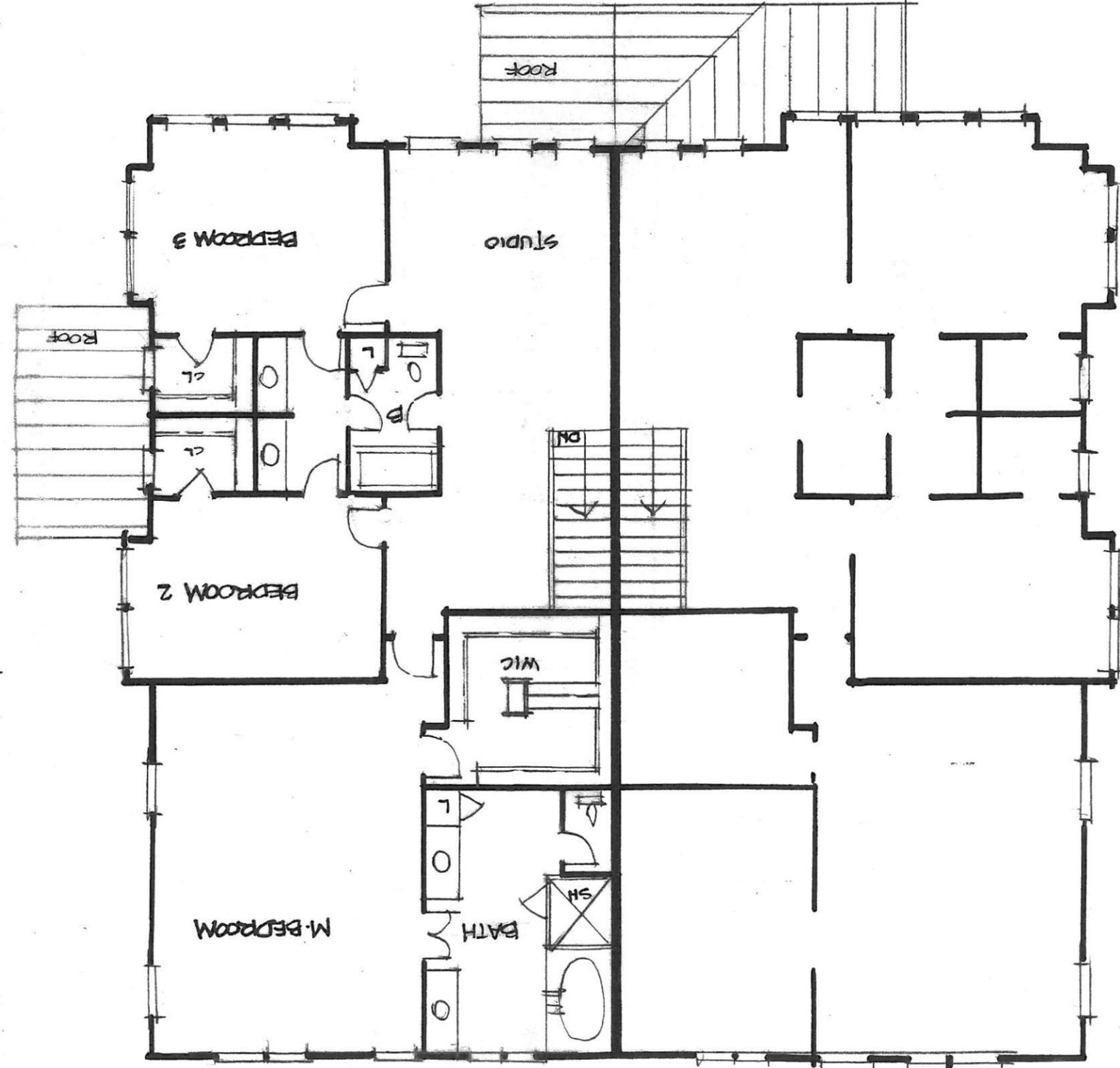


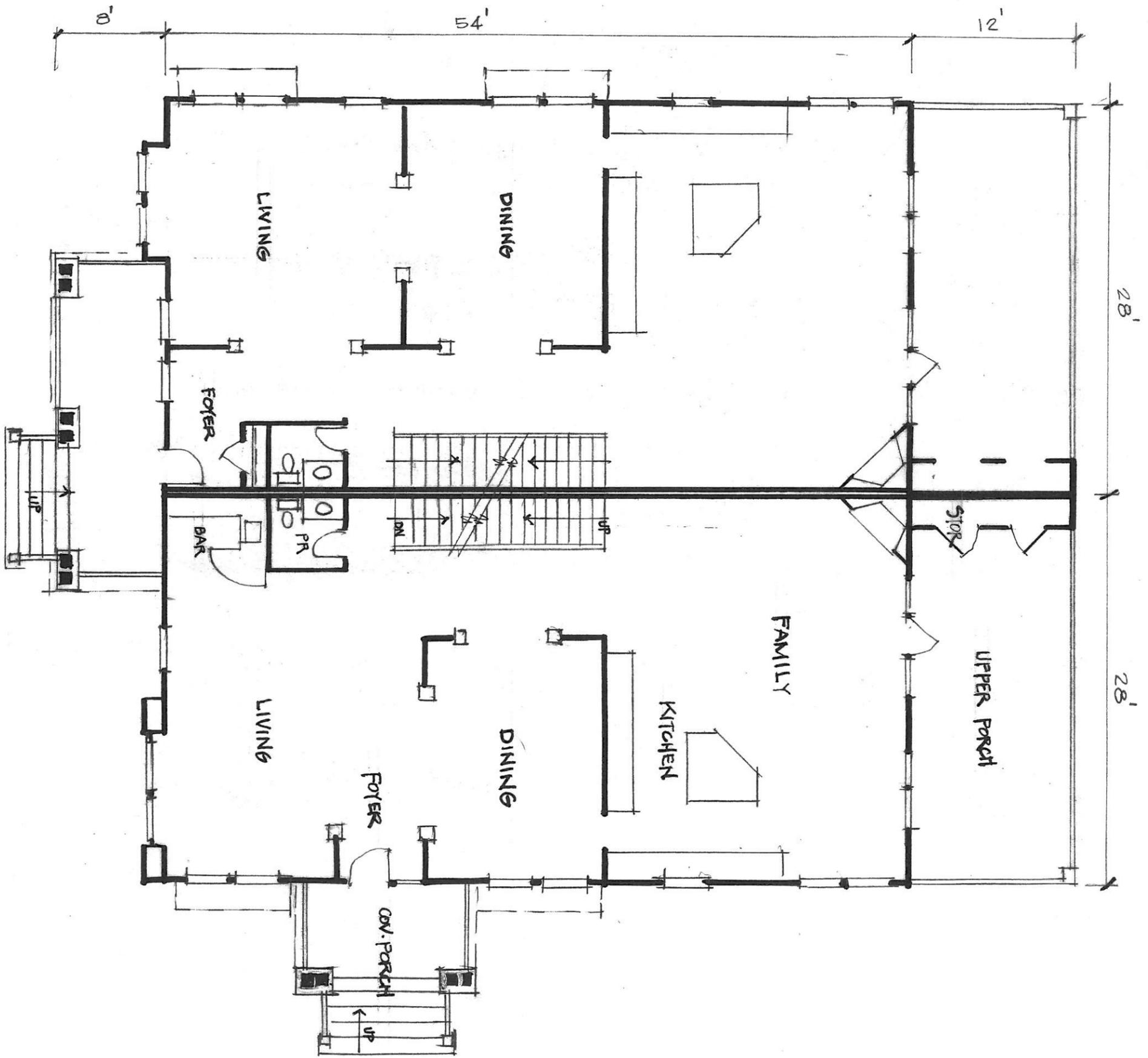
BRACKET DET

LOWER LEVEL PLAN



2ND FLOOR PLAN





1ST FLOOR PLAN