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 triplex dwelling. Three units face Woodruff Place and one faces Hurston Court. The height is approximately 27 feet from grade and the setback is 32 feet from right of way to the front porch. Two units are accessed from Hurston Circle and one unit from Woodruff Place with a side car port. Siding material is wood with a brick foundation. Trim material is also wood. The plan works around two mature trees, one would be removed.

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.
PRE-2014 PHOTOGRAPHS
EXISTING HOUSE PRIOR TO DEMOLITION
SIDEWALK VIEW

EXISTING HOUSE PRIOR TO DEMOLITION
LEFT SIDE / FRONT SIDEWALK VIEW
CURRENT CONDITIONS 2016
General Notes:
1. The purpose of the Building Heights Sketch is to show existing building façade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"). Tal level, and midline of the houses depicted herein. No rearyard or sideyard measurements were made. The heights shown herein 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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Building Heights Sketch of
734-820 WOODRUFF PLACE
FACING NORTHWEST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
July 25, 2016

Scale 1" = 20'
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"), flat level, and ridgeline of the houses depicted herein. No rear yard or sideyard measurements were made. The heights shown herein 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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HISTORIC DISTRICT: WESLEY HEIGHTS

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GRADE dropping from front to back about 10-11 feet.
REAR (LELA COURT) ELEVATION

LEFT (NEIGHBOR) ELEVATION

PROPOSED ELEVATIONS W/ STREET PROFILE ALONG WOODRUFF PLACE