LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 620 Woodruff Place

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Alexander Altman

Details of Proposed Request

Existing Conditions
The existing structure is a one story side gabled duplex constructed in 1942. Exterior features include a clay tiled front and side porch, 6/6 wood windows and brick exterior. It is listed as a contributing structure in the Wesley Heights National Register of Historic Places. Adjacent structures are 1 and 2 story single and multi-family dwellings.

Proposal
The project is a conversion of the duplex to a single family dwelling with a second story addition within the existing footprint. The rear addition is a covered porch. New materials include brick to match existing and wood trim. Other design features include tapered columns on brick piers, metal porch roof and wood eave brackets.

Policy & Design Guidelines – Additions, page 36
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.

Charlotte Historic District Commission
Staff Review
HDC 2016-298

Application for a Certificate of Appropriateness
Date: December 14, 2016
PID# 07103516
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 Commission will determine if the proposal meets the guidelines for additions. The guideline for setback does not apply.
Charlotte Historic District Commission - Case 2016-298
HISTORIC DISTRICT: Wesley Heights
ADDITION

December 5, 2016

Building Footprints

Wesley Heights
GREENWAY
STEWARD CREEK
GREENWAY

620 Woodruff Place
Wesley Heights
Historic District
Property Lines
Building Footprints
The existing structure is a duplex with a shared drive to the right of the structure. The scope of the work is to create a single family residence that has four bedrooms and three baths. It is desired to keep the existing brick veneer and patch and match where necessary for the new addition. The existing brick steps and wall to street are to remain. It is proposed to keep the brick porch entries, if possible. If the entries cannot be salvaged, then a wood front porch will have new brick base with wood columns on top. The existing roof will be added increasing the existing heated square footage. The second floor plan addition fits within the wall of the main floor. There will also be a covered porch and laundry/laundry entry added to the rear of the house outside the existing rear wall. This all fits within the setback requirements. Any new materials that are introduced to the addition have been referenced to pre-existing conditions within the Wesley Heights Neighborhood.
Proposed Streetscape on Woodruff Place

Altman Residence
620 Woodruff Place
Charlotte, North Carolina
Existing Houses on Woodruff Place Across from 620
432 Walnut Avenue
This shows the proposed metal roof at the front entry and rear covered porch.

601 Walnut Avenue
Example of a similar new addition with brick base and wood lap siding veneer. In our design we would like to use shingle veneer at second floor.

407 Heathcliff Street
This picture represents the new proposed roof and brackets for the second floor addition.

521 Grandn Road
The picture represents the proposed brick entry porch floor. Also, the main floor brick veneer with a shingle siding at the second floor with wood brackets.

515 Walnut Avenue
This picture expresses the brick piers with wood columns on top. Alternate wood porch floor if brick terrace floor cannot be salvaged.

766 Woodruff Place
The shingle siding is what we would propose for the second floor addition.