
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 729 Woodruff Place

SUMMARY OF REQUEST: Detached garage w/alternate material

APPLICANT: Gregory Powell

Details of Proposed Request

Existing Context

The subject property is an American Small House constructed in 1948 and listed as non-contributing in the Wesley Heights National Register of Historic Places, though today it would be considered contributing. The house has a brick façade with a small gabled portico and side gabled roof.

Proposal

The project is a one story detached garage at the rear left corner of the site. The project is being reviewed by the HDC because the applicant is requesting cementitious siding for the garage.

Policy & Design Guidelines for Materials, page 34

1. The Historic District Commission considers substitute siding to be inappropriate for use in a designated Local Historic District, and does not allow its use on an historic structure within a Local Historic District.
2. The use of the following substitute siding materials is considered incongruous with the overall character of local historic districts, and is prohibited.
 - Vinyl
 - Aluminum or other metal sidings
 - Masonite
3. Cementitious board products are rarely considered appropriate for the main structure on a property. The Historic District Commission will consider these products on a case by case basis.
4. All proposals for the use of other non-traditional building materials for projects in Local Historic Districts will be judged on a case-by-case basis by the full Historic District Commission. The Commission will determine how well the proposed material and its proposed use are contextually appropriate in design, texture and other visual qualities.
5. The use of substitute or replacement building materials will not be considered as an alternative to routine maintenance.

Policy & Design Guidelines – Accessory Buildings: Garages, page 50

Although the main building on a lot makes the strongest statement about a property's contribution to the character of a Local Historic District, the accessory buildings that share the lot can also have a significant impact on the streetscape. The Historic District Commission recognizes that many of the older support buildings throughout Charlotte's older neighborhoods are inadequate to meet the needs of today's families and businesses.

1. New garages cannot be located in front or side yards.
2. New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.

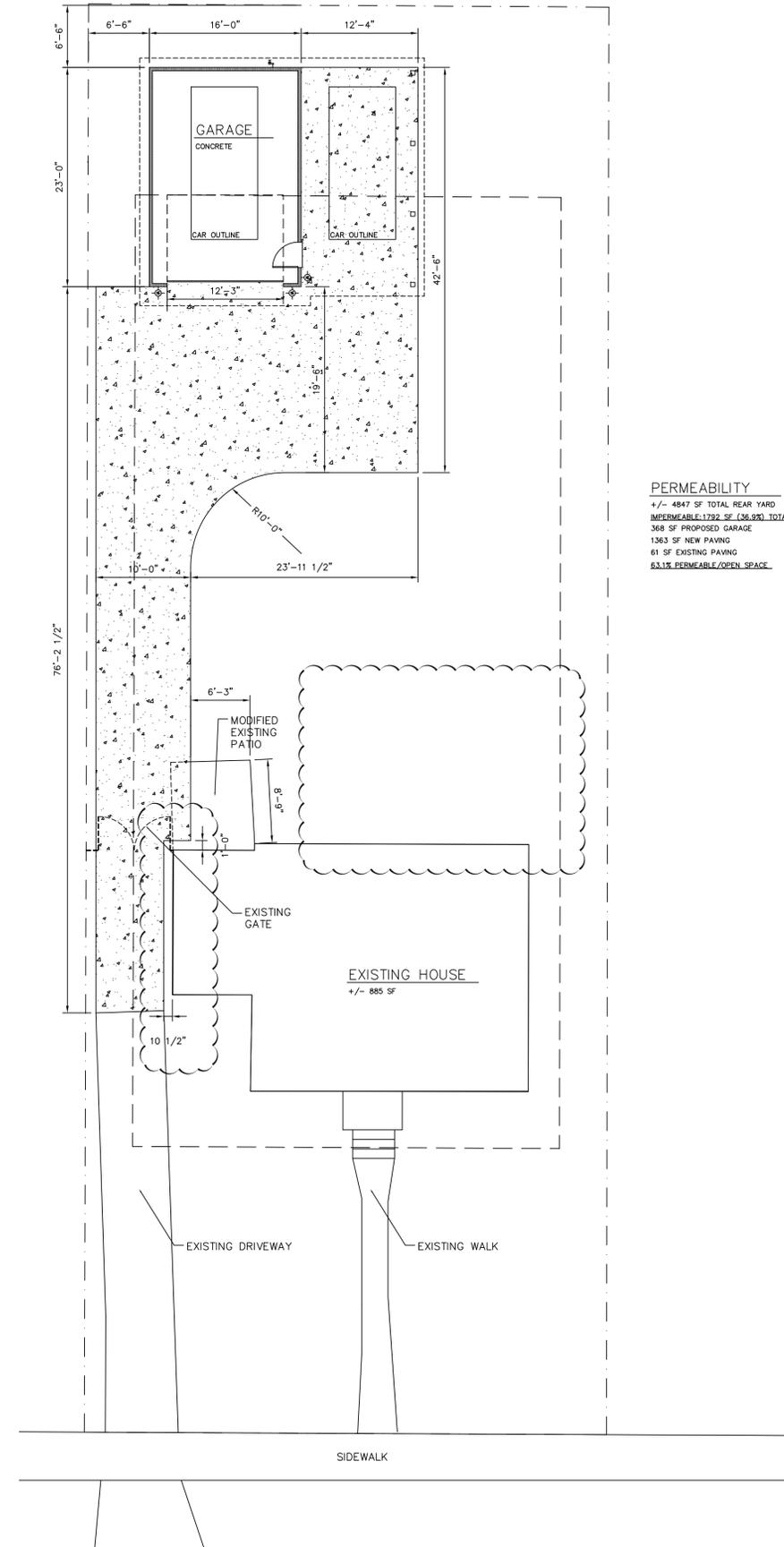
3. Designs for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.
4. Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.
5. Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.

Staff Analysis

The Commission will determine if an alternate siding material may be used.

Charlotte Historic District Commission Case 2017-00010
HISTORIC DISTRICT: Wesley Heights
ACCESSORY STRUCTURE





PERMEABILITY
 +/- 4847 SF TOTAL REAR YARD
 IMPERMEABLE: 1792 SF (36.9%) TOTAL
 368 SF PROPOSED GARAGE
 1363 SF NEW PAVING
 61 SF EXISTING PAVING
 63.1% PERMEABLE/OPEN SPACE

GARAGE

729 WOODRUFF PLACE
 CHARLOTTE, NC 28208

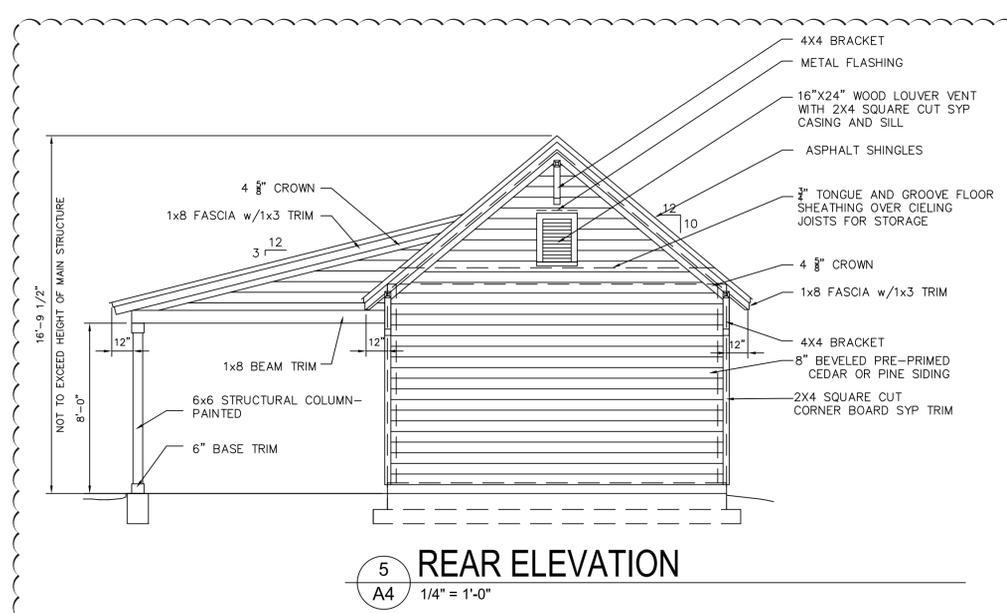
Square Footage:
 Garage 368 SF

ISSUE DATE
07 OCTOBER 2016
30 NOVEMBER 2016
13 DECEMBER 2016
31 JANUARY 2017

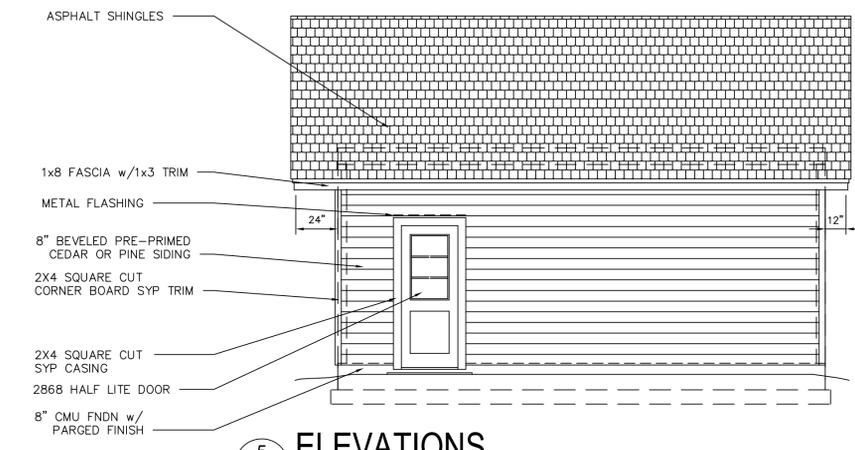
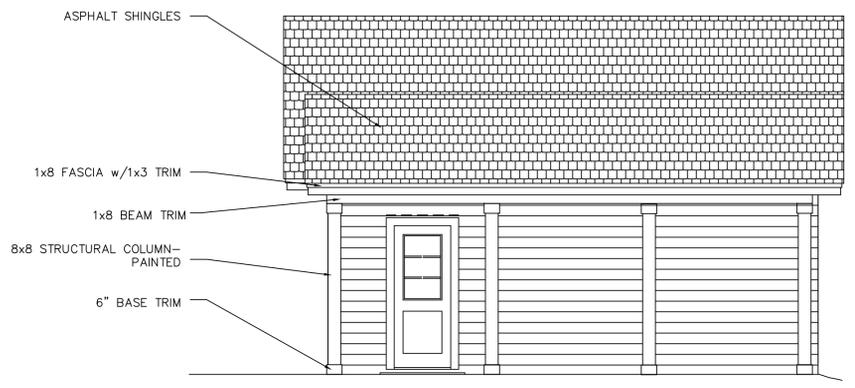
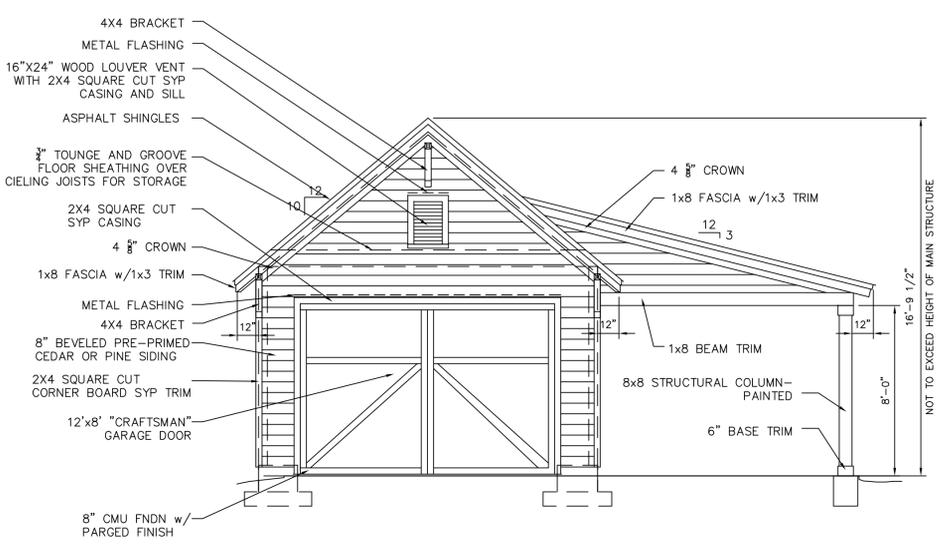
SHEET TITLE
 SITE PLAN SPECIFICATIONS

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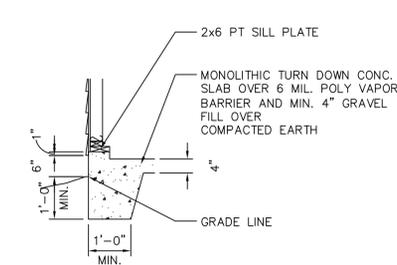
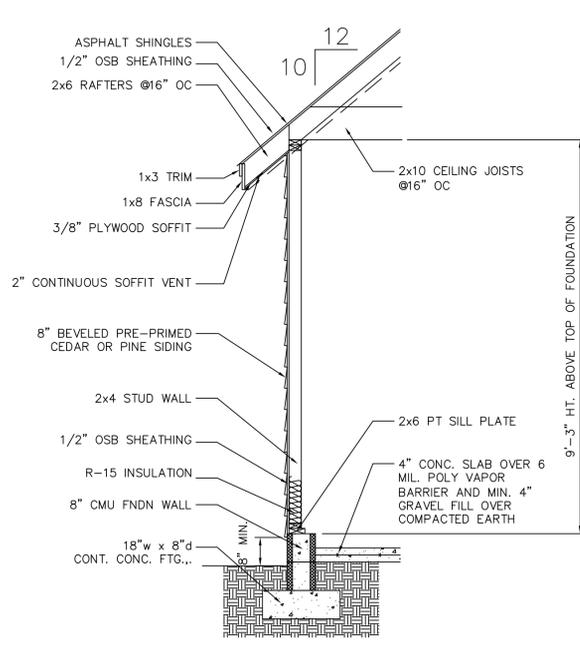
SHEET NUMBER



5 REAR ELEVATION
A4 1/4" = 1'-0"

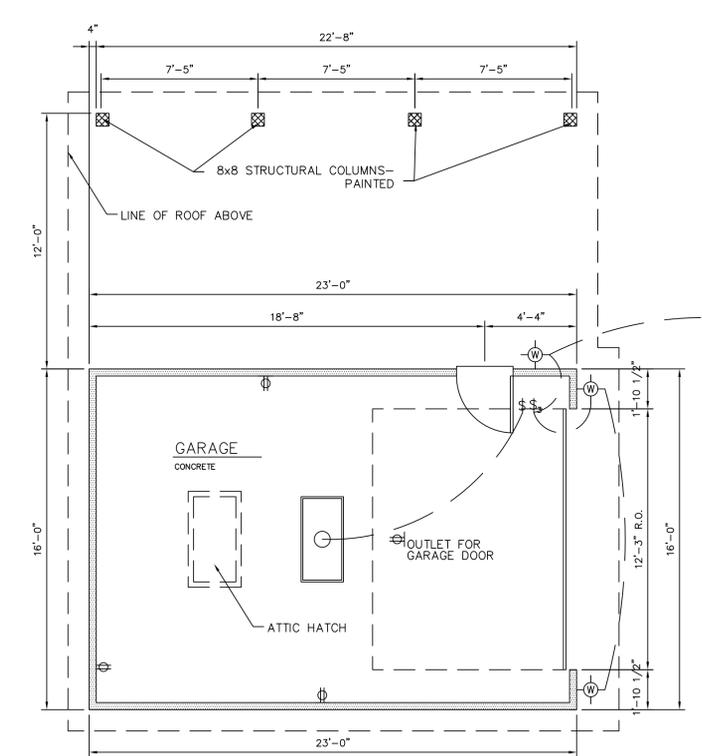


5 ELEVATIONS
A4 1/4" = 1'-0"

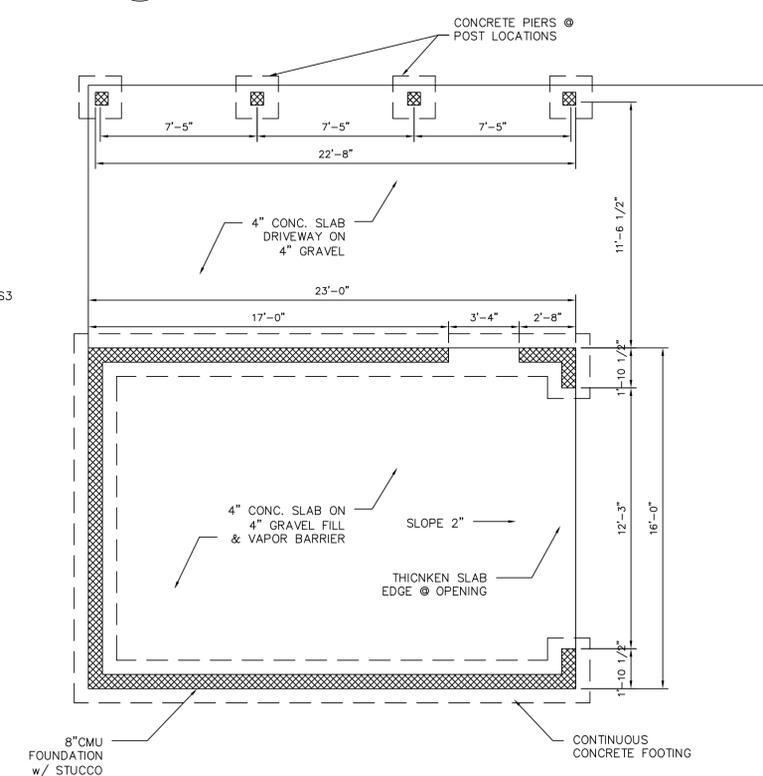


4 ALT FOOTING
A4 1/2" = 1'-0"

3 SECTION
A4 1/2" = 1'-0"



2 FLOOR PLAN
A4 1/4" = 1'-0"



1 FOUNDATION PLAN
A4 1/4" = 1'-0"

GARAGE
729 WOODRUFF PLACE
CHARLOTTE, NC 28208

Square Footage:
Garage 298 SF

ISSUE DATE
07 OCTOBER 2016
30 NOVEMBER 2016
18 JANUARY 2017
31 JANUARY 2017

SHEET TITLE
PLANS ELEVATIONS

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