LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 620 Woodruff Place

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Alexander Altman

The project was continued for the following: 1) Massing - Pull the side dormers in further from the first floor exterior wall and increase the pitch of the shed dormer roof. To improve massing, consider continuing the shed dormer design on the sides; 2) Fenestration - Provide historically accurate window details on second level; 3) Rhythm – Items 1 and 2 will resolve rhythm issues.

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 an upper level addition within the existing footprint. The new addition is a cross gable that extends from the existing ridge with an increase of approximately 4’. Final height from finished floor is +/- 21’. New materials include brick to match existing and wood trim with windows to match existing in material and trim. Other design features include an expanded front porch deck with wood columns and a new front shed dormer.

Proposal – March 8
1. The side dormers are inset 1’-3” from the first floor wall.
2. Windows in the side gables have been reduced in size.
3. Additional window details have been provided.

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.
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.

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.

<table>
<thead>
<tr>
<th>1. All additions will be reviewed for compatibility by the following criteria:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. <strong>Size</strong></td>
</tr>
<tr>
<td>b. <strong>Scale</strong></td>
</tr>
<tr>
<td>c. <strong>Massing</strong></td>
</tr>
<tr>
<td>d. <strong>Fenestration</strong></td>
</tr>
<tr>
<td>e. <strong>Rhythm</strong></td>
</tr>
<tr>
<td>f. <strong>Setback</strong></td>
</tr>
<tr>
<td>g. <strong>Materials</strong></td>
</tr>
<tr>
<td>h. <strong>Context</strong></td>
</tr>
</tbody>
</table>
Charlotte Historic District Commission Case 2017-00025
HISTORIC DISTRICT: Wesley Heights
ADDITION

January 24, 2017

STEWART CREEK GREENWAY
WESLEY HEIGHTS GREENWAY

620 Woodruff Place
Wesley Heights
Historic District
Property Lines
Building Footprints

0 70 140 280 420 Feet
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.
Altman Residence
620 Woodruff Place
Charlotte, North Carolina
Existing Houses on Woodruff Place Across from 620
Wesley Heights Neighborhood Examples

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.
Altman Residence
620 Woodruff Place
Charlotte, North Carolina

March
MARCH

FOR REVIEW ONLY

Altman Residence
620 Woodruff Place
Charlotte, North Carolina
Altman Residence
620 Woodruff Place
Charlotte, North Carolina

REAR ELEVATION

1/4" = 1'-0"

EXISTING BRICK
MATCHING WOOD LAP SIDING
MATCHING WOOD LAP SIDING
MATCHING WOOD LAP SIDING
EXISTING BRICK
EXISTING ROOF
EXISTING BRICK CHIMNEY
NEW DORMER BEYOND
ARCHITECTURAL ASPHALT SHINGLE ROOF
NEW DORMER
ARCHITECTURAL ASPHALT SHINGLE ROOF
WINDOWS TO MEET EGRESS
NEW DORMER
ARCHITECTURAL ASPHALT SHINGLE ROOF
WINDOWS TO MEET EGRESS

LEFT ELEVATION

1/4" = 1'-0"

EXISTING BRICK
MATCHING WOOD LAP SIDING
EXISTING WINDOW
EXISTING BRICK MOLD, SILL & HEADER
MATCH EXISTING WINDOW
MATCH EXISTING WINDOW
BRICK MOLD, SILL & HEADER
BRICK STEPS TO GRADE
COVERED AREA @ REAR ENTRY
8'-3"
8'-0"
8'-0"
8'-3"
6'-8"
7'-0"
6'-8"
6'-8"
4'-9 5/8"
30 January 2017

FOR REVIEW ONLY
FEBRUARY

620 WOODRUFF PLACE
STREETScape W/ NEW ADDITION
MARCH

21'-6 7/8"

25'-7 5/8"

RIDGE: 681.9354'

OVERALL HEIGHT A.F.F.
4'-0"

620 WOODRUFF PLACE
Altman Residence
Charlotte, North Carolina

20 February 2017

Copyright 2016 Meyer Greeson Paullin Benson Architecture/Interior Design PA All rights reserved
This drawing is the property of Meyer Greeson Paullin Benson and is not to be reproduced or copied in whole or in part, the dimension of which are 24"x36". It is only to be used for the project and site specifically identified herein and is not to be used on any other project without written permission from the Architect. The Contractor is responsible for verifying all field measurements, quantities, dimensions, and related field construction criteria.

FOR REVIEW ONLY

STREETSCAPE W/ NEW ADDITION

620 WOODRUFF PLACE

RIDGE: 681.9354'

Grade=659.1'
Grade=656.3'
Sidewalk=657.3'

Grade=658.8'
Grade=656.3'
Sidewalk=655.1'

Grade=654.5'
Grade=654
Sidewalk=652.
General Notes:
1. All dimensions are subject to verification by the General Contractor. Any discrepancies between field conditions and those shown on these documents shall be brought to the attention of the Architect for resolution.
2. No changes in the design, layout or appearance shall be made without the review and written approval of the Architect.
3. Where new construction items are required to be installed in existing rooms, patch, match and restore all surfaces, finishes and abutting trim and millwork.
4. All existing areas that become exposed to the exterior during construction shall be protected from rain, sun, and construction traffic.

KITCHEN
- 30" RANGE
- 36" HOOD
- KNEE SPACE
- ISLAND
- HARDWOOD
- 16'-3" x 16'-8"

LIVING
- 36" REF.
- 3'-6"
- 8'-1 1/2"
- 16'-3"

BEDROOM #1/OFFICE
- 12'-0" x 14'-6"
- QUEEN

TUB / SHOWER
- POWDER RM./BATH #1

HARDWOOD
- 16'-3" x 16'-7"
Demolition General Notes:

1) Interior doors and hardware that are removed, shall be saved and catalogued to be reused at new locations. General Contractor shall advise Architect/Owner.

2) General Contractor to discuss possible deconstruction for resale or donation with the Owner's prior consent.

3) Protect finishes that are to remain.

4) Existing sconces and chandeliers that are to be removed shall be saved for either resale, reuse or donation at Owner's discretion.

5) Remove existing bathroom fixtures.

6) Remove existing sink.

7) Remove existing shelving & appliances.

8) Remove existing brick stair.

9) Remove window.

10) Remove metal columns & re-work per new plan.

11) FOR REVIEW ONLY

20 February 2017
EXTERIOR DORMER WINDOW DETAIL (TYP.)

NOTE: CASING TO WRAP WINDOW & FINISH ON SUB-SILL (NO PICTURE FRAME)

MATCH EXISTING WOOD LAP SIDING EXPOSURE

FOR REVIEW ONLY

DORMER WINDOW DETAIL

NOTE: WINDOWS IN BRICK TO MATCH EXISTING BRICK MOLD & TRIM.

MATCH EXISTING WOOD LAP SIDING EXPOSURE

WINDOW SILL FLASHING

WOOD SUB SILL

MATCH EXISTING WOOD LAP SIDING EXPOSURE

FLASHER OVER TOP OF WINDOW & DOOR CASING

SQUARE EDGE CASING W/ BACK BAND

EXTERIOR

INTERIOR

MATCH EXISTING WOOD LAP SIDING EXPOSURE

FEBRUARY
MARCH

EXTERIOR DORMER WINDOW DETAIL (TYP.)

DORMER WINDOW DETAIL

NOTE: WINDOWS IN BRICK TO MATCH EXISTING BRICK MOLD & TRIM.

WINDOW SILL FLASHING

MATCH EXISTING WOOD LAP SIDING EXPOSURE

WOOD SUB SILL

NOTE: CASING TO WRAP WINDOW & FINISH ON SUB-SILL (NO PICTURE FRAME)

NOTE: Casing to wrap window & finish on sub-sill (no picture frame)

1/2" QUARTER ROUND W/ 3/4" THICK BOARD ON TOP OF WINDOW & DOOR CASING

SQUARE EDGE CASING

MATCH EXISTING WOOD LAP SIDING EXPOSURE

WOOD SUB SILL

INTERIOR

EXTERIOR

FOR REVIEW ONLY

20 February 2017

Altman Residence
620 Woodruff Place
Charlotte, North Carolina

Copyright 2016 Meyer Greeson Paullin Benson Architecture/Interior Design PA All rights reserved

This drawing is the property of Meyer Greeson Paullin Benson and is not to be reproduced or copied in whole or in part, the dimension of which are 24"x36". It is only to be used for the project and site specifically identified herein and is not to be used on any other project without written permission from the Architect. The Contractor is responsible for verifying all field measurements, quantities, dimensions, and related field construction criteria.