

**LOCAL HISTORIC DISTRICT:** Wesley Heights  
**PROPERTY ADDRESS:** 709 Woodruff Place  
**SUMMARY OF REQUEST:** Addition  
**APPLICANT:** Dan Podrasky

The project was continued for the following: 1) Historic precedent for porch roof and column design, 2) Additional material details, 3)

**Details of Proposed Request**

*Existing Context*

The existing structure is a one story American Small House style constructed in 1941. Architectural features include a front facing gable and chimney.

*Proposal*

The project is the construction of a wood canopy over the front entrance. The applicant has submitted additional information on materials, dimensions and an example of a neighboring property that matches what the applicant intends to build.

**Policy & Design Guidelines for Additions, page 36**

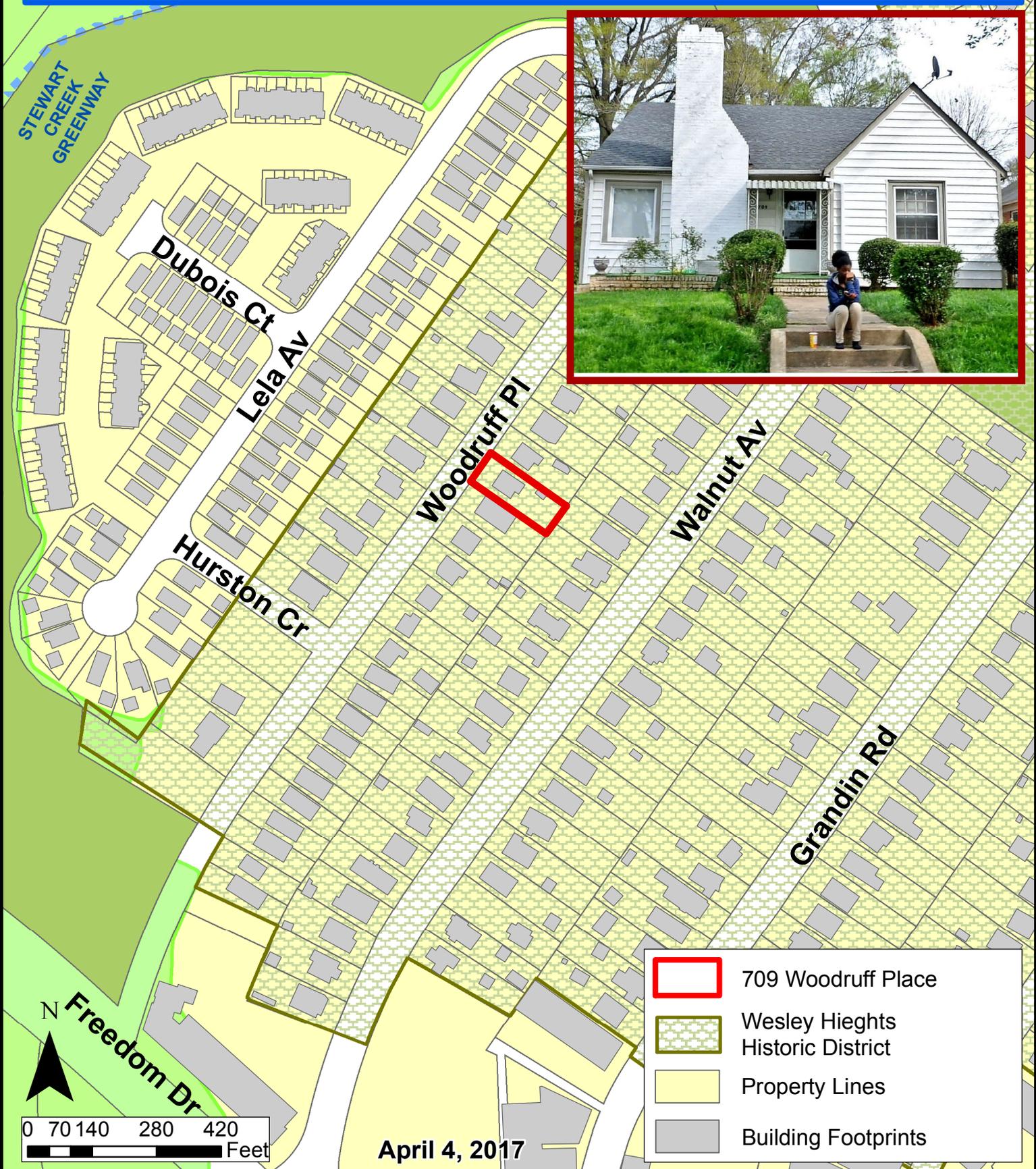
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

<i>1. All additions will be reviewed for compatibility by the following criteria:</i>	
<i>a. Size</i>	<i>the relationship of the project to its site</i>
<i>b. Scale</i>	<i>the relationship of the building to those around it</i>
<i>c. Massing</i>	<i>the relationship of the building's various parts to each other</i>
<i>d. Fenestration</i>	<i>the placement, style and materials of windows and doors</i>
<i>e. Rhythm</i>	<i>the relationship of fenestration, recesses and projections</i>
<i>f. Setback</i>	<i>in relation to setback of immediate surroundings</i>
<i>g. Materials</i>	<i>proper historic materials or approved substitutes</i>
<i>h. Context</i>	<i>the overall relationship of the project to its surroundings</i>

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 guidelines for setback and fenestration do not apply.

*Charlotte Historic District Commission Case 2017-162*  
**HISTORIC DISTRICT: Wesley Heights**  
**PORCH ADDITION**



-  709 Woodruff Place
-  Wesley Heights Historic District
-  Property Lines
-  Building Footprints

April 4, 2017

**This application was continued from April for the following:**

- Massing - the relationship of the buildings various parts to each other, design does not compliment the design of the house or other porches around it**
- Use historical precedent (e.g. 705 Walnut Avenue) for porch details (beam and column details), provide clearer drawings.**

# Existing Conditions



Front



Rear

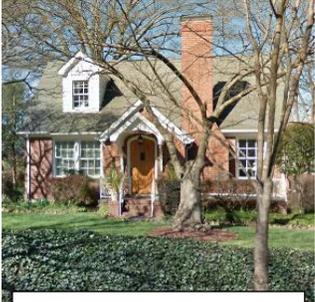


Right



Left

# Context/Adjacent Structures



712 Woodruff Pl.



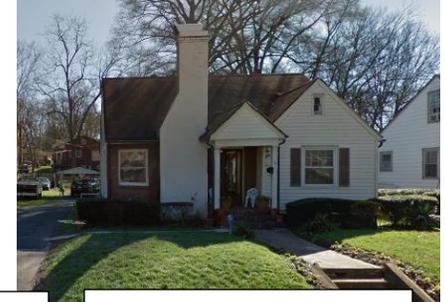
710 Woodruff Pl.



704 Woodruff Pl.



709 Woodruff Pl. (Subject Property)



705 Woodruff Pl.



713 Woodruff Pl.



700 Walnut Ave.



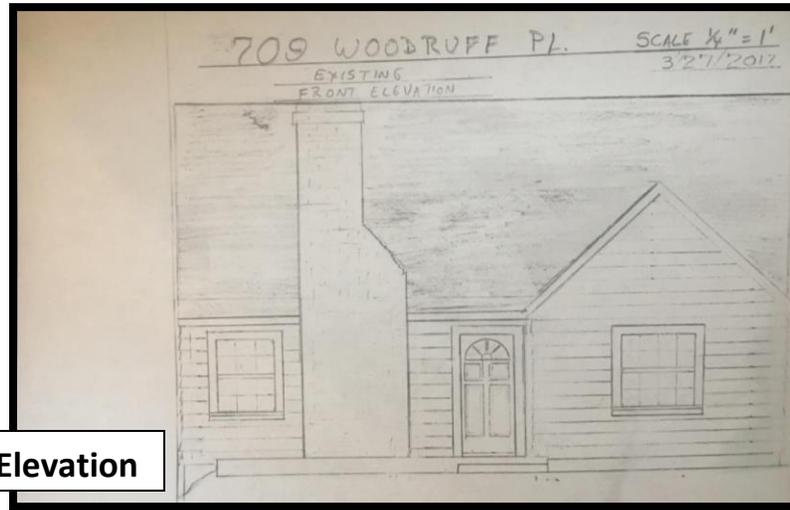
626 Walnut Ave.



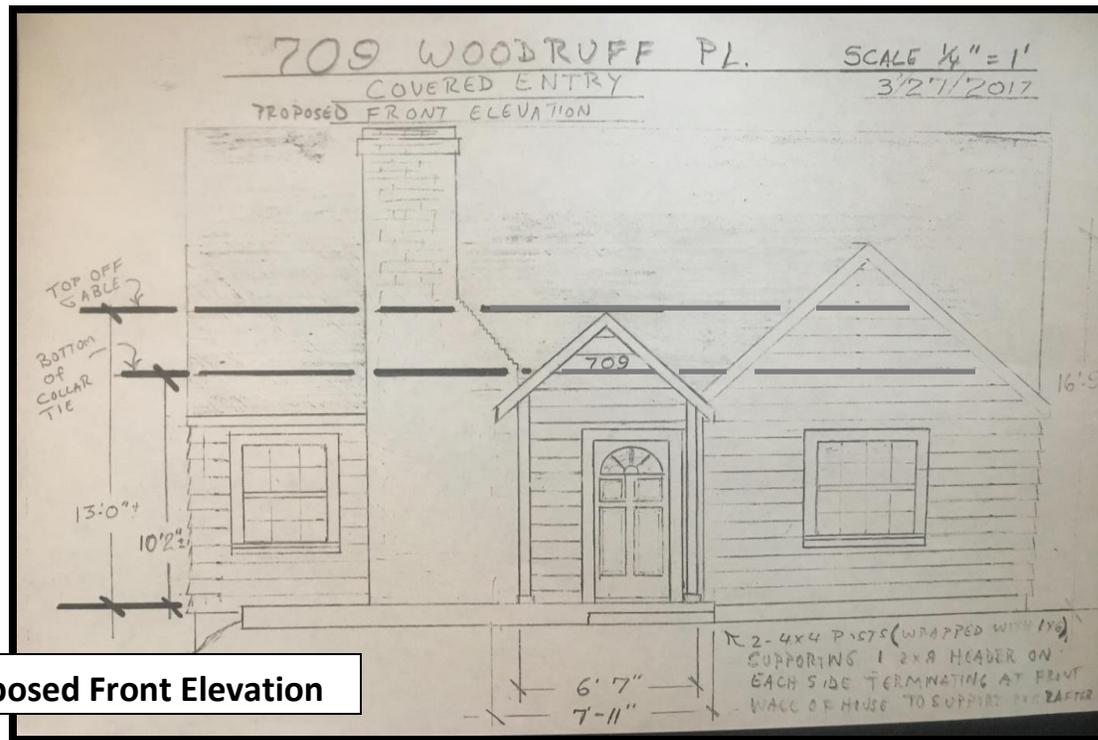
620 Walnut Ave.

# Front Elevations – Existing and Proposed

April



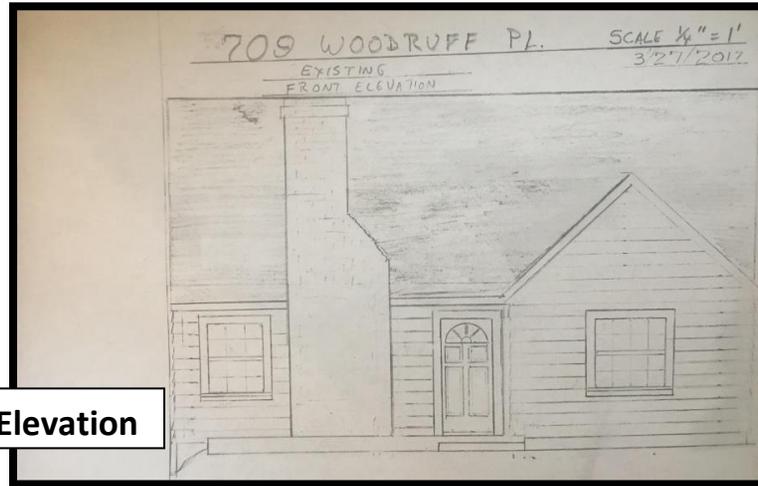
Existing Front Elevation



Proposed Front Elevation

May

# Front Elevations – Existing and Proposed



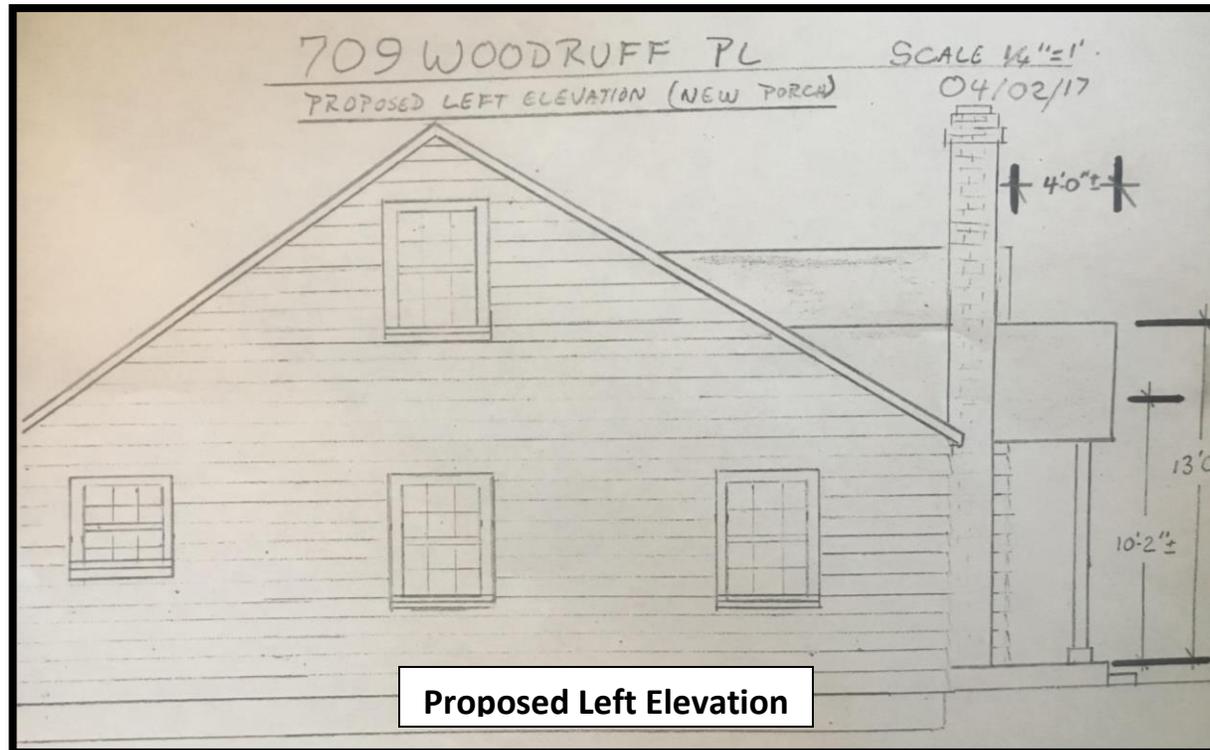
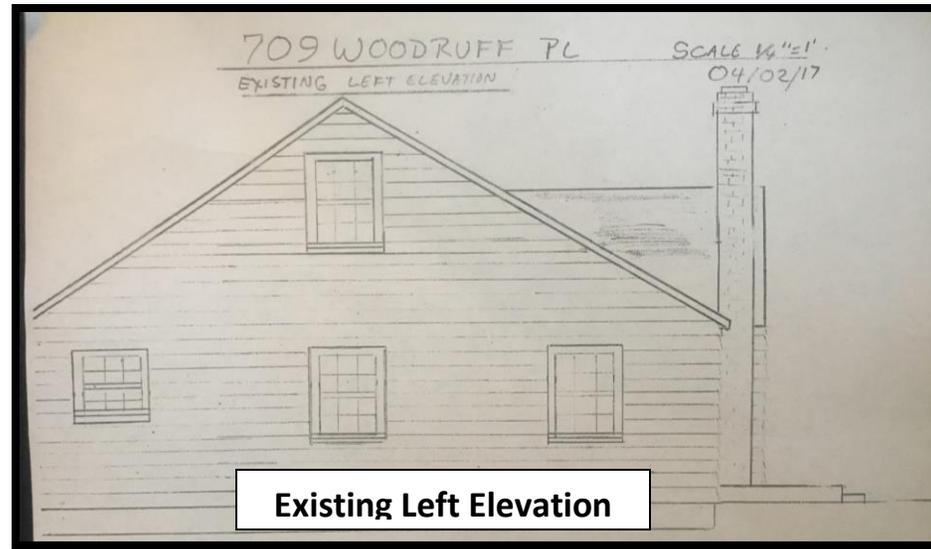
Existing Front Elevation



Proposed Front Elevation

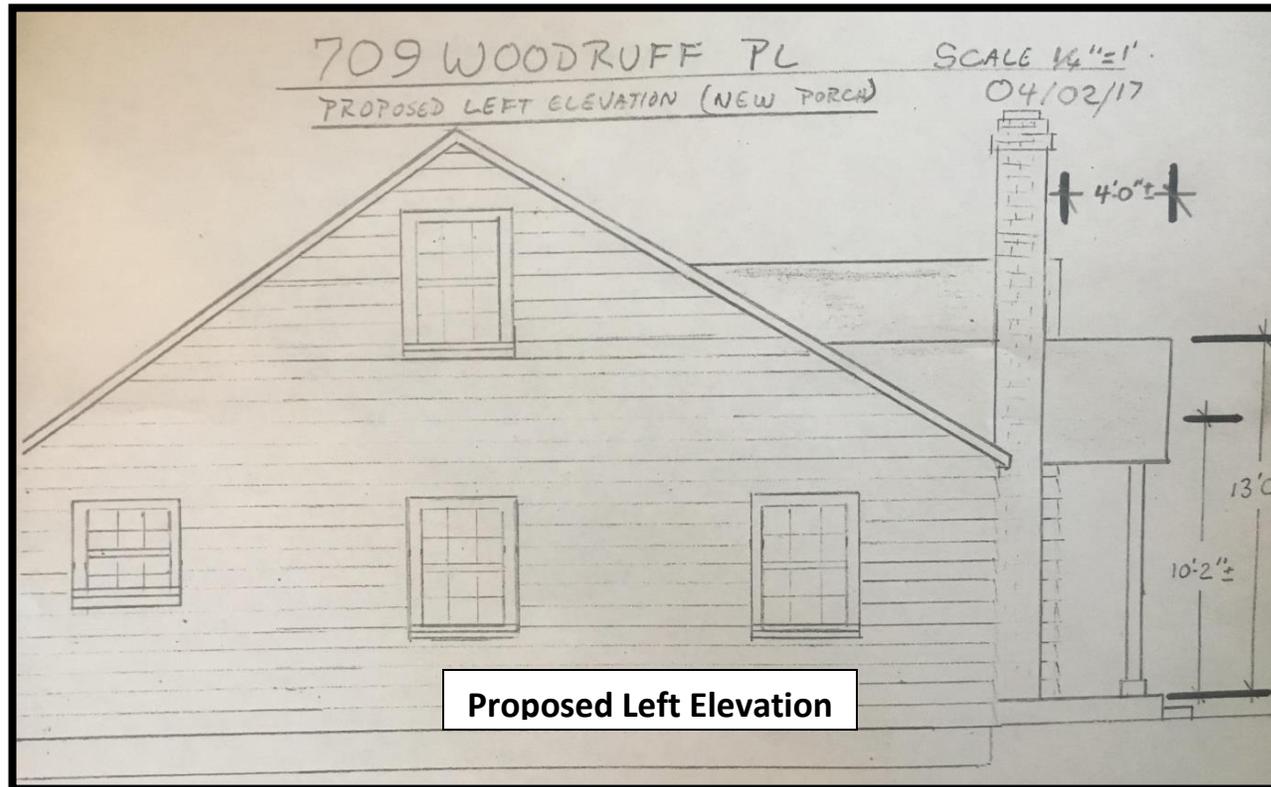
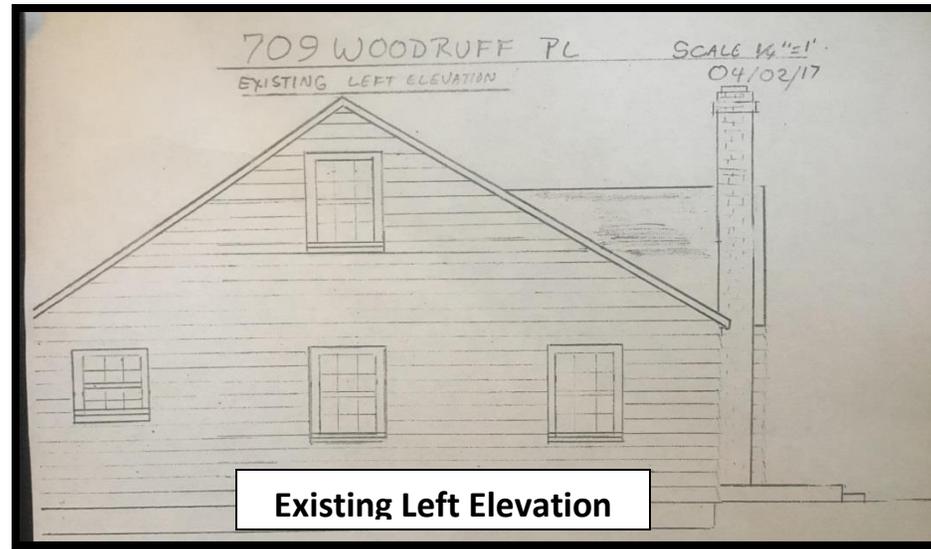
# Left Elevations – Existing and Proposed

April



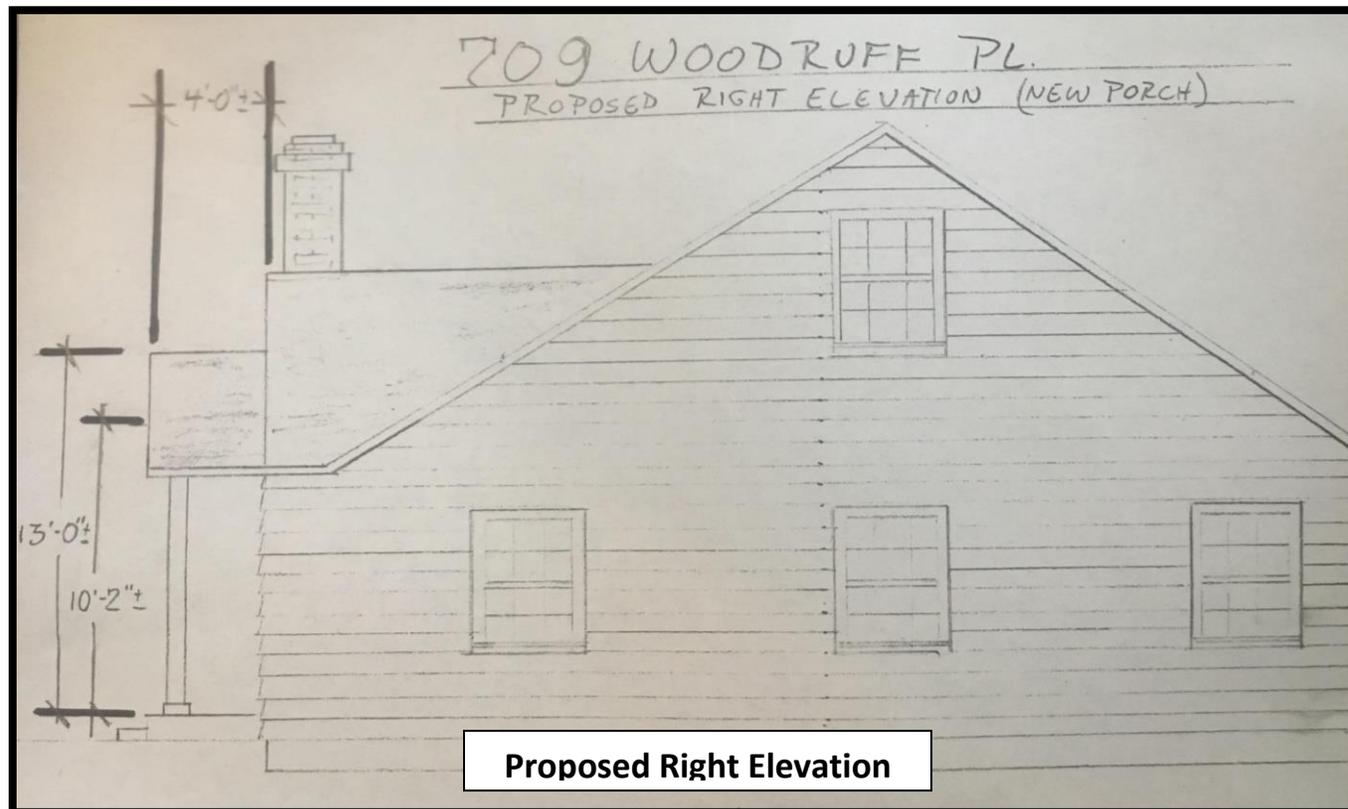
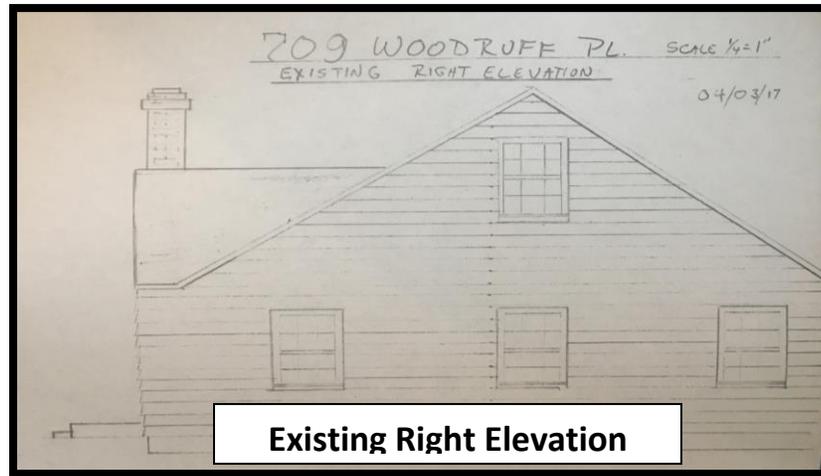
# Left Elevations – Existing and Proposed

May



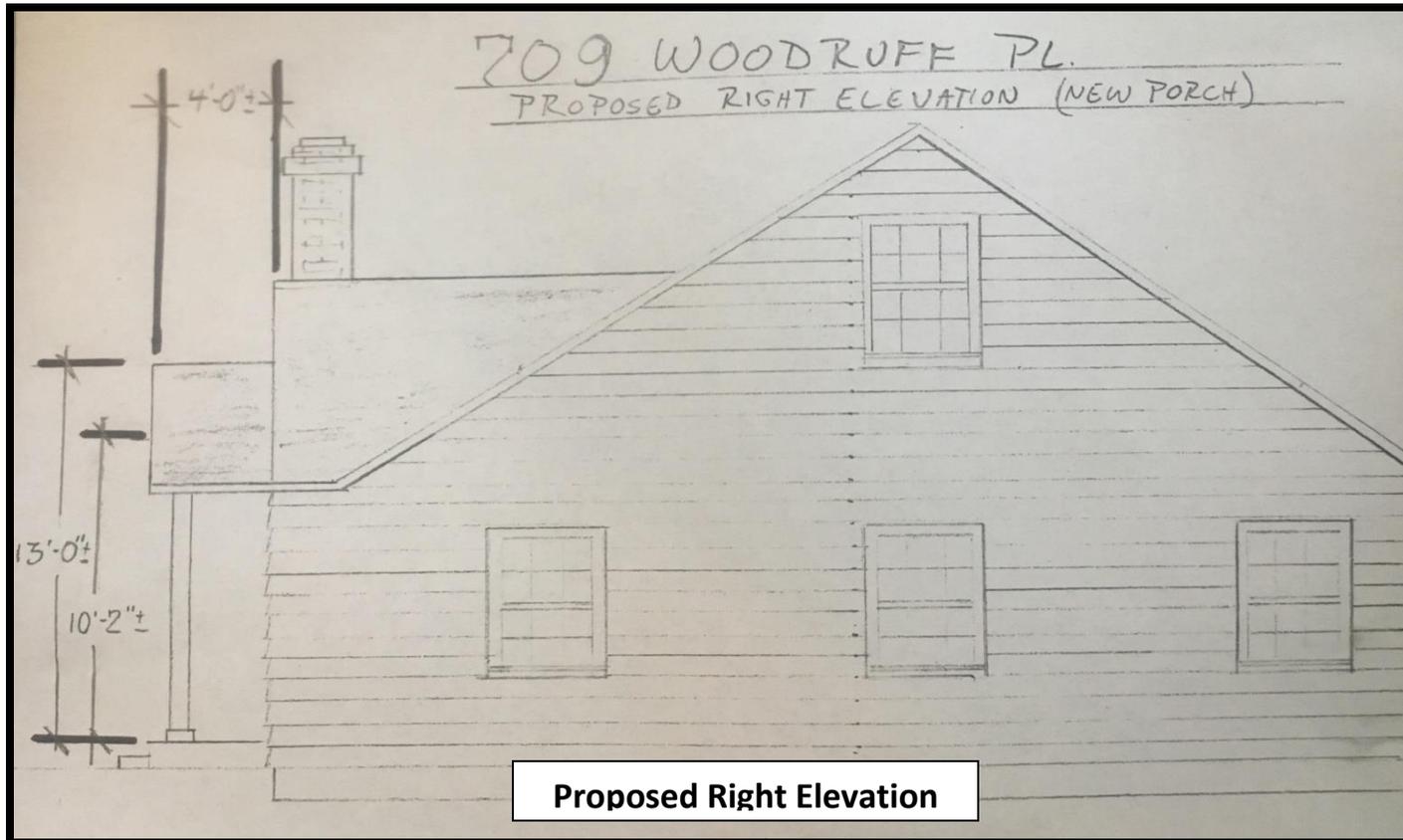
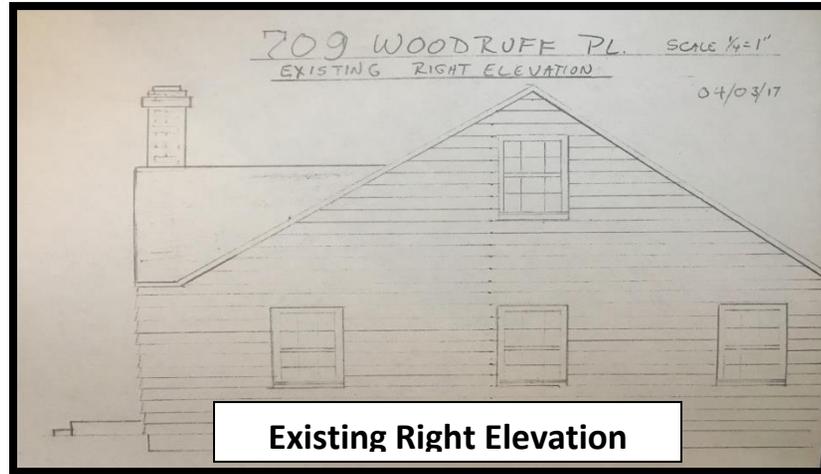
# Right Elevations – Existing and Proposed

April



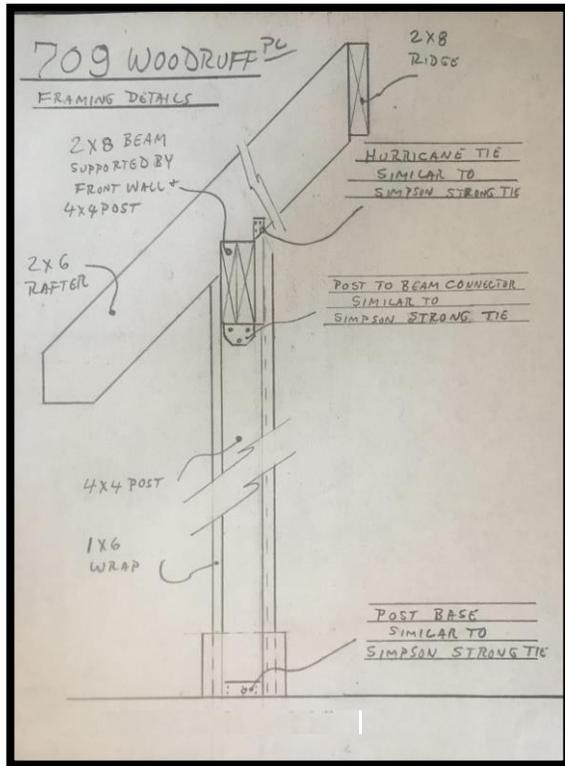
# Right Elevations – Existing and Proposed

May

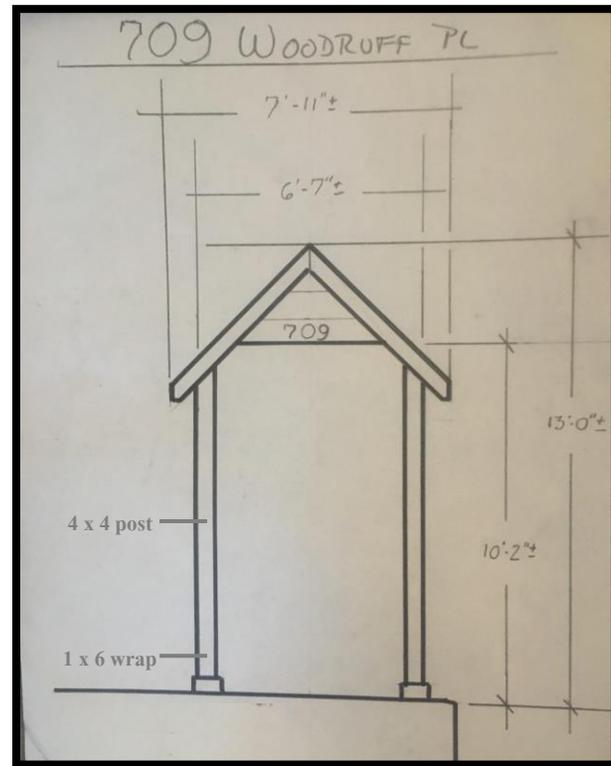


April

# Architectural Details



Framing Details

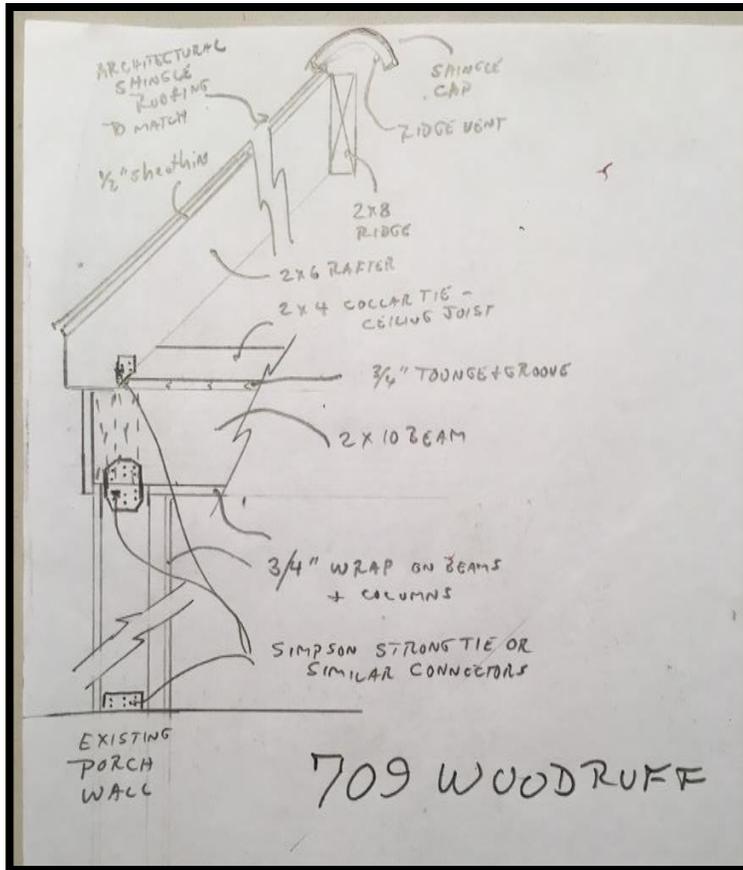


View from front details

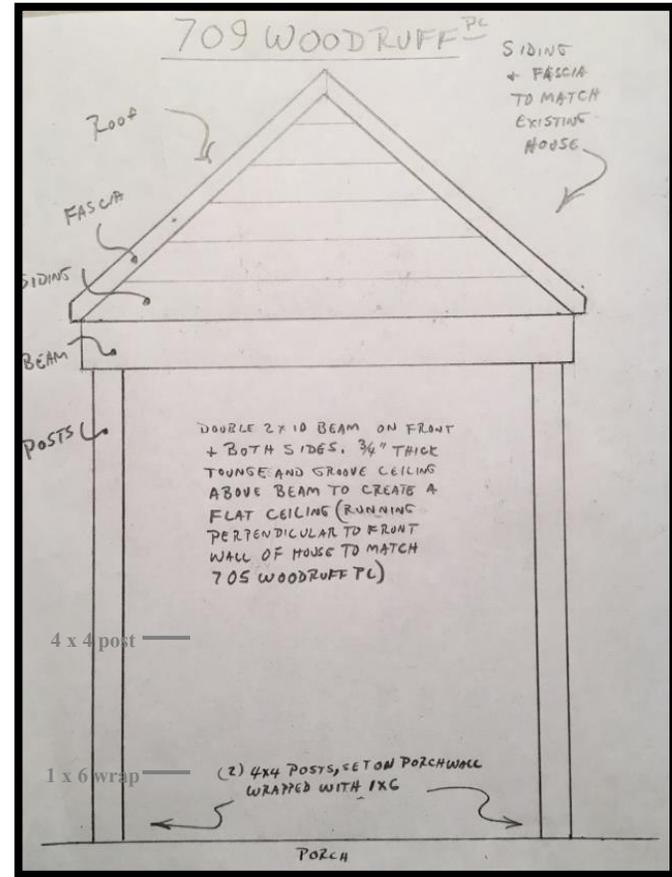


# May

## Architectural Details



Framing Details



View from front details



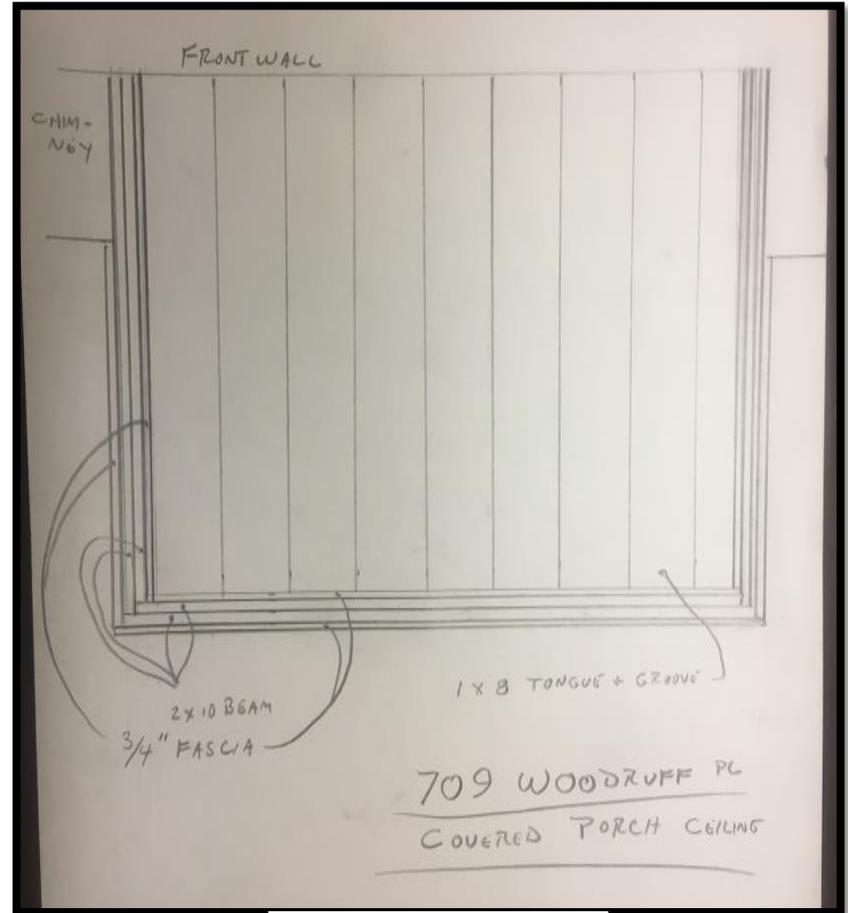
# Architectural Details and Examples of what will look like when finished



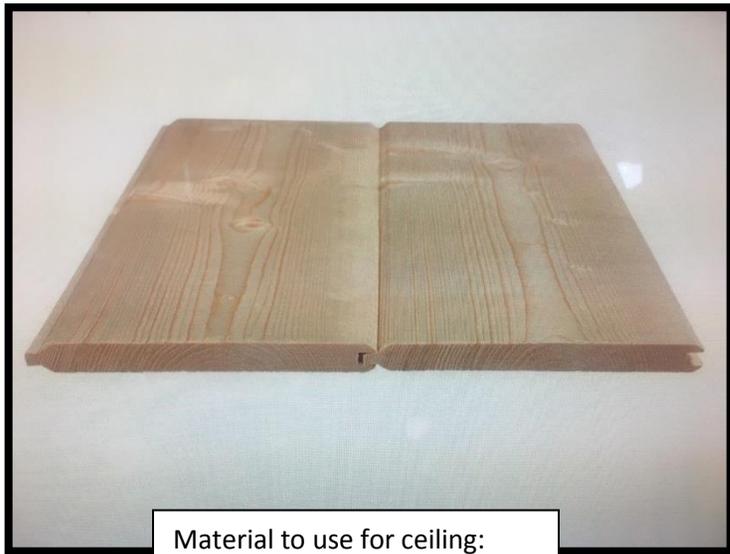
1 x 8 tongue and groove ceiling

2 x 10 beam with 3 / 4" wrap on beam

4 x 4 post w/ 1 x 6 wrap



Bottom view looking up at porch ceiling



Material to use for ceiling:  
Wood: 3 / 4 x 8 Tongue and

Examples of what will look like when finished

