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.

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
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
Front Elevations – Existing and Proposed

Existing Front Elevation

Proposed Front Elevation

April
Front Elevations – Existing and Proposed

Existing Front Elevation

Proposed Front Elevation
Left Elevations – Existing and Proposed

May

Existing Left Elevation

Proposed Left Elevation
Right Elevations – Existing and Proposed

April

Existing Right Elevation

Proposed Right Elevation
Right Elevations – Existing and Proposed

May

Existing Right Elevation

Proposed Right Elevation
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

- 2 x 10 beam with 3/4” wrap on beam
- 4 x 4 post w/ 1 x 6 wrap

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

Bottom view looking up at porch ceiling
Examples of what will look like when finished