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**LOCAL HISTORIC DISTRICT:** Wesley Heights

**PROPERTY ADDRESS:** 800 Woodruff Place

**SUMMARY OF REQUEST:** New Construction

**OWNER/APPLICANT:** John McKeever

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**Details of Proposed Request**

*Existing Context*

The existing site is a vacant corner parcel in an area with one story homes and a two story home on the end of Woodruff Place. The landscape slopes downward toward Freedom Drive. The site is approximately 3 feet above the sidewalk and the lot size is 82.5' x 150'. Setbacks vary between 34 and 41' on the block face. Residential structures at the rear of the property are not in the historic district, and adjacent structures within the district are one and two story single family. The previous structure on this site was a single family house. There are mature trees of various conditions on the edges of the property.

*Project*

The project is a two story single family house. The proposed front setback is approximately 34 feet from the right of way to the first thermal wall. Two trees would be removed and one existing would remain with a new tree to be planted in the front yard. The house height is approximately 24'-7". Primary façade material is brick. Windows are wood Simulated True Divided Light (STDL). The detached garage materials and design reflect elements of the house, the height is approximately 21'-4". Other details include wood roof trim, copper gutters or similar, wrought iron hand rail and wood porch columns.

**Policy & Design Guidelines for New Construction, page 6.1**

Charlotte's historic districts' distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass and height as well as the landscape quality. This street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.

The Charlotte Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building.

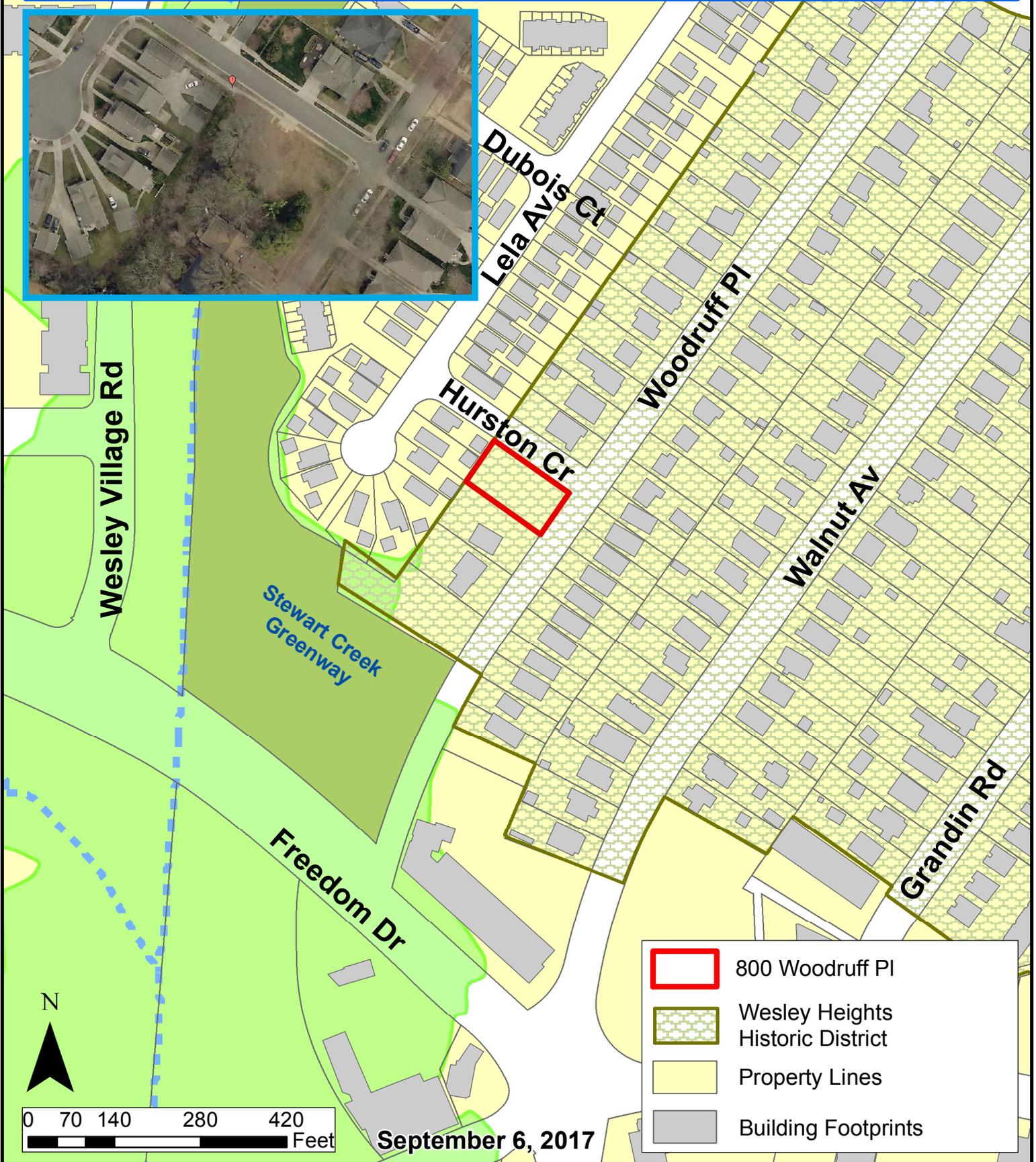
The criteria in this section are all important when considering whether a proposed new building design is appropriate and compatible. All criteria should be taken into consideration in the design process with the goal to ensure that the new design respects its historic neighboring buildings.

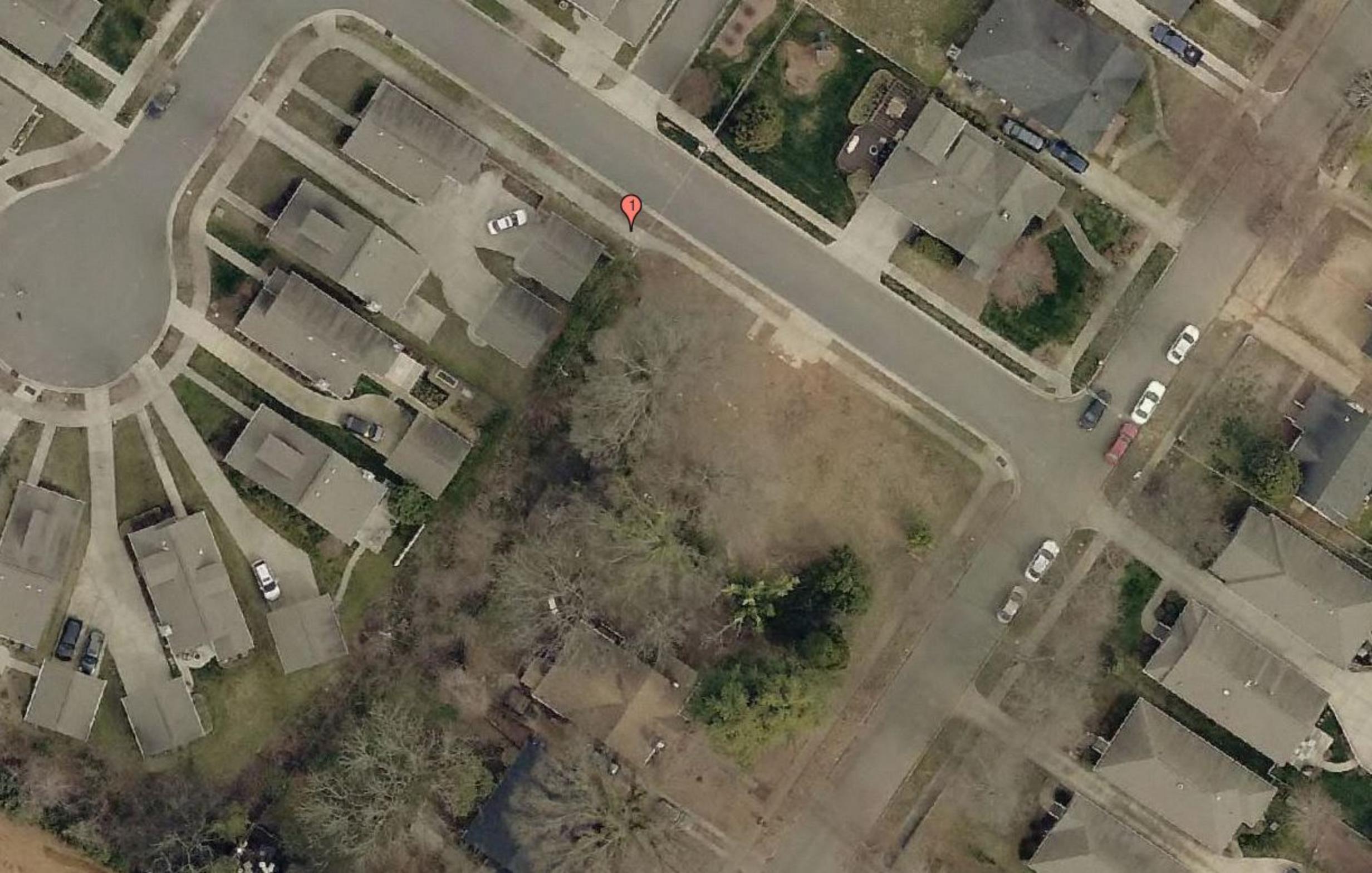
All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
Massing	the relationship of the buildings various parts to each other	6.5
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
Scale	the relationship of the building to those around it and the human form	6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
Doors and Windows	the placement, style and materials of these components	6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
Materials	proper historic materials or approved substitutes	6.15
Size	the relationship of the project to its site	6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections	6.12
Context	the overall relationship of the project to its surroundings.	6.1-16
Landscaping	a tool to soften and blend the project with the district	8.1-11

*All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.*

**Staff Analysis** - The Commission will determine if the proposal meets the guidelines for new construction.

*Charlotte Historic District Commission Case 2017-473*  
**HISTORIC DISTRICT: WESLEY HEIGHTS**  
**NEW CONSTRUCTION**





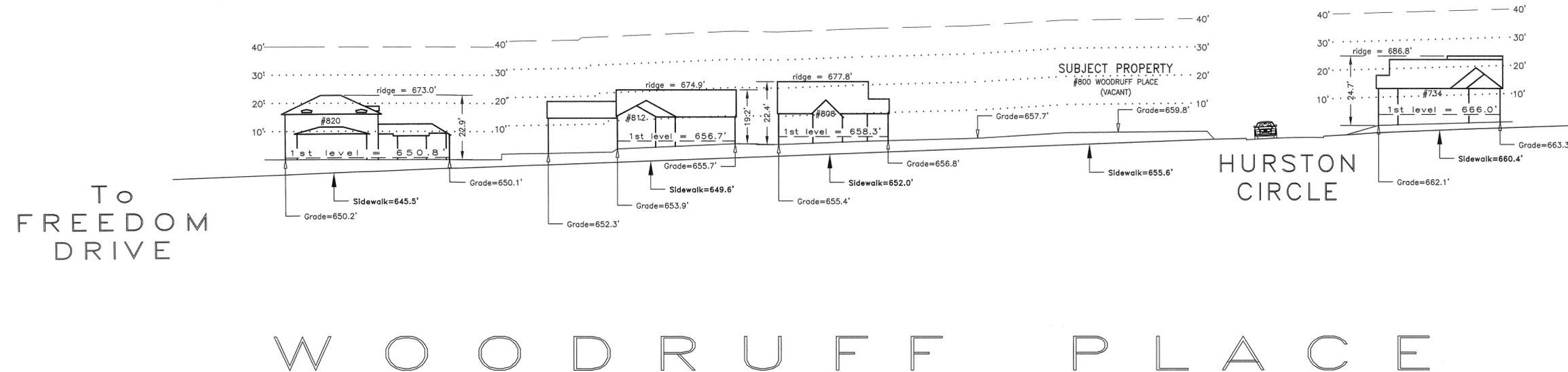


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 27th day of July, 2016.

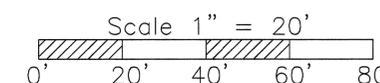


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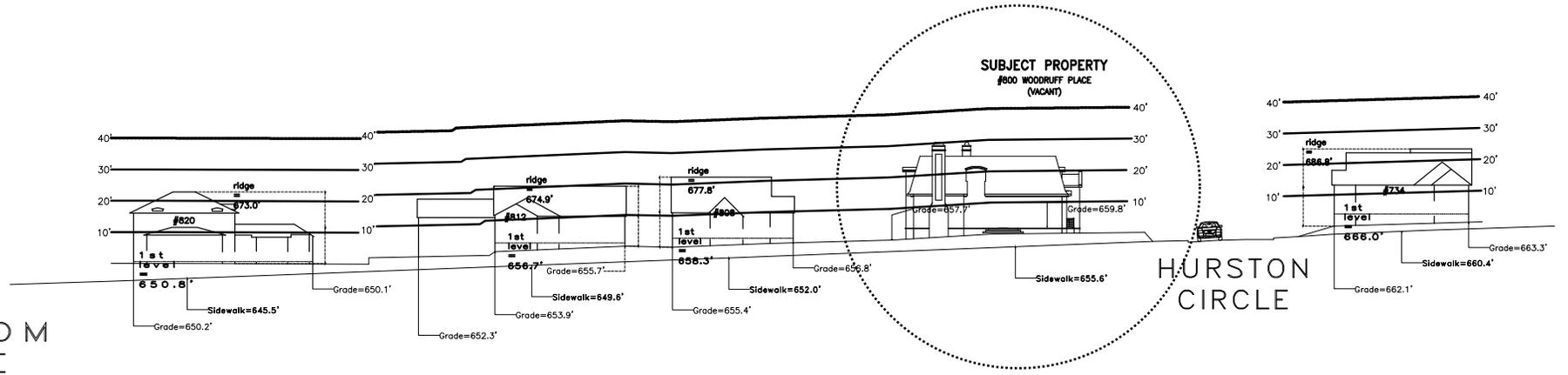
Copyright 2016  
 Building Heights Sketch of  
**734-820 WOODRUFF PLACE**  
 FACING NORTHWEST  
 CHARLOTTE, MECKLENBURG COUNTY, N.C.  
 for Charlotte-Mecklenburg Planning Department  
 July 25, 2016



**General Notes:**

1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rear yard or side yard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

TO  
FREEDOM  
DRIVE



W O O D R U F F P L A C E

Woodruff Street Elevation

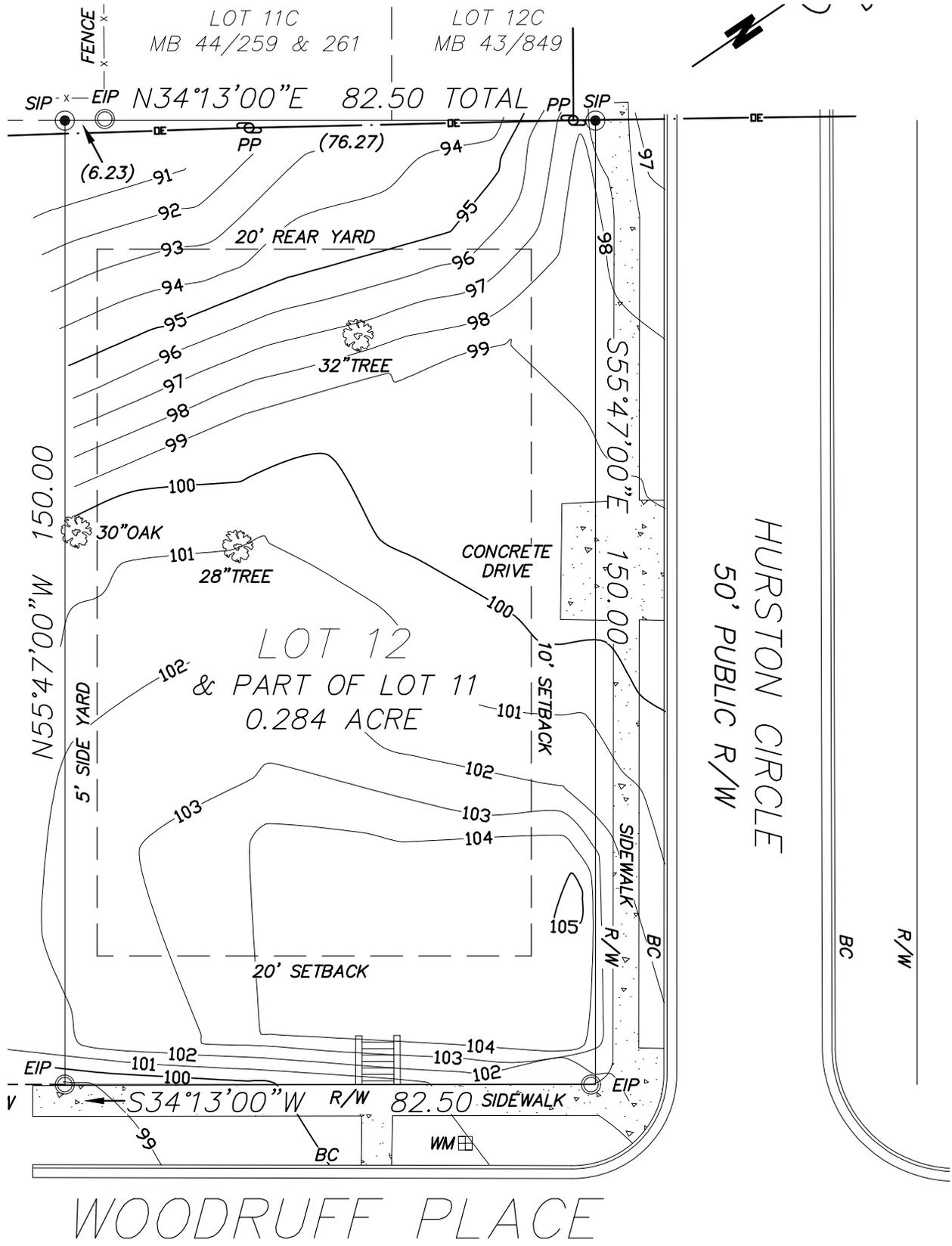




Wesley Heights  
Historic District

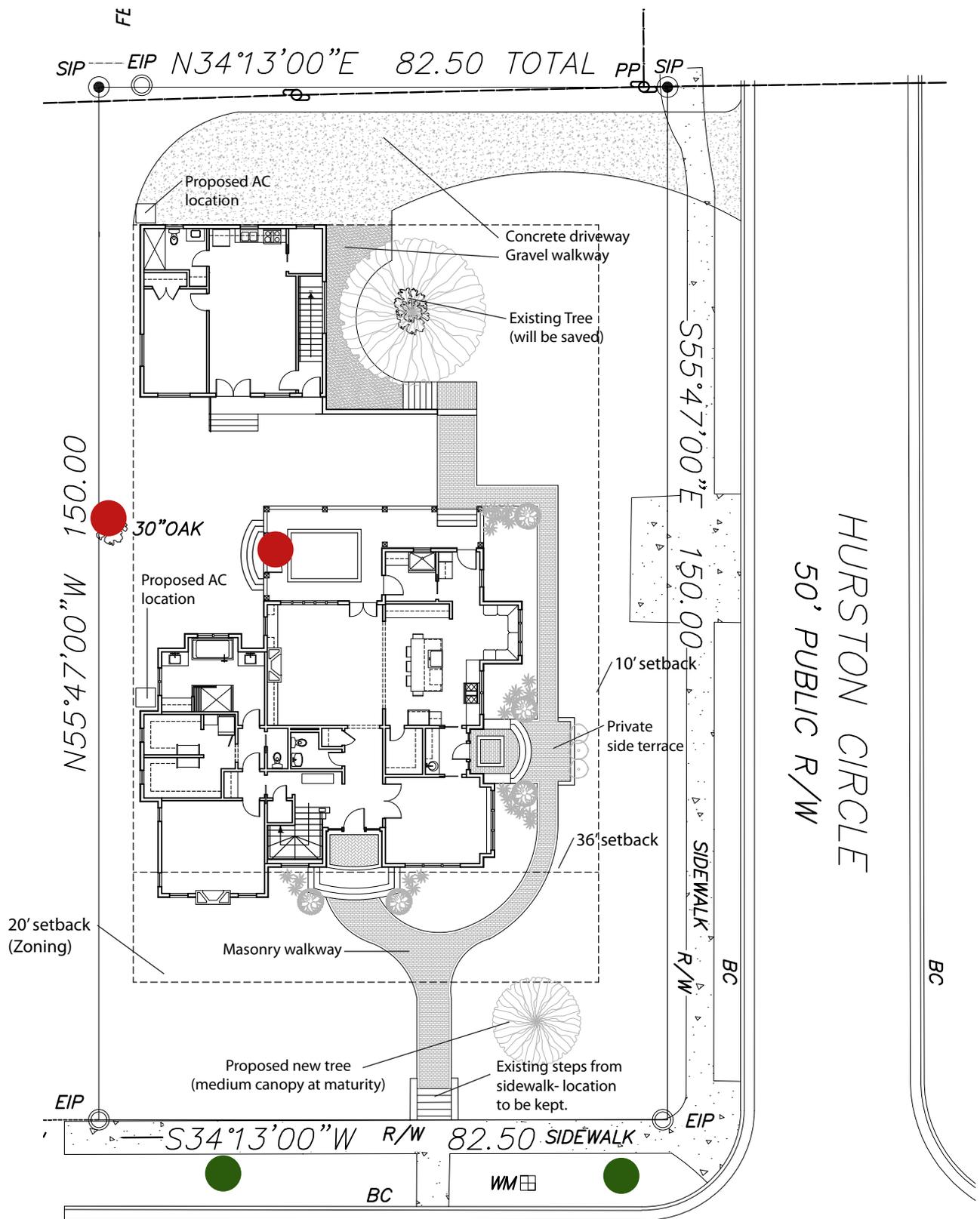
Site Setback with Context





Existing site plan with contours





# WOODRUFF PLACE

- Indicates tree to be removed
- Indicates existing tree in planting strip

Total lot: 12,300 sf  
 House/ Garage impervious footprint: 2,977 sf  
 Total coverage: 24% (not inclusive of walkways or impervious drive)

Proposed site plan





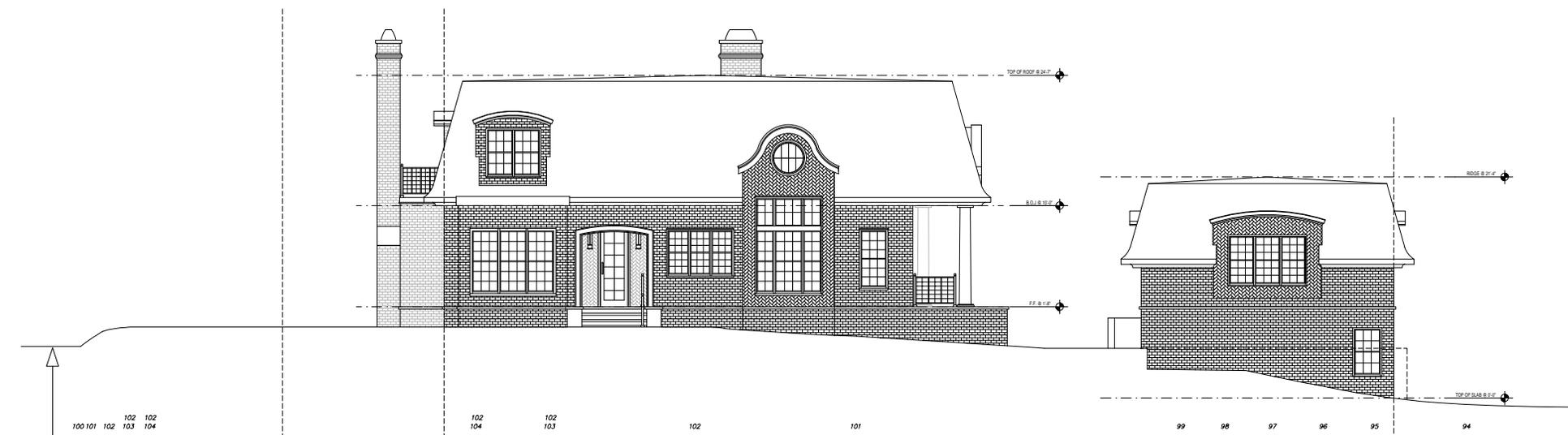
Woodruff Place view



Hurston Circle view



Woodruff Place Elevation



Hurston Circle Elevation

Sidewalk  
 20' setback (ZONING)  
 36' setback (CONTEXT)

20' setback

Elevations



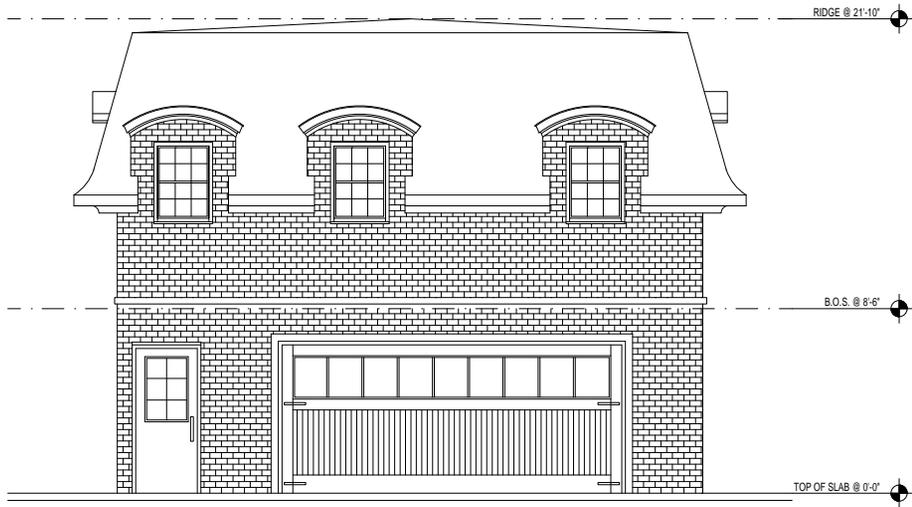


Rear Elevation



Side Elevation

Elevations

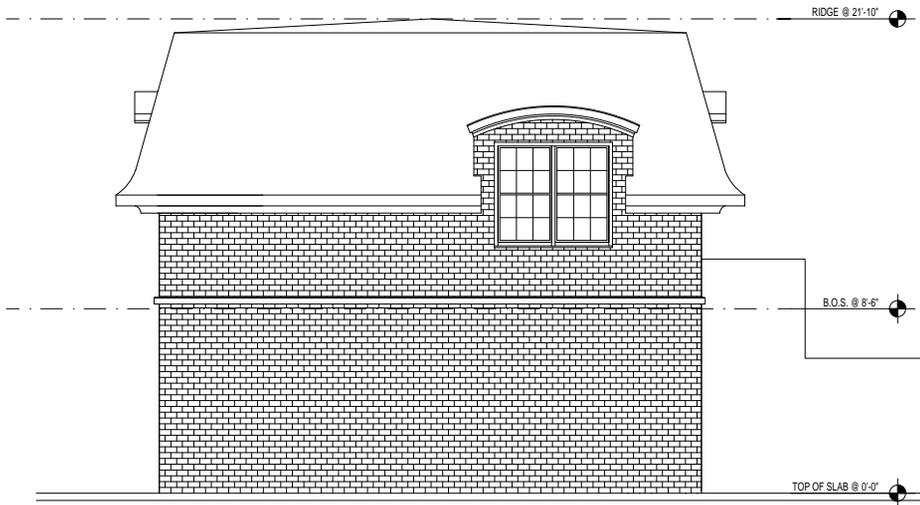


Rear Elevation

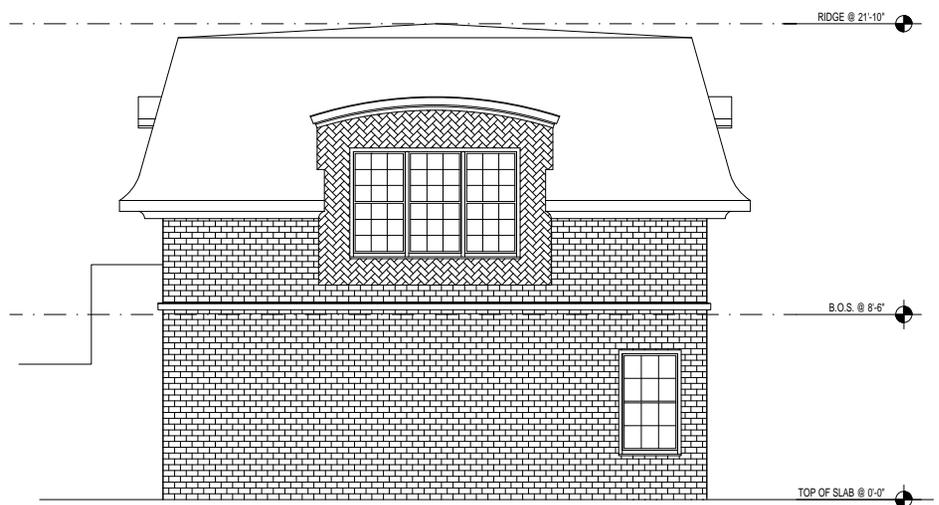
Clopay Garage Door(s)  
 Canyon Ridge Collection- or similar  
 Insulated Carriage House Door-faux wood clad



House-facing Elevation



Side Elevation



Hurston Circle Elevation



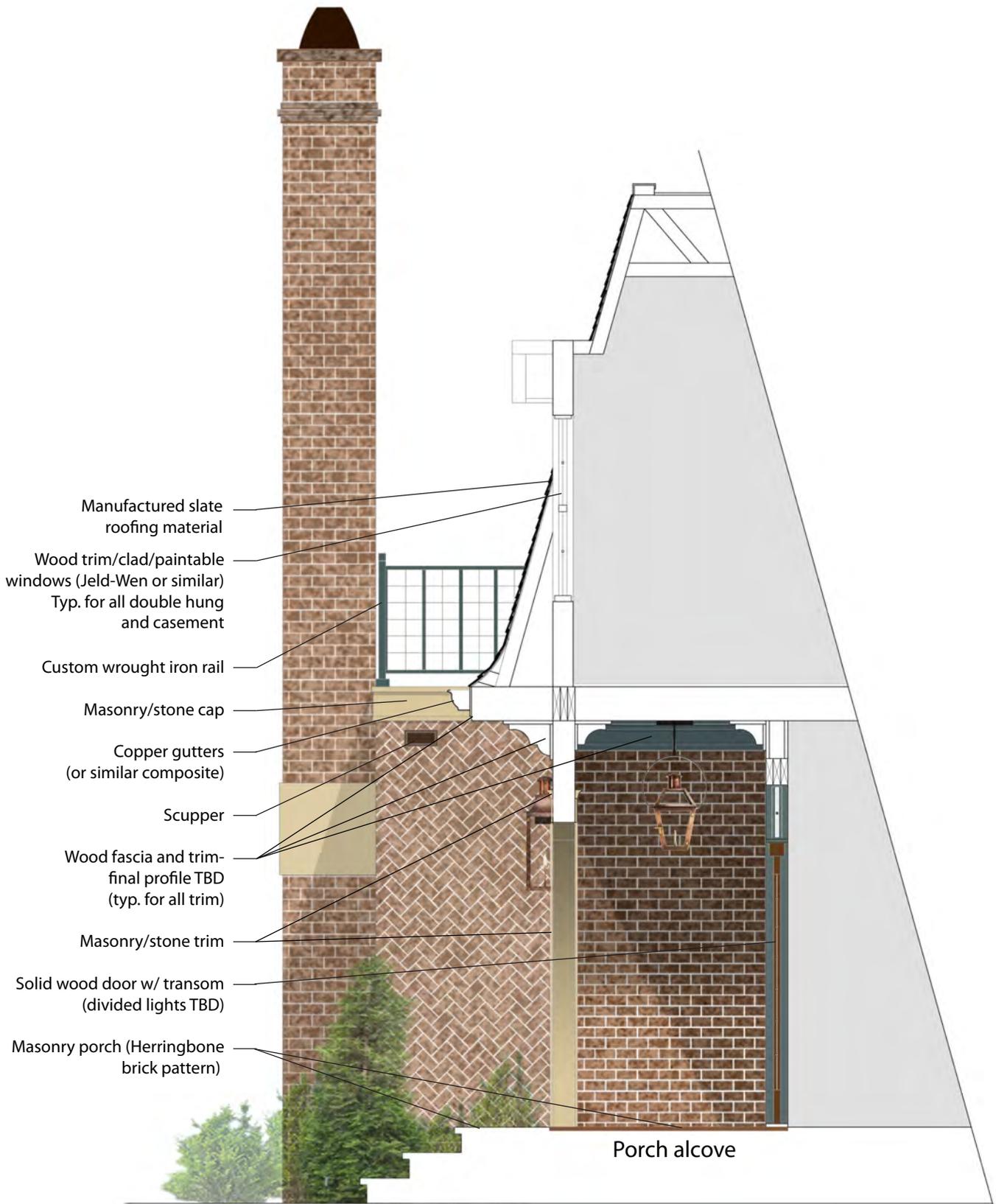
- 1- Herringbone brick pattern
- 2- Running bond brick pattern (typ.)
- 3- Wood sash windows- double hung (Jeld-Wen or similar wood clad/paintable- typ.)
- 4- Wood sash windows- casement (Jeld-Wen or similar wood clad/ paintable-typ.)
- 5- Stone masonry trim
- 6- Custom wrought iron railing
- 7- Architectural shingle/ manufactured slate- TBD

Woodruff Elevation

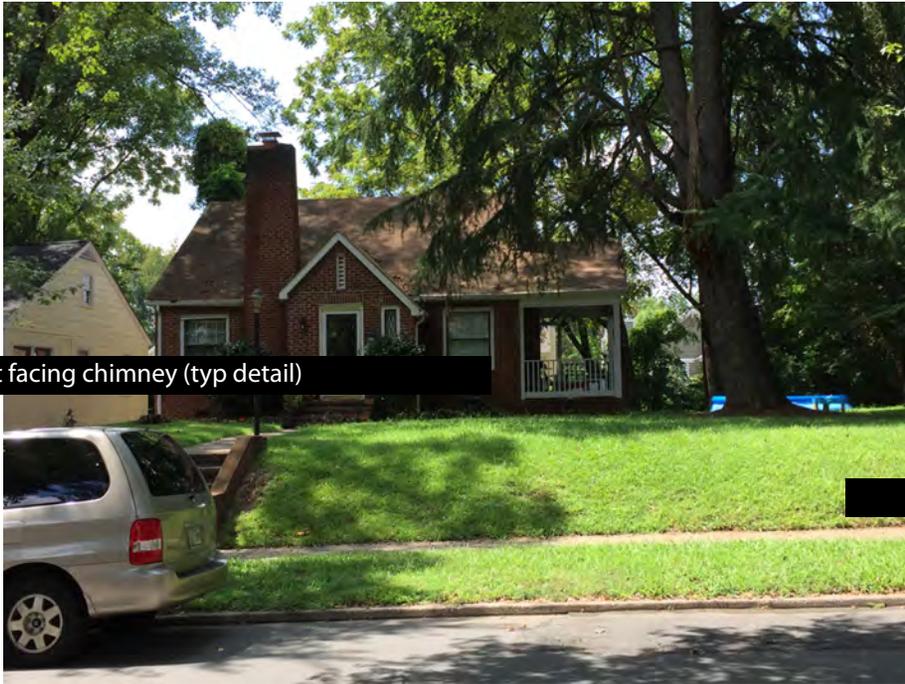


- 1- Herringbone brick pattern
- 2- Running bond brick pattern (typ.)
- 3- Wood sash windows- double hung (Jeld-Wen or similar wood clad/paintable- typ.)
- 4- Wood sash windows- casement (Jeld-Wen or similar wood clad/paintable- typ.)
- 5- Stone masonry trim
- 6- Custom wrought iron railing
- 7- Architectural "slate" shingle
- 8- Fixed oculus window
- 9- Tapered 12" wood(or wood composite) wrapped column (paintable)

Hurston Elevation



Porch/ Entry section



Front facing chimney (typ detail)



Garage entered below grade



Front facing chimney (typ detail)

Recessed front door- arched opening (typ detail)

Triple Windows



Arched dormers

Context elements



Unique and prominent roofs



## 800 Woodruff Place

August 4, 2017

### Overview:

During the Spring of 2017 John McKeever contacted Heartwood Tree Service for advice and recommendations for several trees located at 800 Woodruff Place. Mr. Woodruff plans to build a home on the now vacant site. No construction activities related to the construction of the new home had begun during any of the site visits conducted by Heartwood Arborist Brandon Hogan during the Spring and Summer of 2017. Recommendations are based on industry standards. Heartwood has not provided any input on site design or construction planning with the exception of the observations and findings contained in this document.

Three large mature trees are currently located on the site and are the only trees included in this report. These are also the only trees that have been evaluated or inspected on the site. Each tree is listed below along with its DBH (Diameter measured at approximately 4.5 feet above grade), condition and any notes. A map showing each tree's location on the site is also included.



Species	Size	Condition	Notes
Willow Oak	43"	Good	
Tulip Poplar	40"	Good	
Willow Oak	35"	Fair	Poor canopy architecture due to years of vine growth.



Tree protection during construction activities is crucial to plant health and longevity. Creating a tree and soil protection plan, and implementing that plan before, during and after construction activities is crucial to preserving trees. For more information on specific preservation actions/services please refer to the Heartwood White Sheet *Trees and Construction*.

**Minimum Acceptable Distance for Root Severance:**

The Minimum Acceptable Distance for Root Severance (**MADRS**) is the area extending out from the base of the tree where if root severance/cutting occurs there is the potential to compromise the structural stability of the tree. The Minimum Acceptable Distance is calculated by multiplying the diameter of the tree measured at approximately 4.5 feet above grade (DBH) and multiplying by 3. Severance within this area, affecting 50% or more of the tree’s root system, may warrant recommendation of removal.

**Recommendations:**

**Removals:** The following trees were recommended for removal due to the close proximity of proposed new construction activities, species tolerance to construction, or other issues identified at the time of inspection.

Tree	Reason For Removal Recommendation
35” Willow Oak	This tree had extensive vines growing up the trunk and throughout the canopy for many years. As a result the architecture of the canopy of this tree makes it more prone to large limb failure. There is a lack of interior growth within the canopy and as a result growth is primarily located on the outer edge of the canopy. This reduces any potential pruning options due to the lack of interior lateral limbs.
40” Tulip Poplar	Proximity of proposed new structure and impact to tree. Tulip poplars are not a species of tree which tolerates construction related activities well. For more information on tree species tolerance for construction activities please refer to the ISA’s Best Management Practices On Trees and Construction.



**Tree Preservation:**

The only large mature on the site identified as a good candidate for preservation is the 43” Willow Oak located on the Western edge of the property. This tree will be near proposed construction activities but Mr. McKeever has indicated a desire to retain it. Generally it is not recommended that root severance or excavation occur within an area extending out 3X the diameter of the tree extending out from the base. This measurement is referred to as the Minimum Acceptable Distance for Root Severance (**MARDS**). Recommendations for each tree are also included below. A Tree and Soil Protection Zone (**TSPZ**) should be setup around each of the trees to be preserved should be established prior to construction activities. This area is not the same as the **MARDS** and does not need to extend out as far from the base of the tree. As large an area of protection as is possible is recommended to preserve soil health and structure and tree health. Activities within the **TSPZ** do not necessarily warrant the removal of a tree, however additional post construction activities to repair soil may be made.

General Recommendations For Willow Oak To Be Retained/Preserved Through Construction	Timing
Installation of 2 to 4” of mulch around the tree within the <b>Tree Soil Protection Zone</b>	Prior to start of construction
Fertilization of soil based on results of soil sample	Prior to start of construction
Cambistat Application	Prior to start of construction
Pruning to remove all dead, diseased, and broken branches greater than 2” in diameter from throughout canopy. Pruning to provide clearance as needed for new structures, utilities and construction activities.	Prior to start of construction
Installation of metal fence around designated TSPZ	Prior to start of construction
Supplemental Irrigation (See <b>Watering Recommendations</b> below)	Before, during and after construction
Root pruning using Air Knife around extent of TSPZ where required	Prior to any excavation or grading near TSPZ
Preventative Borer Treatment	Summer 2018
Cankerworm Banding	Fall 2017
Monthly Arborist Follow Up for Inspection Documentation	Throughout construction process
Post Construction Soil Remediation	After construction is complete



Should construction grading, soil excavation or root severance occur within the Minimum Acceptable Distance For Root Severance area removal of the tree may be recommended. Construction activities such as driving over soil or storage of materials within this zone do not necessarily require the removal of a tree. Soil remediation recommendations in the form of decompaction and addition of soil amendments may be made to improve soil health and structure after construction activities are completed.

**Watering Recommendations:**

Under normal conditions an established tree shouldn't require supplemental watering, with some exceptions. Trees growing in an area of limited soil volume (i.e. construction sites with root decreased root mass from severance) will continue to need water. These soils can dry quickly, as there is little chance of soil moisture moving in from other areas to support required root water uptake.

Extremely dry or drought conditions are another instance supplemental watering may need to be performed for established/mature trees. During these conditions trees should be watered every week. Again, the amount of water should be around 1.5 - 3 gallons per inch of diameter, but measured around knee height. Care should be taken to cover the entire root zone under the canopy of the tree, and water should not be allowed to run off, but soak into the upper 12-inches of soil. This cycle should be repeated until soil moisture returns to normal.

**A Note from Heartwood Tree Service:**

Trees are living organisms in a dynamic environment and no amount of care can guarantee a tree's survival. All trees present a certain risk and no amount of care short of removal will ever make a tree 'safe.' It must be emphasized, that all large trees pose a certain degree of inherent risk and this evaluation does not preclude all possibility of failure especially during severe storms. This report is valid only at the time of inspection