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**LOCAL HISTORIC DISTRICT:** Wesley Heights

**PROPERTY ADDRESS:** 729 Woodruff Place

**SUMMARY OF REQUEST:** Addition, fenestration changes, painting brick, substitute material

**APPLICANT/OWNER:** Greg Powell

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### **Details of Proposed Request**

#### *Existing Context*

The house is a one story American Small House constructed in 1948. It is listed as non-contributing in the Wesley Heights National Register of Historic Places. The front setback is approximately 37 feet. Exterior features include a brick façade, small front gabled porch, and wood windows that appear to be non-original.

#### *Project*

The project is a renovation that includes a new front porch, new windows, rear addition and painting brick. The proposed front porch depth is approximately 4' with masonry piers wrapped in stone and tapered columns. The porch roof has eave brackets, cedar shakes and a metal roof. The porch foundation is open and screened with lattice. New windows are wood. The rear addition ties into the ridge and extends 20 feet. Siding material requested is Hardie Artisan horizontal lap with corner boards. Window openings to be changed or enclosed are shown on the elevations. The applicant is requesting to paint the brick exterior.

### **Design Guidelines –Replacement Windows, page 4.14**

13. Maintain the original size and shape of windows.
14. Match window replacements to the height and width of the original openings.
18. Give depth and profile to windows by using true divided lights, or three-part simulated divided lights with integral spacer bars and interior and exterior fixed muntins. Small variations such as the width and depth of the muntin and sash may be permitted if those variations do not significantly impact the historic characteristics of the window design. Clip-in/false muntins, flat muntins and removable external grilles are not allowed.
19. Replace a wood window with a wood window when possible. Wood-resin composite, aluminum clad wood, or fiberglass windows that meet these guidelines may be considered on a case by-case basis. Requests for vinyl windows must be reviewed by the full Historic District Commission.

### **Design Guidelines – Building Materials, page 5.2**

1. Retain wood as one of the dominant framing, cladding and decorative materials.
2. Retain wood features that define the overall character of the building.
3. Repair rotted or missing sections rather than replacing the entire element.
4. Use new or salvaged wood, epoxy consolidants or fillers to patch, piece or consolidate parts.
5. Match existing historic materials and details.
6. Replace wood elements only when they are rotted beyond repair. Do not use cementitious, vinyl, aluminum or fiberglass siding to replace original irreparable wood siding.
7. Match the original in material and design or use surviving material.
8. Base the design of reconstructed wood elements on pictorial or physical evidence from historic sources.

9. Do not use synthetic siding, such as vinyl or aluminum to cover existing wood.
10. Do not use high-pressured power washing to clean wood siding as the pressure may force moisture behind the siding where it can lead to paint failure and rot.
11. Do not caulk under individual siding boards or windowsills as this action may seal the building too tightly and can lead to moisture problems within the frame walls and cause paint failure.

**Design Guidelines for Paint, page 5.8**

- Reference section 5.8

**Design Guidelines – Additions, page 7.2**

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

<b>All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria</b>		<b>Page #</b>
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 additions, window replacement and substitute materials. The Commission will also determine if an exception should be granted for painting brick.

***Charlotte Historic District Commission Case 2017-735***  
***HISTORIC DISTRICT: WESLEY HEIGHTS***  
***ADDITION***



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

0 60 120 240 360 Feet

January 4, 2018



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WARNING  
CPI  
SECURITY SYSTEMS  
1-800-544-9211









734 WOODRUFF PLACE



730 WOODRUFF PLACE



724 WOODRUFF PLACE



720 WOODRUFF PLACE



717 WOODRUFF PLACE



805 WOODRUFF PLACE



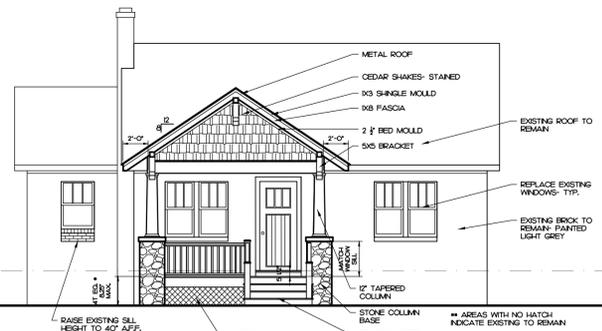
721 WOODRUFF PLACE



801 WOODRUFF PLACE



725 WOODRUFF PLACE



PROPOSED 729 WOODRUFF PLACE



733 WOODRUFF PLACE

**POWELL RESIDENCE**  
729 WOODRUFF PLACE  
CHARLOTTE, NC 28208

**Square Footage:**

1st Floor EXISTING:	905 SF
1st Floor NEW:	646 SF
TOTAL (FINISHED):	1551 SF
Front Porch:	63 SF

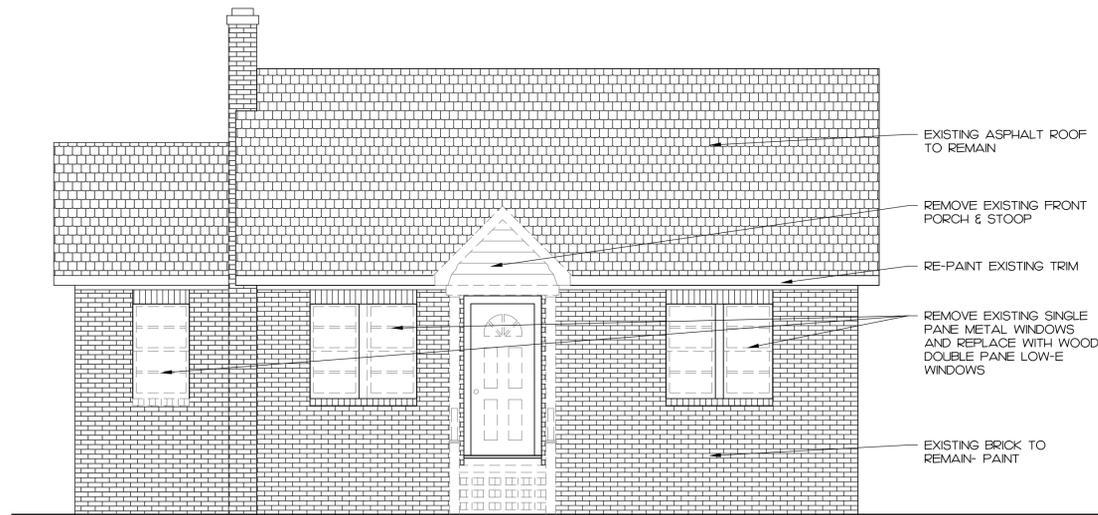
ISSUE DATE  
2 JAN 2017

SHEET TITLE  
**CONTEXT IMAGES**

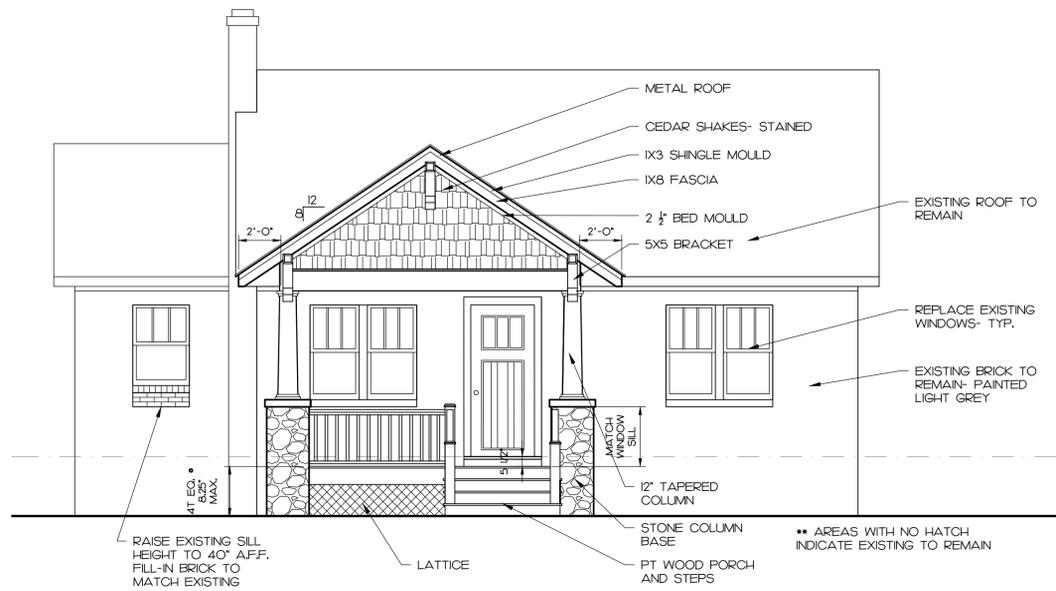
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SHEET NUMBER  
**HDC1**

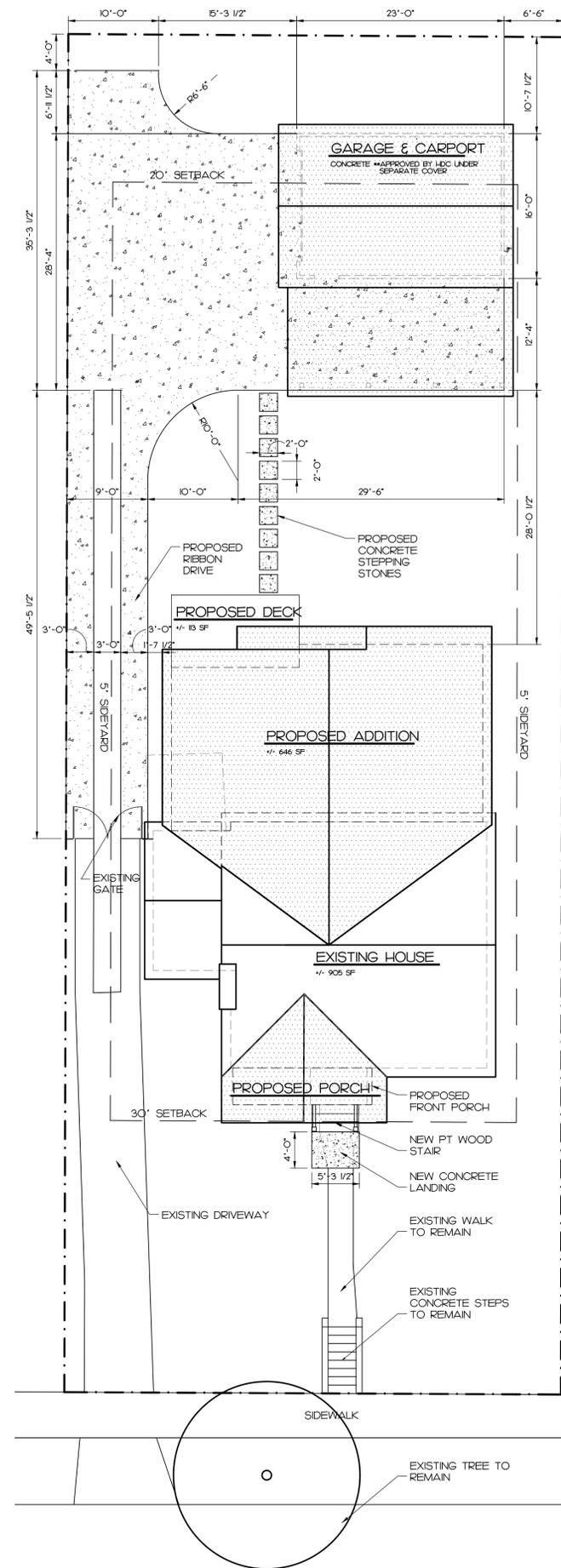
**POWELL RESIDENCE**  
729 WOODRUFF PLACE  
CHARLOTTE, NC 28208



**1 EXISTING FRONT ELEVATION/ DEMO**  
HDC2 1/4" = 1'-0"



**2 PROPOSED FRONT ELEVATION**  
HDC2 1/4" = 1'-0"



**3 PROPOSED SITE PLAN**  
HDC2 1/8" = 1'-0"

**PERMEABILITY**  
+/- 4888 SF TOTAL REAR YARD  
IMPERMEABLE: 2444 SF (50%) TOTAL  
362 SF GARAGE  
1436 SF NEW PAVING  
646 SF PROPOSED ADDITION  
50% PERMEABLE/OPEN SPACE

**Square Footage:**

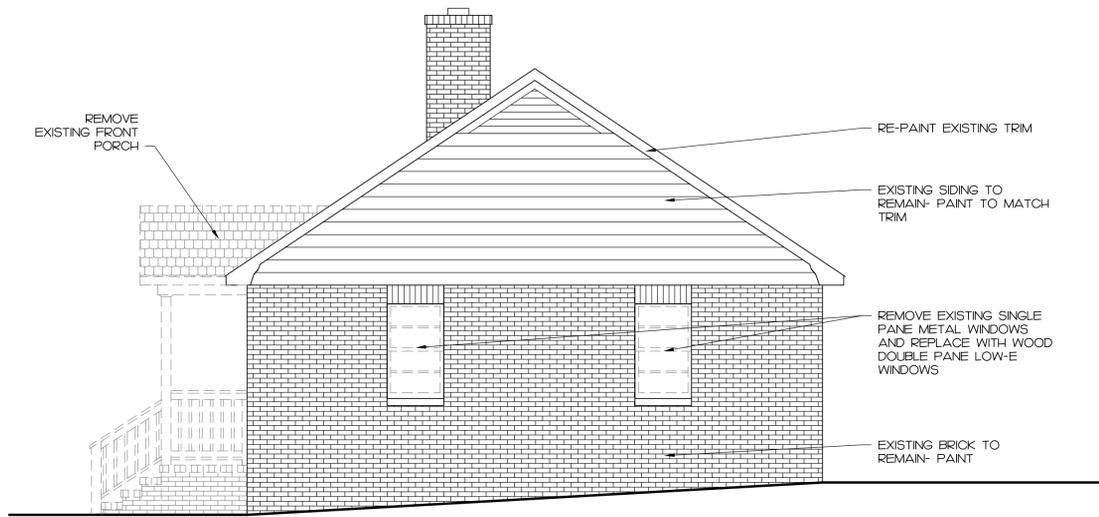
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ISSUE DATE  
2 JAN 2017

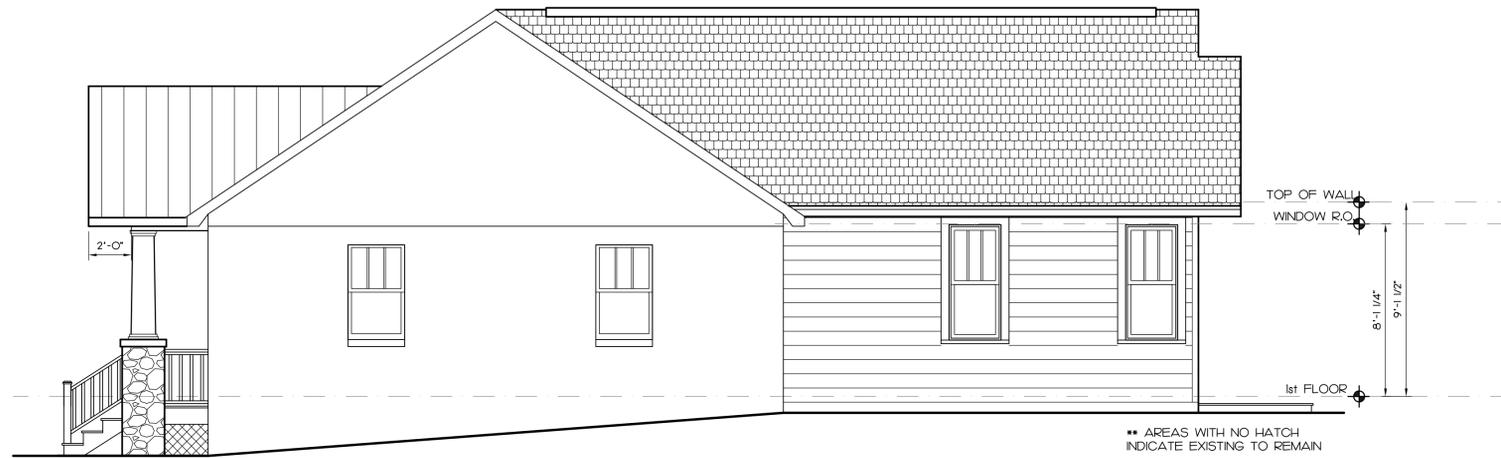
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**SITE PLAN ELEVATIONS**

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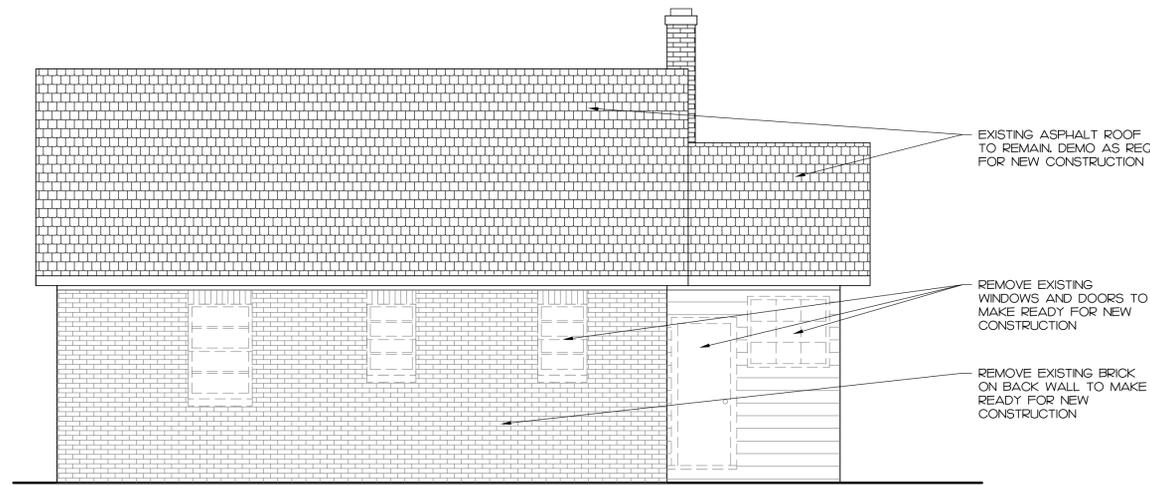
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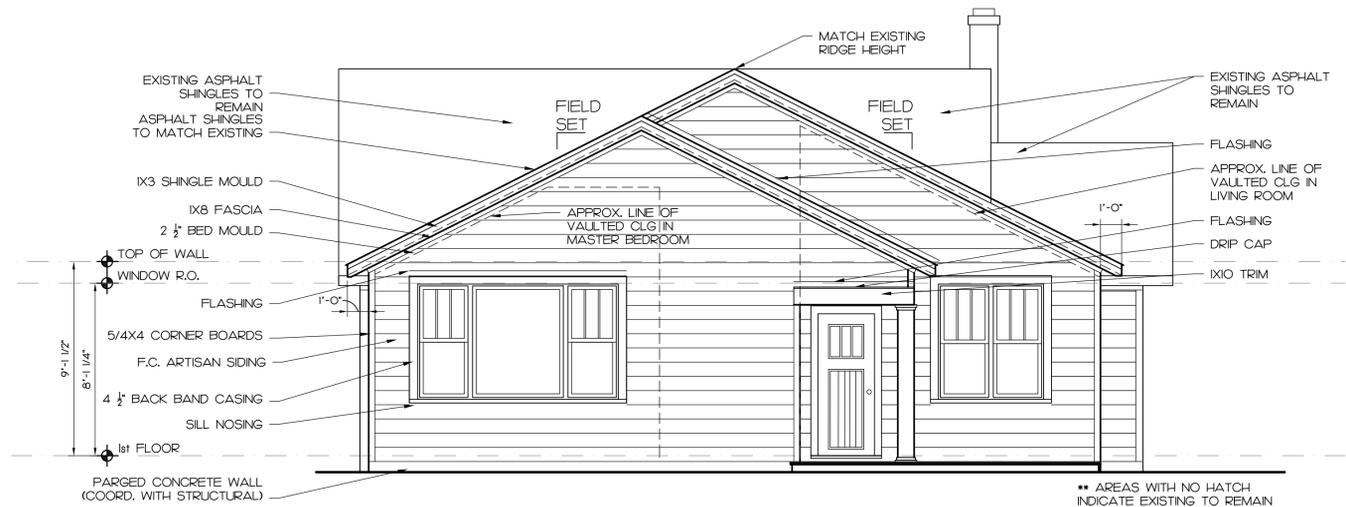
**1** EXISTING RIGHT ELEVATION/ DEMO  
HDC3 1/4" = 1'-0"



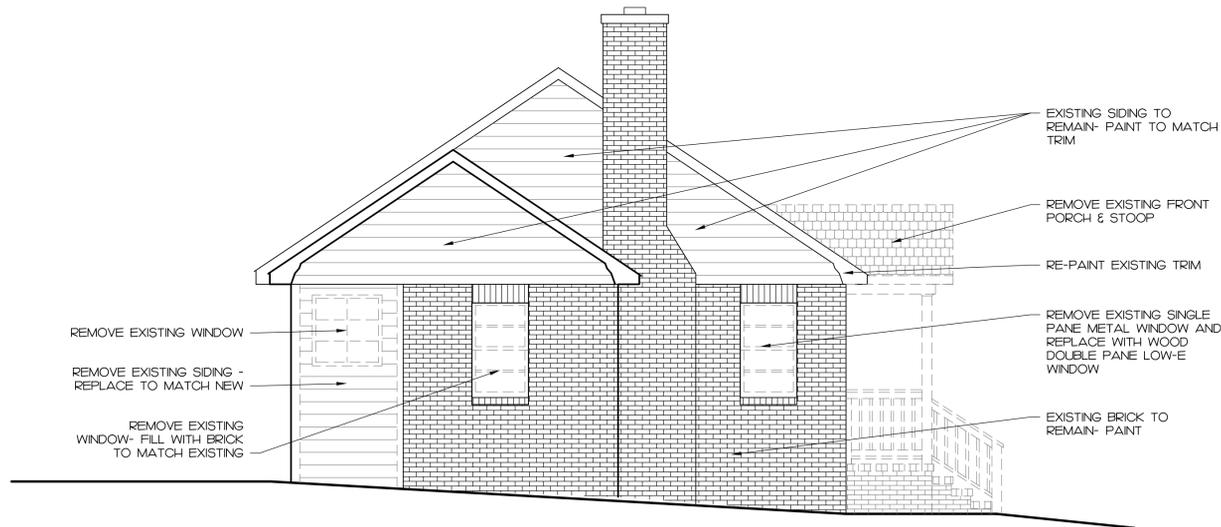
**2** PROPOSED RIGHT SIDE ELEVATION  
HDC3 1/4" = 1'-0"



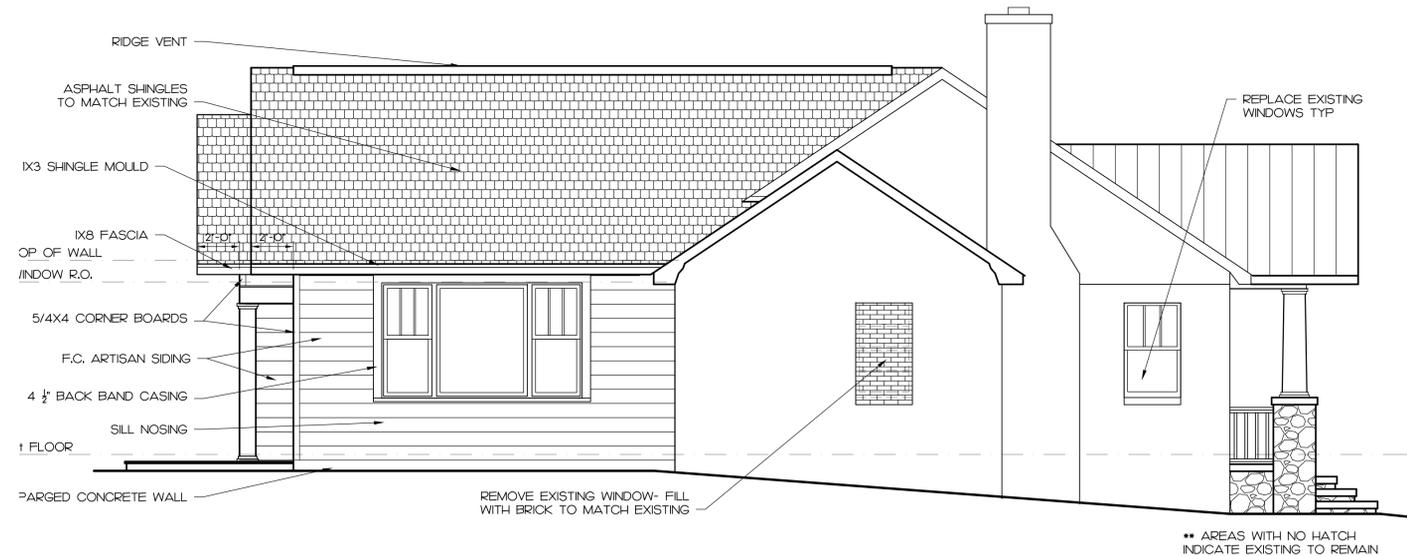
**3** EXISTING REAR ELEVATION/ DEMO  
HDC3 1/4" = 1'-0"



**4** PROPOSED REAR ELEVATION  
HDC3 1/4" = 1'-0"



**5** EXISTING LEFT ELEVATION/ DEMO  
HDC3 1/4" = 1'-0"



**6** PROPOSED LEFT ELEVATION  
HDC3 1/4" = 1'-0"

**POWELL RESIDENCE**  
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**Square Footage:**

1st Floor EXISTING:	905 SF
1st Floor NEW:	646 SF
TOTAL (FINISHED):	1551 SF
Front Porch:	63 SF

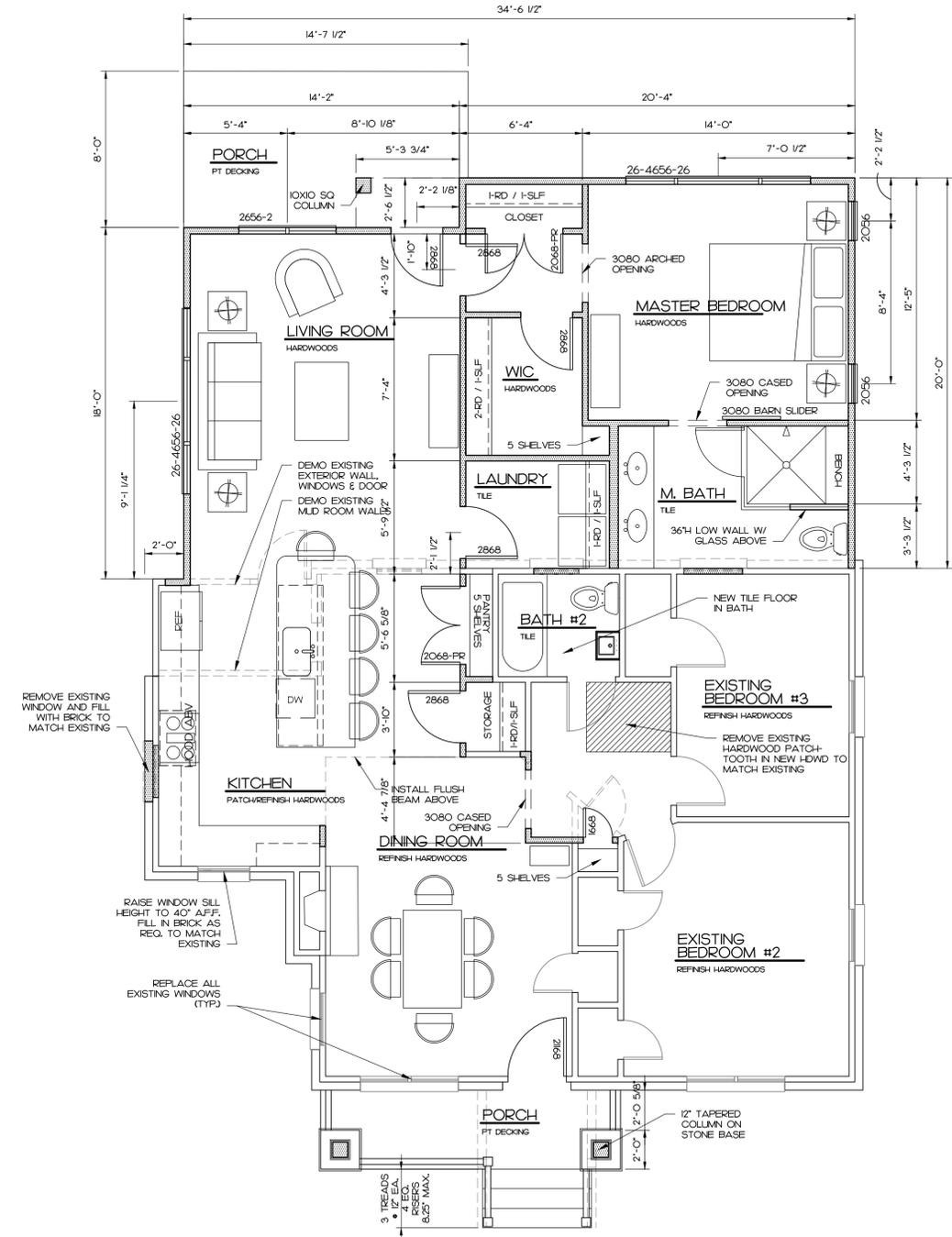
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2 JAN 2017

SHEET TITLE  
**ELEVATIONS**

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SHEET NUMBER  
**HDC3**

**POWELL RESIDENCE**  
729 WOODRUFF PLACE  
CHARLOTTE, NC 28208



**Square Footage:**

1st Floor EXISTING:	905 SF
1st Floor NEW:	646 SF
TOTAL (FINISHED):	1551 SF
Front Porch:	63 SF

ISSUE DATE  
2 JAN 2017

SHEET TITLE  
**FLOOR PLAN**

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SHEET NUMBER

**HDC4**

