CHARLOTTE

CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCRMI-2019-00440   **DATE:** 1 November 2019

ADDRESS OF PROPERTY: 716 Woodruff Place

HISTORIC DISTRICT: Wesley Heights   **TAX PARCEL NUMBER:** 07103509

OWNER/APPLICANT: Danielle Wynne

DETAILS OF APPROVED PROJECT: Porch Rail & Gate, Stair Rails. The project is for the installation of a wood front porch railing, a matching wood saloon style gate and metal stair rails. The wood porch rail will be 2'-3" in height and will be installed 6" above the porch floor in order to attach to the existing porch posts just above the base. The rail itself will be comprised of vertical pickets centered on the top and bottom rails. 3' high metal stair rails will run on the inside of the existing brick cheek walls and connect to the new wood porch rails at the top. The railings and gate are to be finished with a paint or stain. See attached plans labeled, 'SK1' and 'SK2' dated 8/30/2019.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Minor Changes – Porch Rails (page 2.6).
2. The material and design meets the applicable Design Guidelines for porches (page 4.8).

Contact staff prior to making any changes to this approval. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District Design Guidelines.

➢ This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
➢ Display the blue COA placard in a visible location along with any required permits.
➢ No other approvals are to be inferred.
➢ No demolition other than that specifically indicated on any attached plans is authorized under this approval.
➢ All work must be completed in accordance with all other applicable state and local codes.
➢ Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

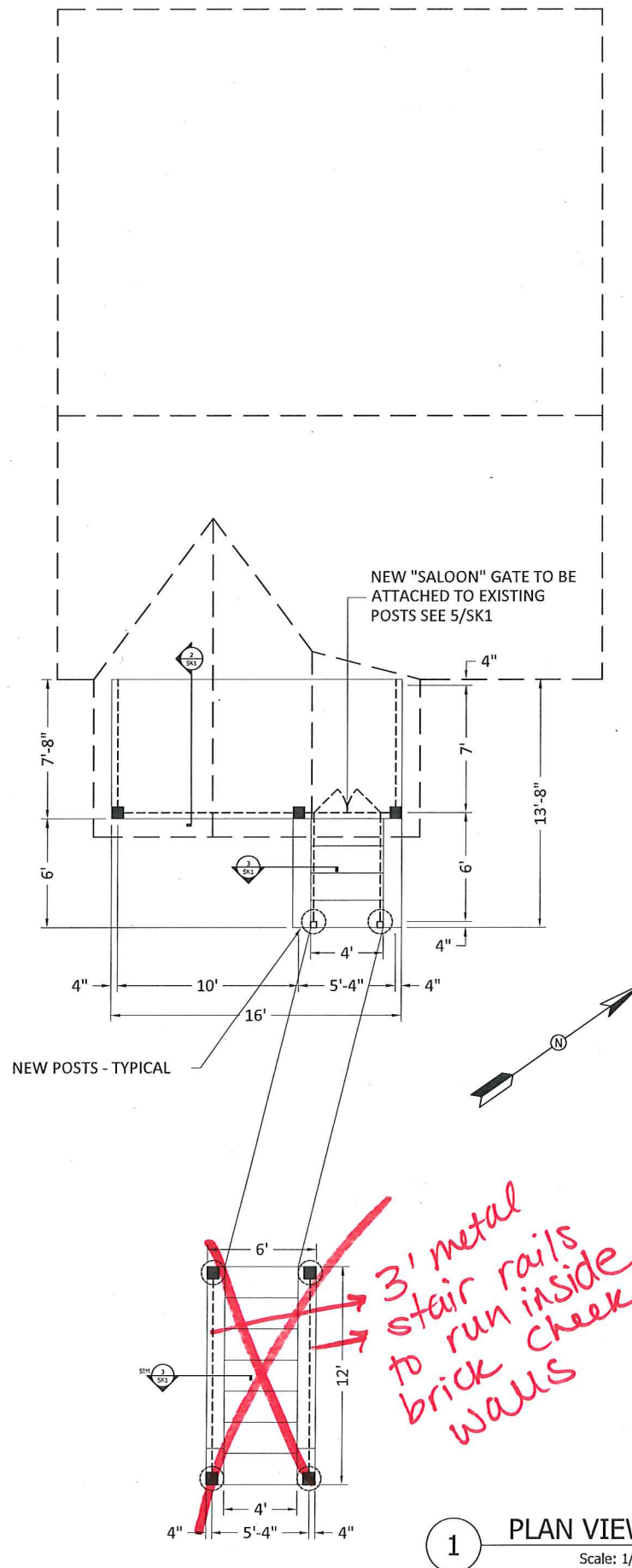_____   _____
James Haden, Chairman   Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT   www.charlotteplanning.org

WYNNE GUARDRAILS

716 WOODRUFF PL
CHARLOTTE, NC

PLAN VIEW diagram annotations:

NEW "SALOON" GATE TO BE ATTACHED TO EXISTING POSTS SEE 5/SK1

NEW POSTS - TYPICAL

7'-8"   7'   13'-8"   6'   6'

4"   10'   5'-4"   4"

16'

4"

4"   4'   4"

N

3' metal stair rails to run inside brick cheek walls (handwritten)

6'   12'   4'   5'-4'   4"   4"

SM 3/SK1

(1) **PLAN VIEW** Scale: 1/4" = 1'-0"

PORCH SECTION diagram annotations:

EXISTING FRAMING

EXISTING POSTS TO REMAIN

NEW PAINTED WOOD GUARDRAIL

EXISTING PORCH COVERING

2'-9"   2'-3"   6"   3'-4"

7'-8"
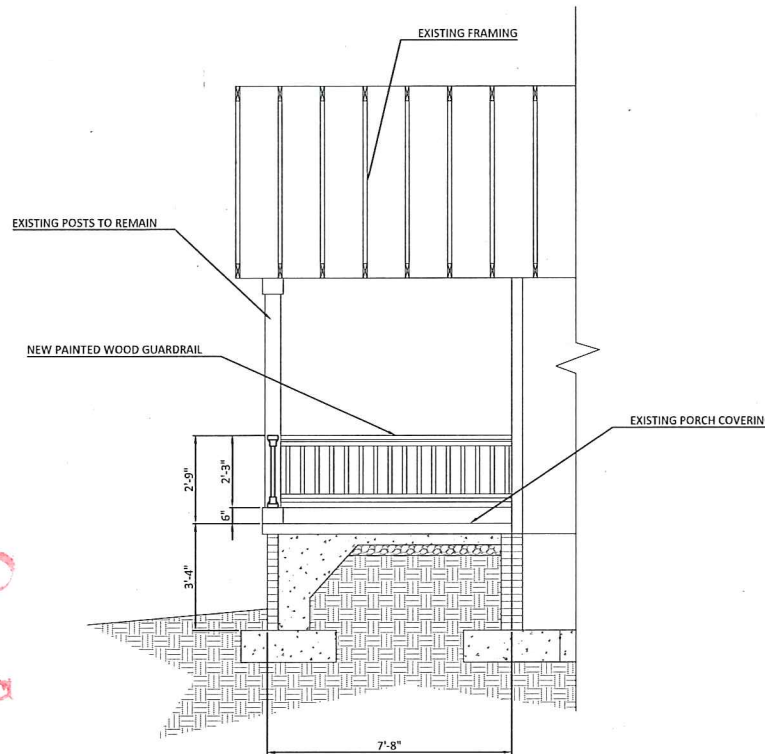
(2) **PORCH SECTION** Scale: 3/8" = 1'-0"

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Charlotte
Historic District
Commission
Certificate of Appropriateness
HDCRMI-2019-00440

SECTION AT STAIR diagram annotations:

NEW POSTS SEE PLAN FOR LOCATION

NEW PAINTED METAL GUARDRAIL AT STAIRS ONLY

3'-3" @ STAIR RAILS ONLY

3' stair rail to run inside brick cheek walls (handwritten)

(3) **SECTION AT STAIR** Scale: 3/8" = 1'-0"

GUARDRAIL DETAIL annotations:

4" WIDE TOP RAIL WITH TAPERED TOP OVER 2X4

3/4" COVE MOULD

PAINTED WOOD GUARDRAIL WITH PICKETS

BOTTOM RAIL 2X3 OVER HORIZONTAL 2X4
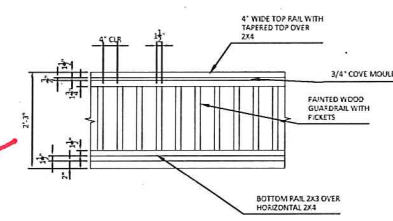
(4) **GUARDRAIL DETAIL** Scale: 1/2" = 1'-0"

PORCH GATE DETAIL annotations:

NATIONAL 5' GATE LATCH OR EQUIVALENT

NATIONAL 5' HINGE KIT OR EQUIVALENT PROVIDE A MIN. OF 2 HINGES EACH SIDE

(5) **PORCH GATE DETAIL** Scale: 1/2" = 1'-0"

ISSUED/ REV. NO.	DATE	DESCRIPTION
1	08/30/2019	Issued for Review

PROJECT NO. _____ #1940

DRAWN BY _____ DHE

CHECKED BY _____ MCA
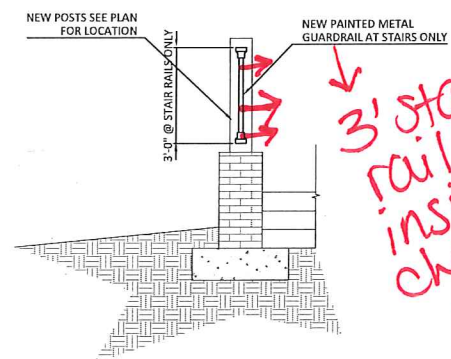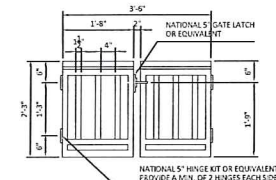
SHEET TITLE

GUARDRAIL PLANS

SK1

WYNNE GUARDRAILS

716 WOODRUFF PL CHARLOTTE, NC
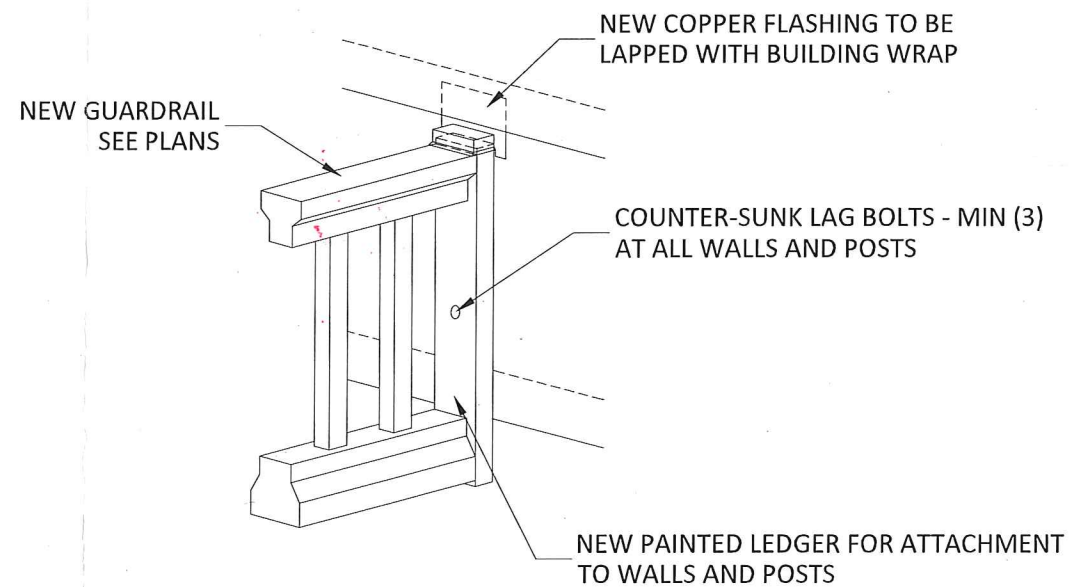

1 PROPOSED FRONT ELEVATION

Scale: N.T.S.

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HDCRMI-2019-00440

NEW COPPER FLASHING TO BE LAPPED WITH BUILDING WRAP

NEW GUARDRAIL SEE PLANS

COUNTER-SUNK LAG BOLTS - MIN (3) AT ALL WALLS AND POSTS

NEW PAINTED LEDGER FOR ATTACHMENT TO WALLS AND POSTS

2 TYPICAL GUARDRAIL ATTACHMENT

Scale: N.T.S.

ISSUED/ REV. NO.	DATE	DESCRIPTION
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PROJECT NO.	#1940
DRAWN BY	DHE
CHECKED BY	MCA

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SHEET TITLE

ELEVATION PLAN

SK2