
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 800 Woodruff Place

SUMMARY OF REQUEST: New Construction

APPLICANT: John R. Poore

Details of Proposed Request

Existing Conditions

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, the lot size is 82.5' x 150'. Setbacks are consistent along the block. Residential structures at the rear of the property are not in the historic district. A single family house occupied the site before being demolished without approval in 2014.

Proposal

The proposal is a triplex dwelling. Three units face Woodruff Place and one faces Hurston Court. The height is approximately 27 feet from grade and the setback is 32 feet from right of way to the front porch. Two units are accessed from Hurston Circle and one unit from Woodruff Place with a side car port. Siding material is wood with a brick foundation. Trim material is also wood. The plan works around two mature trees, one would be removed.

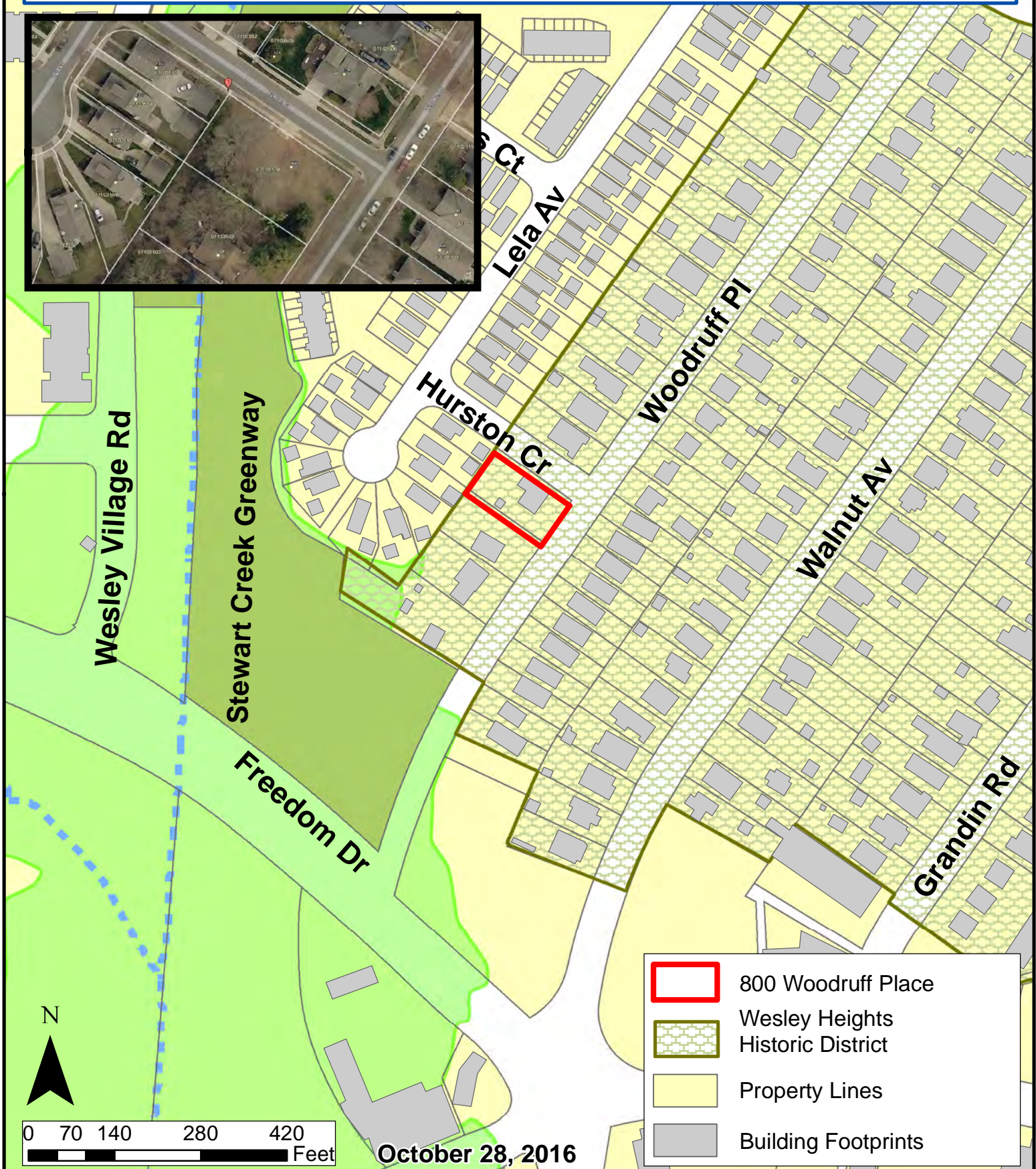
Policy & Design Guidelines for New Construction, page 34

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The 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. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

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

Charlotte Historic District Commission - Case 2016-275
HISTORIC DISTRICT: WESLEY HEIGHTS
NEW CONSTRUCTION



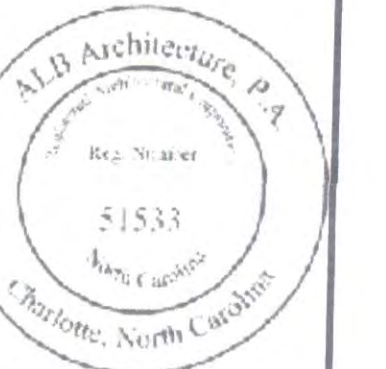


PRE-2014 PHOTOGRAPHS



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WESLEY HEIGHTS - HISTORIC DISTRICT:
WOODRUFF TRIPLEX
800 WOODRUFF PLACE, CHARLOTTE NC 28208

PROJECT #: 18068
ISSUED: 25 OCTOBER 2016
REVISIONS:

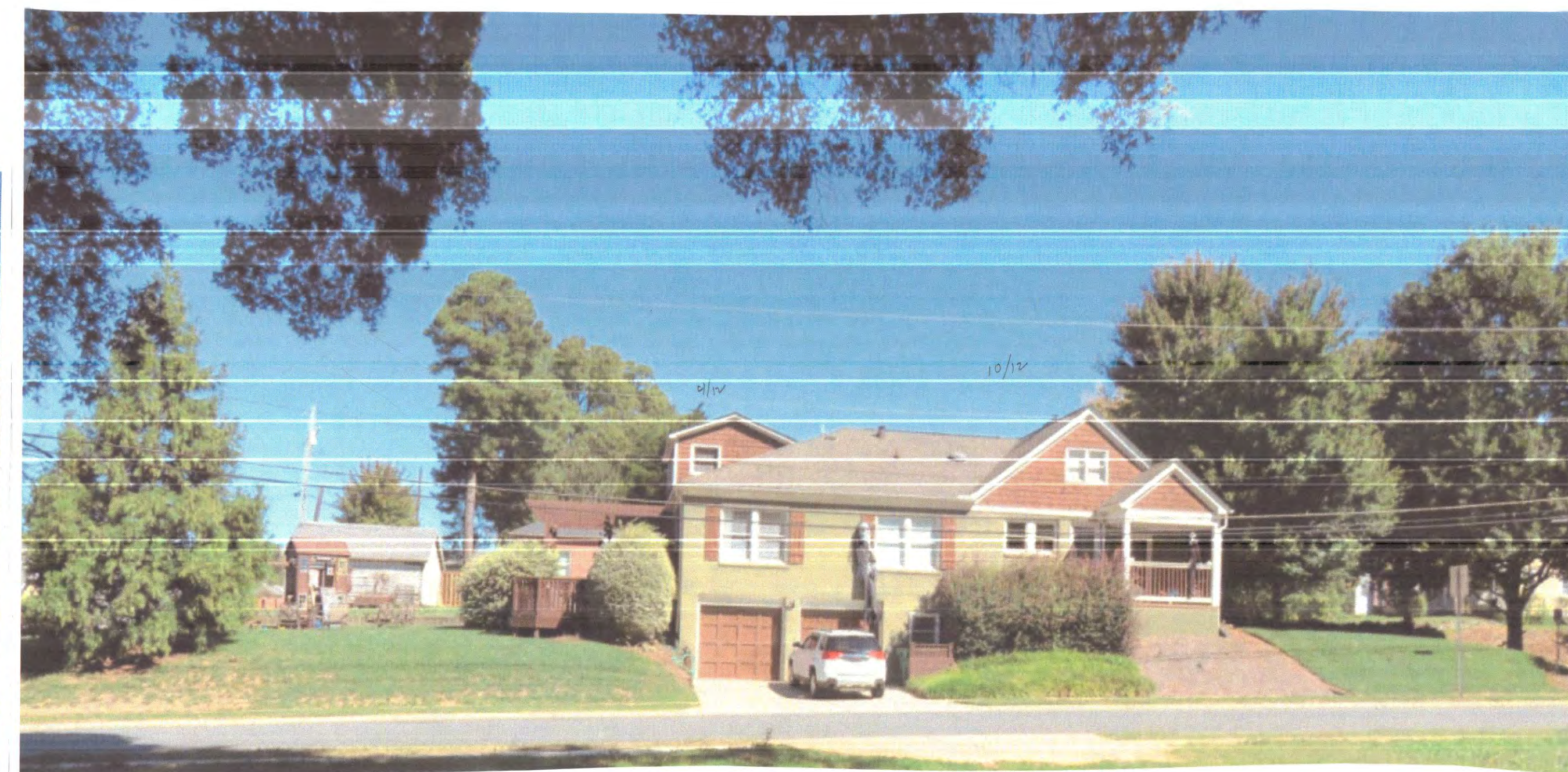


EXISTING HOUSE PRIOR TO DEMOLITION
SIDEWALK VIEW

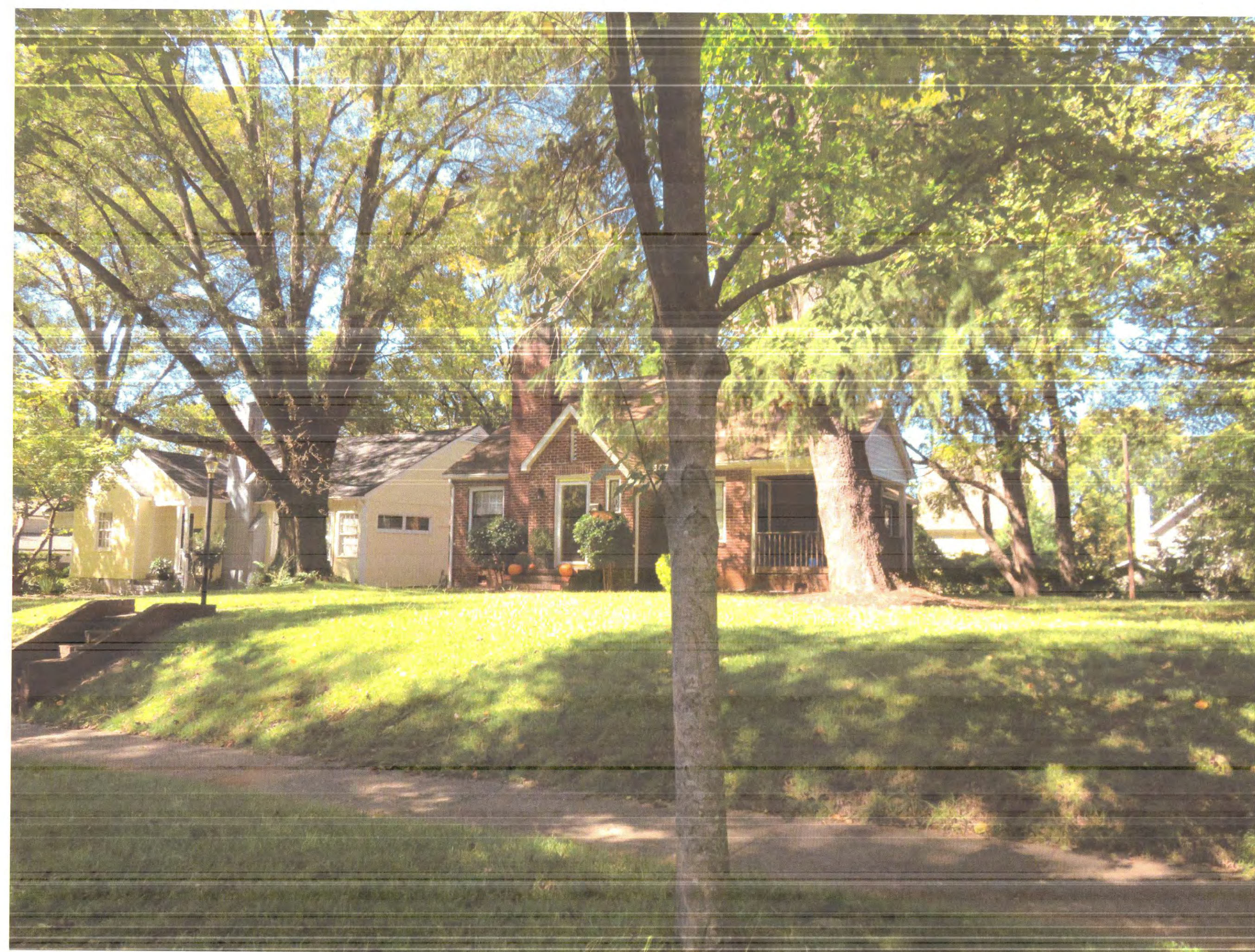


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EXISTING HOUSE PRIOR TO DEMOLITION
LEFT SIDE / FRONT SIDEWALK VIEW

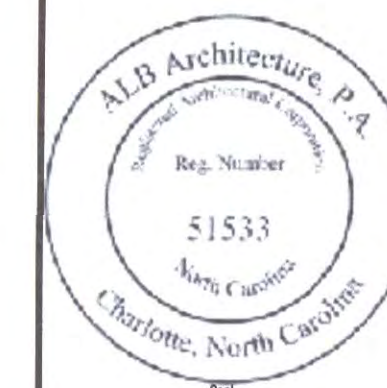
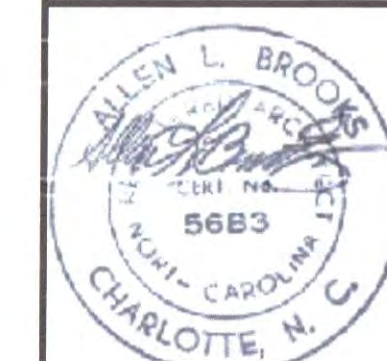


CURRENT CONDITIONS 2016



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WESLEY HEIGHTS - HISTORIC DISTRICT:

WOODRUFF TRIPLEX

800 WOODRUFF PLACE, CHARLOTTE NC 28208

PROJECT #: 16068
ISSUED: 25 OCTOBER 2016
REVISIONS:

A.3

OF: 7





EXISTING STEPS/BULKHEAD



CURRENT VIEW LOOKING SOUTH



CURRENT VIEW WOODRUFF/HURSTON



CURRENT SIDEWALK VIEW (SOUTH WEST)



CURRENT SIDEWALK VIEW



CURRENT VIEW @ REAR OF PROPERTY



CURRENT VIEW CORNER



CURRENT VIEW @ REAR OF PROPERTY



CURRENT VIEW LOOKING TOWARDS WOODRUFF
FROM HURSTON



CURRENT VIEW LOOKING TOWARDS WOODRUFF
FROM HURSTON



CURRENT VIEW @ CENTER LOT (TREE)

CURRENT VIEW @ CENTER LOT (TREE)



LEFT SIDE OF LOT



LEFT ADJACENT HOME



CURRENT VIEW LOOKING NORTH TOWARDS
HURSTON



LEFT SIDE ADJACENT HOMES



SLOPE @ REAR OF LOT (TREE)



WOODRUFF PLACE LOOKING NORTH TOWARDS
SUBJECT LOT

WOODRUFF PLACE LOOKING NORTH TOWARDS
SUBJECT LOT



CURRENT VIEW @ REAR OF LOT



CORNER VIEW. LOOKING @ HURSTON



CORNER VIEW. LOOKING @ HURSTON



SLOPE @ REAR OF LOT

D



CORNER LOT VIEW



CORNER LOT VIEW



SLOPE @ REAR OF LOT (TREE)



WOODRUFF LOOKING DOWN HURSTON.



WOODRUFF LOOKING DOWN HURSTON



ADJACENT HOME NORTH @ WOODRUFF & HURSTON. **P**



CORNER LOT ACROSS STREET



CURRENT VIEW FROM REAR OF LOT



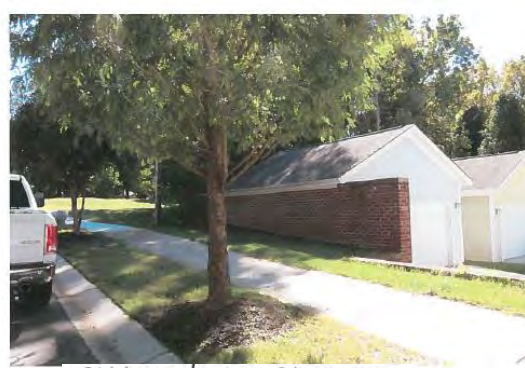
VIEW OF ADJACENT HOMES LOOKING NORTH



CORNER LOT ACROSS STREET



GALLERY OF GARAGES



GALLERY OF GARAGES



VIEW OF HOMES NORTH OF SUBJECT LOT



VIEW OF HOMES NORTH OF SUBJECT LOT



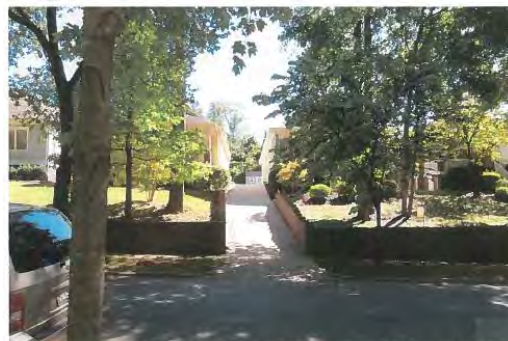
VIEW OF ADJACENT HOMES



VIEW OF ADJACENT HOMES



VIEW OF ADJACENT HOMES

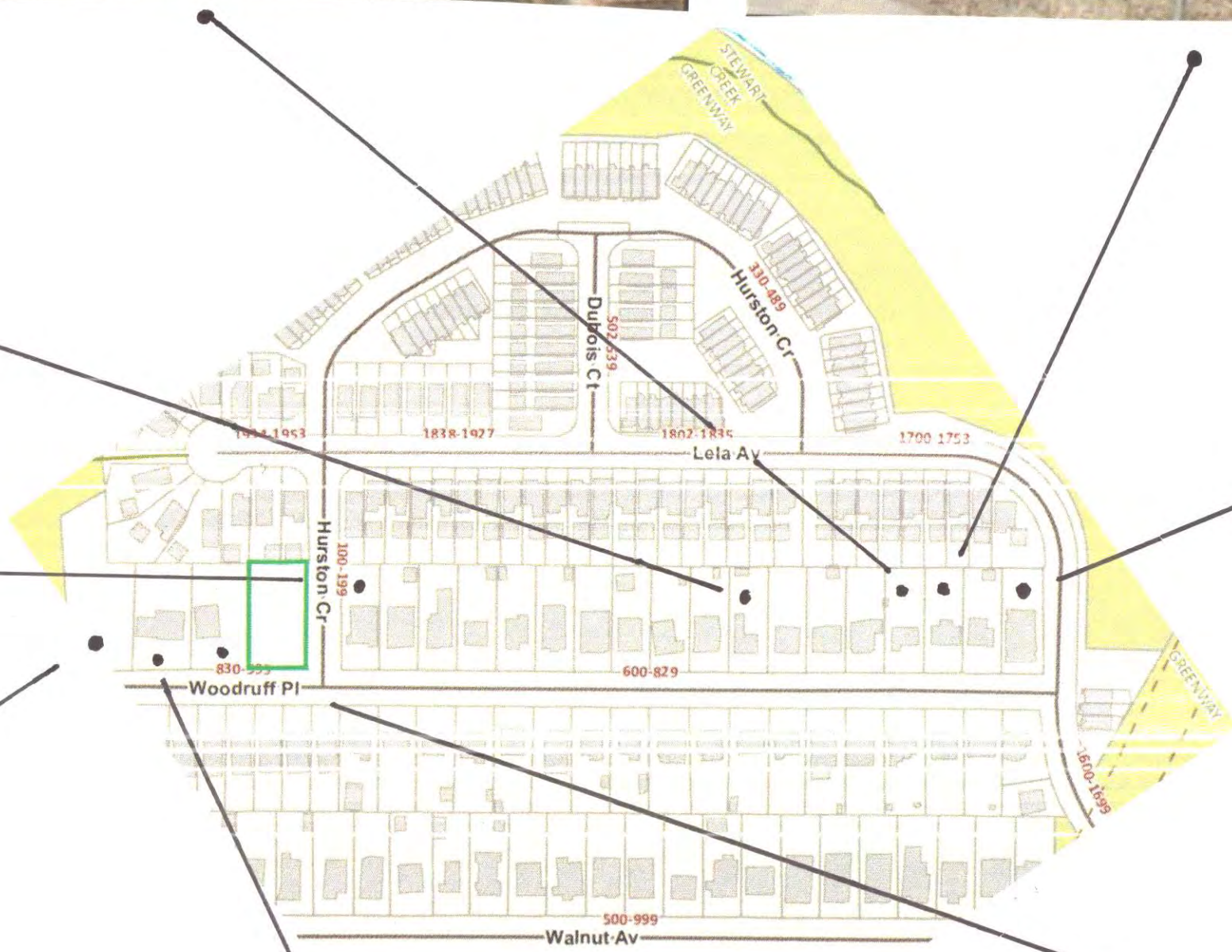


VIEW OF HOMES ACROSS THE STREET



VIEW LOOKING NORTH

STREET CONTEXT



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WESLEY HEIGHTS - HISTORIC DISTRICT:

WOODRUFF TRIPLEX

800 WOODRUFF PLACE, CHARLOTTE NC 28208

PROJECT #: 16068
ISSUED: 25 OCTOBER 2016
REVISIONS:

A.4

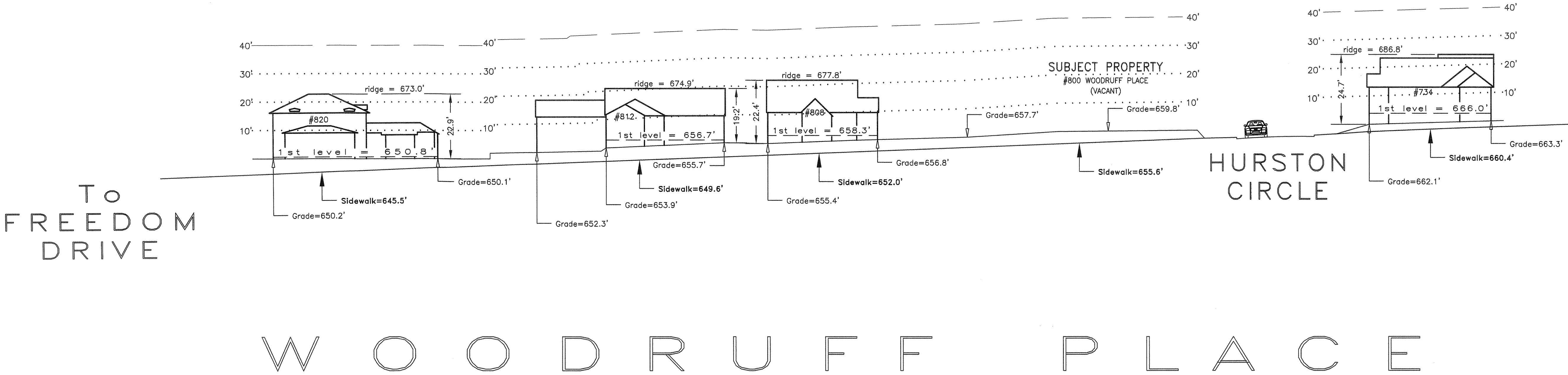
OF: 7

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.

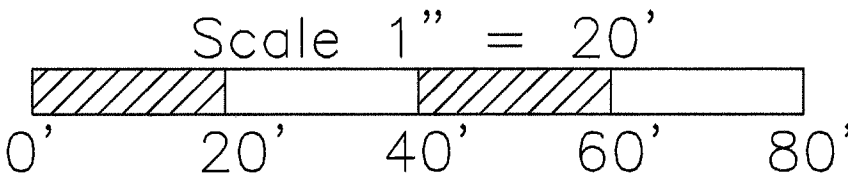


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Building Heights Sketch of
734-820 WOODRUFF PLACE
FACING NORTHWEST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
July 25, 2016



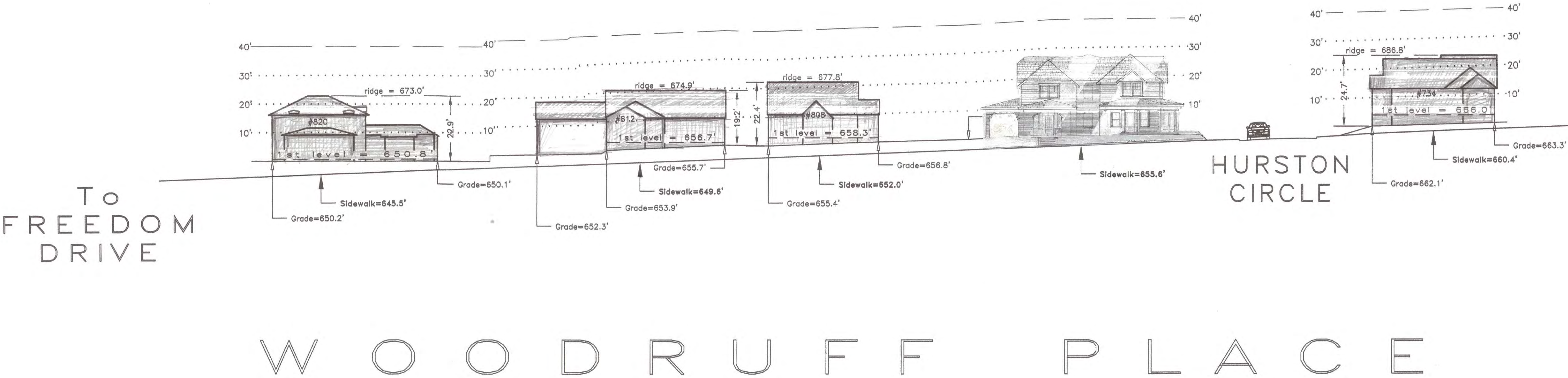
General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rear yard or side yard measurements 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.

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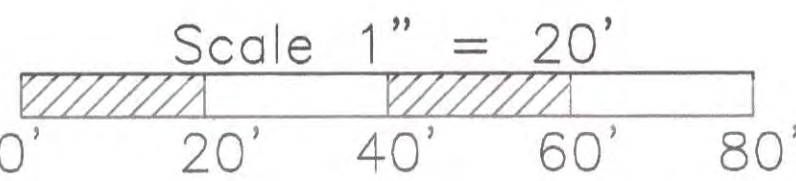


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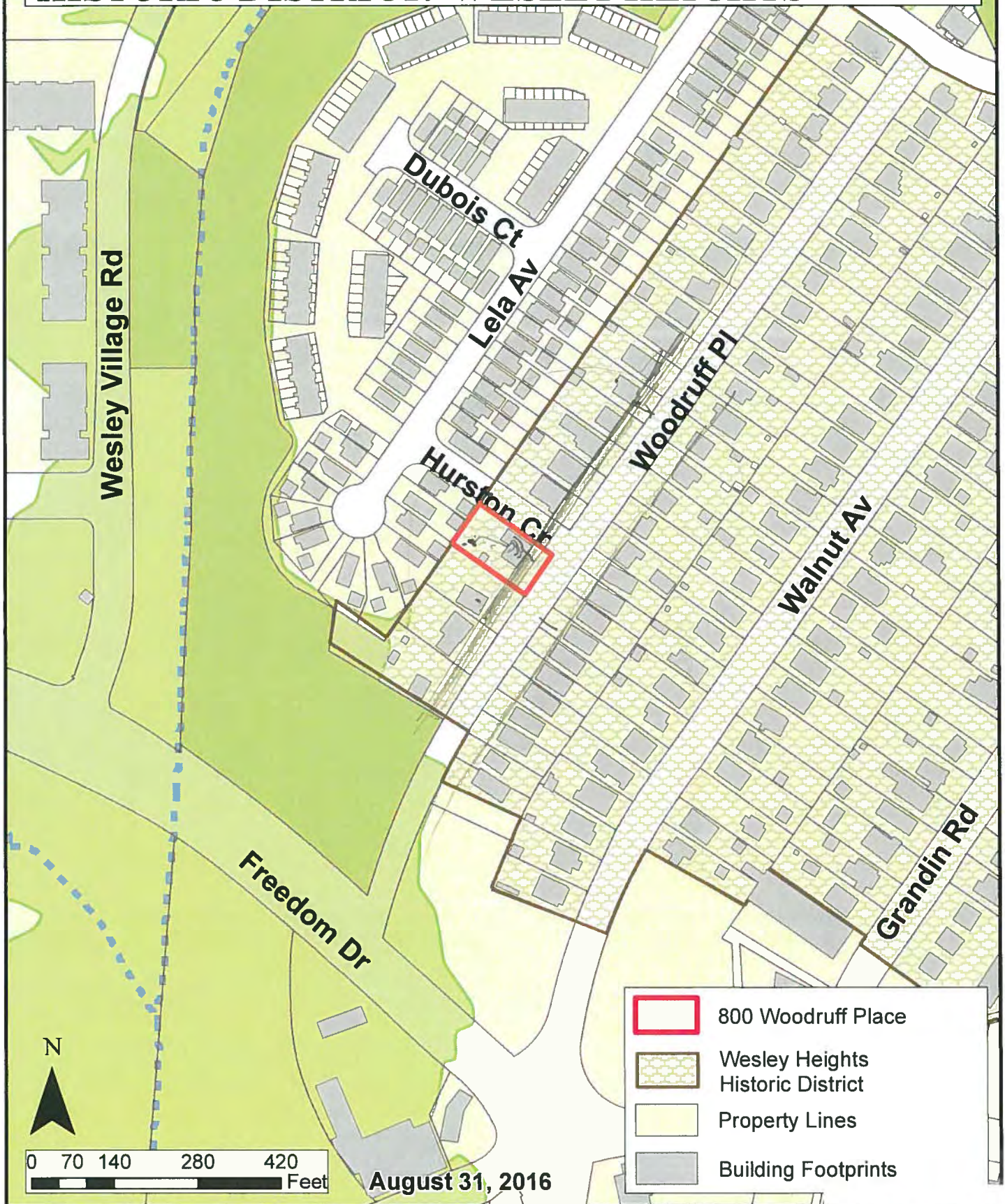
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Charlotte Historic District Commission - Case 2016-175
HISTORIC DISTRICT: WESLEY HEIGHTS



Polaris 3G Map – Mecklenburg County, North Carolina

800 Woodruff

Date Printed: 10/26/2016 1:03:32 PM

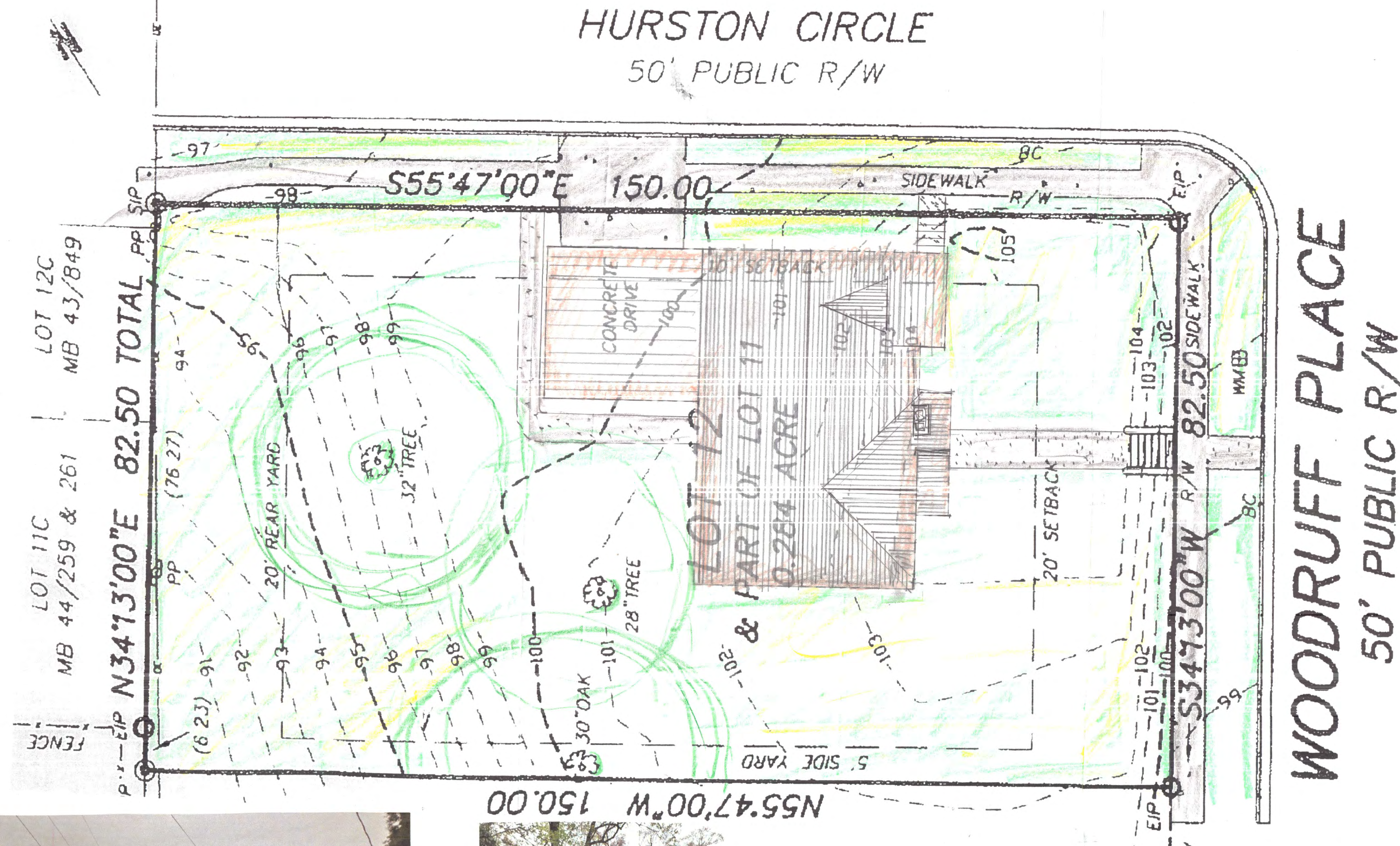


P.28

0.01 0.02 Miles

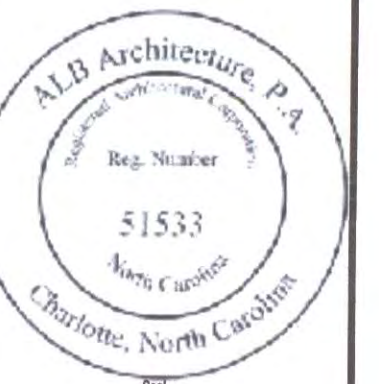
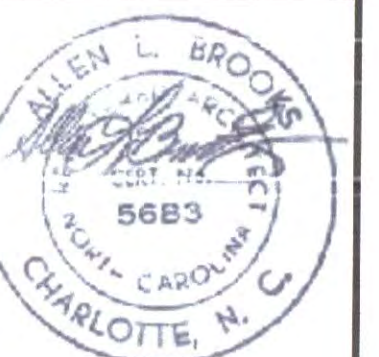
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EXISTING CONDITIONS CIRCA 2014



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WESLEY HEIGHTS - HISTORIC DISTRICT:

WOODRUFF TRIPLEX

800 WOODRUFF PLACE, CHARLOTTE NC 28208

PROJECT #: 16068
ISSUED: 25 OCTOBER 2016
REVISIONS:

A.1

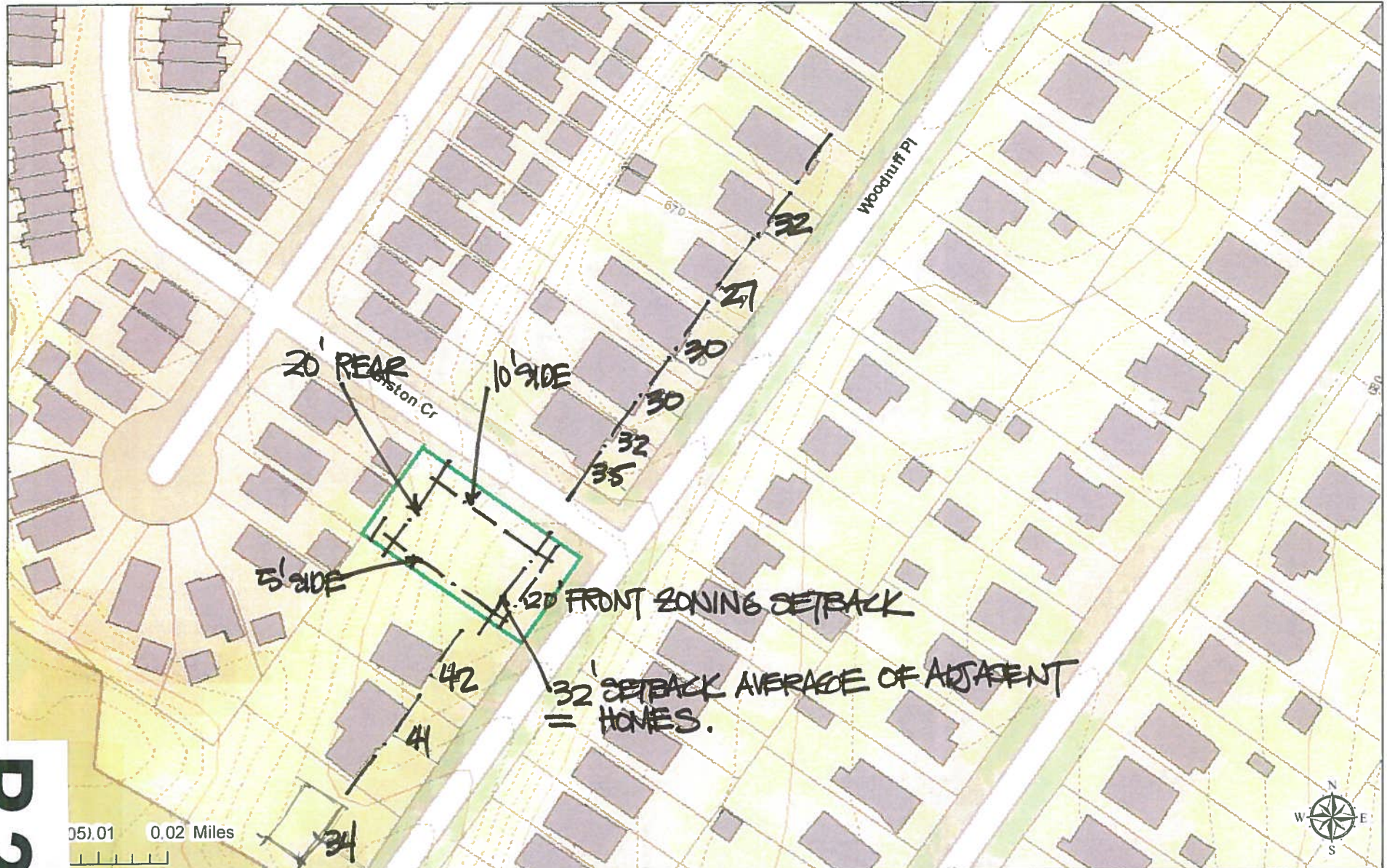
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Polaris 3G Map – Mecklenburg County, North Carolina

800 Woodruff

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P.26

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HURSTON CIRCLE

WOODRUFF PLACE

PROPOSED SITE

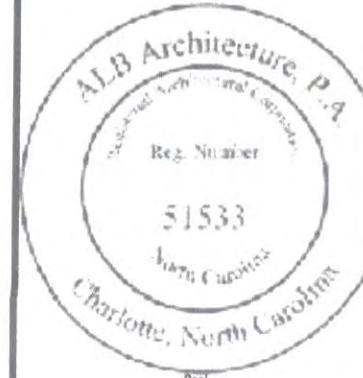
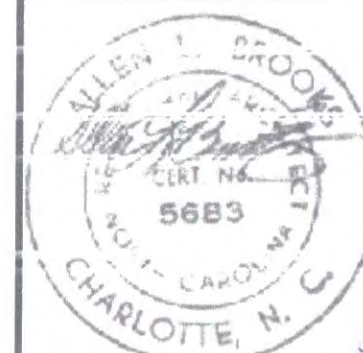
- 12,875 sq ft - TOTAL LOT
- 6,187 sq ft - 50% LAND COVERAGE BY ZONING
- 4,615 sq ft - 37% LAND COVERAGE - ACTUAL
- 2,849 sq ft - HEATED SF. FOOTPRINT
- 316 sq ft - ENCLOSED GARAGE
- 350 sq ft - PORCHES & DECK



architecture

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WESLEY HEIGHTS - HISTORIC DISTRICT:

WOODRUFF TRIPLEX

800 WOODRUFF PLACE, CHARLOTTE NC 28208

PROJECT #: 16088
ISSUED: 25 OCTOBER 2016
REVISIONS:

A.5

OF: 7



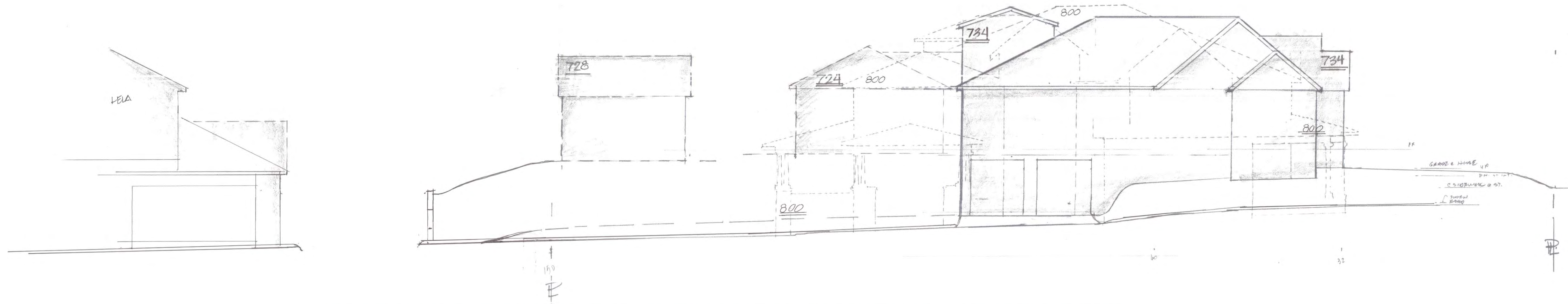
REAR (LELA COURT) ELEVATION



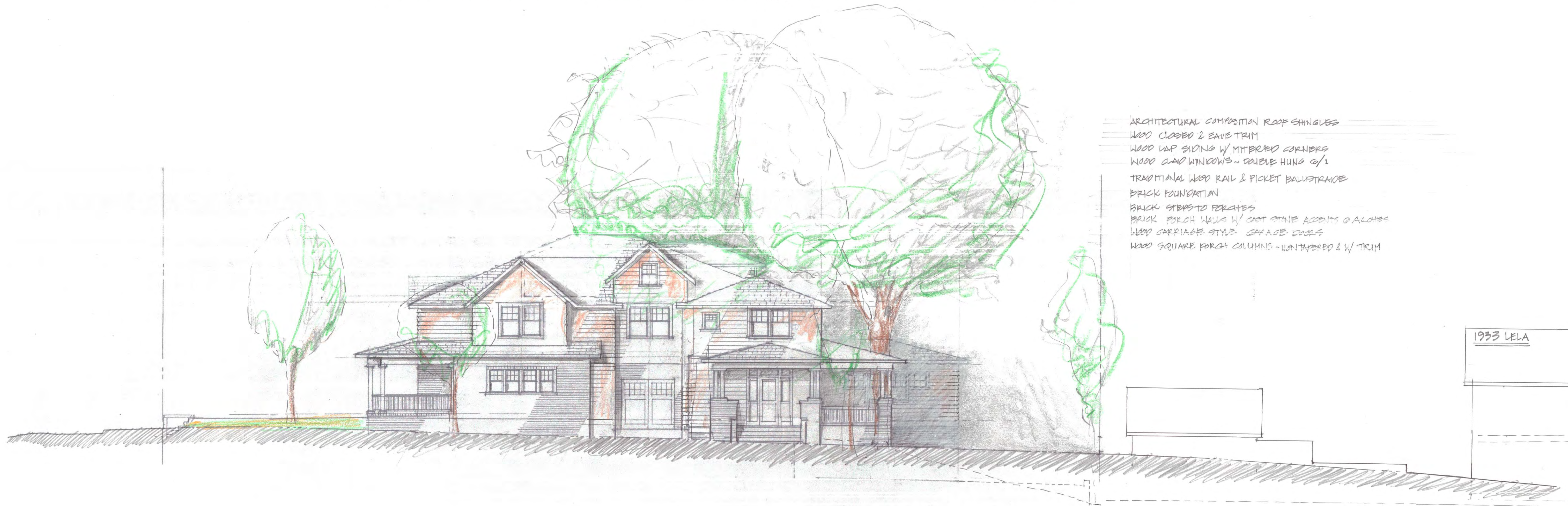
LEFT (NEIGHBOR) ELEVATION



PROPOSED ELEVATIONS W/ STREET PROFILE ALONG WOODRUFF PLACE



COMPARATIVE MASSING @ HURSTON CIRCLE



PROPOSED HURSTON CIRCLE ELEVATION