
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 820 Woodruff Place

SUMMARY OF REQUEST: Addition

OWNER: Fred Martin

APPLICANT: Chris Scorsone

Details of Proposed Request

Existing Conditions

The existing structure is a two story home constructed in 1941 and listed as a contributing structure in the Wesley Heights National Register. The lot is adjacent to a park. The façade is painted brick. On the right side is an attached garage that has been enclosed.

Proposal

The proposal is an addition to the side and rear and a new front porch. The rear addition will not be seen substantially visible from the street. The front porch is nearly full width with a hip roof and painted brick columns. The lower level right side addition is one story with a side loading garage. The façade material on the rear and side is wood and painted brick.

Policy & Design Guidelines for Additions

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.

1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

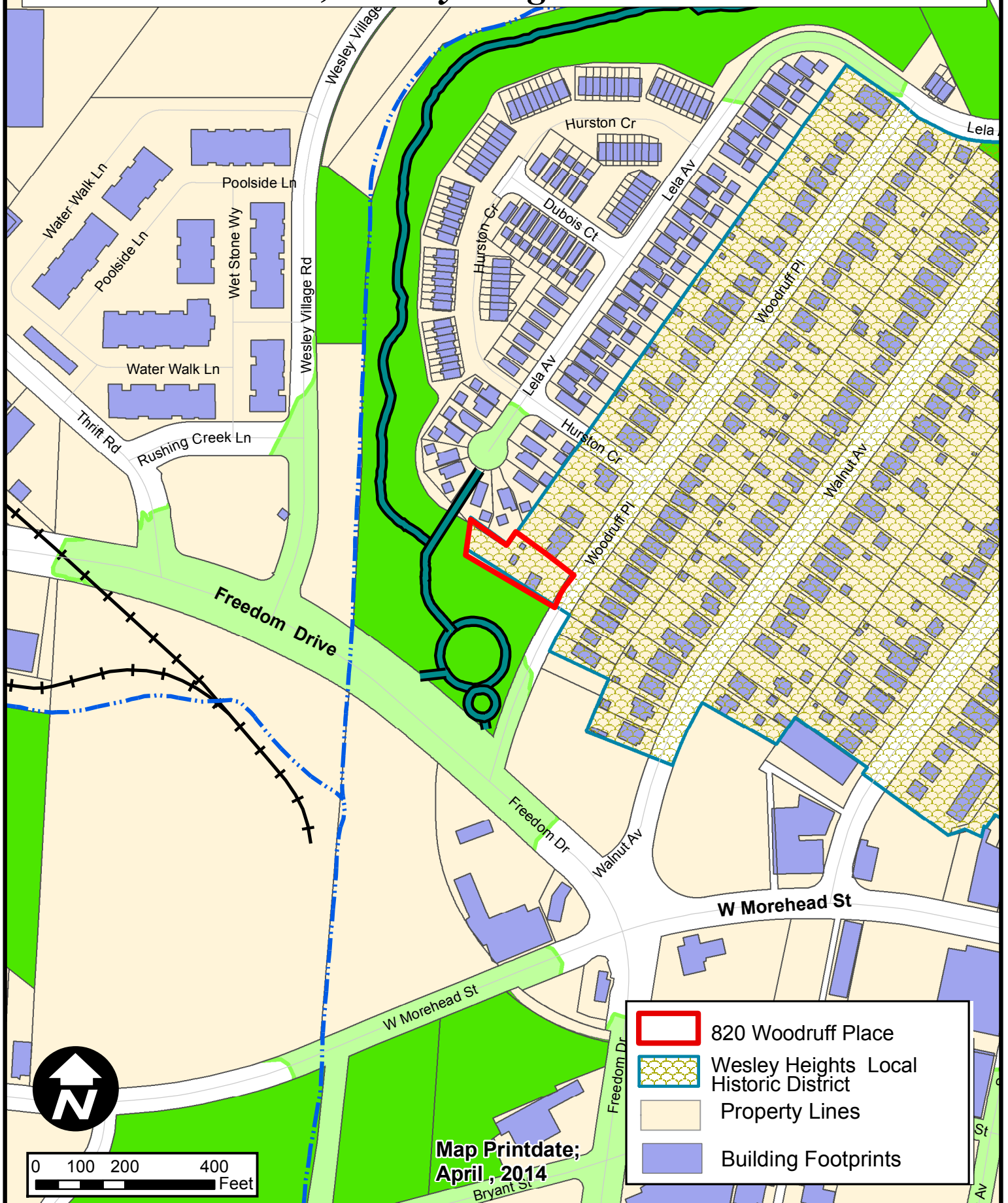
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis

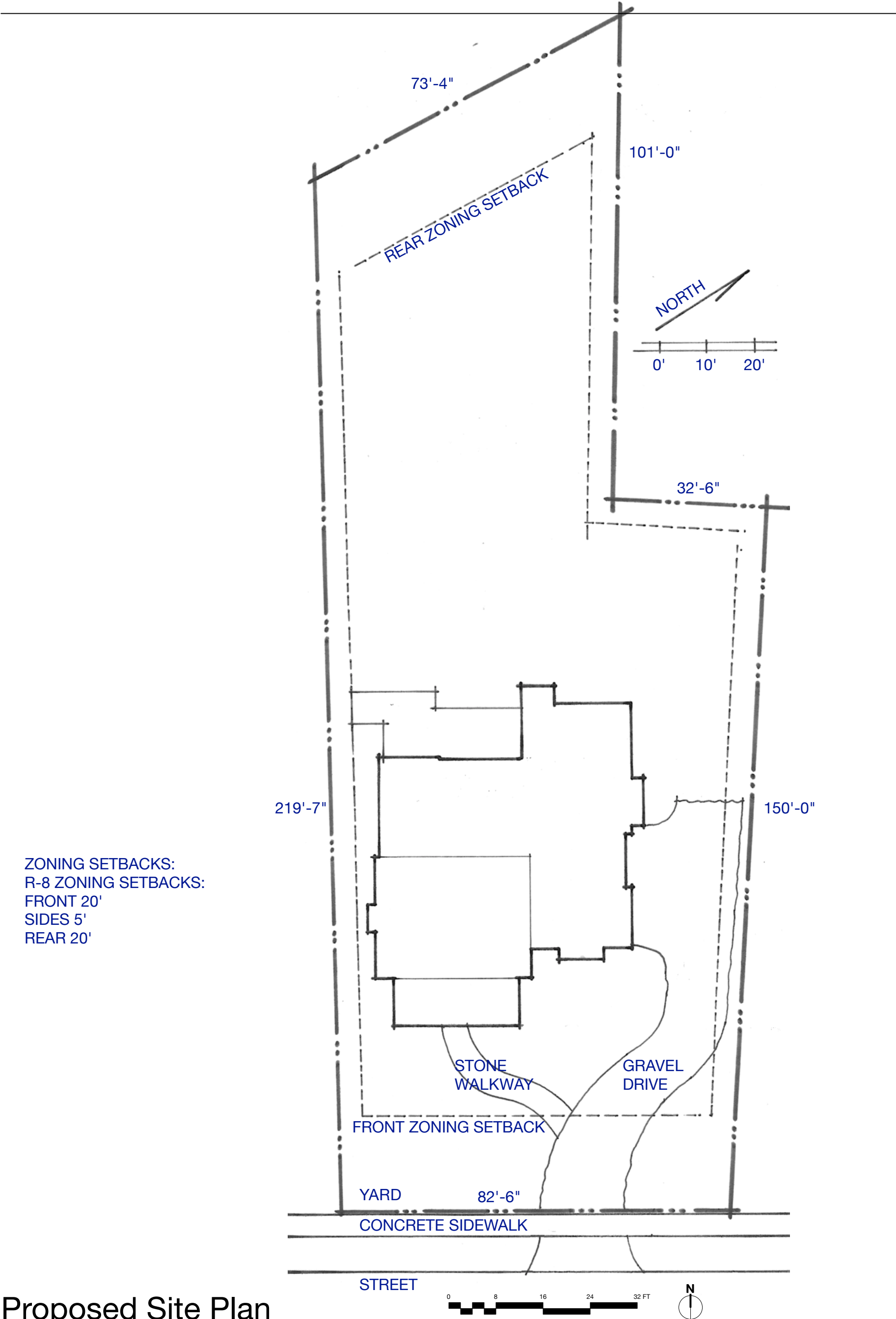
The proposal meets the guidelines for additions.

Charlotte Historic District Commission - Case 2014-074

Historic District ; Wesley Heights

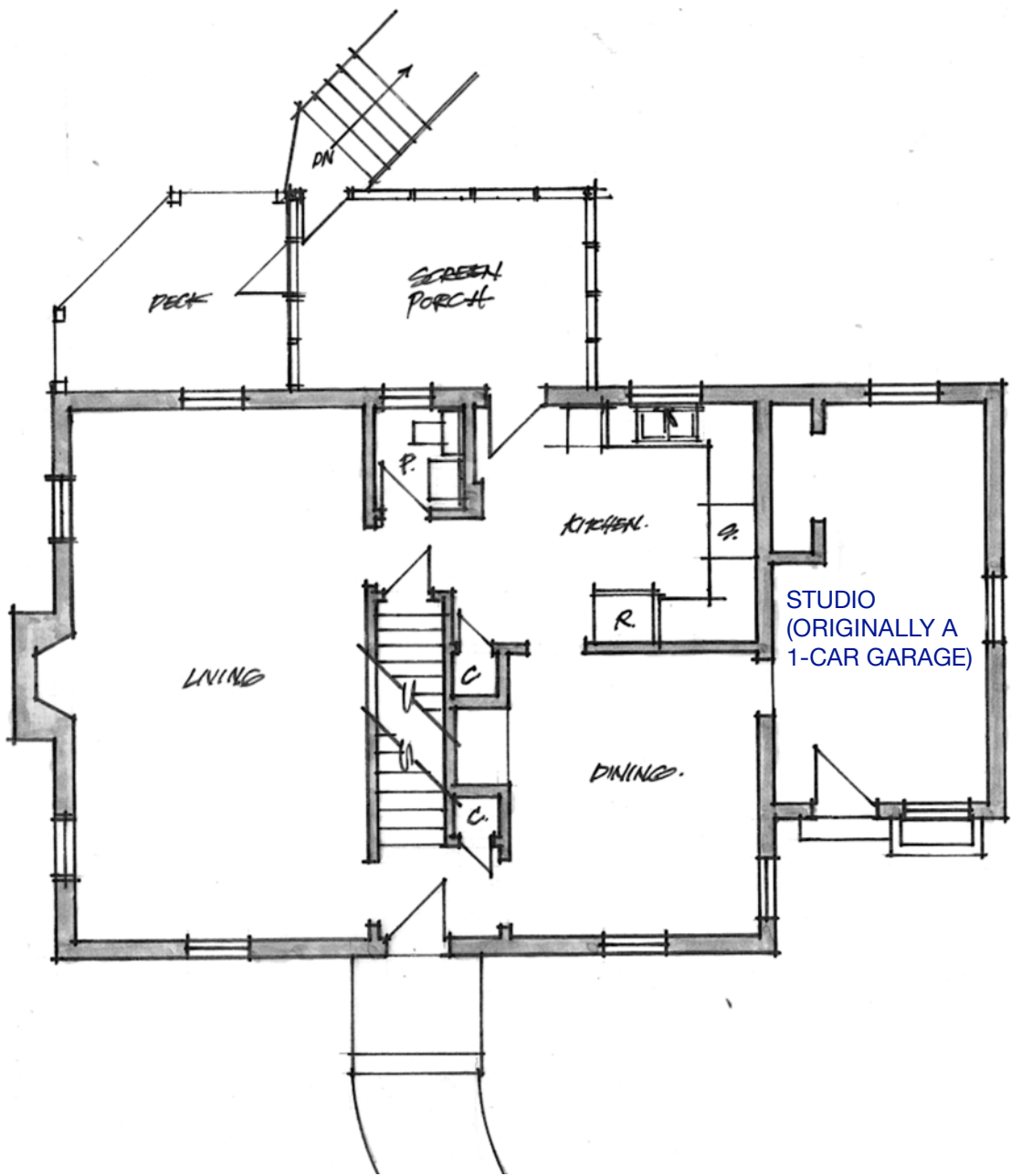


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Proposed Site Plan

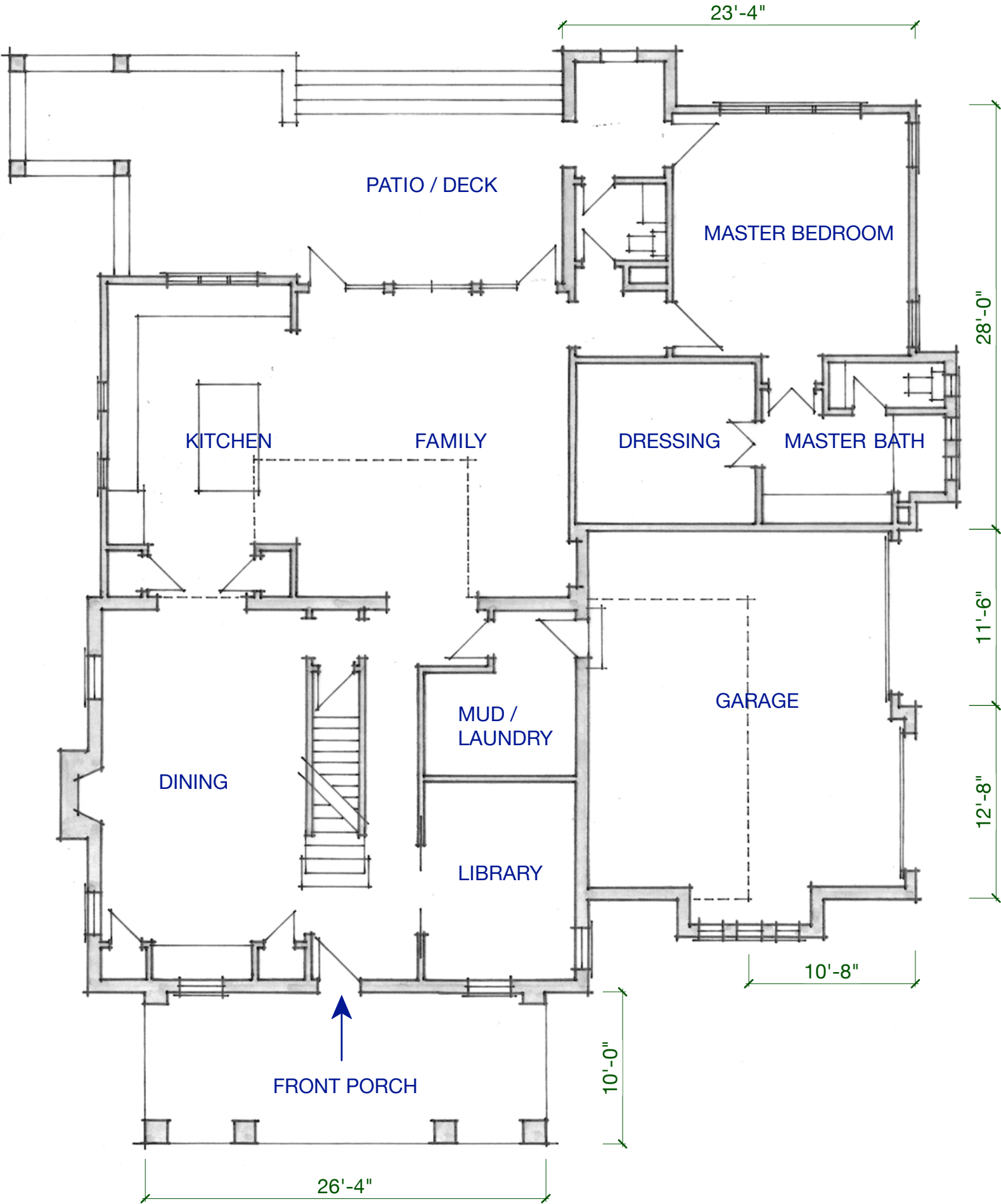
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Existing 1st Floor Plan



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Proposed 1st Floor Plan

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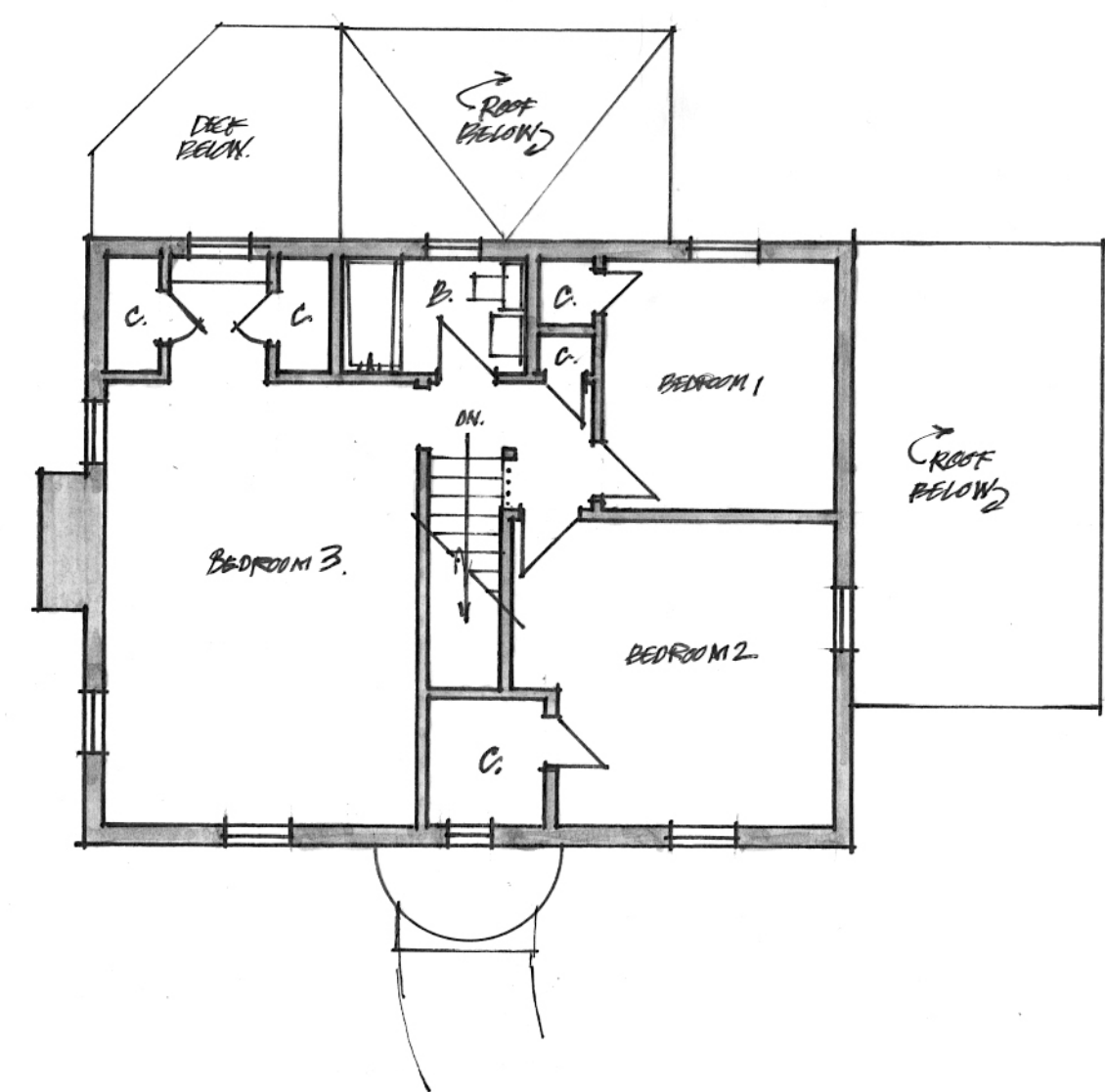
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Project #: 14_104
Date: 05.05.2014 HDC Submittal

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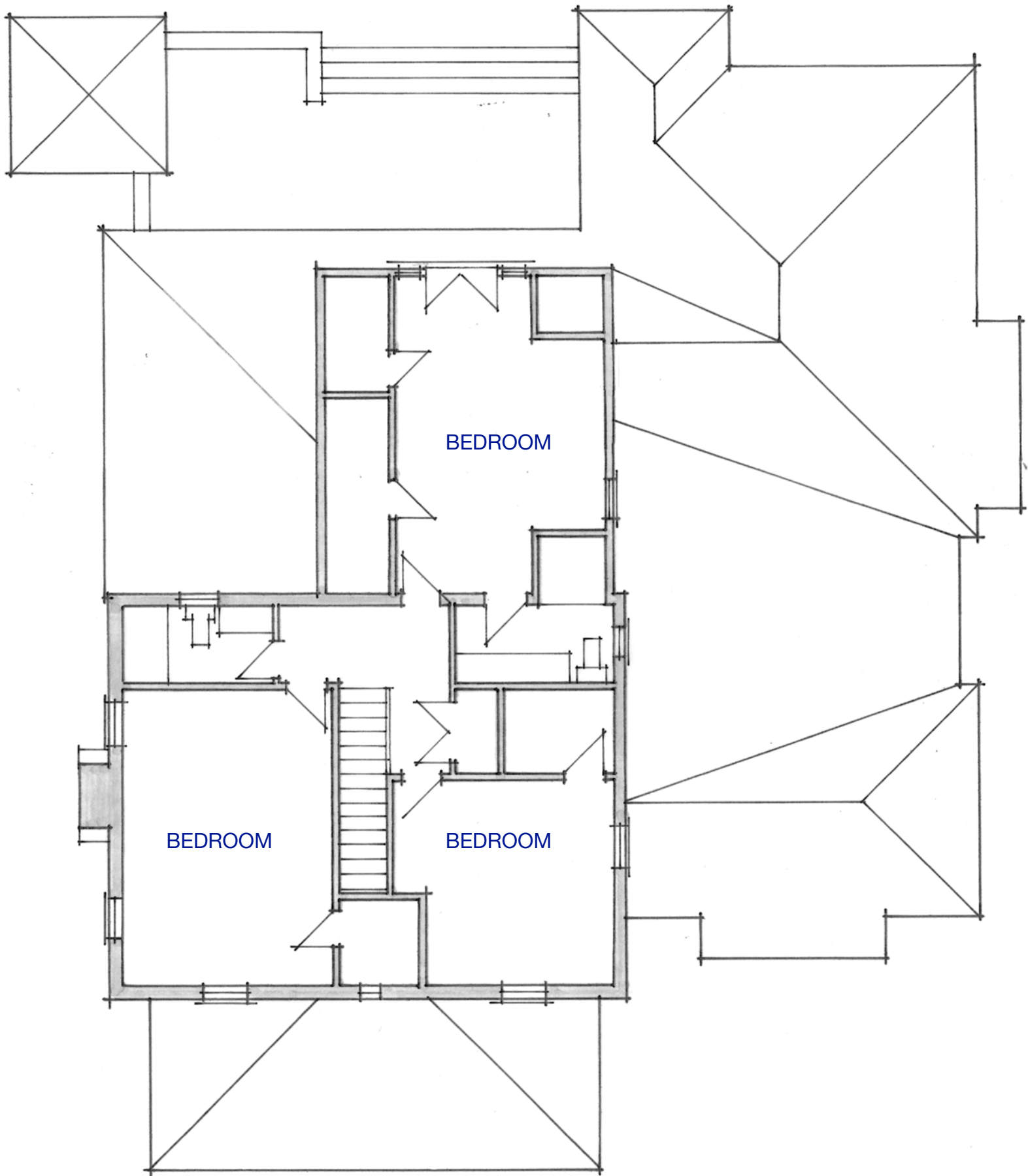
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Existing 2nd Floor Plan



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Proposed 2nd Floor Plan



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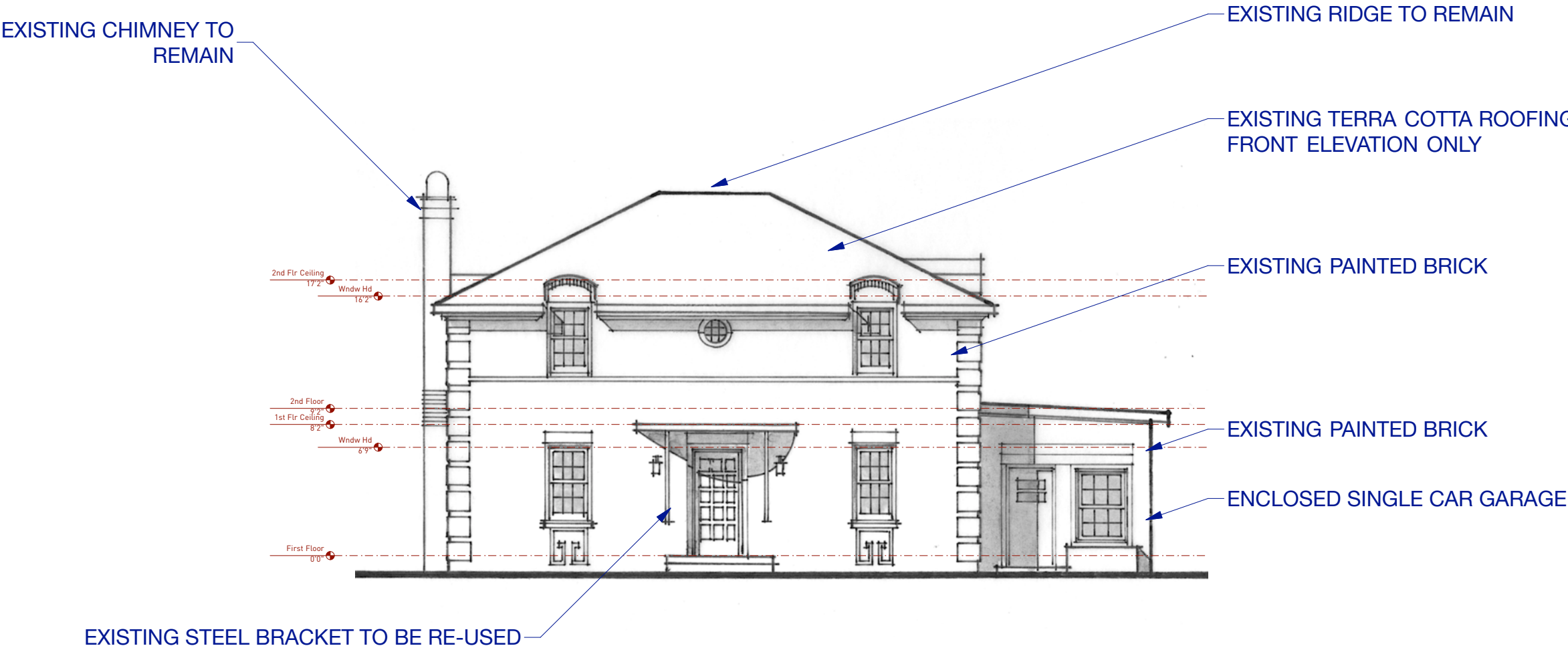
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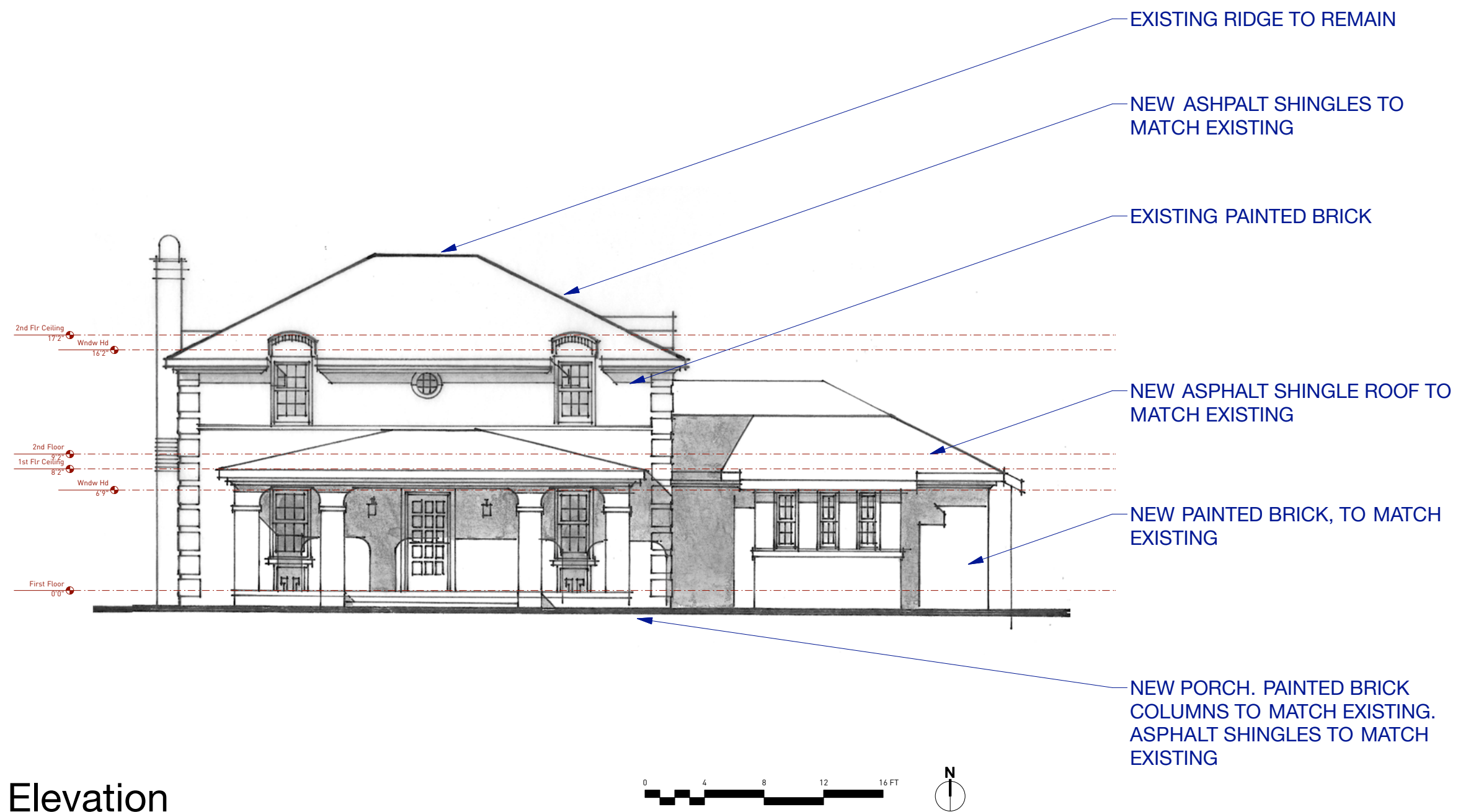
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Existing Front Elevation

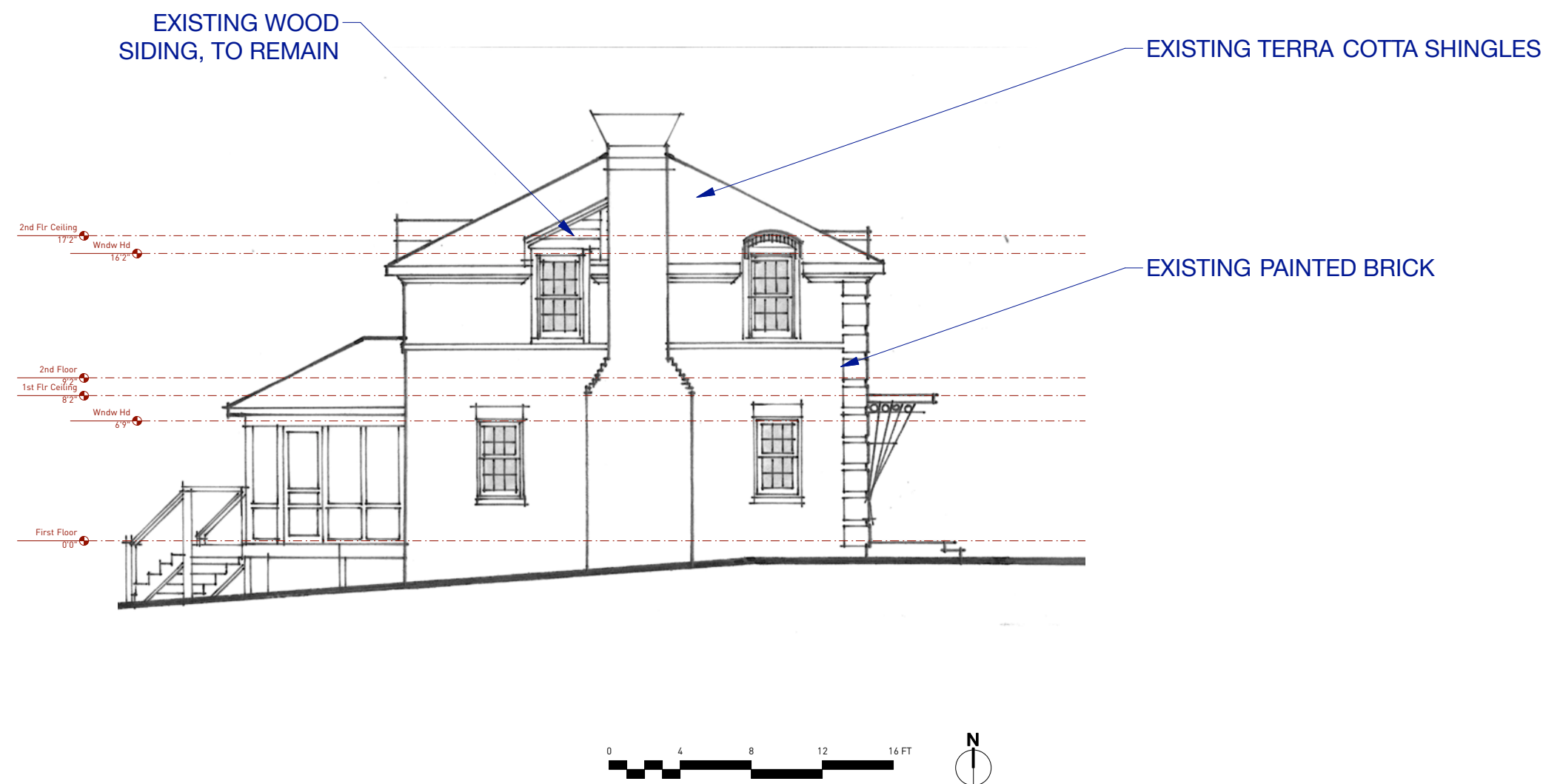


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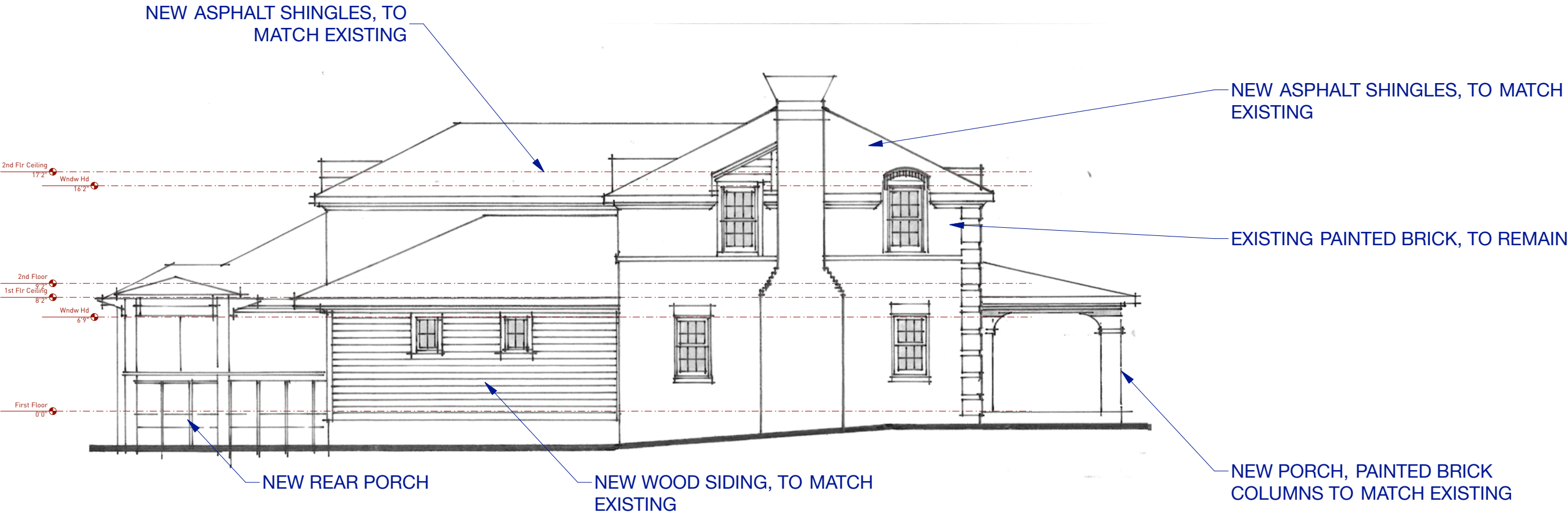
Proposed Front Elevation

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Existing Left Elevation

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Proposed Left Elevation

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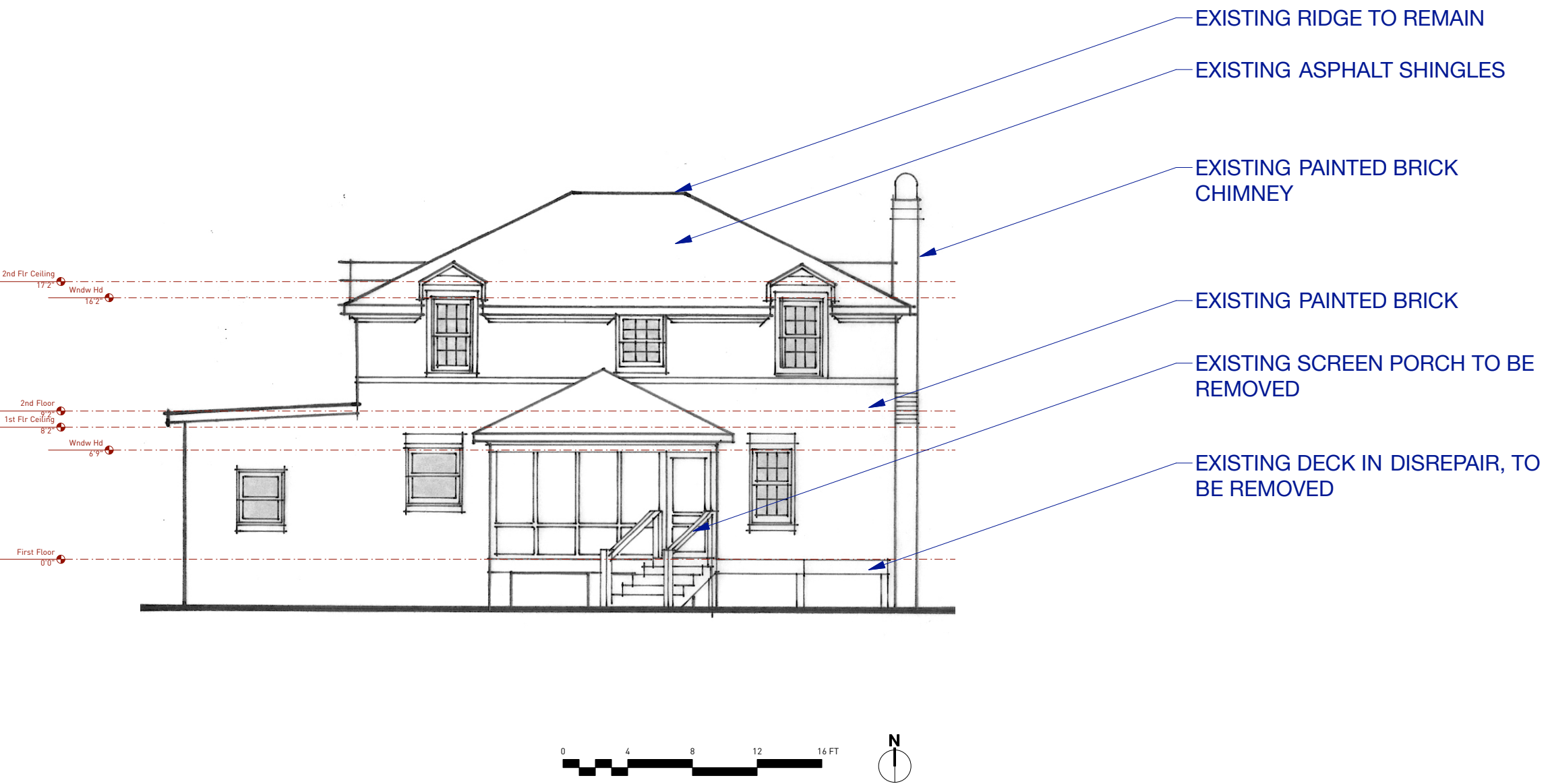
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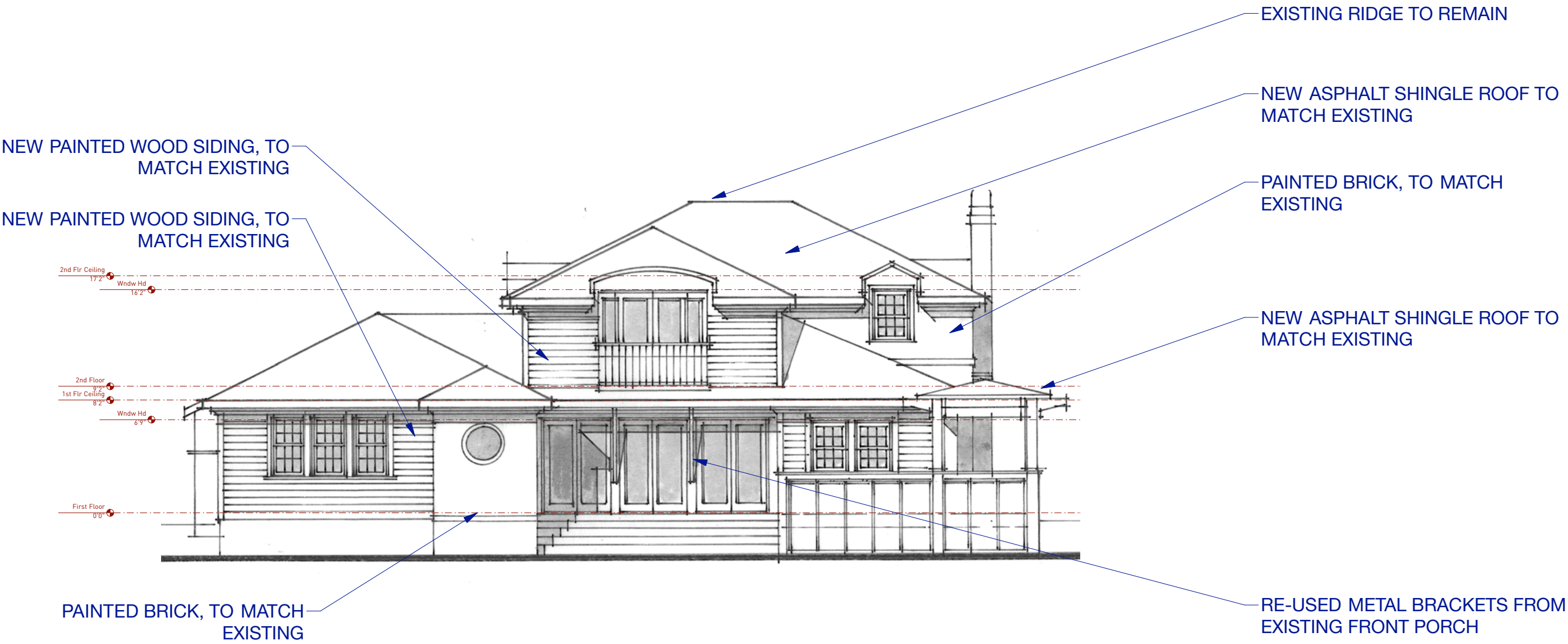


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Existing Rear Elevation

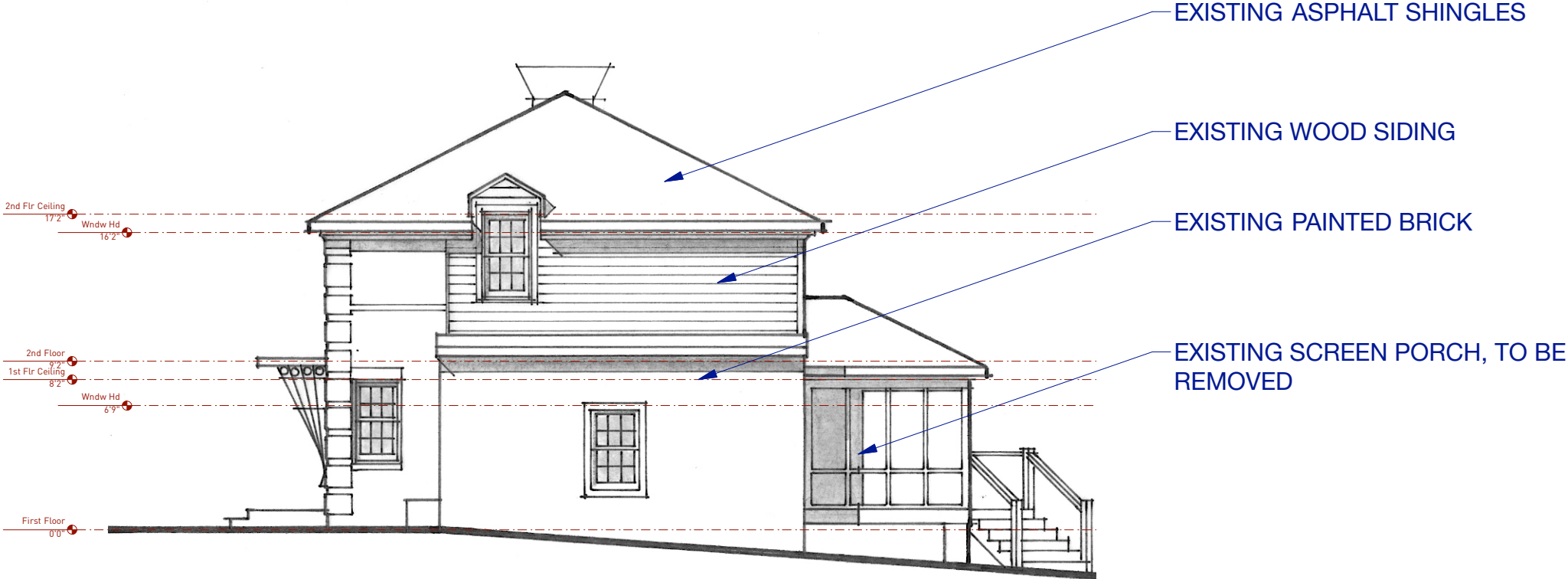
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Proposed Rear Elevation



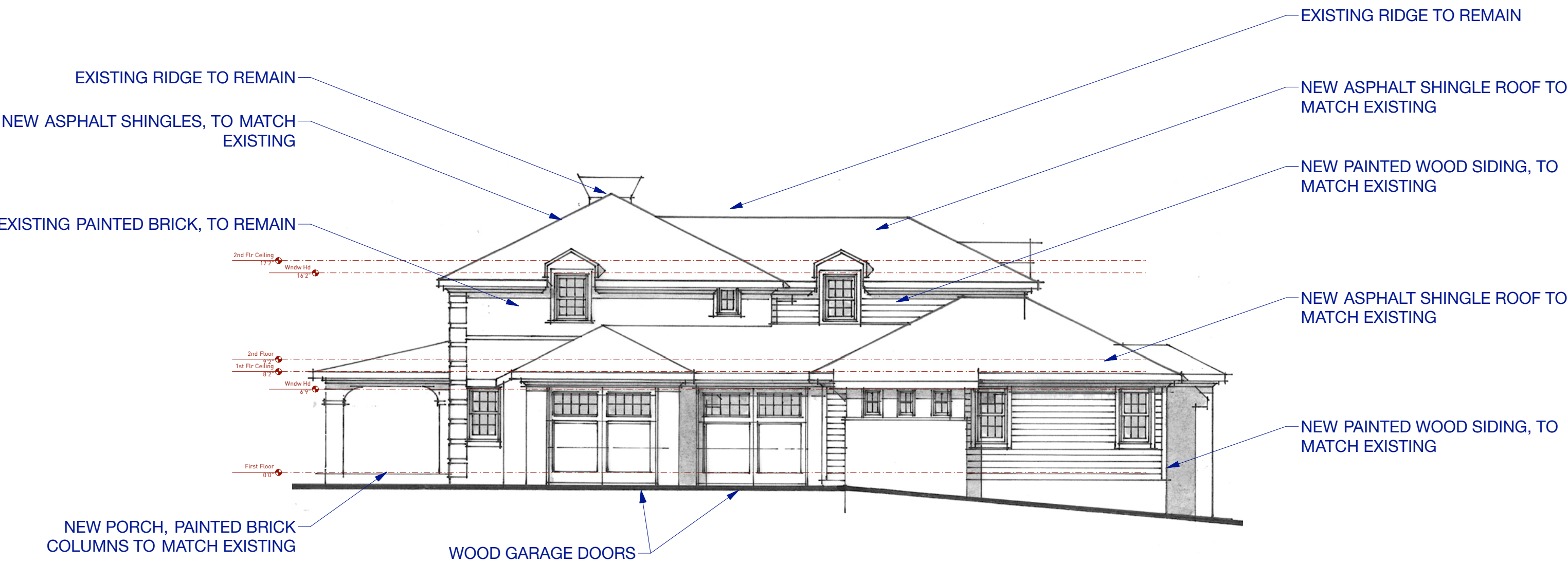
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Existing Right Elevation



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Proposed Right Elevation

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