



**CHARLOTTE HISTORIC DISTRICT COMMISSION  
CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER:** 2015-231

**DATE:** 15 December 2015

**ADDRESS OF PROPERTY:** 625 Woodruff Place

**HISTORIC DISTRICT:** Wesley Heights

**TAX PARCEL NUMBER:** 07102108

**OWNER(S):** Bruce Wetherell

**APPLICANT:** Ernie Smith

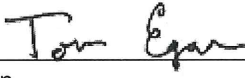
**DETAILS OF APPROVED PROJECT:** The project is a rear addition, replacement front door, replacement front porch column, and replacement driveway, see exhibit labeled 'Site Plan – December 2015.' The rear addition measures approximately 10' x 15' and will be inset 6" from the existing left elevation, see exhibit labeled 'Rear Addition – December 2015'. The single story addition will tie into the existing roof below the ridge. Exterior material of the single story addition will be wood lapboard siding. The project also includes a new panelized front door featuring a square window in the top third of the door. The deteriorated metal front porch column will be replaced with a 6x6 square wood column trimmed off at the top and bottom and painted white, see attached exhibit labeled 'Porch Column Detail – December 2015'. The existing driveway will be replaced with a new 8' wide concrete drive, which will extend to the rear of the house.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval
  - a. Replacement Windows and Doors (page 23)
  - b. Additions (page 39) - Additions to the rear of existing structures that are neither taller nor wider than the original structure may be eligible for administrative approval.
  - c. Driveways (page 64)
2. This application is in compliance with Policy & Design Guidelines based on location of proposed work.

*Continued on next page*

- 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 six 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 six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.**

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Staff

# LEGEND:

R/W RIGHT OF WAY  
 NIR NEW IRON REBAR  
 N/F NOW OR FORMERLY  
 E.I.R. EXIST' T. IRON REBAR  
 E.I.P. EXIST' T. IRON PIPE  
 C.P. CALCULATED POINT  
 (NO POINT FOUND/SET)  
 P.P. POWER POLE  
 R/L PROPERTY LINE  
 FENCE  
 H.V.A.C. UNIT

M BK MAP BK & PG  
 D BK DEED BK & PG  
 P.D.E. PUBLIC DRAIN E'SM.'T  
 ESM.'T EASEMENT  
 O.P.L. OVERHEAD POWER LINE  
 P. PORCH  
 C. CHIMNEY  
 S. STOOP  
 CONC. CONCRETE  
 EASEMENT LINE  
 EXISTING TREE  
 (6" & over)

## CURRENT CHAR.-MECK. ZONING

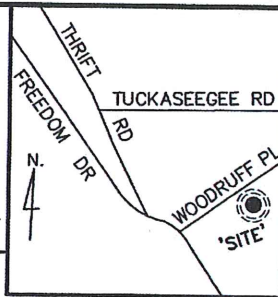
CLASSIFICATION: R-8

(from GIS report)

ZONING NOTED ON RECORDED PLAT: NONE

BUILDING SETBACK LINES SHOWN ON LOT ARE FROM (CHAR-MECK) R-8 ZONING AS FOLLOWS:

FRONT=20 ft. SIDES=5 ft. REAR=20 FT.  
 LOCATED IN HISTORICAL DISTRICT



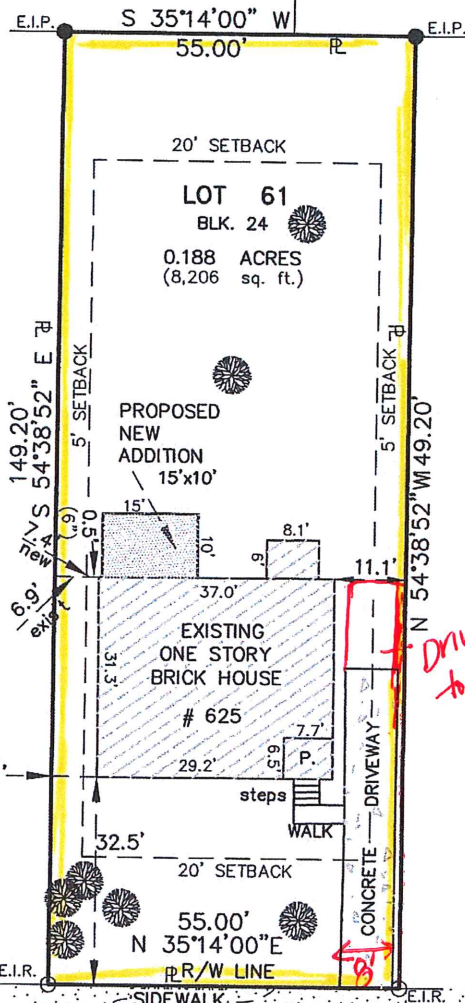
VICINITY MAP  
 (NOT TO SCALE)

LOT 8  
 BLK. 24  
 M BK 4-PG 101

LOT 9  
 BLK. 24  
 M BK 4-PG 101

LOT 62  
 BLK. 24  
 M BK 4-PG 101

LOT 60  
 BLK. 24  
 M BK 4-PG 101



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Driveway to extend  
 to rear of house



WOODRUFF PLACE

(50 FT. WIDE PUBLIC STREET R/W)

TO FREEDOM DR

Site Plan - December 2015

MAP OF SURVEY

## LEGAL REFERENCES:

1.-RECORDED MAP (PLAT) IN MAP BK. 4, PG. 101, dated JUNE, 1932.

FOR

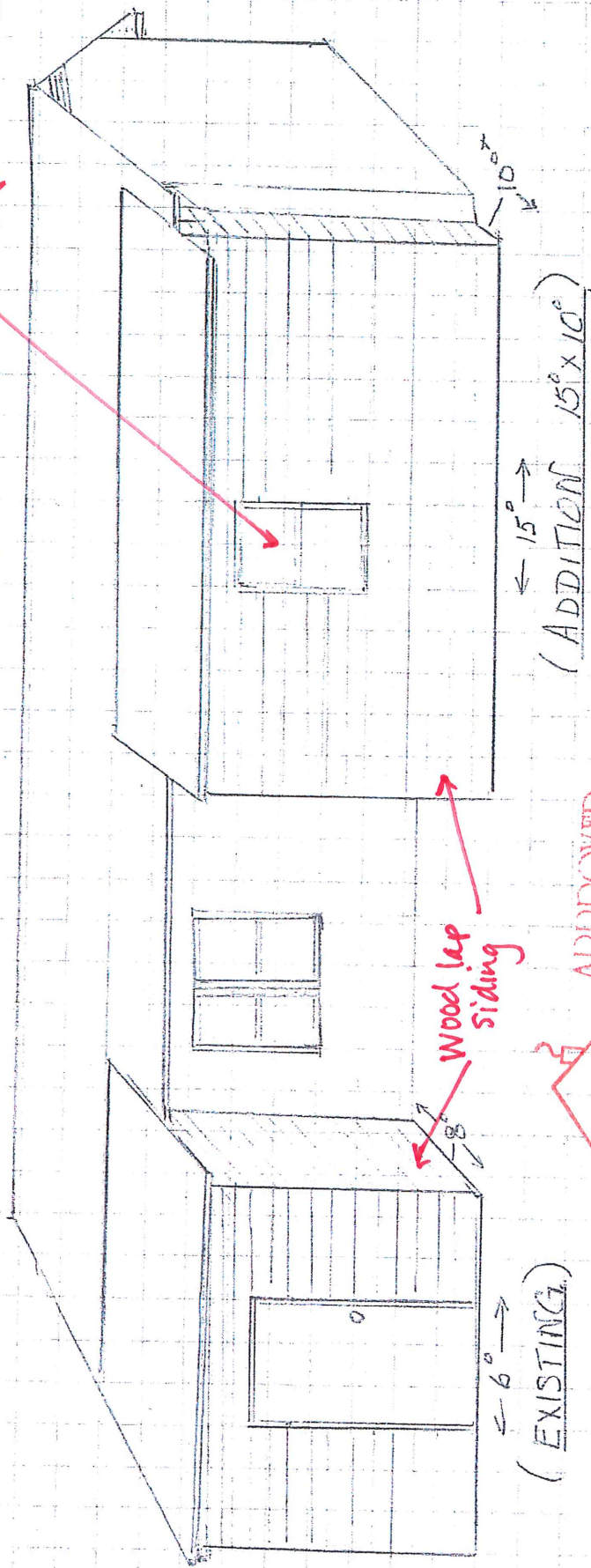
F G H PROPERTY HOLDINGS, INC. (Owner)



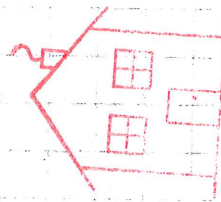
625 WOODRUFF PLACE  
CLT 28208

REAR ROOFLINE

New aluminum  
double-hung  
match existing



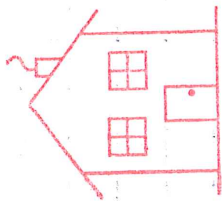
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Rear Addition - December 2015



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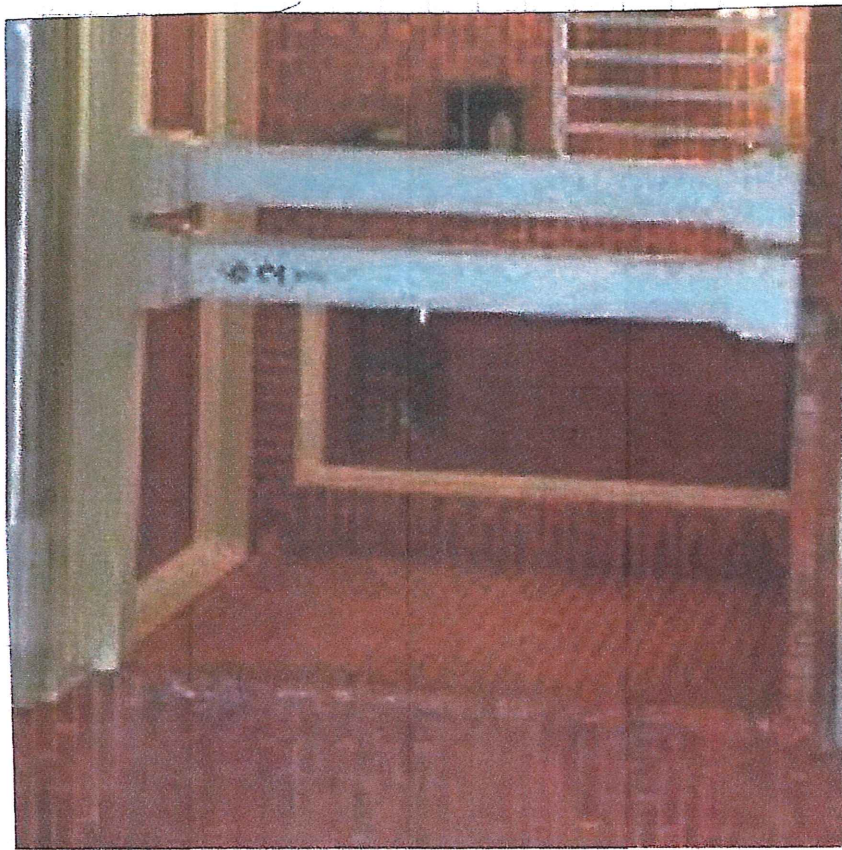
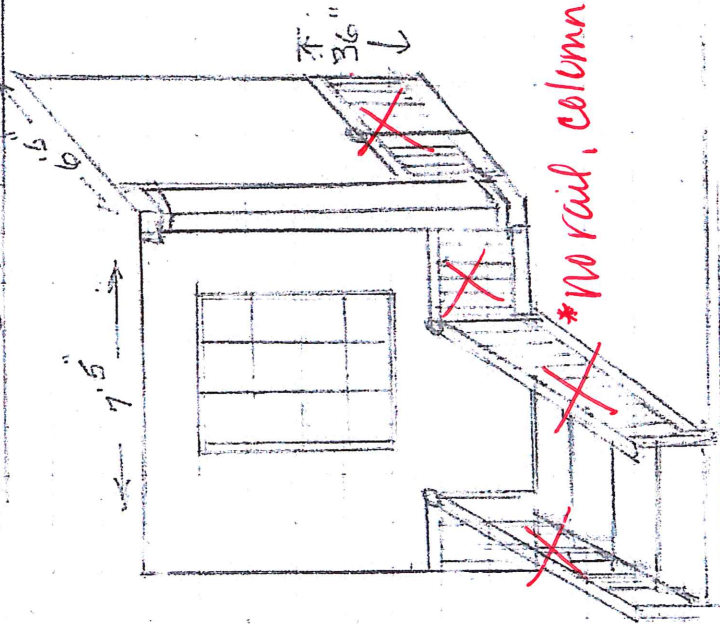
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625 WOODRUFF PL.

CITY 20203

FRONT PORCH RAILING (EXISTING)  
PAINTED-WHITE  
WOOD CORNER COLUMNS - 6"x6"



*Porch Column Detail - December 2015*