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**LOCAL HISTORIC DISTRICT:** Wesley Heights

**PROPERTY ADDRESS:** 800 Woodruff Place

**SUMMARY OF REQUEST:** New Construction

**APPLICANT:** John R. Poore

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**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 duplex building with parking under each unit. Three units face Woodruff Place and one faces Hurston Court. The height is approximately 27'-8" feet from grade and the setback is 35 feet from right of way. The applicant is requesting 'Hardie' siding and trim, and vinyl clad windows. Wood shingles are proposed for the second floor exterior.

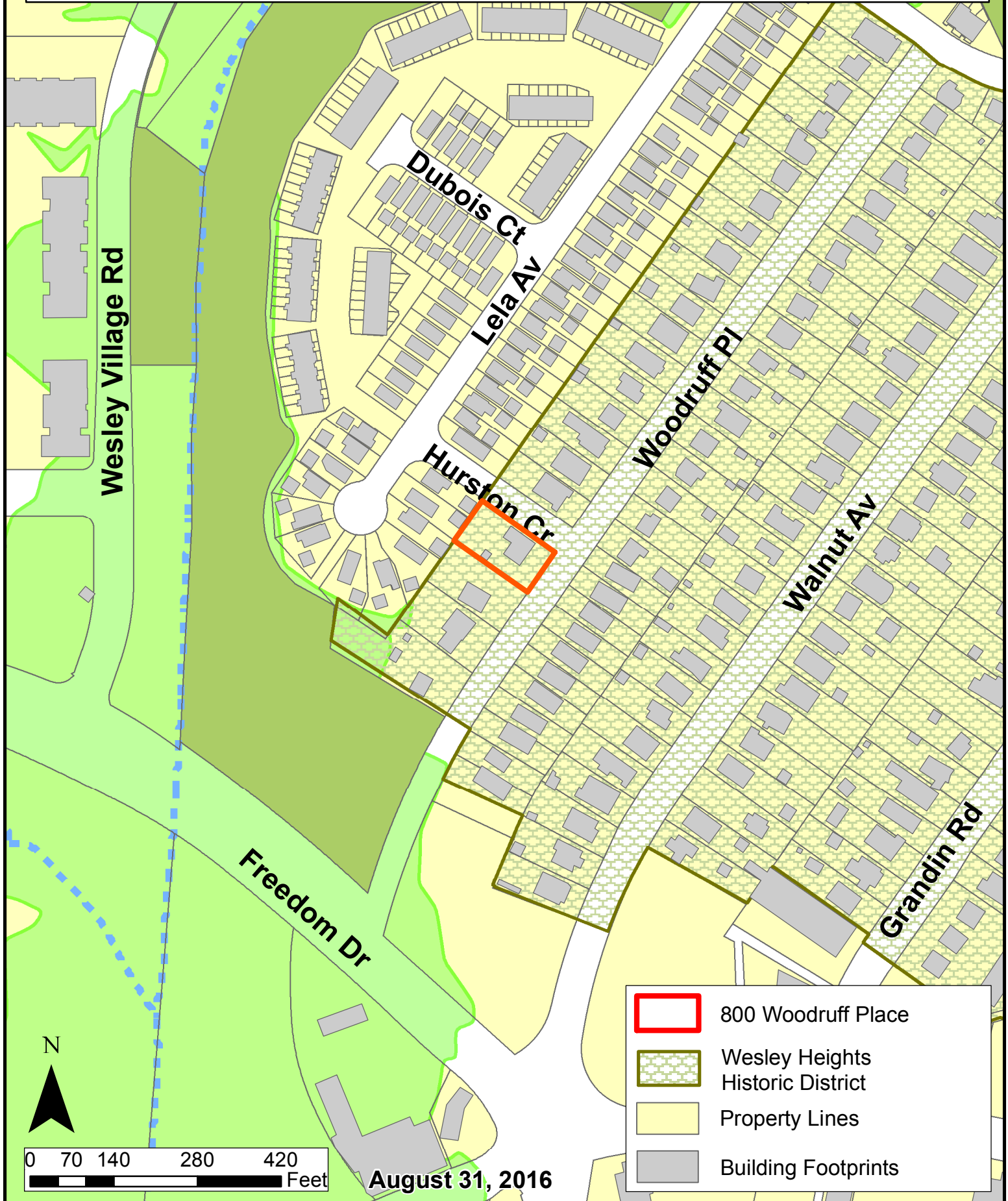
**Policy & Design Guidelines for New Construction, page 34**

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 2016-175*  
**HISTORIC DISTRICT: WESLEY HEIGHTS**







734



808



812

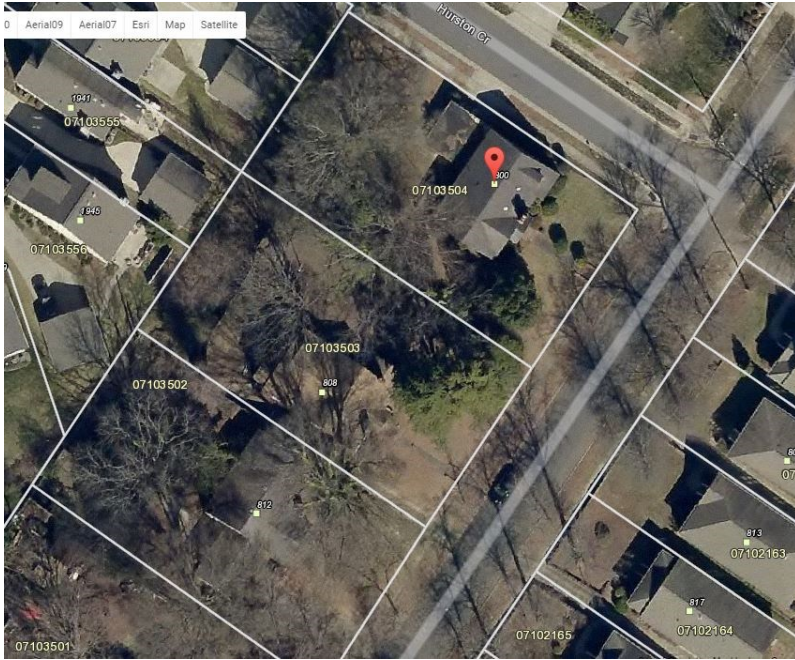


820



Across Street





Original structure

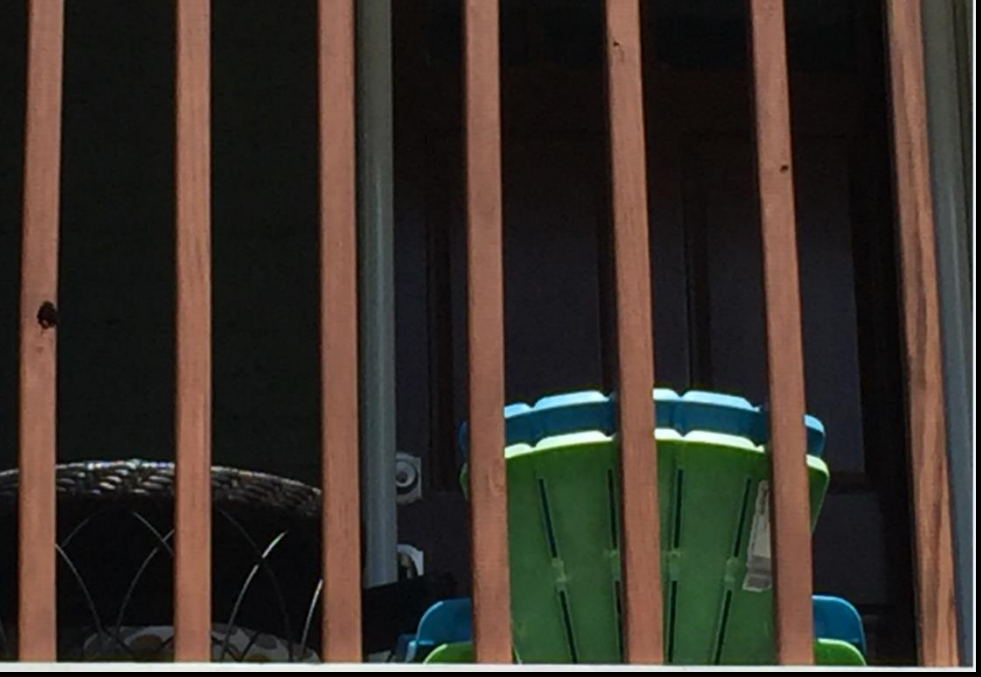


Current site











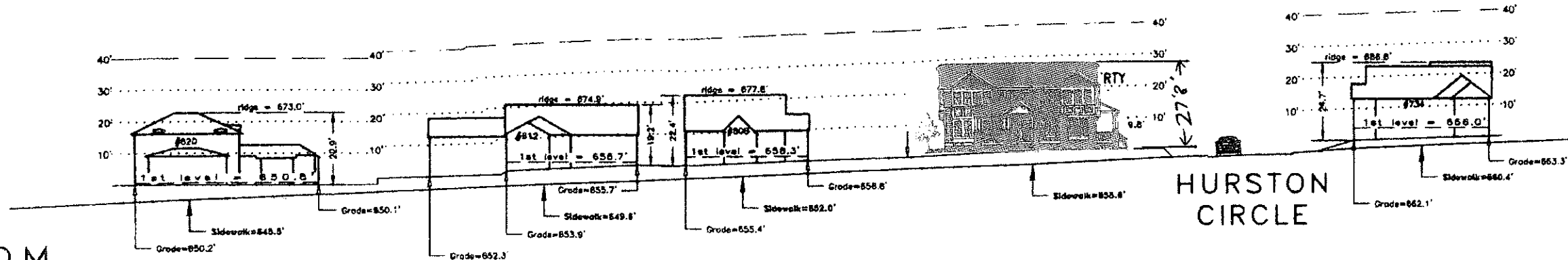




This 27<sup>th</sup> day of July 2016.



A.G.Z.  
Andrew G. Zoute  
Professional Land  
NC License No. 1



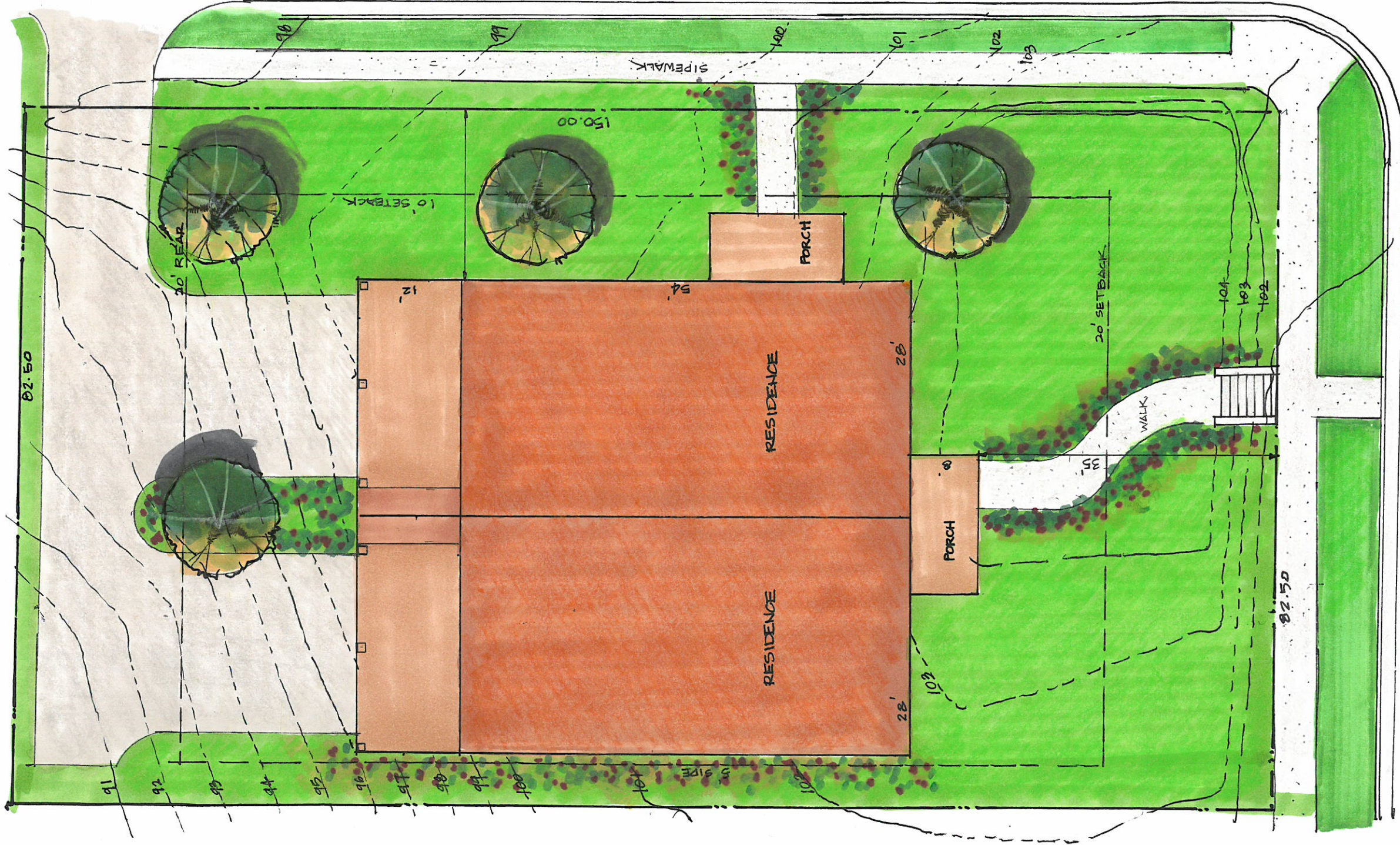
WOODRUFF PLACE

A.G. ZOUTEWELLE  
SURVEYORS

1418 East Fifth St. Charlotte, NC 28204  
Phone: 704-372-9444 Fax: 704-372-9555  
Firm Licensure Number C-1054

Copyright 2016  
Building Heights Sketch of  
224-020 WOODRUFF PLACE

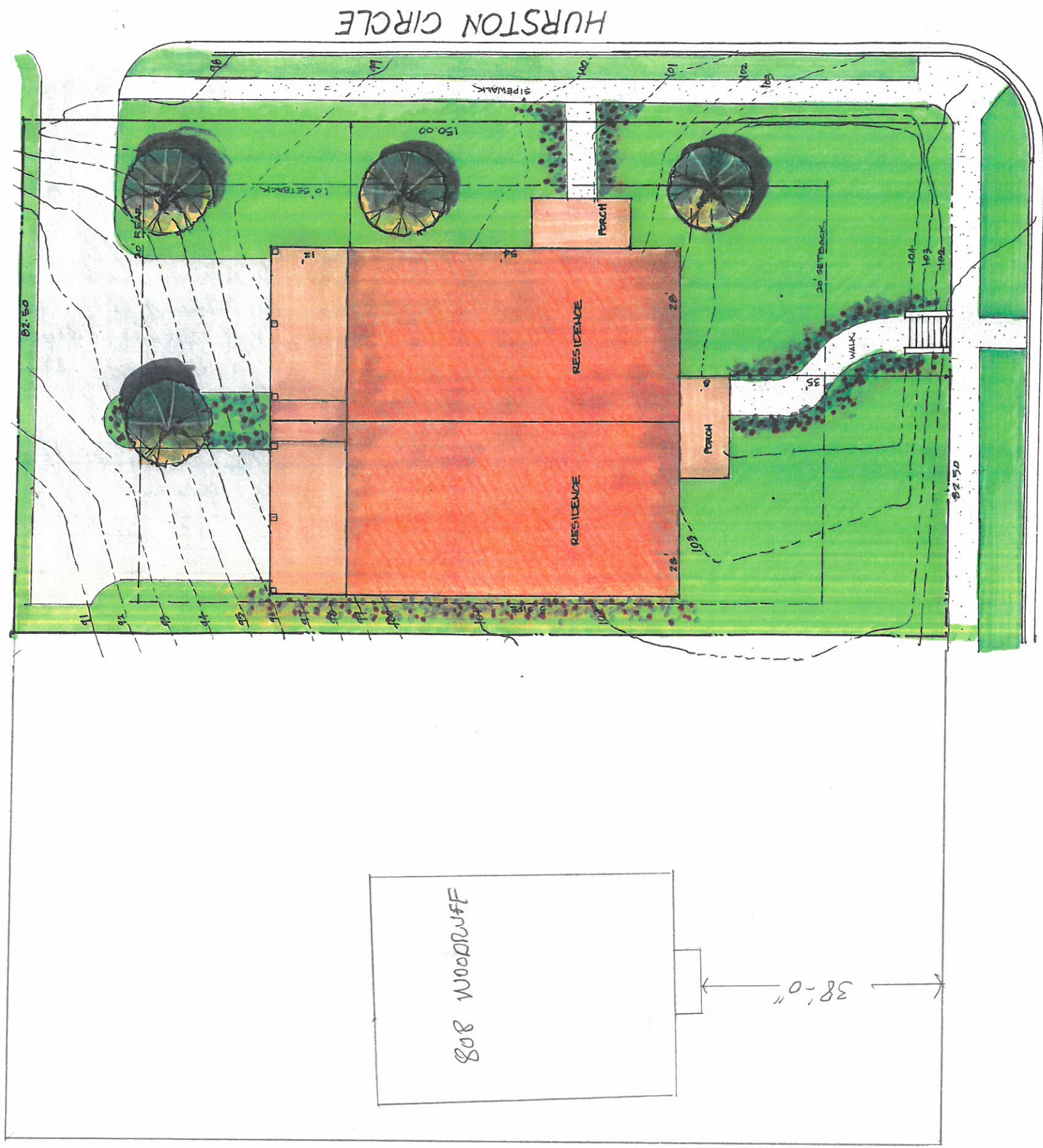




HURSTON CIRCLE

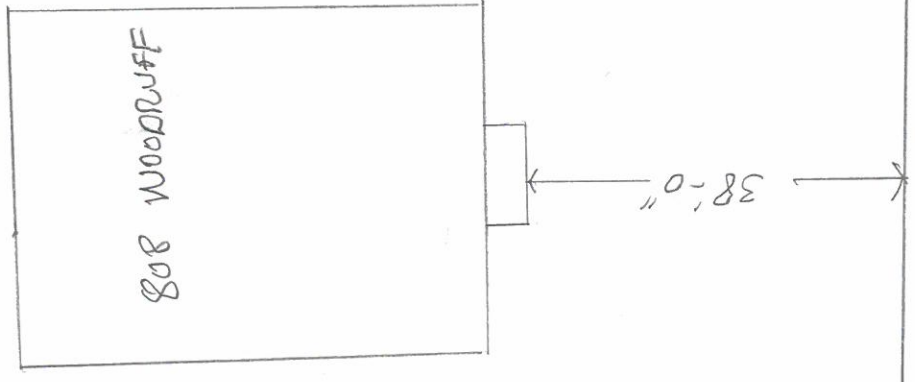
WOODRUFF PLACE





HURSTON CIRCLE

WOODRUFF PLACE





THIS IS TO CERTIFY THAT ON THE 25th DAY OF JULY, 2016, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON.

NOTES:

1. PID 07103504

2. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, SETBACKS, BUFFERS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.

3. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710454400J, WITH A DATE OF IDENTIFICATION OF 03/02/2009.

4. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

5. PROPERTY ZONED: R-8

SETBACKS SHOWN ARE PER CURRENT ZONING CLASSIFICATION AND ARE SUBJECT TO INTERPRETATION BY THE PROPER ZONING ADMINISTRATION.

SIGNED

PROFESSIONAL LAND SURVEYOR  
HUGH E. WHITFIELD

SEAL  
L-2646

LAND SURVEYOR  
HUGH E. WHITFIELD

NORTH  
DB: 6273

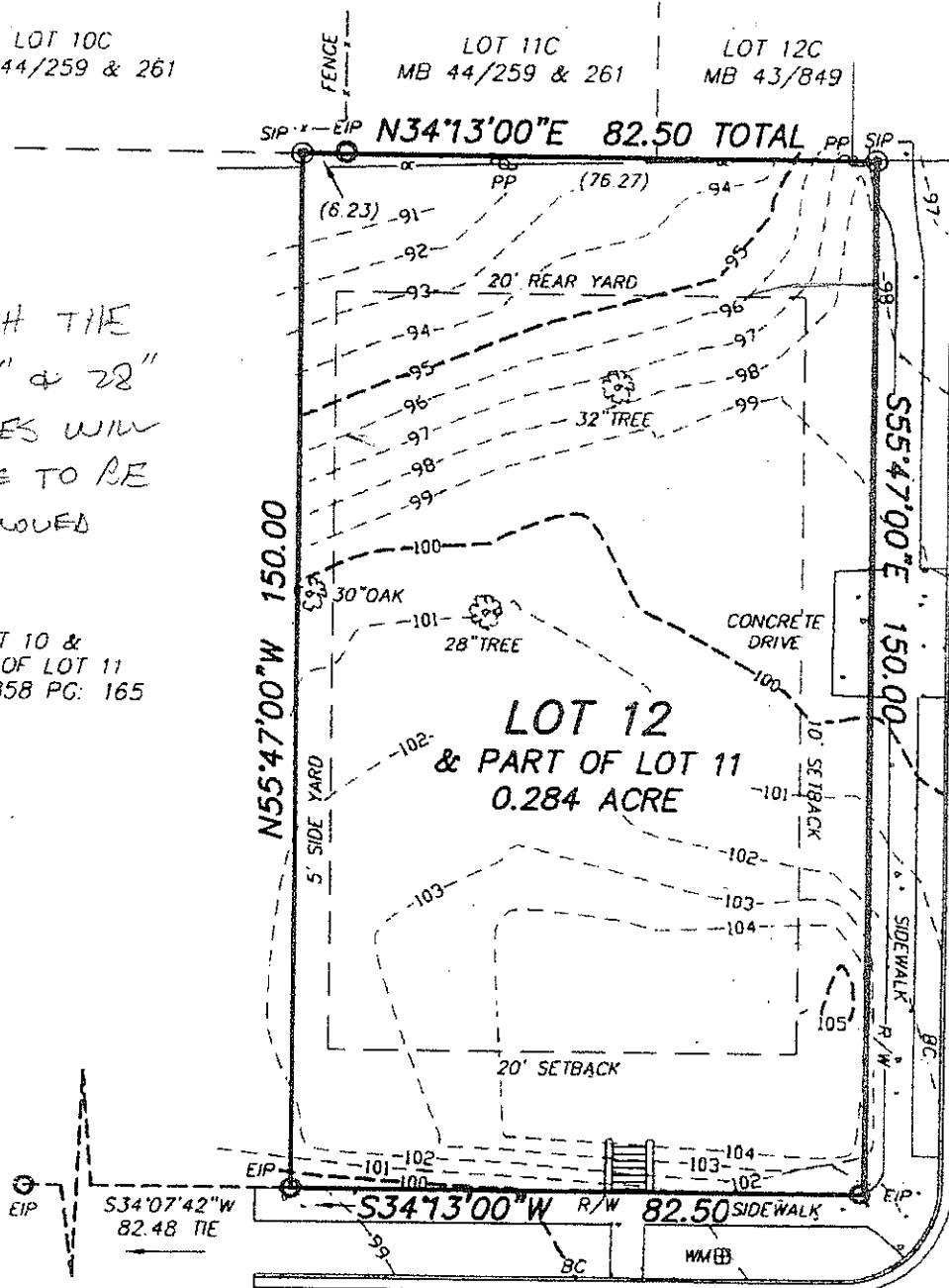
LOT 10C  
MB 44/259 & 261

LOT 11C  
MB 44/259 & 261

LOT 12C  
MB 43/849

BOTH THE  
32" & 28"  
TREES WILL  
HAVE TO BE  
REMOVED

LOT 10 &  
PART OF LOT 11  
DB: 27858 PG: 165



WOODRUFF PLACE  
50' PUBLIC R/W

LEGEND:

EIP = EXISTING IRON PIN  
SIP = SET IRON PIN  
WM = WATER METER  
R/W = RIGHT OF WAY  
PP = POWER POLE  
BC = BACK OF CURB  
OE = OVERHEAD ELECTRICITY

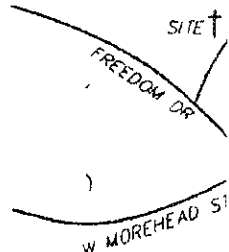
TOPOGRAPHIC SURVEY  
OF

LOT 12 and PART OF LOT 11  
of WESLEY HEIGHTS

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

SCALE 1"=30'

VICINITY MAP  
NOT TO SCALE



CAROLINA SURV  
P.O. BOX  
PINEVILLE, N.C.  
(704) 889-  
FAX: (704) 889-

THIS IS TO CERTIFY THAT ON THE 25th DAY OF JULY, 2016, AN ACTUAL  
UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY  
IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON.

ES:

D 07103504

SIGNED

PROFESSIONAL

HIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED  
IMPROVEMENTS, SETBACKS, BUFFERS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS,  
OTHER THAN SHOWN.

HIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X  
THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE  
RISK MAP (FIRM) NO. 3710454400J, WITH A DATE OF IDENTIFICATION OF  
12/2009.

SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

PROPERTY ZONED: R-8

SETBACKS SHOWN ARE PER CURRENT ZONING CLASSIFICATION AND ARE SUBJECT  
TO INTERPRETATION BY THE PROPER ZONING ADMINISTRATION.

LOT 10C  
MB 44/259 & 261

LOT 11C  
MB 44/259 & 261

LOT 12C  
MB 43/849

N34°13'00"E 82.50 TOTAL

N55°47'00"W 150.00

S55°47'00"E 150.00

HURSTON CIRCLE  
50' PUBLIC R/W

WOODRUFF PLACE  
50' PUBLIC R/W

LOT 10 &  
PART OF LOT 11  
27858 PG. 165

104  
98  
6  
104  
95  
9  
7  
V.M.B.  
GARDEN

S34°07'42"W  
82.48 TIE

S34°13'00"W R/W 82.50 SIDEWALK

BC

R/W

EXISTING IRON PIN  
SET IRON PIN





WOODRUFF PLACE 'ELEV.





WOODRUFF PLACE ELEV.





HURSTON CIRCLE ELEV.





HURSTON CIRCLE ELEV.





LEFT SIDE ELEVATION





REAR ELEVATION



ASPHALT ROOFING SHINGLE

ALUM. OGEE GUTTER

1x2 ON 1x6 FASCIA (CEMENTIOUS TRIM BD.)

3" CROWN MD. ON HARDI PANEL FRIEZE

SOFFIT W/ VENT SCR.N.

VINYL COVERED WINDOW

5/4" x 3 1/2" CEMENTIOUS CORNER TRIM (H.B.)

NATURAL CEDAR SHINGLES (STAINED)

5/4" x 8 1/4" BOT. TRIM BD.

METAL ROOF ON 2x6 RAFTER

1x2 ON 1x6 FASCIA (H.B.)

1x6 FRIEZE TRIM

BEADED BD. CG. - PAINTED  
SKY BLUE

BOXED COL. (H.B.)

WRAP W/ MITER  
CORNERS.

HORIZ. 1x8 HARDI-LAP SIDG.

CONC. PILASTER CAP

BRICK PILASTER 36" HT.

2x2 PAINTED FIR PICKETS

3 1/2" WIDE FIR TOP RAIL  
W/TAPER

NEWELL POST (H.B.)

1x8 HB  
BASE

FLOORING BD. TO  
RUN FRONT TO BACK

5/4 x 6 TR'D. DECK  
PAINTED

JTS. HANGER

2x8 TR'D. JTS.

TR'D. WD. STEPS & RISER

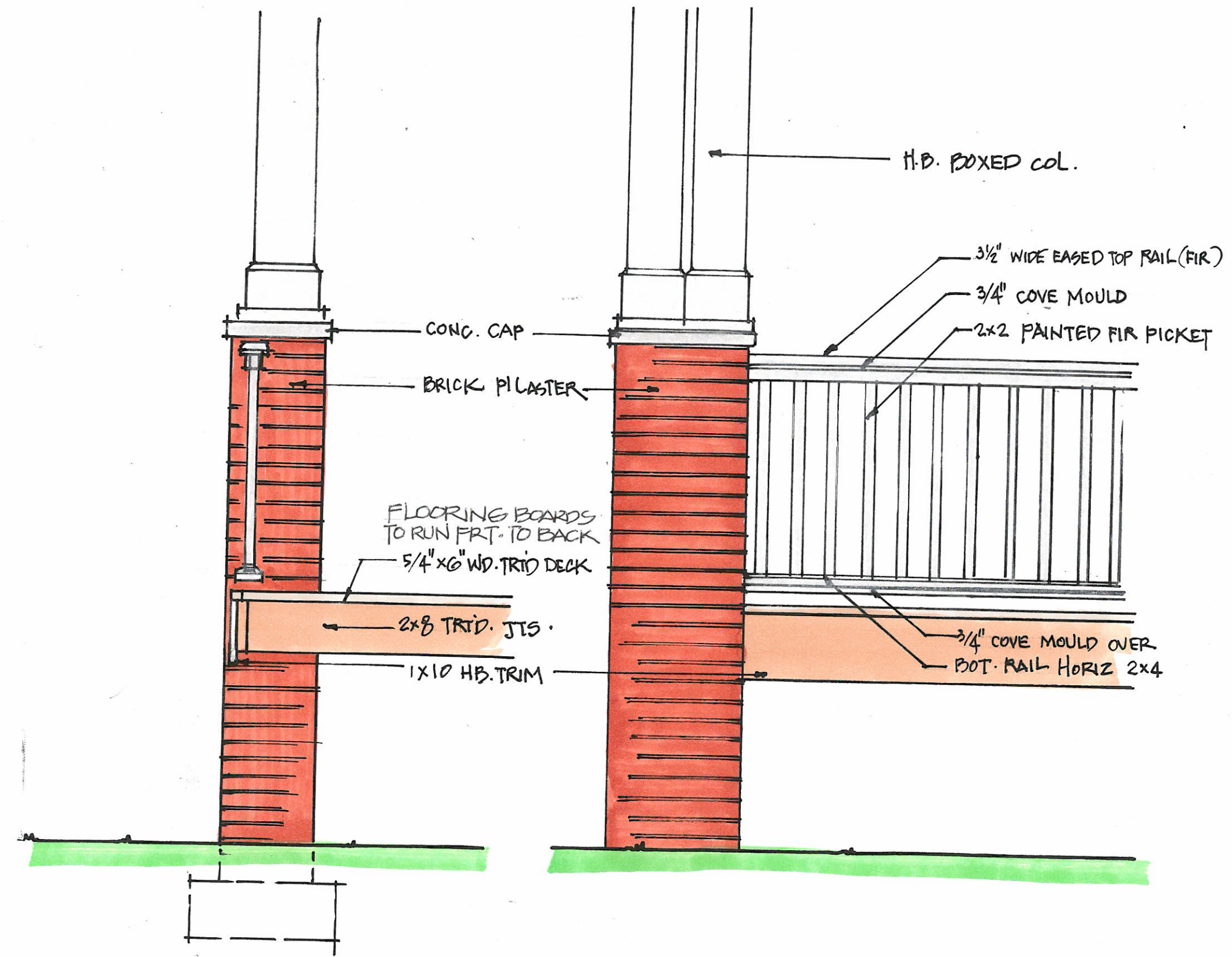
2x3 OVER HORIZ. 2x4 BOT.

CRAWL SPACE

MATERIAL WALL SECTION

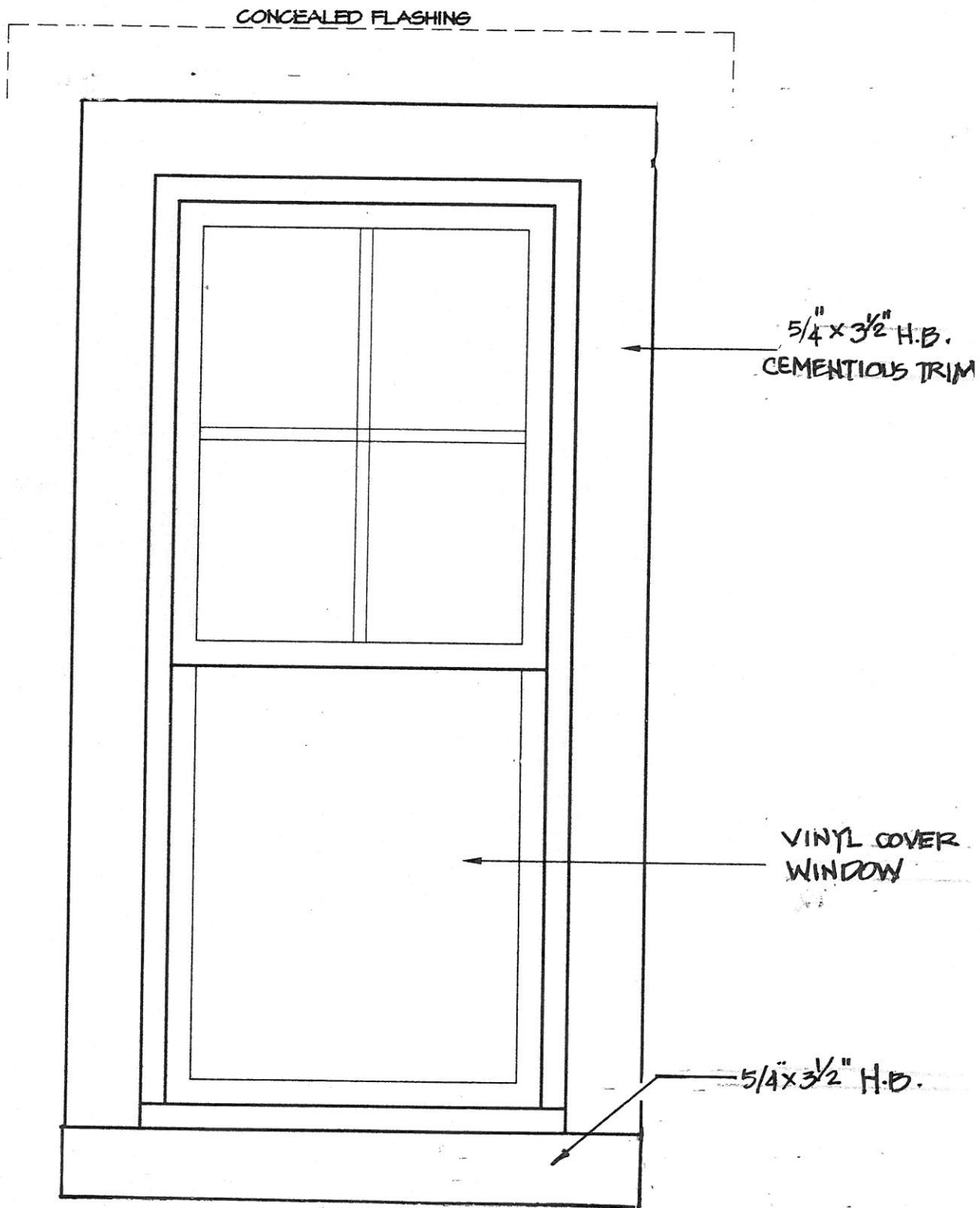


201.0710  
20



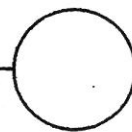
FRONT PORCH DETAILS & ELEV.



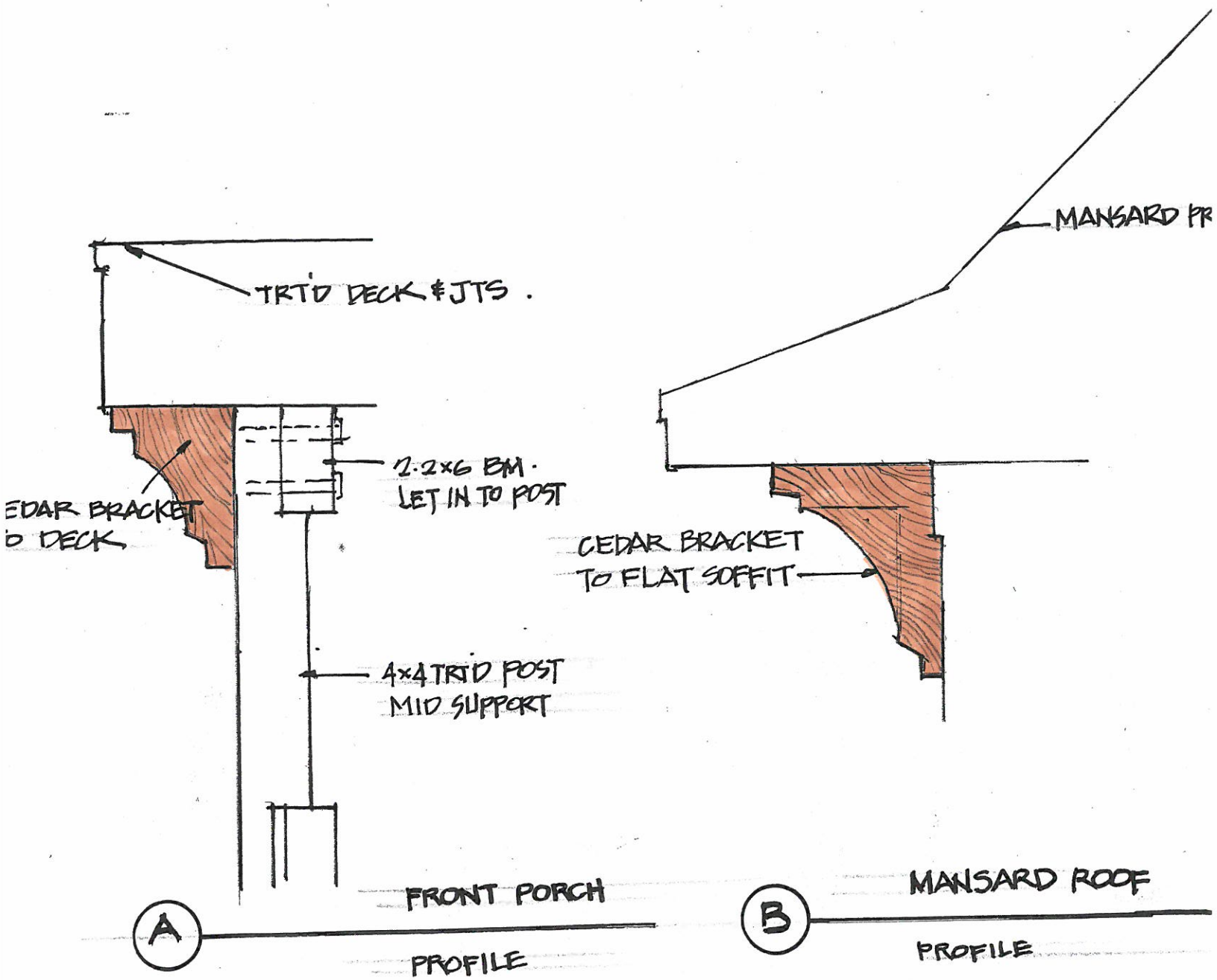


## TRIM DETAIL

SCALE: 1" = 1'-0"



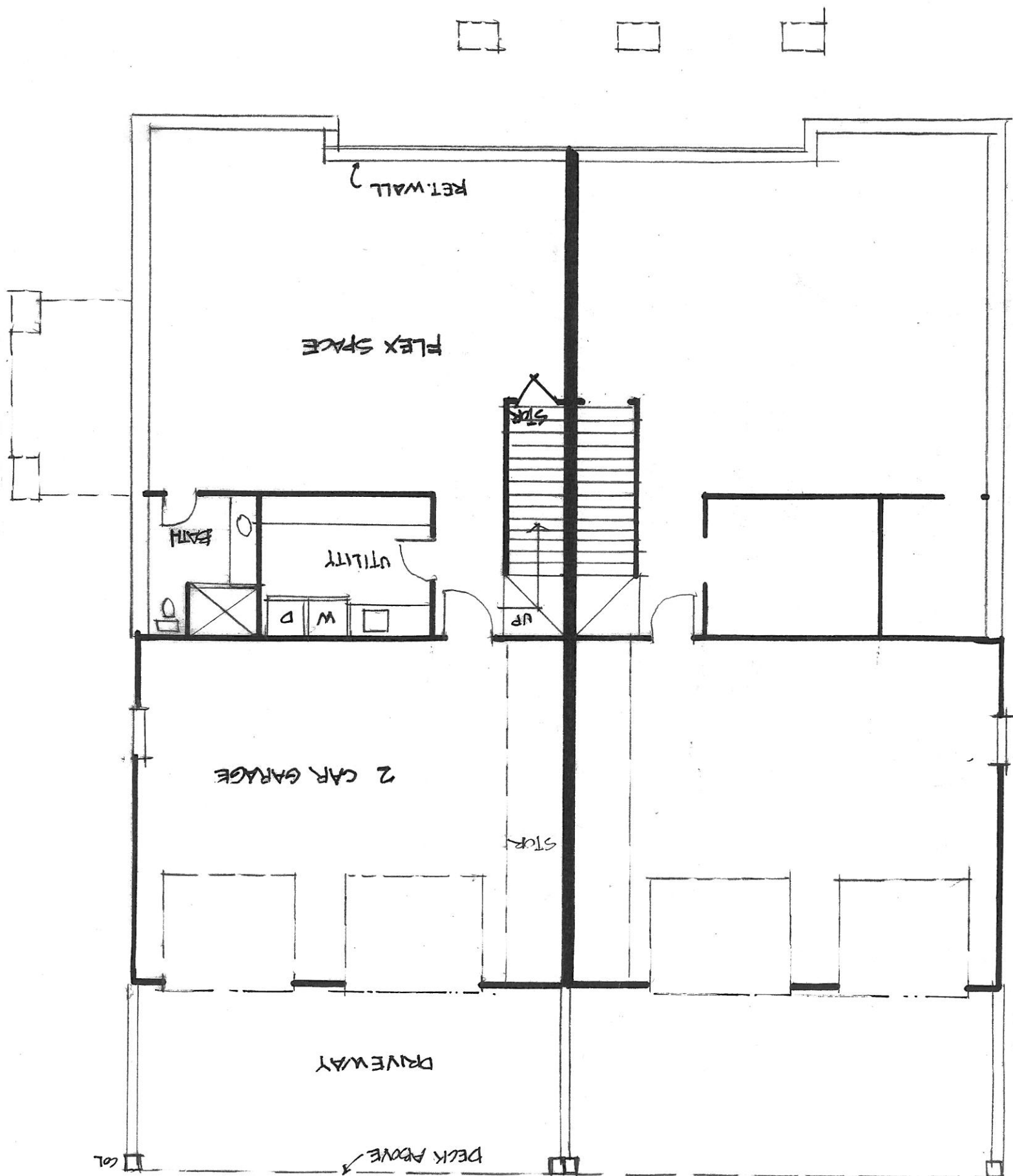




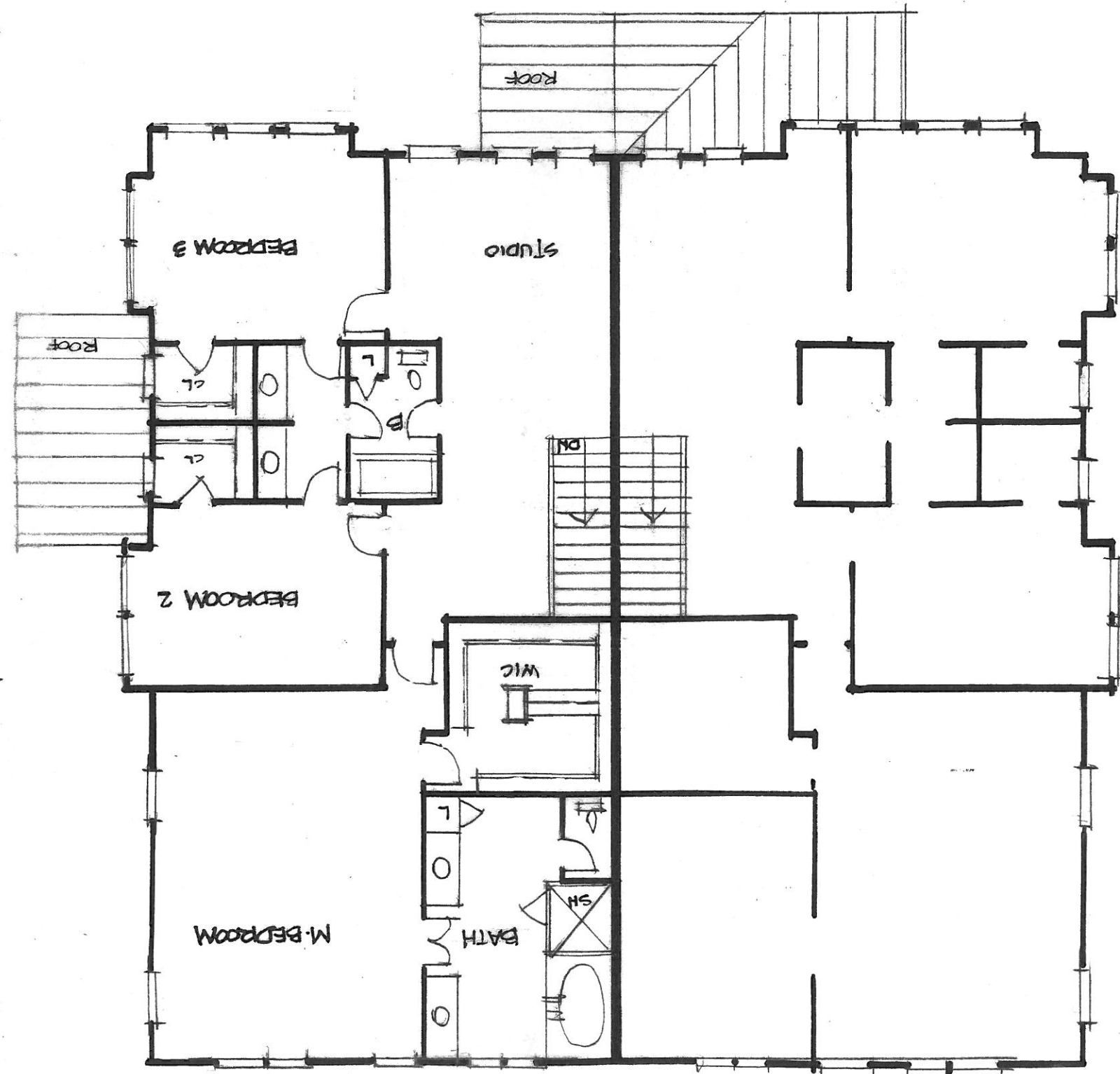
BRACKET DET



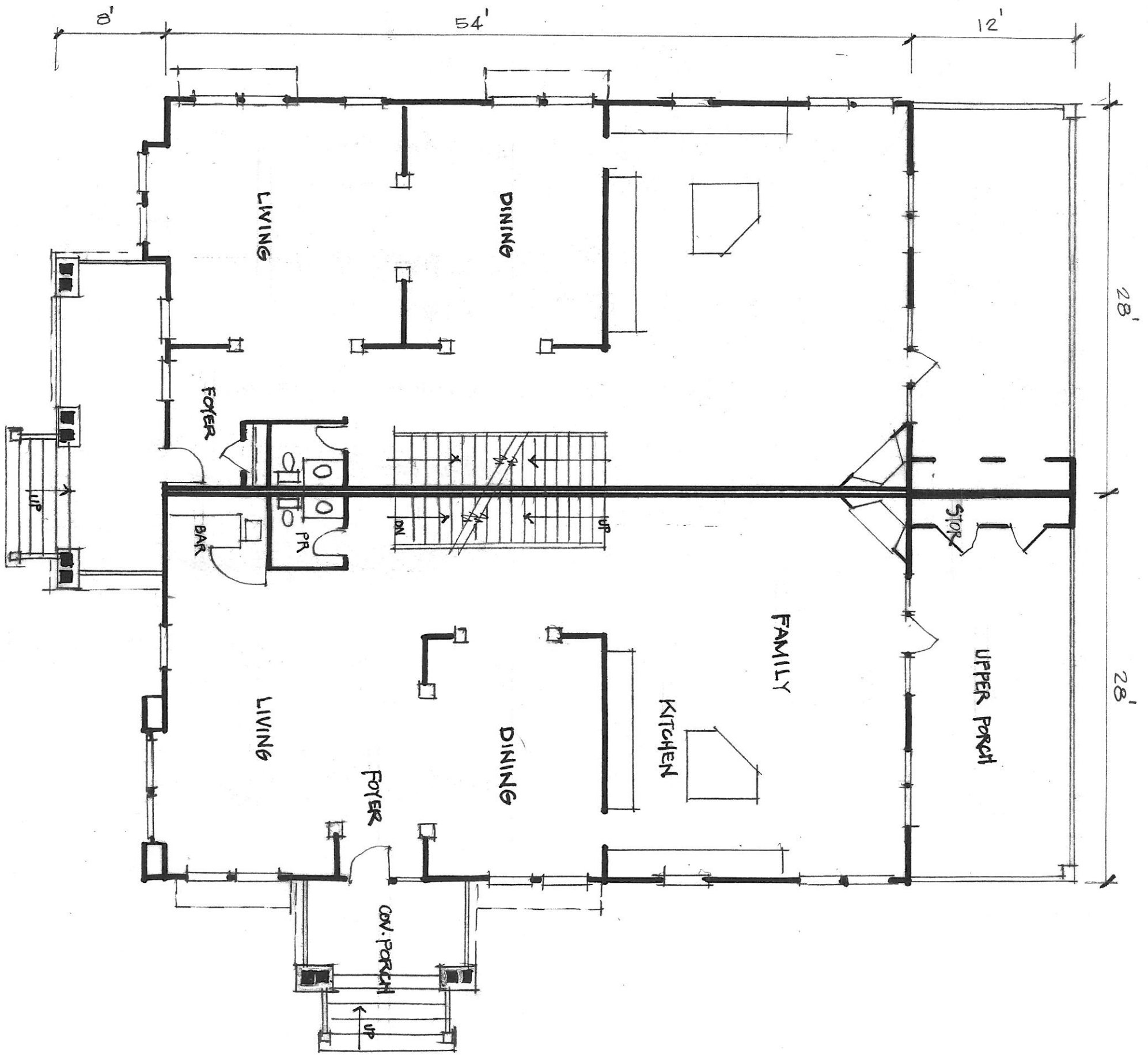
LOWER LEVEL PLAN



2ND FLOOR PLAN







1ST FLOOR PLAN