

LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 620 Woodruff Place

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Alexander Altman

Details of Proposed Request

Existing Conditions

The existing structure is a one story side gabled duplex constructed in 1942. Exterior features include a clay tiled front and side porch, 6/6 wood windows and brick exterior. It is listed as a contributing structure in the Wesley Heights National Register of Historic Places. Adjacent structures are 1 and 2 story single and multi-family dwellings.

Proposal

The project is a conversion of the duplex to a single family dwelling with a second story addition within the existing footprint. The rear addition is a covered porch. New materials include brick to match existing and wood trim. Other design features include tapered columns on brick piers, metal porch roof and wood eave brackets.

Policy & Design Guidelines – Additions, page 36

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	the relationship of the project to its site
b. Scale	the relationship of the building to those around it
c. Massing	the relationship of the building's various parts to each other
d. Fenestration	the placement, style and materials of windows and doors
e. Rhythm	the relationship of fenestration, recesses and projections
f. Setback	in relation to setback of immediate surroundings
g. Materials	proper historic materials or approved substitutes
h. Context	the overall relationship of the project to its surroundings

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 Commission will determine if the proposal meets the guidelines for additions. The guideline for setback does not apply.

Charlotte Historic District Commission - Case 2016-298
HISTORIC DISTRICT: Wesley Heights
ADDITION





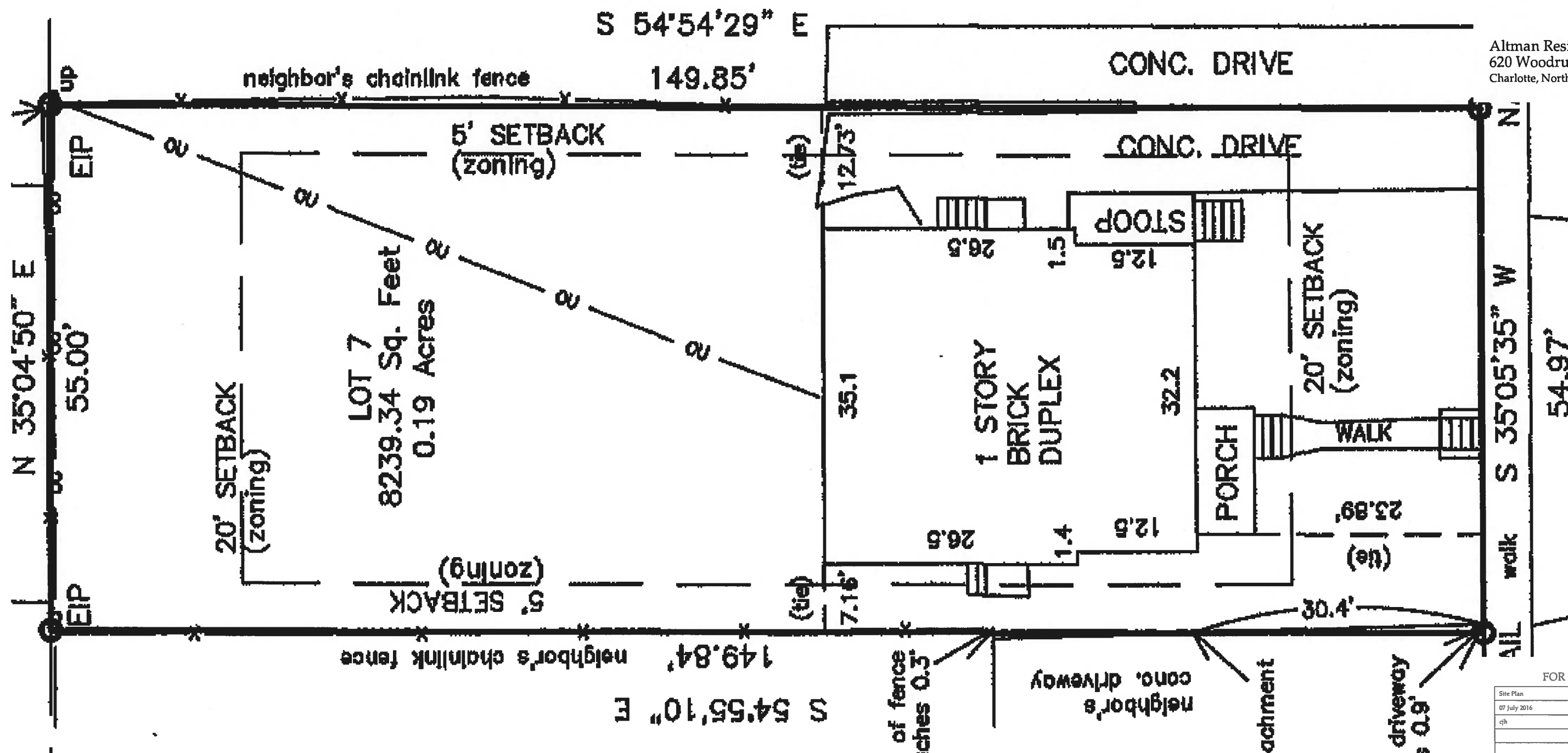


620 Woodruff Place
Current
Charlotte, North Carolina



620 Woodruff Place
Charlotte, North Carolina

Altman Residence
620 Woodruff Place
Charlotte, North Carolina

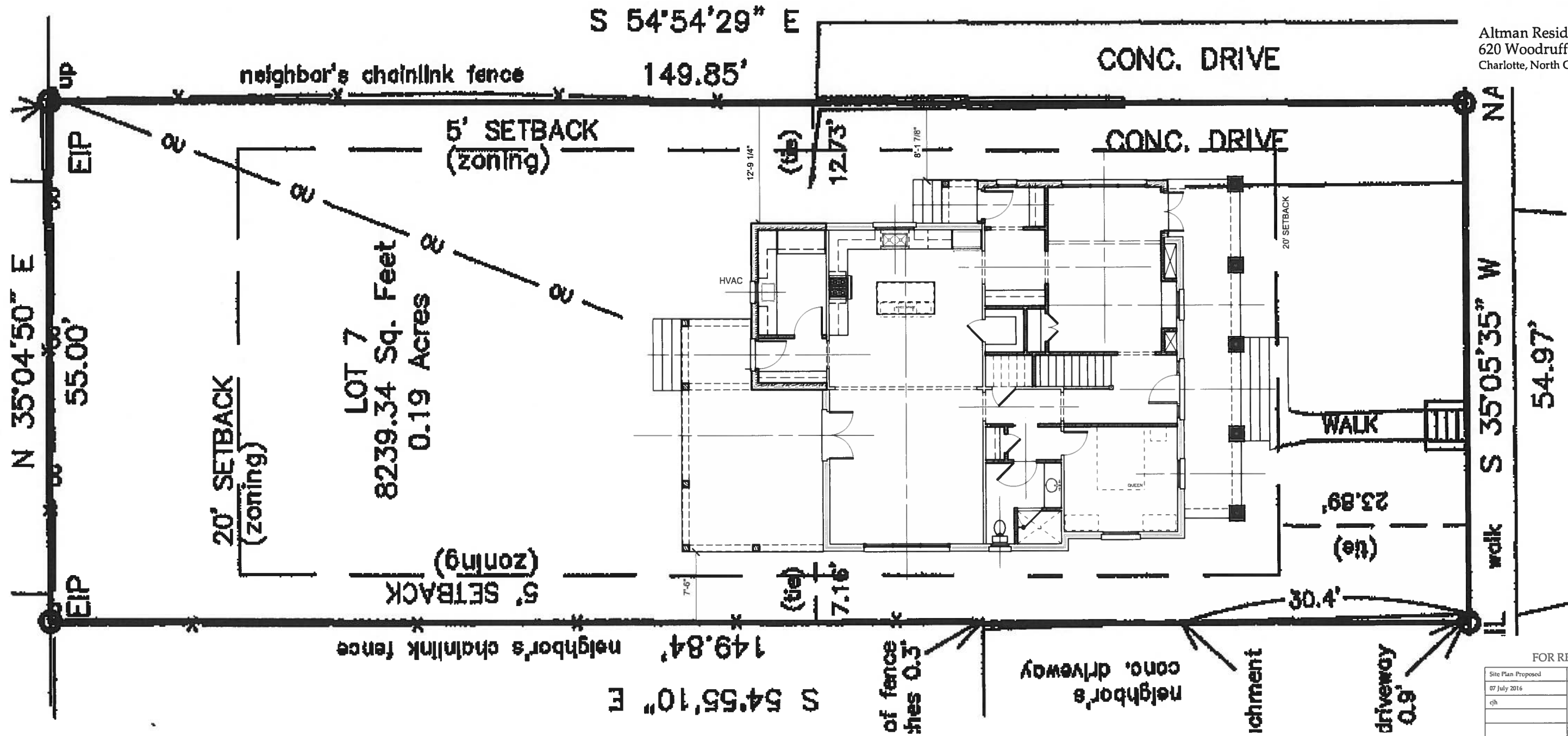


1 SITE PLAN-EXISTING
3/32"=1'-0"

FOR REVIEW

Site Plan	Revisions
07 July 2016	
cjh	
	SP-1.0

Altman Residence
620 Woodruff Place
Charlotte, North Carolina



1 SITE PLAN- PROPOSED
3/32"=1'-0"

FOR REVIEW	
Site Plan Proposed	Revisions
07 July 2016	
cjh	
	SP-1.1

Existing Streetscape on Woodruff Place

Altman Residence
620 Woodruff Place
Charlotte, North Carolina



628

620 & 622

618

616

614

610

FOR REVIEW

Street Scene	Revisions
07 July 2016	
atb	

620 & 622 WOODRUFF PLACE, CHARLOTTE NORTH CAROLINA



The existing structure is a duplex with a shared drive to the right of the structure. The scope of the work is to create a single family residence that has four bedrooms and three baths. It is desired to keep the existing brick veneer and patch and match where necessary for the new addition. The existing brick steps and wall to street are to remain. It is proposed to keep the brick porch entries, if possible. If the entries cannot be salvaged, then a wood front porch will have new brick base with wood columns on top. The existing roof will be added increasing the existing heated square footage. The second floor plan addition fits within the wall of the main floor. There will also be a covered porch and laundry/back entry added to the rear of the house outside the existing rear wall. This all fits within the setback requirements. Any new materials that are introduced to the addition have been referenced to pre-existing conditions within the Wesley Heights Neighborhood.

Proposed Streetscape on Woodruff Place



628

620 & 622

618

616

614

610

FOR REVIEW

Street Scope	Revisions
07 July 2016	
arb	

Altman Residence
620 Woodruff Place
Charlotte, North Carolina

Existing Houses on Woodruff Place Across from 620



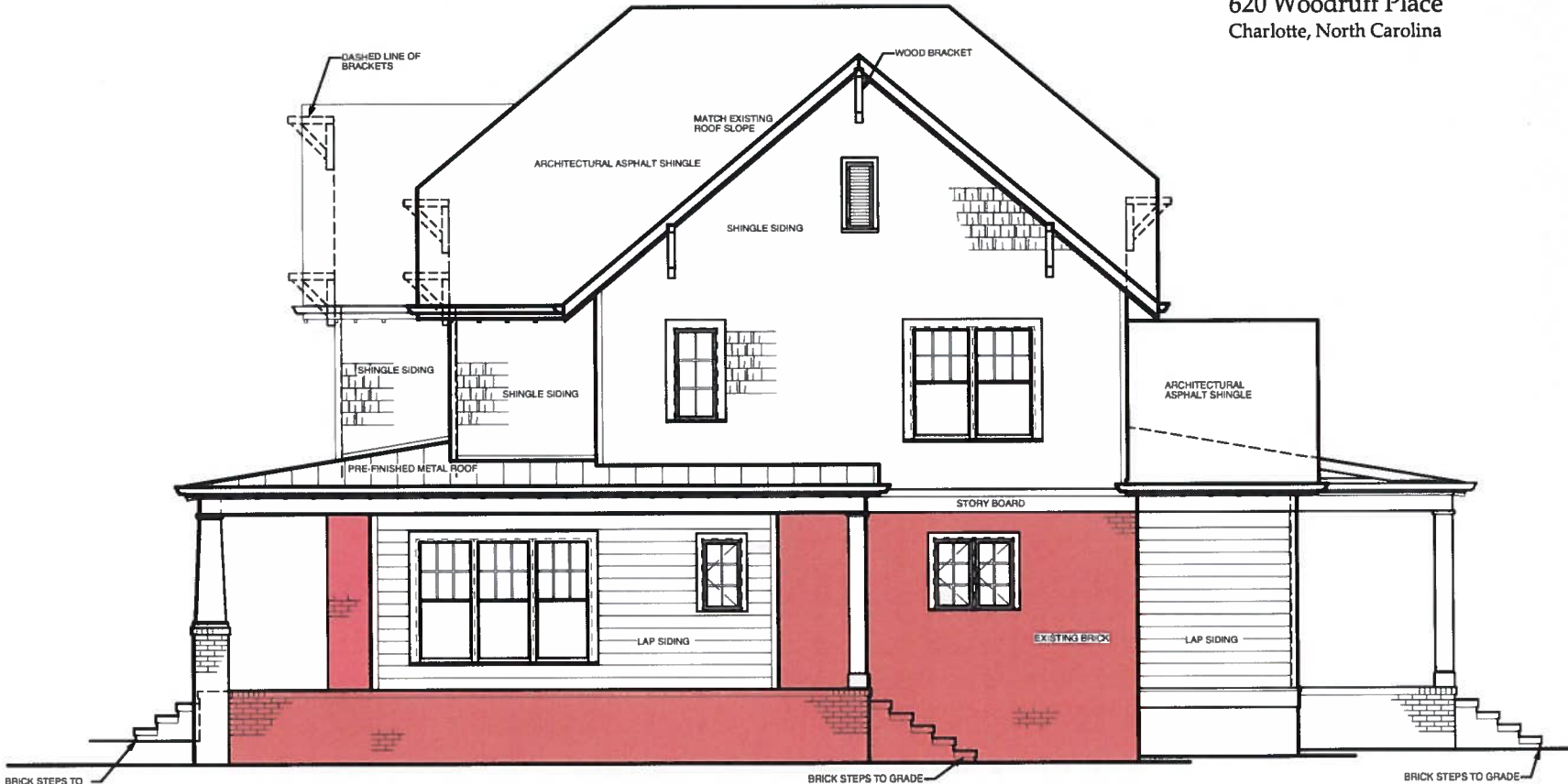
FOR REVIEW

Street Scope	Revisions
07 July 2016	
arb	

Altman Residence
620 Woodruff Place
Charlotte, North Carolina



1 FRONT ELEVATION
A-2.0 1/8" = 1'-0"

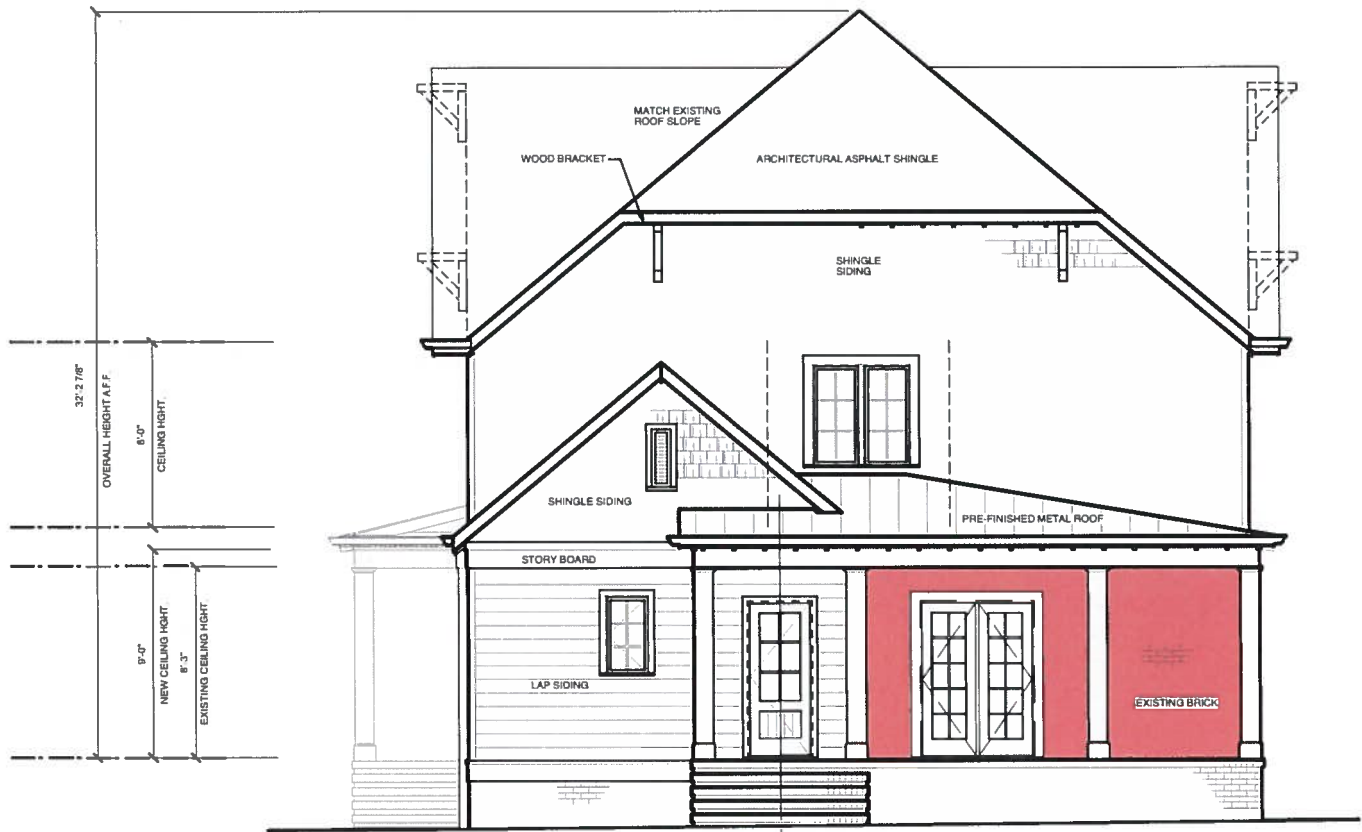


2 RIGHT ELEVATION
A-2.0 1/8" = 1'-0"

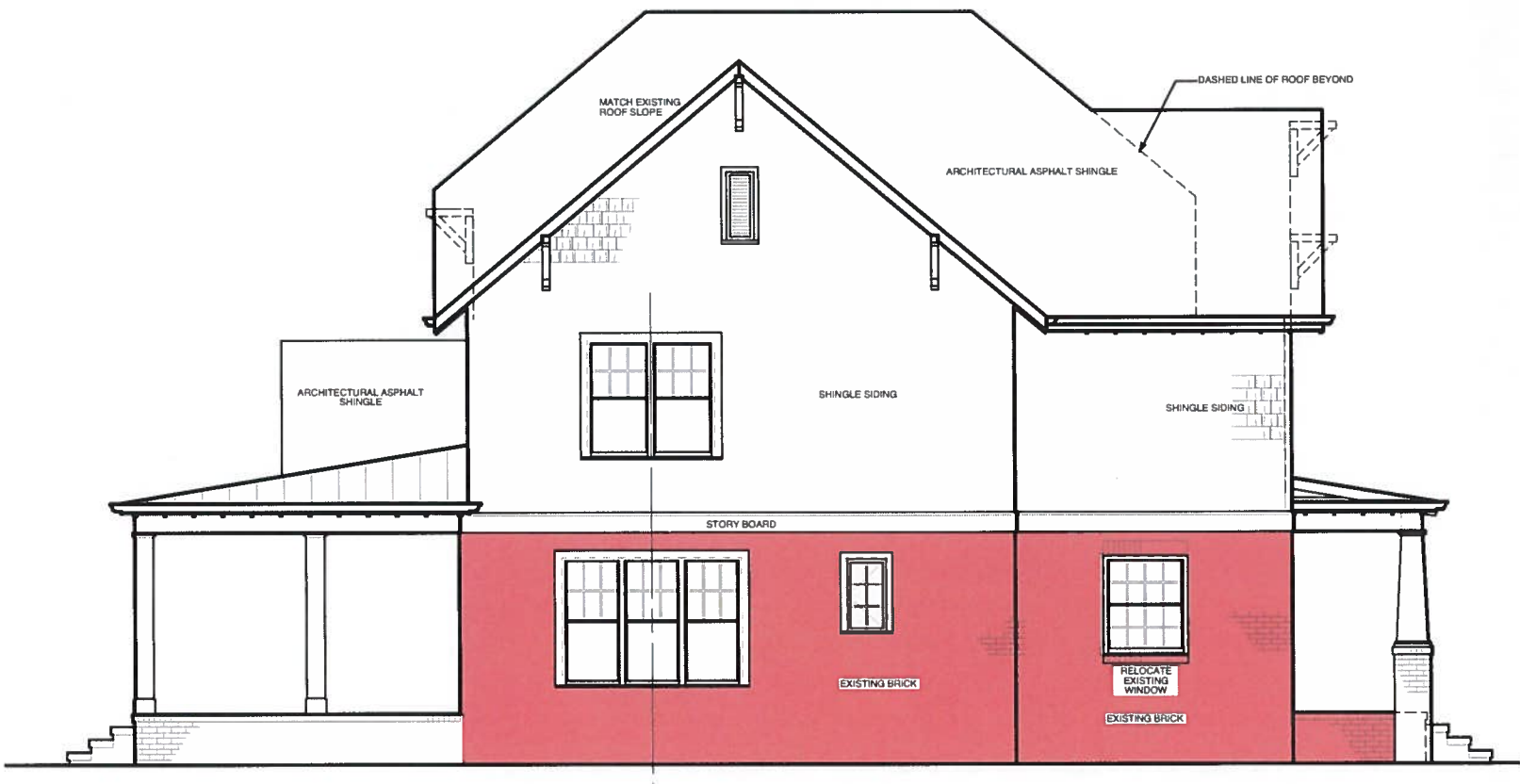
FOR REVIEW

Exterior Elevation	Revisions:
07 July 2016	
gh,arb	
	A-2.0

Altman Residence
620 Woodruff Place
Charlotte, North Carolina



1 REAR ELEVATION
A-2.1 1/8" = 1'-0"

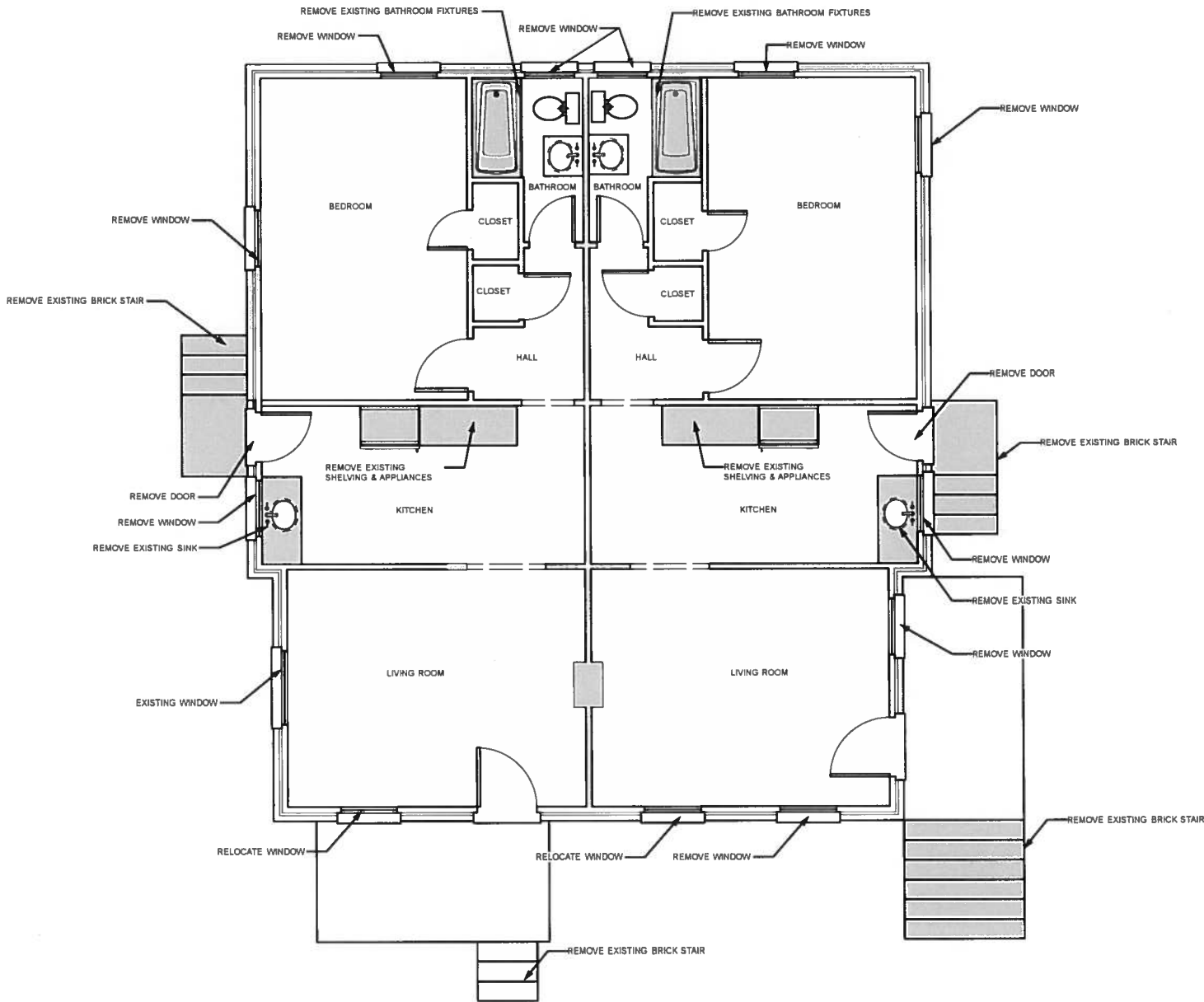


2 LEFT ELEVATION
A-2.1 1/8" = 1'-0"

FOR REVIEW

Exterior Elevation	Revisions:
07 July 2018	
epb, arb	
	A-2.1

Altman Residence
620 Woodruff Place
Charlotte, North Carolina



1
D-1.0

MAIN FLOOR PLAN-DEMO.

1/8" = 1'-0"

1292 HEATED SQUARE FOOTAGE

REMOVE WALL
EXISTING WALL
TO REMAIN

Demolition General Notes:

- 1) Interior doors and hardware that are removed, shall be saved and catalogued to be reused at new locations. General Contractor shall advise Architect/ Owner.
- 2) General Contractor to discuss possible deconstruction for resale or donation with the Owner's prior consent.
- 3) Protect finishes that are to remain.
- 4) Existing sconces and chandeliers that are to be removed shall be saved for either resale, reuse or donation at Owner's discretion.

FOR REVIEW

Main Floor Plan	Revisions:
07 July 2016	Date - Revision
arb	Date - Revision
	Date - Revision
	Refer to Bulletin List
	D-1.0

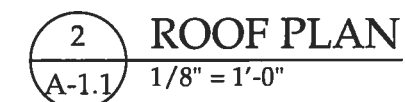
FOR REVIEW

Floor Plans	Revisions:
07 July 2016	
arb	
	A-1.1

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-  EXISTING WALL
 NEW WOOD WALL
 NEW BRICK WALL
 NEW CMU WALL



2'-10"

7'-5 1/2"

10"

DASHED LINE OF HANDRAIL

NOTE HANDRAIL TO BE PROVIDED BETWEEN 34°-36° PER R311.7

3 STAIR DETAIL
A-30 3/4"=1'-0"

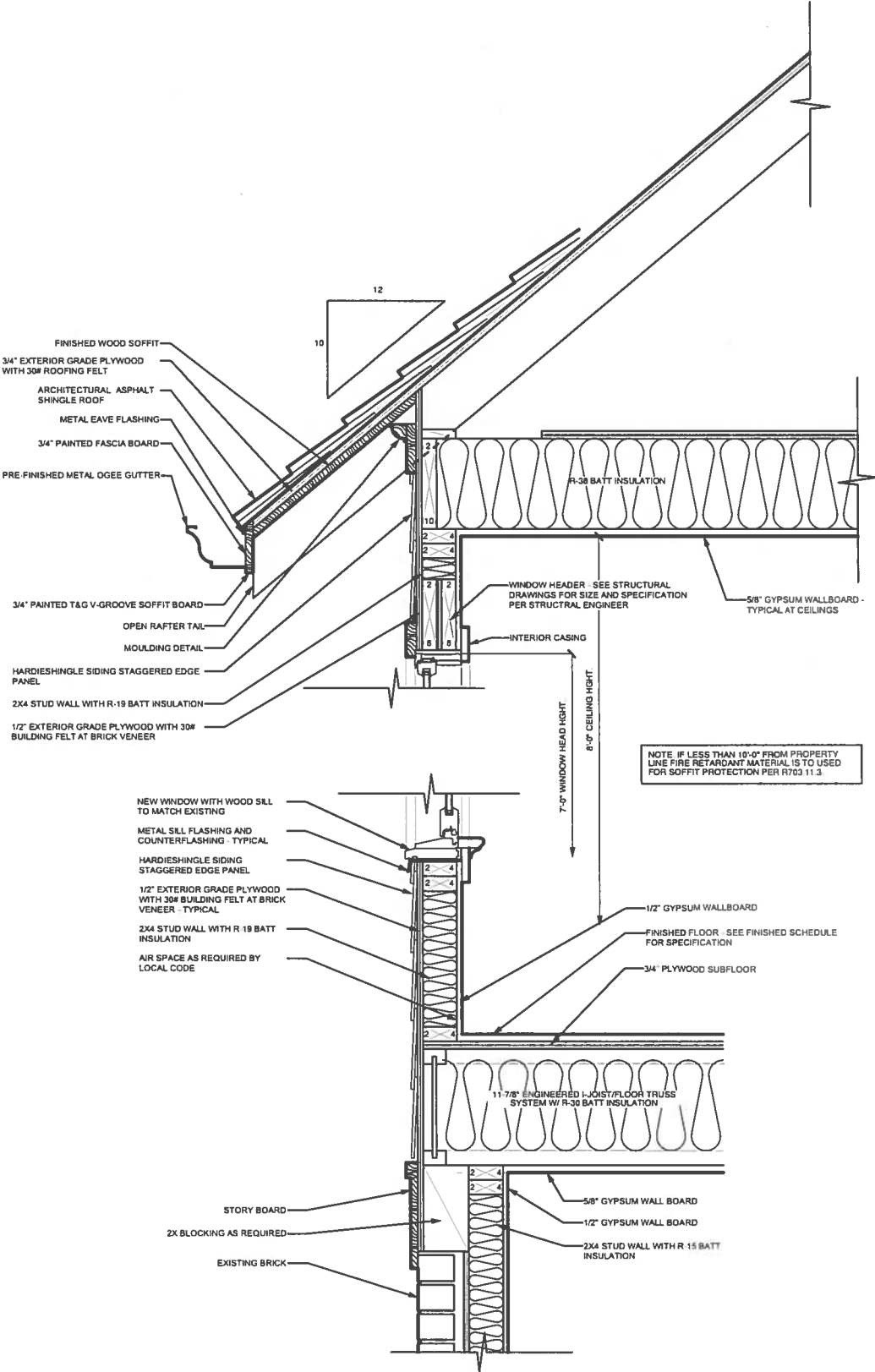
Wall Sections	Revisions:
30 September 2016	
cyj	
	A-3.0

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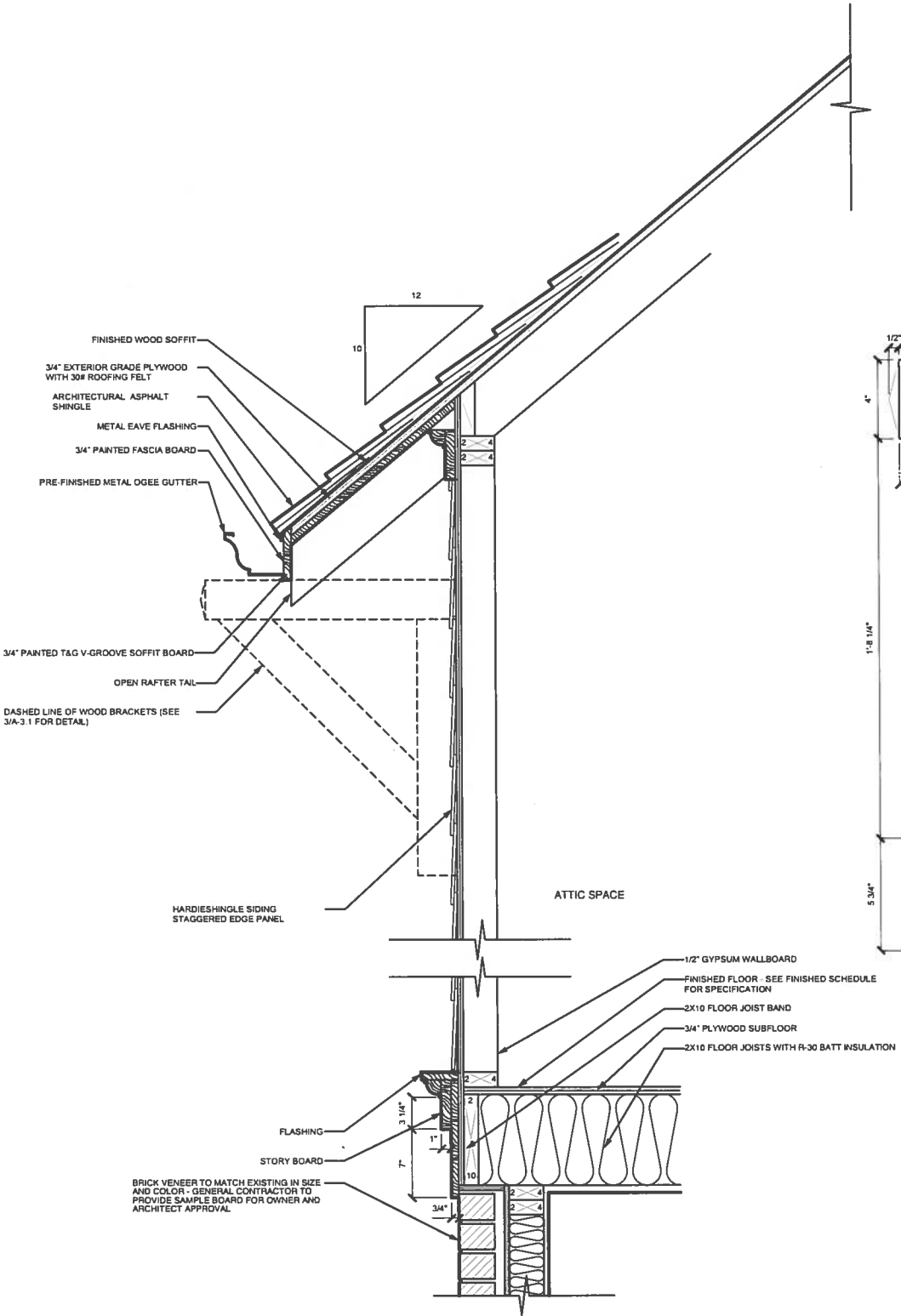


2 FRONT PORCH DETAIL
A-30 3/4"=1'-0"

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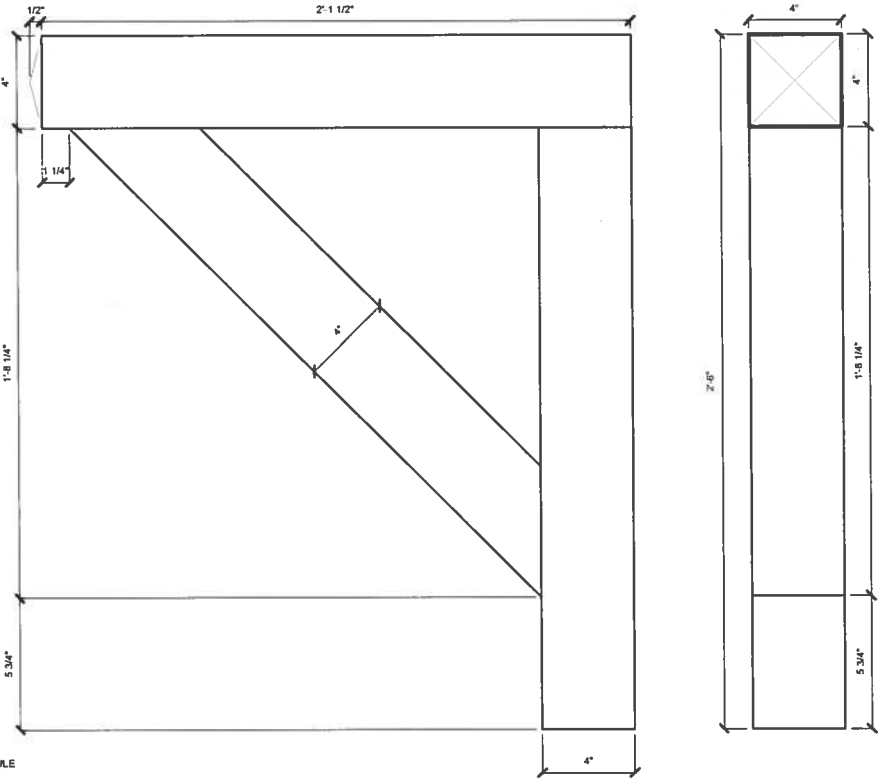


1 TYPICAL WALL DETAIL
3/4"=1'-0"



2 CHAMPERED ROOF DETAIL
3/4"=1'-0"

HIPPED GABLE ROOF DETAIL

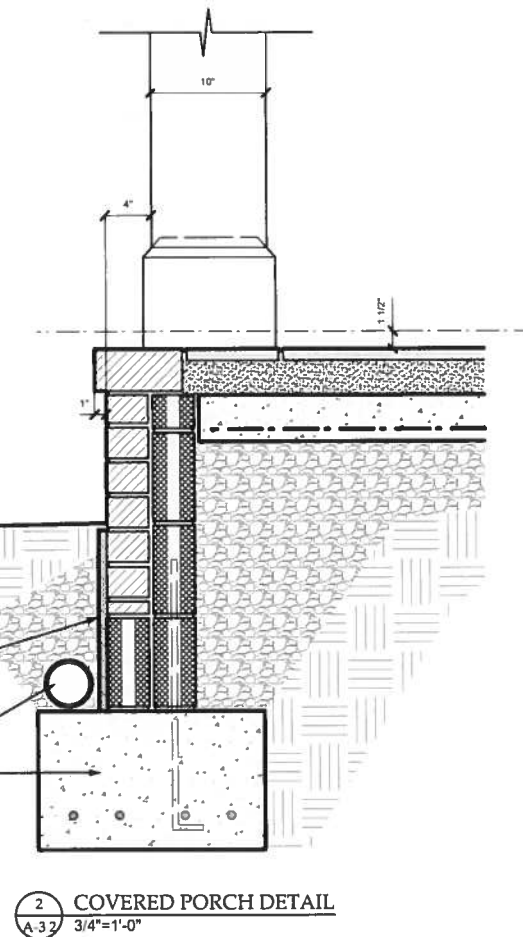


3 BRACKET DETAIL
A-3.1 1 1/2"=1'-0"

NOT FOR CONSTRUCTION

Wall Sections	Revisions:
30 September 2016	
cjh	
	A-3.1

NOT FOR CONSTRUCTION	
Wall Sections	Revisions:
30 September 2016	
ejh	
	A-3.2



2 COVERED PORCH DETAIL
A-32 3/4"=1'-0"

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Wesley Heights Neighborhood Examples



432 Walnut Avenue

This shows the proposed metal roof at the front entry and rear covered porch



601 Walnut Avenue

Example of a similar new addition with brick base and wood lap siding veneer. In our design we would like to use shingle veneer at second floor.



407 Heathcliff Street

This picture represents the new proposed roof and brackets for the second floor addition.



521 Grandn Road

The picture represents the proposed brick entry porch floor. Also, the main floor brick veneer with a shingle siding at the second floor with wood brackets.



515 Walnut Avenue

This picture expresses the brick piers with wood columns on top. Alternate wood porch floor if brick terrace floor cannot be salvaged.



766 Woodruff Place

The shingle siding is what we would propose for the second floor addition.