
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 800 Woodruff Place

SUMMARY OF REQUEST: New Construction

OWNER/APPLICANT: John McKeever, Marshal Carter/Ron Branch

The application was continued from December for the following: The applicant to return with an alternate way to address the singular free-floating nature of the two-story chimney that connects in a more appropriate way to the home.

Details of Proposed Request

Existing Context

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 and the lot size is 82.5' x 150'. Setbacks vary between 34 and 41' on the block face. Residential structures at the rear of the property are not in the historic district, and adjacent structures within the district are one and two story single family of varying architectural design. The previous structure on this site was a single family house. There are mature trees of various conditions on the edges of the property.

Project

The project is a two story single family house. The proposed front setback is approximately 34 feet from the right of way to the first thermal wall. The house height is approximately 26' from the first floor. Primary façade material is brick. Architectural details are inspired from homes in the District and of the home that was demolished. Windows are wood Simulated True Divided Light (STD). The detached garage materials and design reflect elements of the house, the height is approximately 23'-6". Other details include wood roof trim, copper gutters or similar, wrought iron hand rail and wood porch columns. One mature tree would be removed and a new tree planted in the front yard.

Revisions – January 10

1. Front elevation – Added a gable on the left side, scaled down the central dormer and windows, and created one dormer on the right side.
2. Garage – The garage roof is revised to a side cross gable with a rear shed dormer.
3. Gutters, materials and windows – Specifications for gutters, alternate material and window trim have been submitted. Slate composite spec sheet is included.
4. Site plan – Proposed new tree is a medium maturing TBD. Other landscaping is shown on the plan.

Revisions – February

1. The design of the chimney has not changed. The applicant has submitted examples of similar, historic chimney designs in the Wesley Heights neighborhood.

Policy & Design Guidelines for New Construction, page 6.1

Charlotte's historic districts' distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass and height as well as the landscape quality. This

street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.

The Charlotte 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.

The criteria in this section are all important when considering whether a proposed new building design is appropriate and compatible. All criteria should be taken into consideration in the design process with the goal to ensure that the new design respects its historic neighboring buildings.

Design Guidelines for Accessory Buildings, page 8.9

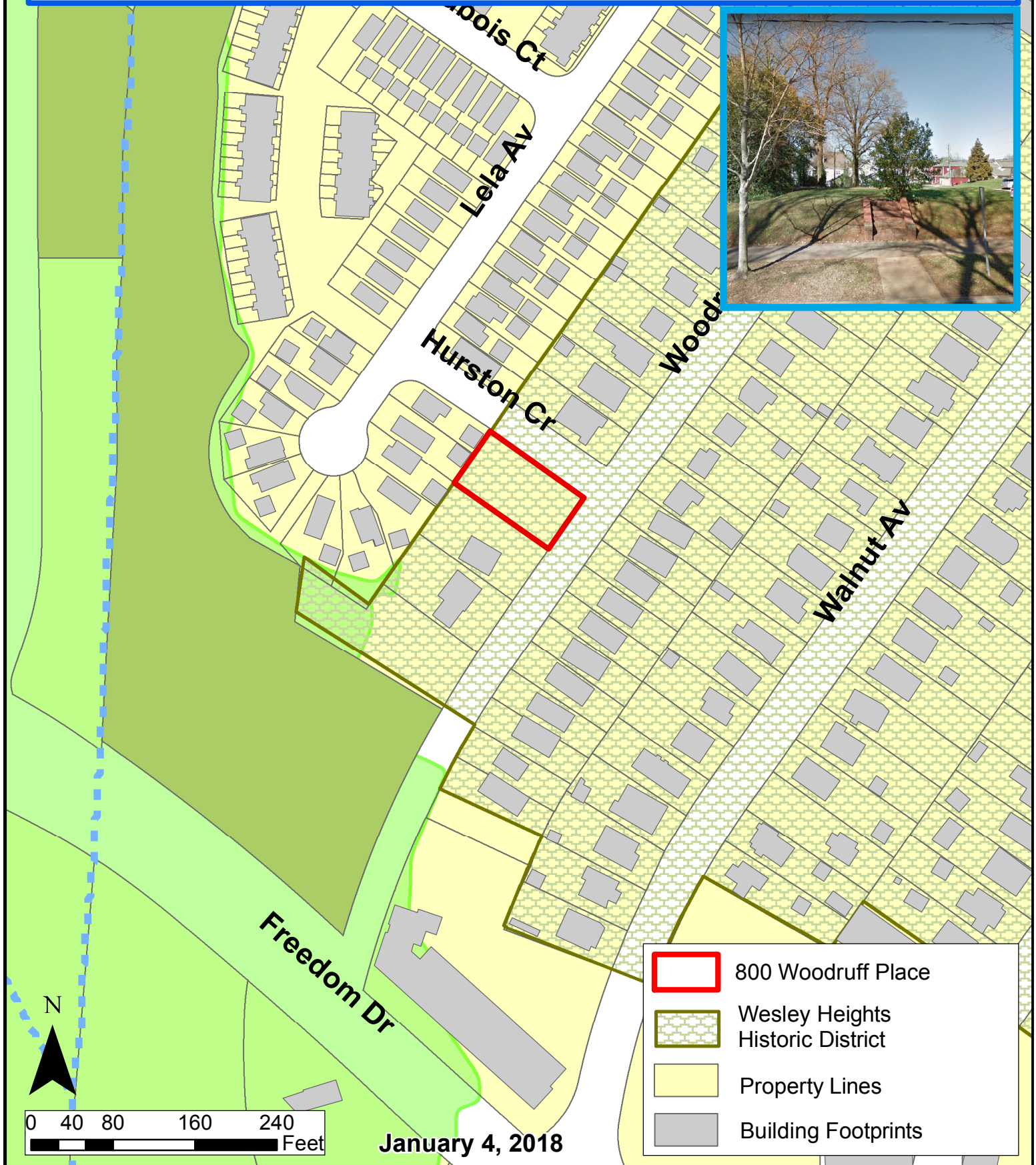
1. Retain and repair historic outbuildings. Do not demolish existing historic outbuildings.
2. Place new outbuildings, such as garages or sheds, to the rear of lots that are large enough to accommodate them, following the applicable zoning requirements. New outbuildings cannot be located in front or side yards.
3. Design new outbuildings to be compatible with the style and character of the primary historic building on the site, especially in scale, elements and roof form. Any new outbuilding must be clearly secondary to the main structure on the site.
4. Stamped metal and vinyl doors are considered to be inappropriate materials for outbuildings, and are discouraged. For more information on appropriate new construction see Chapter 6.
5. Prefabricated outbuildings that are not in keeping with the historic character of the district are not allowed where visible from the public street.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district		6.4
Massing	the relationship of the buildings various parts to each other		6.5
Height and Width	the relationship to height and width of buildings in the project surroundings		6.6
Scale	the relationship of the building to those around it and the human form		6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings		6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings		6.9
Roof Form and Materials	as it relates to other buildings in project surroundings		6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building		6.11
Doors and Windows	the placement, style and materials of these components		6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.		6.14
Materials	proper historic materials or approved substitutes		6.15
Size	the relationship of the project to its site		6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections		6.12
Context	the overall relationship of the project to its surroundings.		6.1-16
Landscaping	a tool to soften and blend the project with the district		8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

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

Charlotte Historic District Commission Case 2017-682
HISTORIC DISTRICT: WESLEY HEIGHTS
NEW CONSTRUCTION



800 Woodruff Place

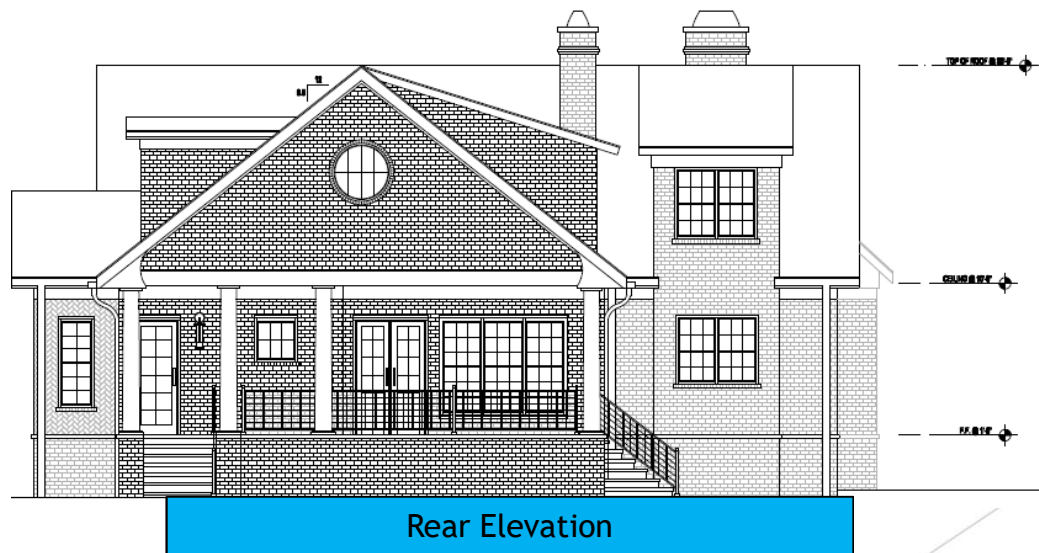
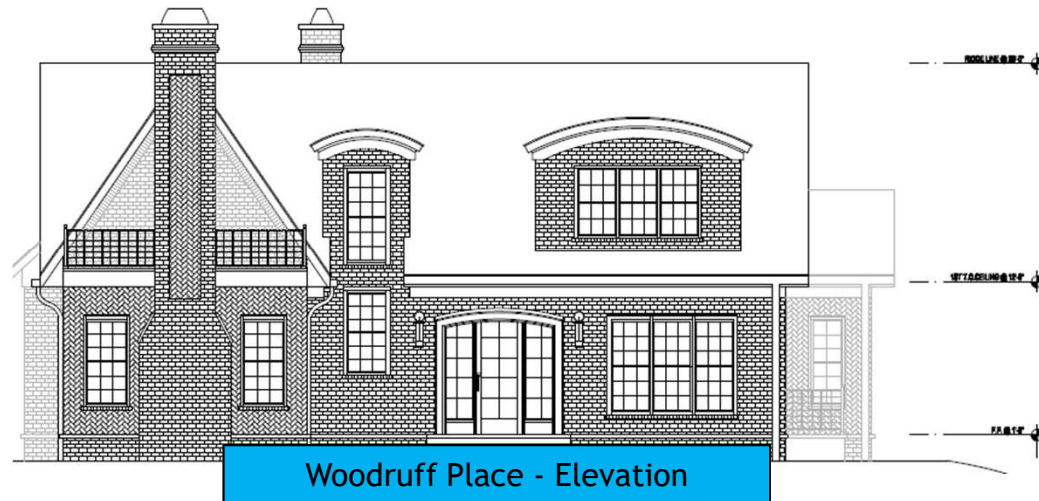
Owners: John McKeever
and Marshal Carter

Architect: Ron Branch,
InchDesign

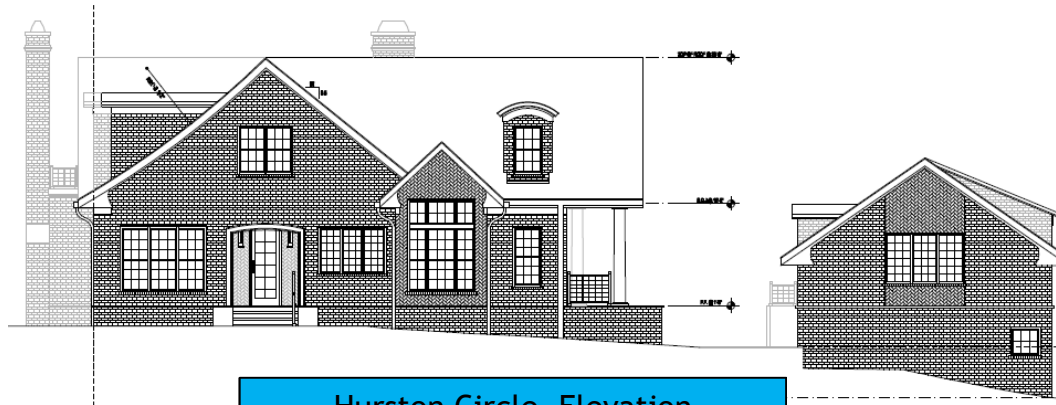
February 14, 2018



800 Woodruff Place - the design



800 Woodruff Place - the design

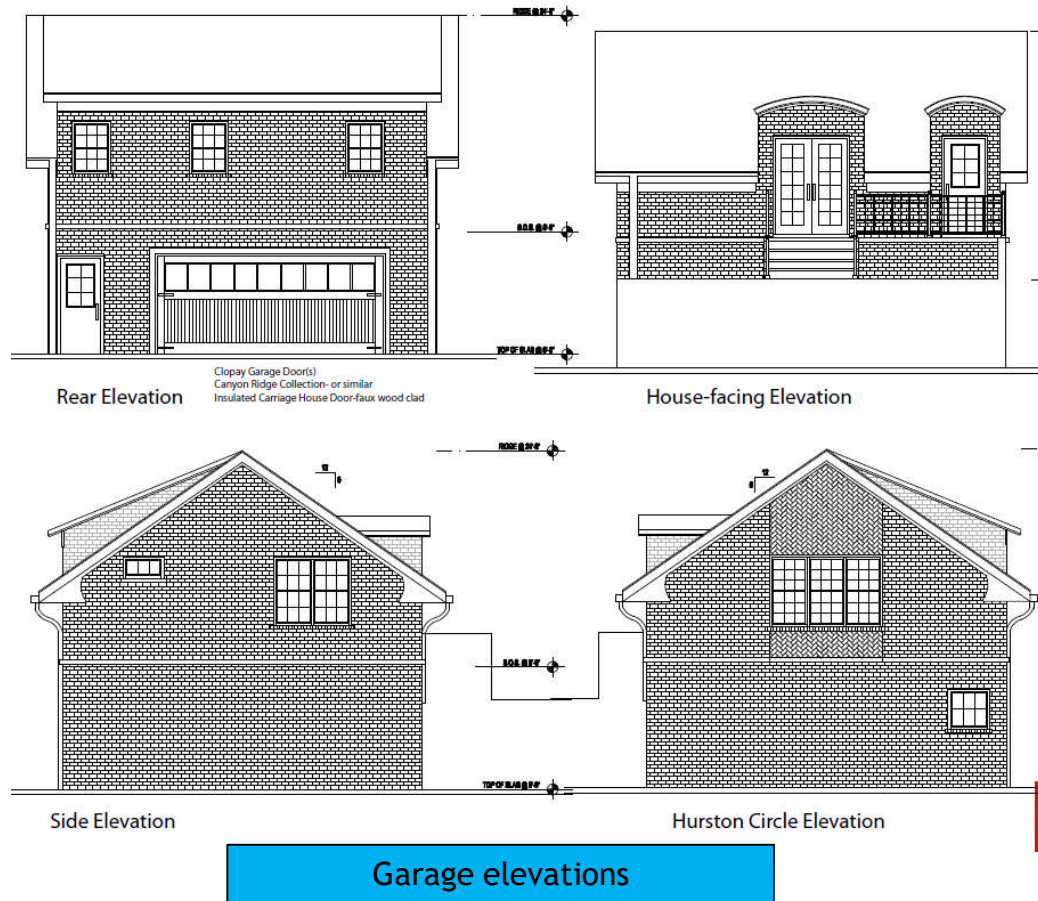


Hurston Circle- Elevation



Side Elevation

800 Woodruff Place - the design



Continuation from January 2018

- ▶ This presentation demonstrates how the following “Findings of Fact” were addressed by the applicant:

FINDINGS OF FACT

After deliberation and with a quorum present the Commission voted 8-1 to Continue the review of your project. The motion to Continue is as follows:

1. The applicant to return with an alternate way to address the singular free-floating nature of the two-story chimney that connects in a more appropriate way to the home.
2. The HDC approved the substitute materials for the faux slate roof and garage doors.

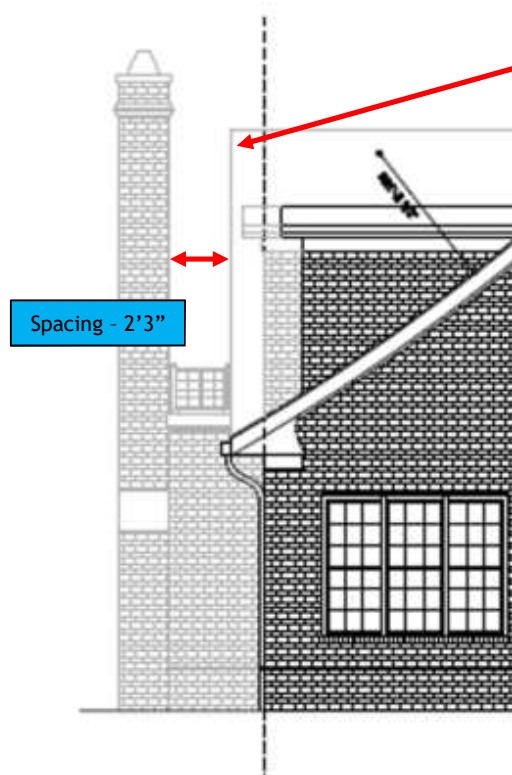
Continuation from January 2018

In summary we have addressed the finding of fact by:

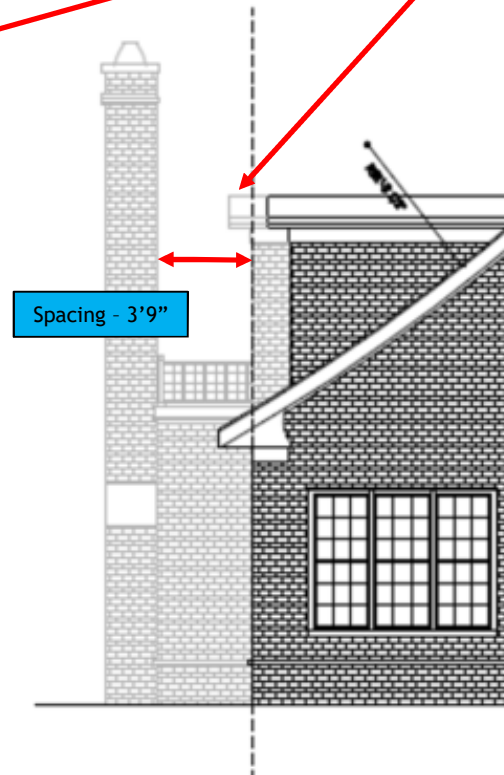
- ▶ **1) The applicant to return with an alternate way to address the singular free-floating nature of the two-story chimney that connects in a more appropriate way to the home.**
 - ▶ We have included a number of examples which demonstrates how the chimney relates to the surrounding examples on Woodruff Place.
 - ▶ We have demonstrated, pursuant to HDC policies and guidelines Section 6.5, that we have related the massing to those “existing adjacent historic houses.” Our street is primarily front facing chimneys which extend beyond the roofline, away from the house.
 - ▶ We have employed “some of these elements” in the new building, as prescribed within HDC policies and guidelines Section 6.5.
 - ▶ We have provided further documentation of exactly how this chimney “relates” to the historic district and the character of the street which is a key feature of the homes within Wesley Heights.

Chimney - additional context

We were deliberate in our roof changes to relate the house, including the chimney, to the surrounding structures. The “freestanding” chimney was an element on the original house as well as all along Woodruff place (later evidenced). However, we did adjust the roofline to be closer to the chimney, as evidenced on the far left here.



Adjustments to bring roofline closer to chimney

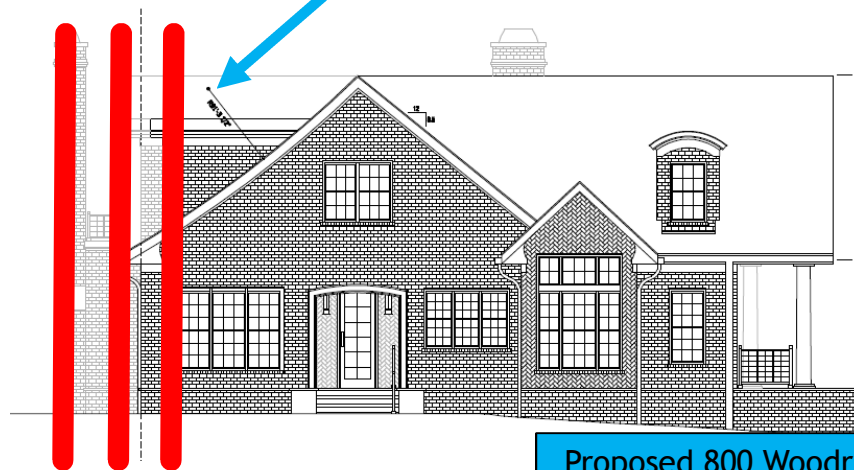


Original concept - roof line further away from chimney

Chimney - additional context



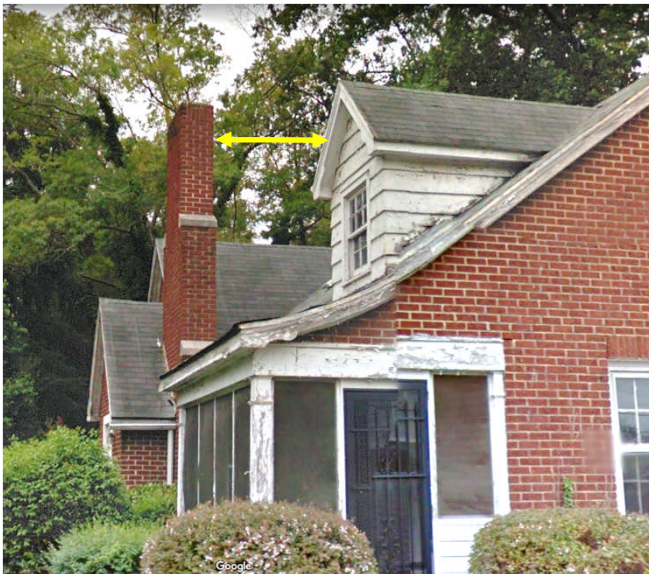
Various setbacks - Using the original house as inspiration, we created various levels of setbacks (including variations in the front of the dormers and peaks in our design) to more closely align to the original 800 Woodruff Place structure). This includes a dormer, peak, and fireplace all at different setbacks from the street (similar to the original 800 Woodruff Place).



The complexity and variations of the original 800 Woodruff Place house was used in the design of the proposed 800 Woodruff Place house. At least 6 variations of setbacks noted in the original structure, with varying sizes, shapes, and curves.

Chimney - additional context

Incorporating elements from the original 800 Woodruff was critical, which was the original inspiration of the freestanding chimney. As seen on the previous slides, we have moved the roofline closer, but the “freestanding” part remains as it was an element on the original 800 Woodruff house, as well as along the street when the houses were built in the early 1940s.



GUIDELINES

For Massing and Form:

1. Relate massing to those of existing adjacent historic houses. For instance, if a street is primarily Colonial Revival style houses with simple massing, do not introduce a new building with a complex massing.
2. Use forms for new construction that relate to the forms of the majority of surrounding buildings. For instance, if the form of adjacent buildings has a variety of projecting bays, dormers, etc., employ some of these elements in the new building.



Chimney - additional context



Woodruff Place - same side



Woodruff Place - same side

Chimney - additional context



Woodruff Place - 2 houses down



Woodruff Place - Neighbor



Woodruff Place -same side

Chimney - additional context



Woodruff Place -same side



Woodruff Place -same side

Chimney - additional context



Woodruff Place -same side



Woodruff Place -same side

Chimney - additional context



Woodruff Place -opposite side



Woodruff Place -opposite side

Chimney - additional context



Wesley Heights



Woodruff Place -opposite side

Chimney - additional context



Wesley Heights



Wesley Heights - Note: Chimney is also set away from the house

Questions?

Duplication of materials not permitted without proper consent.