
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 716 Woodruff Place

SUMMARY OF REQUEST: Front Porch Rail

APPLICANT/OWNER: Danielle Wynne

Details of Proposed Request

Existing Conditions

Known as the Ott House, the one-story frame house was constructed in 1939. Architecture features include a side-gabled roof, a partial width front porch with a front-facing cross gable supported by square wood columns, and an exterior chimney on the front façade. Siding material is wood lap. Existing brick steps and chimney are not painted. Brick foundation is painted. Adjacent structures are 1-2 story single family houses.

Proposal

The proposal is a new front porch rail.

Design Guidelines – Porches, page 4.8

1. Retain porches that are critical to defining the design and integrity of the historic district. Keep porches open to provide shade and reduce heat gain during warm weather.
2. Repair and replace only damaged elements of porches by matching the materials, methods of construction, and details of the existing original fabric. Avoid stripping porches and steps of original materials and architectural features such as handrails, balusters, columns, and flooring.
3. Reconstruct missing elements based on physical or photographic detail including all details and materials.
4. Do not enclose porches on a primary elevation or alter a front porch that reorients the entrance away from the street elevation.
5. Enclosure of side porches and balconies is discouraged. If enclosure of a side porch or balcony is required for a new use, the enclosure should be designed to ensure that the historic character and features of the porch are preserved.
6. Any porch enclosure that is permitted should be designed to be reversible and removal of original features should be minimal.
7. Original or historic porch railing designs may need to be adapted to meet the building code. The use of booster rails may be an appropriate solution to make the original balustrade code-compliant.

Staff Analysis

Staff has the following concerns with the proposal:

1. As designed, the proposal is incongruous with the house since the house was not built with a rail or gate.
2. Massing: the proposed rail is out of proportion with the front porch and front windows.
3. Change the design to either:
 - a. Dark metal rail, or
 - b. Wood rail in historic proportions with a booster rail to meet code.
4. Minor revisions may be reviewed by staff.



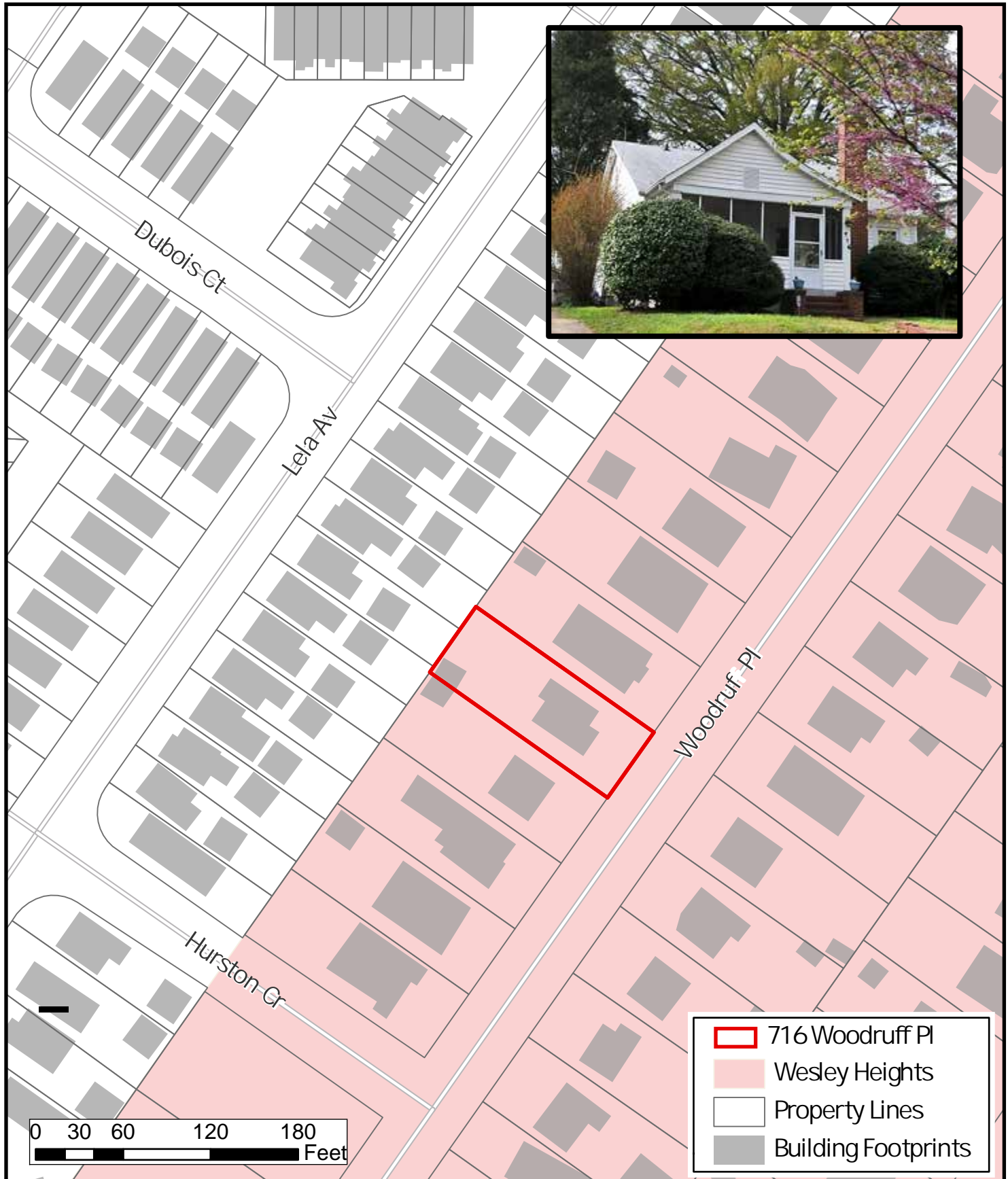
HDCRMI 2019-00440

PID: 07103509

LOCAL HISTORIC DISTRICT: WESLEY HEIGHTS

PROPOSED PROJECT: PORCH RAILS

September Meeting 2019



716 Woodruff Place



Front



from left



from right

Other porches on Woodruff Place



1805 Sardis Road North, Suite 111
Charlotte, N.C. 28270
Phone: 704-841-1550
Fax: 704-841-1406

WYNNE GUARDRAILS

PROJECT NO. _____ #1940

DRAWN BY _____ DHE

CHECKED BY _____ MCA

SHEET TITLE

**GUARDRAIL
PLANS**

SK1





RESIDENCE OF MR. J. A. CONNELL—734 WOODRUFF PLACE

HERE WE SAY IT WITH PICTURES

NOTHING has a greater influence over life and character than the home.

Your success and happiness are more affected by home ownership than any other single thing you can buy with money.



"THIS IS MY HOME", is the unexpressed thought that comes to every man and every woman who, on returning, first glimpse the exterior of the place in which they live.



RESIDENCE OF MR. HERBERT OTT—716 WOODRUFF PLACE

LOCATION—ADVANTAGES

WOODRUFF PLACE extends parallel with Walnut Avenue and is fully improved with street pavement, sidewalks and all utilities. No assessments to pay. It is served with bus lines on Walnut Avenue and Thrift Road. A grade school is located in Wesley Heights and high school nearby.

RESTRICTIONS—

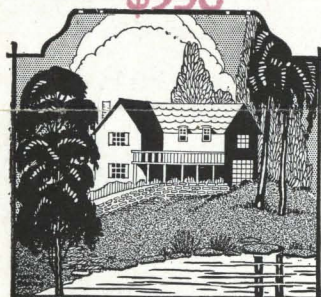
Residential purposes only, with minimum building cost of \$4,000. Uniform building lines have been fixed.

F. H. A. FINANCING

The F.H.A. was designed to help you to build a home of your own and to provide for 80% of the cost on a long term loan, payable in small monthly installments. Hundreds in Charlotte have built homes on the 80% F.H.A. plan. Now, under the new plan you can borrow up to 90% on first mortgage, with still easier repayment plan. This enables most anyone, with the desire, to have a home with only a 10% down payment. Wesley Heights homes are eligible for F.H.A. loans.

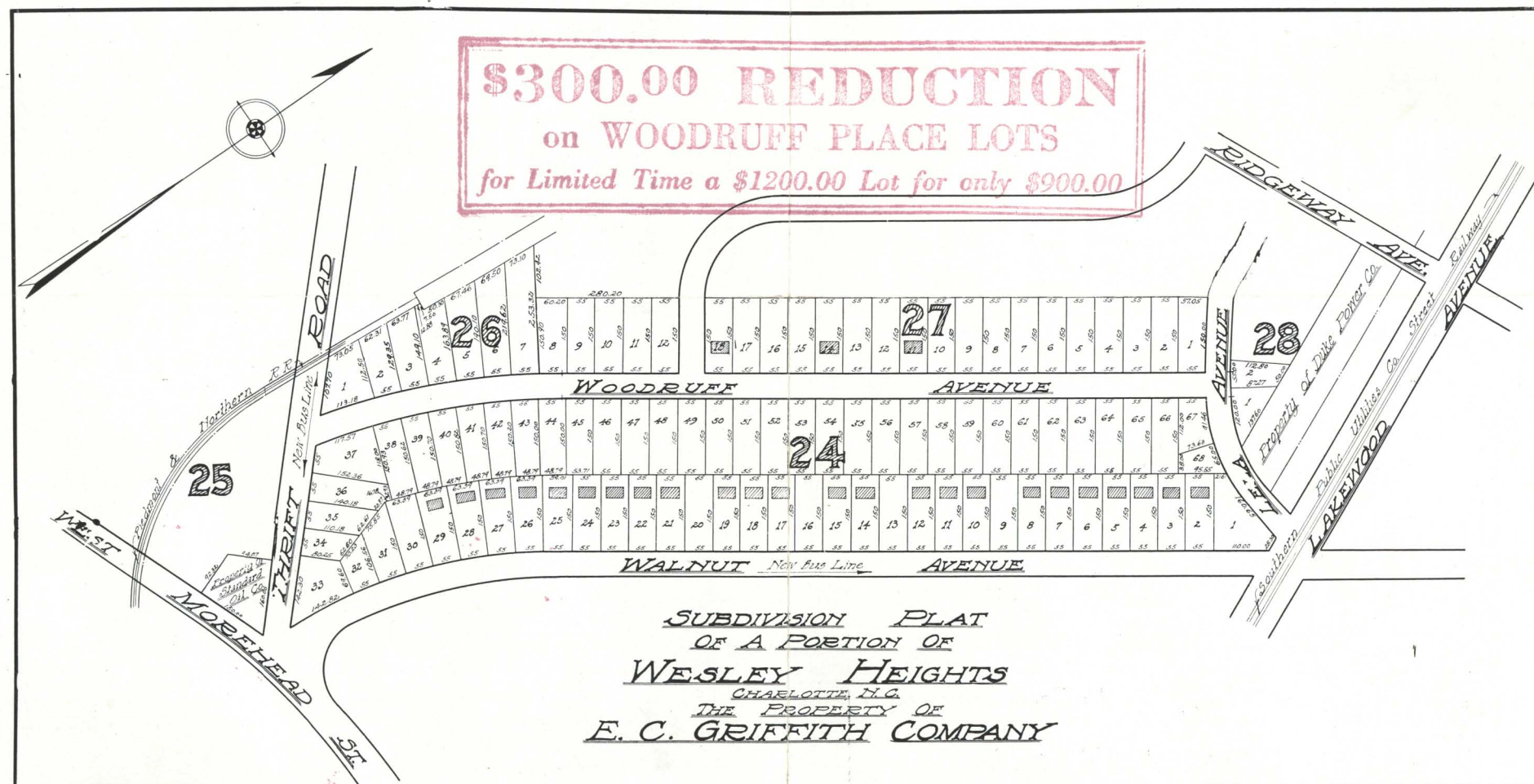
WOODRUFF PLACE LOTS

\$1,200
\$900
Corners **\$1,250**
\$950



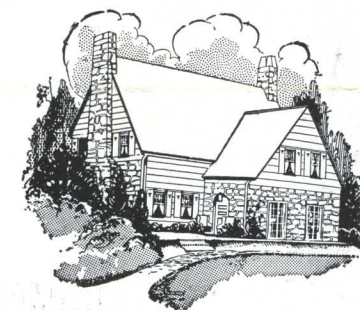
- + FULLY IMPROVED
- + NO ASSESSMENTS
- + TERMS ARRANGED

Subject to prior sale and increase of prices without notice.



GREENLAND AVE. LOTS
\$650

SUMMIT and WALNUT
AVE. LOTS **\$1,500**



LAKEWOOD AVENUE
\$800

HILLCREST AVENUE
\$1,000

Maps supplied on request without obligation.