
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 729 Woodruff Place

SUMMARY OF REQUEST: Non-traditional material

APPLICANT/OWNER: Gregory Powell, owner

Details of Proposed Request

Existing Conditions

The house is a one story American Small House constructed in 1948. It is listed as non-contributing in the Wesley Heights National Register of Historic Places. The front setback is approximately 37 feet. Exterior features include a brick façade, small front gabled porch, and wood windows that appear to be non-original.

Proposal

The front porch and rear addition was approved by the Commission under HDC-2017-00735 and a detached garage was approved with by the Commission under HDC-2017-00010. Both projects were approved with a non-traditional material: Hardie Artisan siding smooth horizontal lap with corner boards.

The property owner is requesting approval for different non-traditional siding material. The property owner will bring information about the proposed siding and a material sample of the to the meeting.

Design Guidelines –New Construction, Materials page 6.15

1. Use compatible traditional materials such as brick, stucco, stone, and wood. Avoid split-faced block, and any material, color, or texture that is in stark contrast to the historic context.
2. While wood is the most appropriate material for new houses, non-grained cementitious siding may be permitted for new construction. Smooth cementitious or composite siding that matches the traditional dimension of wood siding is permitted for new accessory buildings. Additions to historic structures using non-traditional materials will be evaluated on a case by case basis.
3. Vinyl, cellular PVC, particle board/engineered wood, aluminum or other metal sidings are not allowed on either existing buildings or new construction in the historic districts.
4. While wood is the first choice for elements such as trim, porch elements, and other decorative features, substitute materials may be considered for trim details on new construction.

Staff Recommendation

1. The Commission will determine the appropriate course of action for non-traditional material use.



HDC-201900079

FD 07102118

LOCAL HISTORIC DISTRICT: WESLEY HEIGHTS
PROPOSED PROJECT: ALTERNATIVE MATERIALS

5 MARCH 2019





129

WARNING
CPI
SECURITY SYSTEMS
1-800-554-0011









CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2017-00735

DATE: January 11, 2018
May 23, 2018 - AMENDED

ADDRESS OF PROPERTY: 729 Woodruff Place

TAX PARCEL NUMBER: 07102118

HISTORIC DISTRICT: Wesley Heights

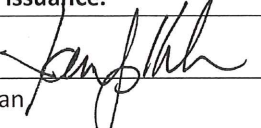
APPLICANT/OWNER: Gregory Powell

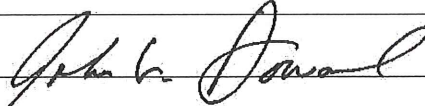
DETAILS OF APPROVED PROJECT: The project is a renovation that includes a new front porch, new windows and rear addition. The front porch depth is approximately 5'-5" with 12" wood squared posts supporting a gabled roof clad in standing seam metal. The porch deck width is +/- 14'. The building code required porch handrail is wood. New windows are wood with a 6/1 muntin pattern. The rear addition ties in below the ridge and extends approximately 30'. Siding material is Hardie Artisan horizontal lap with corner boards, and brick. Roof trim and boxing will match existing in material (wood) and dimensions. Window openings to be changed or enclosed on the existing house are shown on the elevations. Post construction of the addition, garage and driveway extension, the rear yard open space will be 51%. See attached plans.

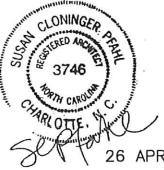
The project was approved by the HDC January 10, 2018.

- 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 twelve (12) 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 twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

Chairman 

Staff 



6 APRIL 2018

POWELL RESIDENCE
729 WOODRUFF PLACE
CHARLOTTE, NC 28208

Square Footage:

1st Floor EXISTING:	908 SF
1st Floor NEW:	866 SF
TOTAL (FINISHED):	1774 SF
Front Porch:	79 SF

ISSUE DATE
26 APRIL 2018

SHEET TITLE

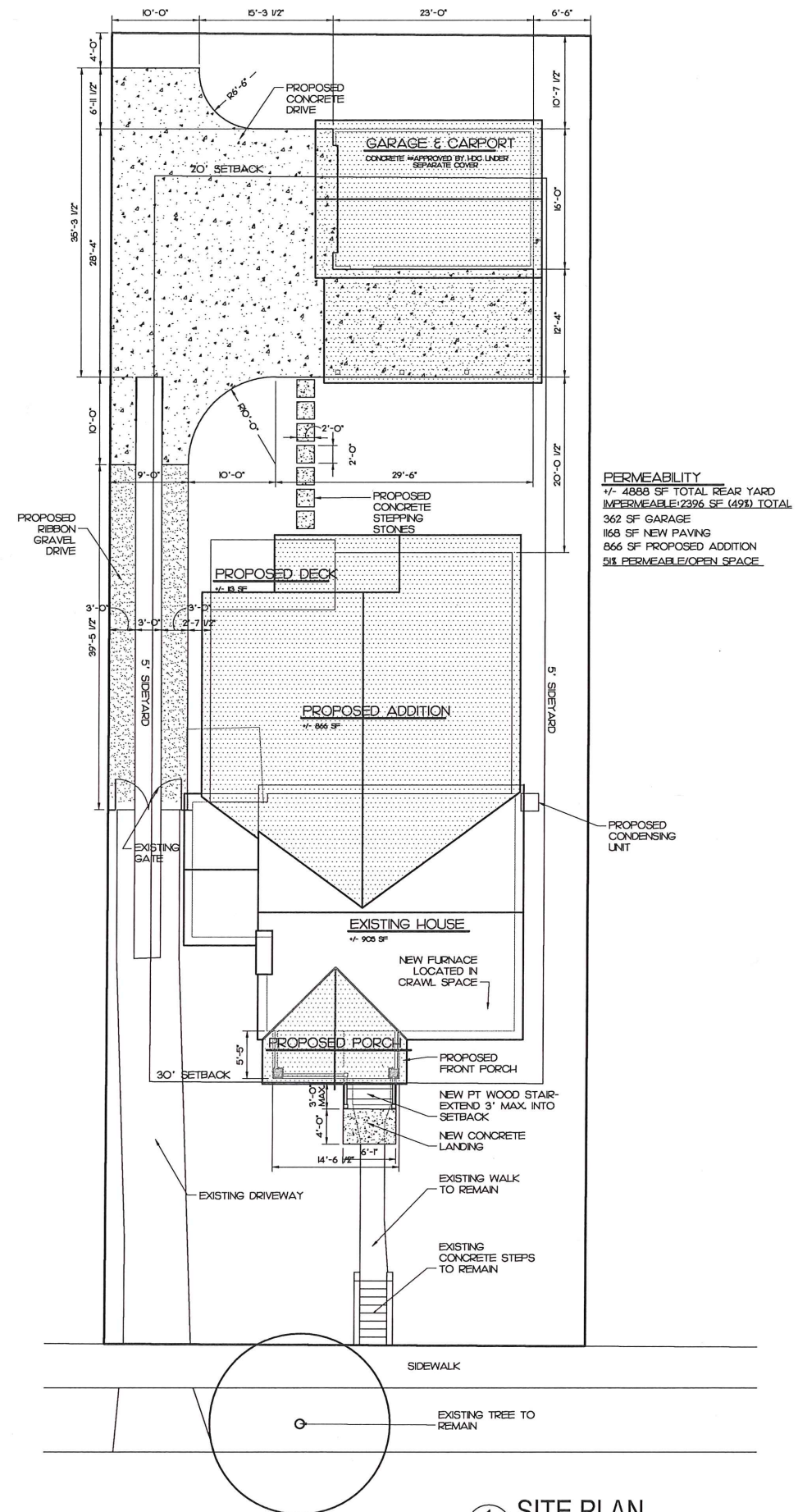
SITE PLAN

SPECIFICATIONS

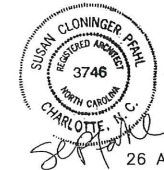
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SHEET NUMBER

SP-1



1 SITE PLAN
SP1 1/8"=1'-0"



26 APRIL 2018

POWELL RESIDENCE
729 WOODRUFF PLACE
CHARLOTTE, NC 28208

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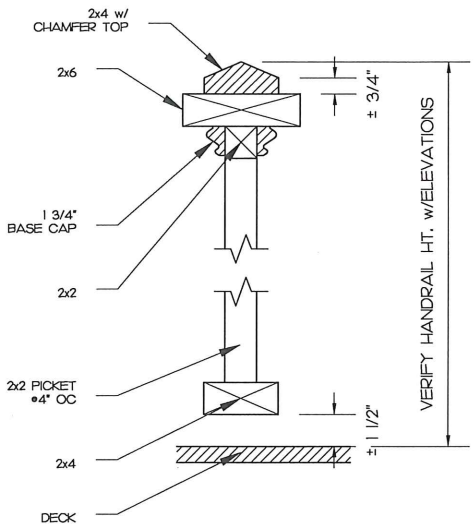
SHEET TITLE

**1ST FLOOR
& SITE PLAN**

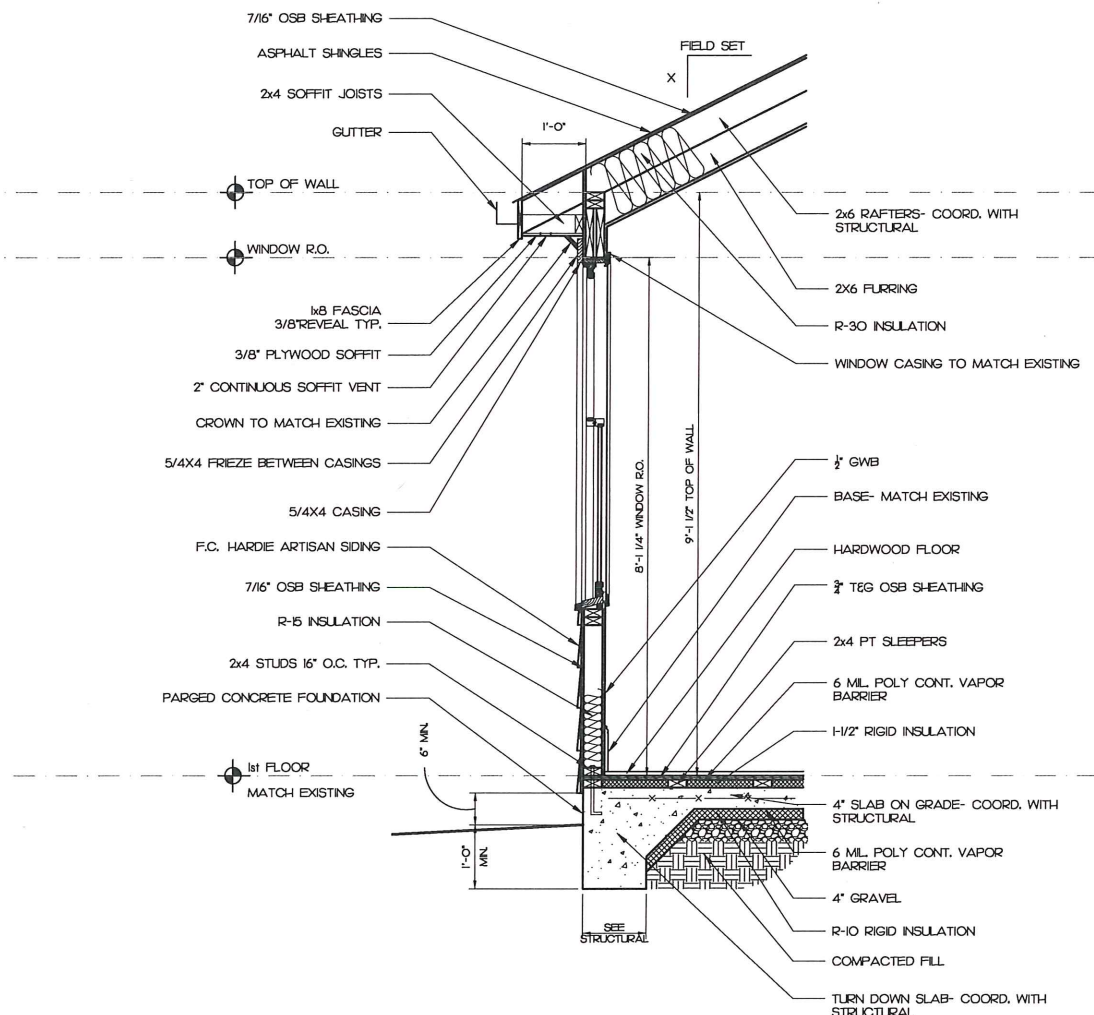
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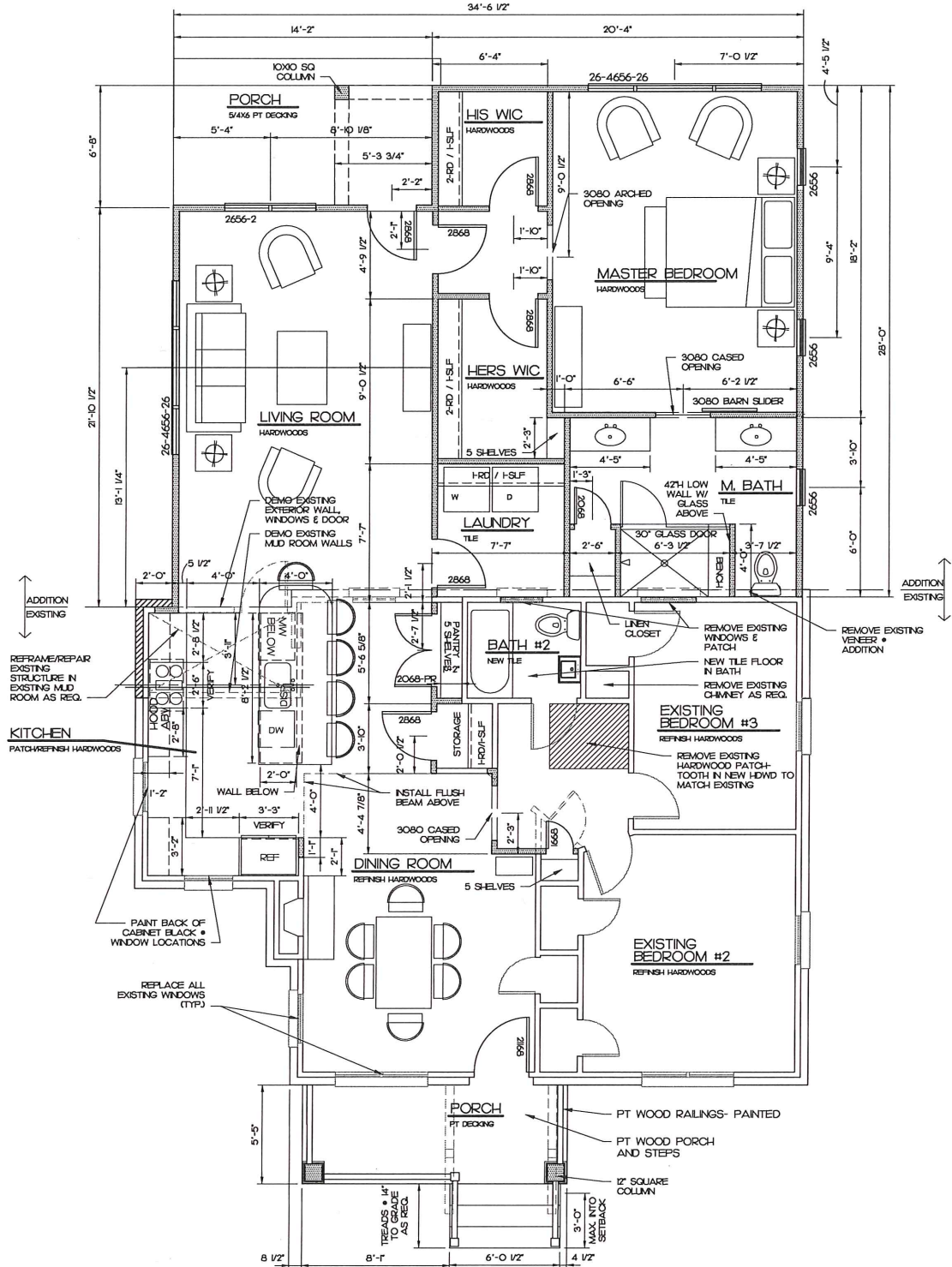
A1



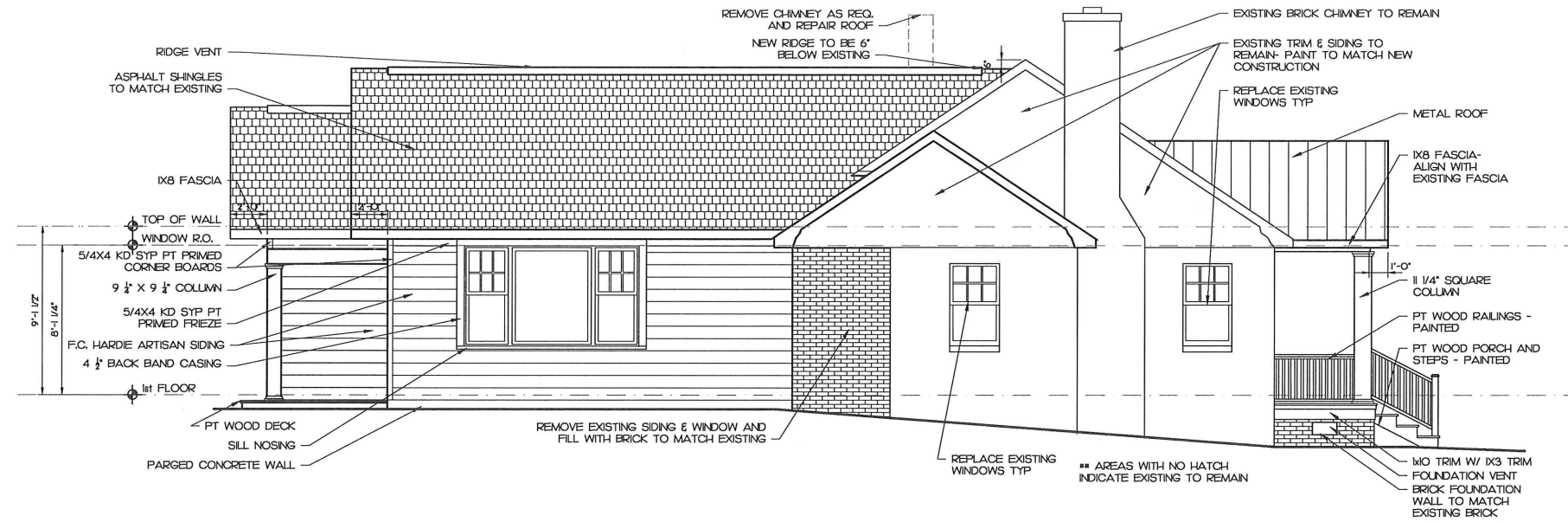
3 TYP. RAILING DETAIL
HDC4 3\"/>



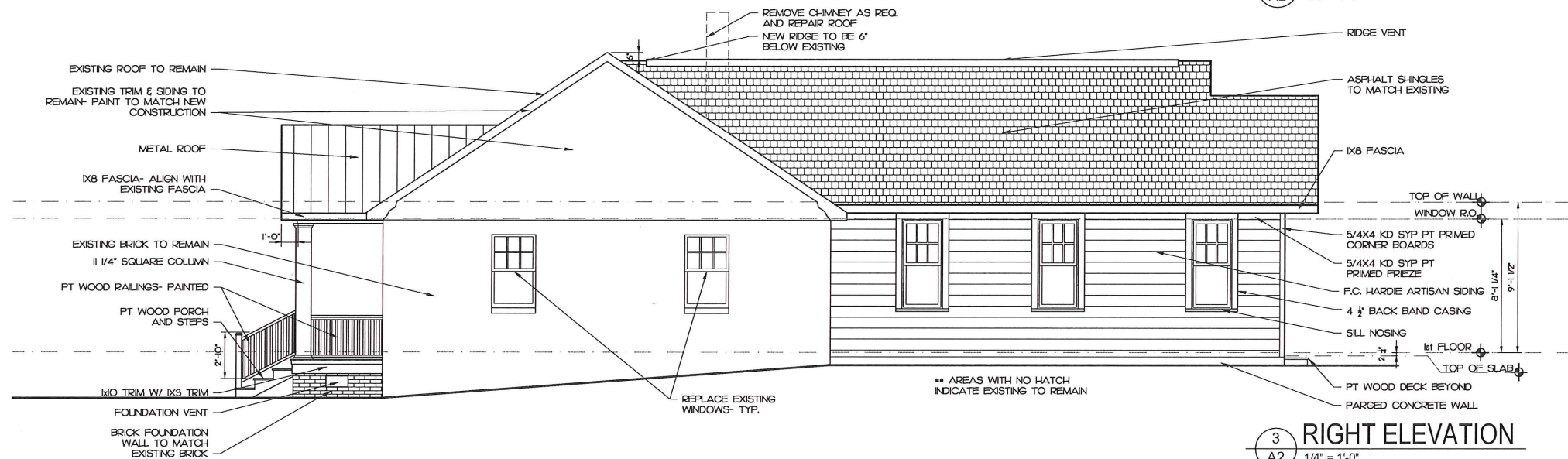
2 TYP. WALL SECTION
HDC4 3/4\"/>



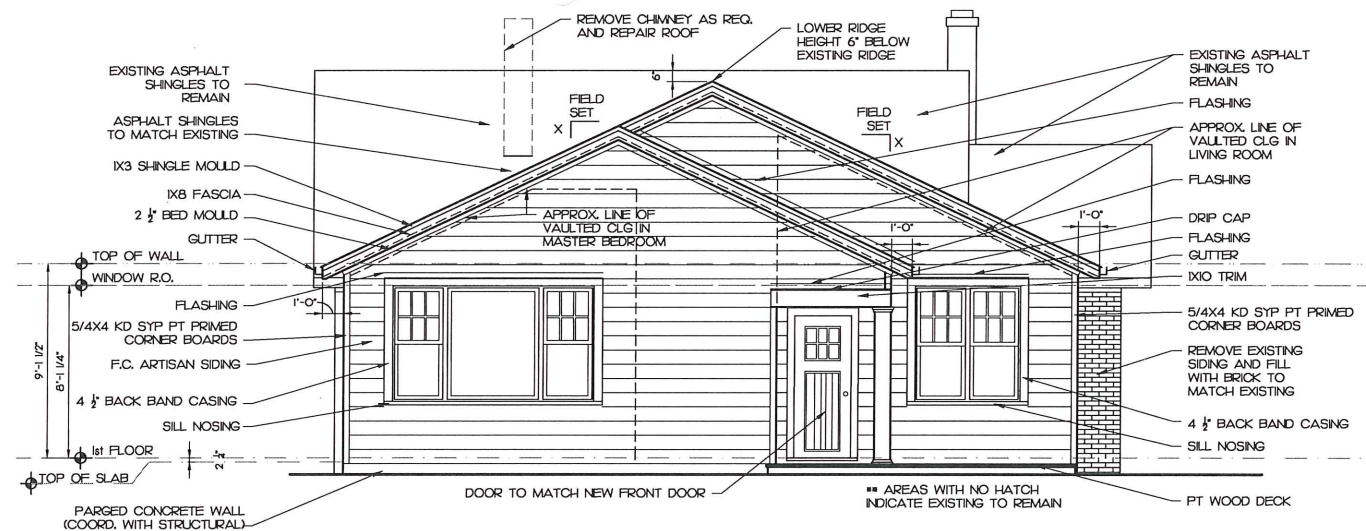
1 1ST FLOOR PLAN
A1 1/4\"/>



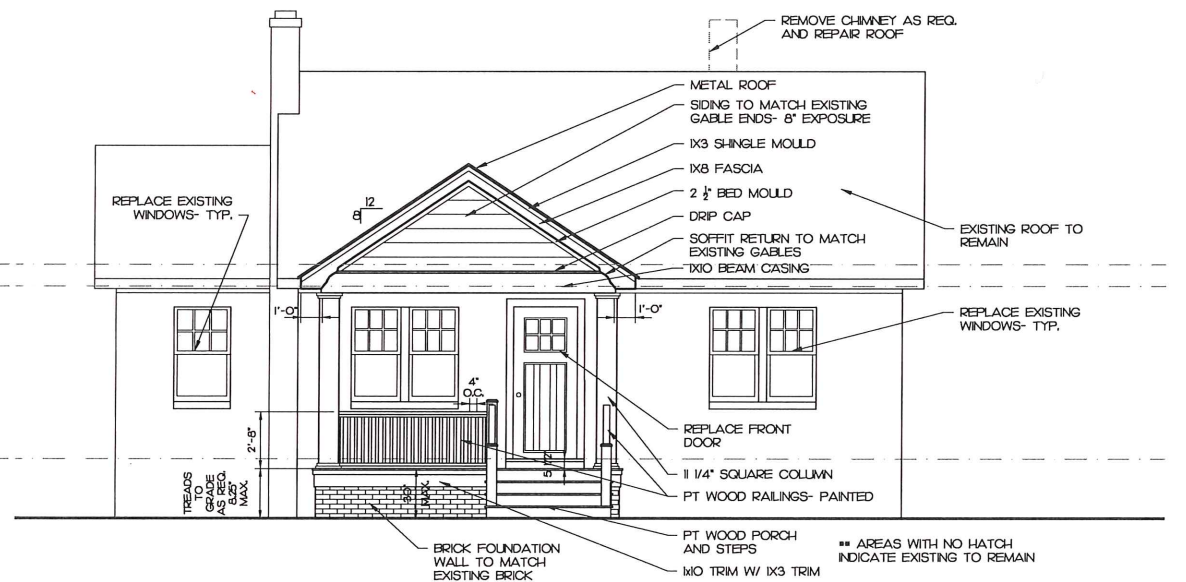
4 LEFT ELEVATION
1/4" = 1'-0"



3 RIGHT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

PF AHL
ARCHITECTS

1200 THE PLAZA, SUITE E
CHARLOTTE, NC 28205
704 342 1065 FAX 704 342 1093



POWELL RESIDENCE
729 WOODRUFF PLACE
CHARLOTTE, NC 28208

Square Footage:

1st Floor EXISTING:	908 SF
1st Floor NEW:	646 SF
TOTAL (FINISHED):	1554 SF
Front Porch:	79 SF

ISSUE DATE
26 APRIL 2018

SHEET TITLE
ELEVATIONS

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SHEET NUMBER
A2