The application was continued from July/September for the following: 1) Provide accurate and detailed drawings with dimensions and architectural features, 2) Provide accurate existing elevations with shed dormer shown on side elevations, 3) Revise dormer roof pitch and/or side wall fenestration to complement the house, 4) Provide a site survey to show the addition will conform to the zoning rear setback requirement

Details of Proposed Request

Existing Context
The existing structure is a one story Bungalow style home constructed in 1930. Exterior features include a screened front porch with original columns in place, a shallow front dormer and stone primary chimney. The lot is non-conforming. The lot depth is 64’ and 83’ on the sides, the rear yard from house to property line is approximately 16’ at the closest point. The alley easement ends at this property. Adjacent structures are a mix of Bungalow style homes.

Proposal
The project is a second floor addition and porch improvements by expanding the front dormer. The addition increases the height of the front dormer and extends to the rear. The increase in height is approximately 5’-10”. New dormer material is cedar shake, eave details will match existing. Porch improvements include new handrails and removal of the screens. The chimney will need be extended to accommodate the addition. The applicant is also requesting the removal of a secondary front door, rear door, side doors, and a new window on the rear and left side elevation.

Policy & Design Guidelines for Roof Form and Materials, page 6.10

1. Use roof forms, such as gable or hipped or combinations of forms in the design of new residential buildings that relate to existing surrounding examples.
2. Consider employing roof dormers if they are commonly used in nearby historic houses. The style of the dormer should relate to the style of the house.
3. Reflect the pitch and gable orientation of surrounding historic buildings in the design of a new dwelling.
4. Proportionally, the new roof should not overwhelm the structure or be out of scale for the style of the house.
5. Use eave design and materials that complement those frequently found in the block where the new building is being constructed.
6. Match new roof materials with materials used in the context of the new building.
7. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
8. Limit the size of the addition so that it does not visually overpower the existing building.
9. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
10. Maintain the original orientation of the structure. If the primary entrance is located on the street facade, it should remain in that location.
11. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
12. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria

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

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

Staff Analysis - The Commission will determine if the proposal meets the guidelines for additions. The guideline for setback does not apply.
Existing Conditions - Front
Existing Conditions - Rear
Existing Conditions - Sides

Right

Left
Context/Adjacent Structures

1528 Thomas Ave  1534 Thomas Ave (Subject)  1542 Thomas Ave  1612 Thomas Ave

Polaris 3G Map – Mecklenburg County, North Carolina

thomas

This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

1546 Thomas Ave  1709 Thomas Ave  2004 Thomas Ave  1516 Thomas Ave
Current Survey & Site Plan

Site Plan to remain unchanged
Front Elevations – Existing and Proposed

**Existing**

8/12 Pitch on Addition Roof to Match Existing
- Architectural Shingles on All Roofing

**Proposed**

- Top of Roof 17'
- Cedar Shake Siding – Mitered Corners
- Architectural Shingles on All Roofing
- Wood Craftsman Style Exterior Door - White
Rear Elevations – Existing and Proposed

Existing

8/12 Pitch on Addition Roof to Match Existing

Cedar Shake Siding – Mitered Corners

Existing Asbestos Siding

Existing Windows

Proposed

New Wood Exterior Door – 6 Light, White

NOTE: REFER TO 1/A2.0 FRONT ELEVATION FOR NOTES ON SIMILAR CONSTRUCTION.
Right Elevations – Existing and Proposed

**Existing**
- Asbestos Siding
- Windows
- Cedar Shake Siding – Mitered Corners

**Proposed**
- Architectural Shingles on All Roofing

8/12 Pitch on Addition Roof to Match Existing

* Architectural Shingles on All Roofing
Left Elevations – Existing and Proposed

Existing

- 8/12 Pitch on Addition Roof to Match Existing
  * Architectural Shingles on All Roofing
- Cedar Shake Siding – Mitered Corners
- Existing Windows
- Asbestos Siding
- Stone

Proposed

- 8/12 Pitch on Addition Roof to Match Existing
  * Architectural Shingles on All Roofing
- Cedar Shake Siding – Mitered Corners
- Existing Windows
- Existing Stone

NOTE: REFER TO 1/A2.0 & 3/A2.0 ELEVATIONS FOR NOTES ON SIMILAR CONSTRUCTION.
Architectural Details

Overhang Details

- Remove vinyl soffit
- Repair existing brackets
- Repair existing overhang & beadboard

Front Door

Rear Door
1534 Thomas Ave Elevations

Existing

Proposed