LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1319 Thomas Avenue

SUMMARY OF REQUEST: Metal roof

APPLICANT: Diane Hopper

Details of Proposed Request

Existing Conditions
The existing house is a one story Folk Victorian Cottage constructed in 1915. Design features include a hipped roof with a front gable and side gable and hipped wraparound porch supported by tapered wood columns.

Proposal
The applicant is requesting approval for a standing seam metal roof on the primary structure.

Design Guidelines – Roofs, page 4.5

1. Retain original or early roof materials, such as slate, clay tile or standing seam metal whenever possible.
2. Preserve original roof shapes.
3. Retain architectural features including dormers, cornices, exposed rafter tails, and chimneys. Avoid adding dormers on primary elevations if not a part of the original design. Do not add vents and skylights unless placed inconspicuously on the rear of buildings.
4. Repair of roof materials and elements should be made in-kind with materials that duplicate the original materials.
5. Replace historic roof coverings when necessary, using new material that matches the original roof covering closely in composition, size, shape, color and texture.

Staff Analysis - The Commission will determine the proposed roof material meets the guidelines and is appropriate for this house style.
Charlotte Historic District Commission - Case 2016-131
HISTORIC DISTRICT: PLAZA MIDWOOD

1319 Thomas Avenue

Plaza Midwood
Historic District
Property Lines
Building Footprints

June 24, 2016
Rear Yard Shed Plan
for
1319 Thomas Ave

Existing Photos, Shed Plan, Existing & Improved Site Plans

Issued for: Historic Review
Administrative Approval
Date: 5/31/2016

Owner: Diana Hopper
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Survey:
Bausman-Davis
Pat@Bausman-Davis.com
Request to replace hail-damaged shingle roof (2 rating) with metal roofing (50 yr, 4 rating) to match metal roofing on rear garage ADU and rear sheds. Slate gray color.
Roofing material example on rear shed