
LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 311 East Boulevard

SUMMARY OF REQUEST: Roof Replacement

OWNER: Jack Apple

Details of Proposed Request:

Existing Conditions

The property is a 1.5 story Colonial Revival building used for neighborhood businesses. The existing roof is slate and in need of replacement. The structure is a designated local historic landmark.

Proposal-May 21

Replacement of the existing slate roof with a synthetic material with the appearance of slate shingles. The project was approved by the Historic Landmarks Commission.

Proposal-Revised June 11

The application was continued for more information on the replacement slate. The applicant has provided additional examples for the Commission to review.

Proposal Revised July 9

The application was continued for more information on the replacement slate. The applicant has provided additional examples for the Commission to review.

Policy & Design Guidelines

Replacement Roofing

One of the most important aspects of building maintenance is ensuring that a structure has a sound roof. At the same time, the style and materials used on roofs can be one of the most basic elements in defining the style and character of a building. The policy statements below are designed to encourage owners to maintain roofs in their original styles and materials, while accommodating changes when warranted and when the change would not alter the overall style of a structure.

1. A Certificate of Appropriateness is not required for re-roofing with in-kind materials.
2. If a change in materials is desired, Staff will use its discretion to determine whether a Staff approval is possible.
3. Specialty roofing materials such as slate, tile, or metal shingles are an integral part of a building's character, and a change to other materials could have an adverse effect on the property's integrity.

Staff Analysis

Staff recommends approval based on prior approval from the Historic Landmarks Commission. The replacement shingle achieves a similar look to slate meeting the guidelines for Materials and Rhythm.

Charlotte Historic District Commission - Case 2014-027

Historic District -DILWORTH



































