

**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 1564 South Mint Street

**SUMMARY OF REQUEST:** Roof addition

**APPLICANT:** Joe Bennett

The application was continued from January for additional study on the roof design.

**Details of Proposed Request**

*Existing Context*

The existing structure is a 2.5 story office building constructed in 2007 at the edge of the district. Adjacent structures are residential, industrial and institutional. The building has a rooftop patio on the right side.

*Proposal*

The project is the extension of the roof over the patio to prevent further water damage inside the building while maintaining full access for occupants. All materials and dimensions of the roof trim will match existing. The ridge height does not change and the existing doors will remain.

*Revised – February 2017*

The applicant has modified the roof design slightly and has provided perspective views of the roof system in more detail. Also included are additional photographs of existing conditions.

**Policy & Design Guidelines for Additions, page 36**

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:	
a. <b>Size</b>	the relationship of the project to its site
b. <b>Scale</b>	the relationship of the building to those around it
c. <b>Massing</b>	the relationship of the building's various parts to each other
d. <b>Fenestration</b>	the placement, style and materials of windows and doors
e. <b>Rhythm</b>	the relationship of fenestration, recesses and projections
f. <b>Setback</b>	in relation to setback of immediate surroundings
g. <b>Materials</b>	proper historic materials or approved substitutes
h. <b>Context</b>	the overall relationship of the project to its surroundings

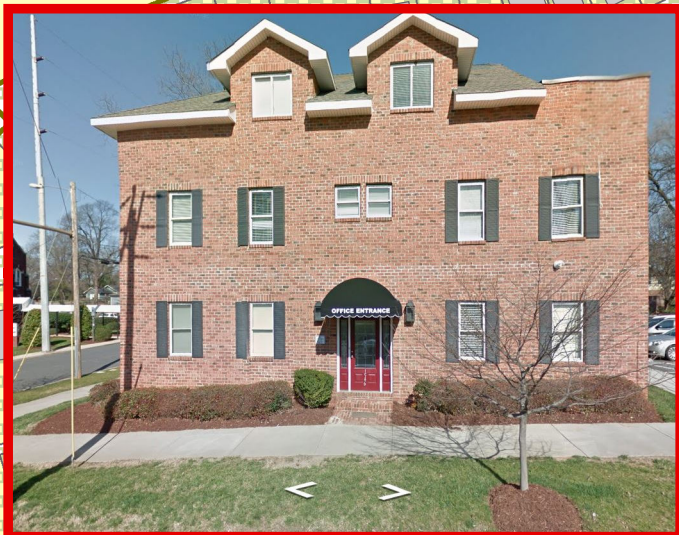
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

**Staff Analysis** -The Commission will determine if the proposal meets the guidelines for additions. The guideline for setback does not apply.

# *Charlotte Historic District Commission - Case 2016-315*

## **HISTORIC DISTRICT: Wilmore**

### **ADDITION**







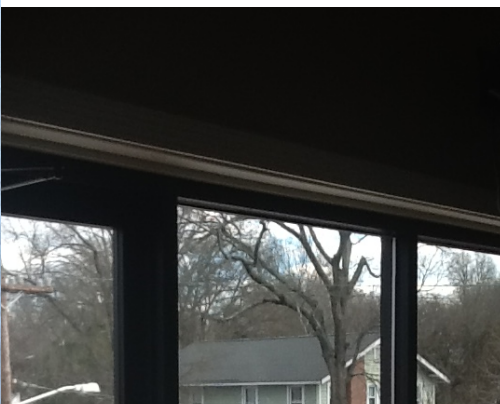






















GREATER GALILEE BAPTIST CHURCH  
1564 S MINT ST

△ Revisions:

Project Number:  
**1701**

Date:  
**01/05/2017**

Drawn By:  
**Author**

Sheet Title:

OPTION A -  
EXTERIOR  
ELEVATIONS

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AN 105





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**1701**

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OPTION A -  
EXTERIOR  
ELEVATIONS

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**1701**

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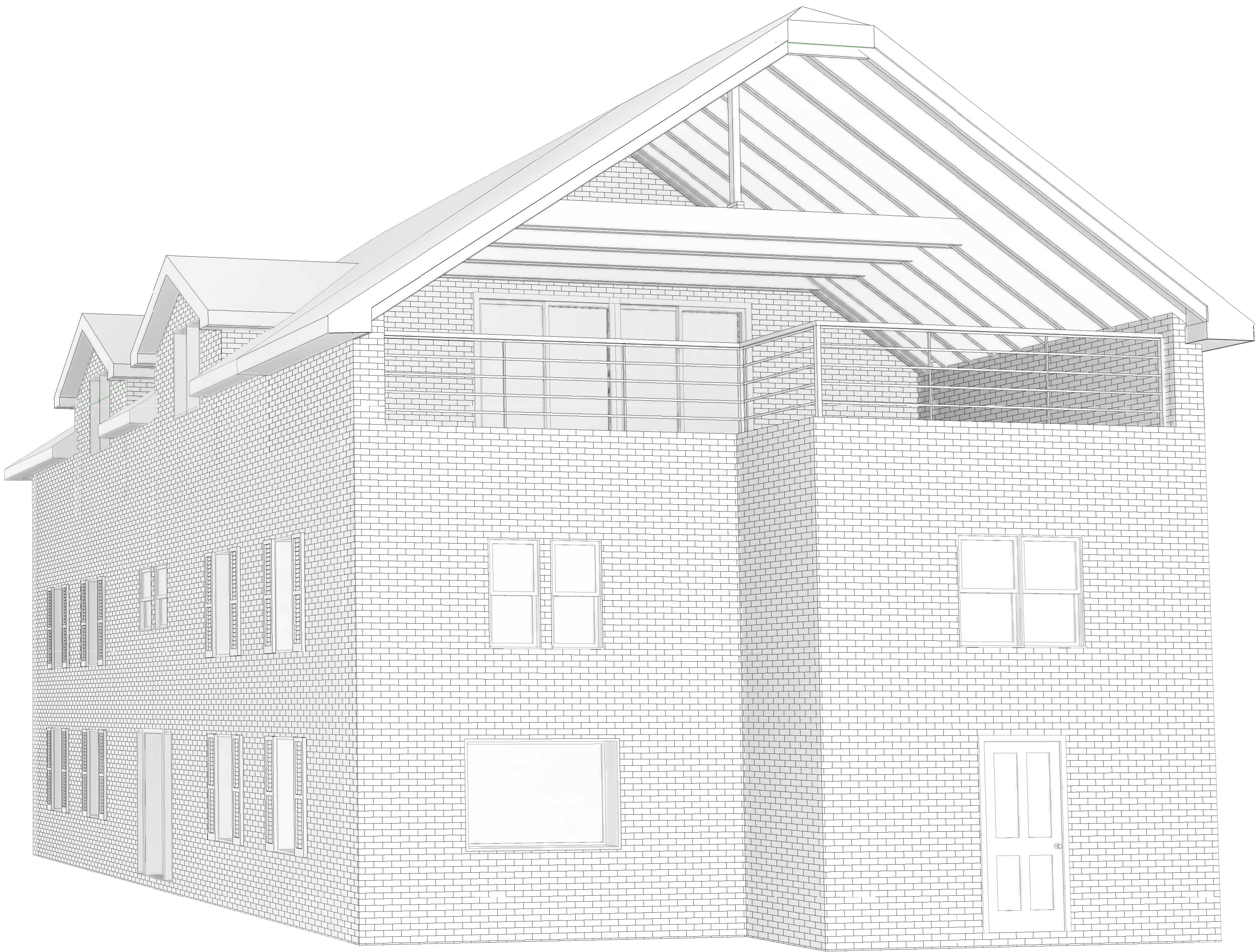
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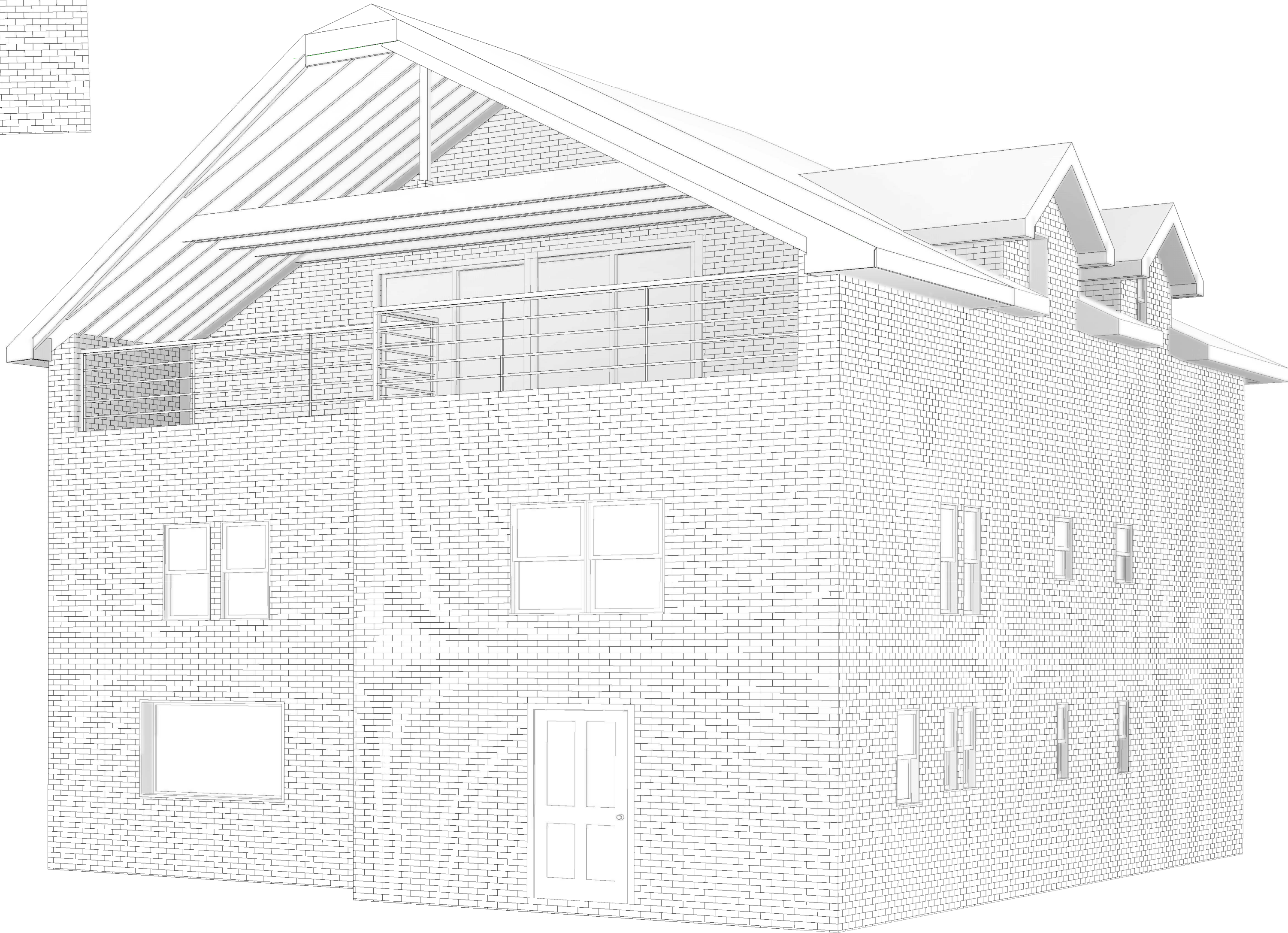
OPTION A1 -  
EXTERIOR  
PERSPECTIVES

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OPTION A - EXPOSED CEILING - MINT  
STREET VIEW

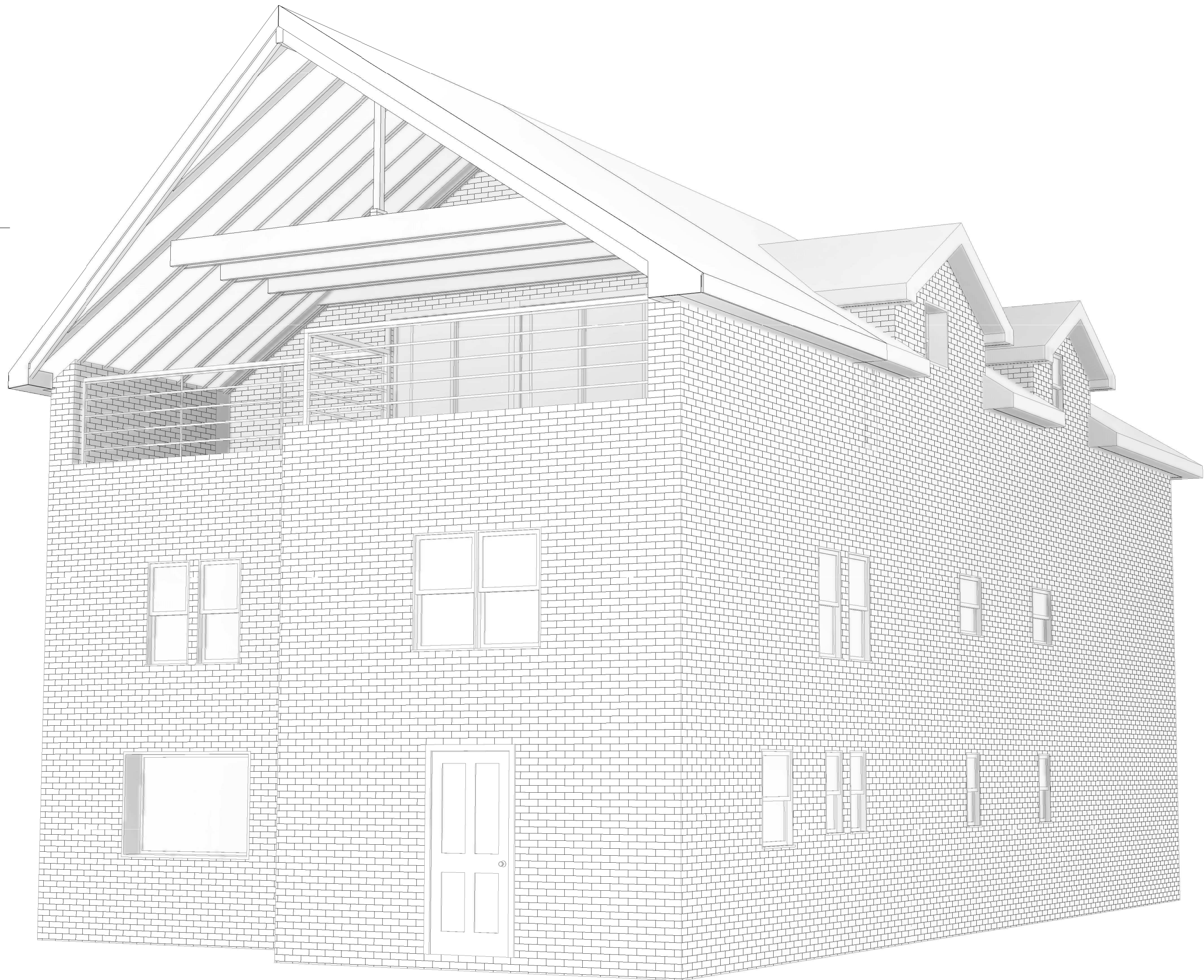


OPTION A - EXPOSED CEILING - PARKING  
LOT VIEW





① MINT STREET - EAST ELEVATION



② PARKING LOT - EAST ELEVATION

△ Revisions:

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OPTION B1 -  
EXTERIOR  
PERSPECTIVES

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