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**LOCAL HISTORIC DISTRICT:** Plaza Midwood

**PROPERTY ADDRESS:** 1319 Thomas Avenue

**SUMMARY OF REQUEST:** Metal roof

**APPLICANT:** Diane Hopper

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**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*

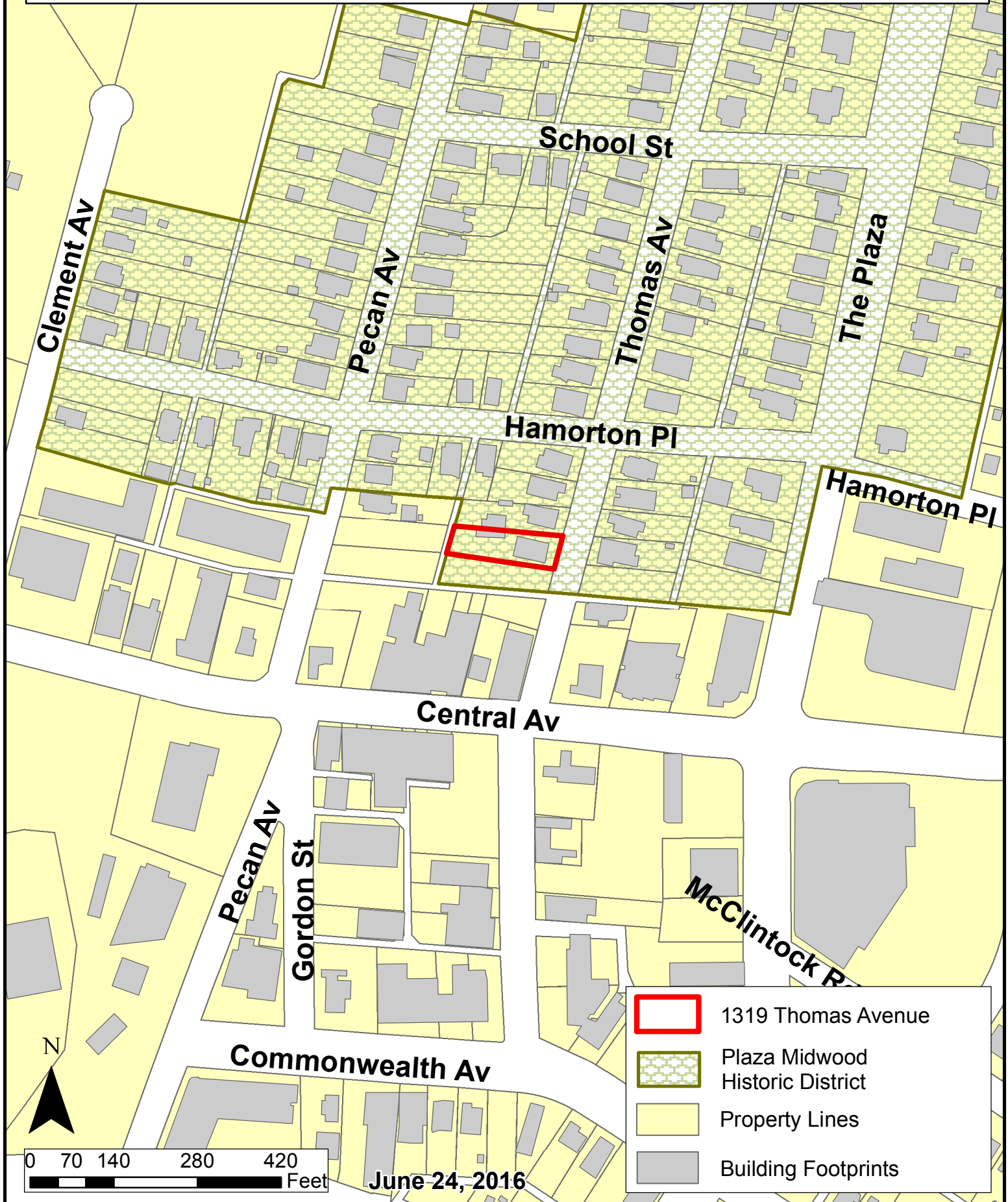
The applicant is requesting approval for a standing seam metal roof on the primary structure.

**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***







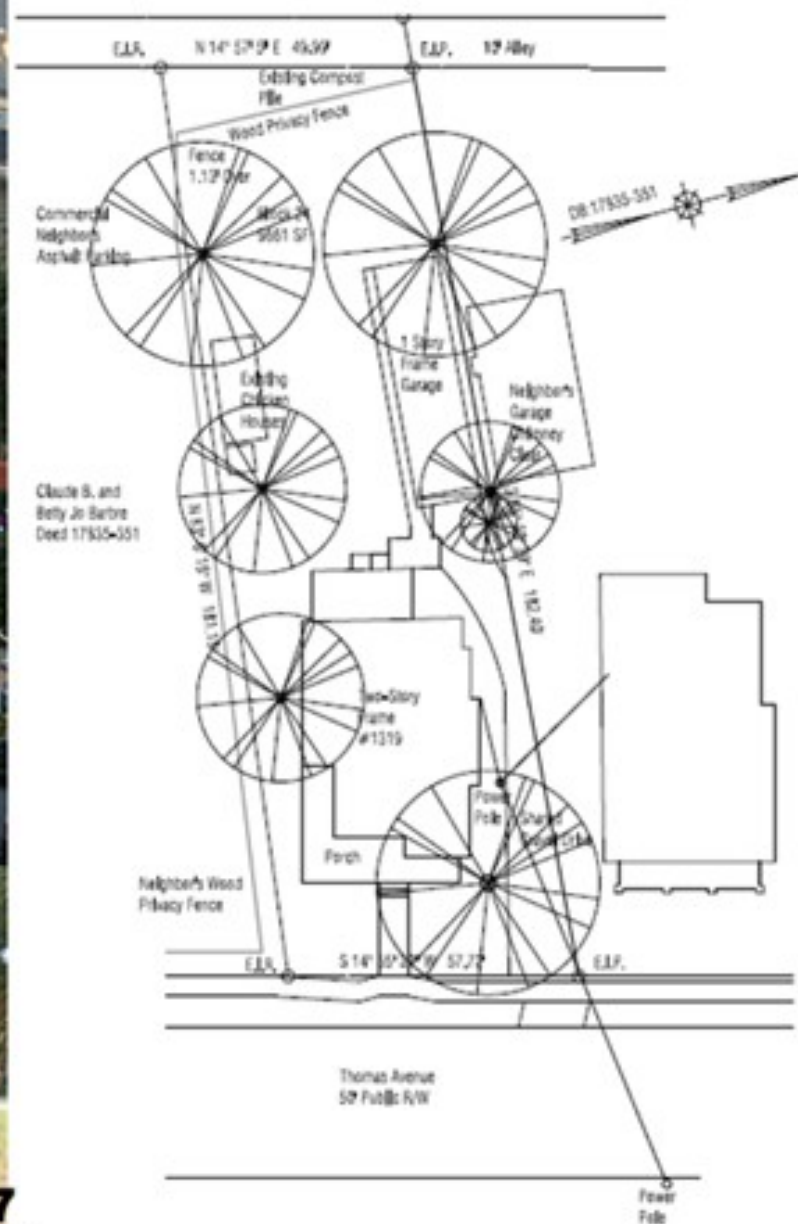
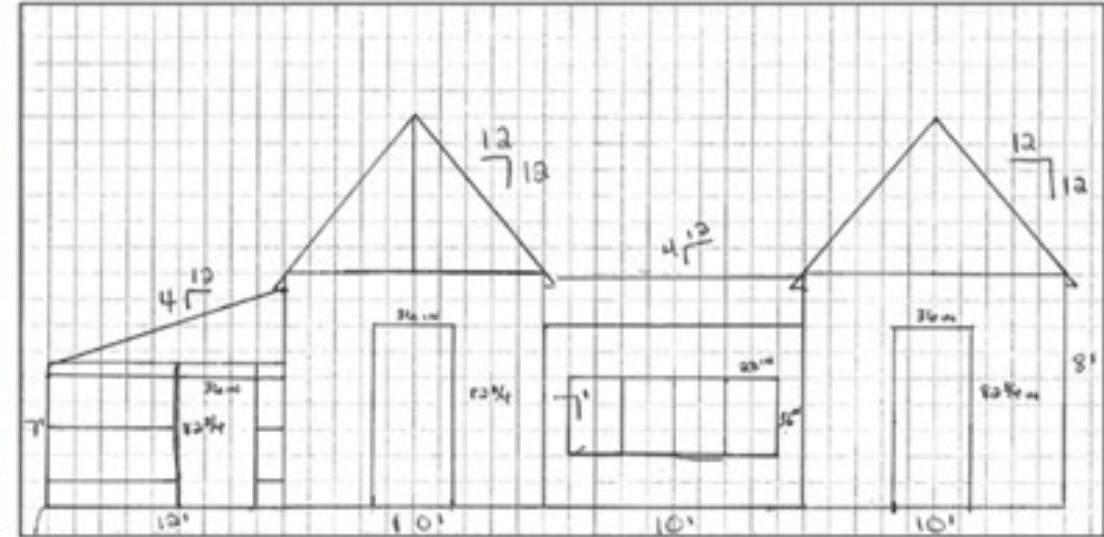




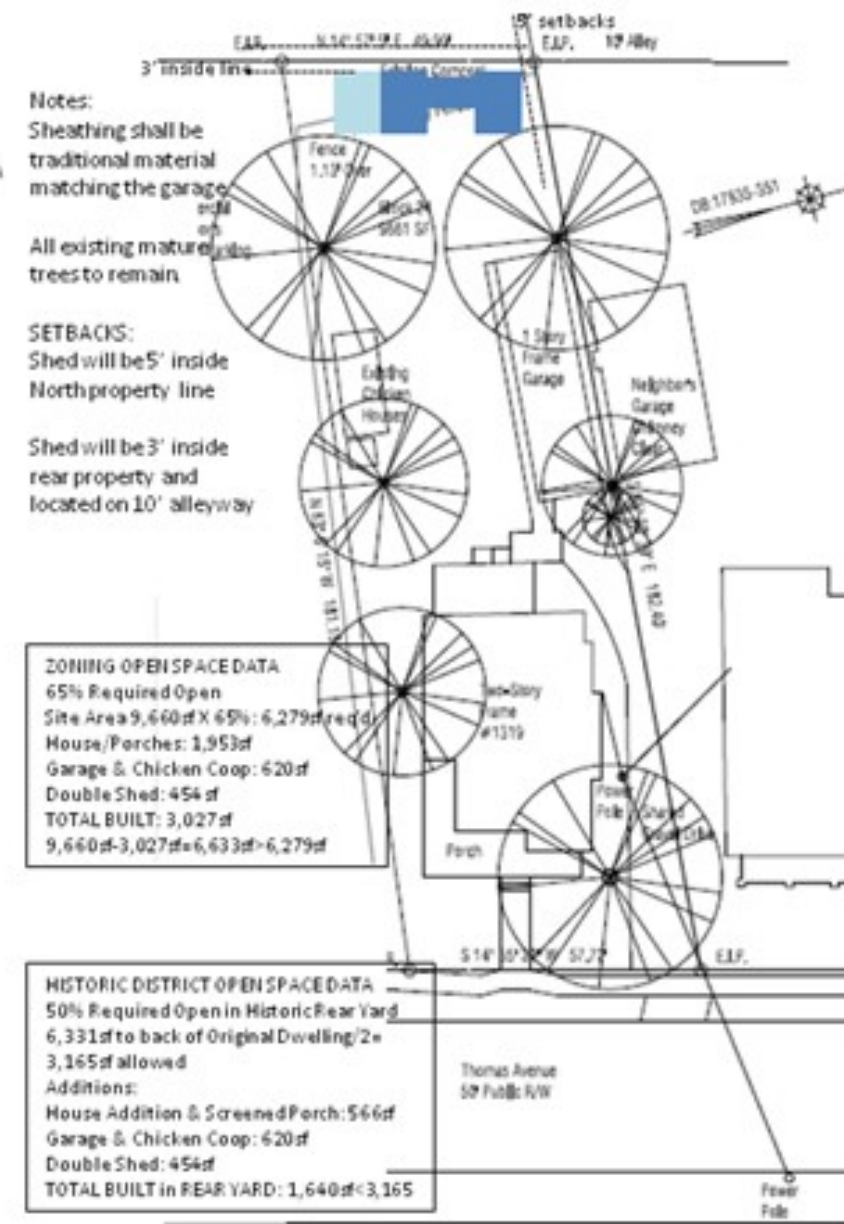
EXISTING SITE PHOTOS



PROPOSED DOUBLE SHED PLAN



EXISTING SITE PLAN



PROPOSED SITE PLAN

**Rear Yard Shed Plan  
for  
1319 Thomas Ave**

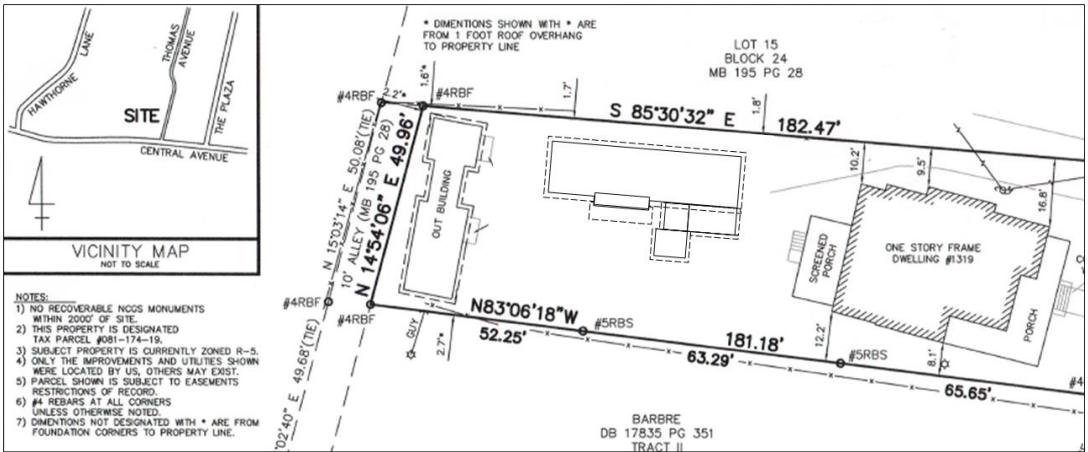
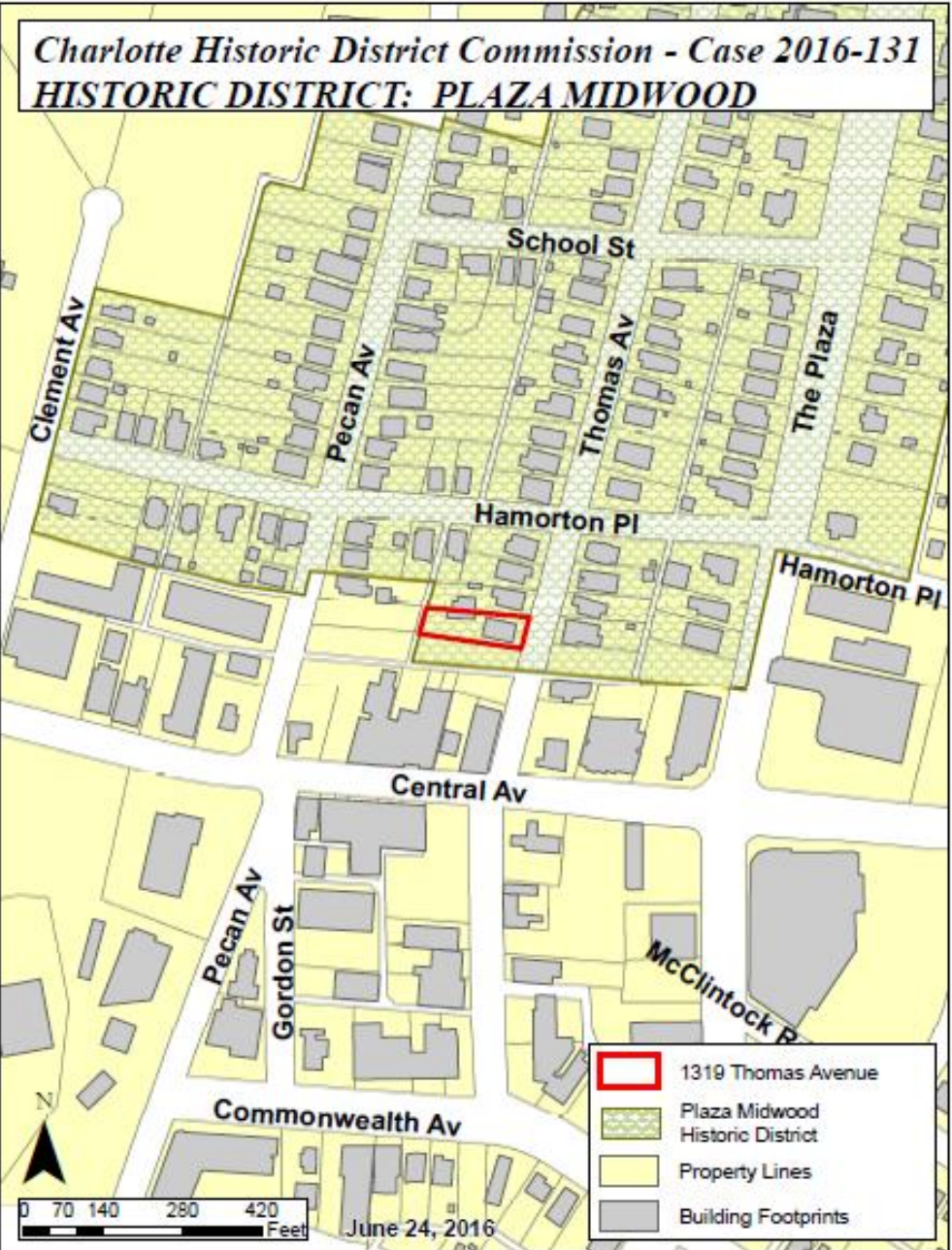
**Existing Photos, Shed  
Plan, Existing &  
Improved Site Plans**

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

Owner: Diane Hopper  
 1319 Thomas Ave  
 diane.hopper@gmail.com  
 704-307-3484

Survey:  
 Baucom-Davis  
 Pat@Baucom-Davis.com





**1319 Thomas Ave Plaza Midwood**  
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



CHARCOAL ●

