

LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 2107 The Plaza

SUMMARY OF REQUEST: Skylight on front roof

APPLICANT/OWNER: Kristen Wile

Details of Proposed Request

Existing Conditions

The existing house is a 1.5 story Colonial style single family house constructed in 1936. Features include a small window in the front gable and a front facade chimney.

Proposal

The proposal is the installation a skylight on the left side of the primary roof. The skylight is a deck mounted system.

Rehabilitation of Building Elements, Roofs – page 4.5.3

REHABILITATION OF BUILDING ELEMENTS 4

ROOFS

One of the most important elements of a structure, the roof serves as the "cover" to protect the building from the elements. Good roof maintenance is absolutely critical for the roof's preservation and for the preservation of the rest of the structure.

Increasing the roof height is not appropriate for most historic structures. However, simple roof forms of one story structures may accommodate a slight increase while retaining the original form. Older architectural styles with complex roof forms (e.g. Bungalow, Tudor, Victorian) typically do not accommodate an increase of the original ridgeline successfully and is not recommended.



Slate is a distinctive material used on houses throughout the districts. This example is from Hermitage Court.



Standing-seam metal roofs are not commonly found in the districts but are occasionally found on porches, bay windows and other secondary locations.

GUIDELINES

For Roofs:

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. New dormers should be appropriately designed for the style of the structure in massing and material. Do not add skylights unless placed inconspicuously.
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. If the slate on a roof has deteriorated severely, replace it with matching new slate. Artificial slate replacement may be considered on a case-by-case basis.



Asphalt shingle roofs are commonly found throughout the districts such as these examples in Wesley Heights (left) and Fourth Ward (right).



TECHNICAL INFORMATION

National Park Service Preservation Brief #04
Roofing for Historic Buildings
www.nps.gov/history/hps/tps/briefs/brief04.htm

1. Introduction	2. Historic District Review Process	3. Historic Districts & Architecture	4. Rehabilitation of Building Elements	5. Building Materials
6. New Construction	7. Additions	8. Guidelines for Private Sites	9. Demolition & Relocation of Historic Structures	Appendices

4.5

Continued on page 2.

Staff Recommendation

1. The proposed location does not meet Design Guideline item 4.5.3 for the location of skylights.

Charlotte Historic District Commission Case 2018-256
HISTORIC DISTRICT: PLAZA MIDWOOD
SKYLIGHT ON FRONT FACADE















Fixed Skylights

Deck-Mounted - FS

NEW FS Energy Performance Model

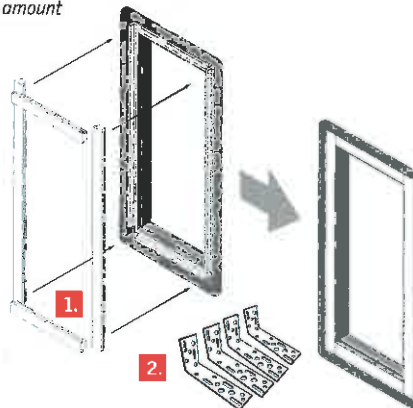
The No Leak Skylight
No Leak Promise
No Worries



Replacement Kits for FS and VS (ZZZ 238)

This replacement kit will be available for all sizes of VS and most FS skylights. This will allow the installer to use a standard size VELUX VS or FS skylight on a non-standard opening while minimizing the amount of interior trim work needed.

1. (4) pre-cut drywall groove filler pieces minimizes interior trim work needed.
2. (4) structural mounting brackets allows skylight to be used in applications with an oversized rough opening.



Fixed Deck-Mounted
No Leak Skylight - FS

UPGRADE

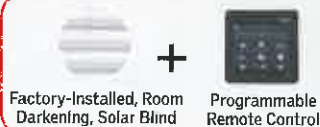
to the Energy Performance Model

Boost energy performance up to 40%

Reduce energy dependency and maximize efficiency by automatically controlling blind position based on seasons.



Includes:



Eligible for
30%
Federal Tax
Credit*

See page 36

Benefits:

- Pre-finished white wood frame and protective aluminum or copper cladding.
- Integrated gaskets drain condensation to the outside.
- Streamlined exterior profile does not obstruct your roofline.
- Pre-mounted Pick&Click!™ system brackets make the installation of sunscreen blinds a snap.

Models FS & FS Energy Performance

Rough opening



A06	C01	C04	C06	C08	C12	D26	D06	M02	M04	M06	M08	S01	S06
14 1/2 x 45 3/4	21 x 26 7/8	21 x 37 7/8	21 x 45 3/4	21 x 54 7/8	21 x 70 1/4	22 1/2 x 22 15/16	22 1/2 x 45 3/4	30 1/16 x 30	30 1/16 x 37 7/8	30 1/16 x 45 3/4	30 1/16 x 54 7/8	44 1/4 x 26 7/8	44 1/4 x 45 3/4

Model FS sizes D26 and D06 fit perfectly between roof trusses.