

450 North Limestone  
Mulberry Hill Historic District

Stephen Yon, Owner

Scope of Work

Construct new dormer.

Background

The applicant is requesting that the BOAR grant a Certificate of Appropriateness to construct a new dormer on the rear of an infill addition. The original plan of the structure was ‘U’ shaped with open area to the rear; early in the history of the structure a portion of the open area was filled with a one story infill with a shed roof. The low point of the shed roof is at the rear; the new dormer addition is to be located there. The dormer is centered on the shed roof and directly over the rear wall.

Guidelines

- II. Guidelines for New Construction
  - A. Guidelines for Additions to Buildings
    - 5. Rooflines additions-Dormers

DESIGN PRINCIPLE: If additions to roofs are desired such as new dormers, these should be added on the rear or side rooflines and be compatible with the building’s architectural style and materials.

Dormers:

- A. should be in keeping with the character and scale of the building.
- B. should not be introduced on front elevations, but may be added to rear or secondary elevations if compatible with the building design.
- C. and other roof additions such as decks, or balconies should only be added when in character with the existing building.

Findings

- II.A.5.A. The dormer addition is “in keeping with the character and scale of the building.”
- II.A.5.B. The dormer is located on the rear of the structure on a later infill on a non-original roof line.

Recommendations

Staff recommends approval with the following condition:

1. After review with by other LFUCG divisions submit any changes to staff for review and approval prior to the start of any work.

Deadline for Board Action

November 27, 2016