
ADDRESS OF PROPERTY: *801 Romany Road, Dilworth Local Historic District* *HDC 2013-014*

SUMMARY OF REQUEST: *Second Story Addition*

OWNER: *Robert & Julie Boggs*

APPLICANT: *Vasseur Home Design*

Details of Proposed Request

This c. 1951 two story brick house overlooks Latta Park. It is listed as Non Contributing in the Dilworth National Register Survey. The cross gable roof has a front facing gable element to the left with a one story screened porch. The proposal is to recreate the front gable tower to accommodate an addition that has two windows first and second story (as opposed to the one window on each floor now facing the street). A new engaged porch with columns and fireplace will support new room above on the rear. Materials (including brick, roofing, windows, etc.) and details (including soffit/fascia treatment, overhang, trim, window configuration, soldier courses, etc.) will match existing.

Relevant HDC Design Guidelines

- *Additions*

Staff Analysis

HDC will determine if the addition can be approved based on the incorporation of Addition criteria requirements.

HDC Design Policy on Additions requires that additions be evaluated according to the following matrix:

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



Details of Proposed Project for 801 Romany Road

We are proposing to create two-story addition on the left side of the existing structure. The addition will be approximately 11 feet in width and will run the complete depth of the existing structure, front to back. The exterior of this addition will be brick, to match the existing. The trim and windows of the addition will also match the existing. The entire roof of both the existing structure and the additions will all be a new asphalt architectural shingle.

We are also proposing to create a two-story addition on the right rear corner of the house, extending back towards the rear property line. The covered addition will be approximately 18 feet x 18 feet, the upstairs portion being new heated square footage, with the downstairs portion being a screened-in porch with a fireplace. The screened-in porch will also have a 9 feet x 18 feet patio covered by a new arbor extending towards the center portion of the house. The exterior of the upstairs portion of the addition will be brick, to match the existing. The trim and windows of the addition will also match the existing. The screened-in porch and the patio, will be floored with blue stone. The roof of the addition will be new asphalt architectural shingles.

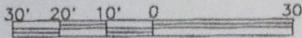
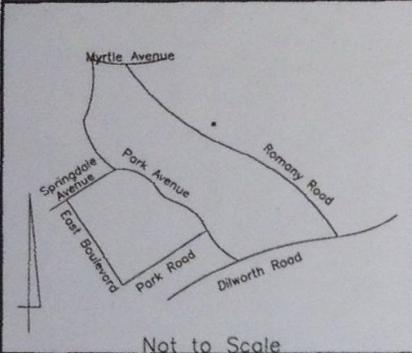
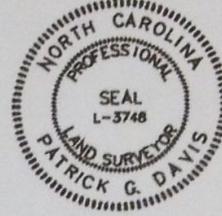
THIS IS TO CERTIFY THAT ON THE 30 DAY OF January 2013 AN ACTUAL SURVEY WAS DONE UNDER MY SUPERVISION OF THE PROPERTY SHOW HEREON. THIS MAP IS NOT INTENDED TO MEET GS 47-30 RECORDING REQUIREMENTS.

SIGNED Patrick G. Davis

BAUCOM-DAVIS & ASSOCIATES, PROFESSIONAL LAND SURVEYORS
WWW.BAUCOM-DAVIS.COM LICENSE NO. C-2698

LEGEND

PROPERTY LINE
S.I.R. RE-SET #4 REBAR 121 LTNV COVE LN
E.I.P. EXISTING #4 REBAR MOORESVILLE, NC 28117
E.I.P. EXISTING IRON PIPE PHONE (704) 596-6088
CLOSURE EXCEEDS 1" IN 10.00'
P.D.E. PUBLIC DRAINAGE EASEMENT
S.D.E. STORM DRAINAGE EASEMENT
E.C.M. EXISTING CONCRETE MONUMENT
THIS PROPERTY SUBJECT TO EASEMENTS OF RECORD
ADJACENT PROPERTY LINE BY DEED OR PLAT
CONSIDER PRELIMINARY UNLESS SIGNED AND SEALED
PROPERTY IS NOT GRAPHICALLY SHOWN IN A DESIGNATED
FLOOD HAZARD AREA

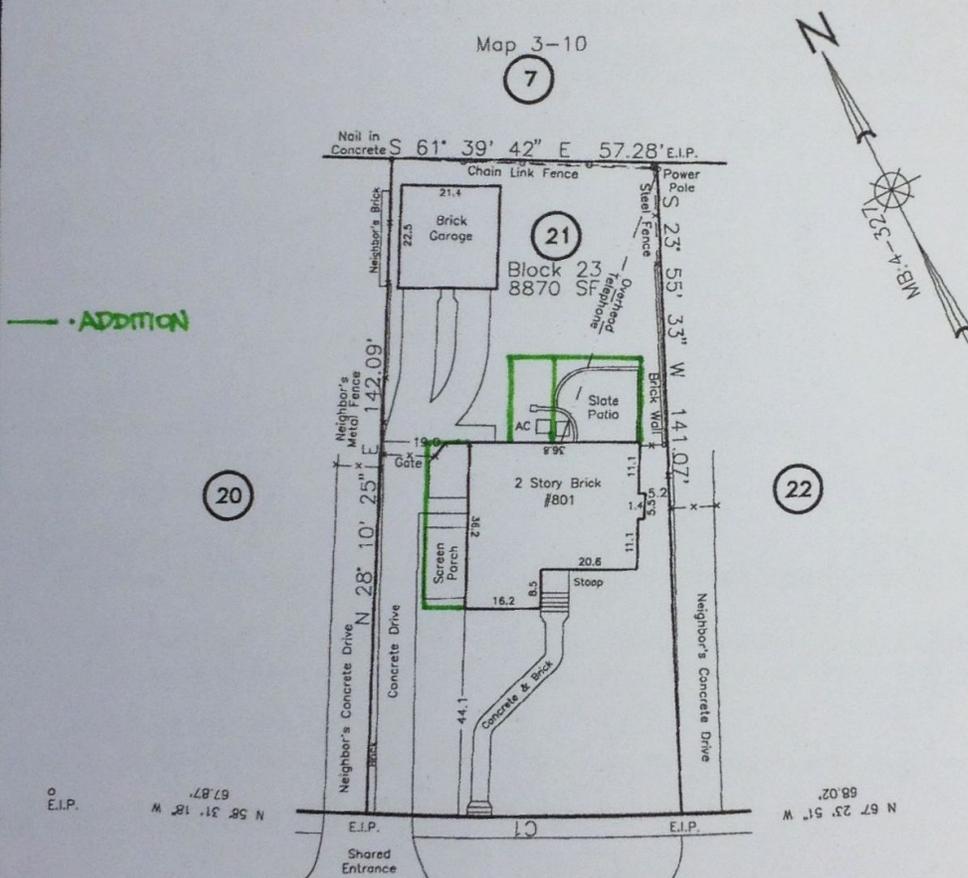


Not to Scale
Vicinity Map

Curve	Radius	Arclength	Chord Bearing	Chord
C1	R=876.10	L=67.76	N 62° 52' 57" W	67.74'

Map 3-10

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Romany Road

40 Public R/W

Physical SURVEY
OF

Lot 21, Block 23, Dilworth
Charlotte, Mecklenburg County, NC

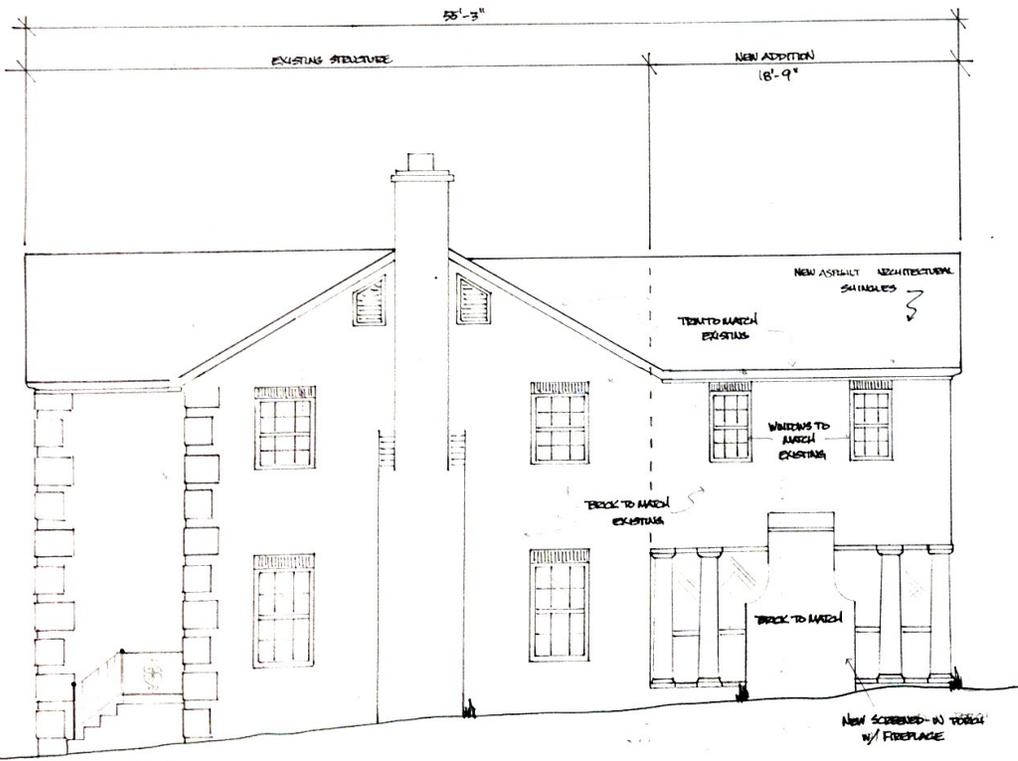
SCALE 1"=30'

THE PROPERTY OF Robert Paul Boggs And Wife, Julie Ann Boggs

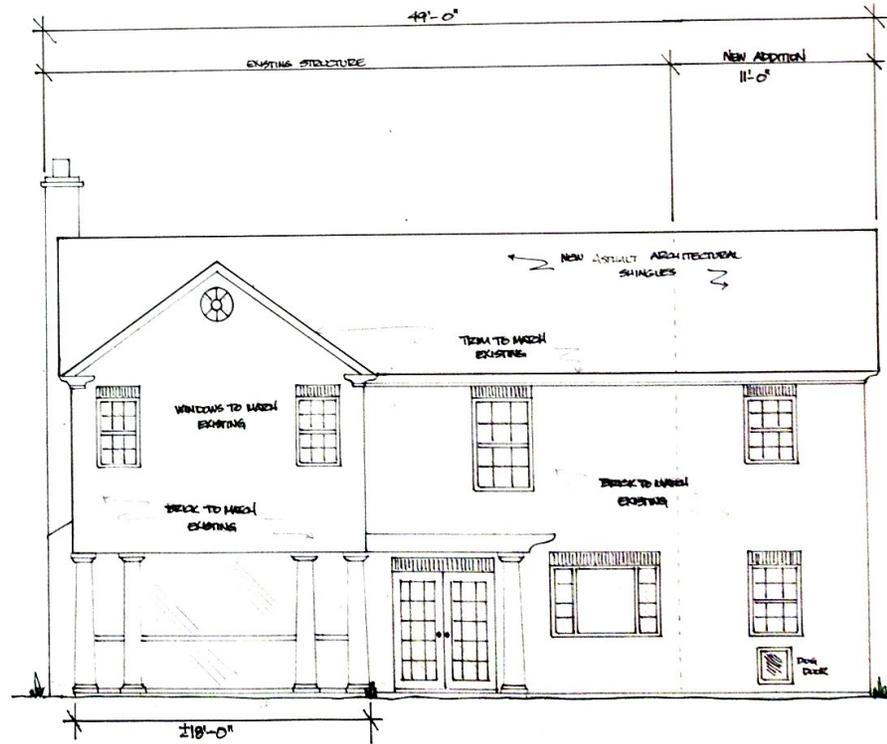
MAP RECORDED IN BOOK 4 AT PAGE 327 DEED RECORDED IN BOOK 25551 PAGE 670

Drawn By: PIERRE

Job Number: 70721



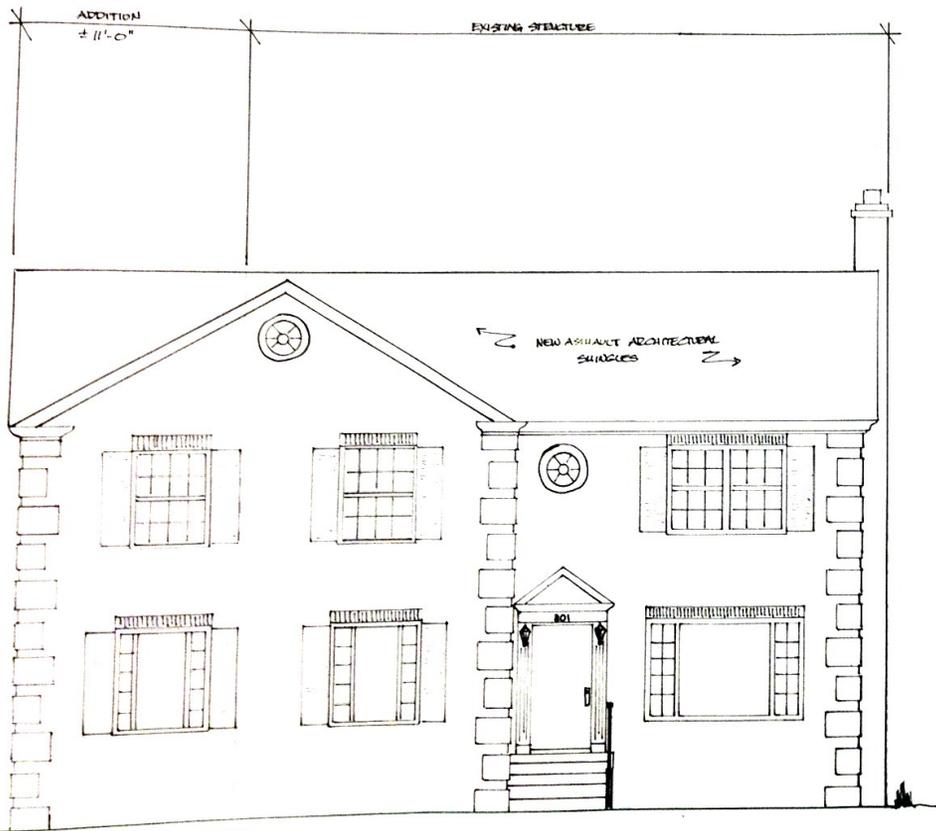
RIGHT SIDE ELEVATION $\frac{1}{4}'' = 1'-0''$



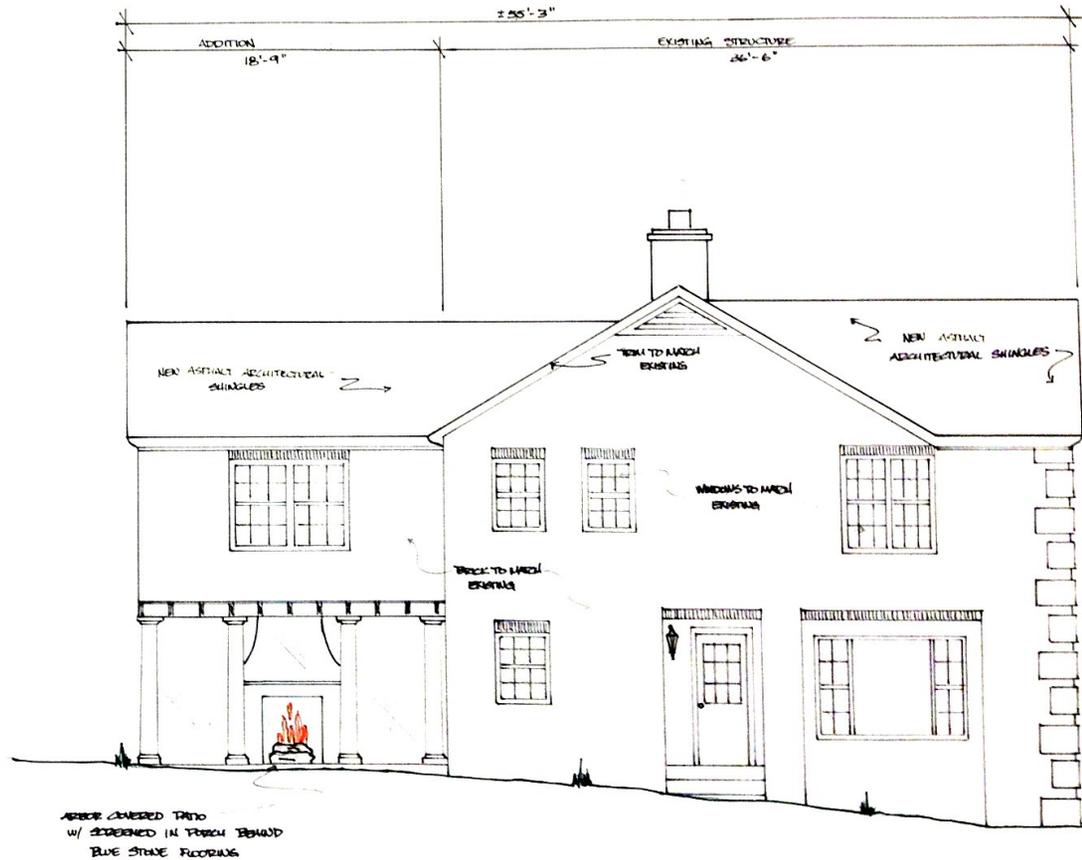
REAR ELEVATION $\frac{1}{4}'' = 1'-0''$

NOTES: • ALL ELEVATION MEASUREMENTS ARE TO THE
EAVES AND/OR FIREPLACE. DO NOT USE
FOR ROOM SIZE OR SQUARE FOOT
CALCULATIONS.

• OVERALL RIDGE HEIGHT NOT TO INCREASE



FRONT ELEVATION 1/8" = 1'-0"



LEFT SIDE ELEVATION 1/8" = 1'-0"

Charlotte Historic District Commission - Case 2013-014



March 18, 2013