
LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 1003 Romany Road, Dilworth Local Historic District

SUMMARY OF REQUEST: COA Amendment

OWNER: Michael Glaser

APPLICANT: ALB Architecture

Details of Proposed Request

Existing Conditions

A new single family home was approved in March 2013 and the Certificate of Appropriateness was issued June 19, 2013. The home is under construction and near completion.

Proposal

The applicant is requesting approval for minor changes in fenestration and the rear patio. Details of the changes are as follows:

Left Elevation

1. Reduction in the height of the rear patio wall and extend the columns.
2. Redesign of handrail (staff).

Front Elevation

1. Change paired windows in second story gable from double hung to casement due to egress issues.
2. Change in the size of the flanking second story paired windows to match others around the house.
3. On the first floor, replace windows on left side with French doors.
4. Addition of a decorative screen in the front entry doorway.

Rear Elevation

1. Remove brick wall supporting the columns on the patio and extend.

Policy & Design Guidelines for New Construction

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the neighborhood in mind. The Historic District Commission does not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often as important or more important than any decorative details. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while enhancing the character of the new building. The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

Staff Analysis

The requested changes to the rear patio do not negatively impact the overall design of the home. The fenestration changes also meet the guidelines.

Charlotte Historic District Commission - Case 2013-025

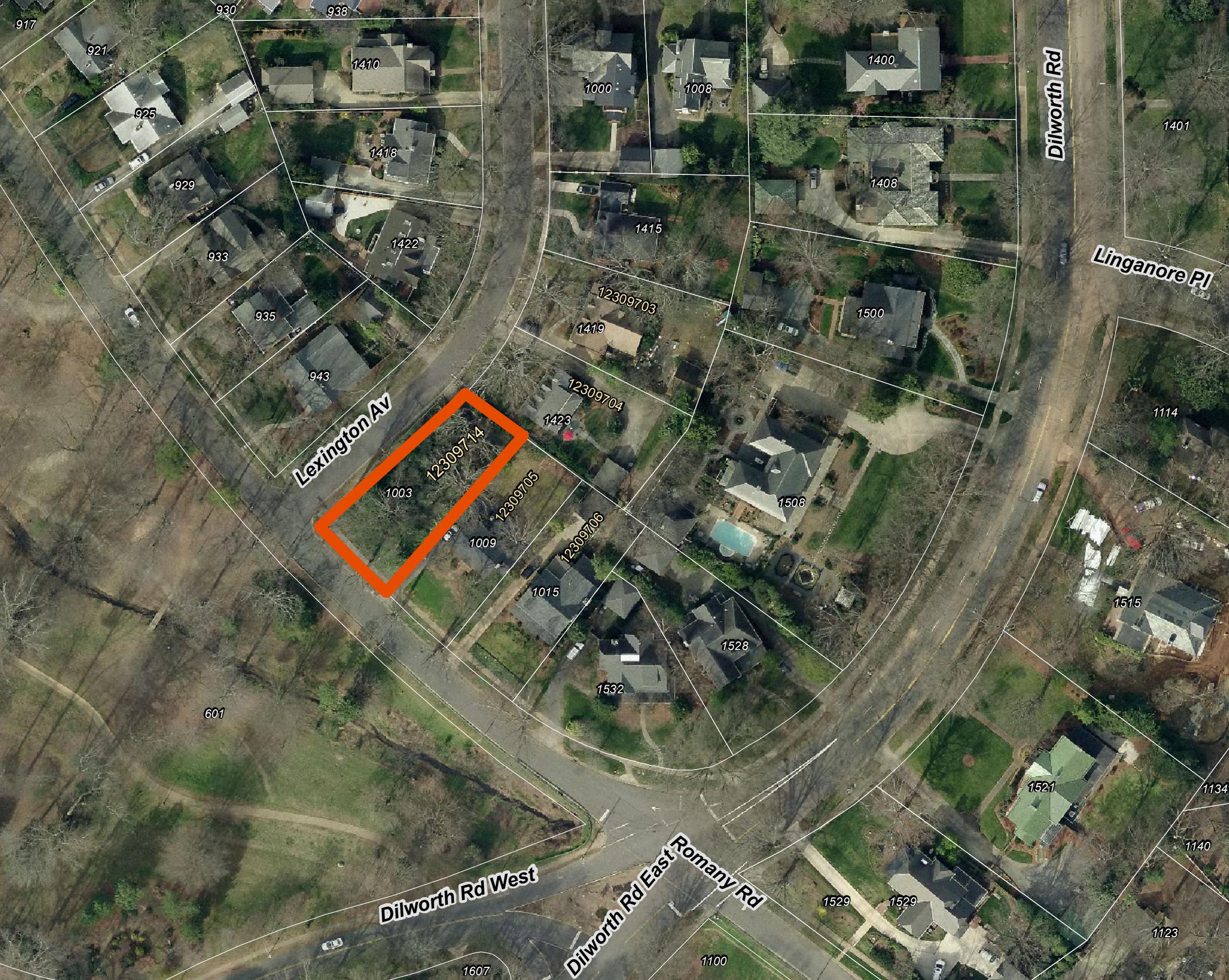
Historic District -DILWORTH



-  103 Romany Road
-  Dilworth Local Historic District
-  Property Lines
-  Building Footprints

Map Printdate:
March 2014





917

930

938

921

1410

1000

1008

1400

925

1418

1408

929

1415

933

1422

12309703

1500

935

1419

943

12309704

Lexington Av

1423

12309714

1003

12309705

1508

1009

12309706

1015

1528

1532

601

1515

Dilworth Rd West

Dilworth Rd East Romany Rd

1521

1134

1140

1529

1529

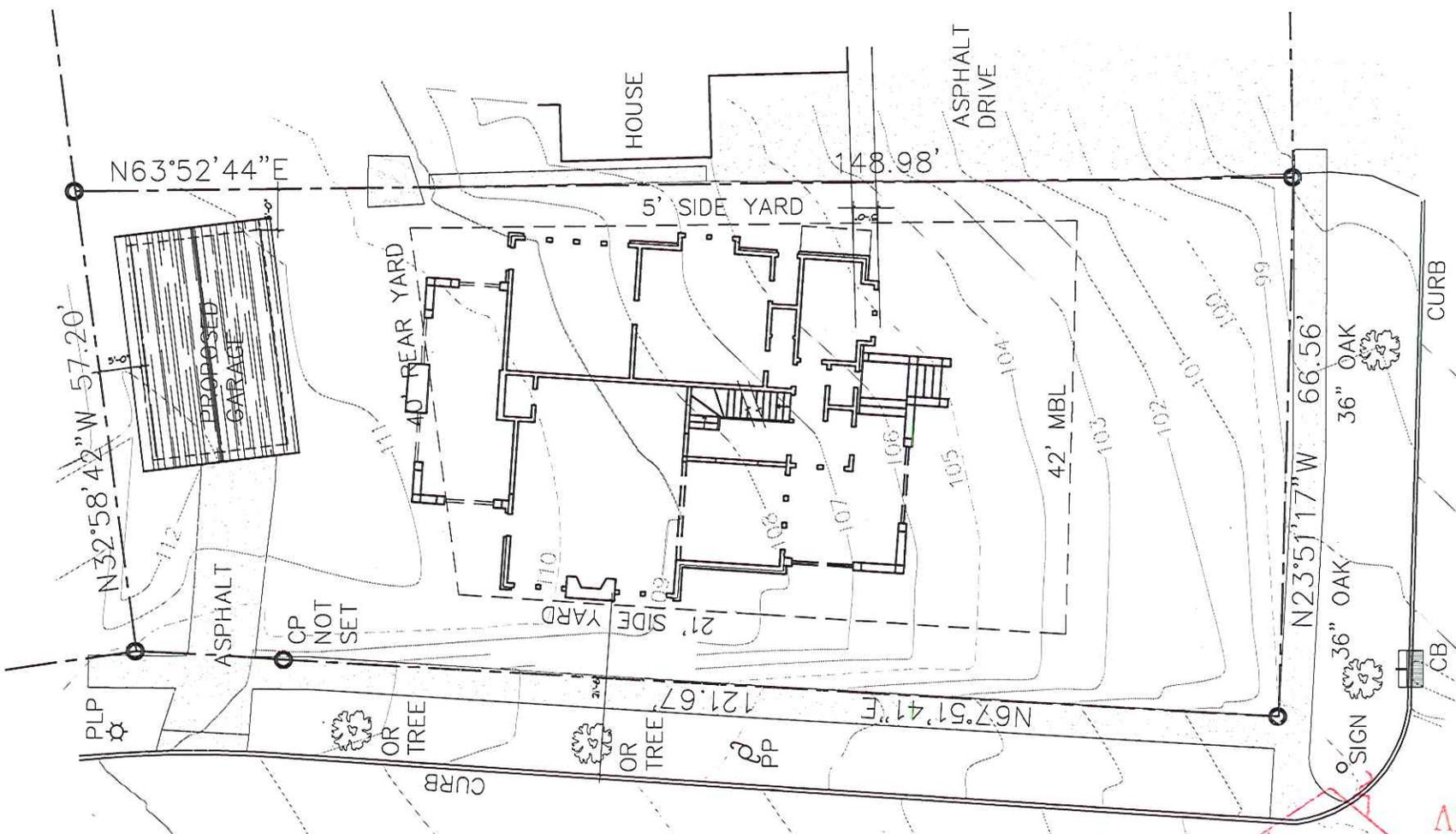
1123

1607

1100

Dilworth Rd

Linganore Pl



ROMANY ROAD
 50' PUBLIC R/W
 MB 4 PG 327

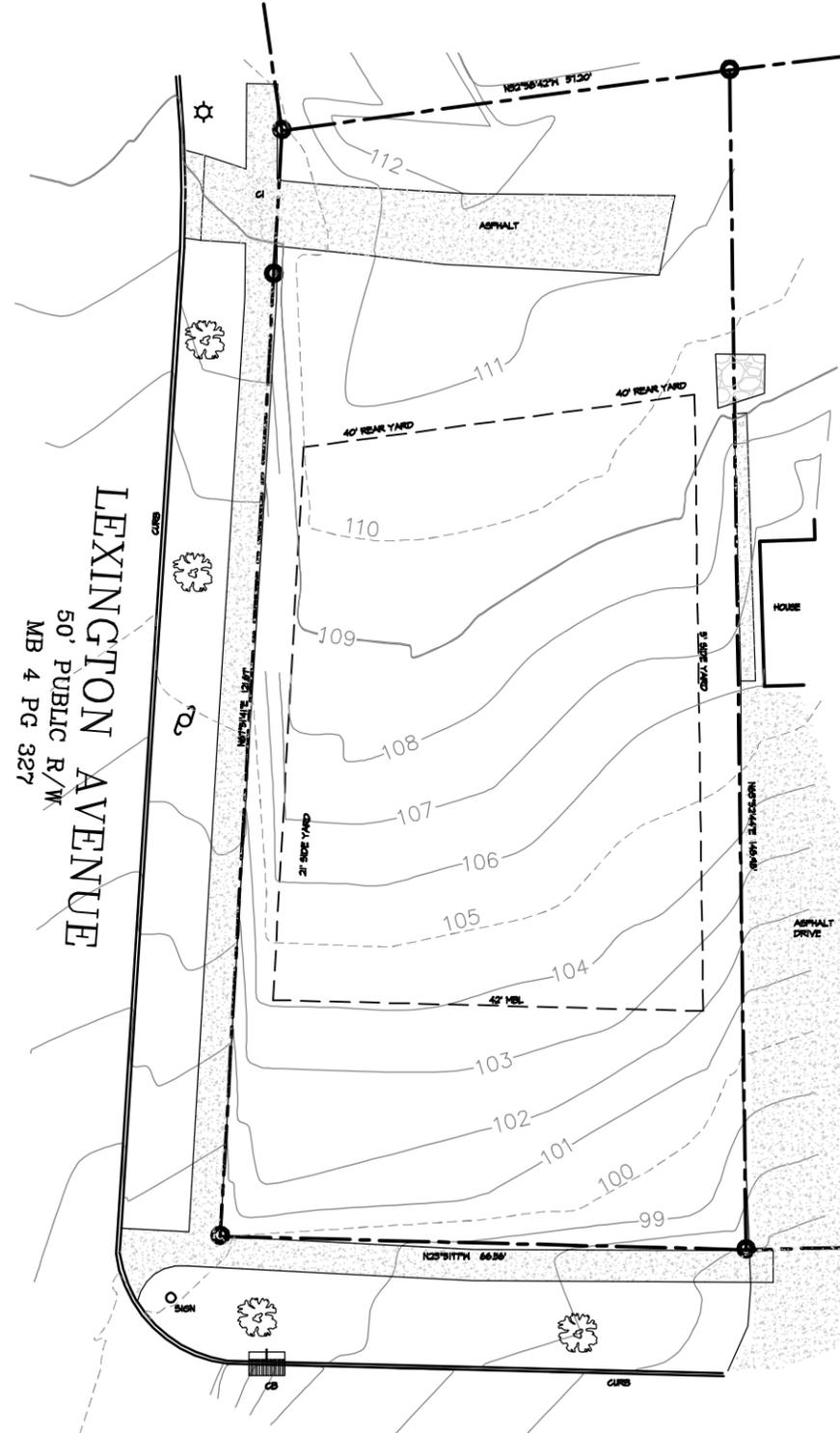
① PROPOSED SITE PLAN
 1" = 20'-0"

HISTORIC DISTRICT COMMISSION
 COMPLIANCE WITH
 CERTIFICATE OF APPROPRIATENESS
AK REQUIRED **6/19/2013**
 LEXINGTON AVENUE
 50' PUBLIC R/W
 MB 4 PG 327

APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
#HDC 2013-026

MARCH 2014

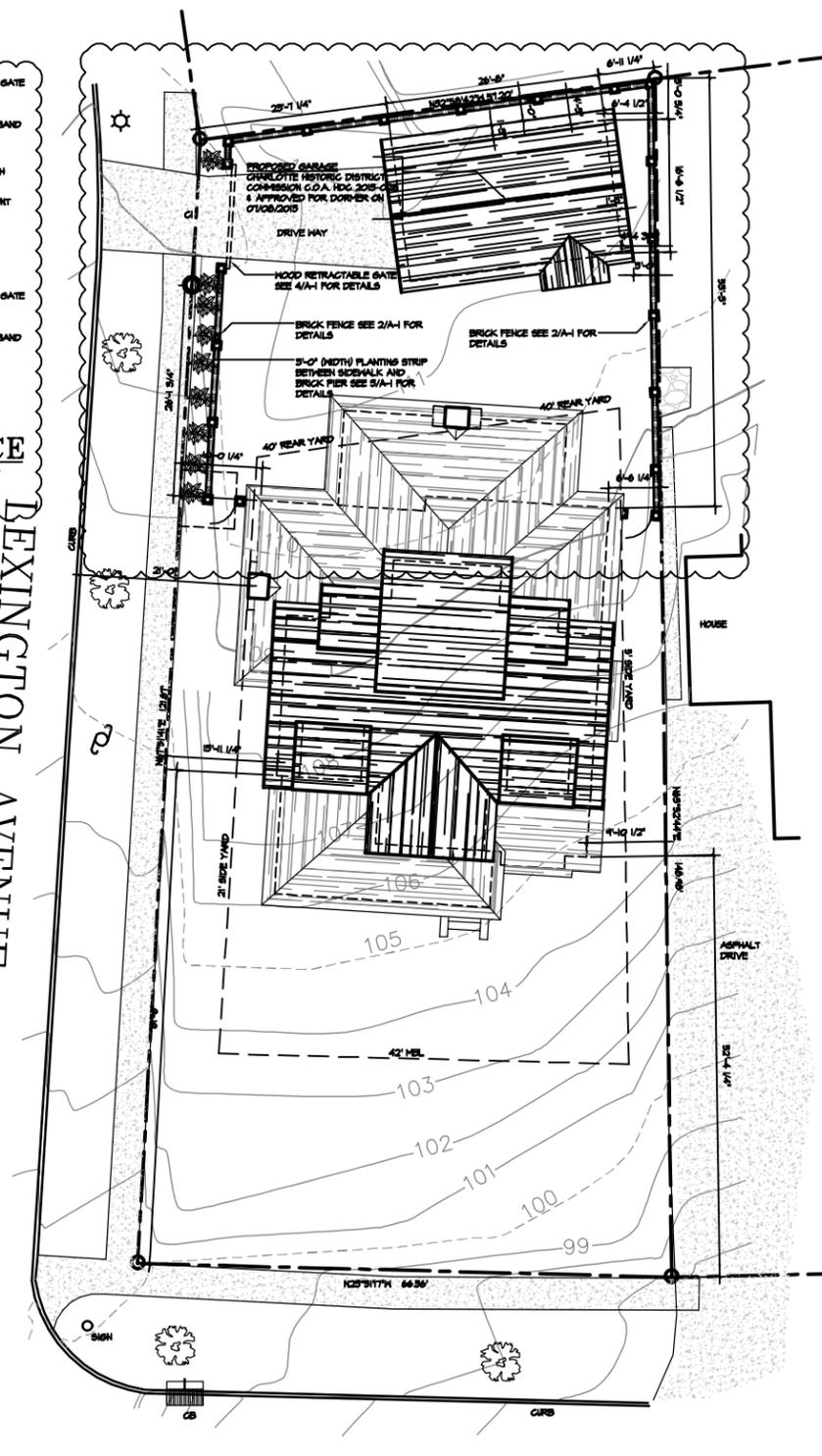
CURVE TABLE-CALCULATED					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	536.94	18.18	18.18	N67°51'41"E	1°56'24"



ROMANY ROAD
50' PUBLIC R/W
MB 4 PG 327

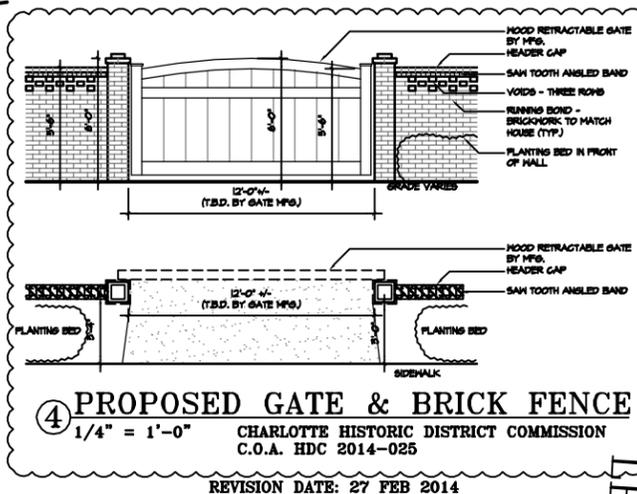
② EXISTING SITE PLAN
1" = 20'-0"

CURVE TABLE-CALCULATED					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	536.94	18.18	18.18	N67°51'41"E	1°56'24"

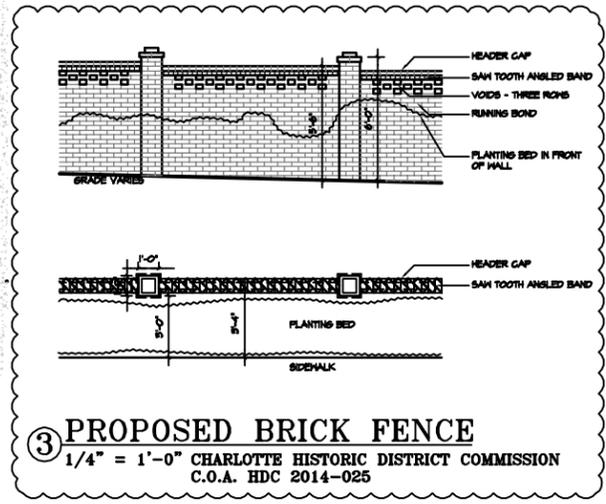


ROMANY ROAD
50' PUBLIC R/W
MB 4 PG 327

① PROPOSED SITE PLAN
1" = 20'-0" REVISION DATE: 27 FEB 2014



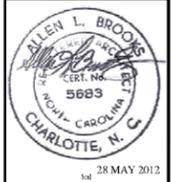
④ PROPOSED GATE & BRICK FENCE
1/4" = 1'-0" CHARLOTTE HISTORIC DISTRICT COMMISSION
C.O.A. HDC 2014-025
REVISION DATE: 27 FEB 2014



③ PROPOSED BRICK FENCE
1/4" = 1'-0" CHARLOTTE HISTORIC DISTRICT COMMISSION
C.O.A. HDC 2014-025
REVISION DATE: 27 FEB 2014



9200 Bob Beatty Road
Charlotte, NC 28269
704•494•4400
FAX•494•4030
alarchitecture@aol.com
www.alarchitecture.com



28 MAY 2012
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New Residence in Historic Dilworth for the:
GLASER RESIDENCE
1003 Romany Road, Charlotte, NC 28203

PROJ. NO. - 13006
ISSUED - 28 MAY 2013
REVISIONS -

EXISTING & PROPOSED
SITE PLAN

A-1

OF: EIGHT





APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

HDC 2013-026

HISTORIC DISTRICT COMMISSION
COMPLIANCE WITH
CERTIFICATE OF APPROPRIATENESS

AK REQUIRED 6/19/2013



② PROPOSED LEFT ELEVATION
1/4" = 1'-0"



① PROPOSED FRONT ELEVATION
1/4" = 1'-0"



1216 Dash Street Road
Charlotte, NC 28209
704-494-4410
FAX: 704-494-4100
albach@carmail.com
www.albachstructure.com

New Residence in Historic Dilworth for the:
GLASER RESIDENCE
1003 Romany Road, Charlotte, NC 28203

PROJ. NO. 1306
DATE: 13 APRIL 2013
A-6

PROPOSED ELEVATIONS

A-6

01:18:01

MARCH 2014



② PROPOSED LEFT ELEVATION
1/4" = 1'-0" REVISION DATE: 27 FEB 2014



① PROPOSED FRONT ELEVATION
1/4" = 1'-0" REVISION DATE: 27 FEB 2014



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FAX • 494 • 4030
alarchitecture@aol.com
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PROJ. NO. - 13006
ISSUED - 28 MAY 2013
REVISIONS -

PROPOSED ELEVATIONS

A-6

OF: EIGHT



APPROVED

Charlotte
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② PROPOSED LEFT ELEVATION
1/4" = 1'-0"



① PROPOSED FRONT ELEVATION
1/4" = 1'-0"



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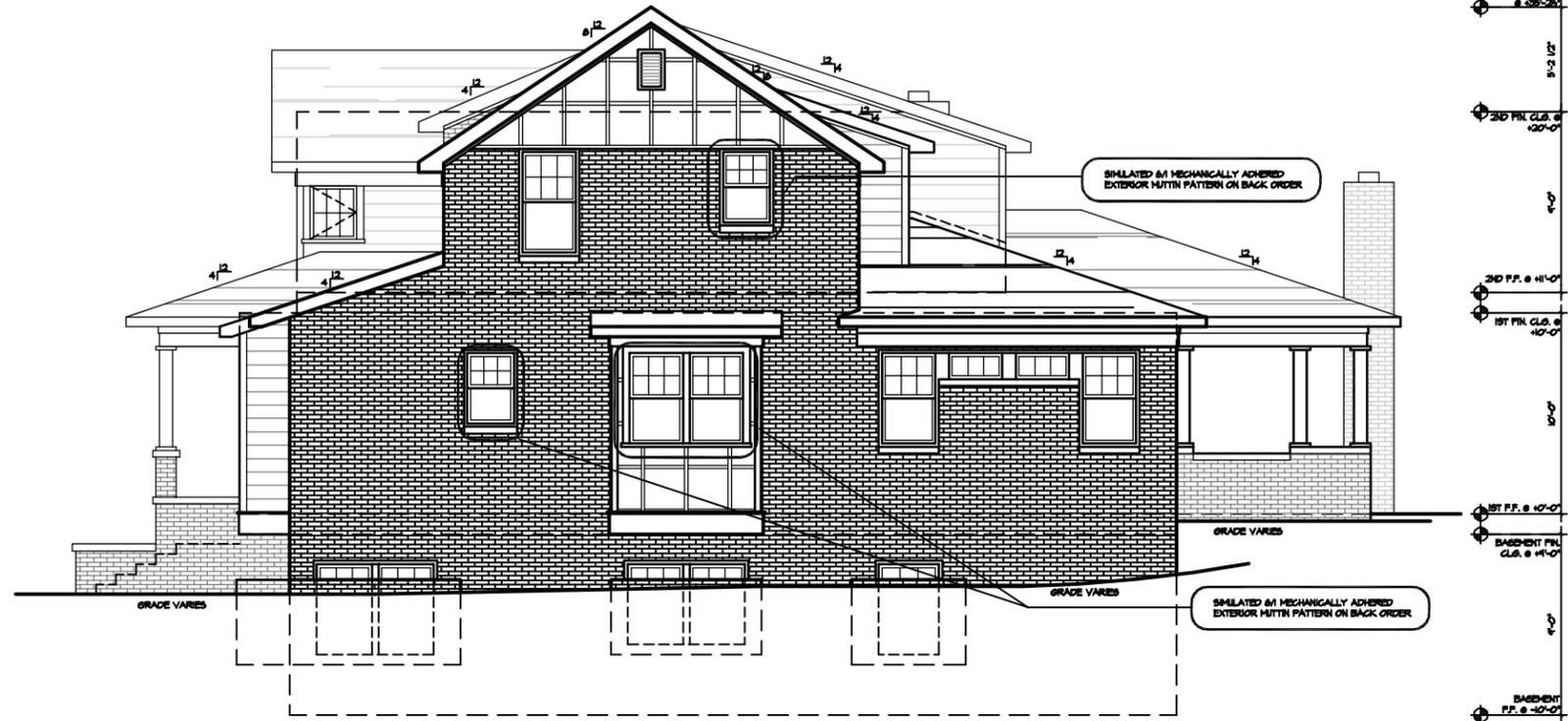
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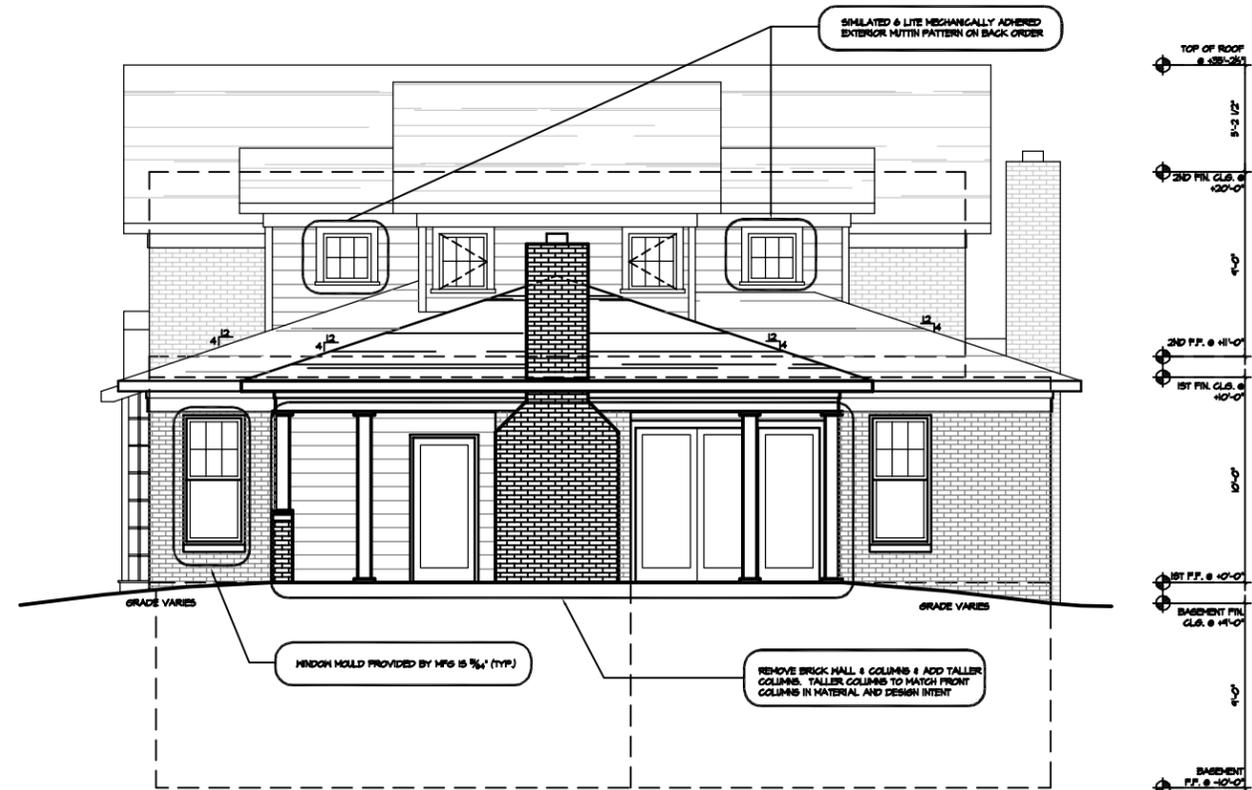
A-6

08/11/2013

MARCH 2014



② PROPOSED RIGHT ELEVATION
1/4" = 1'-0" REVISION DATE: 27 FEB 2014



① PROPOSED REAR ELEVATION
1/4" = 1'-0" REVISION DATE: 27 FEB 2014



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PROPOSED ELEVATIONS

A-7

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