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.
HISTORIC DISTRICT COMMISSION
COMPLIANCE WITH
CERTIFICATE OF APPROPRIATENESS
RK REQUIRED 6/19/2013

APPROVED
Charlotte Historic District Commission
Certificate of Appropriateness
# HDC 2013-026
HISTORIC DISTRICT COMMISSION COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS

APPROVED
Charlotte Historic District Commission
Certificate of Appropriateness
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PROPOSED LEFT ELEVATION

PROPOSED FRONT ELEVATION

New Residence in Historic District for:
GLASER RESIDENCE
1003 Remley Road, Charlotte, NC 28203

REQUESTED 6/19/2013