

**LOCAL HISTORIC DISTRICT:** Dilworth  
**ADDRESS OF PROPERTY:** 801 Romany Road  
**SUMMARY OF REQUEST:** Addition  
**OWNER:** Paul & Julie Boggs  
**APPLICANT:** Lindsay Daniel

**Details of Proposed Request**

*Existing Conditions*

The property is a two story single family brick dwelling was built in 1951 between Myrtle Avenue and Carlton Avenue and overlooks Latta Park. It is bound by single family structures. There is a screened in porch on the side of the home with a terrace above. The driveway is along the porch side.

*Proposal*

A two-story addition is planned that replaces the screened porch to the left side of the house. Materials (including brick, windows, trim) and details (including quoins, window configuration, soffit/fascia treatment, overhang, roof design) will match the existing structure. A separate application proposes a porch and second story terrace on right side of the front façade.

**Policy & Design Guidelines for Additions**

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

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

**Staff Analysis**

It is the opinion of staff that the proposed addition meets the Guidelines in terms of Size, Scale, Massing, Fenestration, Rhythm, Setback, Materials and Context relative to the existing structure and the adjacent homes.

# Charlotte Historic District Commission - Case 2013-091



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

Map Printdate;  
June 3, 2013



801

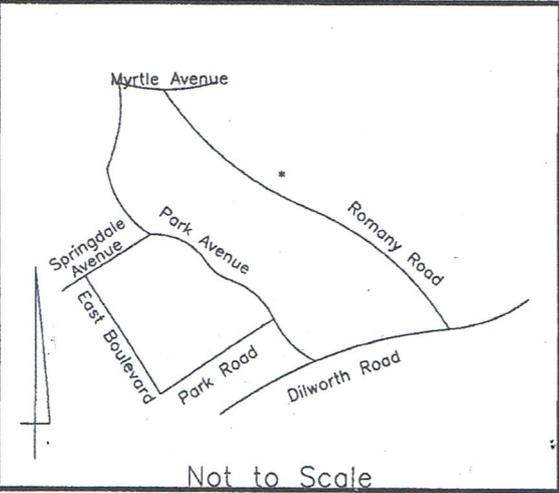
THIS IS TO CERTIFY THAT ON THE 30 DAY OF January 2013 AN ACTUAL SURVEY WAS DONE UNDER MY SUPERVISION OF THE PROPERTY SHOWN HEREON. THIS MAP IS NOT INTENDED TO MEET GS 47-30 RECORDING REQUIREMENTS.

SIGNED *Patrick G. Davis*

BAUCOM-DAVIS & ASSOCIATES, PROFESSIONAL LAND SURVEYORS  
 WWW.BAUCOM-DAVIS.COM 121 LYNN COVE LN  
 MOORESVILLE, NC 28117  
 PHONE (704) 596-6088  
 LICENSE NO. C-2696

LEGEND

- S.I.R. RE-SET #4 REBAR
  - E.I.R. EXISTING #4 REBAR
  - E.I.P. EXISTING IRON PIPE
  - CLOSURE EXCEEDS 1" IN 10,000'
  - 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  
 ADJOINER PROPERTY LINE BY DEED OR PLAT  
 CONSIDER PRELIMINARY UNLESS SIGNED AND SEALED  
 PROPERTY IS NOT GRAPHICALLY SHOWN IN A DESIGNATED  
 FLOOD HAZARD AREA

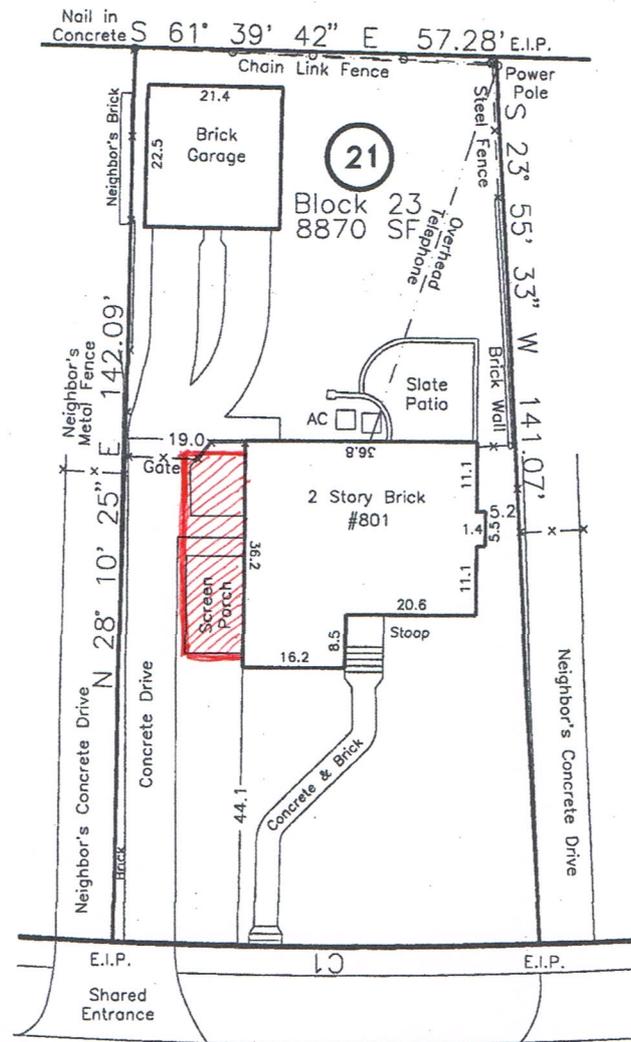
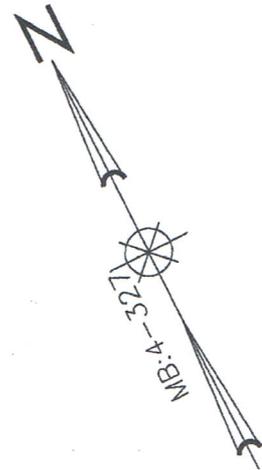


Not to Scale  
Vicinity Map

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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E.I.P. 67.87  
 N 58° 31' 18" W

E.I.P. 68.02  
 N 67° 23' 51" W

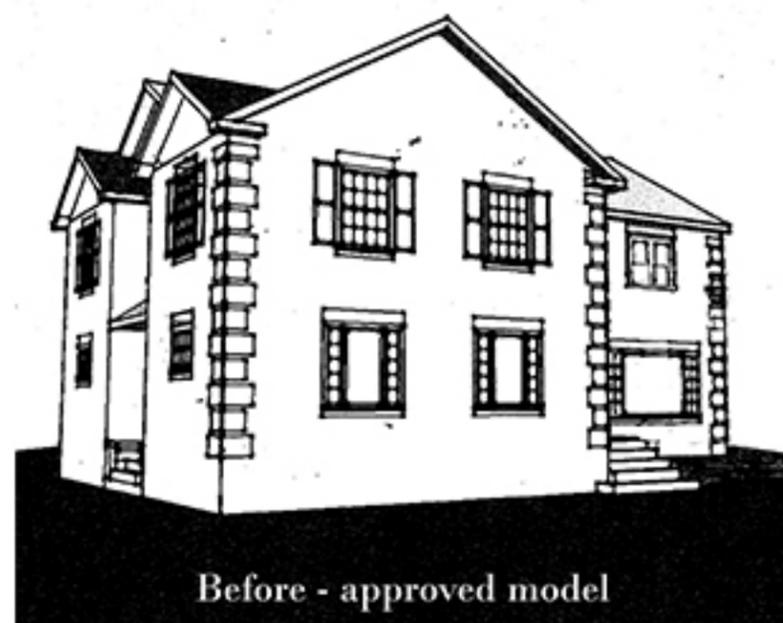
E.I.P. C1 E.I.P.



BEFORE - Approved - Front Gable Elevation



PROPOSED - Front Elevation



Before - approved model



Proposed - Model - Keeping small front gable



**BEFORE - Approved Left Side Elevation**



**PROPOSED - Left Side Addition Elevation**



**Proposed - Model - Side Elevation**



801 Romany Road