LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 729 Romany Road

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: John Fryday

Details of Proposed Request

Existing Conditions
The existing structure is a 1.5 story brick, Colonial style house constructed in 1942. Most of the adjacent homes are of similar scale and constructed in the same period.

Proposal
The project is the extension of the existing front porch pad and the addition of a new handrail and standing seam metal roof to replace the existing roof. On the rear the existing door and windows on either side will be replaced with a bay window.

Policy & Design Guidelines – Additions, page 36
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

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

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis - The Commission will determine if the proposal meets the guidelines for additions, the guideline for setback does not apply.
Charlotte Historic District Commission - Case 2016-164
HISTORIC DISTRICT: DILWORTH
FRONT ADDITION

729 Romany Road
Dilworth Historic District
Property Lines
Building Footprints

August 2, 2016
Existing Conditions

Front

Left

Rear

Right
Context/Adjacent Structures
Left Elevation Proposed
Right Elevation Proposed

NEW BAY WINDOWS TO MATCH FRONT BAY WINDOW IN STYLE AND MATERIAL.

PAINTED HOOD STRUCTURAL SUPPORTS FOR BAY WINDOW TO MATCH EXISTING BAY WINDOW ON FRONT ELEVATION.

HOOD TRIM AND STANDING SEAM METAL ROOF TO MATCH EXISTING BAY WINDOW ON FRONT ELEVATION.