
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.

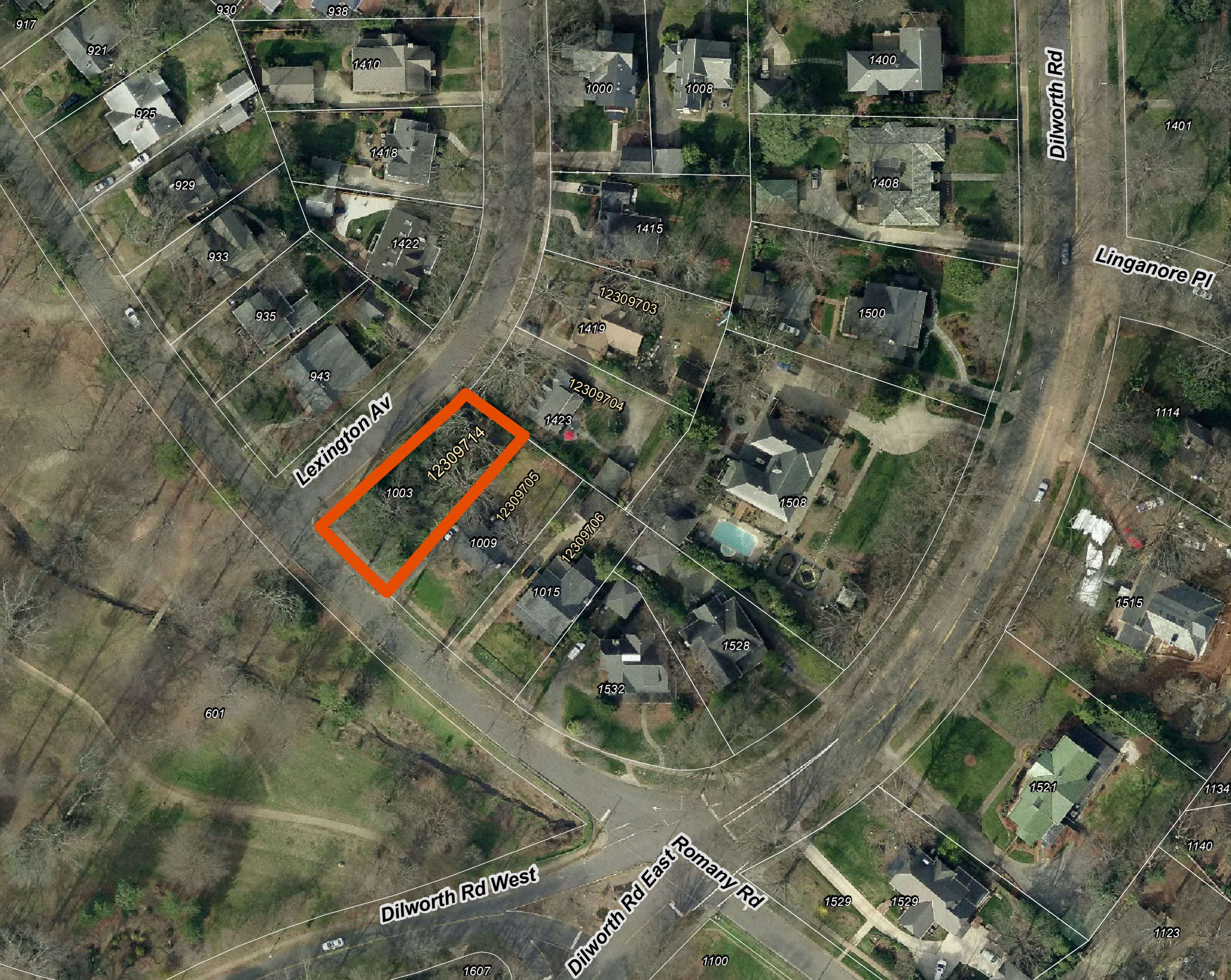
Staff Analysis

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





Lexington Av

Dilworth Rd

Liganore Pl

Dilworth Rd West

Dilworth Rd East
Romany Rd

12309714

1003

12309705

12309706

1532

1015

1009

1508

1528

1423

1419

1415

1500

1408

1400

1008

1000

1410

925

929

933

935

943

1422

1418

1401

1114

1515

1134

1140

1123

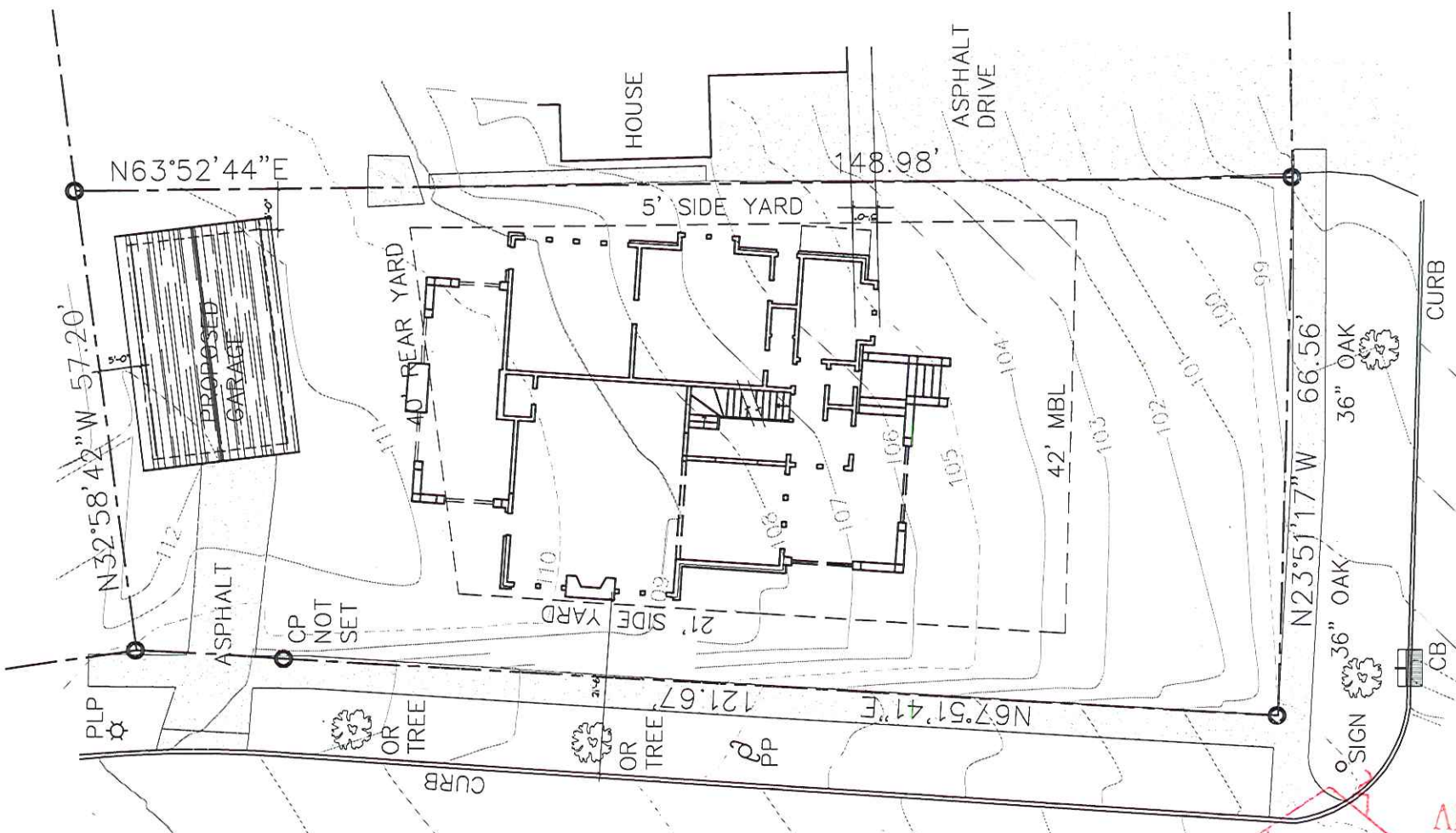
1521

1529

1529

1100

1607



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
LEXINGTON AVENUE

REQUIRED

6/19/2013

50' PUBLIC R/W
MB 4 PG 327

APPROVED

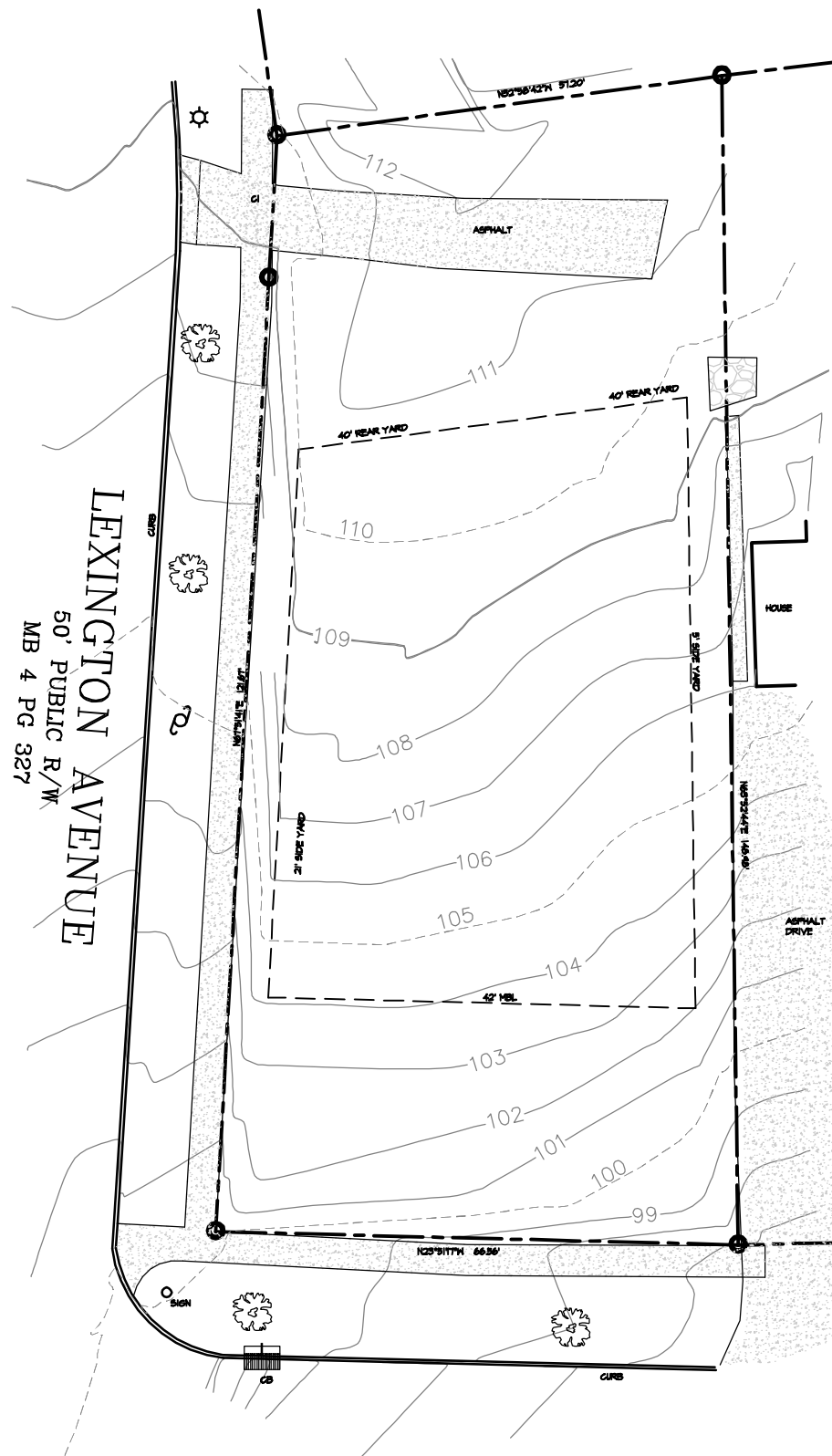
Charlotte
Historic District
Commission

Certificate of Appropriateness

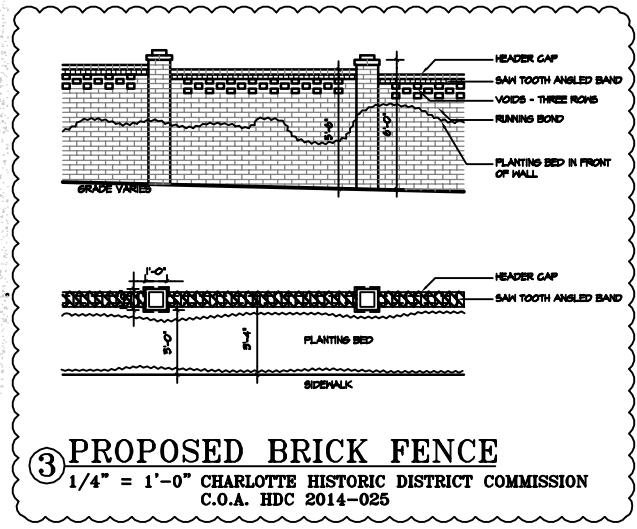
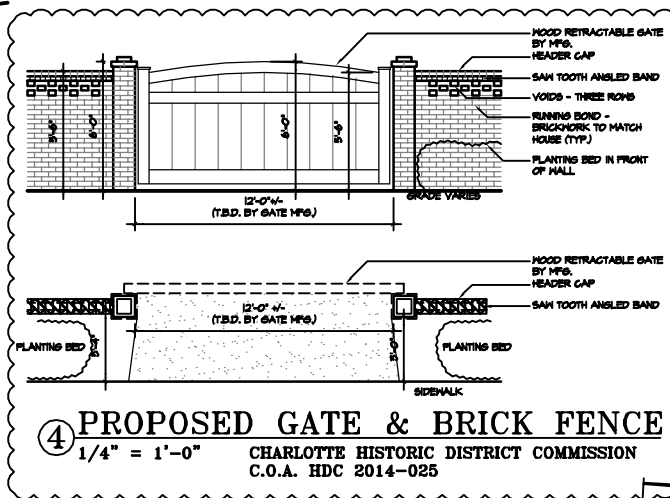
#HDC 2013-026

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

MARCH 2014

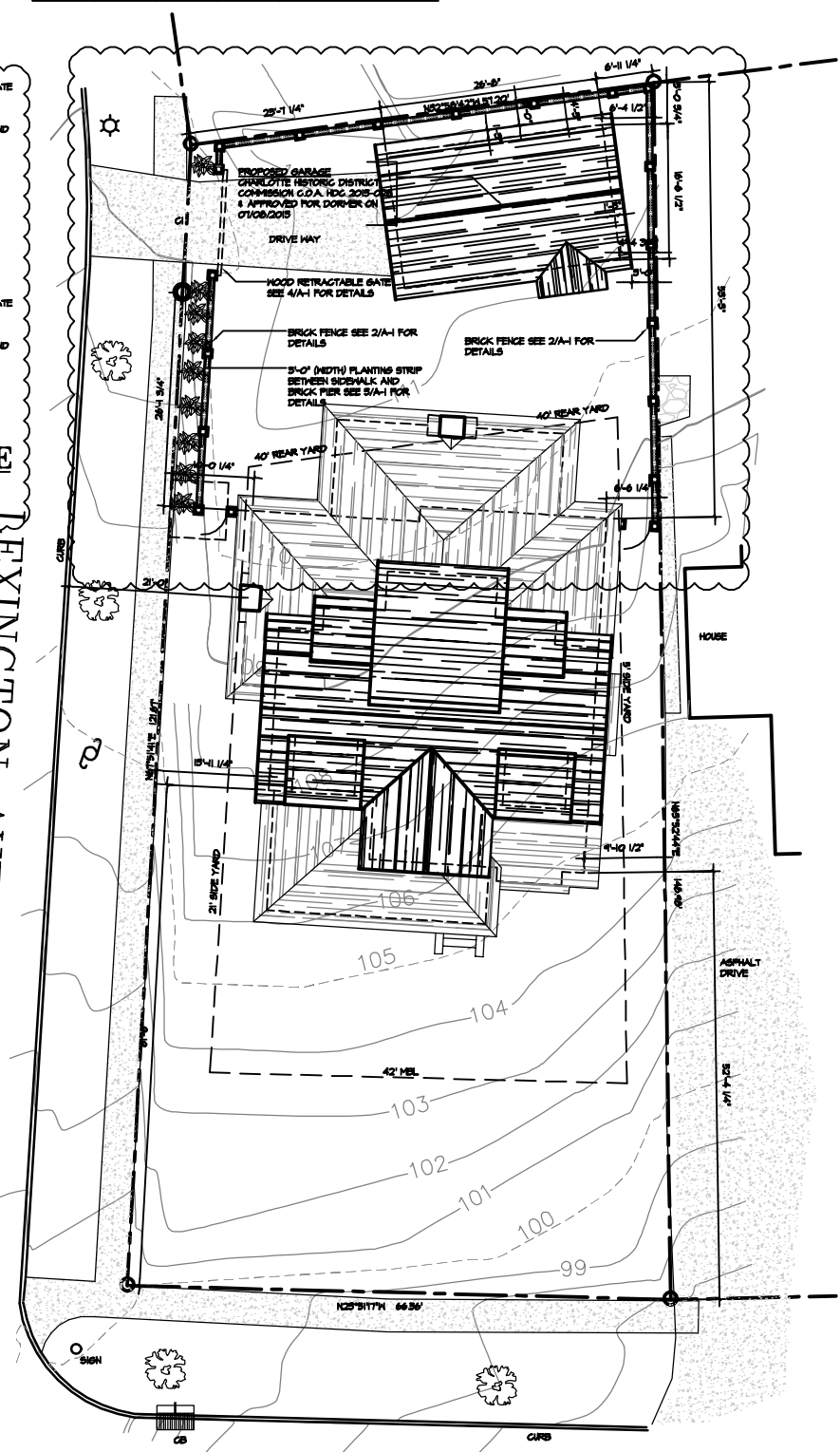


② EXISTING SITE PLAN
1" = 20'-0"



REVISION DATE: 27 FEB 2014

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



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

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28 MAY 2012

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0 8/22/2012

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



Charlotte
Historic District
Commission

Certificate of Appropriateness

HDC 2013-026

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



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



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

[illegible]

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

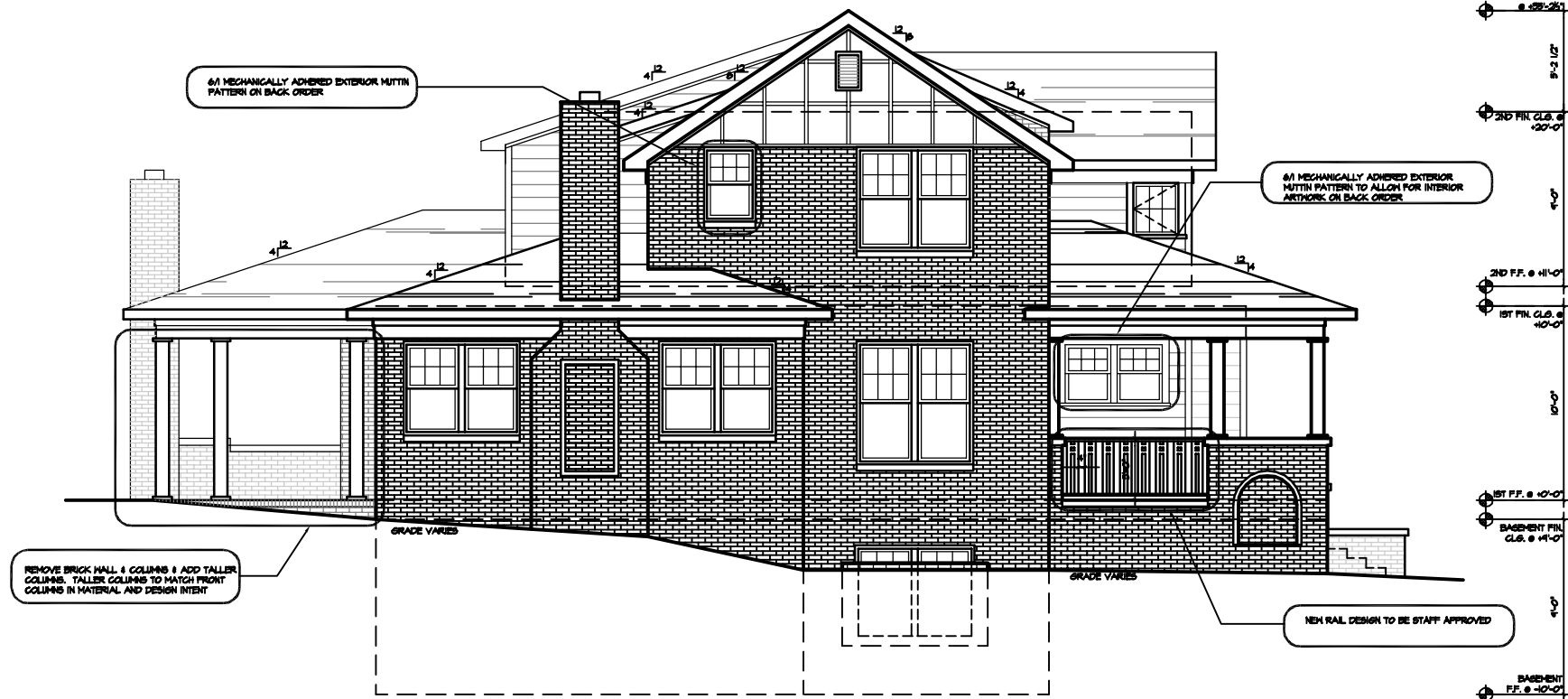
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 TIME: 11:00 AM
 TO: APRIL 20, 1966

PROPOSED ELEVATIONS

A-6

09:11:00

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

AB

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28 MAY 2012

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GLASER RESIDENCE
1003 Romany Road, Charlotte, NC 28203

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

PROPOSED ELEVATIONS

A-6

OF: EIGHT



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

HDC 2013-026

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



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



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

TOP OF ROOF
FIN. CL. 10'-0"
2ND FLOOR
FIN. CL. 8'-0"
1ST FLOOR
FIN. CL. 6'-0"
GROUND
FIN. CL. 0'-0"



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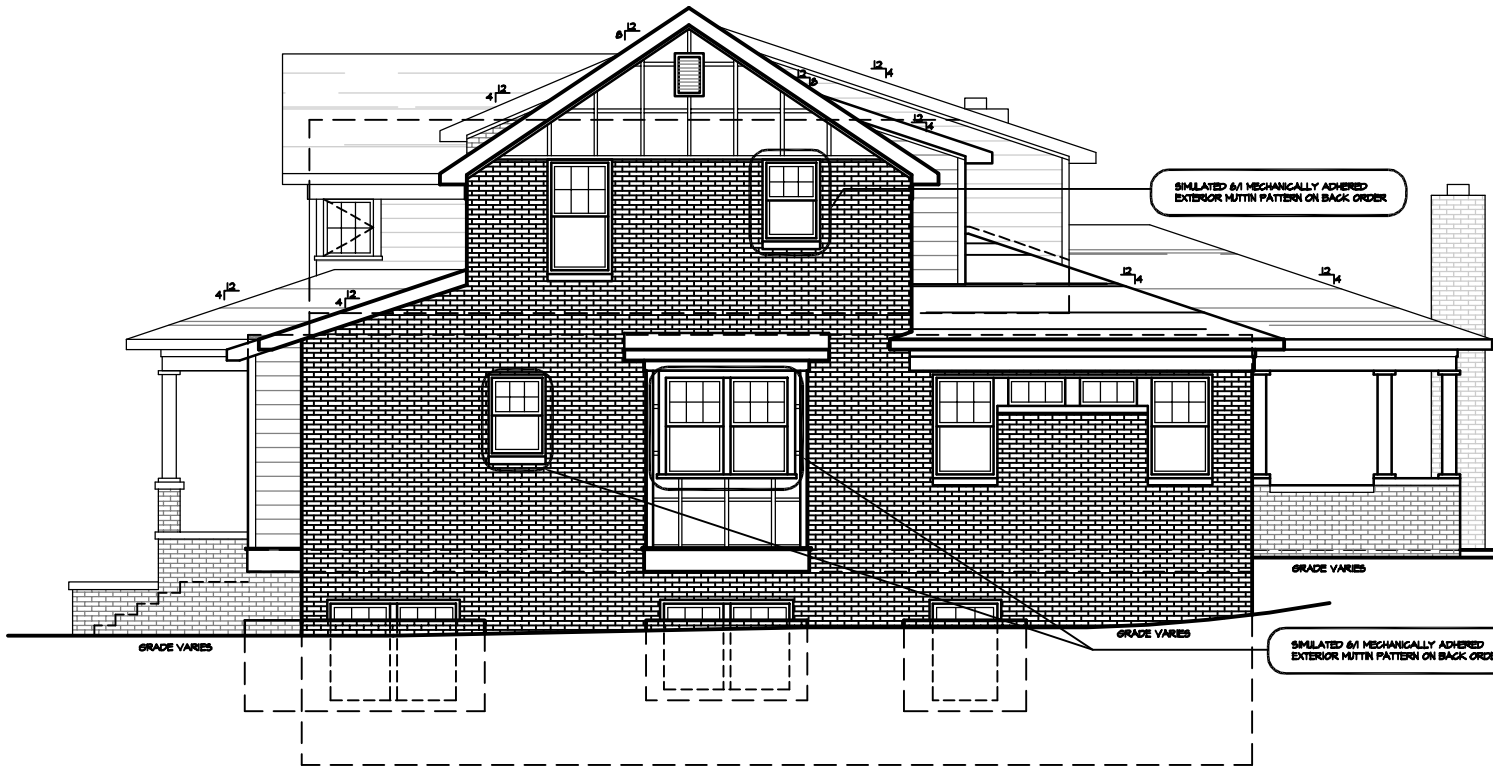
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PROPOSED ELEVATIONS

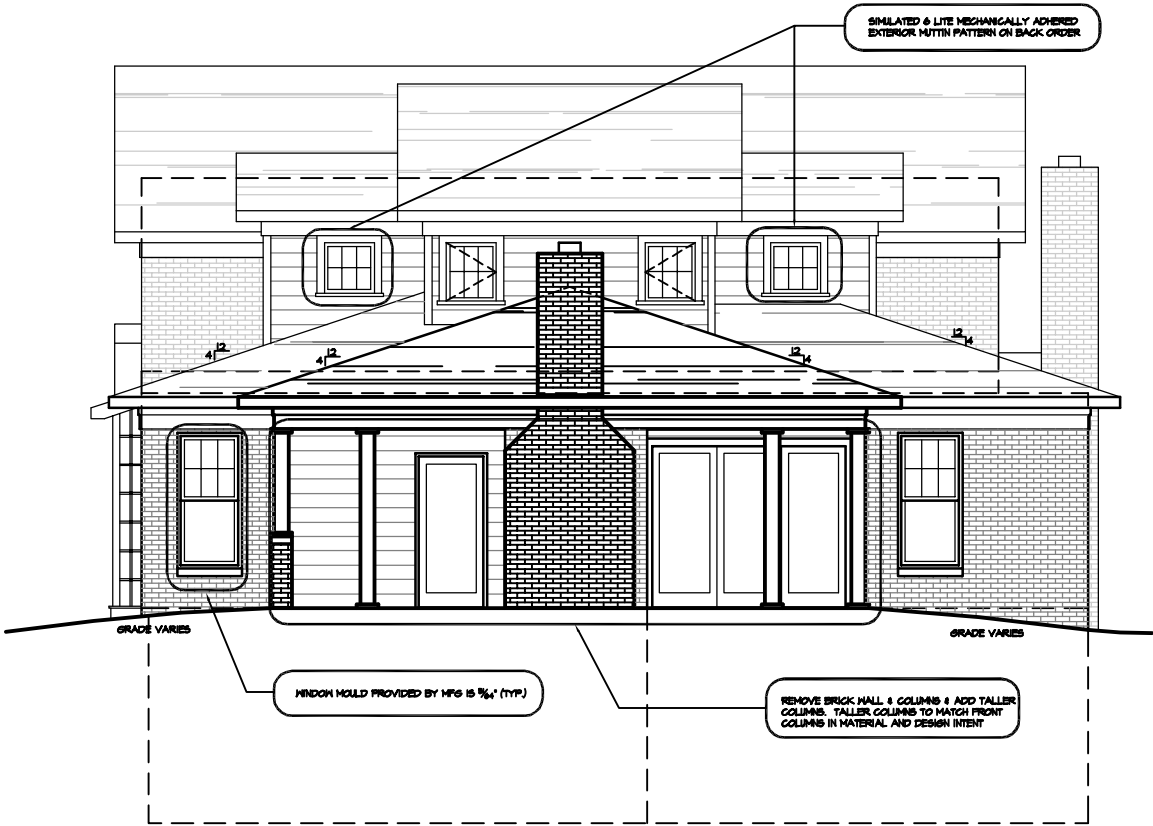
A-6

OF 1001

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

OF: EIGHT