

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:

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



0 100 200 400 Feet

Map Printdate:
June 3, 2013

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



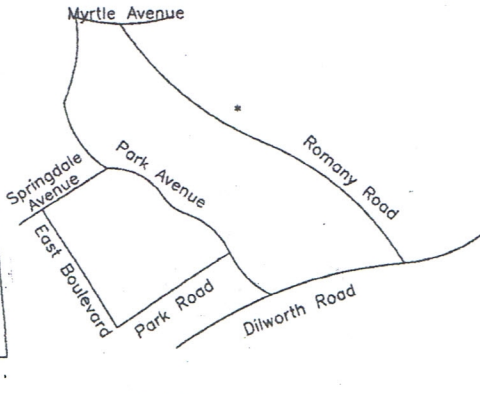
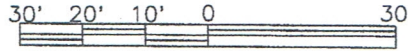
THIS IS TO CERTIFY THAT ON THE 30 DAY OF January 20 13 AN ACTUAL SURVEY WAS DONE UNDER MY SUPERVISION OF THE PROPERTY SHOWN HEREON. THIS MAP IS NOT INTENDED TO MEET GS 47-30 RECORDING REQUIREMENTS.

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.P. 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

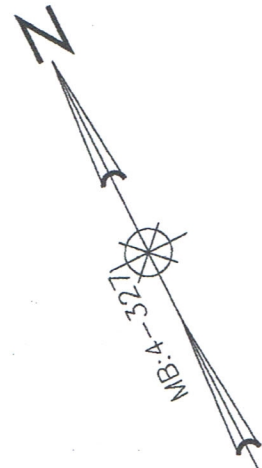
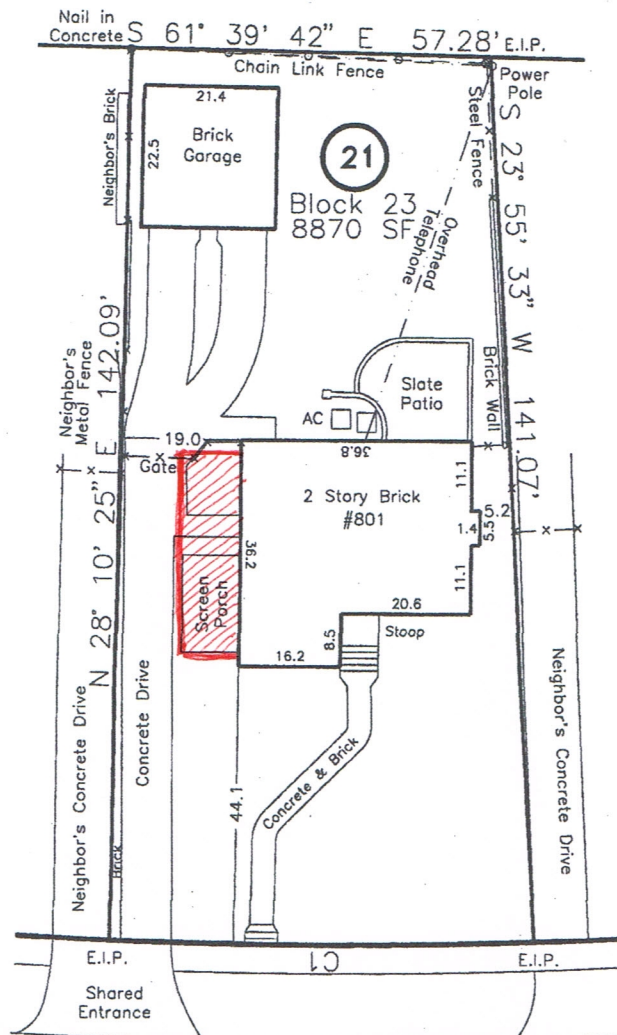


Not to Scale
Vicinity Map

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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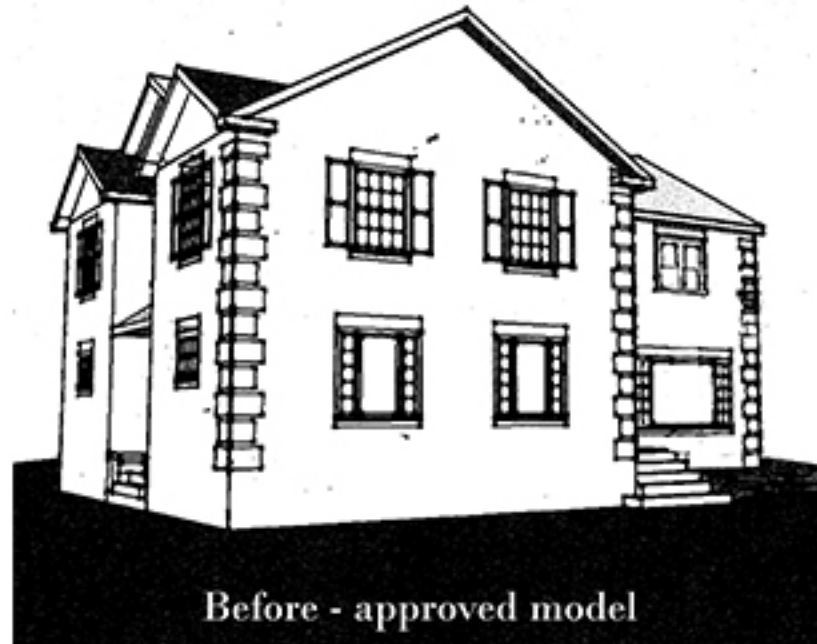




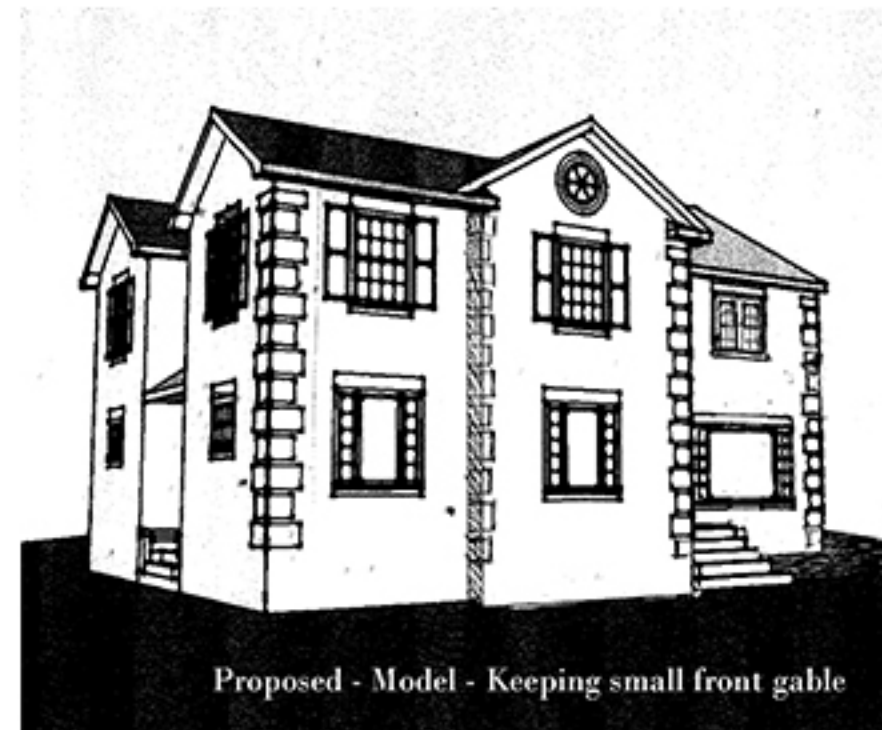
BEFORE - Approved - Front Gable Elevation



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