
LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 909 Romany Road

SUMMARY OF REQUEST: Addition

OWNER: Owen Bugge and Roshean Ham

APPLICANT: Angie Lauer/ALB Architecture

Based on the need for additional information this application was continued from the April 9 meeting for the following:

- Massing of the gable
- Window in the front gable
- Fenestration on front second floor
- Left elevation

Details of Proposed Request

Existing Conditions

The existing home is a 1 story Colonial style house built in 1951. It is listed as non-contributing in the Dilworth National Register. The block is a mix of 1, 1.5 and 2 story homes.

Proposal

The proposal is a second floor addition, front porch, front and rear dormers. The front porch will be larger and move to the right side and covered with a shed roof. All porch columns will be wood. New brick will match existing and siding will be wood lap. The proposed height of the home is approximately 26'-8".

Revised Proposal-May 21, 2014

The following changes were made based on comments from April (Massing and Fenestration):

1. Second story windows changed to casement. Change to set of three windows in the front gable.
2. Addition of vents in gables.

Policy & Design Guidelines for Additions

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	<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 - The proposal meets the guidelines for size, scale, fenestration, setback, materials and context. Guidelines for discussion are massing and fenestration.

Charlotte Historic District Commission - Case 2014-041

Historic District -Dilworth







1000
Cotton Ave
ROMNEY RD
900





The Morgan
Landscape Group
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833 Romany



901 Romany



Street Scape 825-921 Romany Road



825 Romany



829 Romany



905 Romany



909 Romany



913 Romany



917 Romany



921 Romany



VICINITY MAP

INDEX OF DRAWINGS

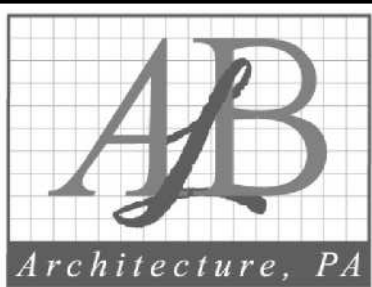
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- A-2 Existing Plans
- A-3 Existing plans
- A-4 Existing Elevations
- A-5 Proposed Plans
- A-6 Proposed Plans
- A-7 Proposed Elevations
- A-8 Proposed Elevations



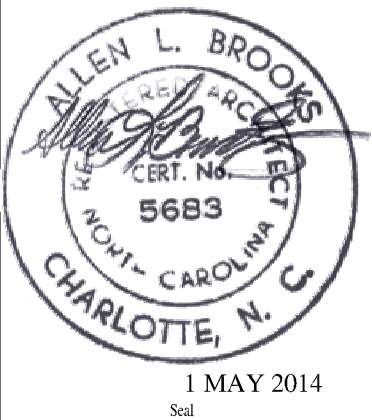
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SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Existing First Floor:	1,449 S.F.	143 S.F.
Existing Second Floor:	363 S.F.	0 S.F.
	+	+
Proposed First Floor:	0 S.F.	172 S.F.
Proposed Second Floor:	1059 S.F.	0 S.F.
Total:	2,871 S.F.	315 S.F.
Total Under Roof:	3.186 S.F.	



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Addition & Renovation In Historic Dilworth for the:
HAM-BUGGE RESIDENCE
909 Romany Road, Charlotte, NC 28203

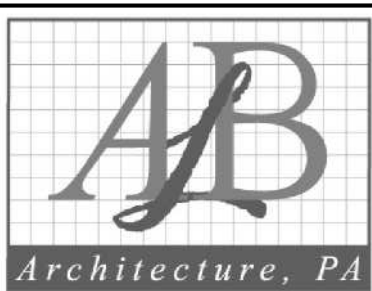
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COVER SHEET

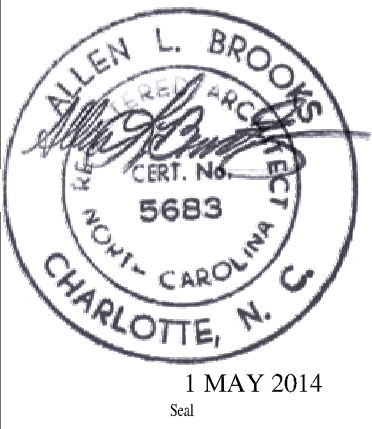
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AREAS TO BE REMOVED



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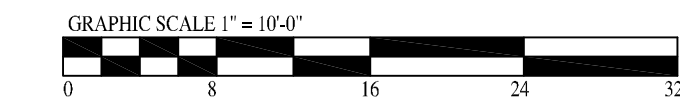
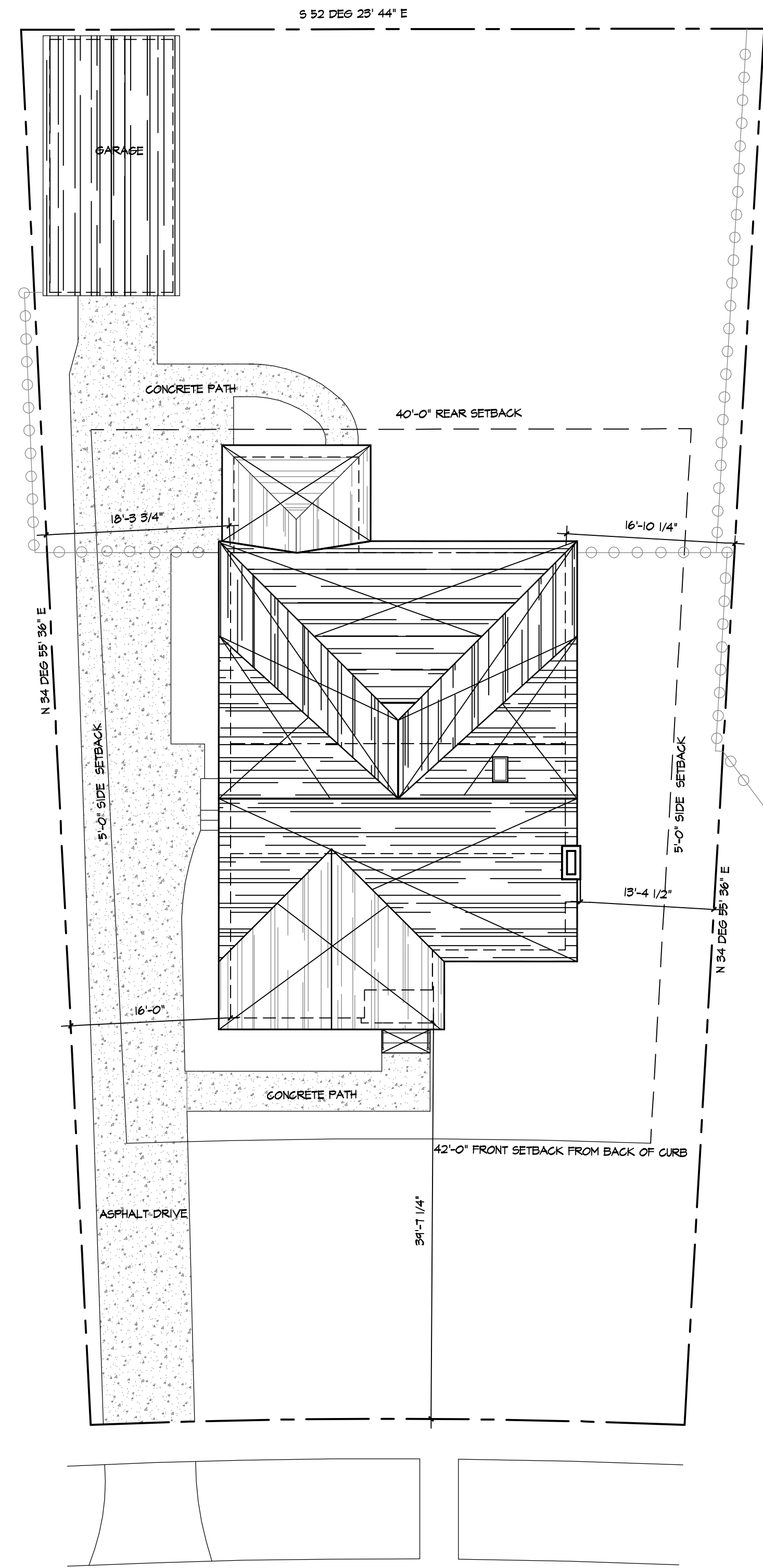
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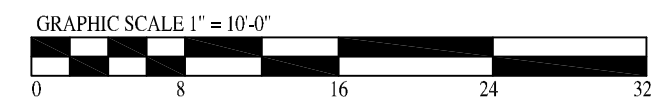
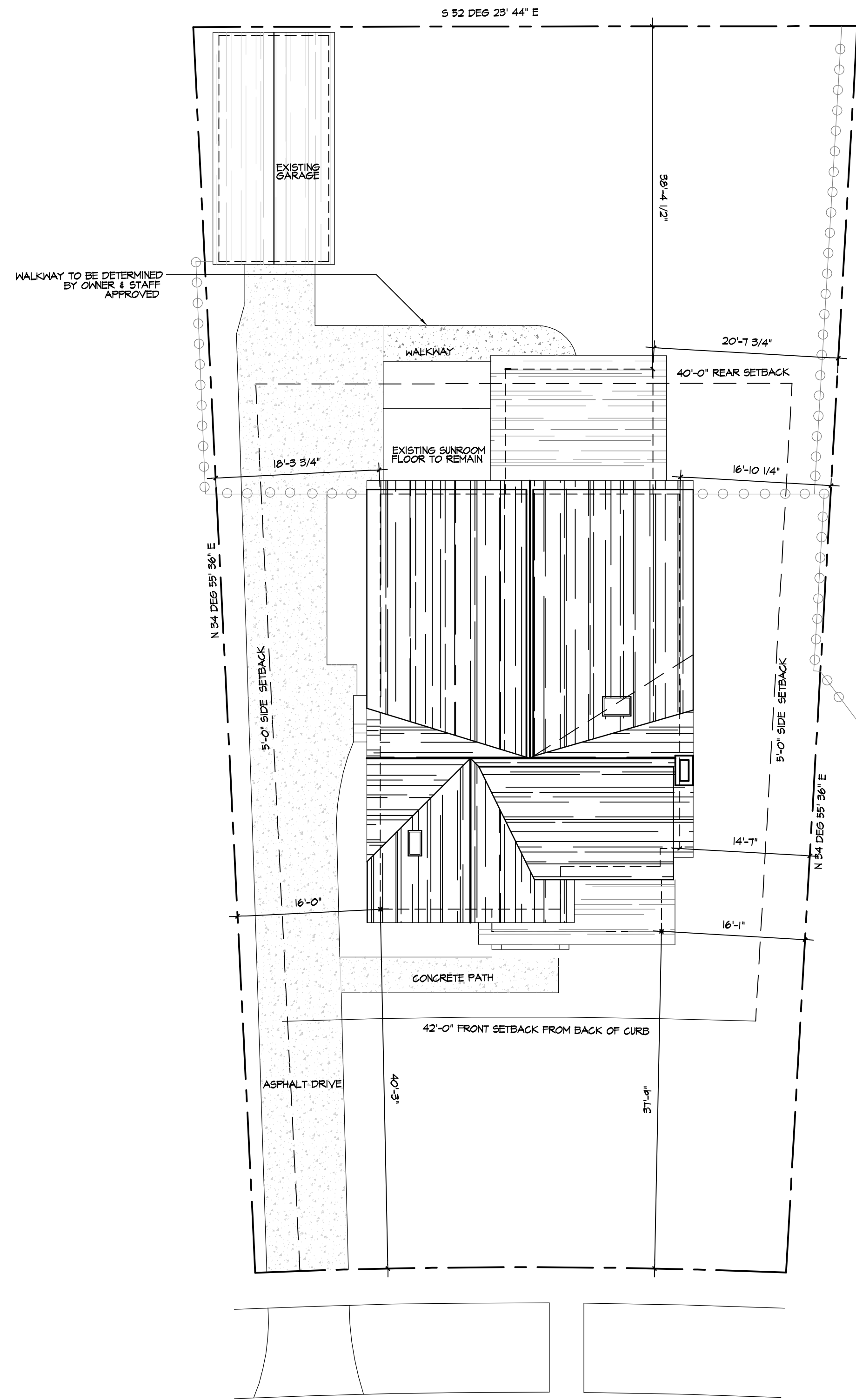
EXISTING & PROPOSED
SITE PLAN

A-1

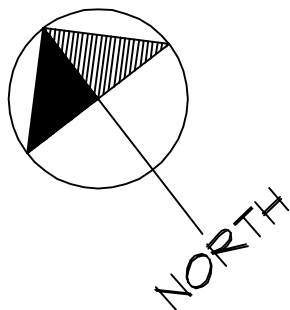
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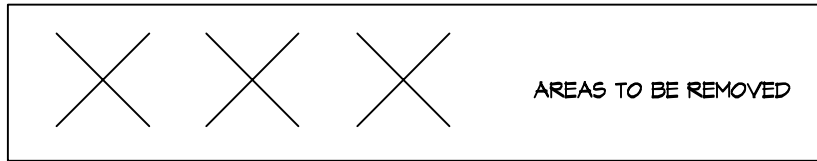


② EXISTING SITE PLAN
1" = 10'-0"

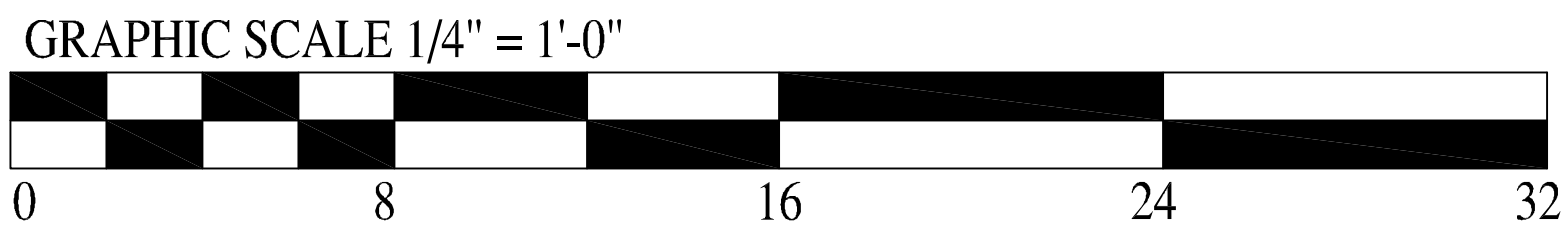
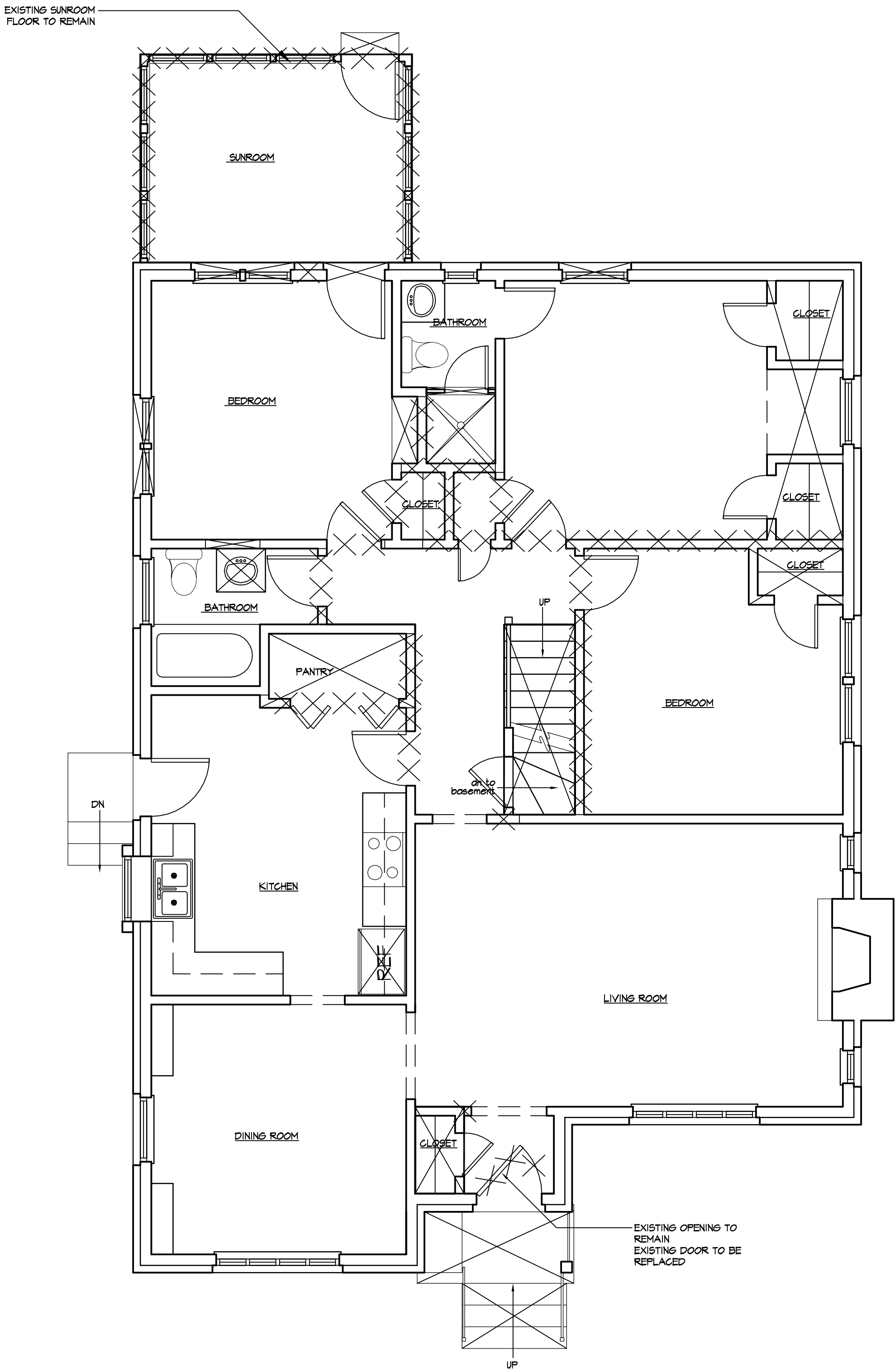


① PROPOSED SITE PLAN
1" = 10'-0"



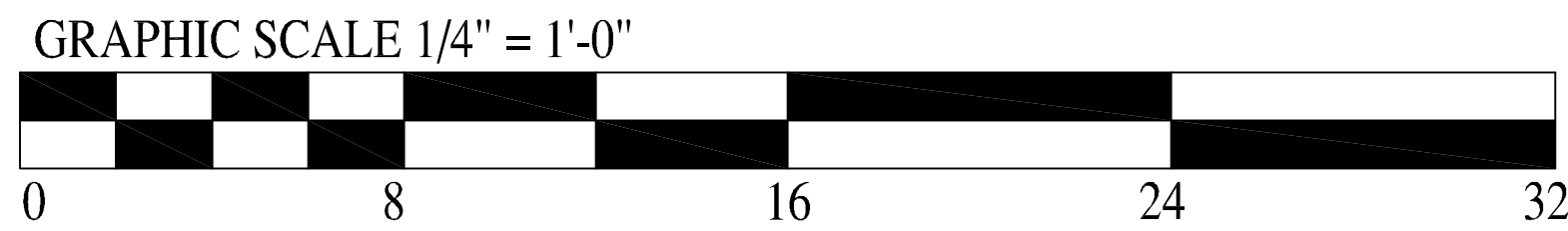
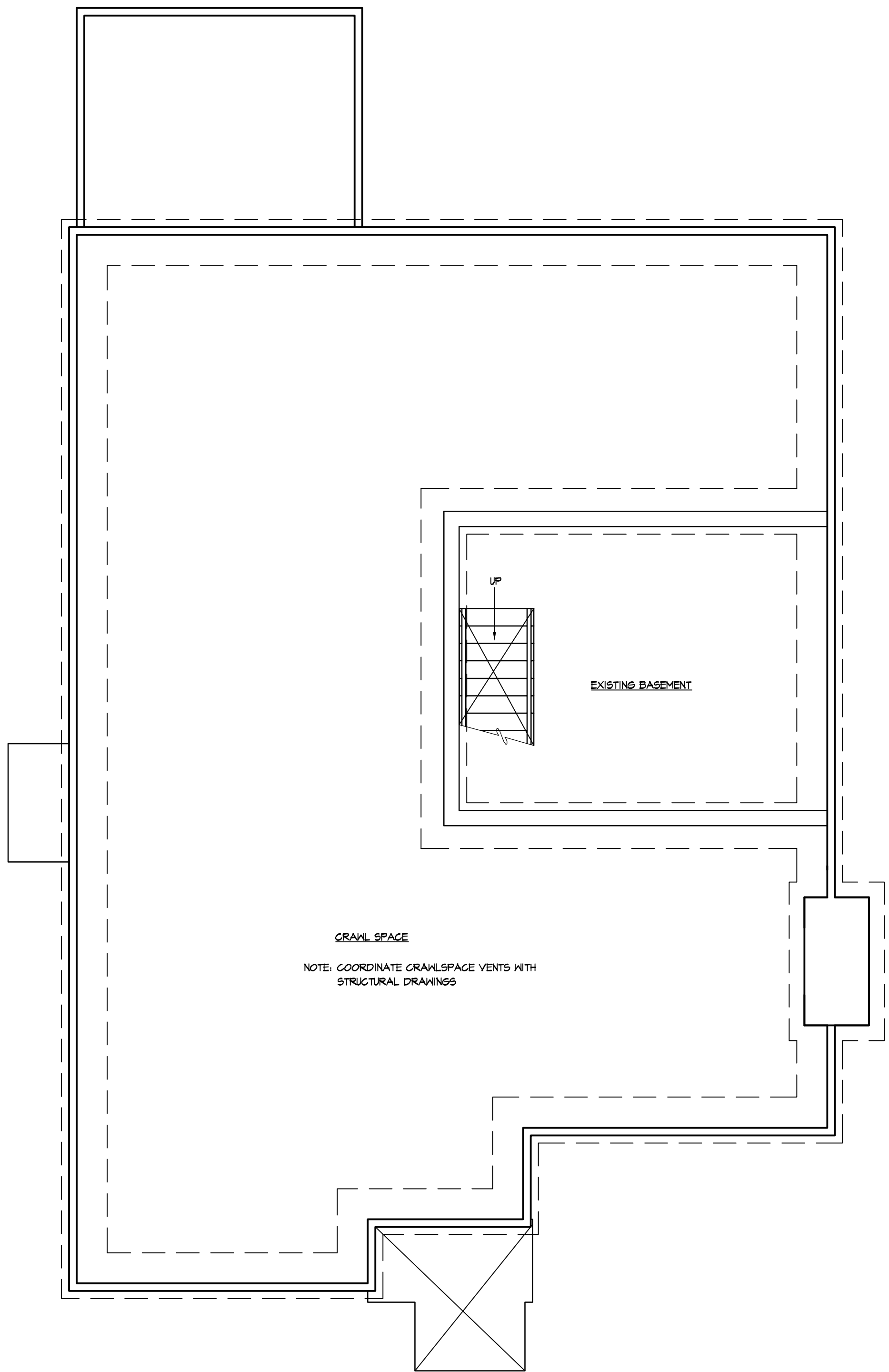


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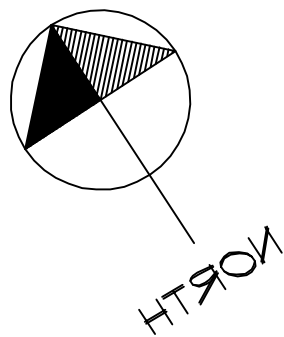
② **EXISTING FIRST FLOOR PLAN**

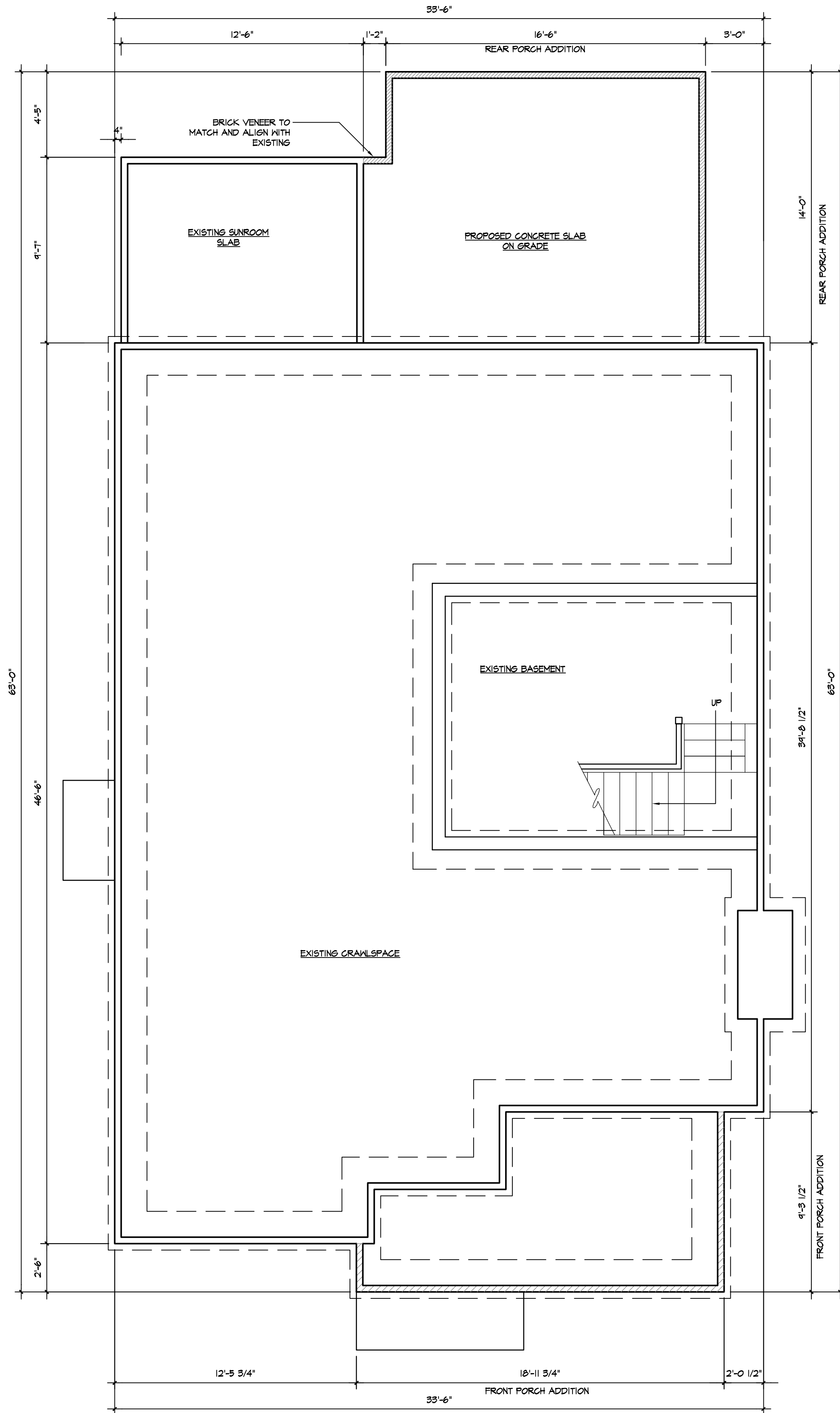
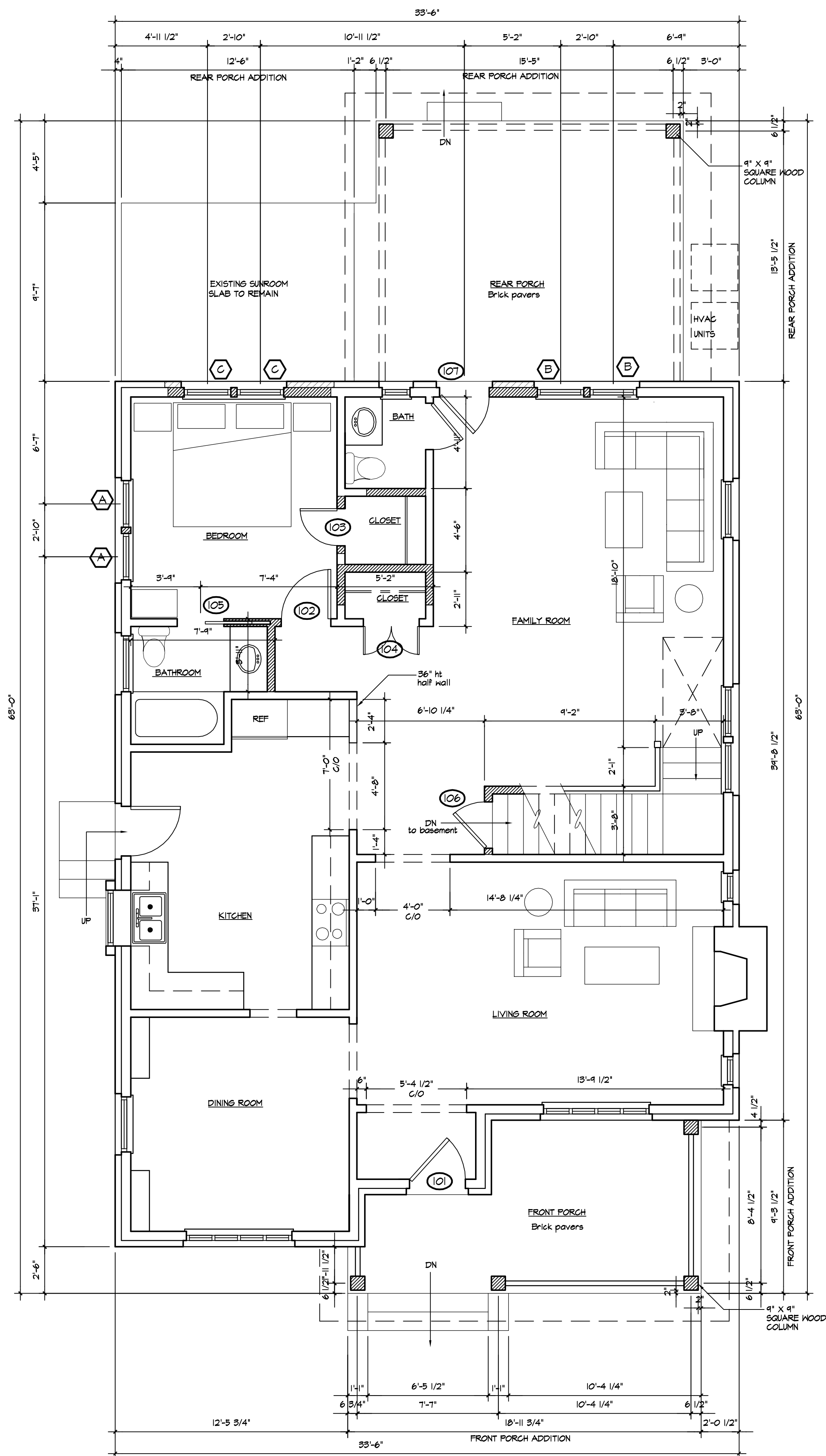
 1/4" = 1'-0"



① **EXISTING FOUNDATION/BASEMENT PLAN**

 1/4" = 1'-0"





WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-6" X 4'-6"	FIRST FLOOR- MATCH EXISTING SECOND FLOOR- 7'-1"	DOUBLE HANG
B	2'-6" X 4'-0"	MATCH EXISTING	DOUBLE HANG
C	2'-6" X 2'-0"	MATCH EXISTING	ANNING
D	1'-6" X 3'-6"	6'-0"	CASEMENT
E	2'-0" X 3'-0"	7'-1"	CASEMENT
F	2'-0" X 3'-0"	7'-1"	DOUBLE HANG
G	2'-0" X 1'-6"	7'-1"	ANNING
H	2'-4" X 4'-0"	7'-1"	CASEMENT

NOTE: MATCH TRIM DETAILS w/ WOOD DRIP CAP (w/ FLASHING) & BACK BAND TRIM @ WINDOWS.

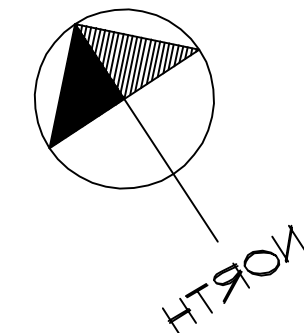
NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING - SEE ELEVATIONS FOR MANTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

* M.E. = MATCH EXISTING

FIRST FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
101	3'-0" X 6'-8"	MAIN ENTRY
102	2'-8" X 6'-8"	BEDROOM
103	2'-0" X 6'-8"	CLOSET
104	PR 1'-6" X 6'-8"	CLOSET
105	2'-6" X 6'-8" POCKET DOOR	BATHROOM
106	2'-6" X 6'-8"	FIRST FLOOR TO BASEMENT
107	2'-8" X 6'-8"	REAR ENTRY

- NOTE:
- COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
 - ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
 - PROPOSED FACE OF STUD TO ALIGN WITH THAT OF THE EXISTING STUD
 - PROPOSED FACE OF BRICK VENEER TO ALIGN WITH THAT OF THE EXISTING BRICK VENEER
 - ALL EAVES OVERHANG TO BE 1'-6" U.N.O
 - BRICK MOLD DETAIL VARIES IN EXISTING WINDOWS - COORDINATE WITH STAFF FOR PROPOSED WINDOWS
 - GUTTERS & DOWNSPOUTS LOCATION TO BE DETERMINED



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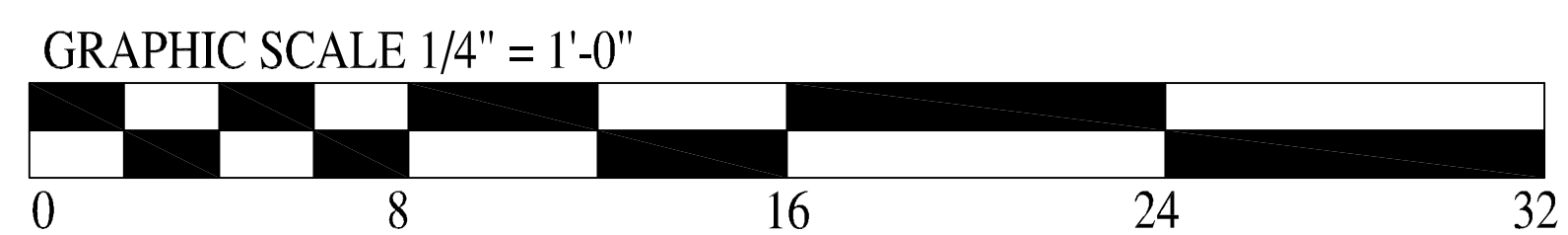
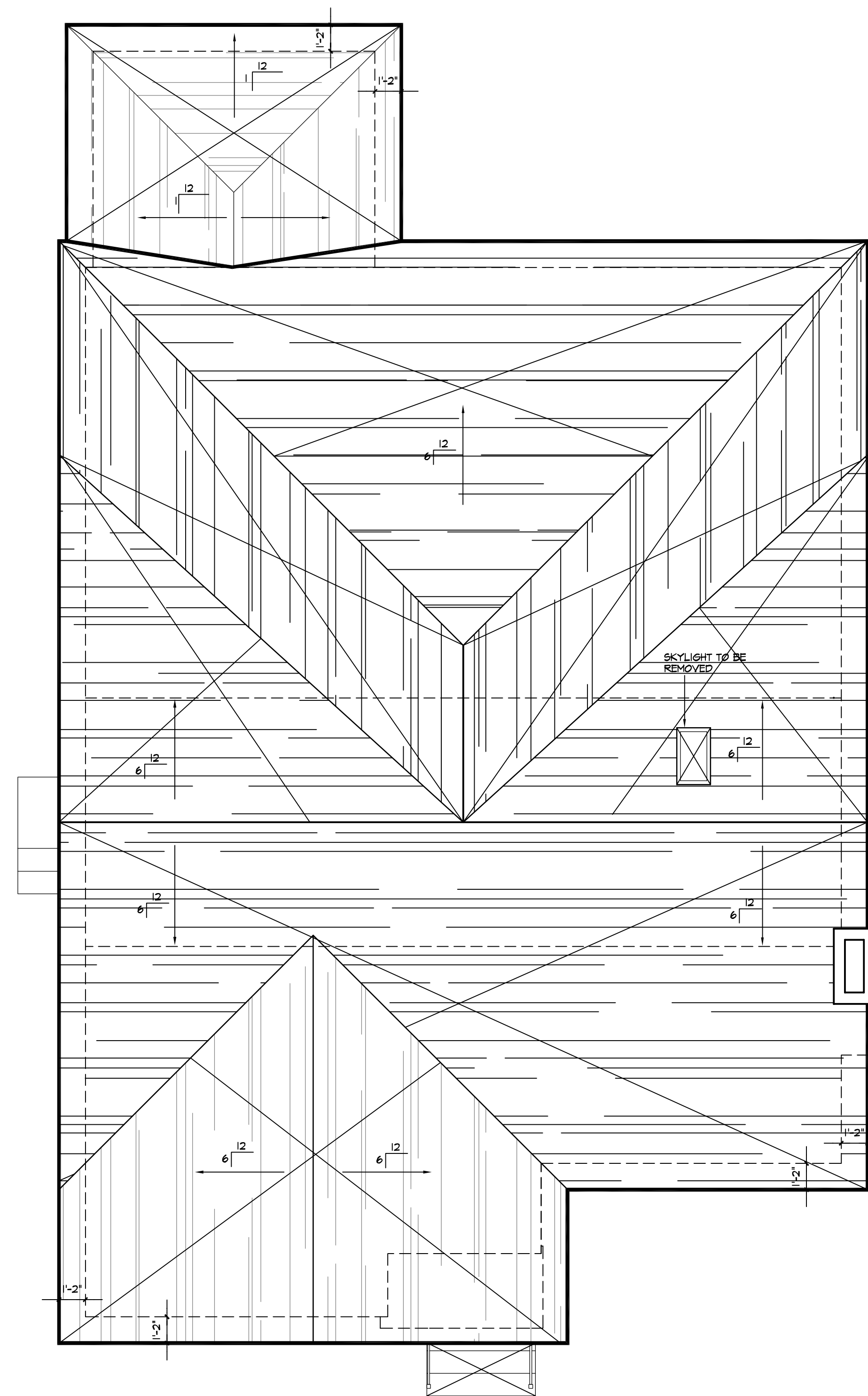
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EXISTING PLANS

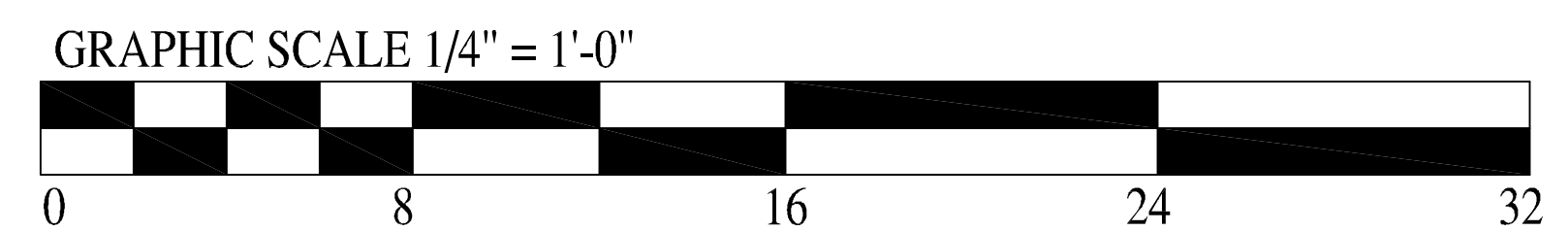
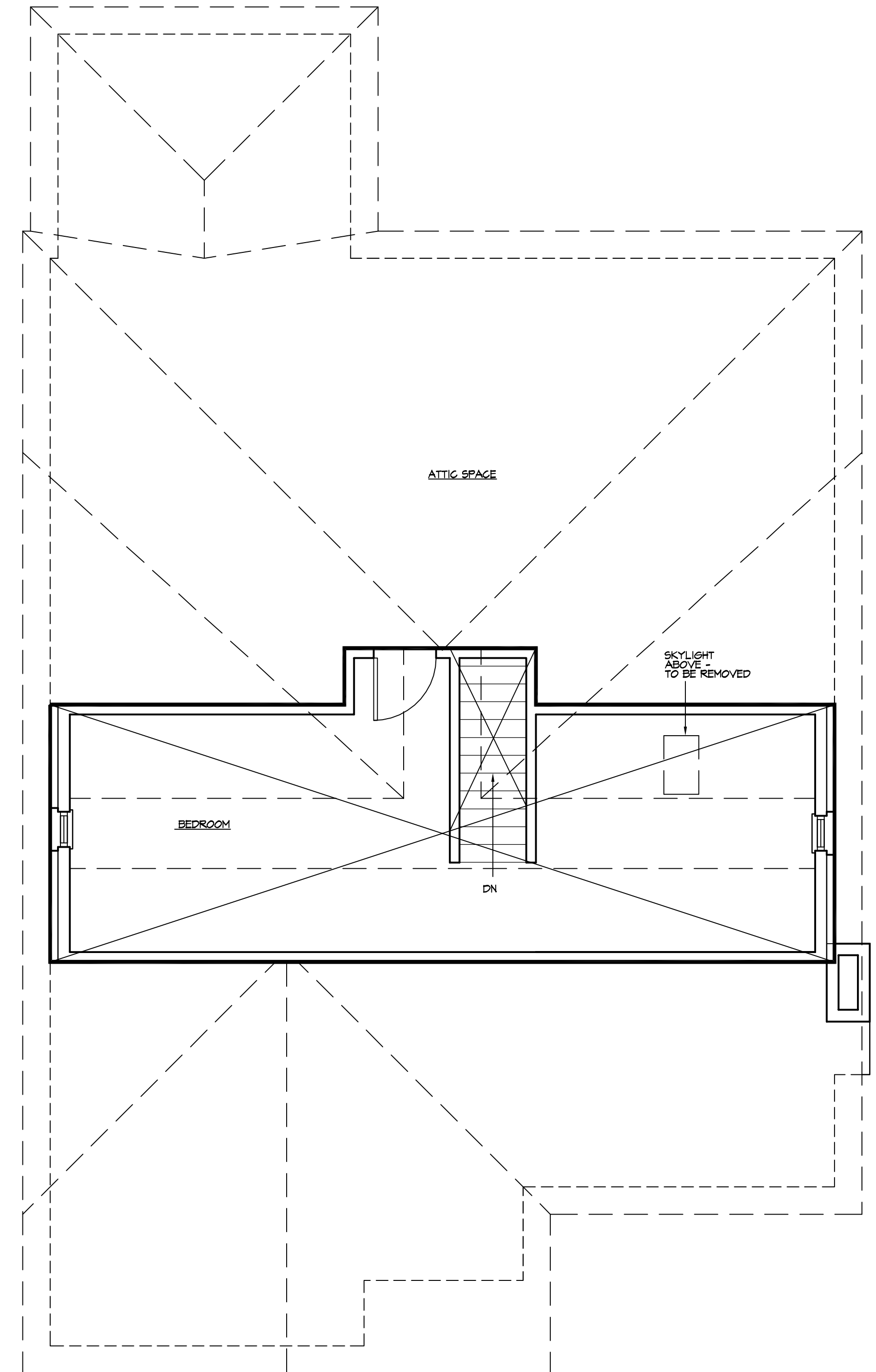
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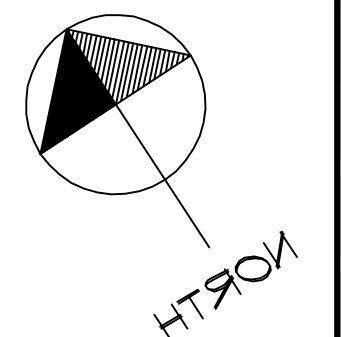
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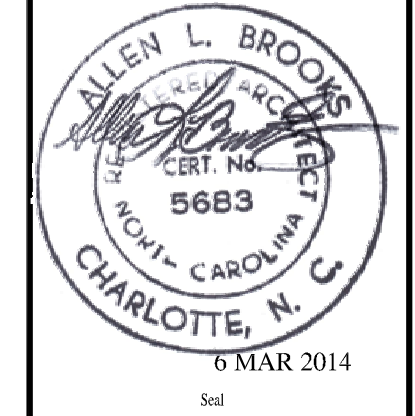


② EXISTING ROOF PLAN
1/4" = 1'-0"



① EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"





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
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PROPOSED PLANS

A-6

OF: NINE

NOTE:

	NEW WALLS
	BRICK VENEER
	MASONRY

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-6" X 4'-6"	FIRST FLOOR- MATCH EXISTING SECOND FLOOR- T-1"	DOUBLE HUNG
B	2'-6" X 4'-0"	MATCH EXISTING	DOUBLE HUNG
C	2'-6" X 2'-0"	MATCH EXISTING	AWNING
D	1'-6" X 3'-6"	6'-0"	CASEMENT
E	2'-0" X 3'-0"	T-1"	CASEMENT
F	2'-0" X 3'-0"	T-1"	DOUBLE HUNG
G	2'-0" X 1'-6"	T-1"	AWNING

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

SECOND FLOOR DOOR SCHEDULE		
(NUM)	OPENING	LOCATION
(201)	2'-8" X 6'-8"	MASTER BEDROOM
(202)	2'-6" X 6'-8" POCKET DOOR	MASTER BATH
(203)	2'-6" X 6'-8"	MASTER BATH-TOILET
(204)	1'-6" X 6'-8"	LINEN CLOSET
(205)	PR 2'-6" X 6'-8"	CLOSET
(206)	2'-6" X 6'-8"	BATHROOM
(207)	1'-6" X 6'-8"	LINEN CLOSET
(208)	2'-8" X 6'-8"	BEDROOM
(209)	2'-8" X 6'-8"	BEDROOM
(210)	PR 2'-6" X 6'-8"	CLOSET
(211)	2'-8" X 6'-8"	LAUNDRY

NOTE:

1. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
2. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
3. PROPOSED FACE OF STUD TO ALIGN WITH THAT OF THE EXISTING STUD
4. PROPOSED FACE OF BRICK VENEER TO ALIGN WITH THAT OF THE EXISTING BRICK VENEER
5. ALL EAVES OVERHANG TO BE 1'-6" U.N.O
6. BRICK MOLD DETAIL VARIES IN EXISTING WINDOWS - COORDINATE WITH STAFF FOR PROPOSED WINDOWS
BRICK MOLD DETAIL
7. GUTTERS & DOWNSPOUTS LOCATION TO BE DETERMINED

NOTE: ALL EAVES OVERHANG
TO BE 1-6" U.N.O

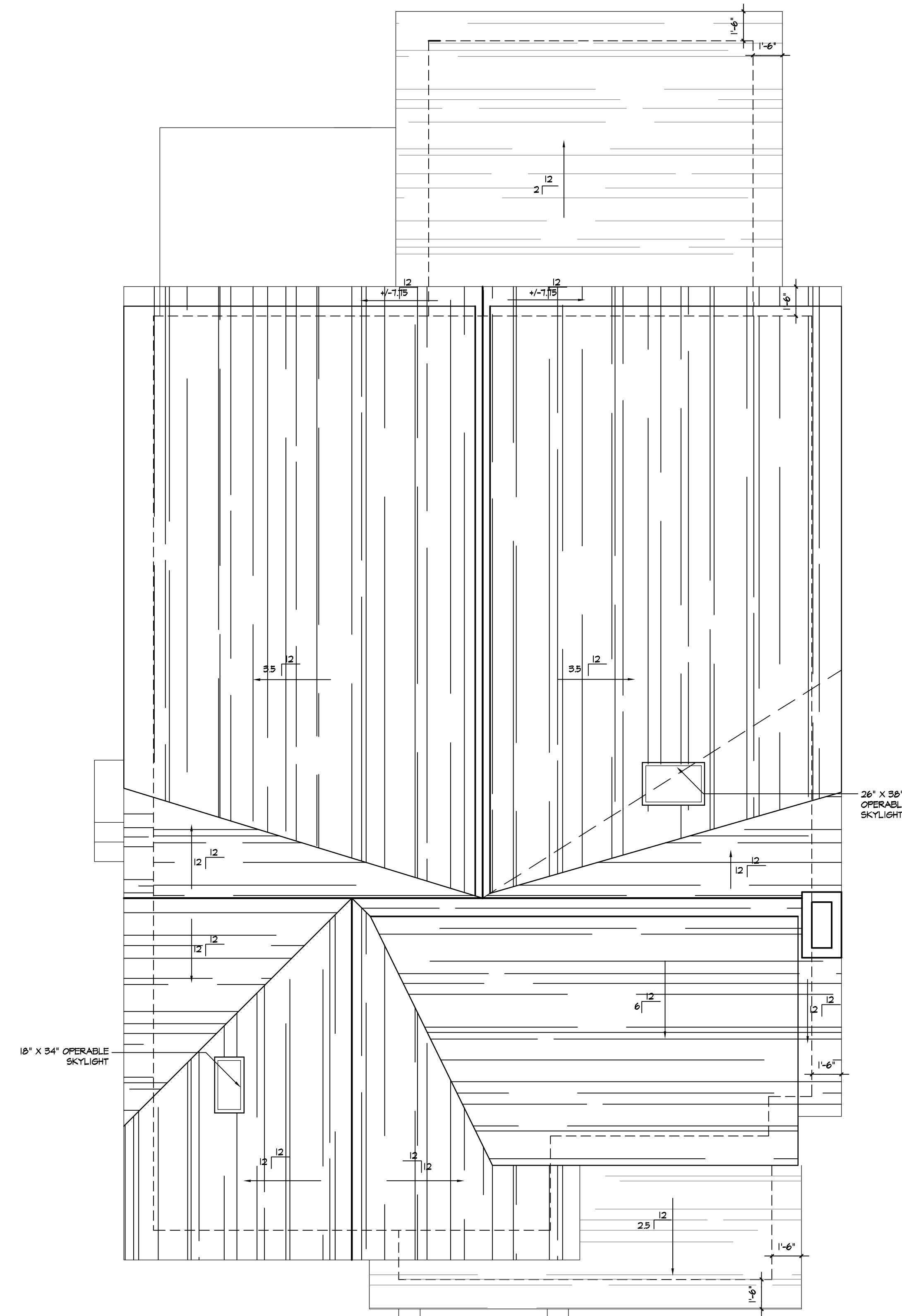
NOTE:

- DOUBLE FELT ANY PORTION OF ROOF LESS THAN A 4:12 PITCH
- USE SNOW & ICE GUARD AS REQUIRED

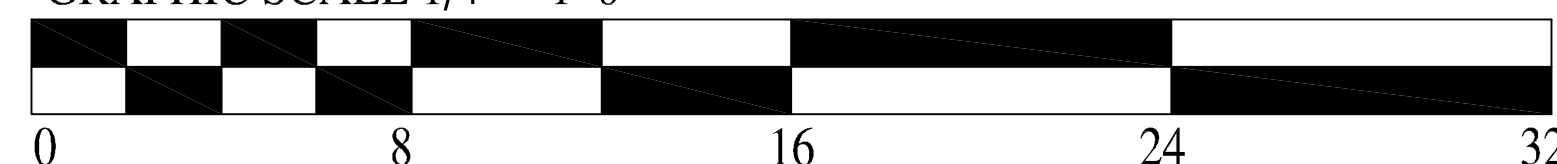
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NOTE:

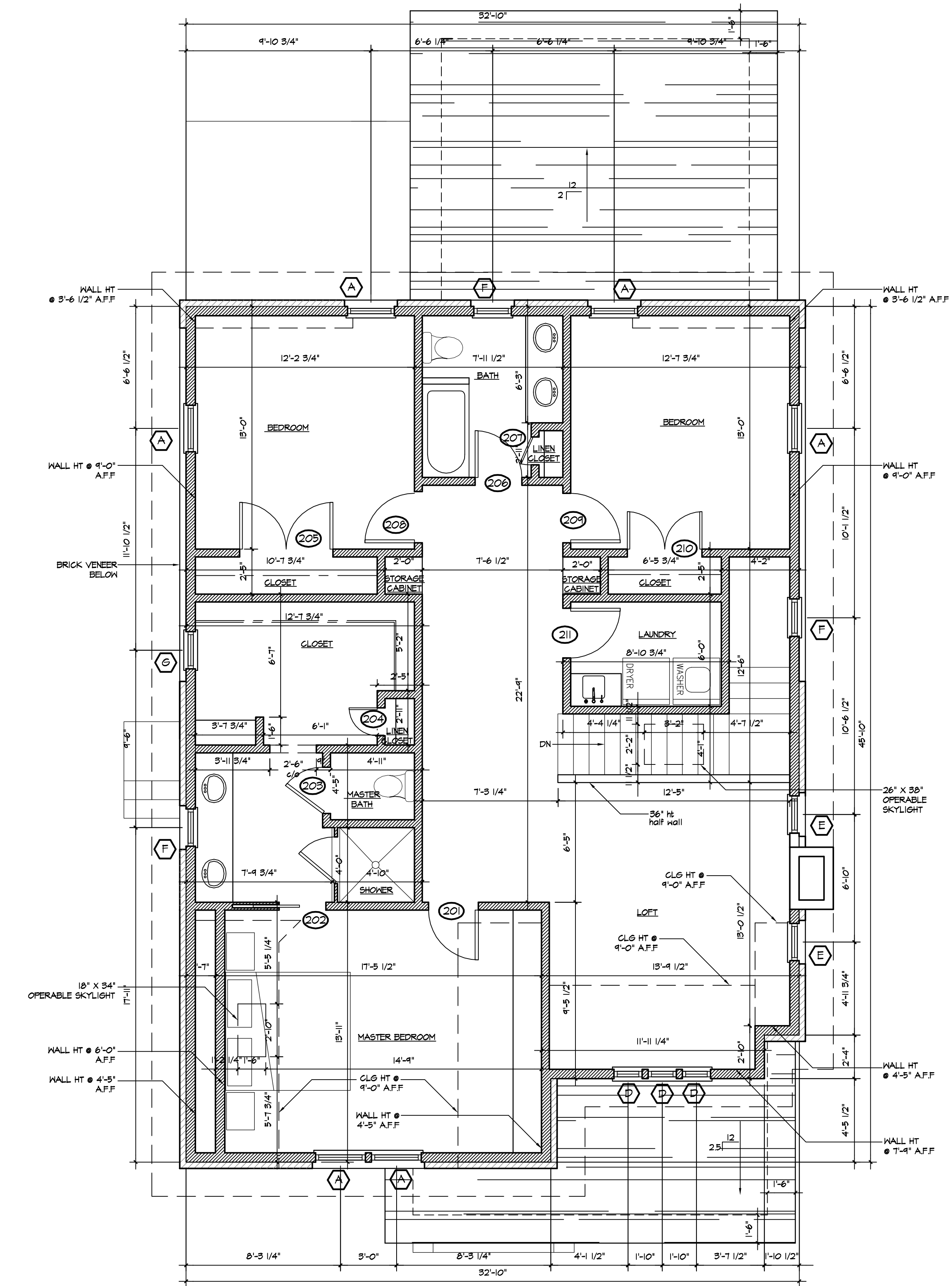
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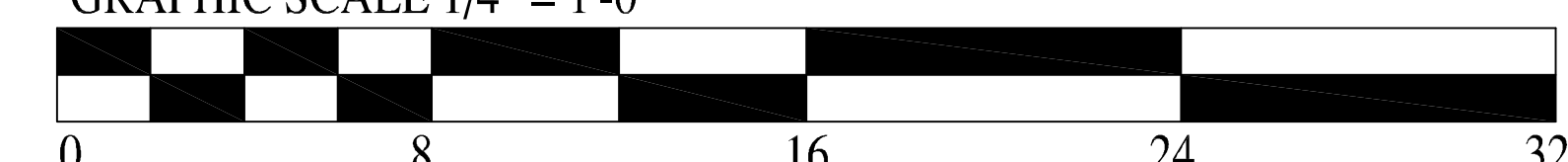
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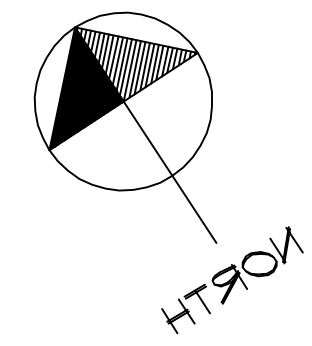
② PROPOSED ROOF PLAN
1/4" = 1'-0"



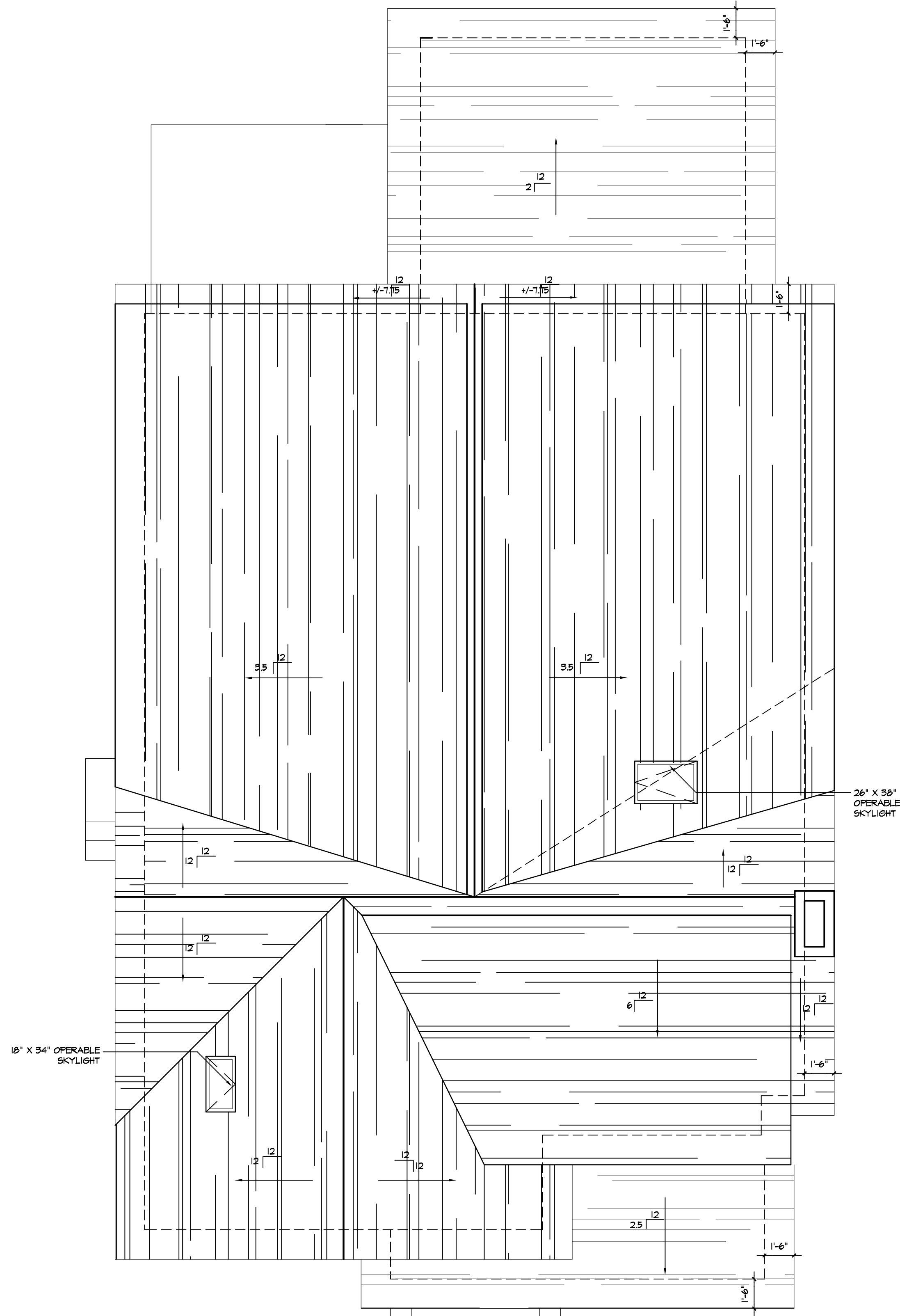
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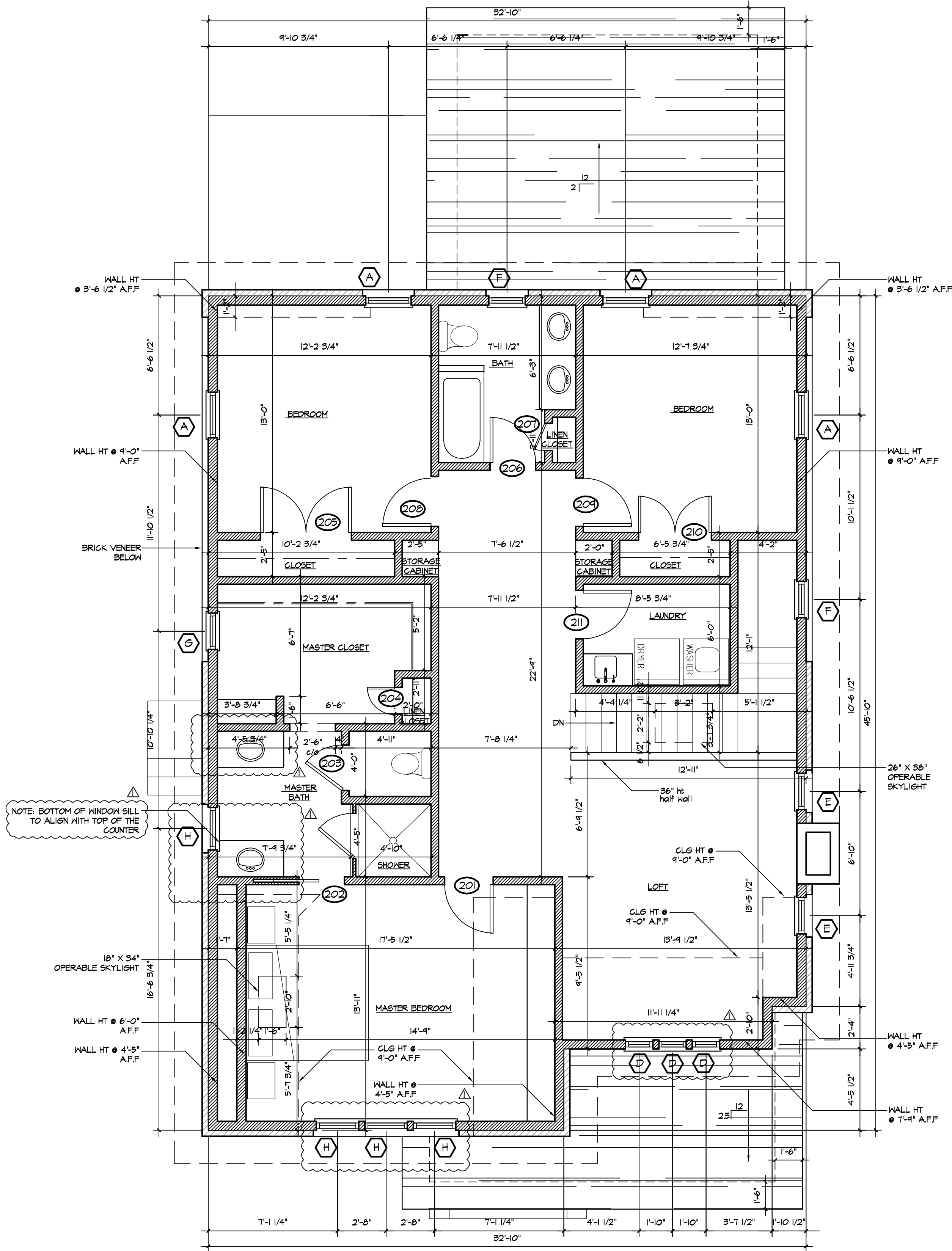
① PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



MAY 2014



② PROPOSED ROOF PLAN
1/4" = 1'-0"



① PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

NOTE:
• DOUBLE FELT ANY PORTION OF ROOF LESS THAN A 4:12 PITCH
• USE SNOW & ICE GUARD AS REQUIRED

ID	SIZE	HEADER HEIGHT	TYPE
A	2'-6" X 4'-6"	FIRST FLOOR- MATCH EXISTING SECOND FLOOR- 7'-1"	DOUBLE HUNG
B	2'-6" X 4'-0"	MATCH EXISTING	DOUBLE HUNG
C	2'-6" X 2'-0"	MATCH EXISTING	ANNING
D	1'-6" X 3'-6"	6'-0"	CASEMENT
E	2'-0" X 3'-0"	7'-1"	CASEMENT
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NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

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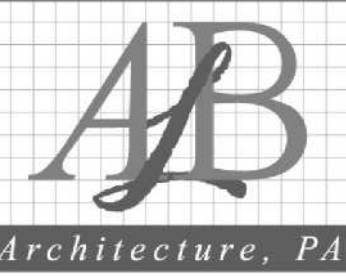
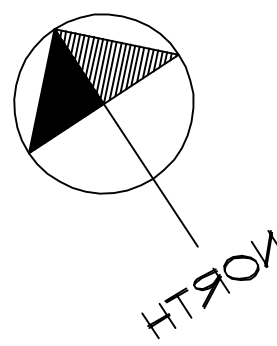
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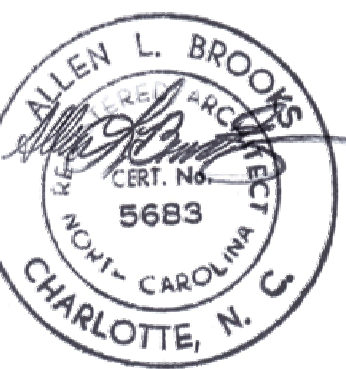
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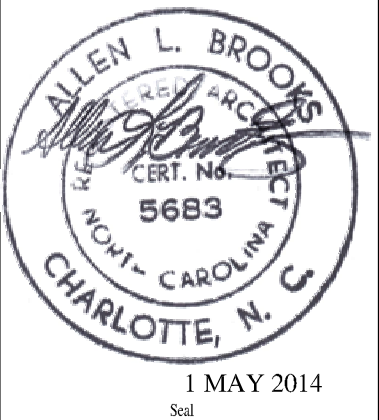
A-6

OF: NINE

× × ×
AREAS TO BE REMOVED



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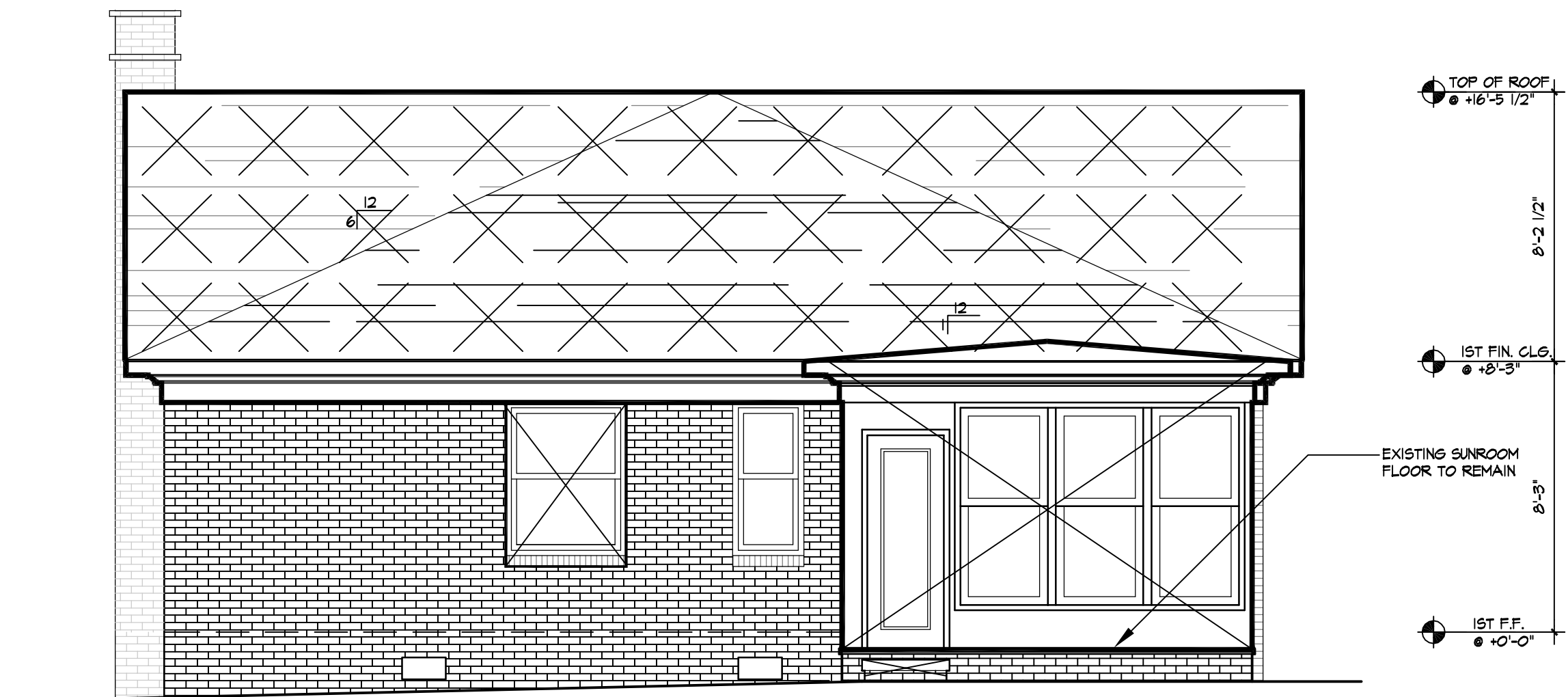
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EXISTING ELEVATIONS

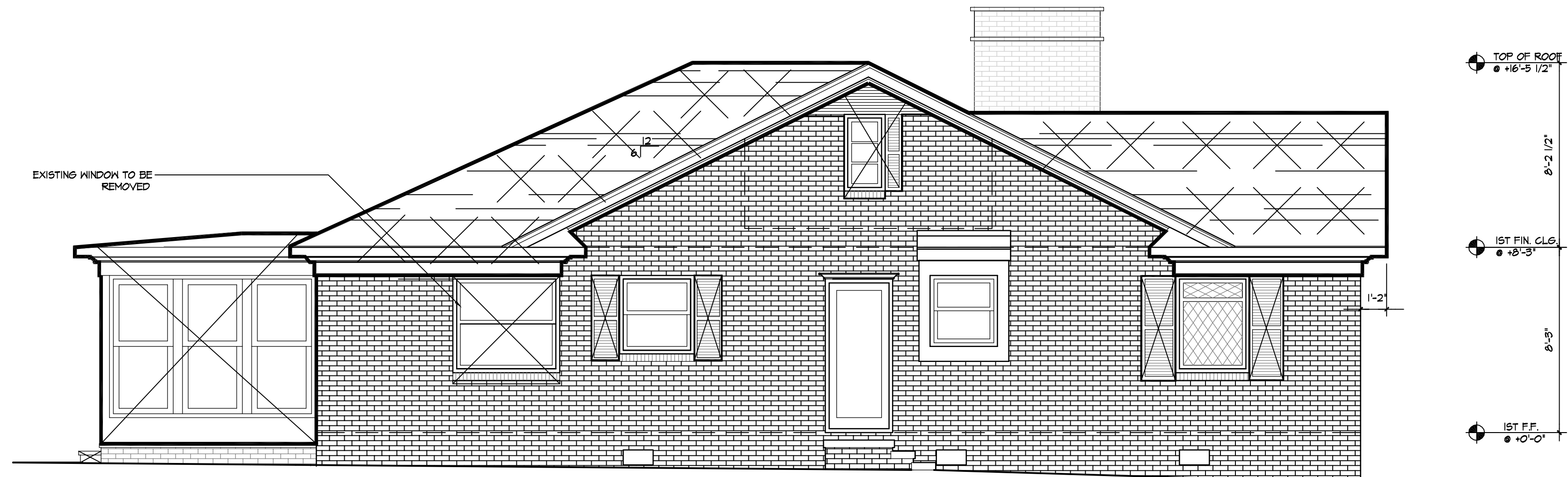
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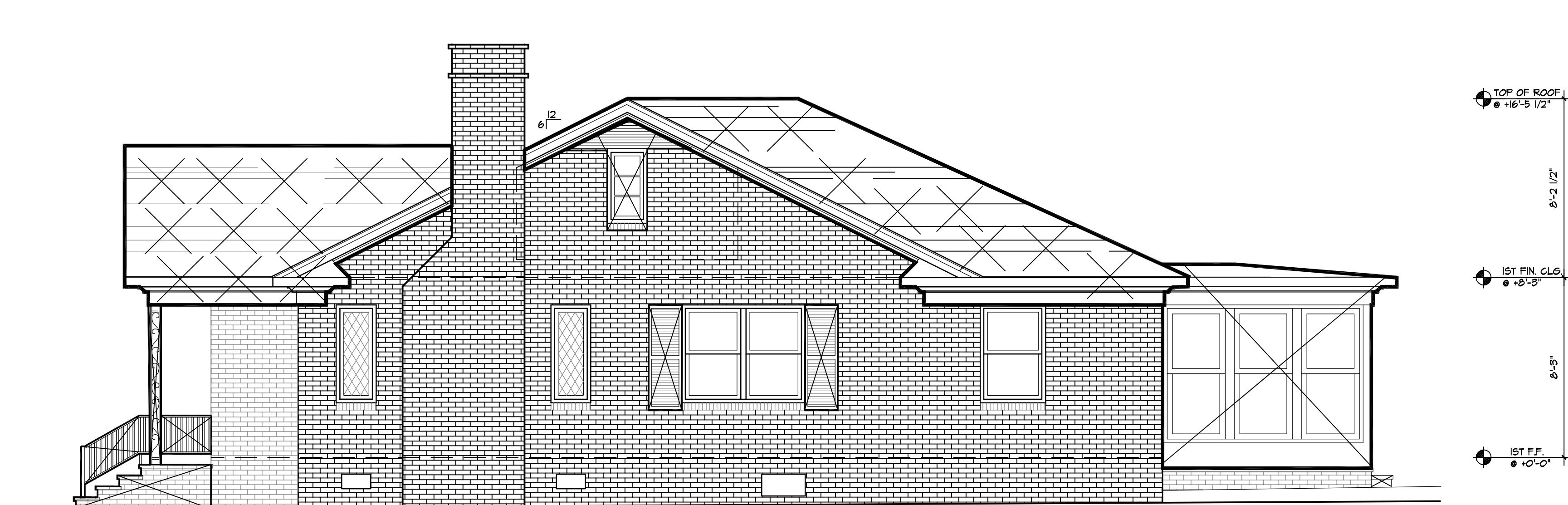
GRAPHIC SCALE 1/4" = 1'-0"
0 8 16 24 32

④ EXISTING REAR ELEVATION
1/4" = 1'-0"



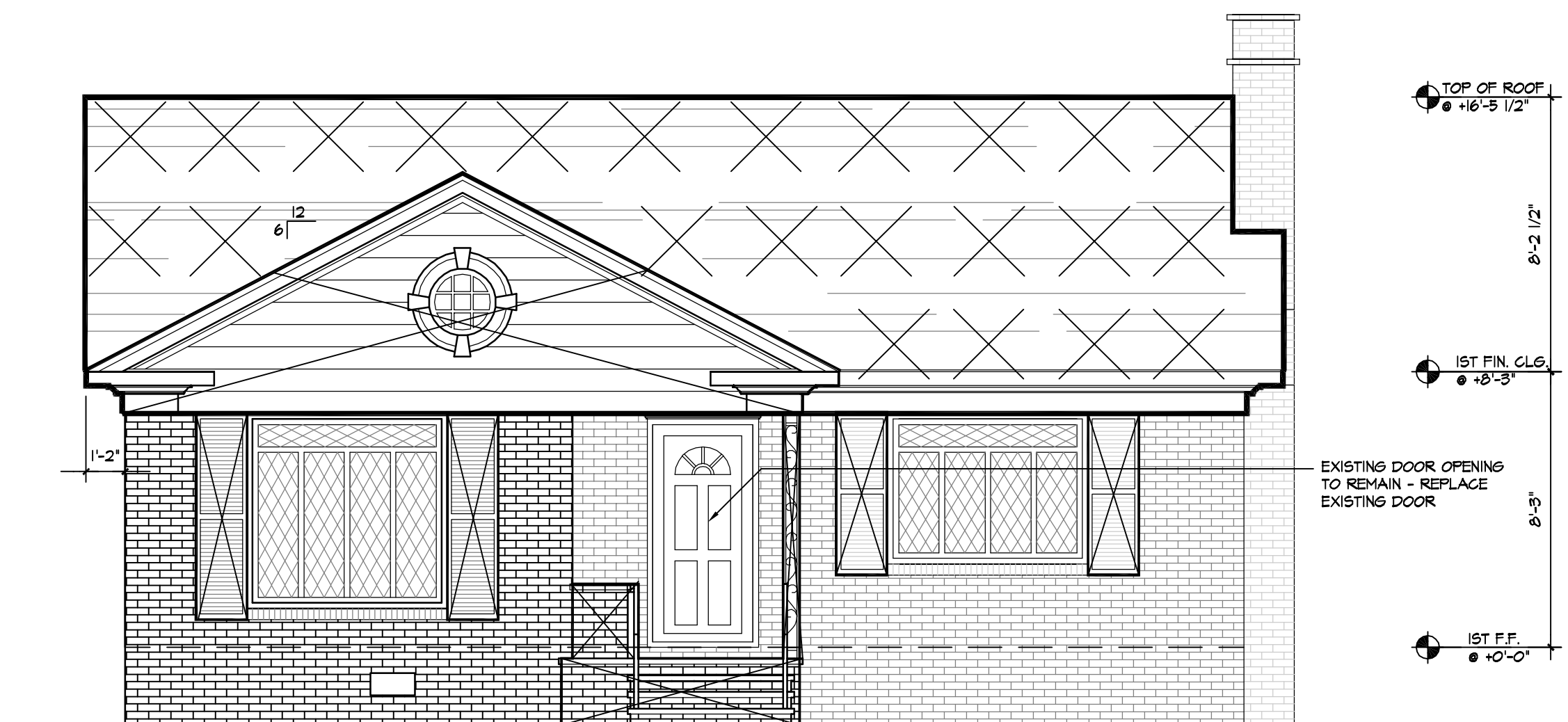
GRAPHIC SCALE 1/4" = 1'-0"
0 8 16 24 32

③ EXISTING LEFT ELEVATION
1/4" = 1'-0"



GRAPHIC SCALE 1/4" = 1'-0"
0 8 16 24 32

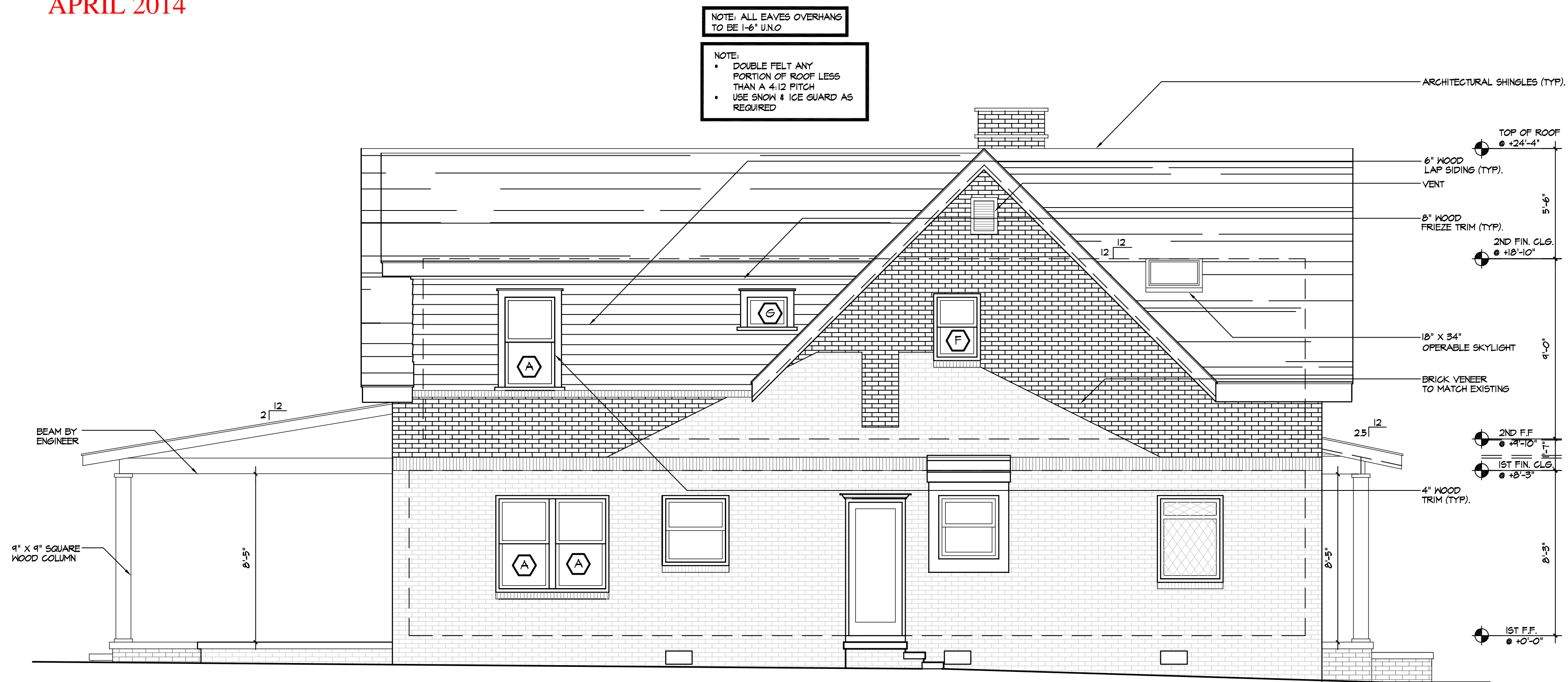
② EXISTING RIGHT ELEVATION
1/4" = 1'-0"



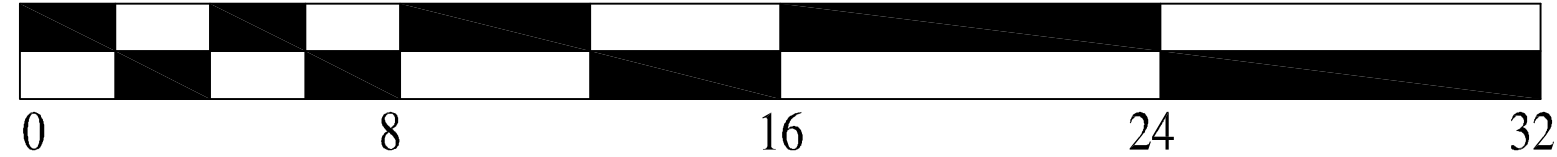
GRAPHIC SCALE 1/4" = 1'-0"
0 8 16 24 32

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

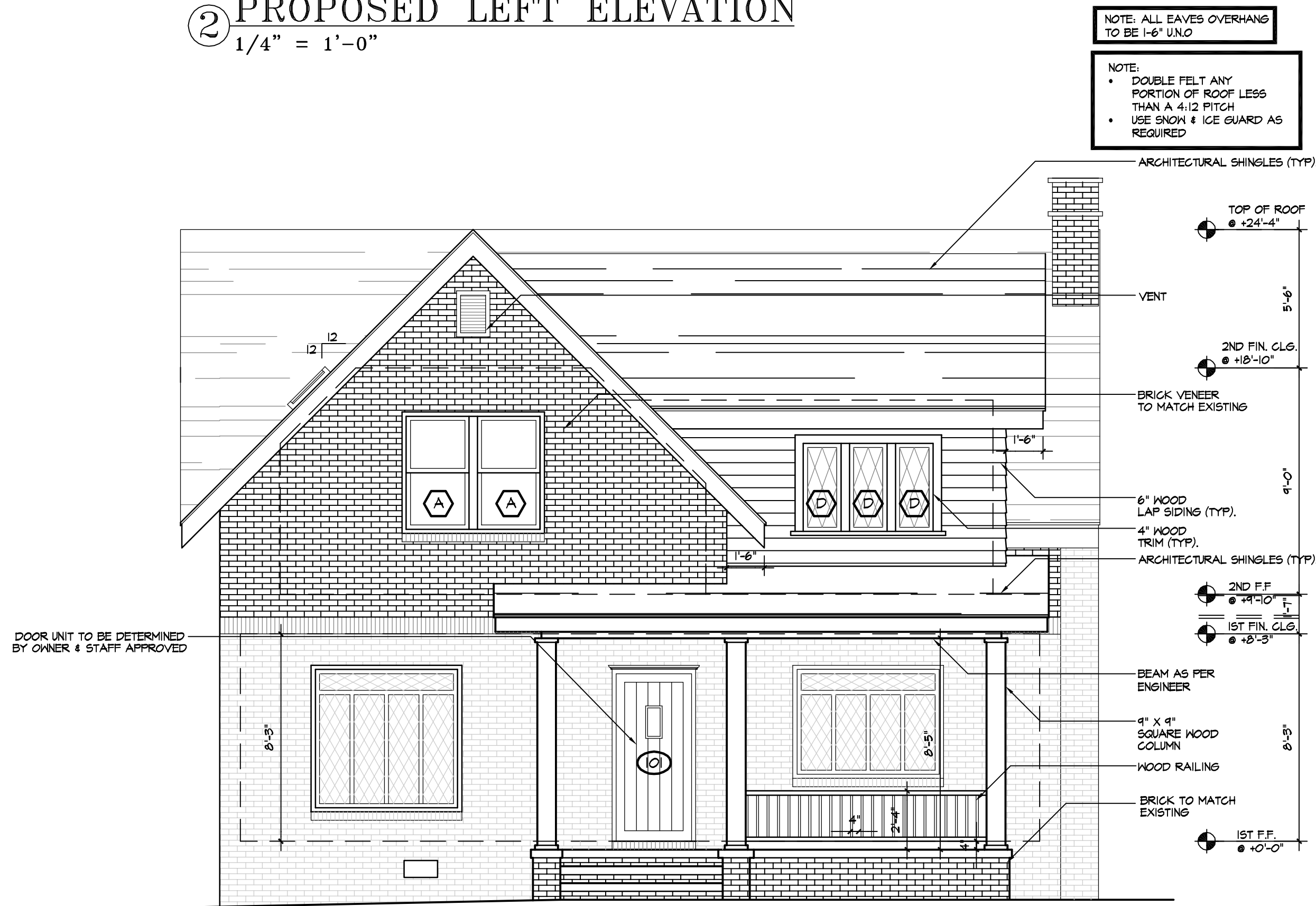
APRIL 2014



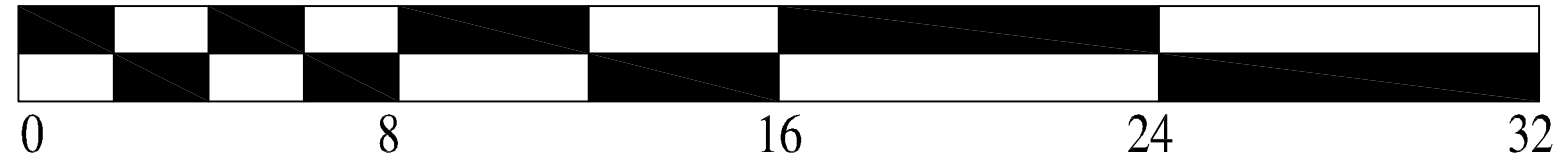
GRAPHIC SCALE 1/4" = 1'-0"



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



GRAPHIC SCALE 1/4" = 1'-0"



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

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-6" X 4'-6"	FIRST FLOOR - MATCH EXISTING SECOND FLOOR - T-1"	DOUBLE HUNG
B	2'-6" X 4'-0"	MATCH EXISTING	DOUBLE HUNG
C	2'-6" X 2'-0"	MATCH EXISTING	ANNING
D	1'-6" X 3'-6"	6'-0"	CASEMENT
E	2'-0" X 3'-0"	T-1"	CASEMENT
F	2'-0" X 3'-0"	T-1"	DOUBLE HUNG
G	2'-0" X 1'-6"	T-1"	ANNING

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MANTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

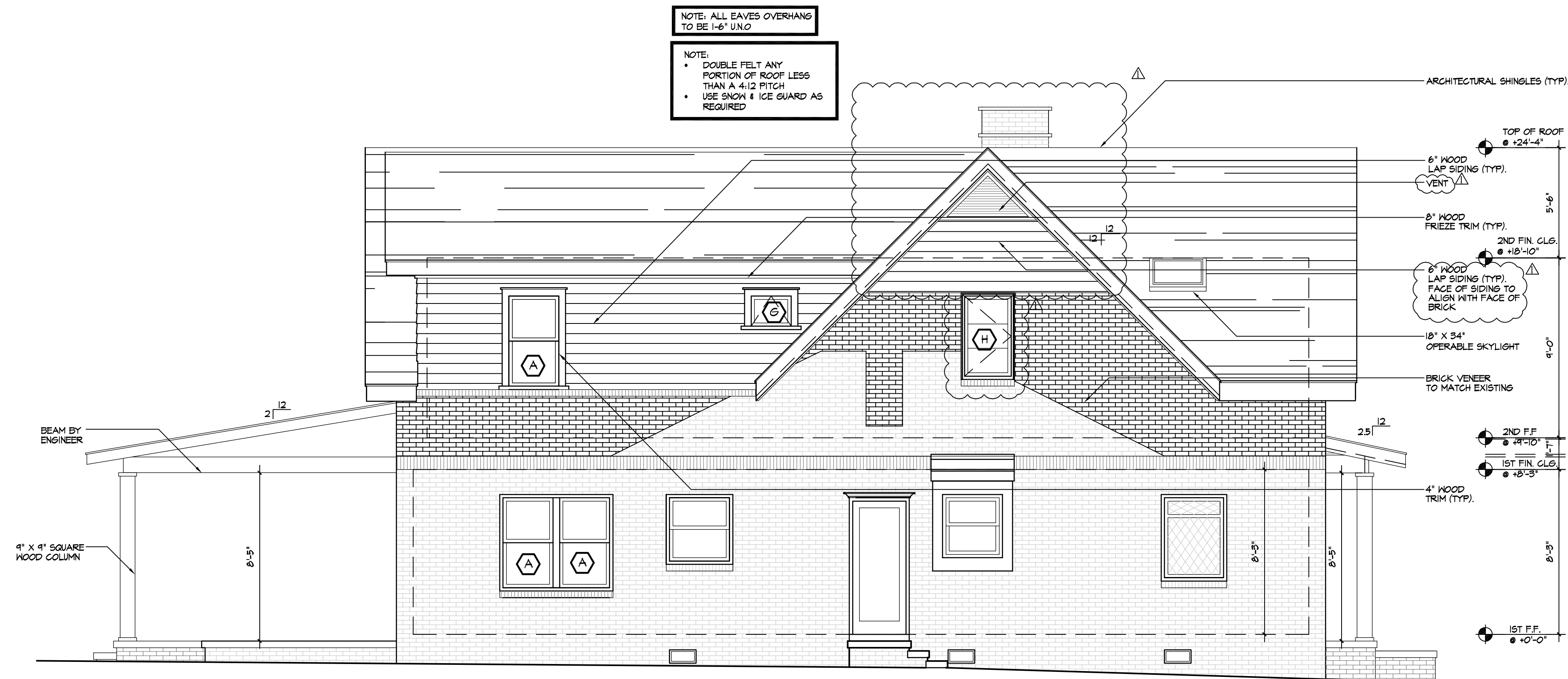
* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 1 S.F. OF GLASS OR MORE & LESS THAN 16" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

NOTE:

1. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
2. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
3. PROPOSED FACE OF STUD TO ALIGN WITH THAT OF THE EXISTING STUD
4. PROPOSED FACE OF BRICK VENEER TO ALIGN WITH THAT OF THE EXISTING BRICK VENEER
5. ALL EAVES OVERHANG TO BE 1'-6" U.N.O.
6. BRICK MOLD DETAIL VARIES IN EXISTING WINDOWS - COORDINATE WITH STAFF FOR PROPOSED WINDOWS
7. GUTTERS & DOWNSPOUTS LOCATION TO BE DETERMINED
8. BEAD BOARD FOR ALL ROOF SOFFITS & PORCH CEILINGS

MAY 2014



WINDOW SCHEDULE				
ID	SIZE	HEADER HEIGHT	TYPE	
A	2'-6" X 4'-6"	FIRST FLOOR- MATCH EXISTING SECOND FLOOR- 7'-1"	DOUBLE HUNG	
B	2'-6" X 4'-0"	MATCH EXISTING	DOUBLE HUNG	
C	2'-6" X 2'-0"	MATCH EXISTING	AWNING	
D	1'-6" X 3'-6"	6'-0"	CASEMENT	
E	2'-0" X 3'-0"	7'-1"	CASEMENT	
F	2'-0" X 3'-0"	7'-1"	DOUBLE HUNG	
G	2'-0" X 1'-6"	7'-1"	AWNING	
H	2'-4" X 4'-0"	7'-1"	CASEMENT	

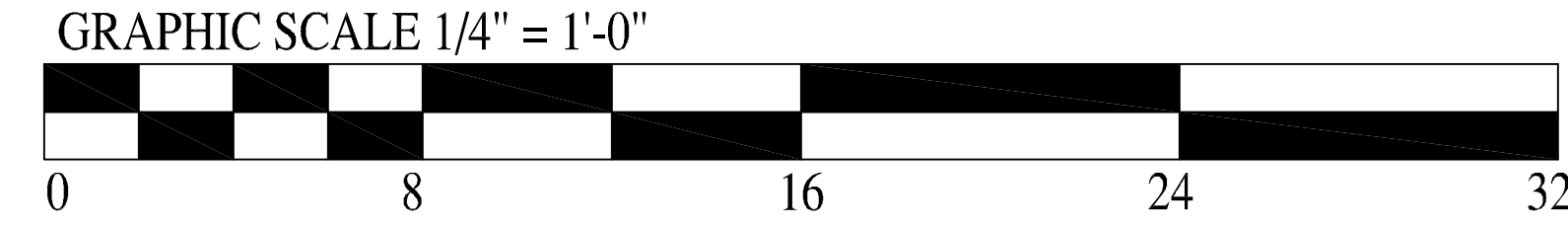
NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

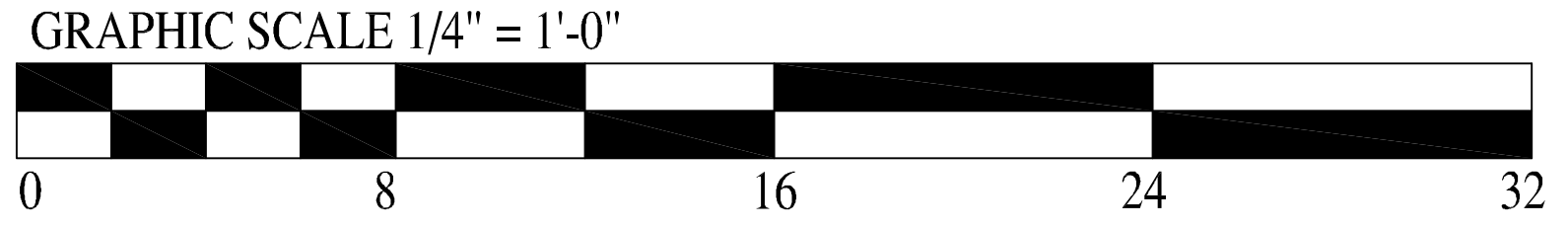
NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MARTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

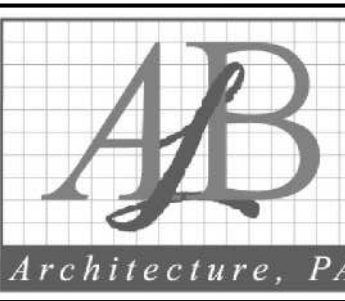


② PROPOSED LEFT ELEVATION
1/4" = 1'-0"

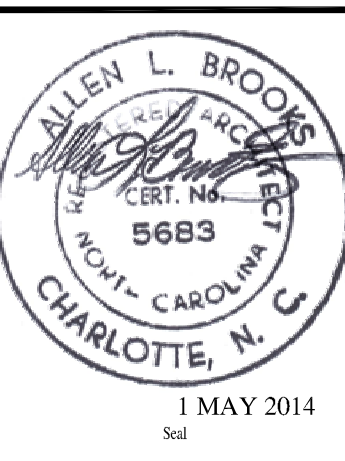


① PROPOSED FRONT ELEVATION
1/4" = 1'-0"

- NOTE:
- COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
 - ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
 - PROPOSED FACE OF STUD TO ALIGN WITH THAT OF THE EXISTING STUD
 - PROPOSED FACE OF BRICK VENEER TO ALIGN WITH THAT OF THE EXISTING BRICK VENEER
 - ALL EAVES OVERHANG TO BE 1'-6" U.N.O.
 - BRICK MOLD DETAIL VARIES IN EXISTING WINDOWS - COORDINATE WITH STAFF FOR PROPOSED WINDOWS
 - GUTTERS & DOWNSPOUTS LOCATION TO BE DETERMINED
 - BEAD BOARD FOR ALL ROOF SOFFITS & PORCH CEILINGS



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1 MAY 2014
Sd

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Addition & Renovation In Historic Dilworth for the:
HAM-BUGGE RESIDENCE
909 Romany Road, Charlotte, NC 28203

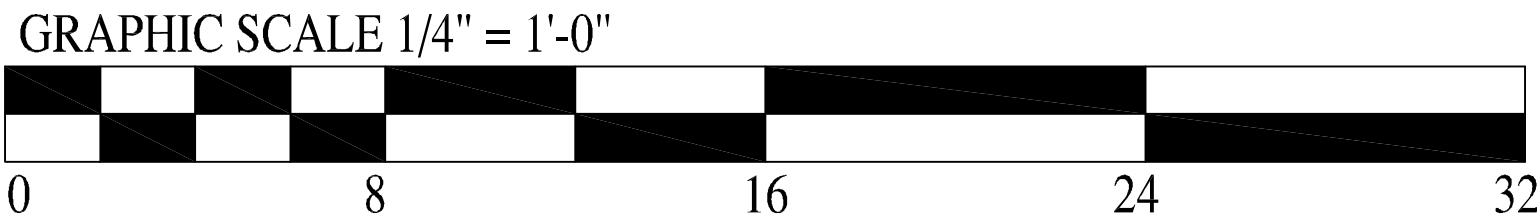
PROJ. NO. - 13012
ISSUED - 6 MAR 2014
REVISIONS - 1 MAY 2014

PROPOSED ELEVATIONS

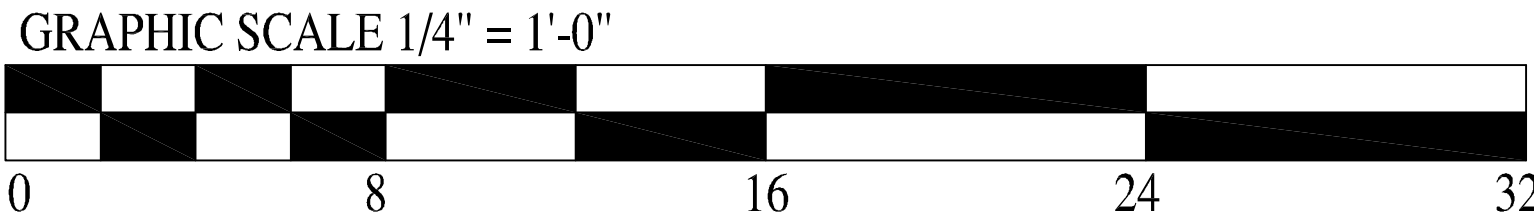
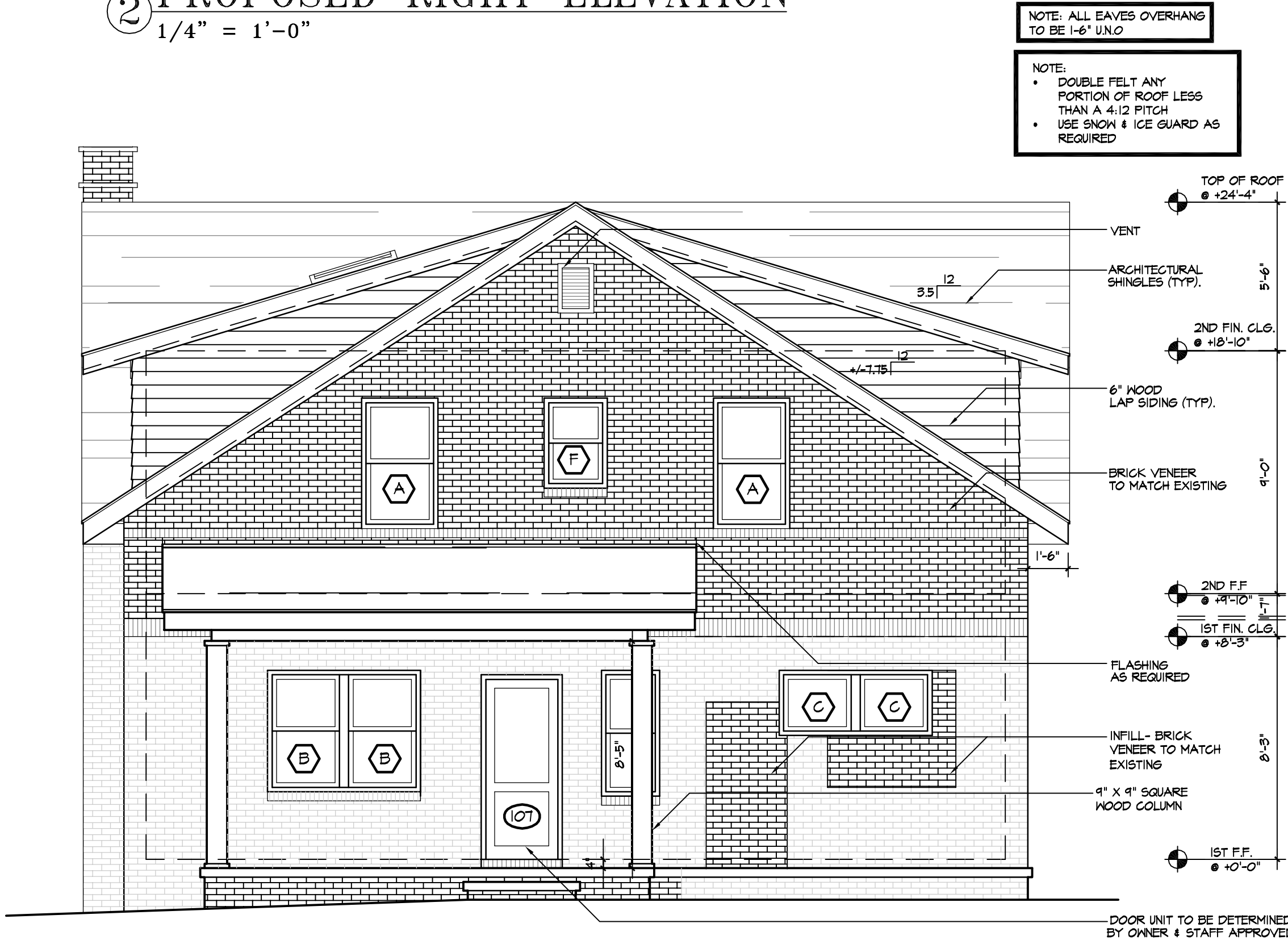
A-7

OF: NINE

APRIL 2014



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



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

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-6" X 4'-6"	FIRST FLOOR - MATCH EXISTING SECOND FLOOR - T-1"	DOUBLE HUNG
B	2'-6" X 4'-0"	MATCH EXISTING	DOUBLE HUNG
C	2'-6" X 2'-0"	MATCH EXISTING	ANNING
D	1'-6" X 3'-6"	6'-0"	CASEMENT
E	2'-0" X 3'-0"	T-1"	CASEMENT
F	2'-0" X 3'-0"	T-1"	DOUBLE HUNG
G	2'-0" X 1'-6"	T-1"	ANNING

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MANTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 1 S.F. OF GLASS OR MORE & LESS THAN 16" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

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ALLEN L. BROOKS
ARCHITECT
CERT. NO. 5683
NORTH CAROLINA
6 MAR 2014
Seal

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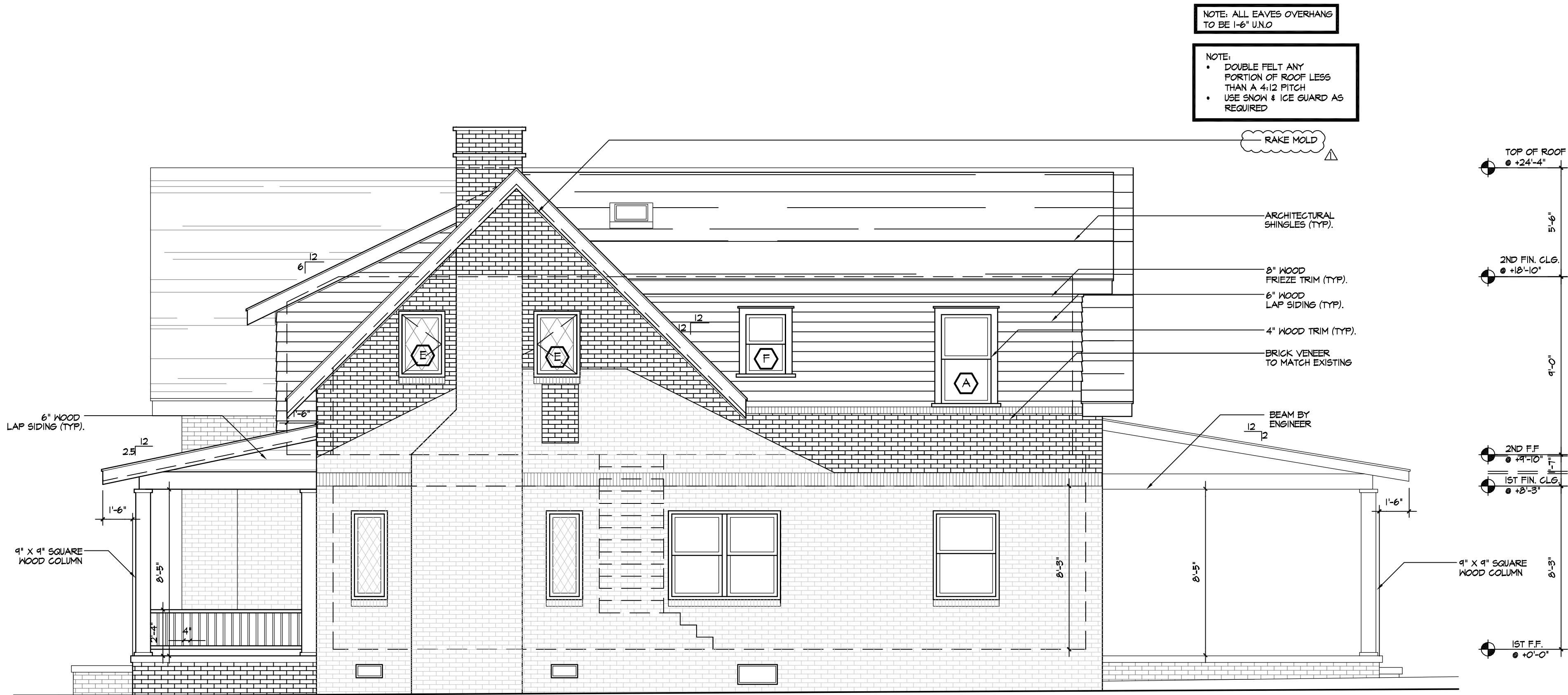
Addition & Renovation In Historic Dilworth for the:
HAM-BUGGE RESIDENCE
909 Romany Road, Charlotte, NC 28203

PROJ. NO. - 13012
ISSUED - 6 MAR 2014
REVISIONS -

PROPOSED ELEVATIONS

A-8
OF: NINE

MAY 2014



WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-6" X 4'-6"	FIRST FLOOR- MATCH EXISTING SECOND FLOOR- 7'-1"	DOUBLE HUNG
B	2'-6" X 4'-0"	MATCH EXISTING	DOUBLE HUNG
C	2'-6" X 2'-0"	MATCH EXISTING	AWNING
D	1'-6" X 3'-6"	6'-0"	CASEMENT
E	2'-0" X 3'-0"	7'-1"	CASEMENT
F	2'-0" X 3'-0"	7'-1"	DOUBLE HUNG
G	2'-0" X 1'-6"	7'-1"	AWNING
H	2'-4" X 4'-0"	7'-1"	CASEMENT

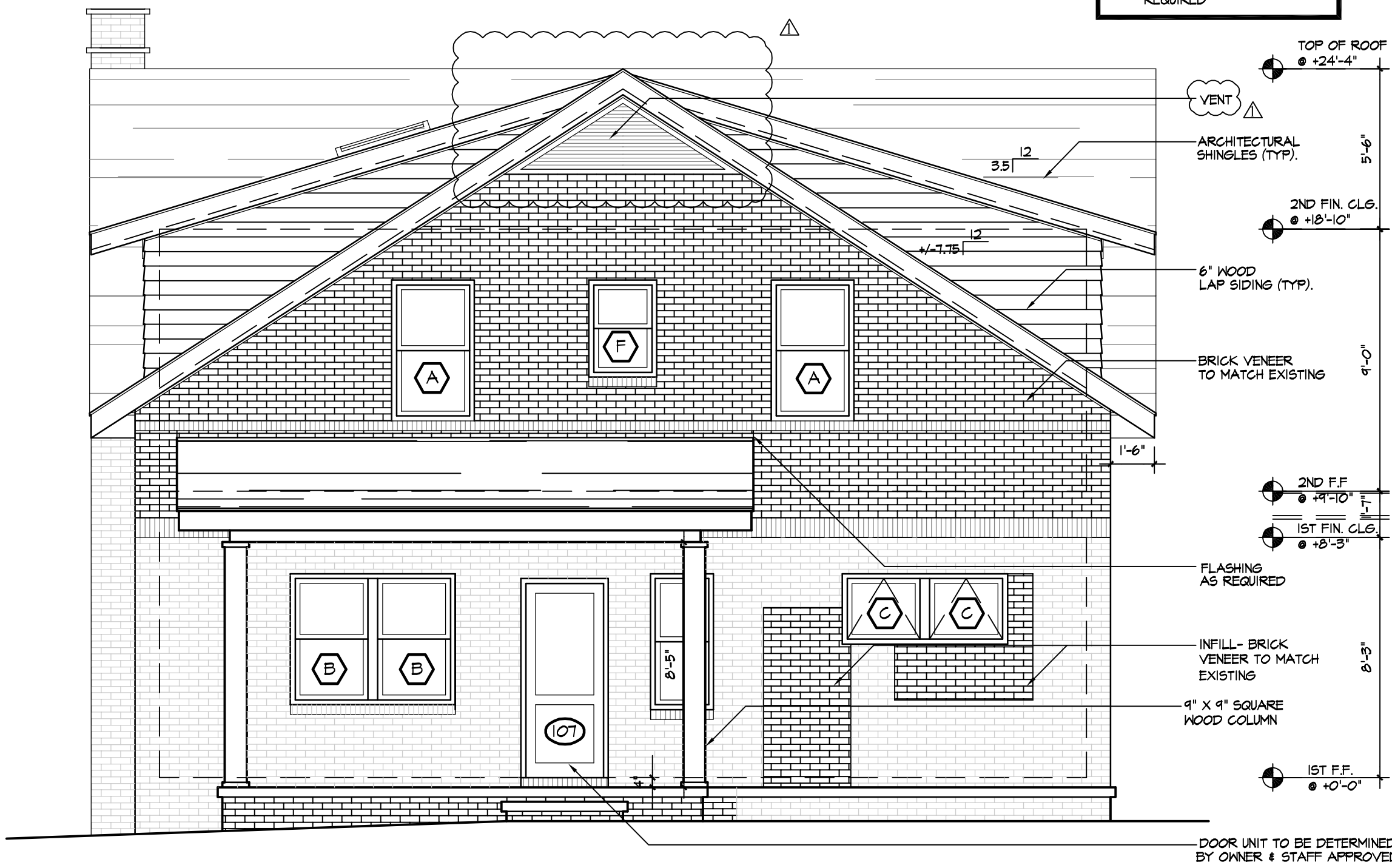
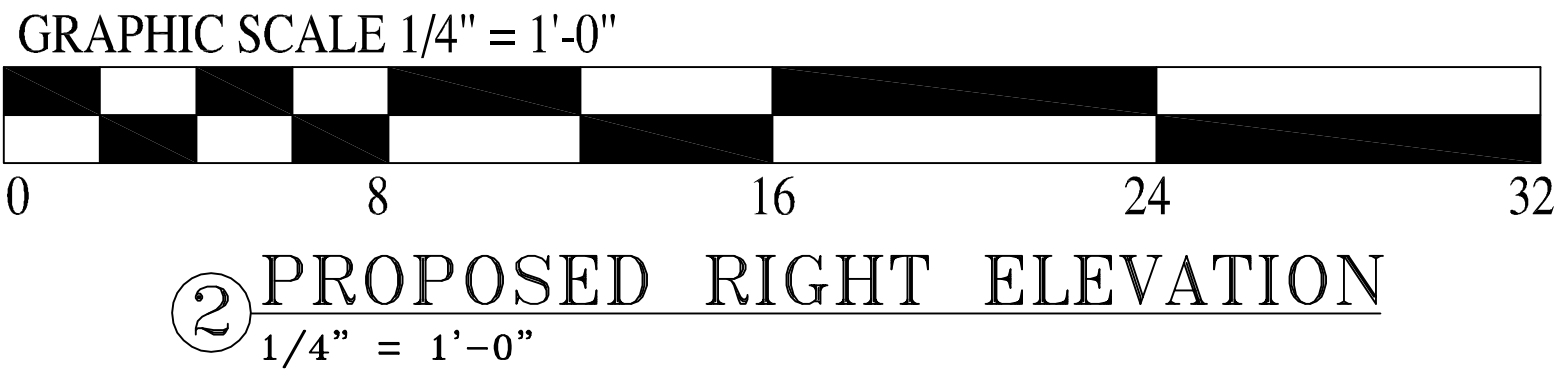
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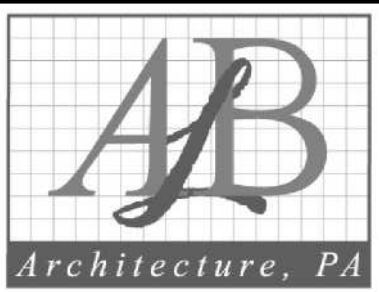
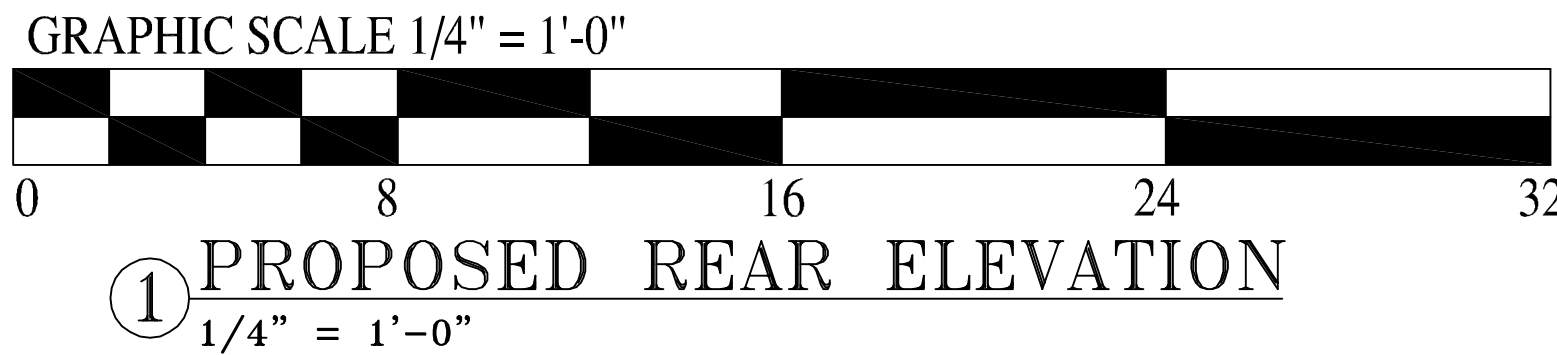
NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MANTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

* M.E. = MATCH EXISTING

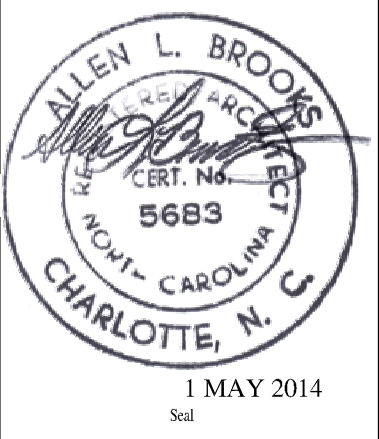
NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)



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