
LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 719 Romany Road

SUMMARY OF REQUEST: New Construction

OWNER/APPLICANT: Phyllis Fulton/Jessica Hindman

Details of Proposed Request

Existing Context

The existing structure is a single family house constructed in 1975. The HDC placed a 365-Day Stay of Demolition on the property in April until plans for new construction are approved. Adjacent structures are one and two story single family homes, setbacks vary along the block between 40' and 50'.

Project

The project is a 1.5 story single family house. The proposed front setback is approximately 40 feet from the right of way. Total height is approximately 26' from grade. Materials include cedar shake siding, stone, and wood trim. Windows are aluminum clad over wood, Simulated True Divided Light (STD L). One mature canopy tree in the rear yard would be removed.

Policy & Design Guidelines for New Construction, page 6.1

Charlotte's historic districts' distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass and height as well as the landscape quality. This street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.

The Charlotte Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. 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 creating a distinctive character for the building.

The criteria in this section are all important when considering whether a proposed new building design is appropriate and compatible. All criteria should be taken into consideration in the design process with the goal to ensure that the new design respects its historic neighboring buildings.


All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria			Page #
Setback	in relationship to setback of immediate surroundings		6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings		6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district		6.4
Massing	the relationship of the buildings various parts to each other		6.5
Height and Width	the relationship to height and width of buildings in the project surroundings		6.6
Scale	the relationship of the building to those around it and the human form		6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings		6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings		6.9
Roof Form and Materials	as it relates to other buildings in project surroundings		6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building		6.11
Doors and Windows	the placement, style and materials of these components		6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.		6.14
Materials	proper historic materials or approved substitutes		6.15
Size	the relationship of the project to its site		6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections		6.12
Context	the overall relationship of the project to its surroundings.		6.1-16
Landscaping	a tool to soften and blend the project with the district		8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Analysis - The Commission will determine if the proposal meets the guidelines for new construction.

Charlotte Historic District Commission Case 2017-586
HISTORIC DISTRICT: DILWORTH
NEW CONSTRUCTION



-  719 Romany Rd
-  Dilworth Historic District
-  Property Lines
-  Building Footprints

DATES:

HDC
03 April 2011
Schematics
12 September 2011
HDC
2 October 2011
21 October 2011
Progress Drawings
Revisions

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CONTEXT -
ADJACENT
STRUCTURES



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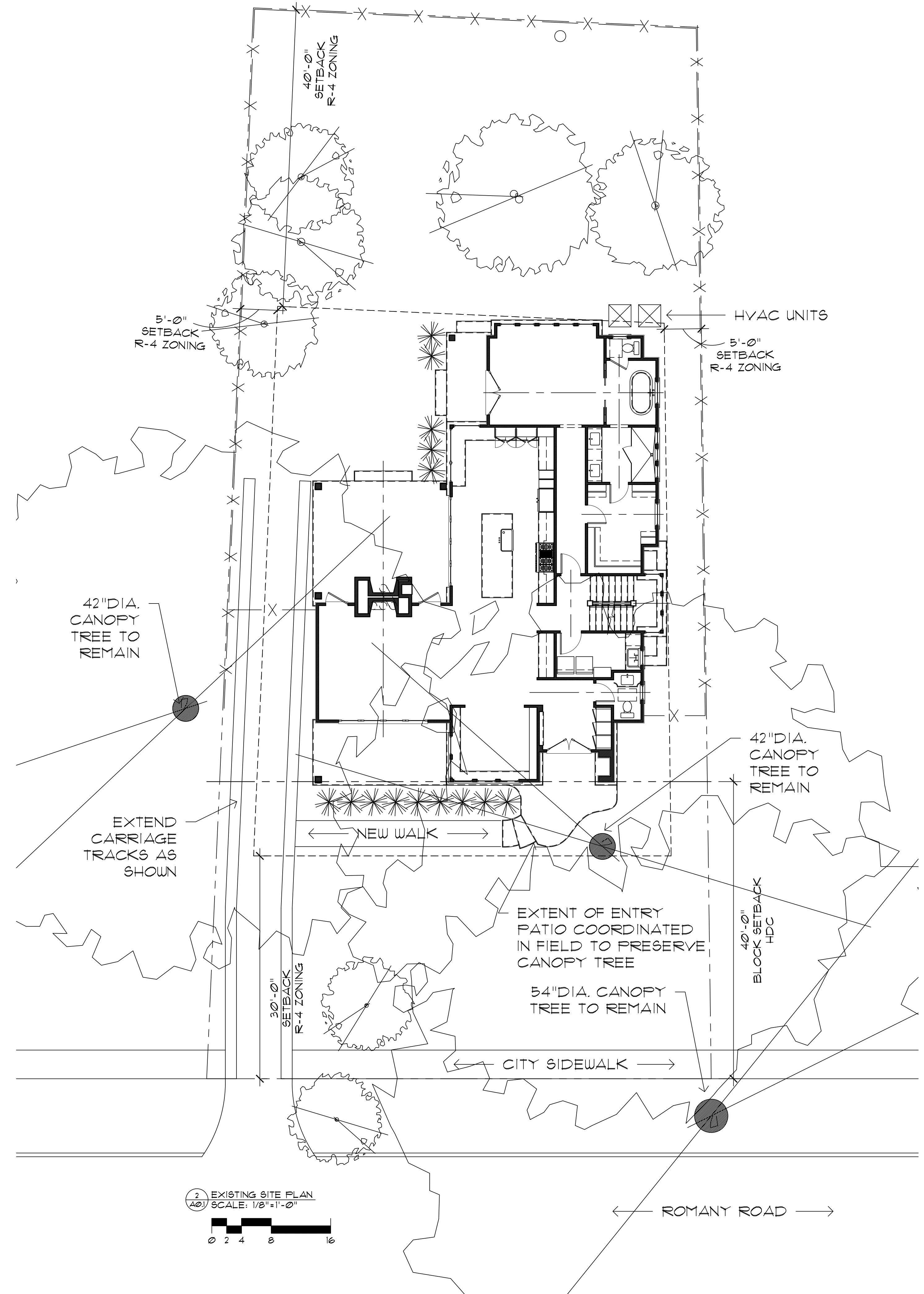
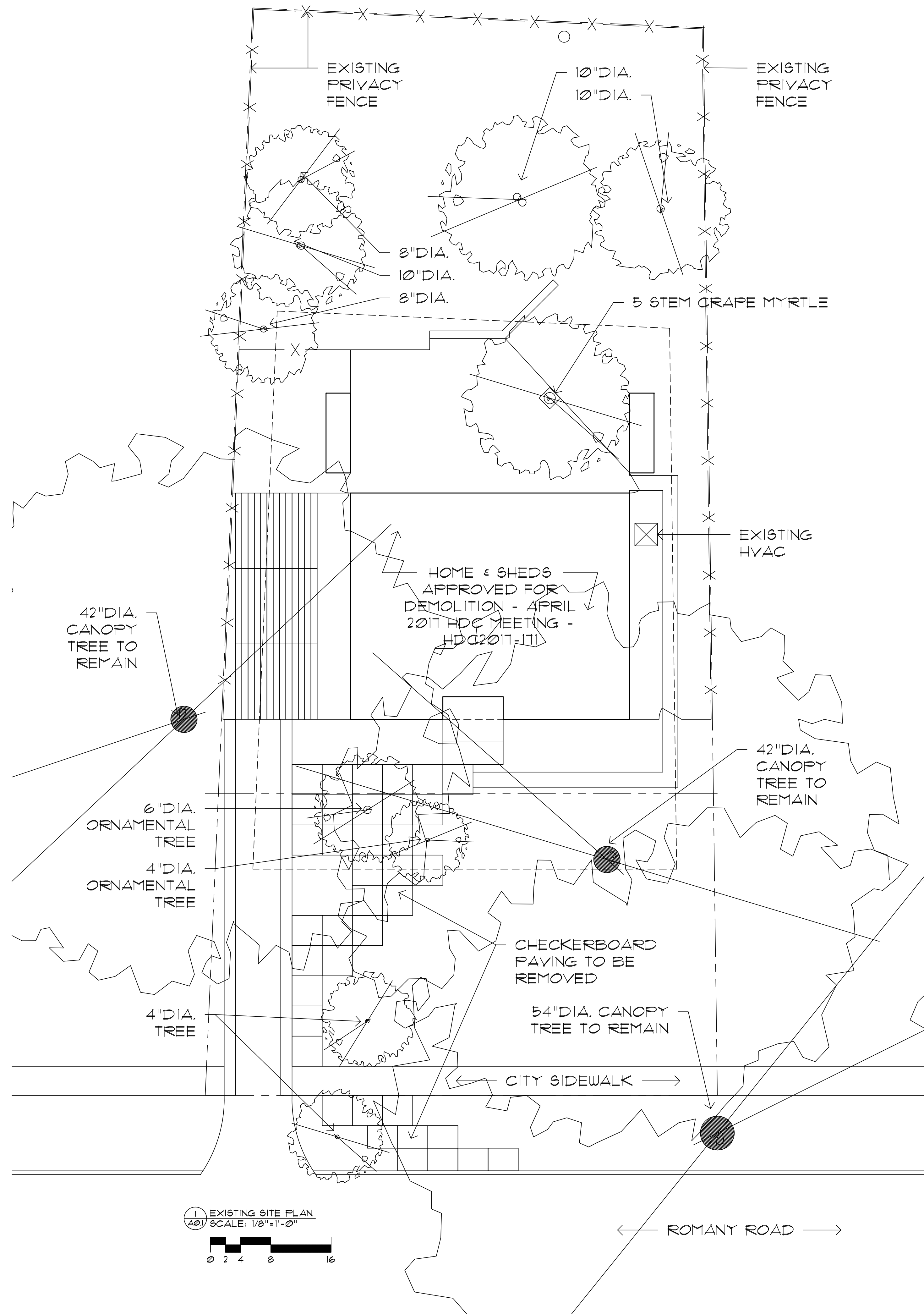
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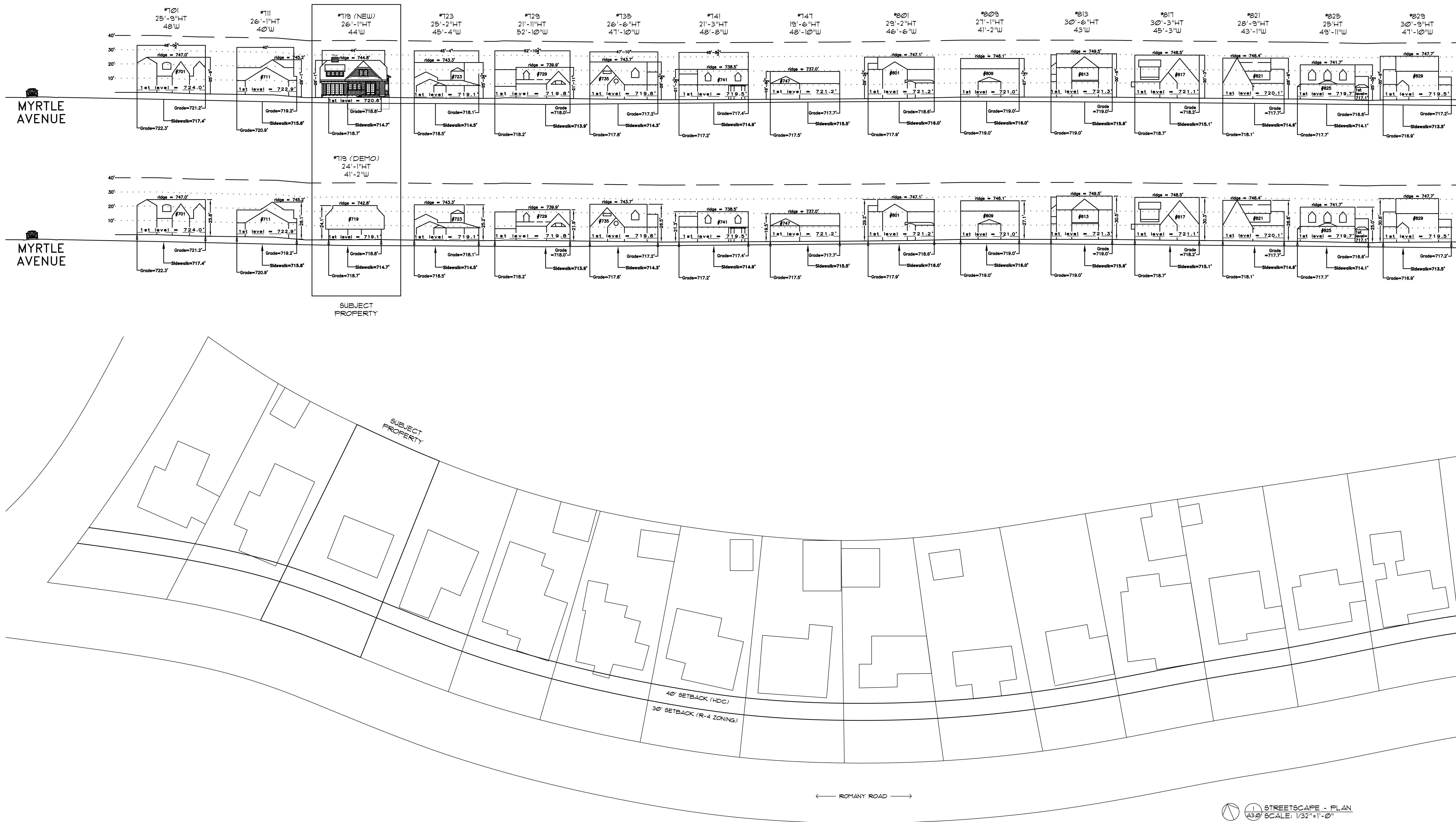
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SITE PLANS

A0.1





FULTON HOME
118 Romany Road
Charlotte, NC 28203

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STREETSCAPE
(CONTEXT)

A3.0

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STREETSCAPE
(CONTEXT)

A3.1

AVERAGE:
25'-7" HT
45'-8" W

MEDIAN:
25'-9" HT
46'-6" W

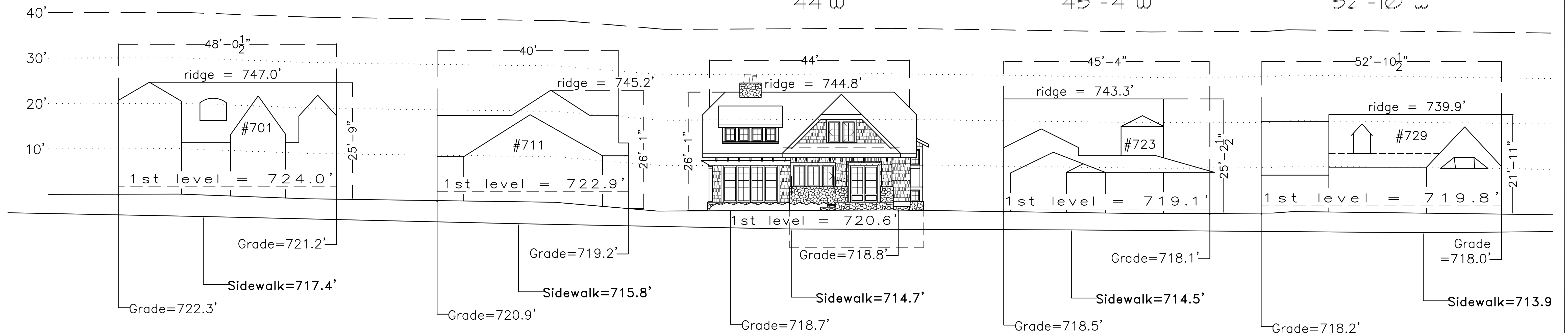
#701
25'-9" HT
48' W

#711
26'-1" HT
40' W

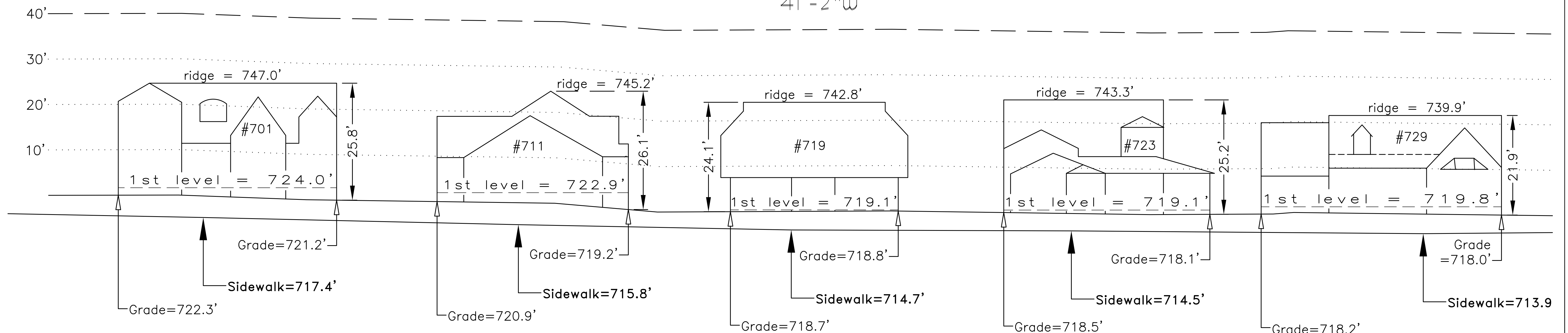
#719 (NEW)
26'-1" HT
44' W

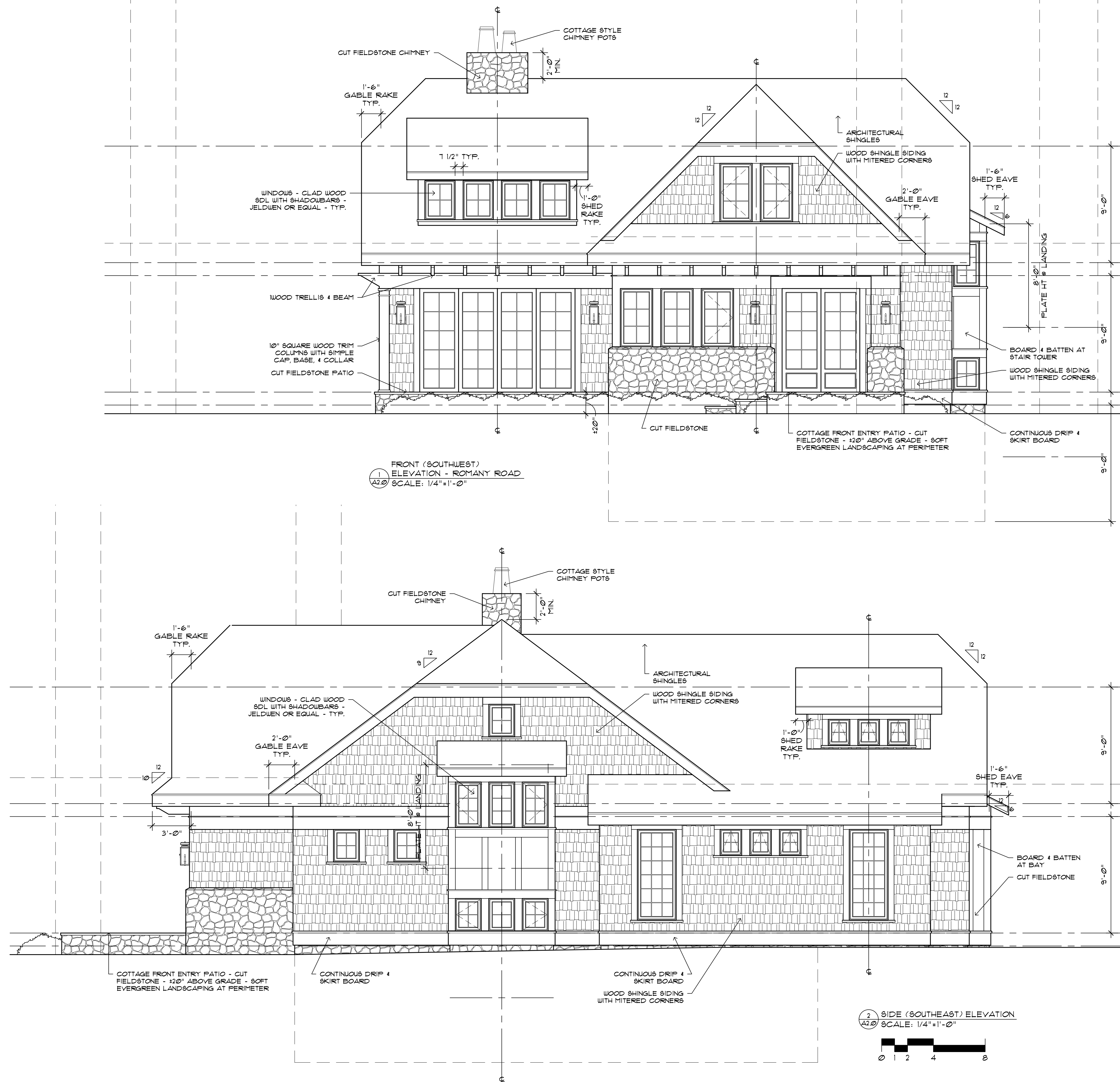
#723
25'-2" HT
45'-4" W

#729
21'-11" HT
52'-10" W



#719 (DEMO)
24'-1" HT
41'-2" W





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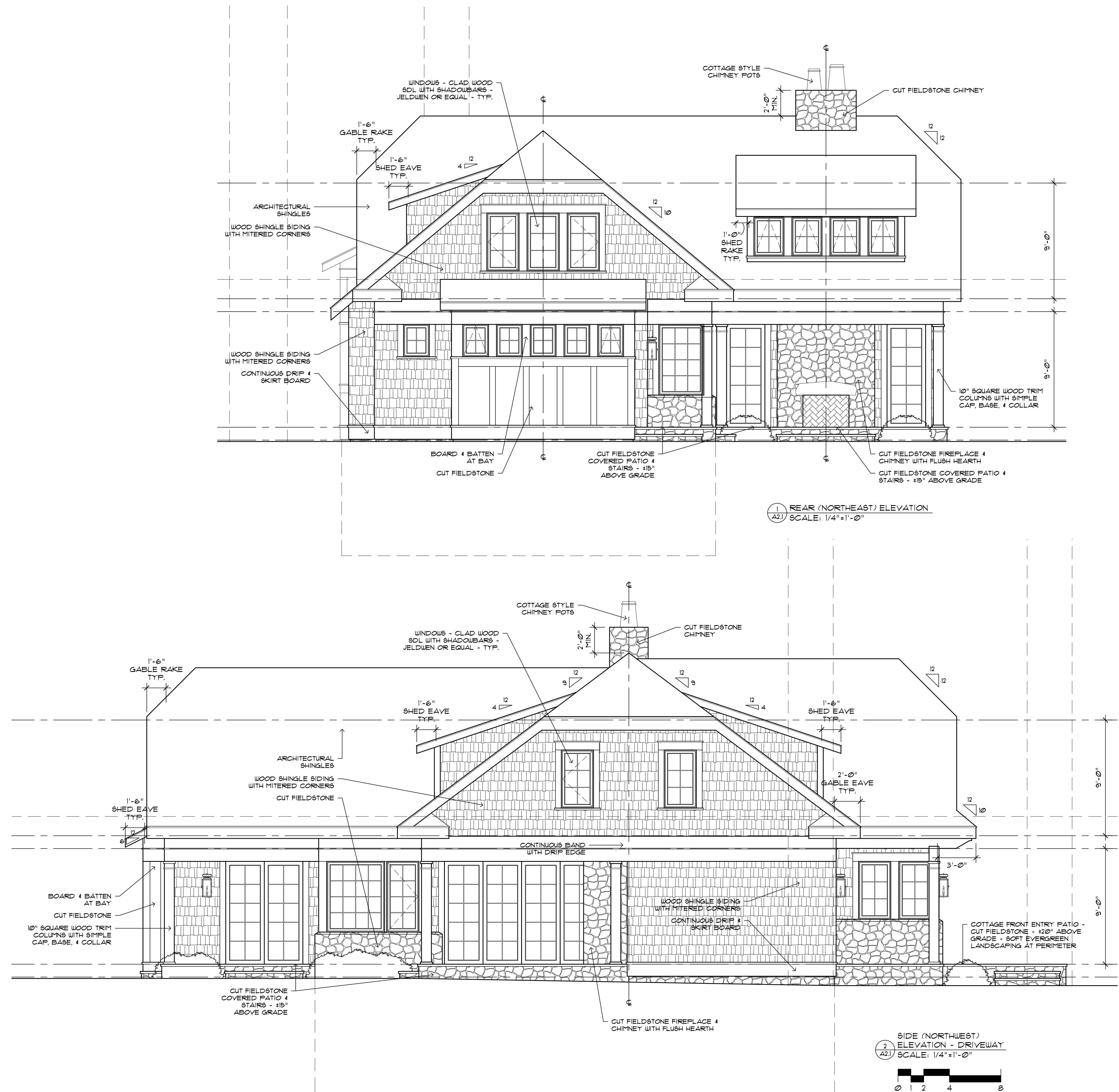
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ELEVATIONS

A2.1



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PERSPECTIVES

BIRDS EYE
VIEW

A4.0



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PERSPECTIVES

A4.1



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PERSPECTIVES

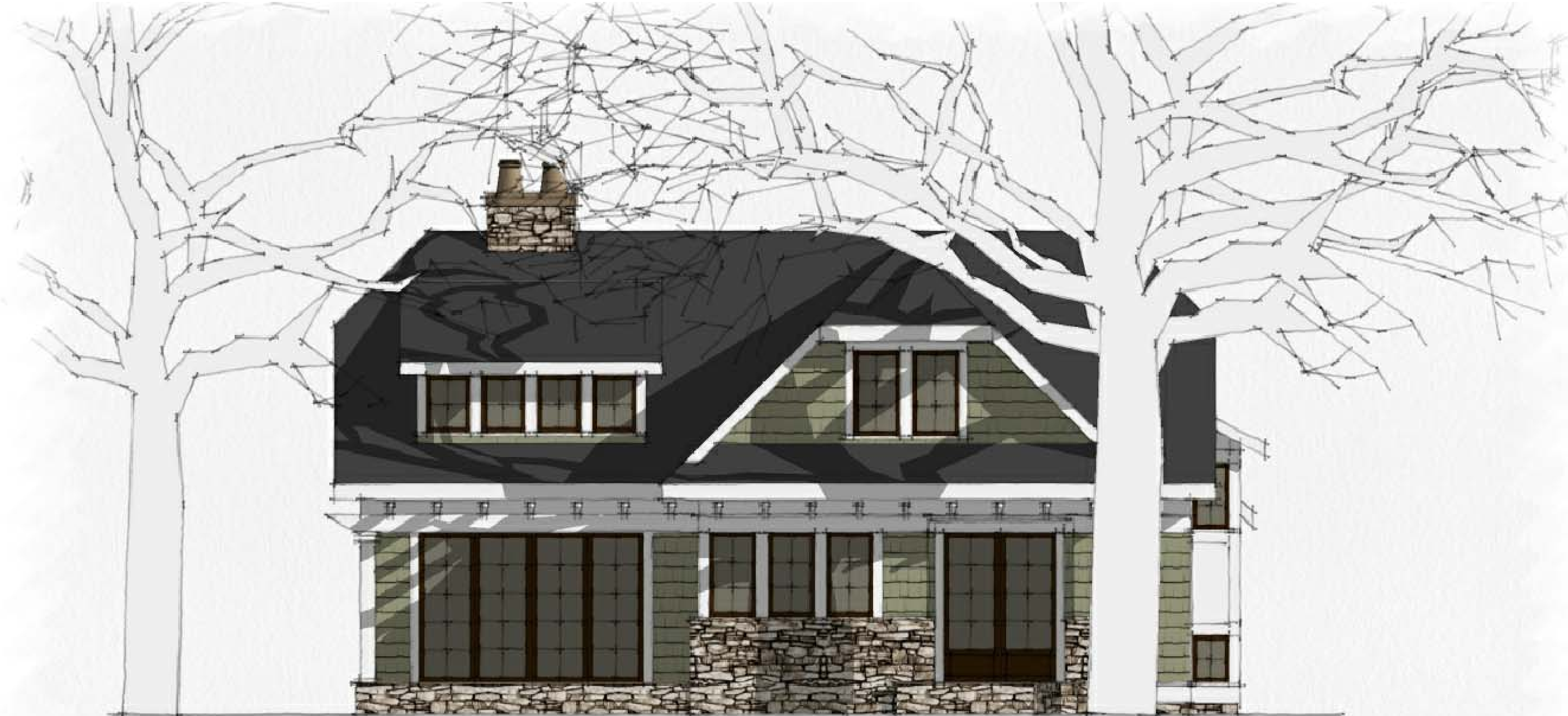
A4.2



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1 FRONT ELEVATION (LATTA PARK)
A4.3 NOT TO SCALE



2 SIDE ELEVATION (SHARED PROPERTY LINE)
A4.3 NOT TO SCALE



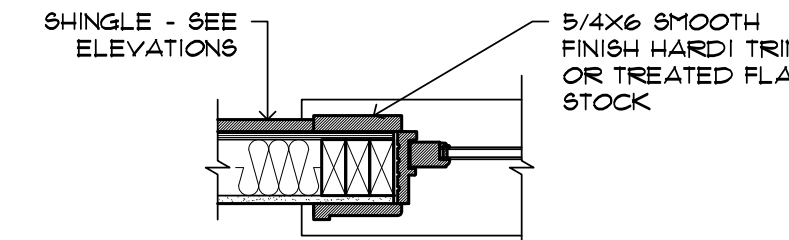
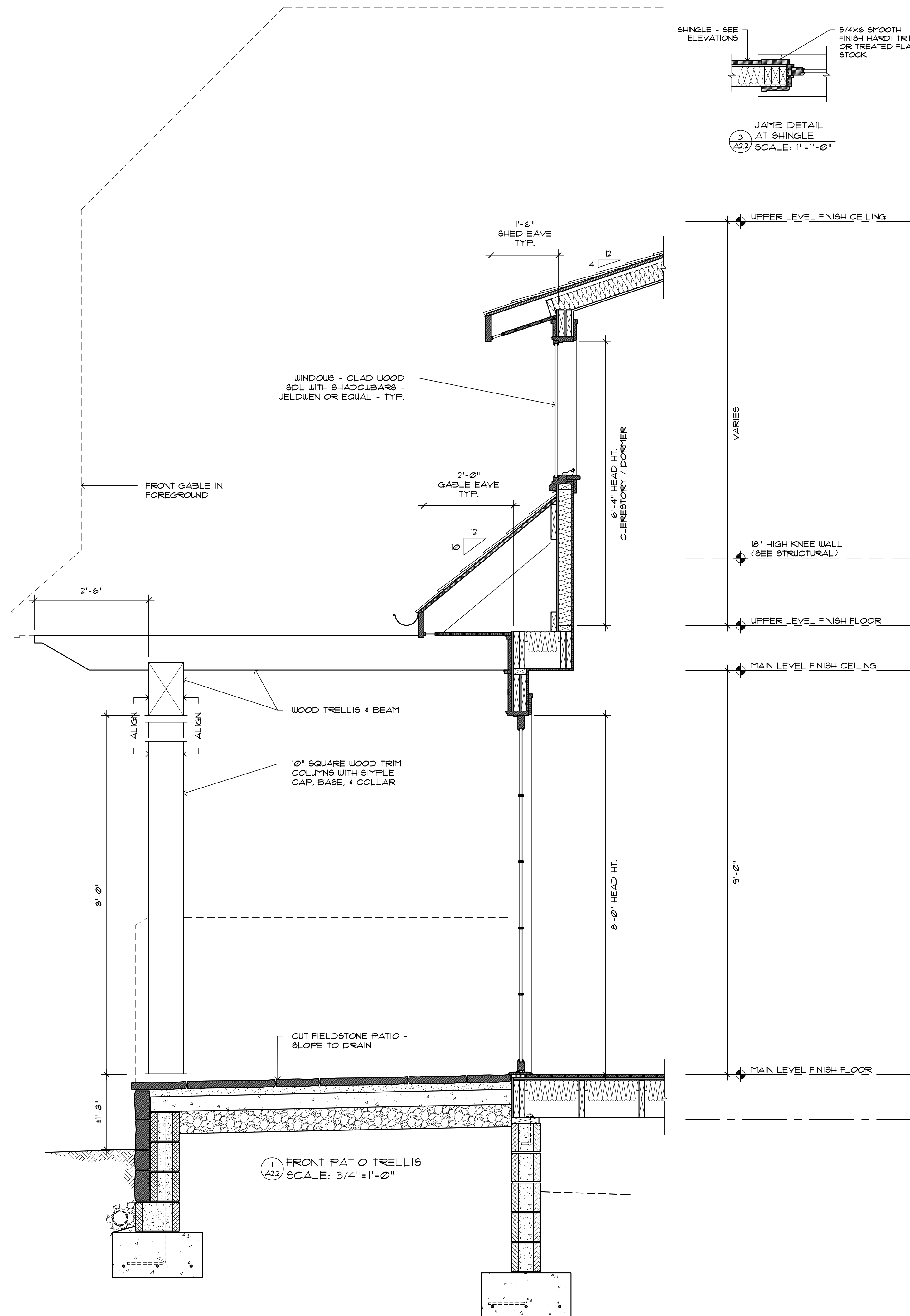
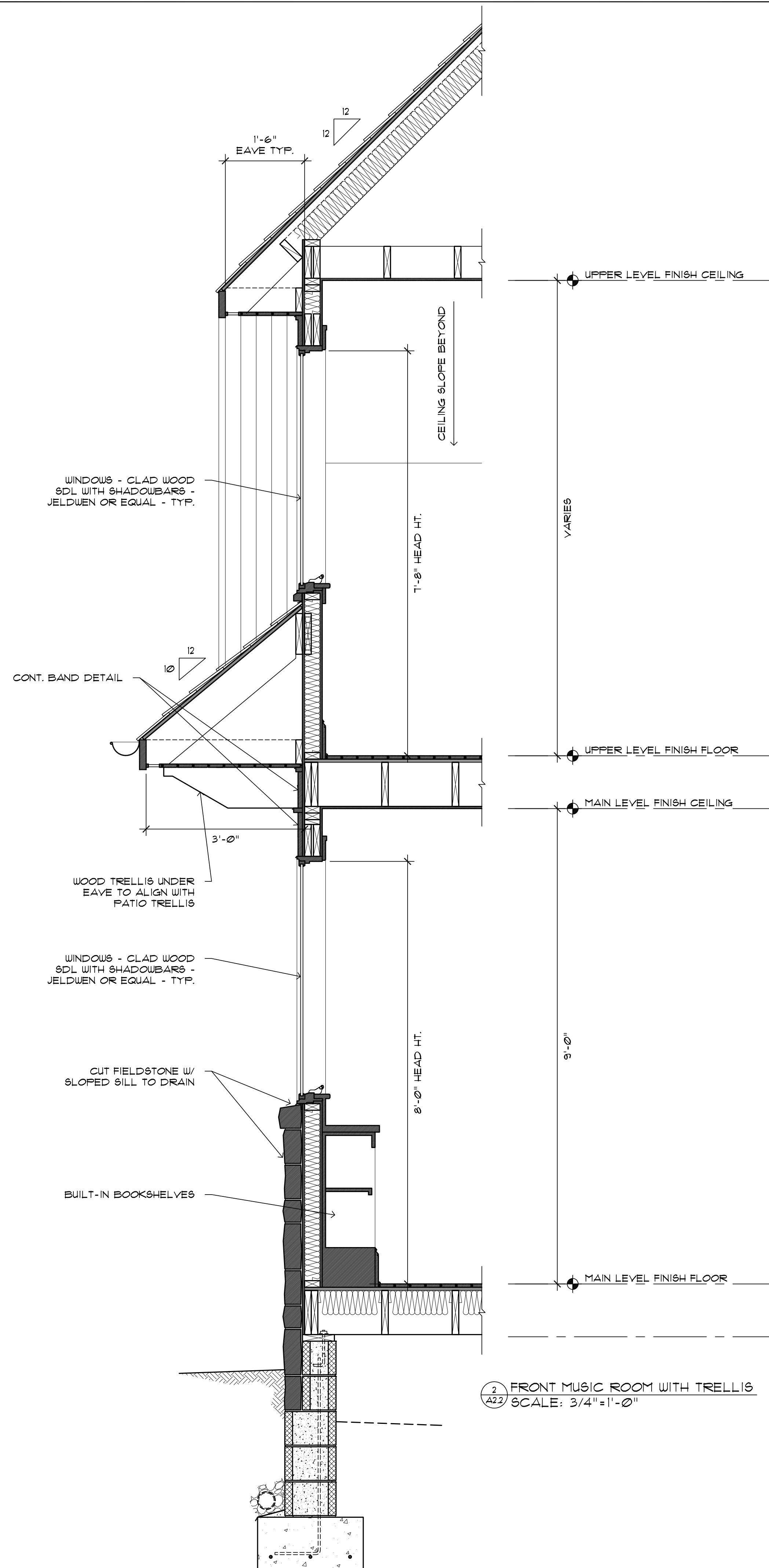
1 REAR ELEVATION
A4.4 NOT TO SCALE



2 SIDE ELEVATION (DRIVEWAY)
A4.4 NOT TO SCALE

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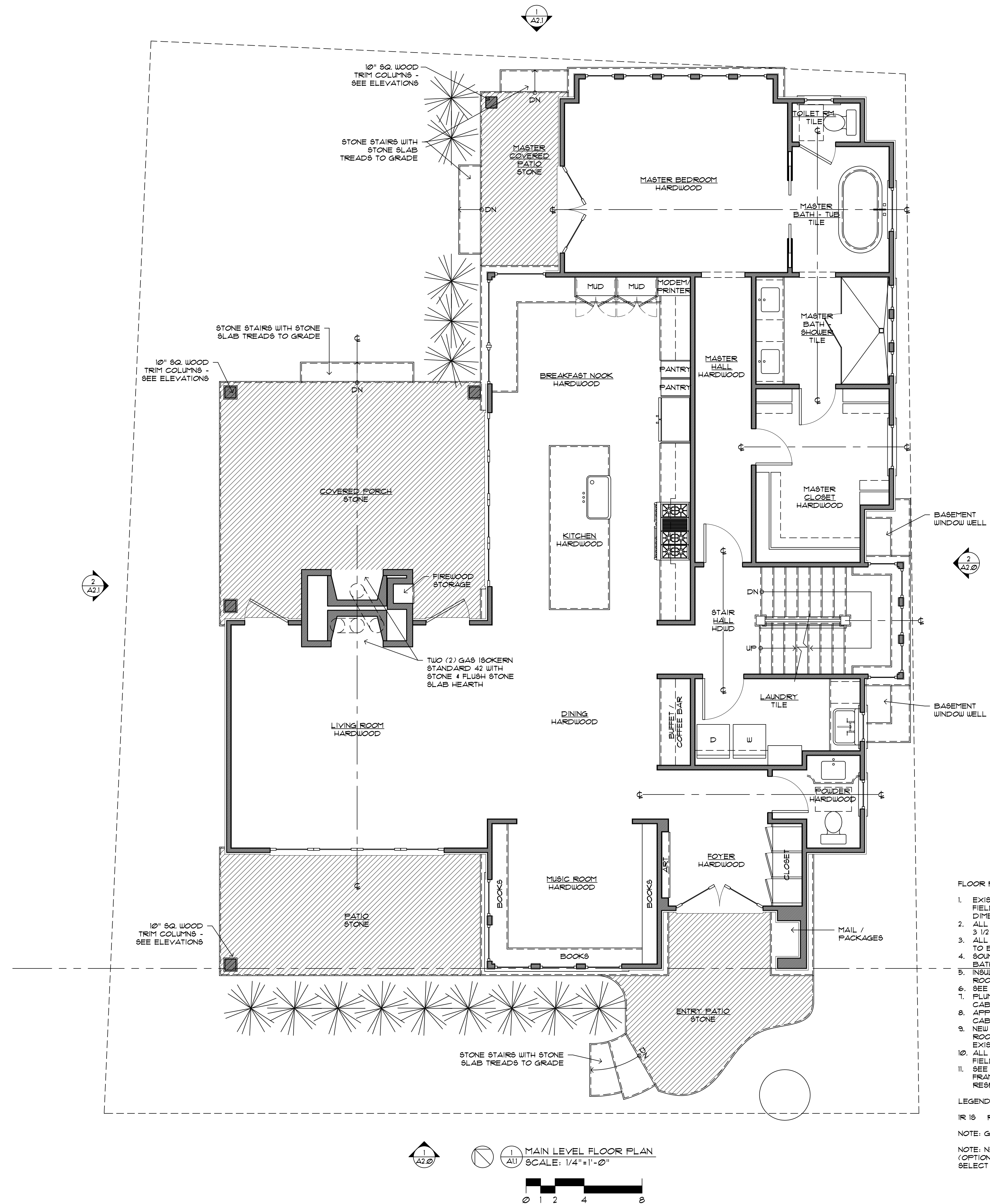
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ARCHITECTURAL
DETAILS

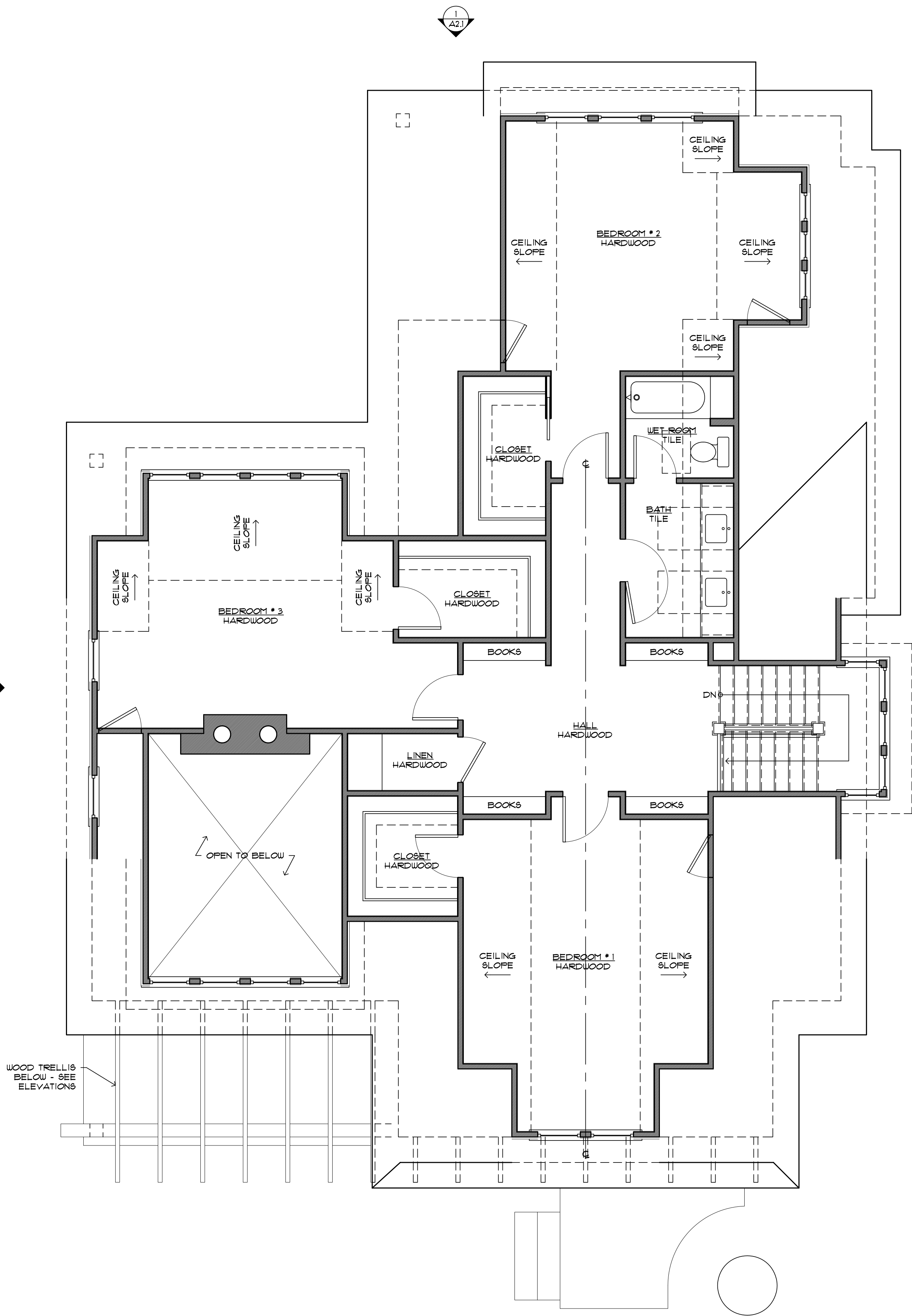
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FLOOR PLAN NOTES:

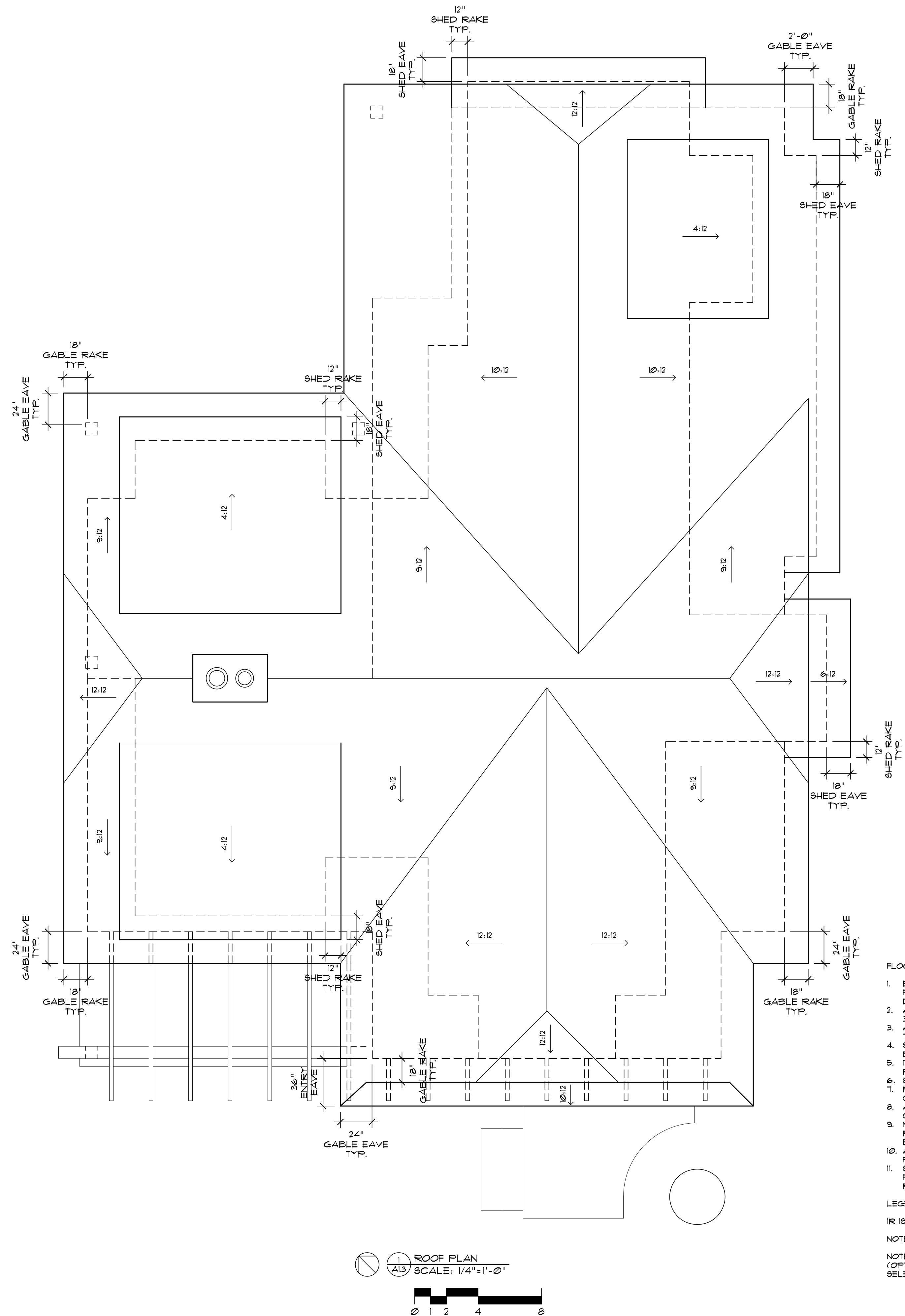
- EXISTING DRAWINGS ARE FOR REFERENCE ONLY. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL UNDESIGNATED DIMENSIONED WALLS TO BE 3 1/2" WOOD STUD.
- ALL UNDESIGNATED DOORS TO BE CENTERED OR TO BE LOCATED 6" OFF SIDEWALL.
- SOUND ATTENUATION BATTIS SURROUNDING ALL BATHROOMS, LAUNDRY, KITCHEN INCL. INTERIOR PTNS.
- INSULATION AT NEW FLOORS, WALLS, CEILINGS, AND ROOF PER CODE.
- SEE ELECTRICAL DIAGRAM FOR ELECTRICAL LAYOUT.
- PLUMBING ROUGH TO BE COORDINATED WITH CABINETRY SHOP DRAWINGS PRIOR TO INSTALLATION.
- APPLIANCE ROUGH TO BE COORDINATED WITH CABINETRY SHOP DRAWINGS PRIOR TO INSTALLATION.
- NEW ROOF SLOPES INTENDED TO MATCH EXISTING ROOF SLOPES - NEW FASCIA INTENDED TO ALIGN WITH EXISTING FASCIA - VERIFY IN FIELD.
- ALL NEW GUTTERS, 4 DOWNSPOUTS, COORDINATE IN FIELD AND VERIFY WITH ARCHITECT / HOMEOWNER.
- SEE STRUCTURAL DRAWINGS FOR ALL FOUNDATION, FRAMING, AND DETAIL INFORMATION. ARCHITECT NOT RESPONSIBLE FOR STRUCTURAL DESIGN.

LEGEND

IR 15 ROD & SHELF CONFIGURATION (DEFAULT SIZE 12")

NOTE: GUTTERS AND DOWNSPOUTS TO BE COORDINATED.

NOTE: NEW DOOR LOCATIONS TO BE 2 PANEL SOLID WOOD (OPTION FOR SALVAGED) WITH MORTISE SETS. OWNER TO SELECT KNOB FINISH (BRASS OR GLASS).



- FLOOR PLAN NOTES:
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 - VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
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LEGEND

IR IS ROD 4 SHELF CONFIGURATION (DEFAULT SIZE 12")

NOTE: GUTTERS AND DOWNSPOUTS TO BE COORDINATED.

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