

# Agenda Supplement

May 8, 2024  
HDC Meeting

## Applicant Submitted Information

### **ADDITION & ACCESSORY STRUCTURE**

6. 1821 The Plaza (PID 08119605)  
HDCRMA-[2023-01190](#)  
Plaza Midwood  
Veronica DeVita & Gregory Rousseau, Applicants

### **FRONT PORCH ADDITION**

8. 825 Romany Rd (PID 12309513)  
HDCRMI-[2023-01092](#)  
Dilworth  
Emily Hultquist, Applicant

### **FRONT PORCH ENCLOSURE & SITE WORK**

9. 1218 East Bv (PID 12111315)  
HDCCMI-[2023-01121](#)  
Dilworth  
Alaa Bou Ghanem, Applicant

**ADDITION & ACCESSORY STRUCTURE**

6. 1821 The Plaza (PID 08119605)

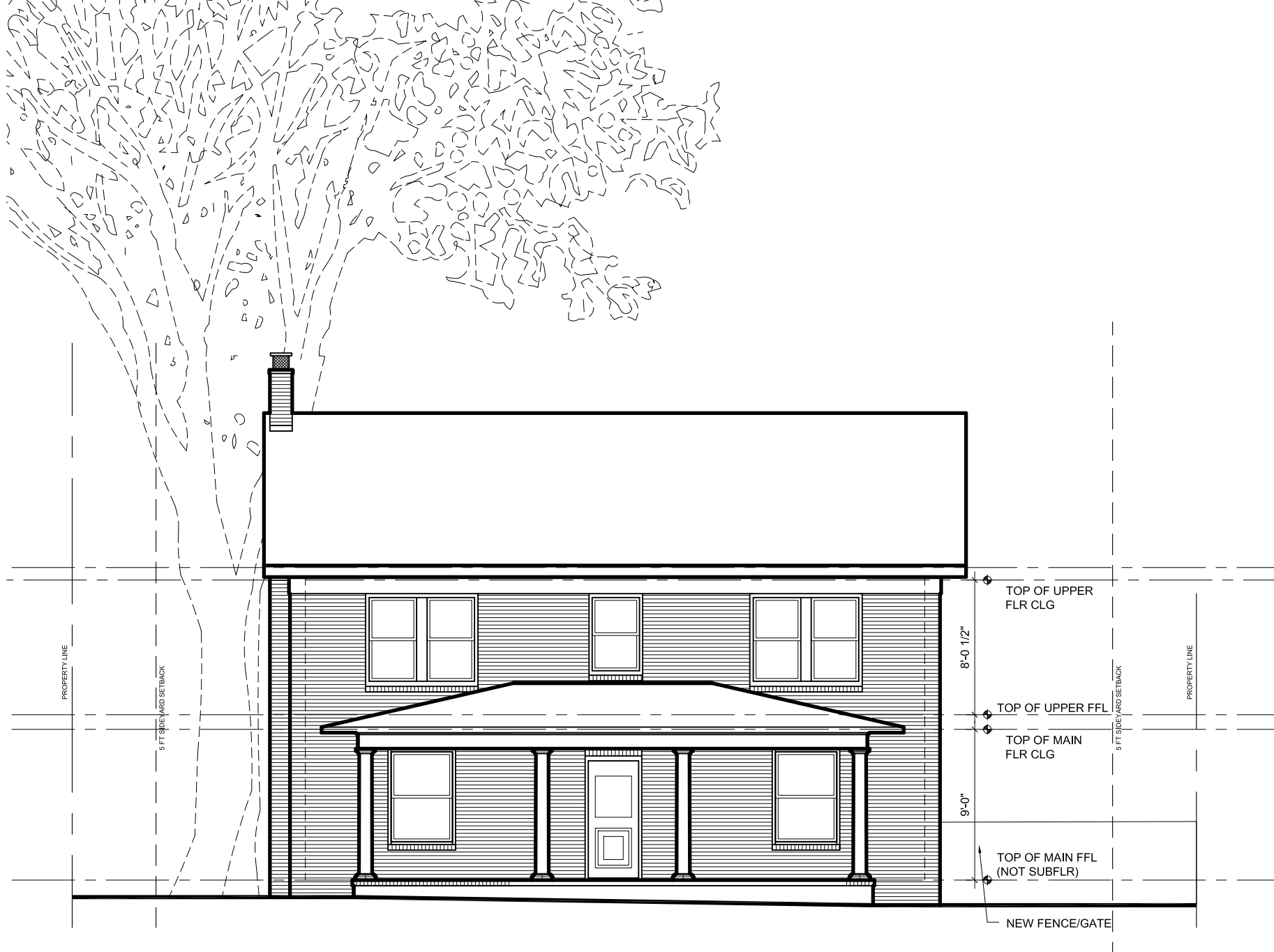
HDCRMA-[2023-01190](#)

Plaza Midwood

Veronica DeVita & Gregory Rousseau, Applicants

NOT FOR CONSTRUCTION

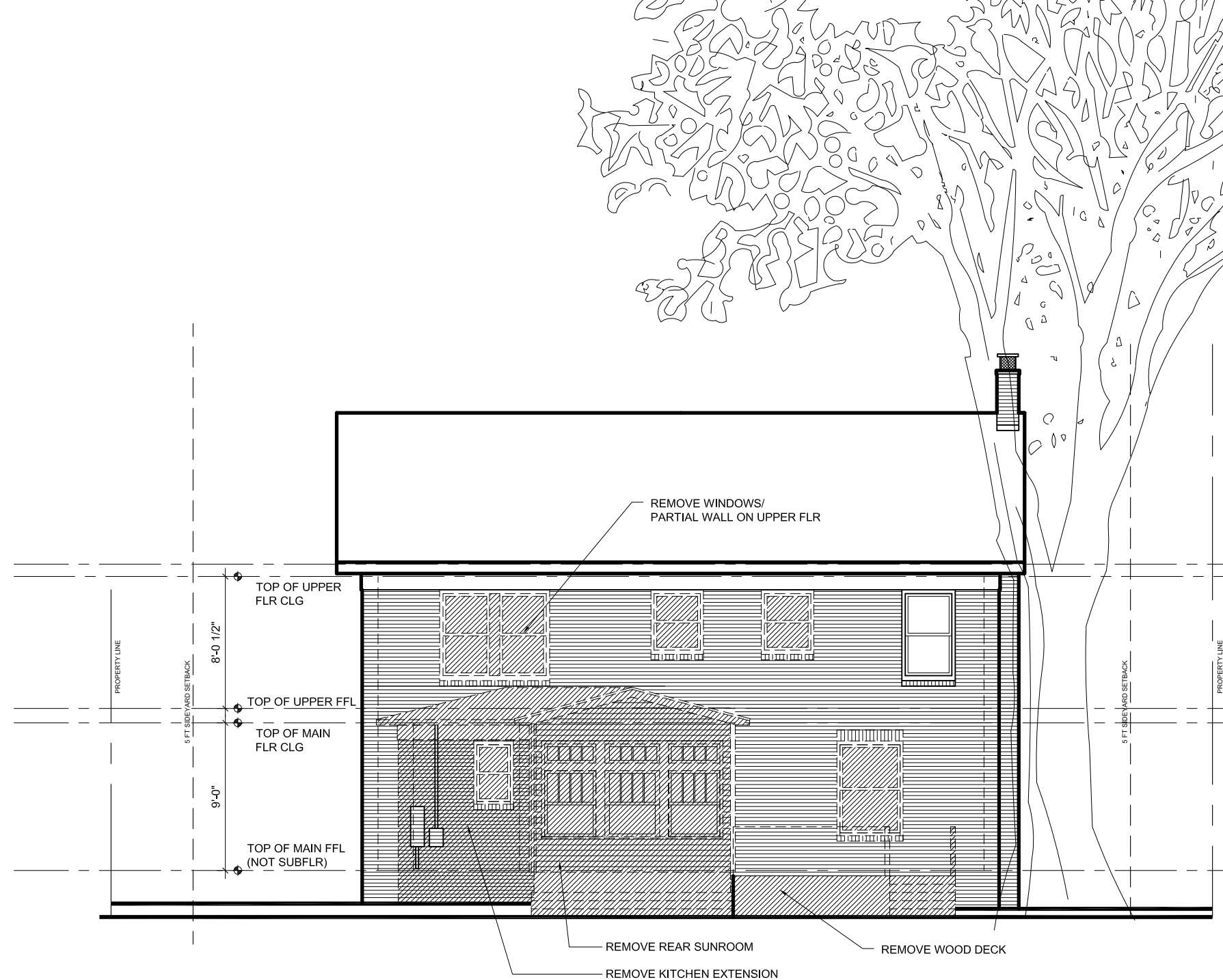
Veronica DeVita  
Architect  
verndevita@gmail.com  
704 . 607 . 7854  
801 Nottingham Drive  
Charlotte, NC 28211



4 DEMO/ EXIST'G FRONT ELEVATION

A4

SCALE: 1/8"=1'-0"



3 DEMO / EXIST'G REAR ELEVATION

A4

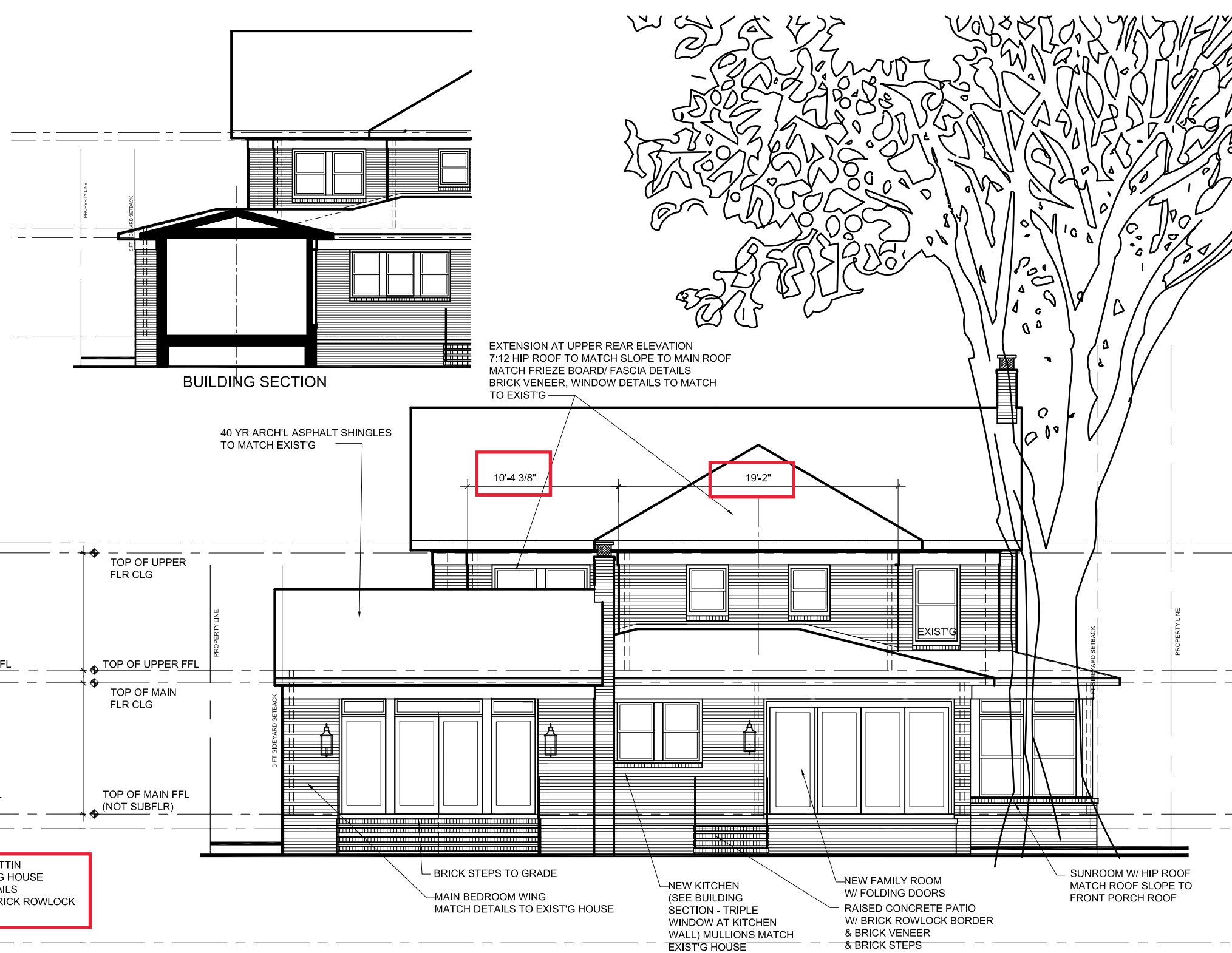
SCALE: 1/8"=1'-0"



2 PROPOSED FRONT ELEVATION

A4

SCALE: 1/8"=1'-0"



1 PROPOSED REAR ELEVATION

A4

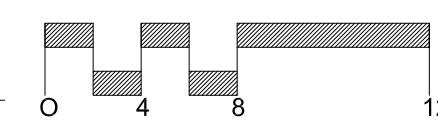
SCALE: 1/8"=1'-0"

ROUSSEAU

ADDITION

GREG ROUSSEAU  
1821 THE PLAZA  
CHARLOTTE NC 28205

HDC PRELIM REVIEW 24 AUG 23  
HDC SUBMITTAL 18 DEC 23  
HDC SUBMITTAL 29 APR 24

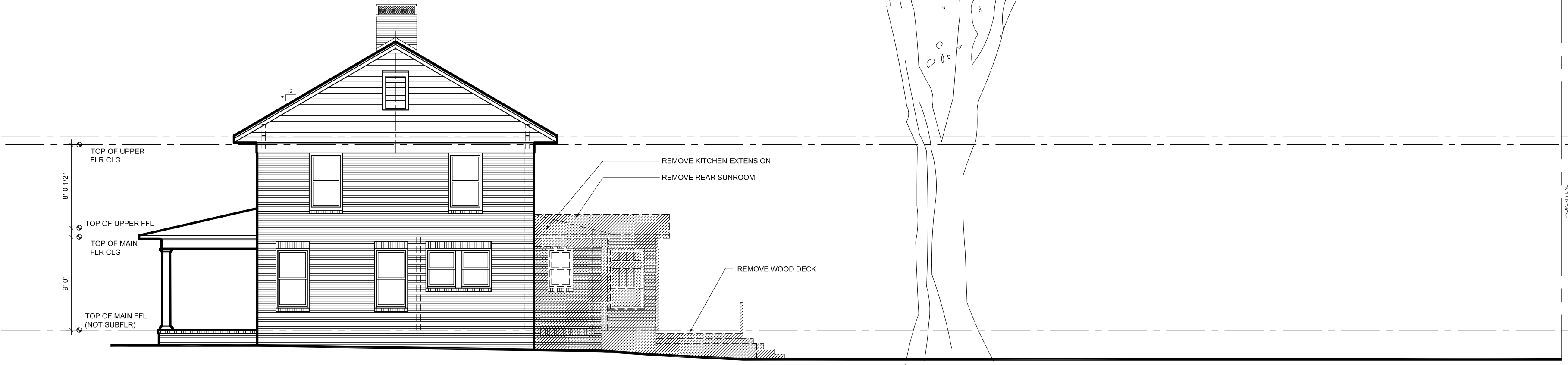
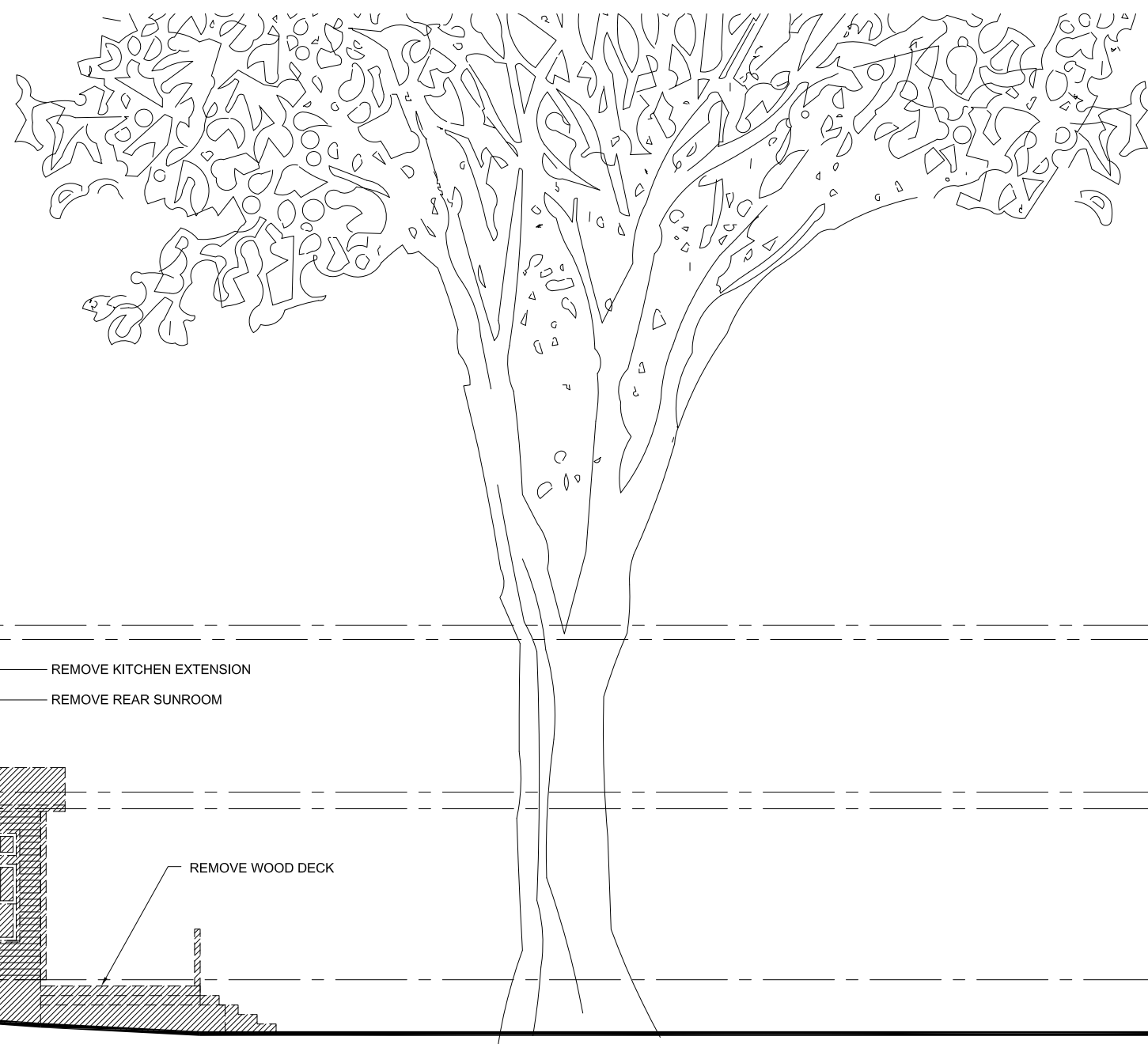


REAR & FRONT ELEVATIONS  
PROPOSED & DEMO

A4



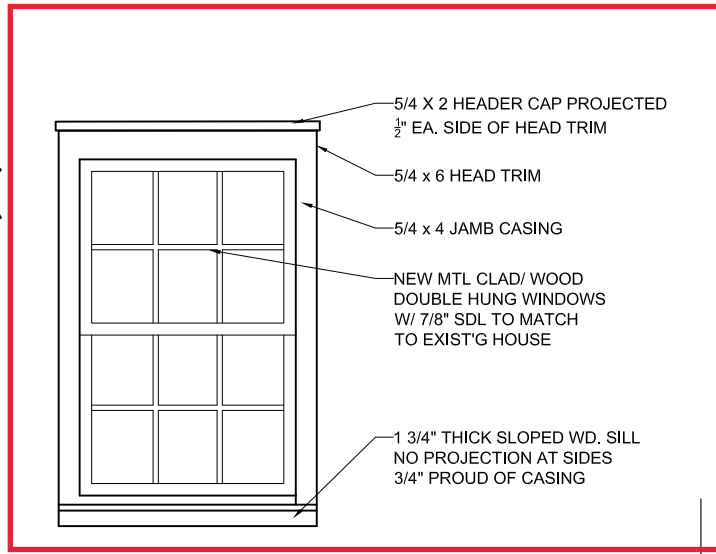
ADDED TRIM DETAIL AT WINDOWS IN SIDING  
 DEPTH OF SECOND FLR ADDITION DEPTHS  
 HEIGHT TO AVERAGE GRADE AT 2 STORY HOUSE  
 HEIGHT OF PRIMARY BEDROOM AT AVERAGE GRADE  
 & HEIGHT OF LAUNDRY/ BATHROOM AT AVERAGE GRADE



**2 DEMO / EXIST'G RIGHT SIDE ELEVATION**

A6

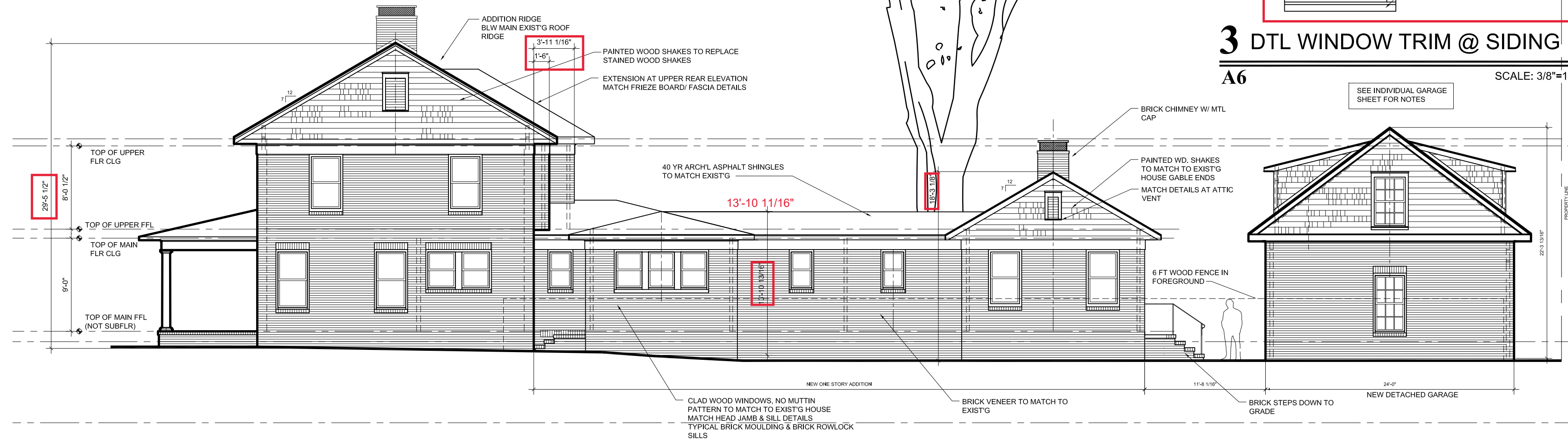
SCALE: 1/8"=1'-0"



**3 DTL WINDOW TRIM @ SIDING**

A6

SCALE: 3/8"=1'-0"



**1 PROPOSED RIGHT SIDE ELEVATION**

A6

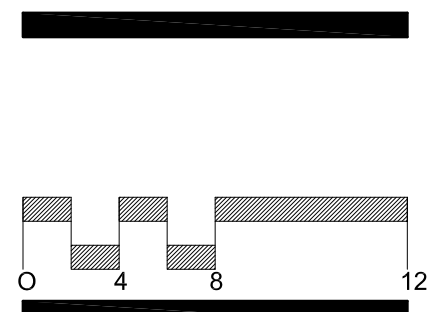
SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

Veronica DeVita  
 Architect  
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 801 Nottingham Drive  
 Charlotte, NC 28211

**ROUSSEAU**  
 ADDITION  
 GREG ROUSSEAU  
 1821 THE PLAZA  
 CHARLOTTE NC 28205

HDC PRELIM REVIEW 24 AUG 23  
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RIGHT SIDE ELEVATION  
 PROPOSED & DEMO

**A6**

**FRONT PORCH ADDITION**

8. 825 Romany Rd (PID 12309513)

HDCRMI-[2023-01092](#)

Dilworth

Emily Hultquist, Applicant

MECKLENBURG COUNTY,

CHARLOTTE, N. C.

ROMANY ROAD: 800 BLOCK

(DILWORTH)  
HOUSES

MK700

N.87-11-1484-1499

SS # MK700

NON CONTRIBUTION



1981	ADDRESS	DATE	ORIGINAL OCCUPANT	ORIGINAL OCCUPATION	PRESENT OCCUPATION
	701	1942	T. Edward Helms @ (Reg)	(Southland - Helms Co.) (h)	retired (h)
	711	1978	no return 1979: Raymond E. Helms	emp. Nurse Servs. (h)	asst. admin. Med. Arsenal Pool (h)
	719	1978	Halsey M. North (Alice)	Exec. Dir. Arts & Sci. Council (h)	VACANT
	723	1955	David H. Hill @ (Margaret)	clock, PO (h)	teacher, UNCC (h)
	729	1942	Lestie A. Heath @ (May)	mgr. Pent. Harwick, Middle NC Co. (h)	retired (h)
	735	1950	Ernest A. Morrison @ (Hilbead)	(Interstate Electric Co.) (h)	retired (h)
	741	1942	Walker J. Nivens @ (Camie)	owner-mgr. Nivens Lbr. Co. (h)	emp. Red Cross (h)
	747	1956	under cons'n 1957-wm. c Renfrow (Hard)	order mgr. Hough-Wylie (h)	retired (h)
	801	1951	Thos. L. Dishon @ (Margaret)	asst. constn. supt. Grinnell Co (h)	retired (h)
	809	1942	David L. Lefevers @ (Hildreth)	Asst. Cashier Ind. Loan Investment Bank (h)	NO RETURN
	813	1943	Wm. Nebel @ (Marion)	(Riley's) (h)	retired (h)
	817	1957	John C. Holman (Zona)	automotive eng. De Paolo Eng. (h)	mgr. Harcourtours (h)
	821	1952	A K Barberree @ (Ann)	(Barberree's Photo. Lab.) (h)	retired (h)
	825	1942	David P. Schiwetz @ (Charlotte)	br. mgr. Vork Ece Machy Corp. (h)	retired (h)
	829	1942	Edward T. Blair @ (Lillie)	purch. agt. S&W Cafeteria Inc. (h)	
	833	1955	under cons'n 1956: Mary Crosby @	office worker, Sou. Railway (h)	retired (h)
	901	1951	under construction 1952: Julian M Helms @ (Francis)	Teacher Myers Park HS (h)	retired (h)
	905	1942	Aubrey V Arant @ (Nettie)	salesman (h)	prof., UNCC
	909	1951	Howard J. Orr @		organist & choir director St. John's Epis. Ch. (h)
	913	1943	A. Lester Guin @ (Louise)	salesman, mgr. Gulf Oil Corp (h)	prof., UNCC
	917	1942	Henry J. Thomas @ (Maye)	asst. mgr. Thomas & Howard Co. (h)	retired (h)
	921	1950	D. Barton Betts (Ray)	estimator J A Jones Const. (h)	retired (h)
	925	1942	A. Lowe Kistler @ (Juanita)	clerk Burwell & Dunn Co. (h)	retired (h)
	929	1951	Fred A. Hood @	filling station operator (h)	VP, Sou. Comfort of Charlotte (h)
	933	1942	Adolphe B. Hoppe @ (Marie)	mng. Frick Co. (h)	retired (h)
	935	1942	Douglas C. Goff (Winifred)	salesman LW Driscoll Inc. (h)	semgr. Price Waterhouse & Co. (h)
	943	1951	Richd. P. Torrence (Jeannette)	not listed (h)	terminal transp. SCL RR (h)

street:  
Romany Rd  
sht lot 2

neighborhood:  
Dilworth

date that street first appeared or was platted:  
(this section)  
1942

researchers:  
Janetta Greenwell  
Charlotte Mecklenburg Historic Properties Commission  
CHARLOTTE NEIGHBORHOOD SURVEY  
city directory research form

ROMANY RD (DILWORTH)—FROM 1500 MYRTLE AV SOUTHEAST 4 SOUTHWEST OF E MOREHEAD ST

ZIP CODE 28203

701 Ekstrom Richd A @ 372-7116  
711 Helms Raymond E @ 334-6596  
719 Vacant  
725 Wolf Charles M @ 333-7495  
729 Manson Edith C Mrs @ 332-4029  
735 Morrison Mildred H Mrs @ 372-8477  
741 Martindale John J @ 334-0026  
747 Renfrow Wm C @ 376-1629  
801 Disher Thos L @ 334-2900  
809 No Return  
813 Ezell Melvin H @ 333-4040  
817 Green Janice B @ 333-8960  
821 Barberree Mary A @ 375-1318  
825 Schiwetz David P @ 333-0241  
829 Mc Gavran James H Jr @ 376-6148  
833 Williams Mildred @  
CARLTON AV ENDS  
901 Helms Julian W @ 376-2578  
905 Arant David J @ 333-8050  
909 Zeller Douglas 333-3625  
913 Grey Robt W 333-4070  
917 Miller Azula E @ 332-5611  
921 Garrison Zelda B @ 333-3320  
925 Kistler A Lowe @ 376-2900  
929 Annas Steph M @ 376-2804  
933 Hoppe Adolph B @ 333-2261  
935 Myers Baxter J Jr @ 334-8895  
943 Johnson Wm W @ 376-1386  
LEXINGTON AV ENDS

1971	1961	1951	1941	1936	1921 (97)	1926
<p>ROMANY RD (DILWORTH)—FROM 1500 MYRTLE AV SOUTHEAST, 4 SOUTHWEST OF E MOREHEAD ST</p> <p>ZIP CODE 28203</p> <p>701 Helms T Edw @ 332-1738 723 Conn Earl L @ 376-5486 729 Manson Edith C Mrs @ 332-4029 735 Morrison Ernest A @ 332-5863 741 Fink Myrtle V @ 334-5798 747 Renfrow Wm C @ 376-1629 801 Disher Thos L @ 334-2900 809 Erskine John B @ 333-3381 Erskine Brooksie E Mrs mus tchr 813 Ezell Melvin H @ 333-4040 817 Toney D F Mrs 372-6439 821 Barberree Alex K @ 376-2569 825 Schiwetz David P @ 333-0241 829 Pope James C @ 372-6249 833 Crosby Mary B @ 332-7067 CARLTON AV ENDS 901 Helms Julian W @ 376-2578 905 Arant Aubrey Y @ 332-1777 909 Under construction 913 Smith Trammell O @ ED 2-7934 917 Miller Azula E @ nurse ED 2-5611 921 Garrison Emma F Mrs @ ED 3-3320 925 Kistler Adolphus L @ FR 5-2900 929 Hood Fred A @ ED 2-3850 933 Hoppe Adolph B @ ED 3-2261 935 Goff Douglas C @ ED 3-2105 943 Poseley Chas L @ ED 3-3316 LEXINGTON AV ENDS</p>	<p>ROMANY ROAD (Dilworth) — From Myrtle av southeast to Harding pl. 4 southwest of E Morehead (Zone 3)</p> <p>701 Helms T Edw @ Δ ED 2-1738 723 Long Gordon @ Δ ED 3-7210 729 Bell Faith @ Δ ED 4-8013 735 Morrison Ernest A @ Δ ED 2-5863 741 Briggs Lewis R @ Δ ED 2-2233 747 Renfrow Wm C @ Δ FR 5-1629 801 Disher Thos L @ Δ ED 4-2900 809 Erskine John B @ Δ ED 3-3381 Erskine Brooksie E Mrs mus tchr 813 Ezell Melvin H @ Δ ED 3-4040 817 Barberree Alex K @ Δ FR 6-2569 825 Schiwetz David P @ Δ ED 3-0241 829 Blair Edwin T @ Δ ED 3-0078 833 Crosby Mary B @ Δ ED 2-7067 CARLTON AV ENDS 901 Helms Julian W @ 905 Arant Aubrey Y @ Δ ED 2-1777 909 Under construction 913 Smith Trammell O @ Δ ED 2-7934 917 Miller Azula E @ nurse Δ ED 2-5611 921 Garrison Emma F Mrs @ Δ ED 3-3320 925 Kistler Adolphus L @ Δ FR 5-2900 929 Hood Fred A @ Δ ED 2-3850 933 Hoppe Adolph B @ Δ ED 3-2261 935 Goff Douglas C @ Δ ED 3-2105 943 Poseley Chas L @ Δ ED 3-3316 LEXINGTON AV ENDS</p>	<p>ROMANY ROAD (Dilworth) — From Myrtle av southeast to Harding pl. 4 southwest of E Morehead</p> <p>701 Helms T Edw @ 723 Bell James A @ 735 Morrison Ernest A @ 741 Nivens Louise Mrs @ 747 Disher Thos L @ 801 Lefevers David L @ 809 Blakeney Whiteford S 825 Schiwetz David P @ mtr agt 829 Blair Edwin T @ —Carlton av ends 901 Under construction 905 Arant Aubrey Y @ 909 Under construction 913 Arant Howard J @ 917 Guin Mary L Mrs @ 921 Thomas Henry J @ 925 Betts D Barton 929 Kistler Adolphus L @ 933 Hood Fred A @ 935 Hoppe Adolph B @ 935 Goff Douglas C @ 943 Torrence Richd P @ —Lexington av ends</p>	<p>street not given (next to historic section) 1941?</p>			

TWH 8/11/81



**FRONT PORCH ENCLOSURE & SITE WORK**

9. 1218 East Bv (PID 12111315)

HDCCMI-[2023-01121](#)

Dilworth

Alaa Bou Ghanem, Applicant



# 1218 EAST BOULEVARD

## SCOPE OF WORK

### - Building Addition

Two-story (plus basement) addition, with a footprint of 512SF, which will be constructed at the rear of the building

### - Glass Enclosure of Porch

The proposed porch enclosure will be frameless and conform to the shape of the existing architecture

### - Porch Stair Extension

The top step of the existing porch stair will be raised to become flush with the porch decking. The additional stairs will be raised 5" and one additional step will be added at the base

### - Raising Existing Dormer Roof by 2 ft.

The roof of the existing dormer will be raised 2 feet in order to provide additional ceiling clearance within the interior as the existing height prevents the space inside from being occupiable

### - Landscaping Improvements

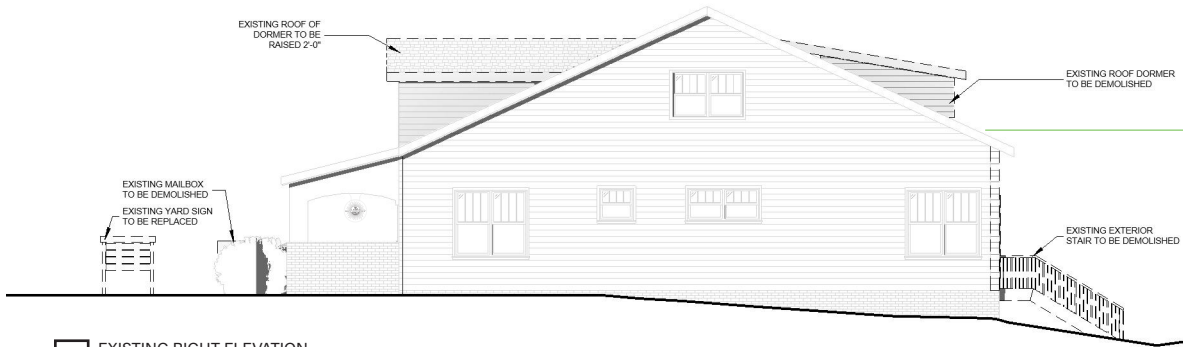
Includes the expansion of the existing walkway to provide space for temporary seating, the relocation of the existing mailbox at the front of the property and upgrading the existing signage. All existing foliage will be preserved.

**Principal | Alaa Bou Ghanem**  
**AIA, NCARB, LEED AP BD+C**

310 East Blvd, Suite 6  
Charlotte, NC 28203  
(office): (980) 999-0213  
(direct): (980) 949-0213



# SIDE AND REAR ELEVATIONS - EXISTING AND PROPOSED



**1** EXISTING RIGHT ELEVATION  
1/16" = 1'-0"



**3** EXISTING REAR ELEVATION  
1/16" = 1'-0"



**2** PROPOSED RIGHT ELEVATION  
1/16" = 1'-0"

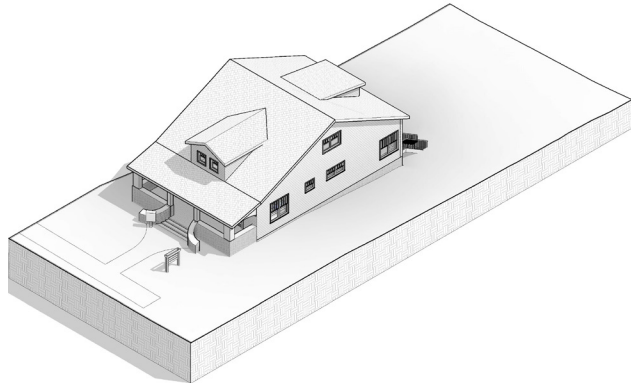


**4** PROPOSED REAR ELEVATION  
1/16" = 1'-0"

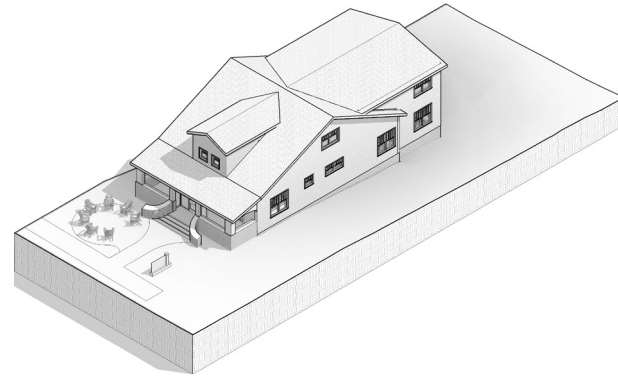
VIEW THE PROPERTY  
YOURSELF:  
[https://my.matterport.com/  
show/?m=28shYoh6YtL](https://my.matterport.com/show/?m=28shYoh6YtL)



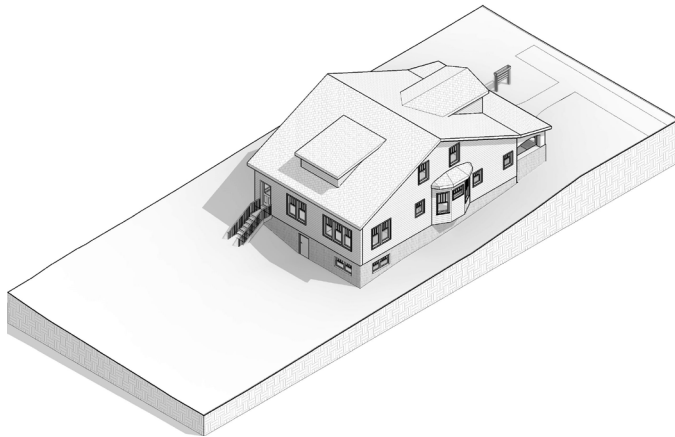
# 3D AERIAL VIEWS - EXISTING AND PROPOSED



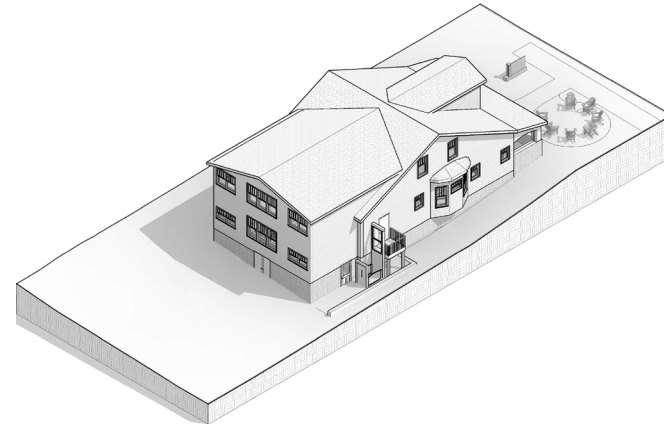
1 EXISTING AXONOMETRIC - NORTHEAST



2 PROPOSED AXONOMETRIC - NORTHEAST



3 EXISTING AXONOMETRIC - SOUTHWEST



4 PROPOSED AXONOMETRIC - SOUTHWEST