
LOCAL HISTORIC DISTRICT: Hermitage Court

ADDRESS OF PROPERTY: 523 Hermitage Court

SUMMARY OF REQUEST: Addition

OWNER: John & Barbara Highfill

APPLICANT: Don Duffy

Details of Proposed Request

Existing Conditions

The subject property is a two story Prairie Style house c. 1917 and a contributing structure. The home has asbestos siding.

Proposal

The proposal is an addition due to interior improvements resulting in a 30" extension from the existing side wall that be cantilevered approximately 3 feet above ground. The original windows will be used. The asbestos siding will be replaced with cementitious siding that replicates the existing design.

Policy & Design Guidelines for Additions

HDC Design Policy for 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>

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.

3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis

Staff believes the addition is consistent with the applicable Guidelines for Massing, Fenestration, Rhythm and Context. The Commission should consider whether the exterior material is appropriate for this project.

Regarding materials, the Guidelines (pages 48-49) state:

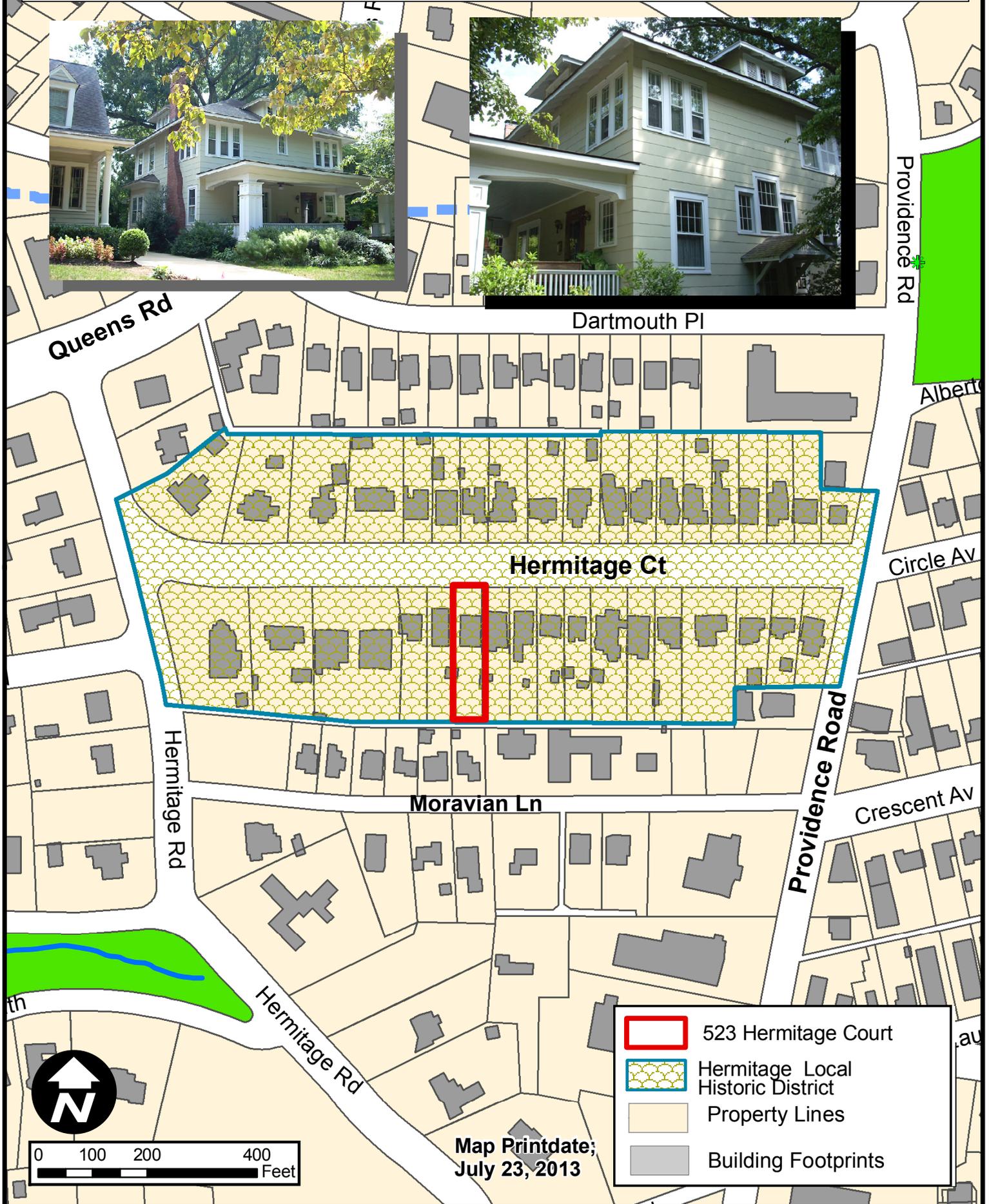
Traditional Building Materials

1. The use of historically traditional building materials is strongly encouraged in all renovation, addition and new construction projects in Local Historic Districts.
2. Historic precedents in the visual context of any project indicate appropriate choices for building materials.
3. All building materials must match the character of the existing structure and/or the streetscape in design, texture and other visual qualities.

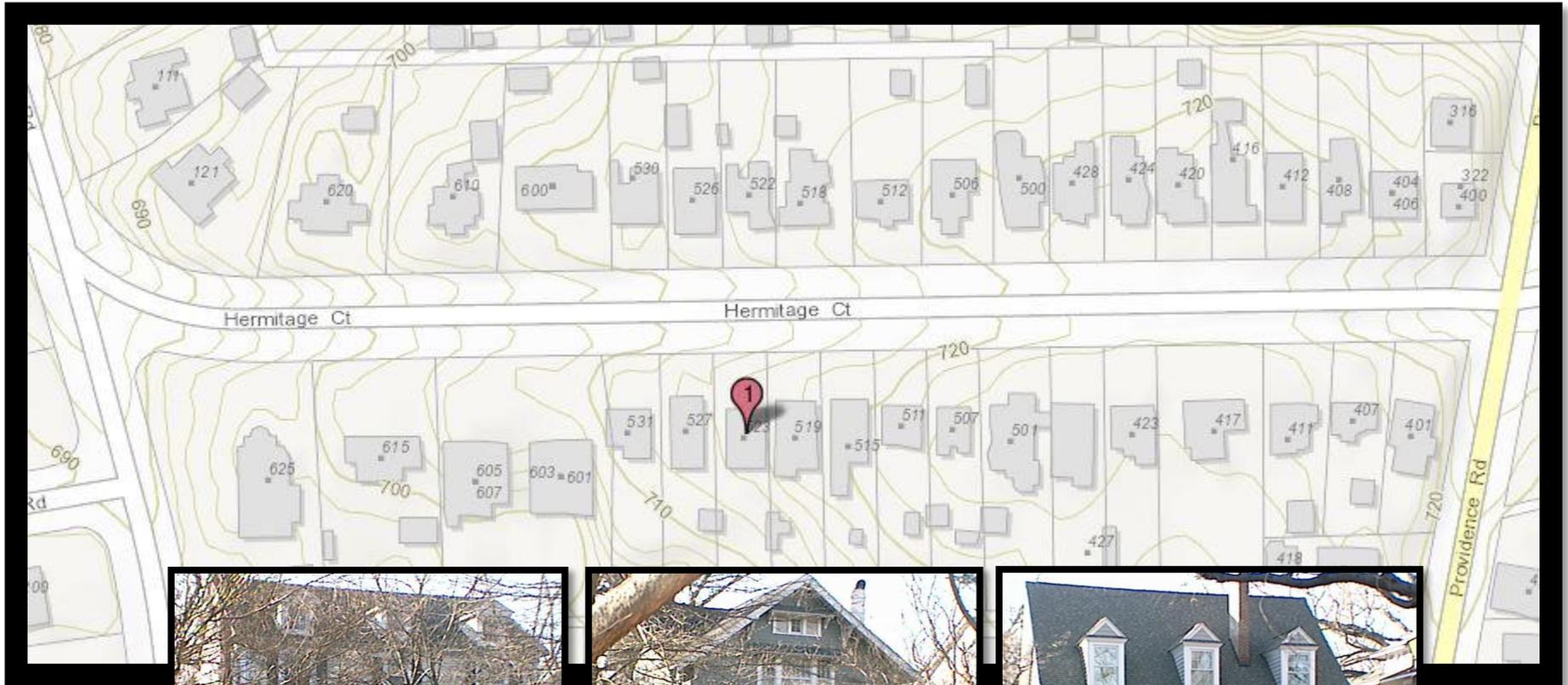
Non-Traditional Building Materials

1. The Historic District Commission considers substitute siding to be inappropriate for use in a designated Local Historic District, and does not allow its use on an historic structure within a Local Historic District.
2. The use of the following substitute siding materials is considered incongruous with the overall character of local historic districts, and is prohibited.
 - Vinyl
 - Aluminum or other metal sidings
 - Masonite
3. Cementitious board products are rarely considered appropriate for the main structure on a property. The Historic District Commission will consider these products on a case by case basis.
4. All proposals for the use of other non-traditional building materials for projects in Local Historic Districts will be judged on a case-by-case basis by the full Historic District Commission. The Commission will determine how well the proposed material and its proposed use are contextually appropriate in design, texture and other visual qualities.
5. The use of substitute or replacement building materials will not be considered as an alternative to routine maintenance.

Charlotte Historic District Commission - Case 2013-134



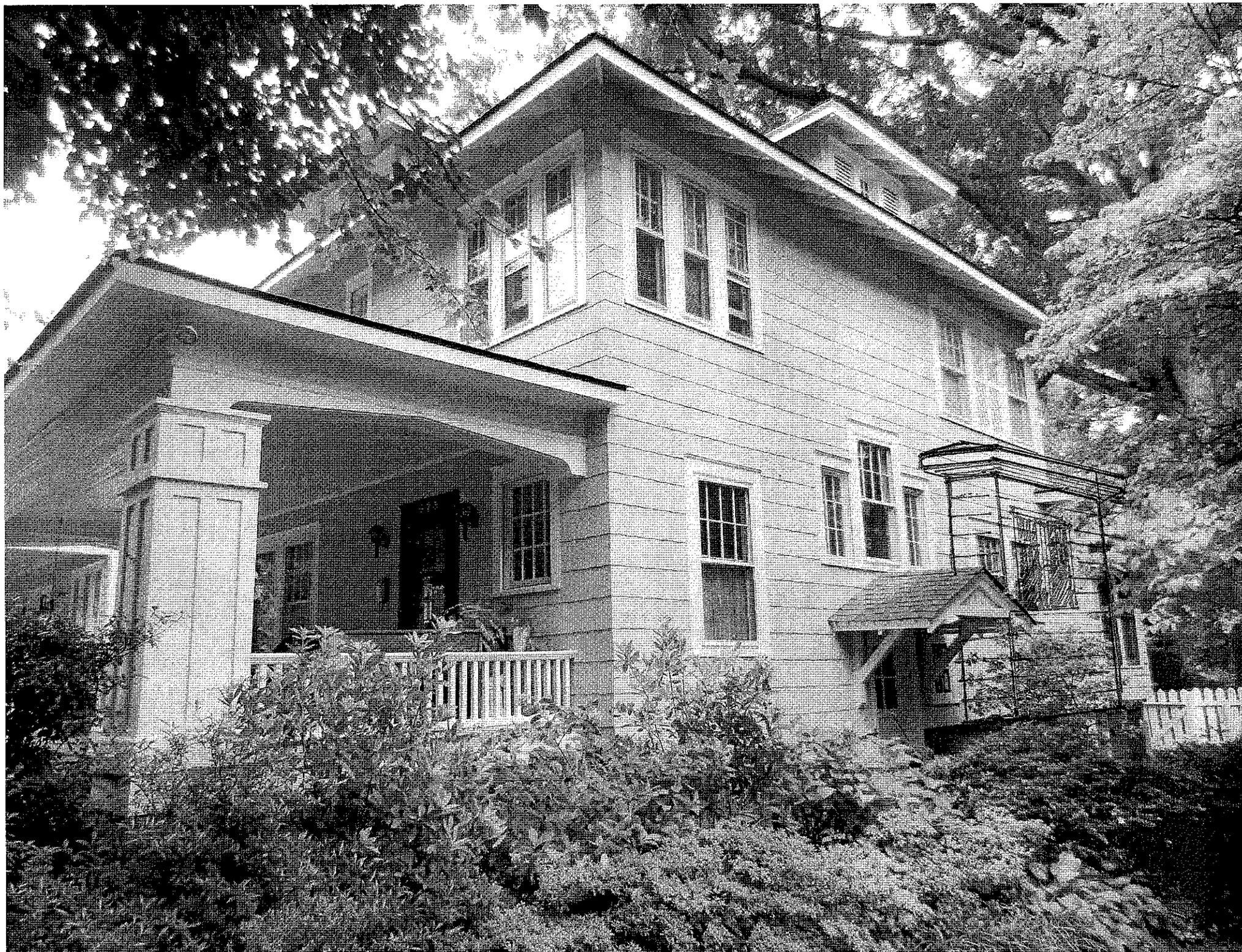
523 Hermitage Court



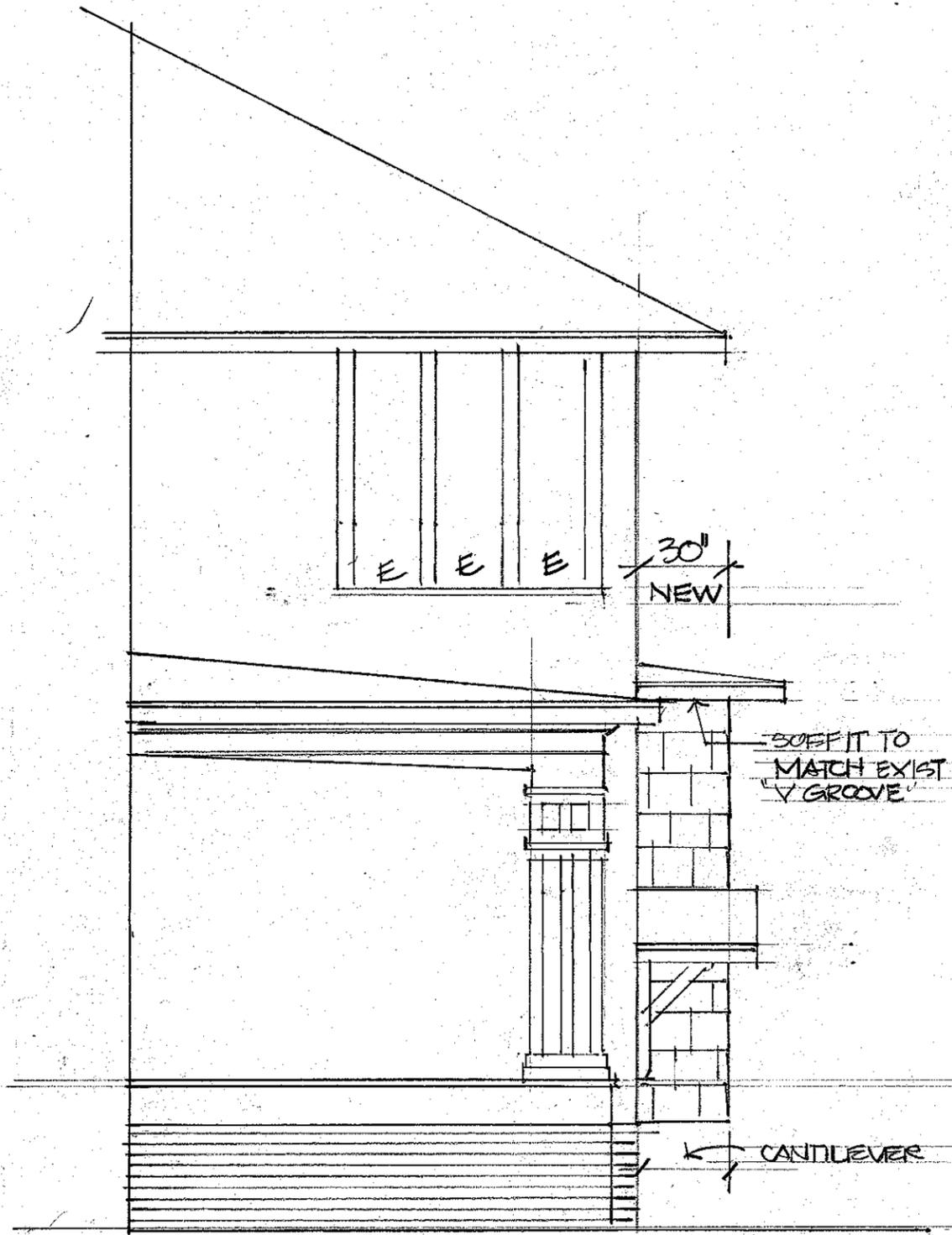




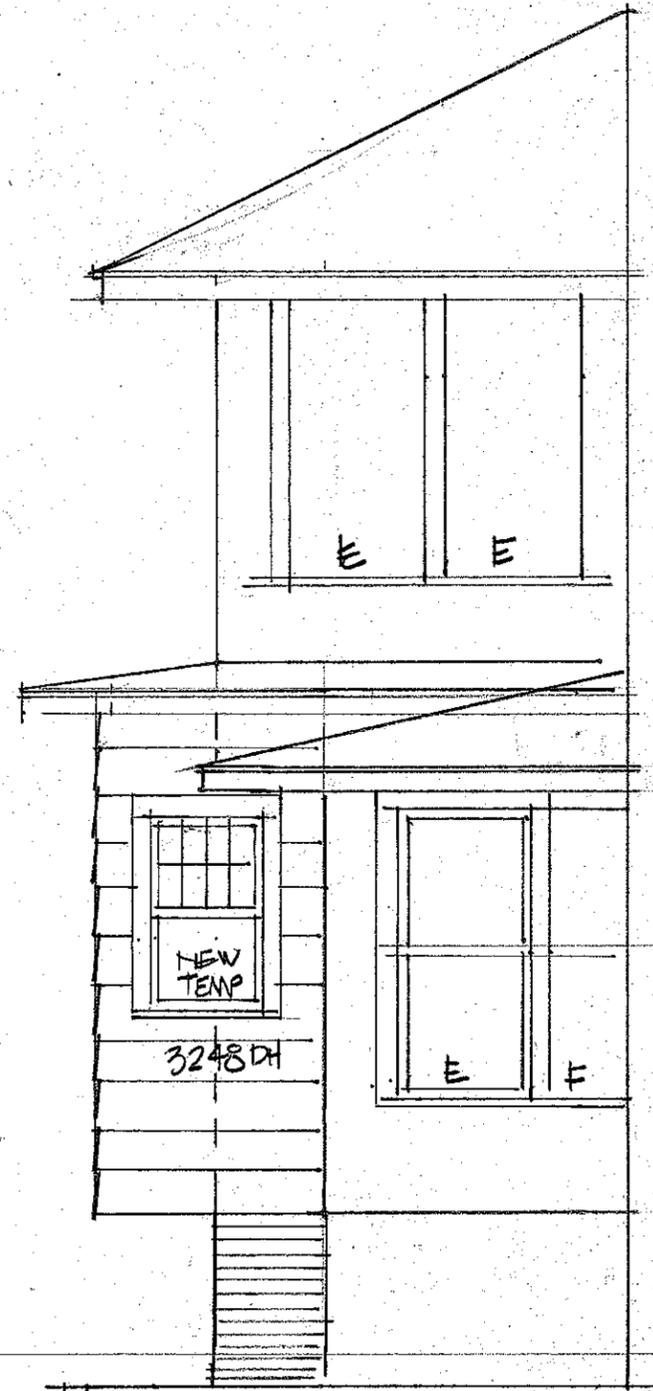




John & Barbara Highfill
 523 Hermitage CT,
 Charlotte NC



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



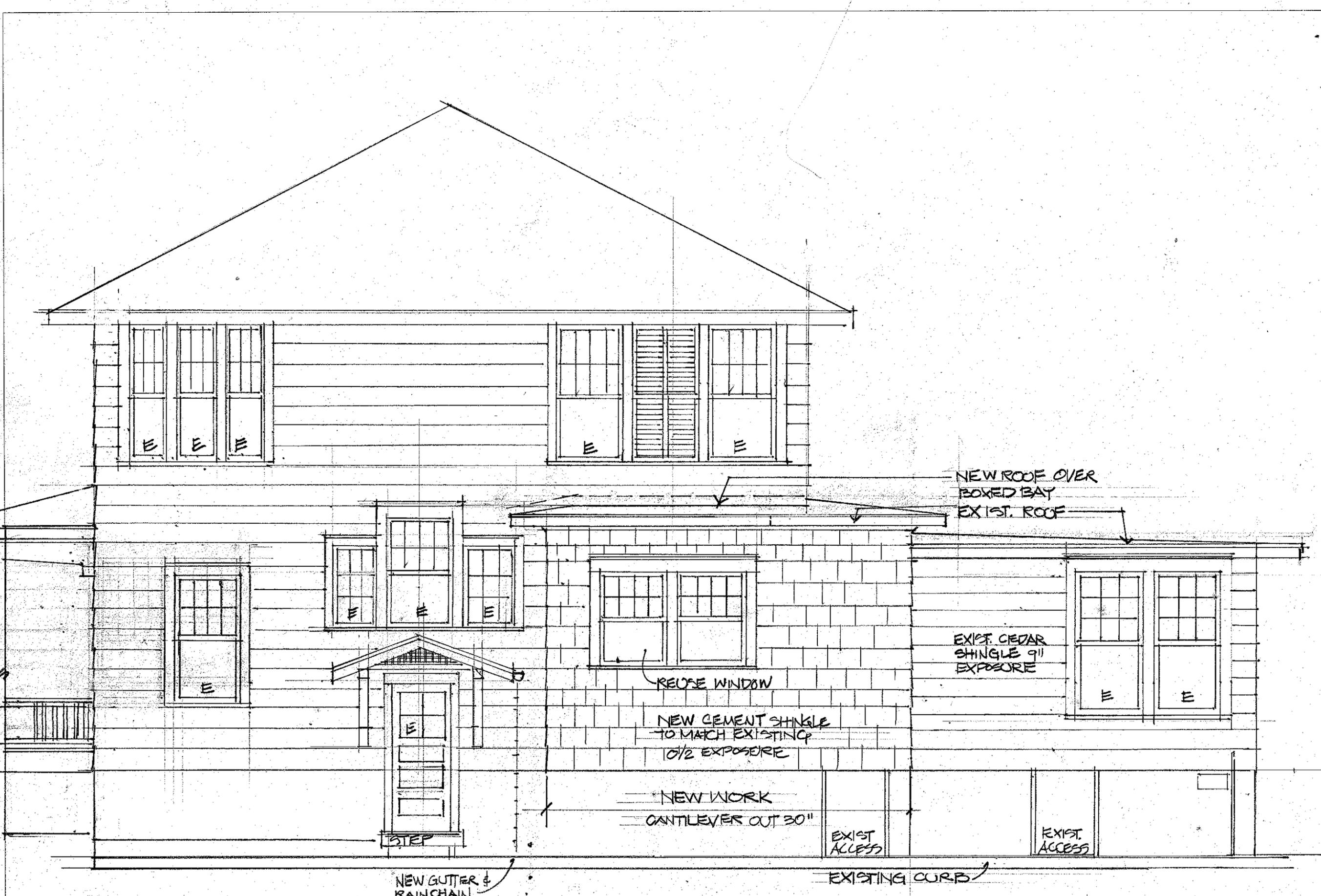
REAR ELEVATION
 1/4" = 1'-0"

DonDuffy
 Architecture
 301 Providence Rd
 Charlotte, NC 28207
 704-358-1878
 (f) 704-358-1721
 www.donduffyarchitecture.com

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■ Date:
 ■ Revisions:
 ■ Drawn By:
 ■ Sheet: **A-3**
 Highfill Residence

John & Barbara Highfill
 523 Hermitage CT,
 Charlotte NC



NEW ROOF OVER
 BOXED BAY
 EXIST. ROOF

EXIST. CEDAR
 SHINGLE 9"
 EXPOSURE

REUSE WINDOW

NEW CEMENT SHINGLE
 TO MATCH EXISTING
 10/2 EXPOSURE

NEW WORK
 CANTILEVER OUT 30"

EXIST
 ACCESS

EXIST.
 ACCESS

EXISTING CURB

NEW GUTTER &
 RAINCHAIN

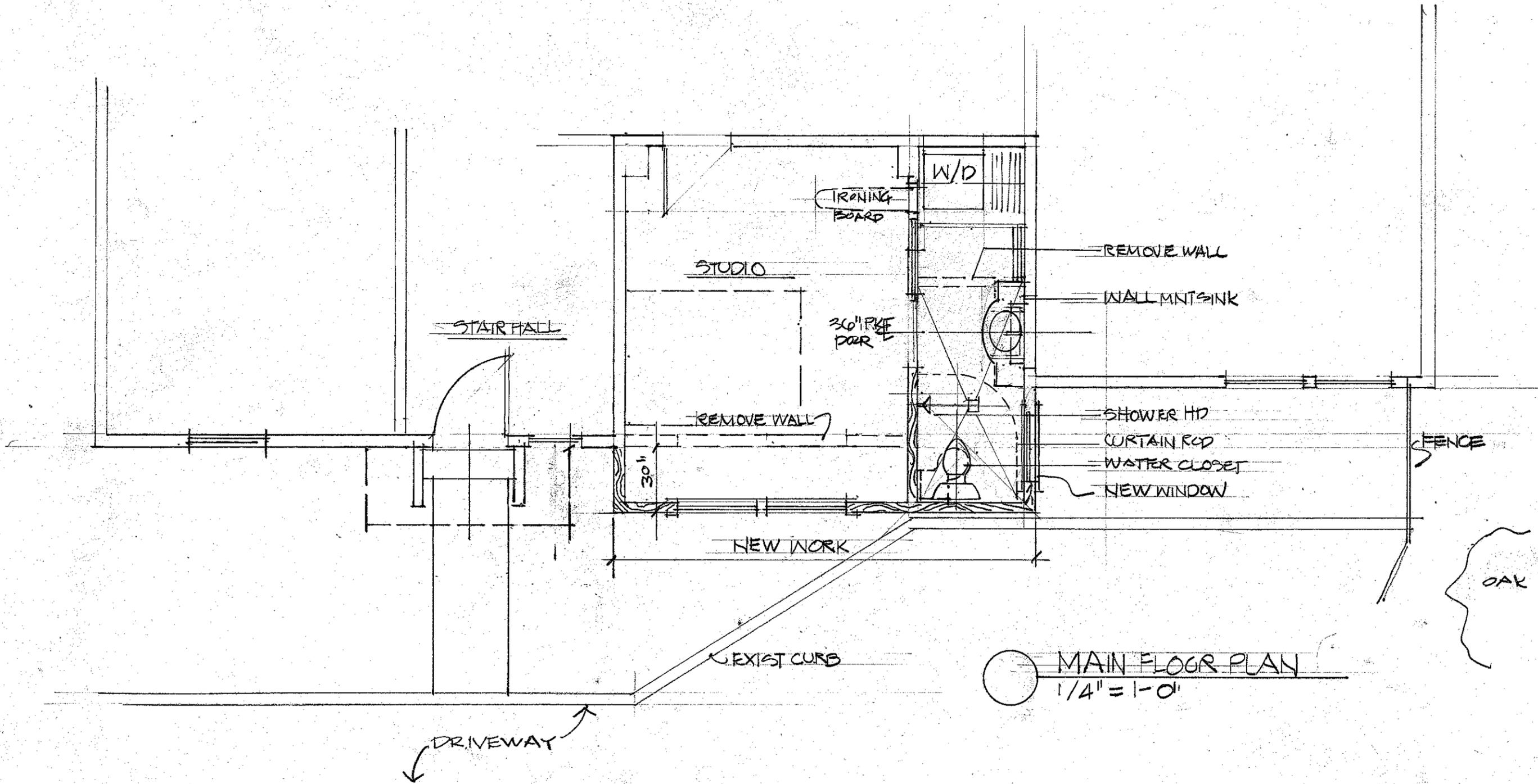
STEP

RIGHTSIDE ELEVATION
 1/4" = 1'-0"

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 Sheet: A2
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Highfill Residence