LOCAL HISTORIC DISTRICT: Hermitage Court

PROPERTY ADDRESS: 400 Hermitage Court

SUMMARY OF REQUEST: New Construction

APPLICANT: Miller Architecture

Details of Proposed Request
Existing Conditions
The existing parcel is a recombination of lots to create the proposed site at the corner of Hermitage Court and Providence Road. There is an existing two story structure fronting Hermitage Court that will remain. Adjacent properties along Hermitage Court are a mix of one and two story dwellings. The site is slightly elevated above the street. To the rear is a three story institutional use.

Proposal-June 11, 2011
The proposal is a remodeling project of the existing two story structure and the development of residential structures behind it. The new structures include two story single family detached and attached structures. The structures feature front porches, gabled roofs, roof brackets, wide eaves and other historic details. The application was continued for fenestration on the rear of the single family dwelling (Spec House) and massing of a structure facing the courtyard (400 Hermitage Ct.).

Revised Proposal-July 9, 2011
In response to Commission comments from June the applicant has revised the courtyard elevation and the rear elevation of the Spec House.

Policy & Design Guidelines
New Construction
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The 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. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.
All New Construction Projects Will Be Evaluated 
For Compatibility By The Following Criteria

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<table>
<thead>
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<tbody>
<tr>
<td>1. <strong>Size</strong></td>
<td>the relationship of the project to its site</td>
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<td>2. <strong>Scale</strong></td>
<td>the relationship of the building to those around it</td>
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<td>3. <strong>Massing</strong></td>
<td>the relationship of the building’s various parts to each other</td>
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<td>4. <strong>Fenestration</strong></td>
<td>the placement, style and materials of windows and doors</td>
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<td>5. <strong>Rhythm</strong></td>
<td>the relationship of fenestration, recesses and projections</td>
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<td>6. <strong>Setback</strong></td>
<td>in relation to setback of immediate surroundings</td>
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<td>7. <strong>Materials</strong></td>
<td>proper historic materials or approved substitutes</td>
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<td>8. <strong>Context</strong></td>
<td>the overall relationship of the project to its surroundings</td>
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<td>9. <strong>Landscaping</strong></td>
<td>as a tool to soften and blend the project with the district</td>
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**Staff Analysis**
Based on comments from the Commission the revised plans meet the Policy & Design Guidelines for new construction.
ILLUSTRATIVE AERIAL VIEW FROM NORTHEAST

ILLUSTRATIVE ROOF PLANS

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PROPOSED SITE PLAN (Floor Plan Inside Walls Subject to Change)

HERMITAGE COURTYARD

80' Public R/W

405 Hermitage Court:
110 Providence Road
Hermitage Courtyard Providence Road
Charlotte, North Carolina 28205

SITE PLAN

HISTORIC DISTRICT BOUNDARY

Historic Review

Survey 2010

HERMITAGE COMMONS

405 Hermitage Court:
110 Providence Road
Hermitage Courtyard Providence Road
Charlotte, North Carolina 28205

SITE PLAN

HISTORIC DISTRICT BOUNDARY

Survey 2010