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**LOCAL HISTORIC DISTRICT:** Hermitage Court

**ADDRESS OF PROPERTY:** 530 Hermitage Court

**SUMMARY OF REQUEST:** Fenestration changes (Rear and side windows and rear porch)

**OWNER:** Lisa Yarbrough

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**Details of Proposed Request:**

*Existing Conditions*

The existing structure is a 2 story home listed in the Myers Park National Register.

*Proposal*

A Certificate of Appropriateness (COA) was issued in 2011 for a front patio installation, rear addition and windows. In 2012 a change was requested for the windows but a revised COA was never issued by staff. This new application is in response to the window changes that were requested in 2012. The work has been completed. The new full size windows (A, B, C, and D on the plans) are consistent in design and material with existing windows. The rear porch design includes a full floor to ceiling screen.

**Policy & Design Guidelines for Windows and Doors**

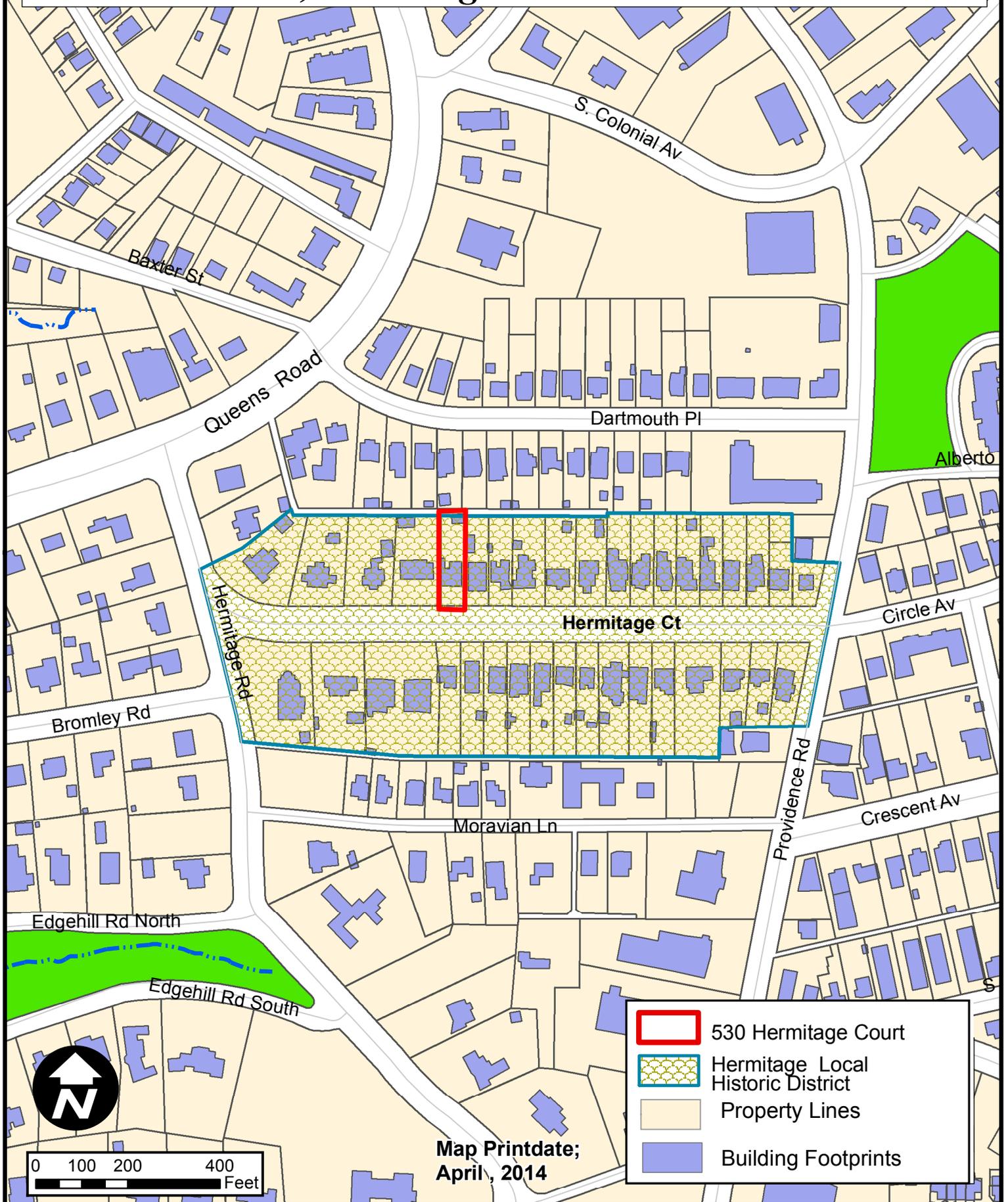
The placement and relationship of windows and doors are often critical parts of the style of a building. The demands of modern energy efficiency and security standards can lead owners of older buildings to consider replacement windows. These guidelines are designed to accommodate replacement windows in a manner that respects the original character of Local Historic District properties.

1. All replacement doors and windows should retain the same configuration and details as the originals.
2. Replacing panes with stained, leaded, or beveled glass is potentially acceptable as long as the configuration remains the same and the new design does not conflict with the style of the building.
3. All replacement windows must have either true divided lights, or molded exterior muntins, if appropriate. Flat exterior or interior false muntins are not in keeping with the character of most older structures. Muntin design must reflect the original window configuration. False muntin bars, if used, will be permanently affixed to the exterior of the new windows.
4. Ideally, window and door openings cannot be reduced or enlarged in size. When approved, alterations to window and door openings must remain in proper proportion to the overall design of the building.
5. All newly installed and replacement windows must have proper trim that recognizes historic precedent on the building and its context.
6. Sensitively designed exceptions to these guidelines will be considered by the Historic District Commission when such proposals are intended to accommodate the adaptive reuse of older structures.
7. Glass block replacement windows are allowed only on side and rear elevations. Only one such change is allowable per elevation. Such windows are eligible for administrative approval if the window opening is not altered.

**Staff Analysis** – The new windows meet the guidelines.

# Charlotte Historic District Commission - Case 2014-055

## Historic Distric; Hermitage Court



APPROVED



Charlotte  
Historic District  
Commission

Certificate of Appropriateness

# HDC 2011-039

HISTORIC DISTRICT COMMISSION  
COMPLIANCE WITH  
CERTIFICATE OF APPROPRIATENESS  
REQUIRED

*SPR*

*10/13/2011*



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

HISTORIC DISTRICT COMMISSION  
COMPLIANCE WITH  
CERTIFICATE OF APPROPRIATENESS  
REQUIRED

*SPP*

10/13/2011



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Commission

Certificate of Appropriateness

# HDC 2011-039 ~~272~~

- ARCH. ASPHALT SHINGLES
- BEAD BOARD CEILING
- 5 1/2" CROWN
- SOLID WOOD BRACKET



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

HISTORIC DISTRICT COMMISSION  
COMPLIANCE WITH  
CERTIFICATE OF APPROPRIATENESS  
REQUIRED

JPR

10/13/2011



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Charlotte  
Historic District  
Commission

Certificate of Appropriateness

# HDC 2001-039



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

SCOTT AND LISA YARBROUGH RESIDENCE

530 HERMITAGE CT.

CHARLOTTE, NORTH CAROLINA



FRONT ELEVATION  $\frac{1}{8}'' = 1'-0''$



REAR ELEVATION  $\frac{1}{8}'' = 1'-0''$



RIGHT ELEVATION  $\frac{1}{8}'' = 11'-0''$

WINDOWS  
 A, B, C & D:  
 61" H X 31" W



LEFT ELEVATION  $\frac{1}{8}'' = 11'-0''$



WELCOME







