LOCAL HISTORIC DISTRICT: Hermitage Court

PROPERTY ADDRESS: 400 Hermitage Court

SUMMARY OF REQUEST: Detached garage, tree removal

APPLICANT: Michelle Berry

Details of Proposed Request

Existing Conditions

The existing site is a corner lot at Hermitage Court and Providence Road. The site is elevated approximately 4 to 5 feet along Providence Road. The principal structure is a two story house constructed in 1999. The house is approximately 28’-3” in height measure from FFE. The house was approved for a renovation by the HDC in 2014, COA# 2014-266.

Proposal

The project is a detached garage in the rear yard. Access to the garage is from an existing driveway on Hermitage Court. The garage is approximately 5’-8” shorter than the house making the garage approximately 22-“5”. Materials are wood shake and lap siding.

A second project is the request for tree removal for a pool in the rear yard. The applicant will replace with a large maturing elsewhere on the site.

Policy & Design Guidelines – Accessory Buildings: Garages, page 50

Although the main building on a lot makes the strongest statement about a property’s contribution to the character of a Local Historic District, the accessory buildings that share the lot can also have a significant impact on the streetscape. The Historic District Commission recognizes that many of the older support buildings throughout Charlotte’s older neighborhoods are inadequate to meet the needs of today’s families and businesses.

1. New garages cannot be located in front or side yards.
2. New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.
3. Designs for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.
4. Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.
5. Garage doors that are substantially visible from any street must be of a style and materials that are appropriate to the building and the district. Stamped metal and vinyl doors are considered to be inappropriate, and are discouraged.

Policy & Design Guidelines for New Construction, page 34

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.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Size</strong></td>
<td>the relationship of the project to its site</td>
</tr>
<tr>
<td><strong>Scale</strong></td>
<td>the relationship of the building to those around it</td>
</tr>
<tr>
<td><strong>Massing</strong></td>
<td>the relationship of the building's various parts to each other</td>
</tr>
<tr>
<td><strong>Fenestration</strong></td>
<td>the placement, style and materials of windows and doors</td>
</tr>
<tr>
<td><strong>Rhythm</strong></td>
<td>the relationship of fenestration, recesses and projections</td>
</tr>
<tr>
<td><strong>Setback</strong></td>
<td>in relation to setback of immediate surroundings</td>
</tr>
<tr>
<td><strong>Materials</strong></td>
<td>proper historic materials or approved substitutes</td>
</tr>
<tr>
<td><strong>Context</strong></td>
<td>the overall relationship of the project to its surroundings</td>
</tr>
<tr>
<td><strong>Landscaping</strong></td>
<td>as a tool to soften and blend the project with the district</td>
</tr>
</tbody>
</table>

**Staff Analysis** - The Commission will determine if the proposal meets the guidelines for garages and will determine if tree removal is warranted, and determine a new tree location if necessary.
Charlotte Historic District Commission - Case 2016-172

HISTORIC DISTRICT: HERMITAGE COURT

GARAGE/ACCESSORY STRUCTURE

August 2, 2016

Property Lines

Building Footprints

Hermitage Court

Historic District

Colonial Neighborhood Park
**Electrical Plan for Berry Residence**

**First Floor Electrical Plan**

- Center Light on Width & Length of Stair Landing
- Keyless Fixtures

**Second Floor Electrical Plan**

- Center Light on Width & Length of Stair Landing
- Keyless Fixtures

**Electrical Notes**

- Fuses/Fuse Box
- Gas Connection
- Keyless Fixtures

**Electrical Legend**

- CENTER LIGHT ON
- WIDTH & LENGTH OF STAIR LANDING
- TO LIGHT & SWITCH @ STAIR (BELOW)
- TO STAIR (ABOVE)

**Electrical Plans**

- First Floor Electrical Plan
- Second Floor Electrical Plan

**Dimensions**

- 1/4" = 1'-0"
FLOOR PLAN NOTES

CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO EXECUTION OF WORK.

THESE DOCUMENTS ARE NOT FOR CONSTRUCTION.

FLOOR PLAN LEGEND

S 5 SHELVES
1R 1 Rod, 2 SHELVES
2R 2 Rod, 2 SHELVES
HR HANGING ROD
CO CASED OPENING
WID WASHER, DRYER
DW DISHWASHER
RFG REFRIGERATOR
LS LADY SUSAN
M MIRROR
SHOWER HEAD
RAN HEAD

WALL SCHEDULE

2X FRAMED WALLS
EVEN WIDTHS BELOW
BEV VENNER

DOOR & WINDOW LEGEND

HEIGHT: 8'-0" (OVERHEAD/BELLOWS)
WIDTH: 2'-6"

DOORS: P = POCKET
WINDOWS: A = AWNING
C = CASEMENT
DH = DOUBLE HUNG

DOOR NOTES

ALL INTERIOR DOORS TO BE 2 PANEL SOLID CORE DOORS (ARCHITECT TO APPROVE FINAL SELECTION PRIOR TO FINALIZING ORDER).

-TOP OF INTERIOR CASING @ ADJACENT DOORS & WINDOWS TO ALIGN WHEN HEADER CALL OUTS ARE EQUAL.

WINDOW NOTES

ALL WINDOW DIMENSIONS ARE BASED ON SIERRA PACIFIC ROUGH OPENING CALL OUTS. IF DIFFERENT MANUFACTURER IS SELECTED, THEN FINAL SELECTION OF WINDOW SIZES ARE TO BE APPROVED BY ARCHITECT.

-WINDOWS TO BE INSTALLED BY CERTIFIED WINDOW INSTALLER PER MANUFACTURER INSTALLATION INSTRUCTIONS.
-WINDOW SUPPLIER TO SPECIFY & ORDER TEMPERED GLASS IN WINDOWS AS REQUIRED BY LOCAL CODE.
-G.C. AND WINDOW SUPPLIER TO VERIFY THAT EACH BEDROOM HAS AT LEAST ONE WINDOW WHICH MEETS EMERGENCY EGRESS REQUIREMENTS.

STAIR NOTES

-G.C. AND STAIR FABRICATOR TO VERIFY THAT STAIRS MEET ALL REQ'D CODES

-FINISH ARCHITECT TO APPROVE PRIOR TO START CONSTRUCTION.

GARAGE ROOF PLAN

SHINGLED ROOF
CURVED ROOF
DINING OUT
UGD RAIN DIVERSTER
ROOF VENT

GARAGE SECOND FLOOR PLAN

TANKLESS WATER HEATERS, A/C UNITS, ETC.

AIA & DESIGN, PLLC

1810 EAST SEVENTH ST.
CHARLOTTE, NC 28204
PHONE: 704.351.2576

R. CRAIG COX,
COX ARCHITECTURE

WWW.COXARCHITECTURE.COM

1/4" = 1'-0"
1'-0" = 1/4"
CURVED ROOF RAFTER DETAIL

PROPOSED GARAGE WALL SECTION

A4.0