LOCAL HISTORIC DISTRICT: Hermitage Court

PROPERTY ADDRESS: 400 Hermitage Court

SUMMARY OF REQUEST: Detached garage

APPLICANT: Michelle Berry

The application was denied in February for scale, massing and rhythm of the second story of the garage. The dormer projections are not drawn from the main structure.

The Commission will first determine if the revised proposal has been substantially redesigned before allowing the application to be heard.

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 - August
The project is a detached garage in the rear yard. Access to the garage is from an existing driveway on Hermitage Court. Materials are wood shake and lap siding.

Updated Proposal - September
The revised design includes the following changes:
1. The dormers have been redesigned to reflect the design of the house.
2. The extension on the right side has been lowered.
3. The garage height is approximately 6'-8" lower than the house.

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.

**Staff Analysis**

The Commission will determine if the proposal meets the guidelines for garages.
Charlotte Historic District Commission - Case 2016-172
HISTORIC DISTRICT: HERMITAGE COURT
GARAGE/ACCESSORY STRUCTURE

August 2, 2016

Hermitage Ct
Moravian Ln
Dartmouth Pl
Providence Rd
Circle Av
Willoughby St
Crescent Av
S Colonial Av
S Laurel Av
Hermitage Ct
Historic District
Property Lines
Building Footprints
400 Hermitage Court
Colonial Neighborhood Park
Phil Aull Pl
S Chase St
Alberto St

0 70 140 280 420 Feet

August 2, 2016
Denied August

September 2016
September 2016
DENIED AUGUST
DENIED AUGUST
**FLOOR PLAN NOTES**

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

**SQUARE FOOTAGES**

<table>
<thead>
<tr>
<th>Garage Floor</th>
<th>Second Floor (Not Shown)</th>
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<tbody>
<tr>
<td>556 ft²</td>
<td>450 ft²</td>
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</tbody>
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**FLOOR PLAN LEGEND**

- 1/2 2 SHELVES
- HR 16 1 ROLL, 2 SHELVES
- HR 28 2 ROLL, 2 SHELVES
- HR HANGING ROOF
- CD CATED OPANDING
- WO WASHER, DRYER
- OW OVEN WASH
- TR Refrigerator
- LS LAXY SHURN
- M MIXER
- SCI SHOWER HEAD
- RAIN HEAD

**WALL SCHEDULE**

- 2X FRAMED WALS
- OVERHEAD/RACER
- SPRINKLER

**DOOR & WINDOW LEGEND**

- DOORS: F + POCKET
- WINDOWS: A + AWNING
- C + CASSIDY
- D + DOUBLE PENG

**DOOR NOTES**

All interior doors to be 3 1/2" x 80". Roll up garage door to approximately 24" above the door for ease of access.

**WINDOW NOTES**

All window dimensions are based on Sierra-Pacific Rough Opening Cutouts. If different manufacturer is selected, final installation of window sizes are to be approved by Architect.

Windows to be installed by client. Window manufacturer to supply all necessary installation instructions.

Windows shall be single, non-tempered glass in windows as specified by local codes.

**STAIR NOTES**

All stairs to be verified by architect prior to installation.

Adjustments to stair to be confirmed by architect prior to stair construction.