LOCAL HISTORIC DISTRICT: Hermitage Court

PROPERTY ADDRESS: 400 Hermitage Court

SUMMARY OF REQUEST: Detached garage

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’ 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. The large mature tree in the rear yard will remain. Access to the garage is from an existing driveway on Hermitage Court. Materials are wood shake and lap siding. The roof design, slope and architectural details reflect the design of the house. The garage footprint is approximately 22’ x 26’.

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.
BERRY GARAGE

INDEX OF SHEETS

A1.0  COVER SHEET
A2.0  SITE PLAN
A2.1  GARAGE FLOOR PLANS
A3.0  GARAGE ELEVATIONS
A3.0b GARAGE ELEVATIONS
A3.1  GARAGE ELEVATIONS

SQUARE FOOTAGES

GARAGE FLOOR  580 sf
SECOND FLOOR  480 sf

ENGINEER
SEED, PLLC
MCWHYTE BARNES, PE
P.O. BOX 101817 CHARLOTTE, NC 28260
704-238-0478

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REFINED CONTRACTOR
THI GROGOREN
704-903-2047
Charlotte Historic District Commission - Case 2016-213

HISTORIC DISTRICT: Hermitage Court

ACCESSORY STRUCTURE

Hermitage Court

Historic District

400 Hermitage Court

Hermitage Court

Building Footprints

Historic District

Property Lines

January 4, 2017