

**LOCAL HISTORIC DISTRICT:** Hermitage Court

**PROPERTY ADDRESS:** 625 Hermitage Court

**SUMMARY OF REQUEST:** Detached garage

**APPLICANT:** James Jordan

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**Details of Proposed Request**

*Existing Context*

The site is a corner lot at Hermitage Court and Hermitage Road. The house is a Colonial style constructed in 1913 and listed in the Myers Park National Register of Historic Places. Site features include a porte cochere with a circular driveway on the right side, mature trees and a brick wall along the side yard. The landscaping behind the wall are overgrown shrubs.

*Proposal*

The proposal is a detached one story garage on the right side that requires removal and reconstruction of a portion of the brick wall, and relocation of the driveway. The garage footprint is 24' x 24' and the height is approximately 15'-8". Exterior material is brick to match the wall. Roof material is slate to match the house, garage doors are wood carriage style.

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

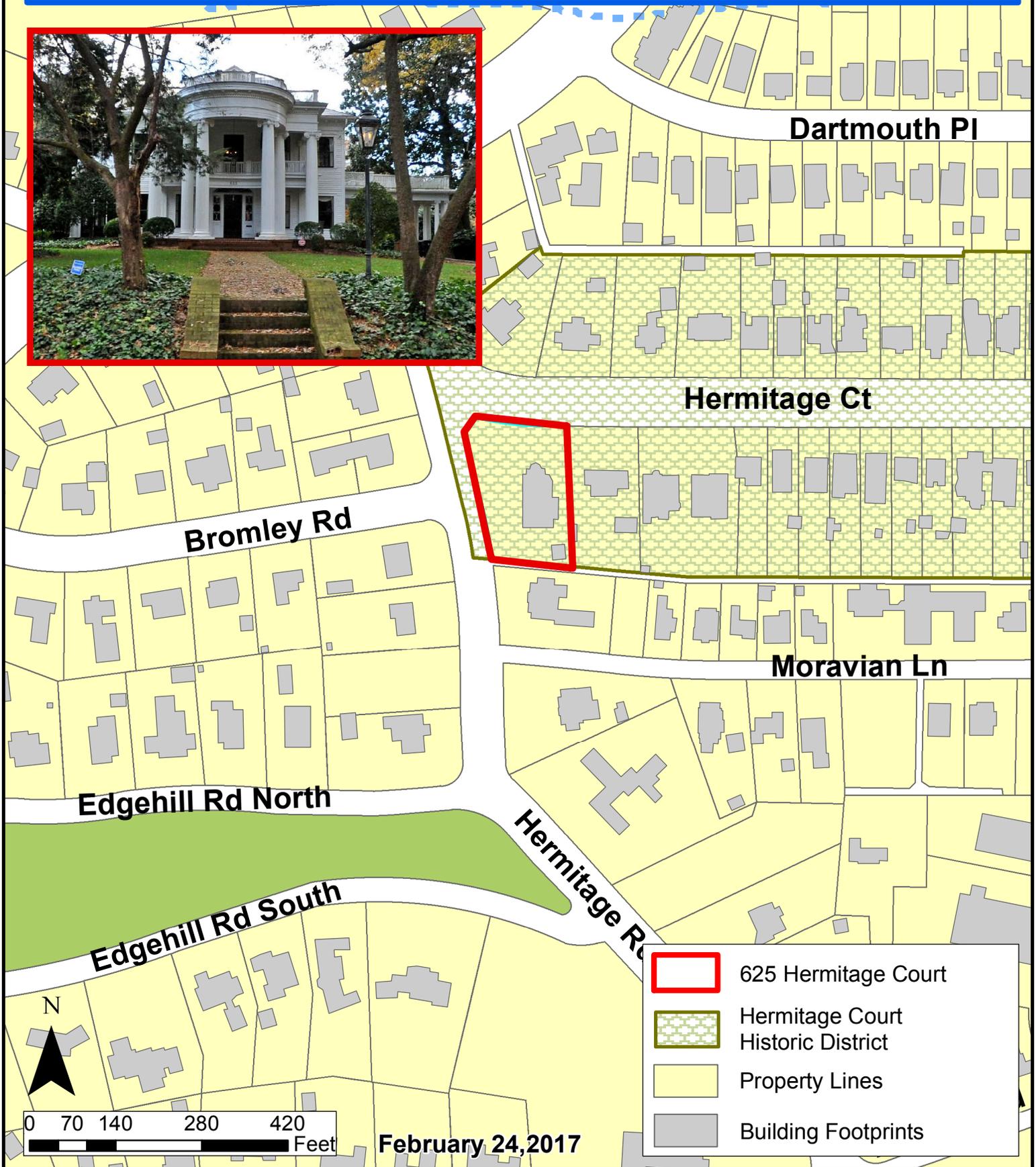
Although the main building on a lot makes the strongest statement about a property's contribution to the character of a Local Historic District, the accessory buildings that share the lot can also have a significant impact on the streetscape. The Historic District Commission recognizes that many of the 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 accessory buildings.

*Charlotte Historic District Commission Case 2017-067*  
**HISTORIC DISTRICT: Hermitage Court**  
**ACCESSORY STRUCTURE**



-  625 Hermitage Court
-  Hermitage Court Historic District
-  Property Lines
-  Building Footprints

0 70 140 280 420 Feet

February 24, 2017



625

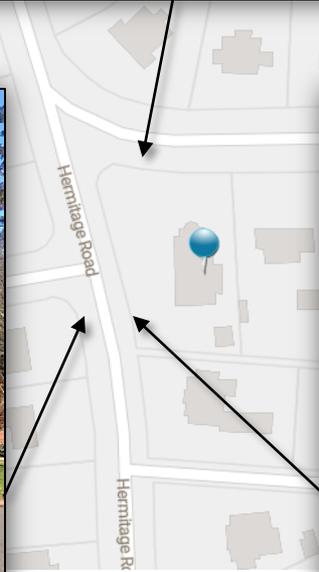
Blue sign with illegible text

**625 Hermitage Court**  
*Existing Conditions*

**Hermitage Court Elevation (Front)**



**Hermitage Rd Elevation (Right)**



**Hermitage Rd Elevation (Right)**



# 625 Hermitage Court

Existing Conditions



120 HERMITAGE RD



121 HERMITAGE RD



620 HERMITAGE CT



128 HERMITAGE RD



615 HERMITAGE CT



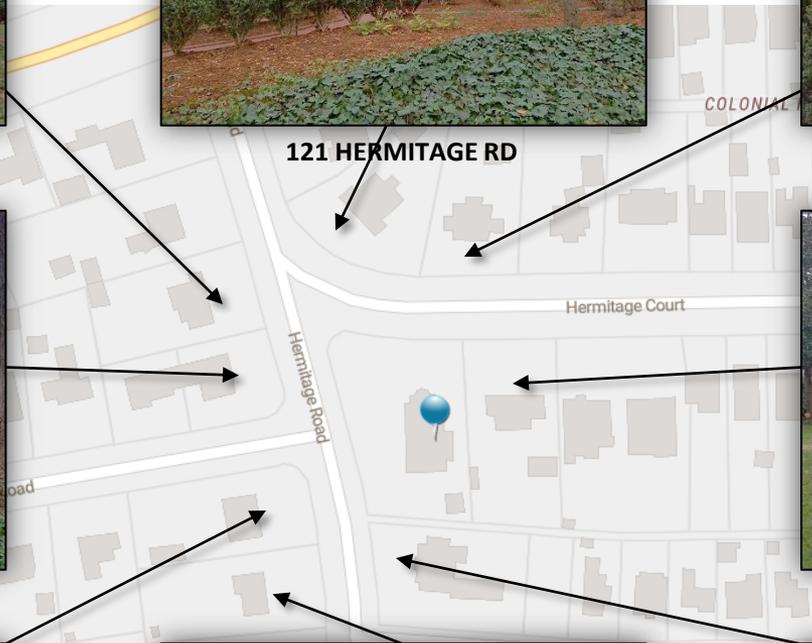
200 HERMITAGE RD



208 HERMITAGE RD

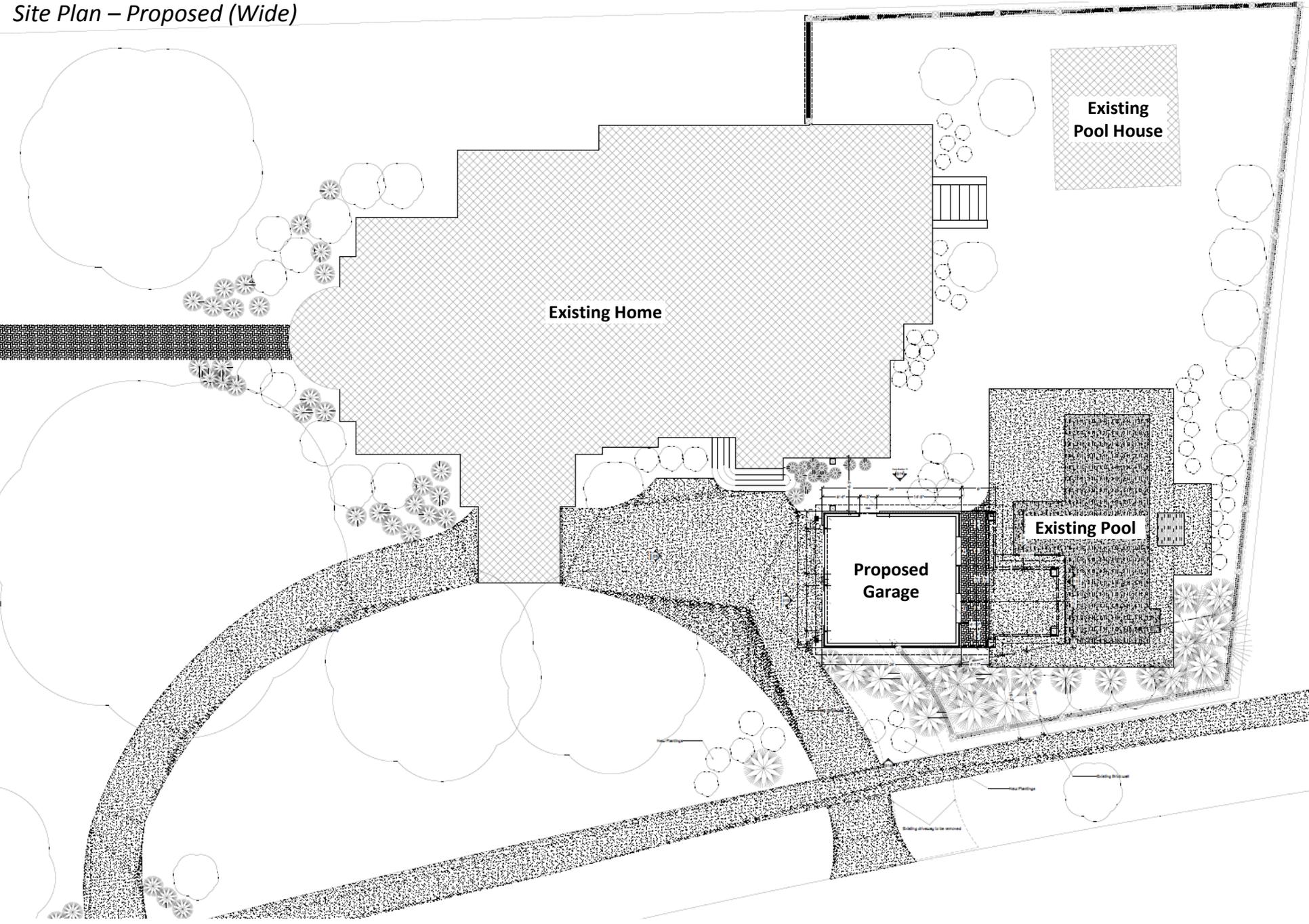


221 HERMITAGE RD



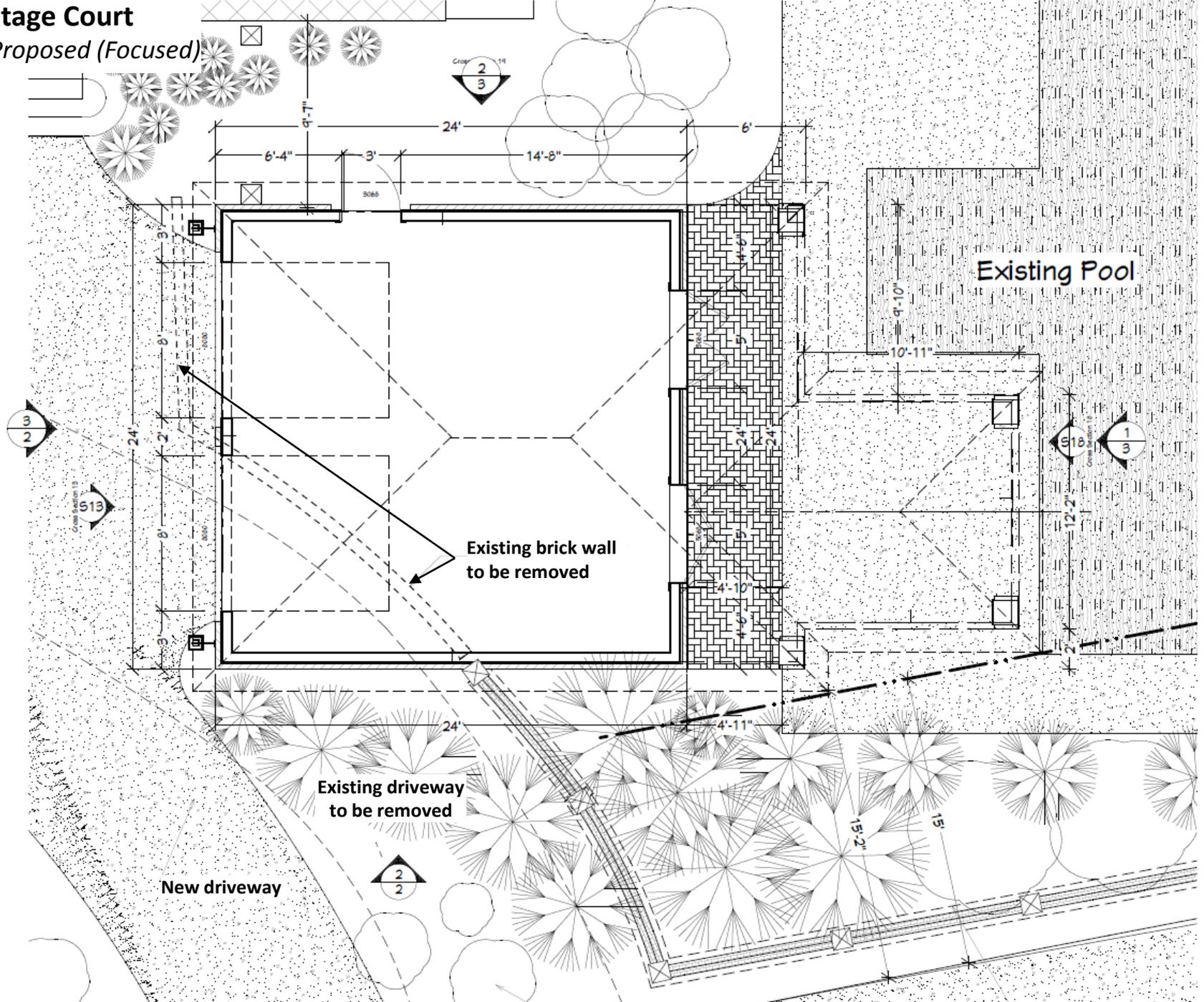


**625 Hermitage Court**  
*Site Plan – Proposed (Wide)*



# 625 Hermitage Court

Site Plan – Proposed (Focused)



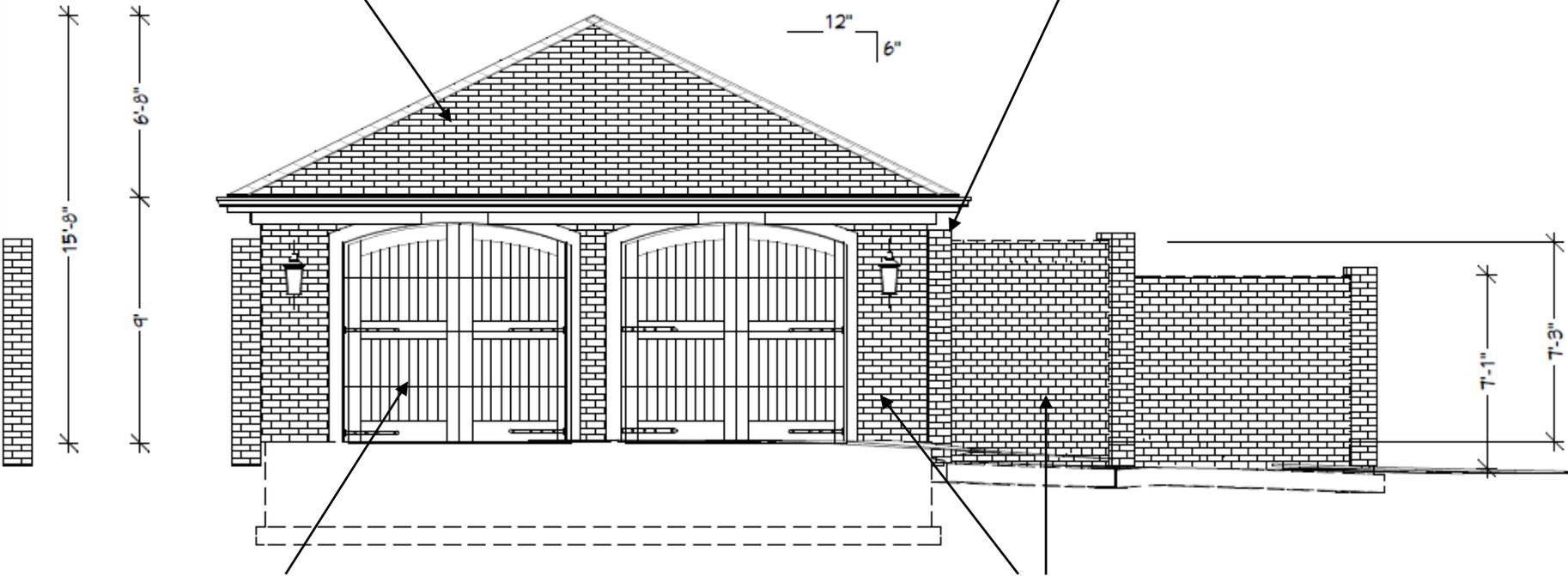
# 625 Hermitage Court

## Front Elevation

Existing Home

Slate roof to match existing home slate roof material and period style

Height of garage wall comparable to height of existing brick wall



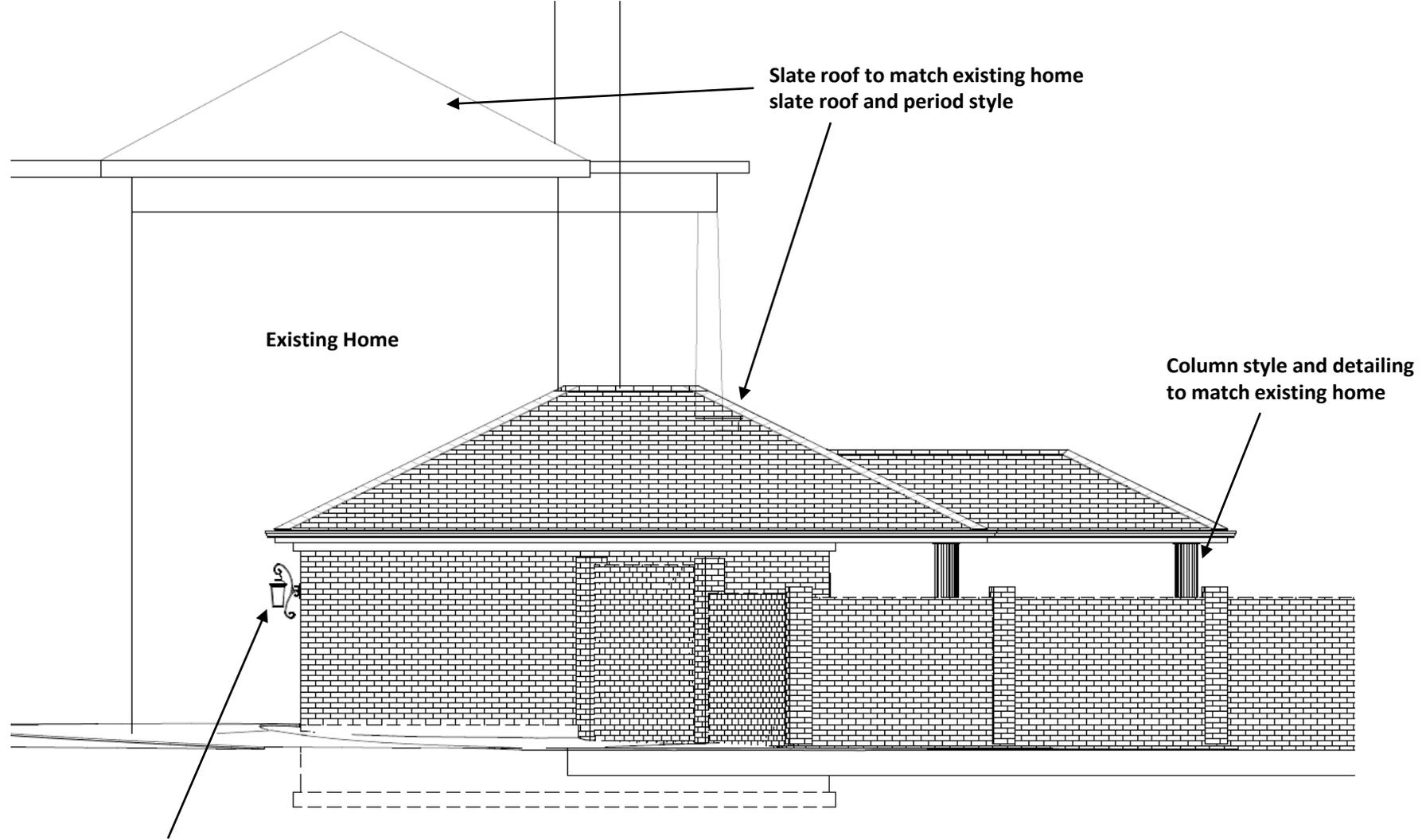
Wood garage door in a carriage house period design to match the period of the existing house

Brick façade to blend with existing brick wall and resemble carriage house period style

3 GARAGE FRONT ELEVATION  
2 1/4" = 1'

# 625 Hermitage Court

Right Elevation

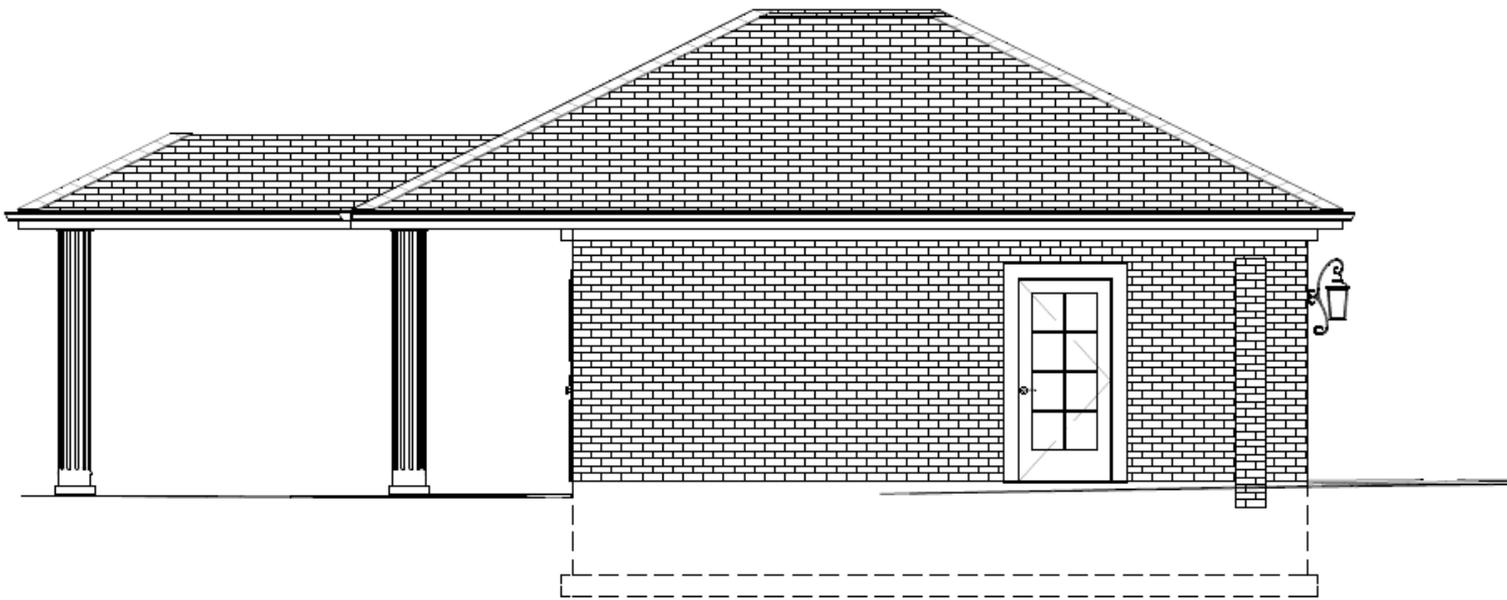


Carriage lights design similar to existing carriage lights on front of house

2 GARAGE RIGHT ELEVATION  
2 1/4" = 1'

# 625 Hermitage Court

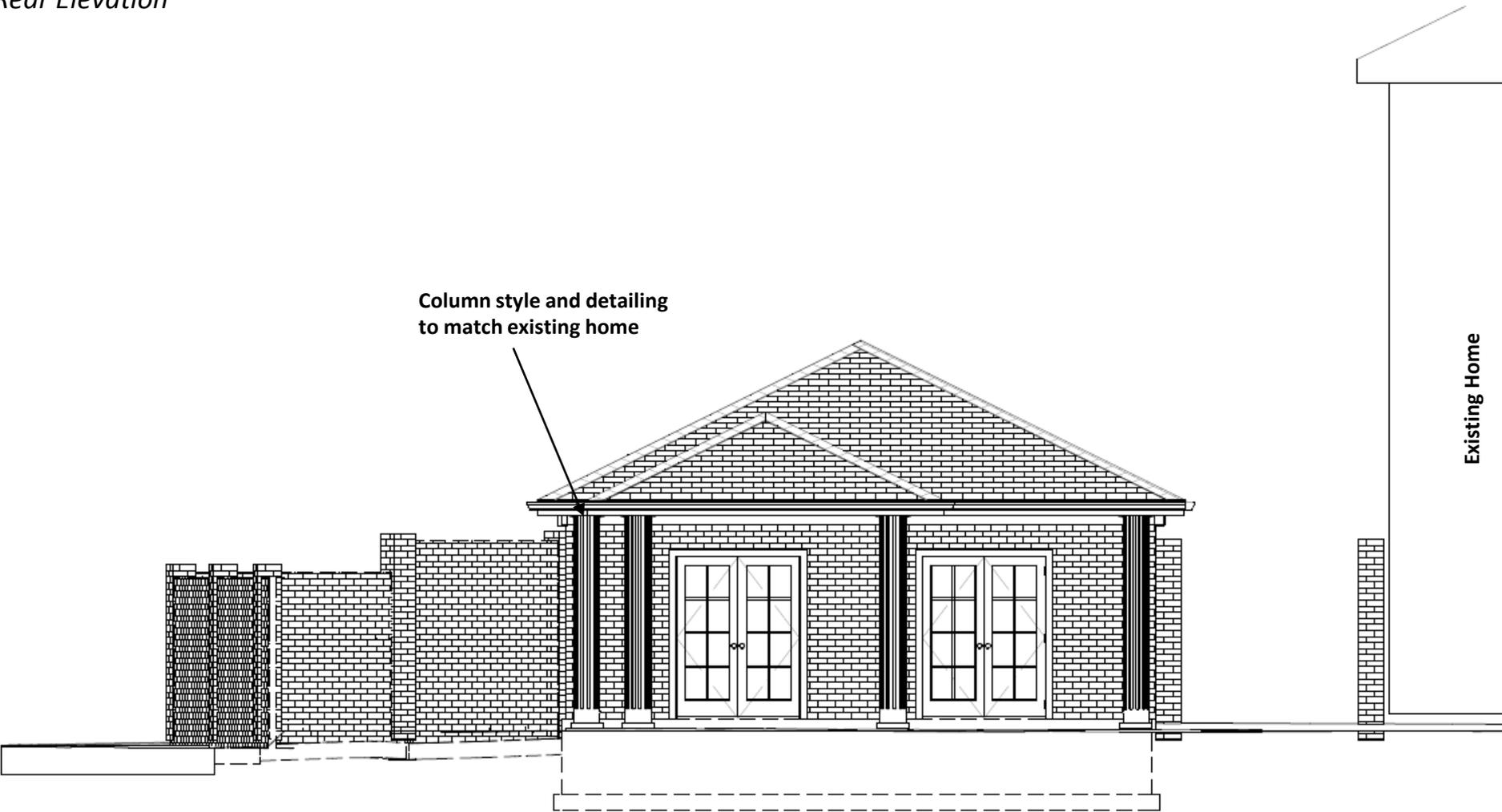
Left Elevation



2 GARAGE LEFT ELEVATION  
3 1/4" = 1'

# 625 Hermitage Court

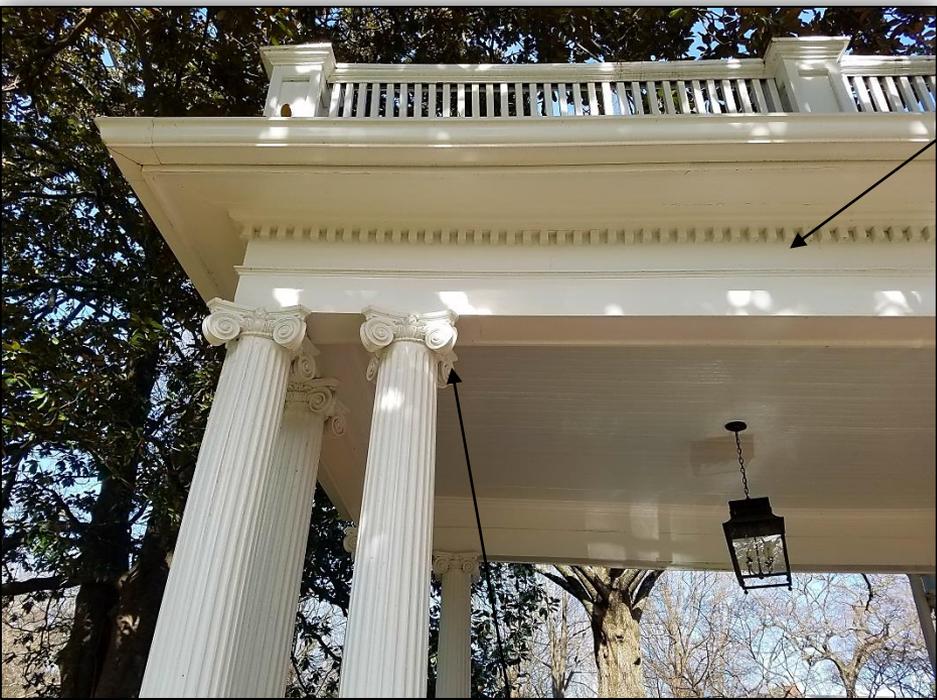
Rear Elevation



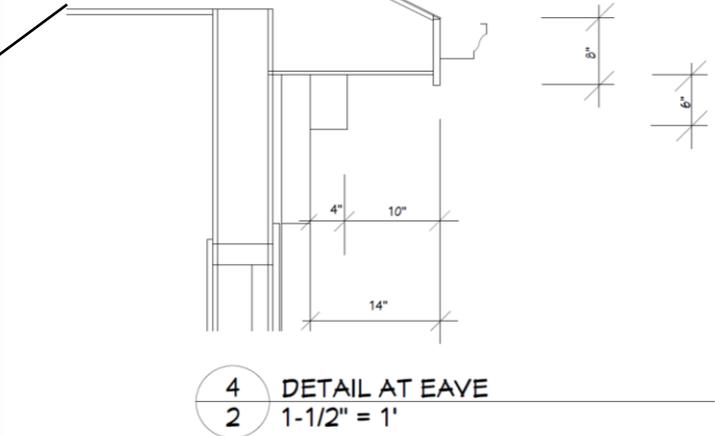
1 GARAGE REAR ELEVATION  
3 1/4" = 1'

# 625 Hermitage Court

Architecture Detail



Eave detail to match existing home



Slate roof to match existing home



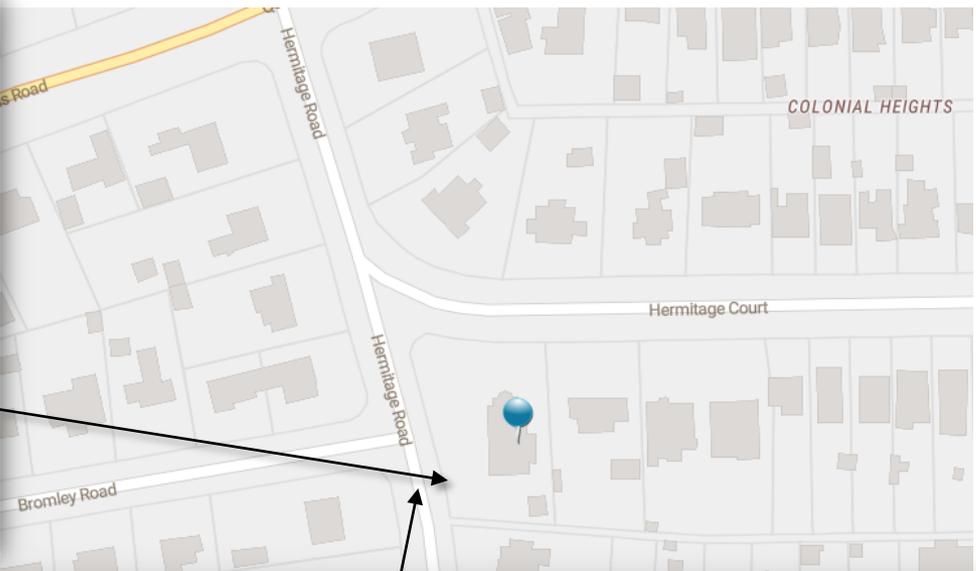
Column detail to match existing home

Carriage lights design similar to existing home



# 625 Hermitage Court

## Proposed Elevations 3D Renderings

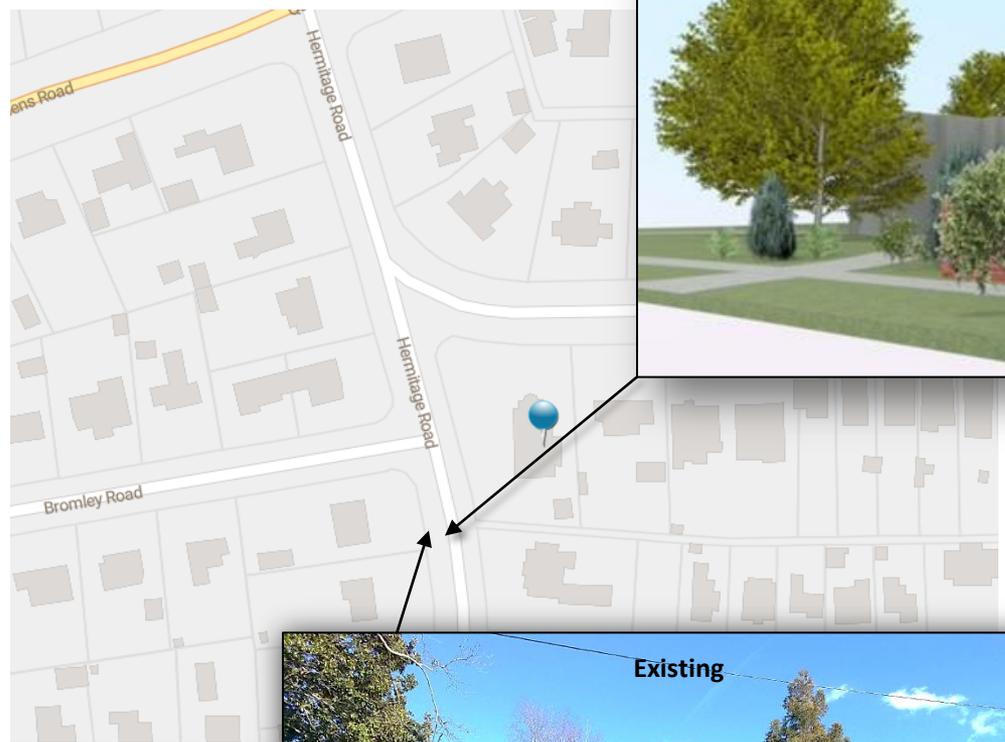


Front of garage will be in line with the front of the existing brick wall



# 625 Hermitage Court

## Proposed Elevations 3D Renderings



Proposed

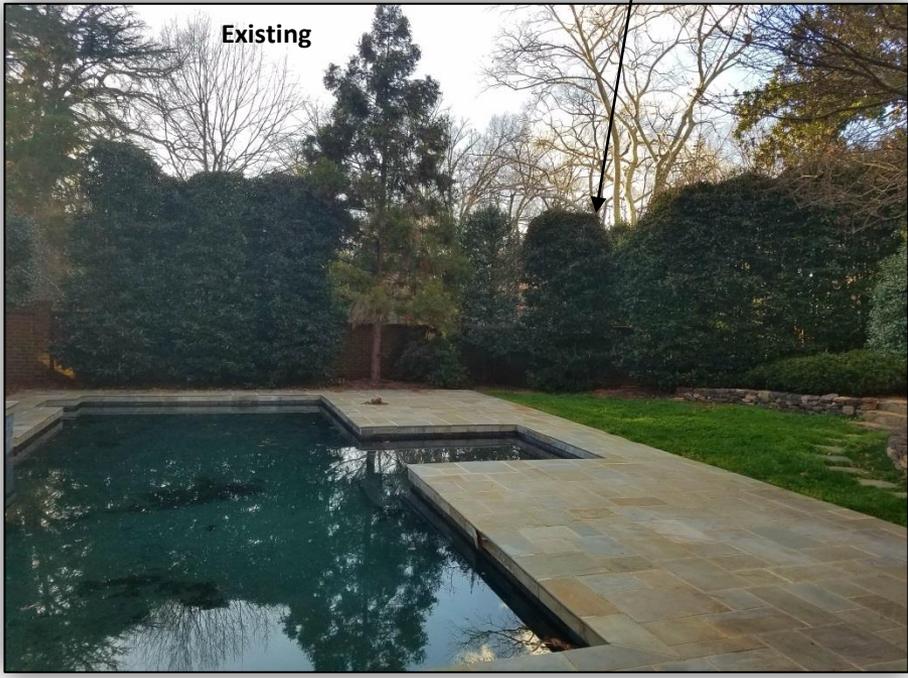


Existing

Majority of garage will not be visible from the street due to existing brick wall and existing plantings

**625 Hermitage Court**  
*Proposed Elevations 3D Renderings*

Rear of garage will not be visible from the street due to existing brick wall and existing bushes



# 625 Hermitage Court

Non-Permeable Surface

Backyard Area

End of original home

Home Addition  
(2992 sf)

Pool House  
(528 sf)

**Non-Permeable Surface Calculation:**

Total backyard area: 15,846 sf

Surface allowance: 7,923 sf  
*(50% non-permeable of total)*

Home addition:	2,992 sf	(-)
Pool house:	528 sf	(-)
Pool & apron:	1,632 sf	(-)
Driveway:	1,055 sf	(-)
Proposed garage:	787 sf	(-)
<b>TOTAL</b>	<b>6,994 sf</b>	

**TOTAL EXCESS ALLOWANCE** 929 sf  
*(after proposed garage)*

Driveway  
(1055 sf)

Proposed Garage  
(787 sf)

Pool & Apron  
(1632 sf)

