



Charlotte Historic District Commission Application for a Certificate of Appropriateness

May 11, 2011

ADDRESS OF PROPERTY	530 Hermitage Court, Hermitage Court Local Historic District HDC 2011-039
SUMMARY OF REQUEST	Terrace Addition & Site Alterations
OWNERS	Scott M & Lisa B Yarborough
APPLICANT	Lisa Yarborough

Details of Proposed Request

This application seeks approval for the installation of a terrace at the front of the house.

There are also some changes in windows to the main house that are driven by some interior renovations that are underway. Both of the window changes are within HDC policy and are being administratively approved.

Current Status and Context of Property

This house is a two story Colonial Revival structure built in 1920. It is listed as a contributing structure within the Myers Park National Register Historic District.

The house is similar in scale and character to the entire hermitage Court Local Historic District.

Relevant HDC Design Guidelines

- *Additions*

Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Outstanding Issues

At the April 13, 2011 HDC meeting, the Commission reviewed an earlier version of this proposal that included a front yard terrace that was connected to the existing driveway. After the review and discussion by the HDC, the project was deferred for additional design consideration.

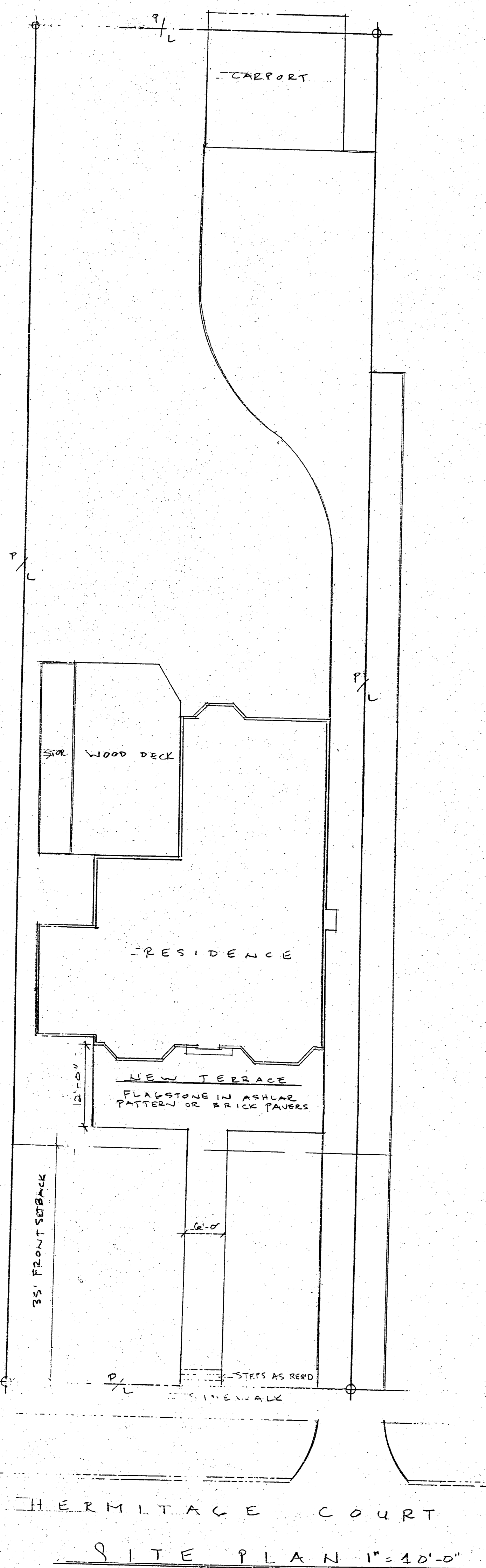
The attached plans have been submitted in response to the Commission's comments at the April meeting. The front yard terrace has been eliminated from the proposal.

The remaining element needing the Commission's approval is the new terrace along the foundation of the house on the front elevation. It is in effect an extension of the front porch to create a raised patio of either flagstone or pavers. This treatment is not atypical for Colonial Revival homes of this style, and can be found in several areas of the Myers Park Local Historic District. This patio is noted to extend ten feet from the main façade wall of the house.

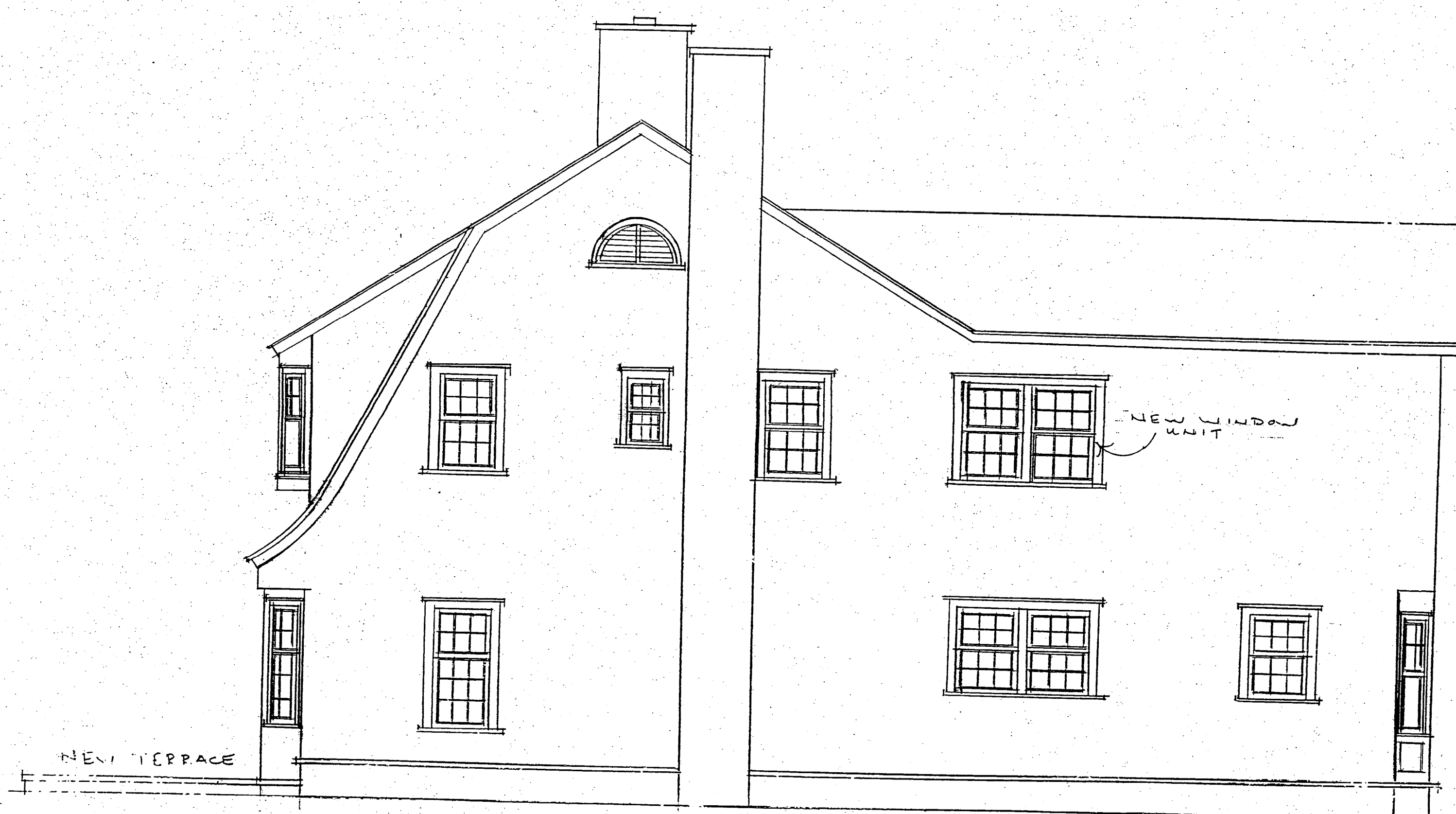


Wildcats
WILSON

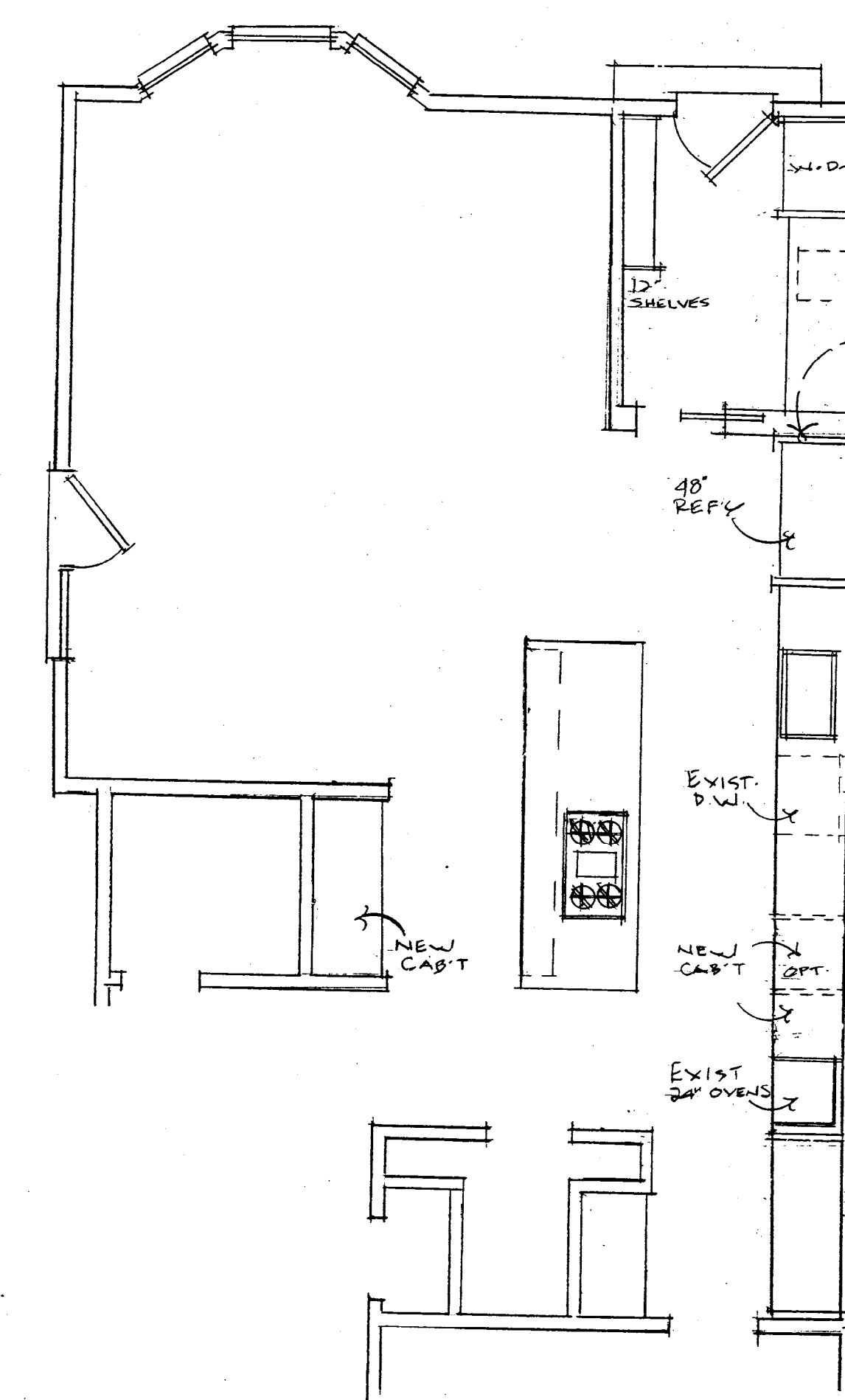
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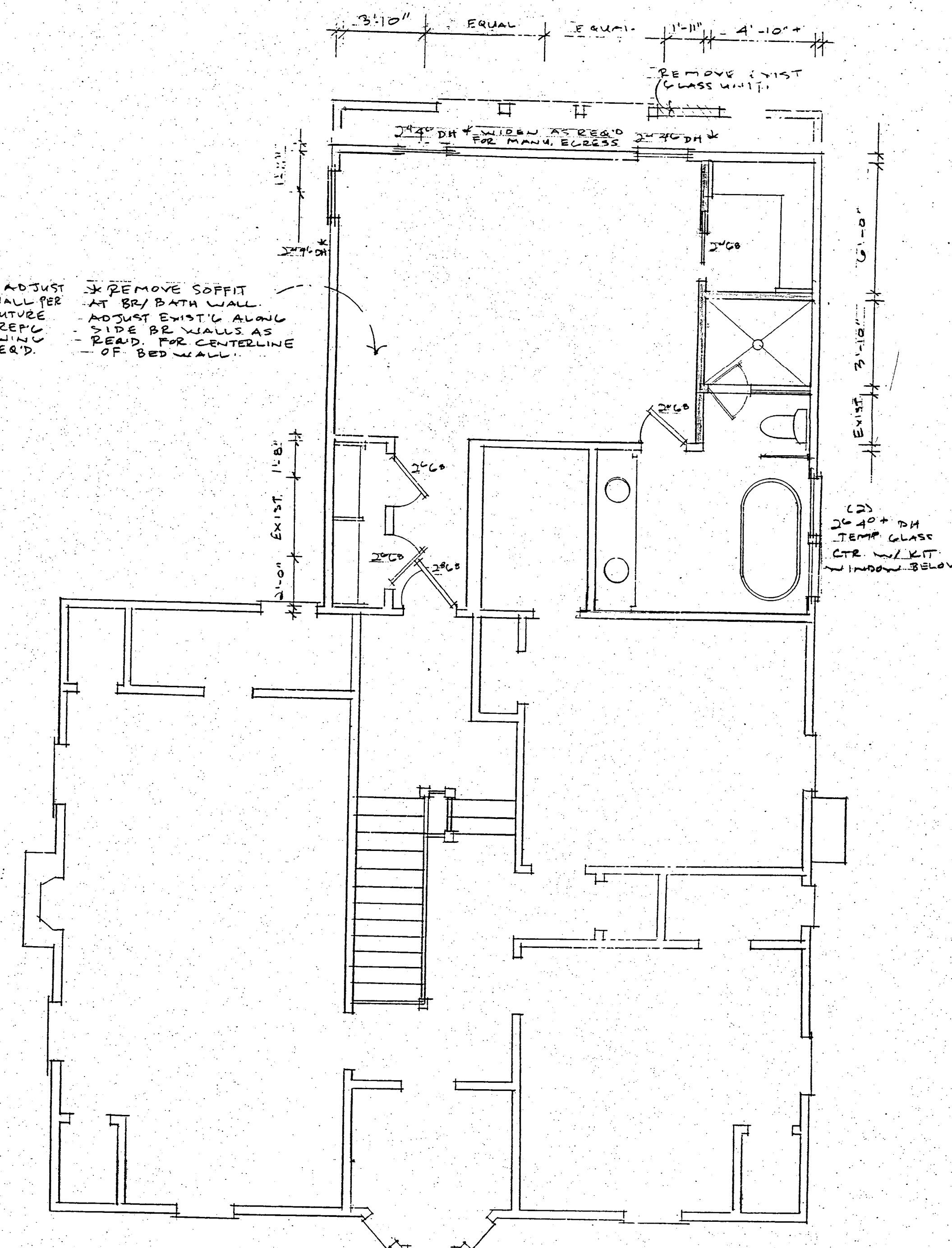
REAR ELEVATION $\frac{1}{4}" = 1'-0"$



DRIVEWAY ELEVATION $\frac{1}{4}" = 2'-0"$



MAIN LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN 1/4" = 1'-0"

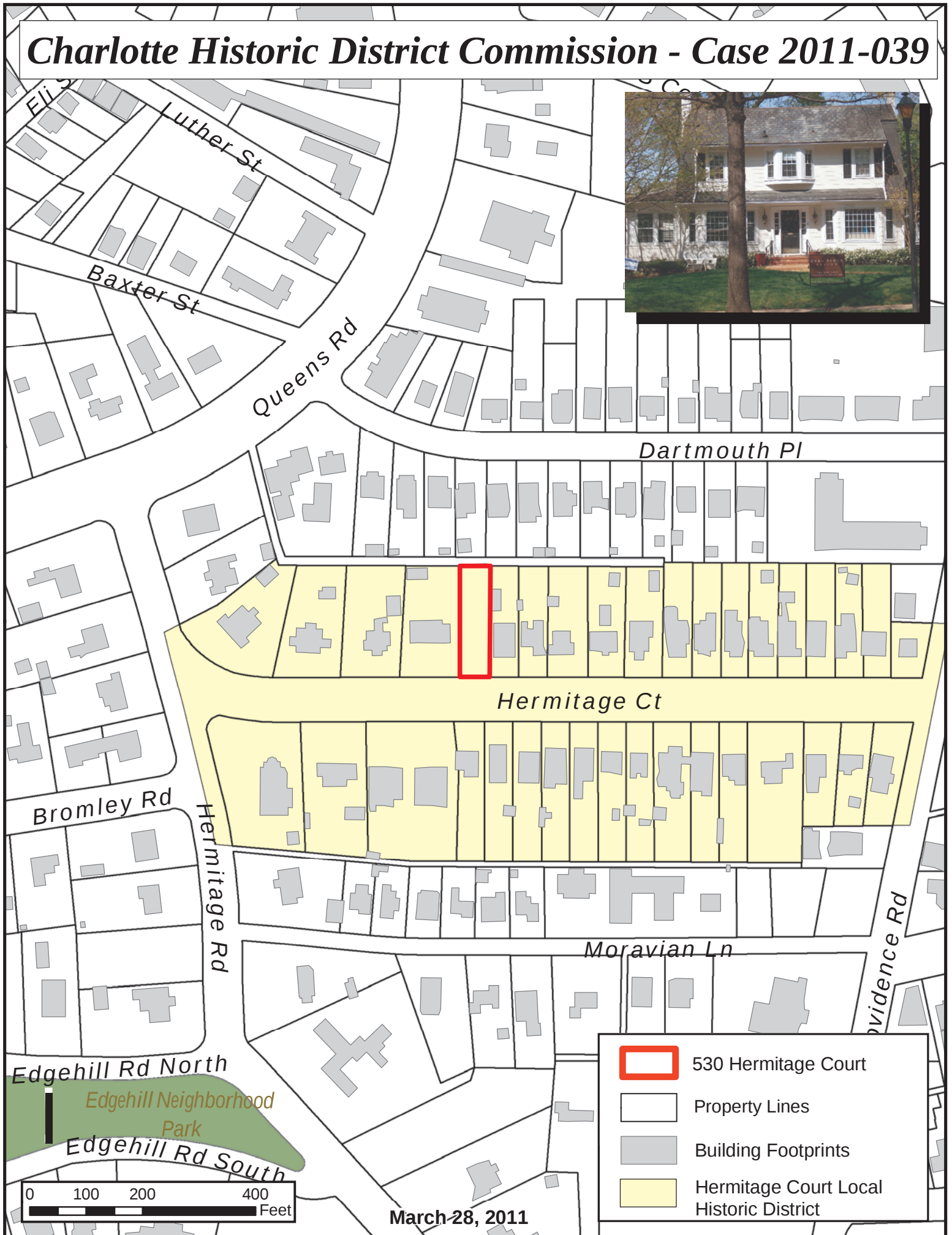
- * NOTES:
1. EXTERIOR TO BE REPAINTED
 2. ROOF TO BE REPLACED W/
ARCHITECTURAL ASPHALT 20YR. SHINGLES
 3. FRONT ELEV. SHUTTERS TO BE
REPLACED AND MADE OPERABLE

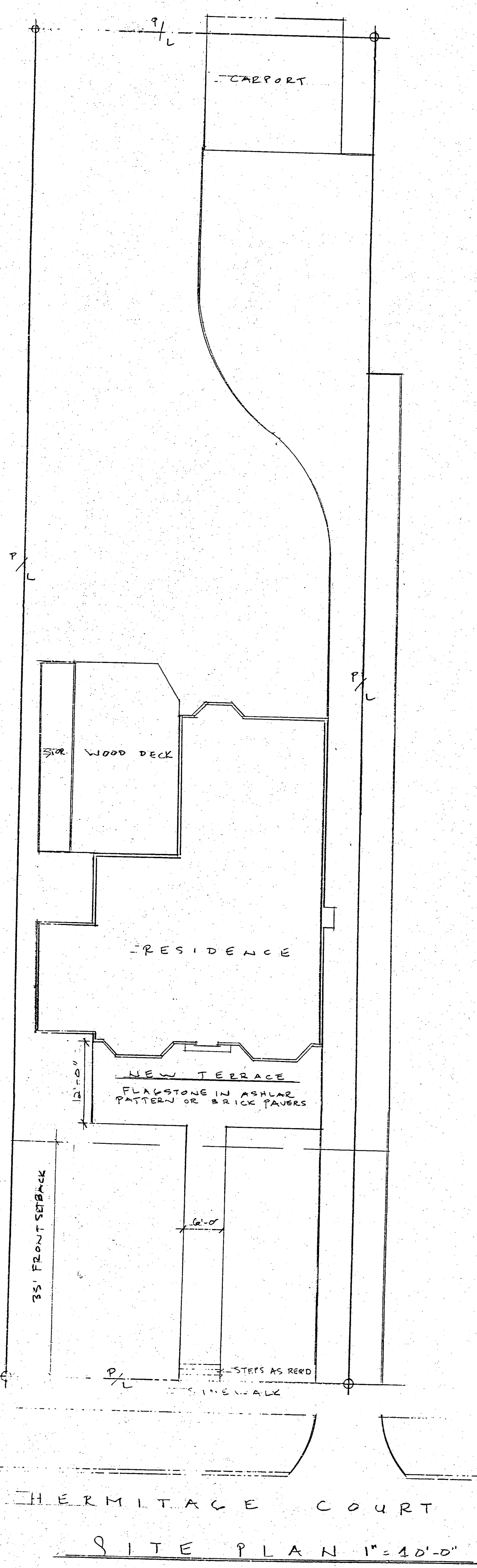
SCOTT AND LISA YARBROUGH RESIDENCE
530 HERMITAGE COURT
CHARLOTTE, NORTH CAROLINA

G R E G P E R R Y
D E S I G N

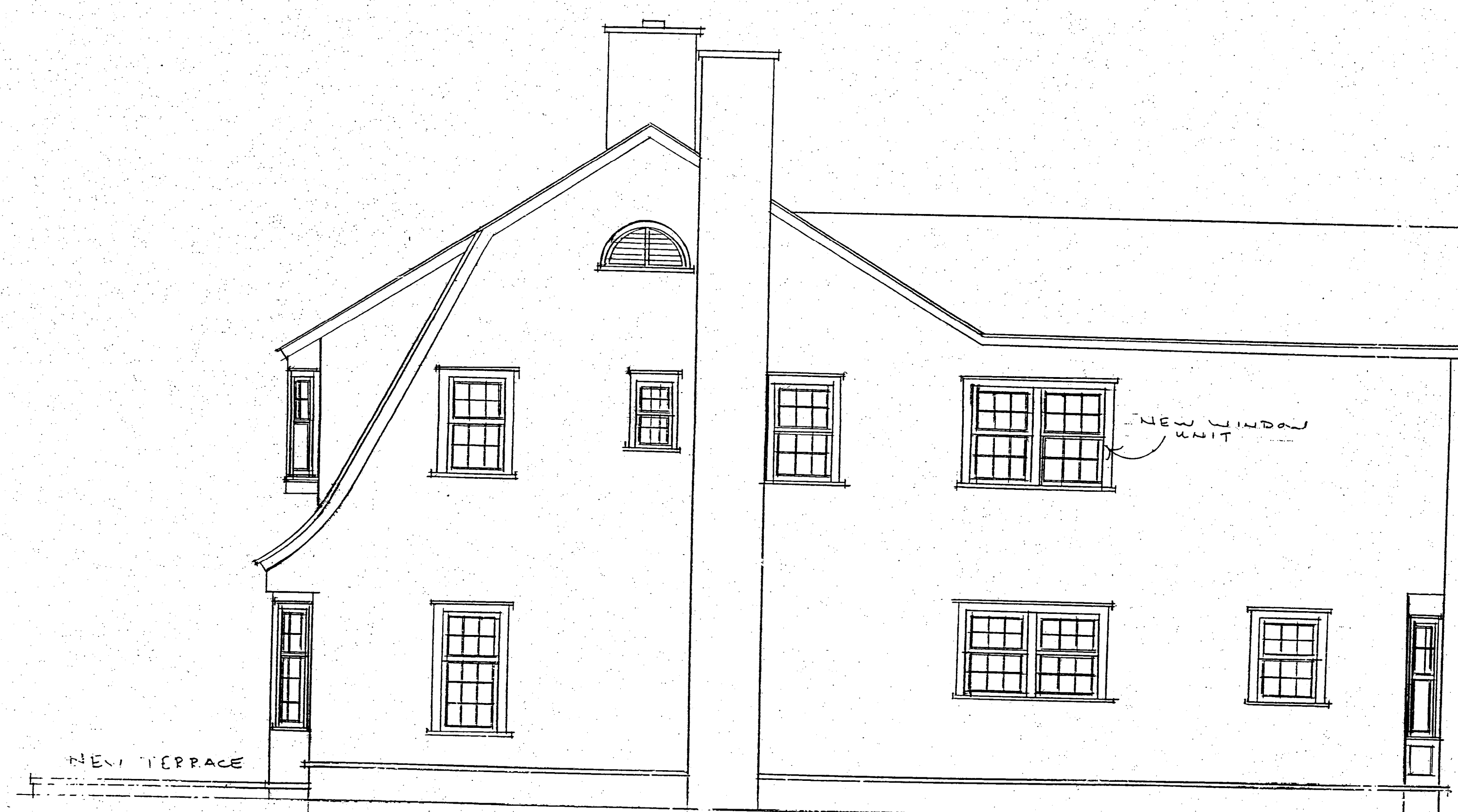
2820 SELWYN AVENUE, SUITE 690, CHARLOTTE, NC 28209
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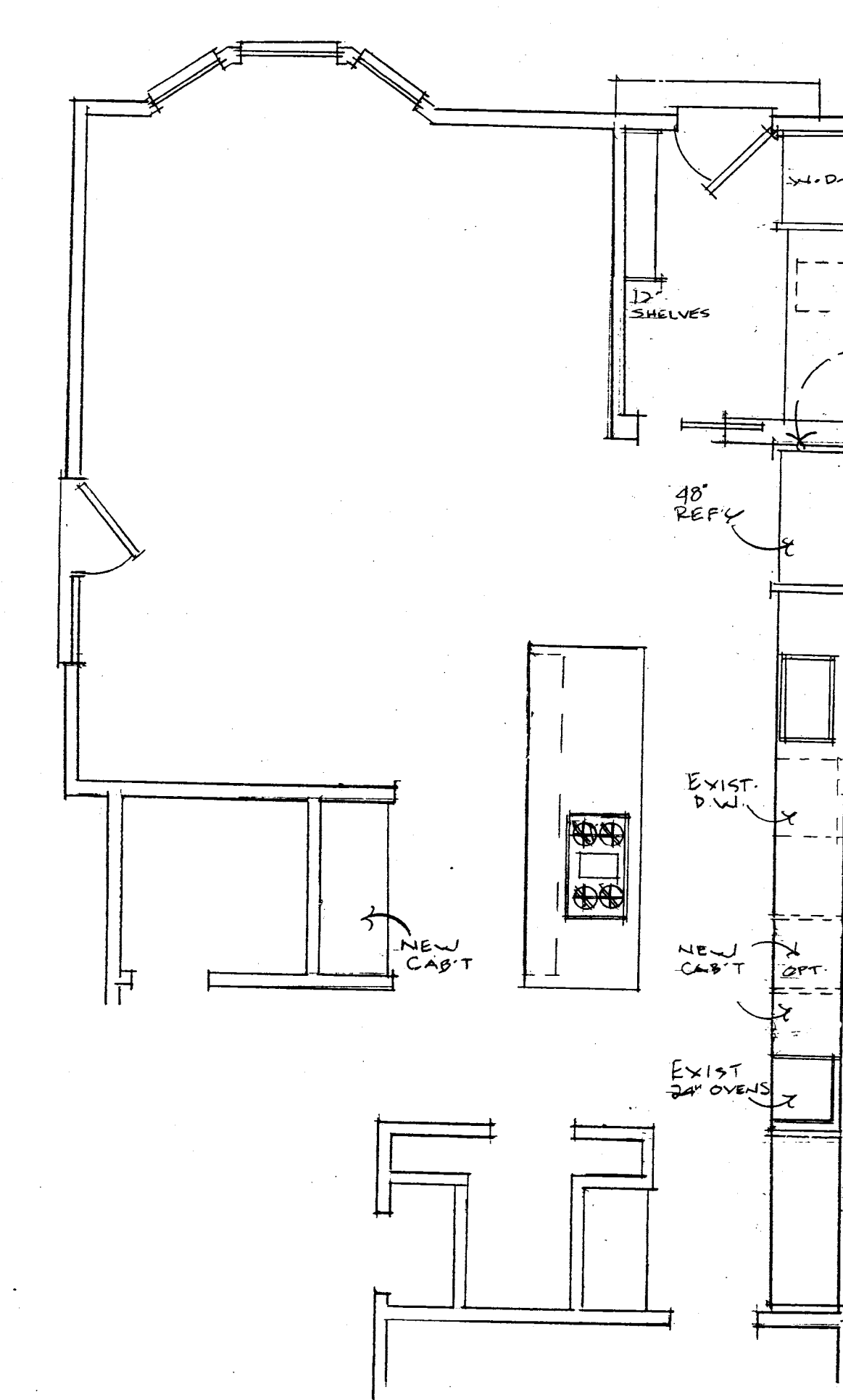




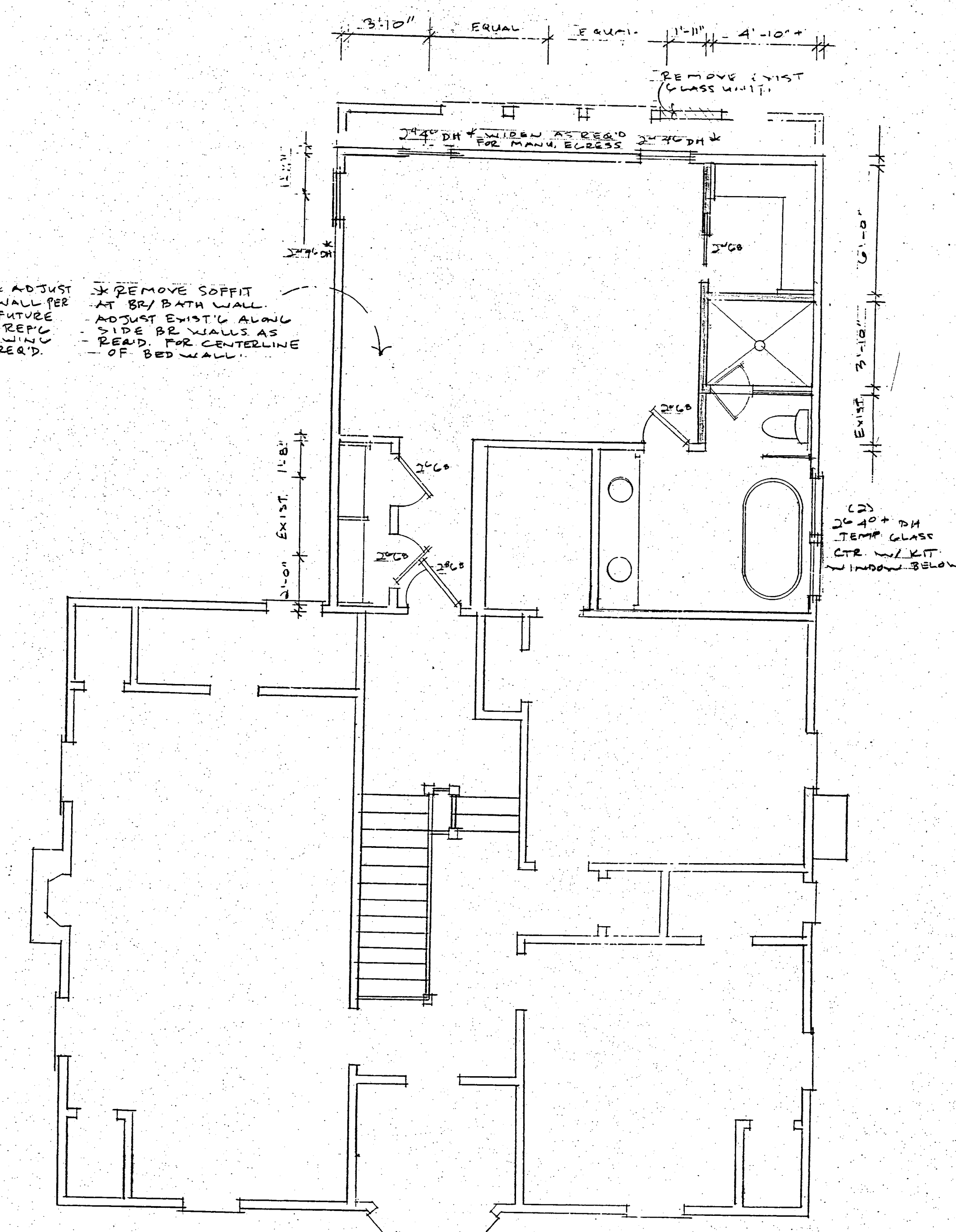
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MAIN LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN 1/4"=1'-0"

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