Charlotte Historic District Commission Application for a Certificate of Appropriateness

October 12, 2011

ADDRESS OF PROPERTY 401 Hermitage Court, Hermitage Court Local Historic District HDC 2011-111

SUMMARY OF REQUEST Replacement of Garage Roof Deck

OWNER Ambreen Younus

APPLICANT Ambreen Younus

Details of Proposed Request

This application seeks approval for the replacement of a deck above the garage of this existing house at the intersection of Hermitage Court and Providence Road.

This application has been filed in response to an enforcement action by Code Enforcement Staff.

Current Status and Context of Property

This house is a two story American Foursquare structure with a pyramidal roof that has been altered with the addition of a set of full cross-gabled dormers. The house has a front-facing attached entrance porch on the left side of the façade. The house bears wooden shake siding, and 6/1 windows. There is a flat-roofed attached garage at the rear of the house. The deck is on the roof of this garage.

The house was built in 1920, according to Mecklenburg County Tax Records. Although located within the boundary of the Myers Park National Register Historic District, the house is not listed in the inventory documents for that district.

This section of Hermitage Court consists mainly of single family homes of similar size, scale and age. The surrounding area of Providence Road is almost exclusively commercial.

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.

Analysis of Proposal

This house has an attached rear yard garage that is visible from Providence Road. Due to damage and poor original construction of the deck, it was recently replaced with new materials and with a slightly altered design.

The attached photographs show the original configuration of the deck, most notably the rails and posts, and the new design as installed.

According to the attached statement from the applicant, the new deck will be painted and/or stained to match the house once the HDC approves the design.

Under current HDC policy covering *Additions*, there are eight criteria that must be satisfied for an addition to an existing structure to be considered appropriate. These criteria are:

1.	Size	the relationship of the project to its site
2.	Scale	the relationship of the building to those around it
3.	Massing	the relationship of the building's various parts to each other
4.	Fenestration	the placement, style and materials of windows and doors
5.	Rhythm	the relationship of fenestration, recesses and projections
6.	Setback	in relation to setback of immediate surroundings
7.	Materials	proper historic materials or approved substitutes
8.	Context	the overall relationship of the project to its surroundings





