

Charlotte Historic District Commission
Application for a Certificate of Appropriateness

November 9, 2011

ADDRESS OF PROPERTY	400 & 600 Hermitage Ct, Hermitage Court Local Historic District HDC 2011-113
SUMMARY OF REQUEST	Demolition & Proposed New Construction
OWNER	Three of Diamonds, LLC
APPLICANT	Alan Simonini Homes, LLC

Details of Proposed Request

This application requests approval for the demolition of an existing apartment building, and conceptual approval for the construction of two new duplexes.

Current Status and Context of Property

The existing building at this location is a two story Colonial Revival brick apartment building constructed in 1950. The building has a centered common entrance stoop on the façade, centered in a large projecting front bay. The corners of the building and the front bay are decorated with brick quoins. The building also contains transomed metal casement windows.

This property is listed as non-contributing to the Myers Park National Register Historic District

The area around this site consists primarily of single family homes. The size and scale of the surrounding building are consistent with this structure. There is a multi-family development across Hermitage Court that was built in the mid-1980's.

Relevant HDC Design Guidelines

- *Demolition*
- *New Construction*

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

The applicant is seeking demolition of this apartment building in order to clear the site for a proposed multi-family project that consists of two proposed duplex structures, each with a common wall at the attached garages. A driveway is proposed for each end of the site from Hermitage Court. The ends of each building will face Hermitage Court, and are designed to present a façade similar to a single family home to the street.

The HDC must first address the demolition of the existing structure. The demolition request also includes a small carport structure on the site.

Under current State and Local Codes, as well as current HDC policy, requests for demolition are handled through a proscribed process.

The current HDC policy on Demolitions states in part:

1. No building or structure located within a Local Historic District can be demolished without a Certificate of Appropriateness.
2. The Historic District Commission will evaluate demolition applications to determine if the structure in question contributes to the character of the Local Historic District. If the HDC finds that the structure does not contribute to the character of the district or is unsalvageable, immediate approval of the demolition request may be granted.
3. Should the Historic District Commission find that the structure does contribute to the character of the historic district, the HDC can delay the issuance of a Certificate of Appropriateness authorizing demolition for a period not to exceed 365 days, in order to work with the owner to seek alternatives to demolition.
4. When an application for demolition receives a 365-day delay, any consideration of applications for proposed new construction on the same site will be deferred for 90 days.

The HDC must first make a finding regarding whether, in the Commission's opinion, this building is a contributing structure to the historic character of the Hermitage Court Local Historic District.

Should the HDC determine that this is a non-contributing structure to the historic character of the Hermitage Court Local Historic District, the demolition must be approved without the imposition of any delay in the issuance of a Certificate of Appropriateness for the demolition.

Should the HDC determine that this is a contributing structure to the historic character of the Hermitage Court Local Historic District, the issuance of a Certificate of Appropriateness for the demolition may be delayed for a period not to exceed 365 days.

Also under current HDC policy, the Commission may not review any plans for the reuse of this lot for a period of 90 days from the vote at the October 12th, 2011 HDC meeting. The HDC can consider waiving this requirement if the applicant makes such a request.

In order for the HDC to consider reviewing the proposed drawings for a conceptual approval for the new construction proposed for this site, The Commission must first agree by vote to waive the section of their Demolition Policy that requires a 90 day period between a demolition request and consideration of an application for new construction on the same site.

Should the HDC find that circumstances warrant a waiver of this requirement; the applicant would like to proceed with a hearing seeking conceptual approval for the proposed pair of new duplex units.

HDC policy defines a Conceptual Approval:

This preliminary type of approval indicates that a proposal appears to meet the overall spirit of the Policy and Design Guidelines, but that there are details or design issues that need to be addressed before a final approval can be granted. Conceptual approvals are generally used for larger-scale, more complicated projects that have a long design process, but can also be issued for smaller projects that need minor design changes. The Commission will specify in a motion for Conceptual Approval what parts of the proposal meet the requirements for the issuance of a Certificate of Appropriateness, and what issues need to be addressed by the applicant before the Commission can consider granting a final approval for the project.

This proposal will need to be evaluated under the HDC's current New Construction policy, which lists nine criteria that such proposals must successfully address to be considered appropriate for construction in a Local Historic District:

All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria

- | | | |
|----|--------------|----------------------------------------------------------------|
| 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 |
| 9. | Landscaping | as a tool to soften and blend the project with the district |

UPDATE:

Subsequent to the October 12 HDC Meeting, Staff met with Alan Simonini to discuss this project.

At that meeting, Staff was informed that this project includes not only the site of the existing apartment building at 600 Hermitage Court, but the property at the corner of Hermitage Court and Providence Road that was the subject of a previous development proposal that failed to get the rezoning necessary for construction.

Staff was told that more detailed plans for both of these sites would be forthcoming, but as of this writing they have not been received.

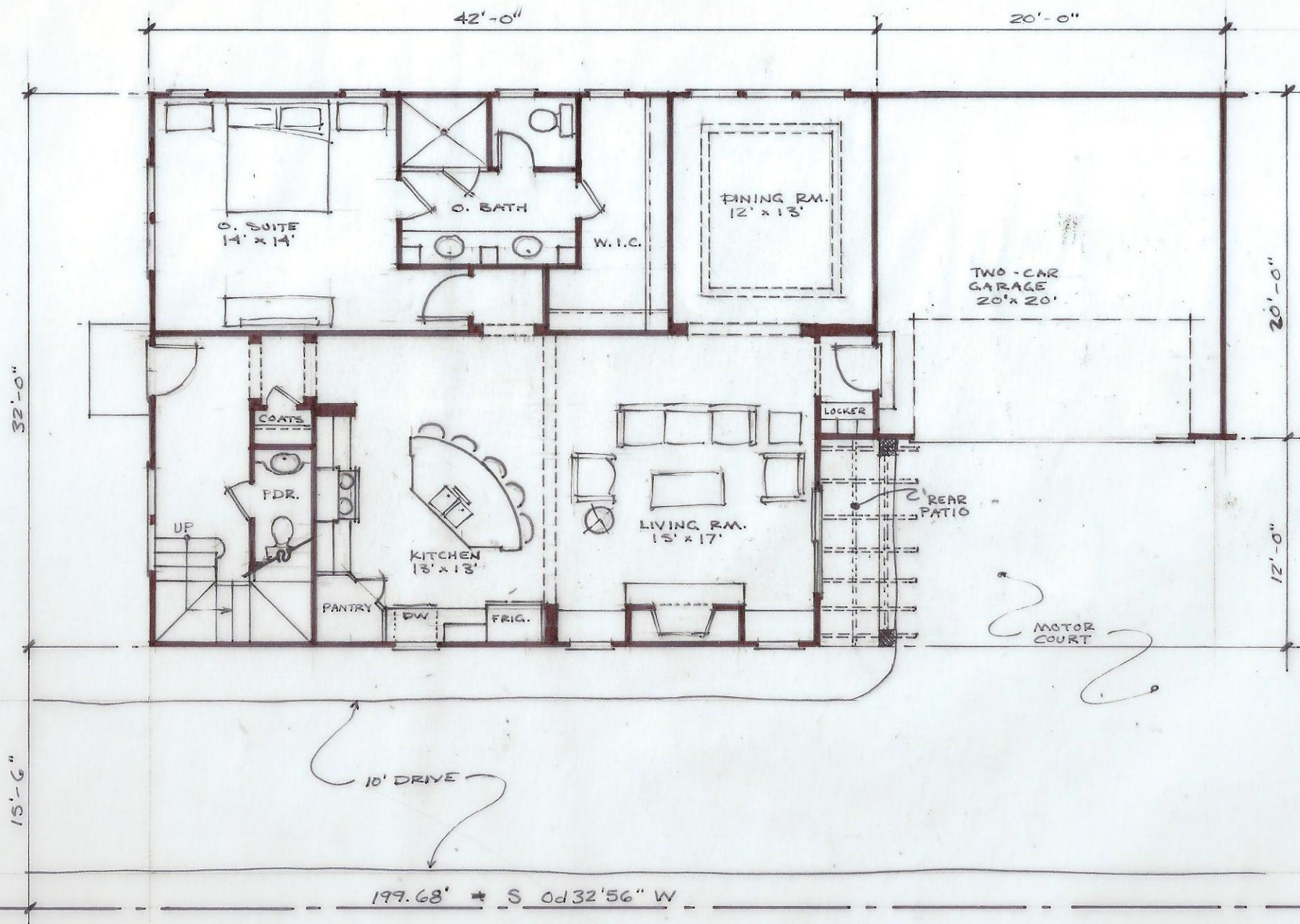
Mr., Simonini was also informed of the 90 day rule regarding submission of development plans on sites where a 365 day delay of demolition is in place, and he understands that the HDC would have to waive that rule to proceed with the review of the plans for new construction on the 600 Hermitage Court site.



ELEVATION "A"

ELEVATION "B"

600 HERMITAGE CT.

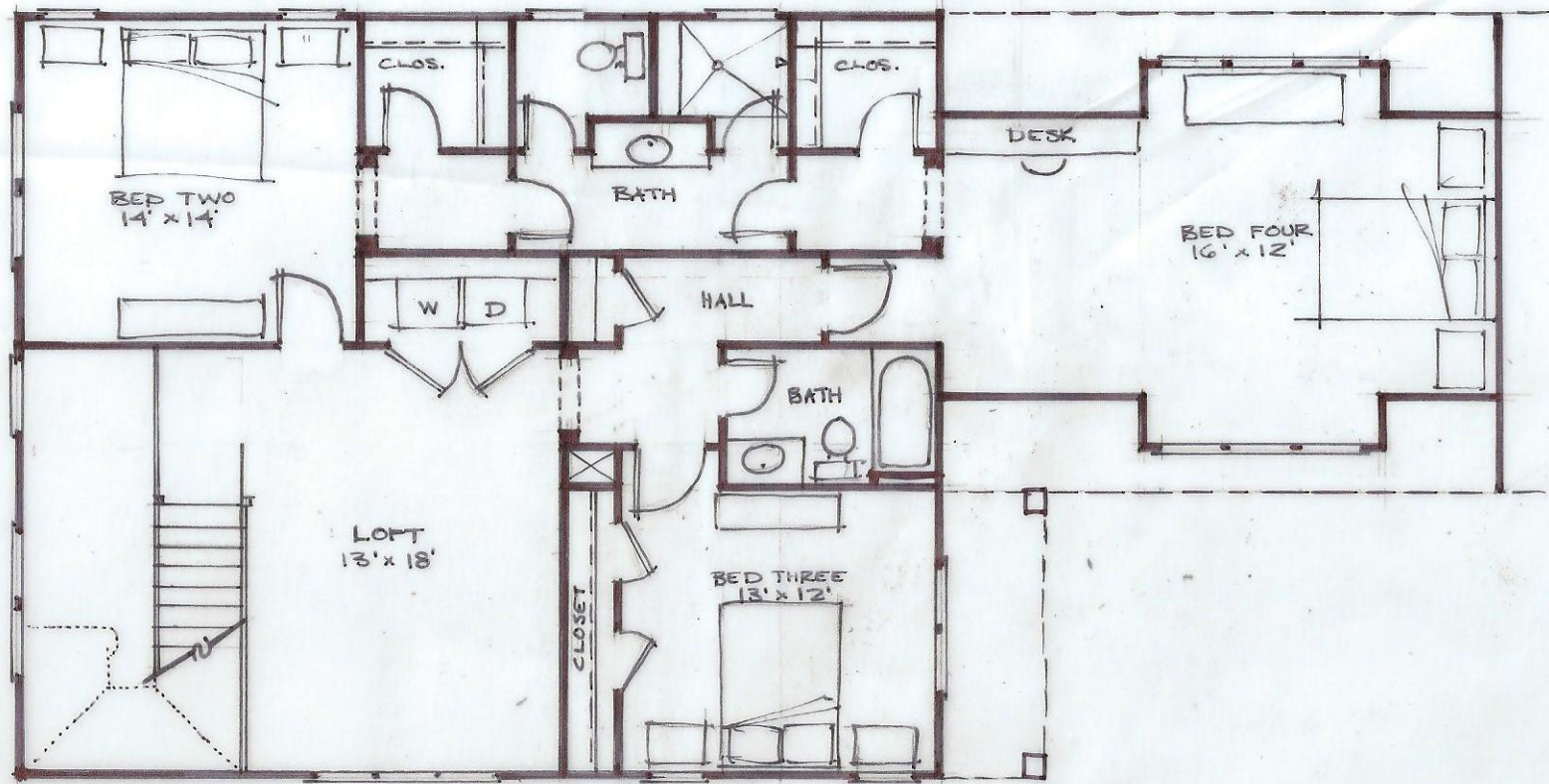


FIRST FLOOR PLAN

1/8" = 1'-0"

J. Smith

600 HERMITAGE CT.

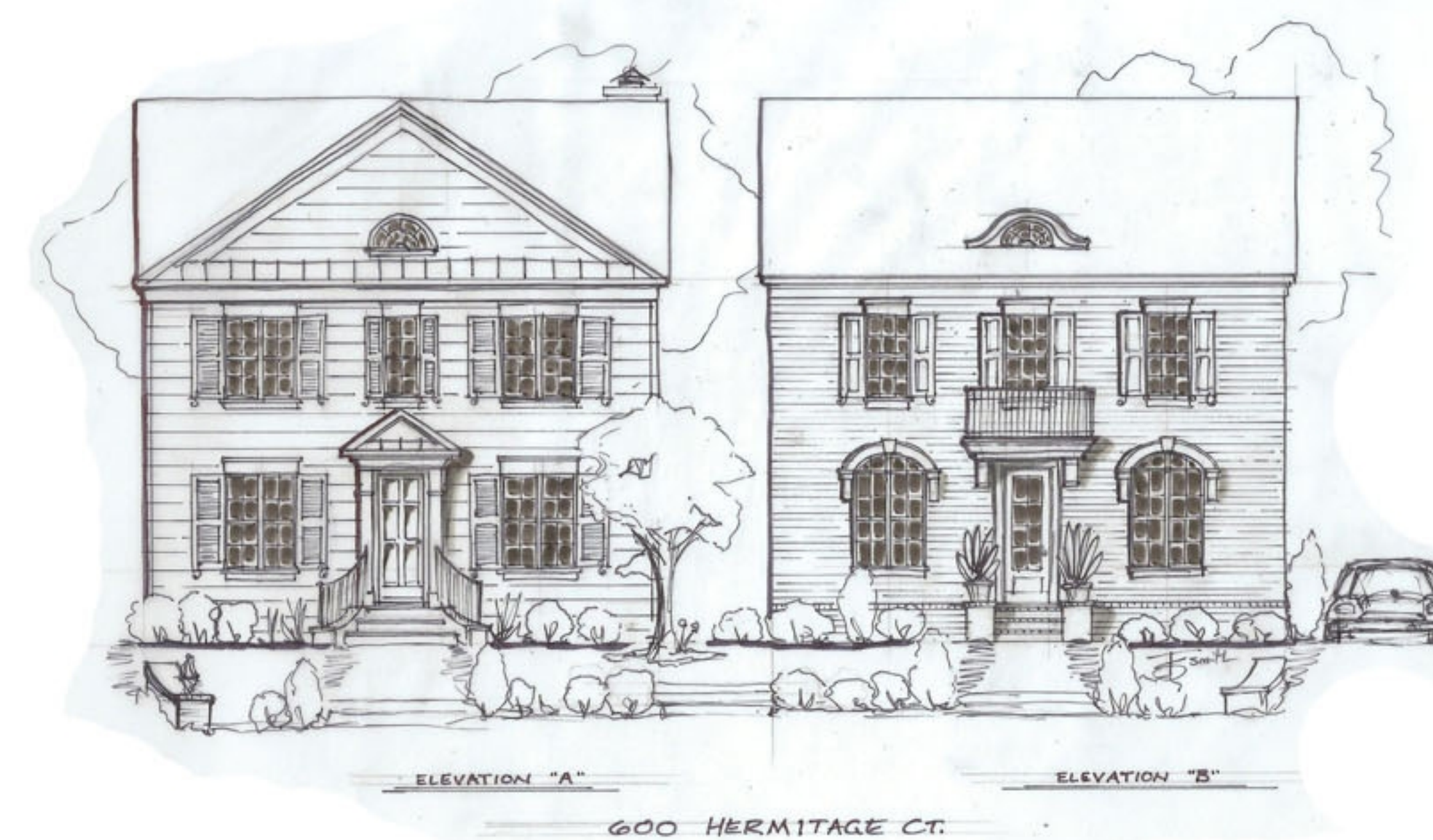
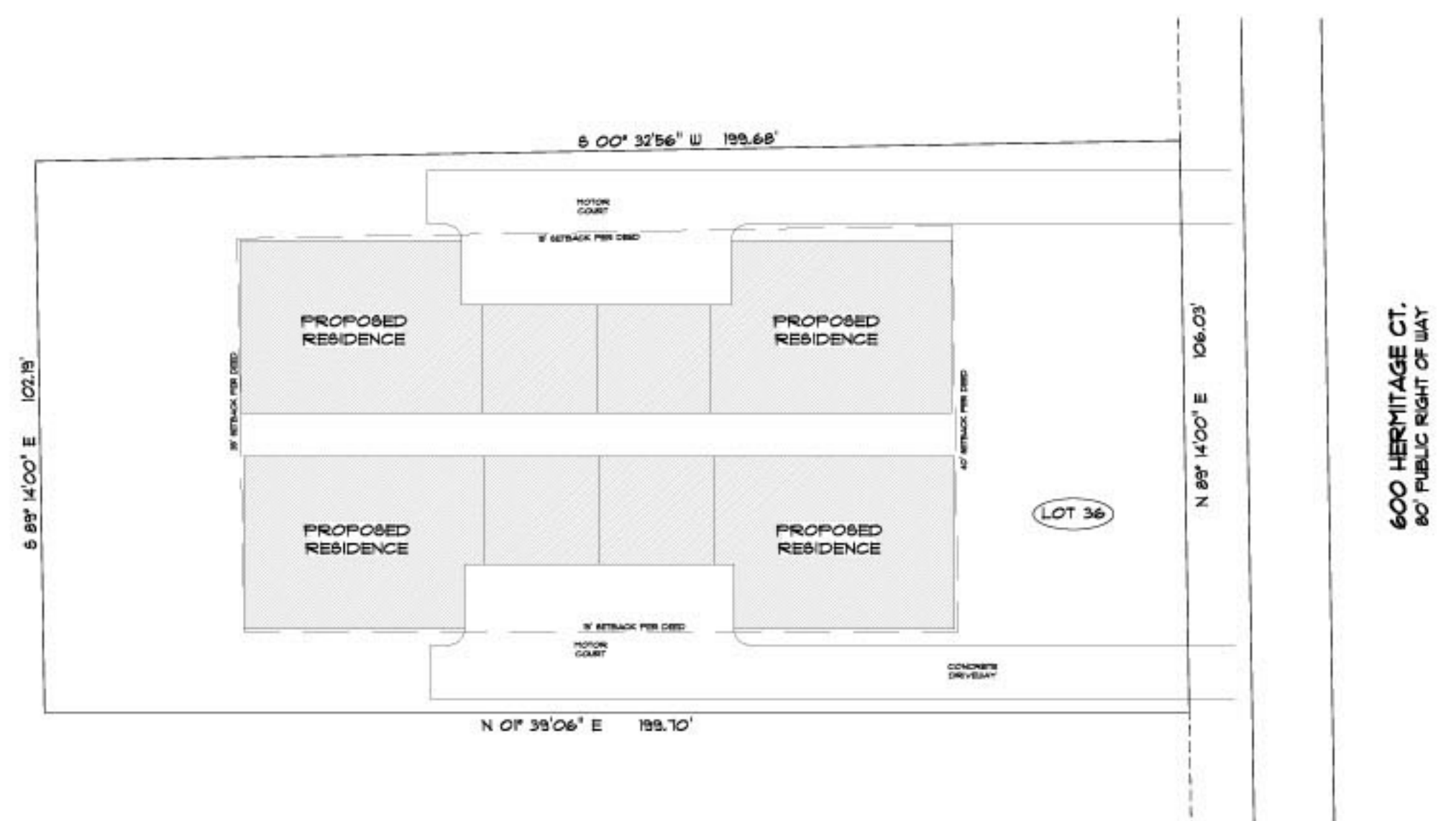
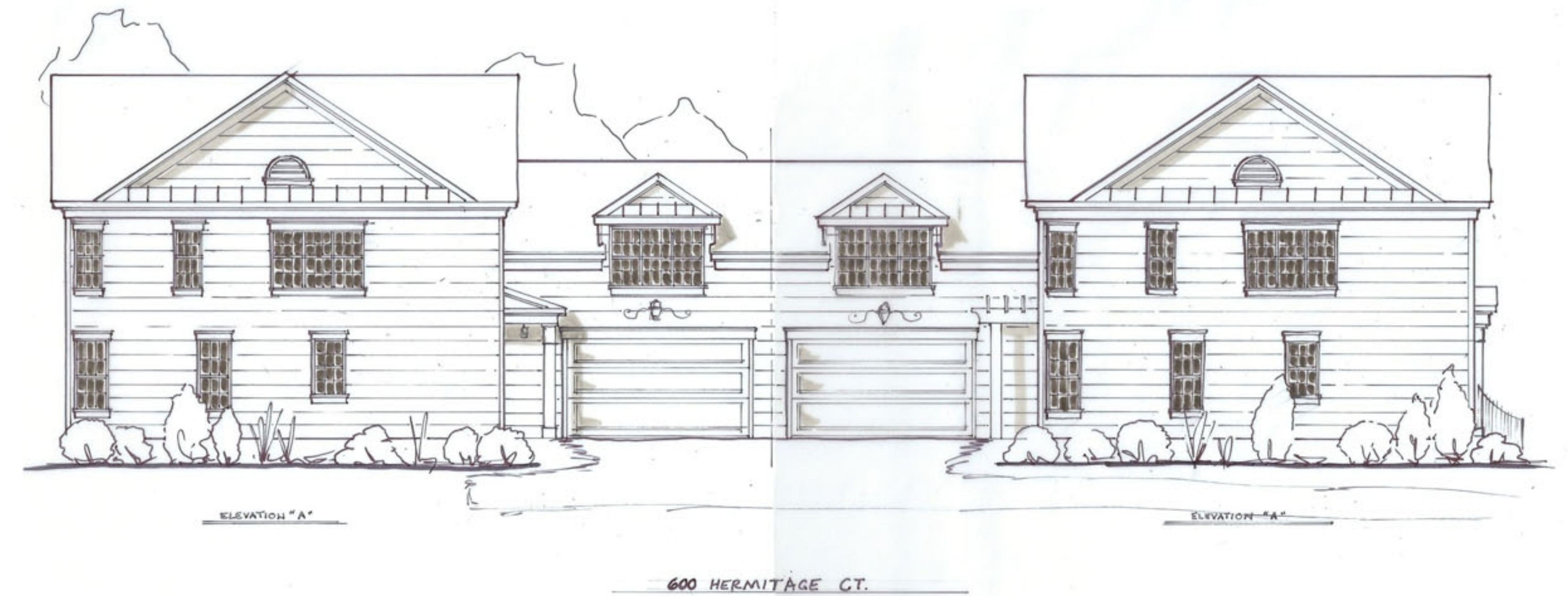
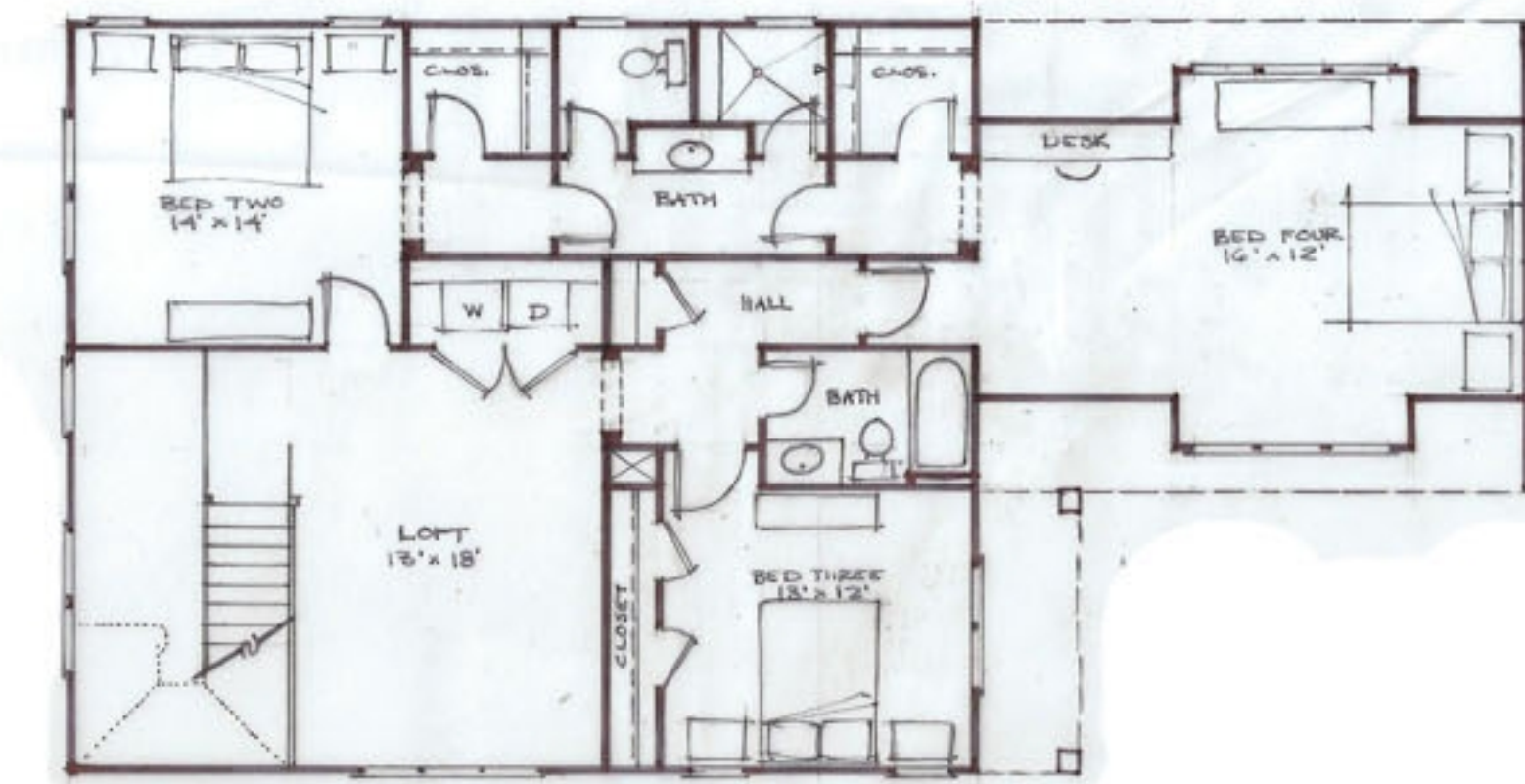
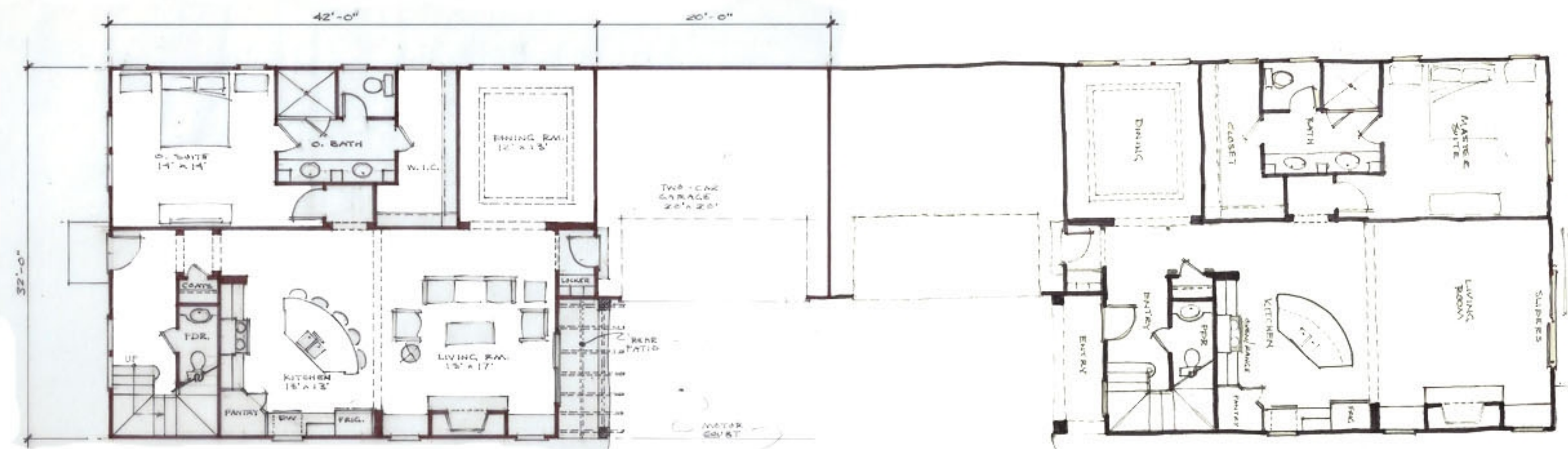


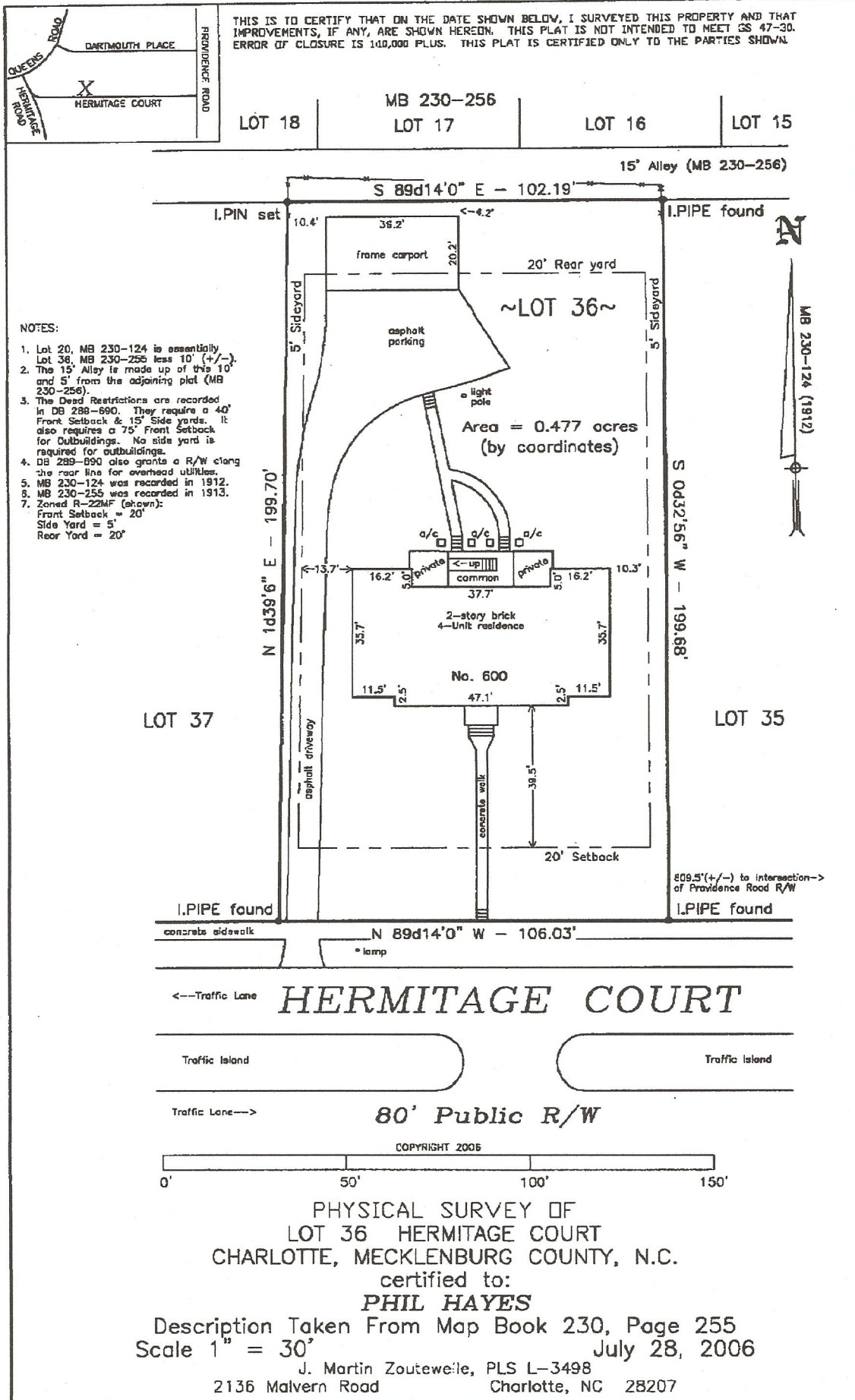
SECOND FLOOR PLAN

1/8" = 1'-0"

F Smith " "

600 HERMITAGE CT.





Charlotte Historic District Commission - Case 2011-113

