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**ADDRESS OF PROPERTY:** 600 Hermitage Court, *Hermitage Court Local Historic District*     *HDC 2013-036*

**SUMMARY OF REQUEST:** *Stairs Replacement*

**OWNER:** *Kirkwood Investments LLC*

**APPLICANT:** *James Funderburk*

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**Details of Proposed Request**

This c. 1950 multifamily building is located mid-block in the Hermitage Court Local Historic District. It is listed as Non Contributing in the Myers Park National Register Survey. Integrated metal rear stairs for the upper units which ran by the windows of the lower units have been removed. A new wooden stairway extends from the middle of the upper porch, out into the back yard, with a landing just before the ground that diverts one to steps to the left and right. A stylized Chippendale rail is on the new stairway. Lower units have their same concrete steps to the ground with the new stairs above.

**Relevant HDC Design Guidelines**

- Additions

**Staff Analysis**

This came to the agenda as an item that did not have prior approval. Approval would be in order, if the requirement to paint or stain is made. There are no further Zoning issues with the staircase. Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully or always having to mimic the original design.

HDC Design Policy on Additions requires that additions be evaluated according to the following matrix:

1. All additions will be reviewed for compatibility by the following criteria:	
a. <b>Size</b>	<i>the relationship of the project to its site</i>
b. <b>Scale</b>	<i>the relationship of the building to those around it</i>
c. <b>Massing</b>	<i>the relationship of the building's various parts to each other</i>
d. <b>Fenestration</b>	<i>the placement, style and materials of windows and doors</i>
e. <b>Rhythm</b>	<i>the relationship of fenestration, recesses and projections</i>
f. <b>Setback</b>	<i>in relation to setback of immediate surroundings</i>
g. <b>Materials</b>	<i>proper historic materials or approved substitutes</i>
h. <b>Context</b>	<i>the overall relationship of the project to its surroundings</i>





















# Charlotte Historic District Commission - Case 2013-036

