
ADDRESS OF PROPERTY:	424 Hermitage Court, <i>Hermitage Court Local Historic District</i>	<i>HDC 2013-071</i>
SUMMARY OF REQUEST:	Accessory Structure/Tree Removal	
OWNER:	<i>Ann Stanley</i>	
APPLICANT:	<i>Ann Stanley</i>	

Details of Proposed Request

An accessory structure is proposed for the rear yard. The rectangular building will be located along the side property line with the short end facing out to the street. This will be office/teen age gathering space. The building will have a covered porch facing into the back yard. A storage cupboard will be located on the far end of the building where a tree will have to be removed

Relevant HDC Design Guidelines

- Accessory Buildings
- Landscaping

Staff Analysis

This building is appropriate in details and natural materials and is before the Commission because there is a tree removal element. The Commission will have to determine if the mass, scale, and size are all appropriate. Though not thought to be a large maturing canopy tree that is to be removed, the Commission may consider requiring that one be planted.

ACCESSORY BUILDINGS/LANDSCAPING

ACCESSORY BUILDINGS

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. Any project that the Historic District Commission determines would require significant and substantial exterior demolition may, at the discretion of the Commission, be subject to the HDC policy on Demolition.

Garages:

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.*

Other Accessory Buildings:

1. *Accessory buildings cannot be located in front or side yards.*
2. *Accessory buildings that are visible from the street 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 accessory buildings must be inspired by the main building they serve. Building details must be derived from the main structure.*
4. *Accessory buildings and their placement must be of a proper scale in relation to the main structure on a lot, and to structures on surrounding properties.*
5. *Prefabricated accessory buildings can be used only in locations where they will not be substantially visible from any street or when they are judged to be appropriate to the site.*
6. *The HDC will give special consideration to the installation of accessory buildings in non-residential uses.*
7. *Doors of accessory buildings 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.*

LANDSCAPING

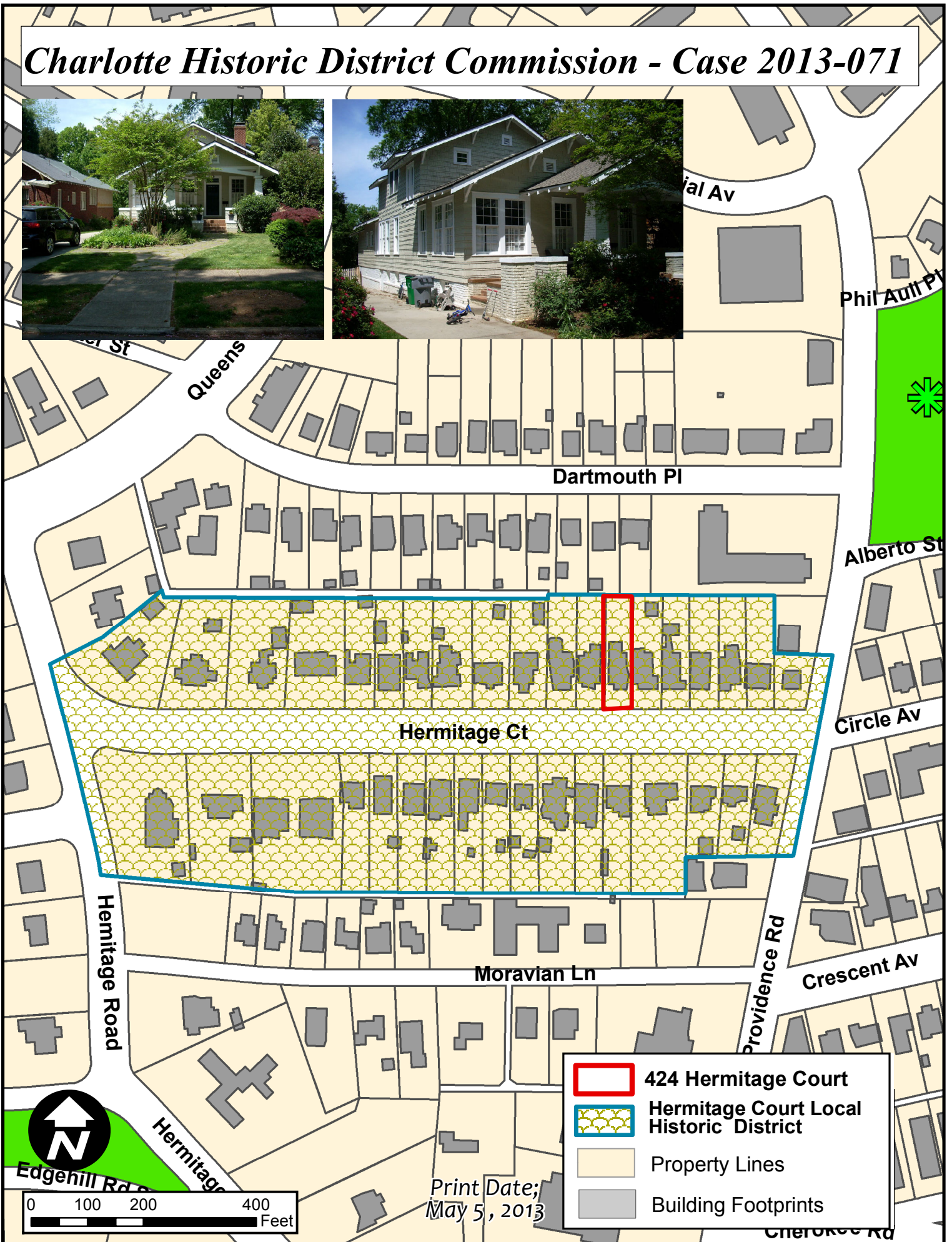
Often, landscaping can have a significant effect on the character of a property, and therefore on the surrounding streetscape. However, the Historic District Commission also recognizes that yard design is easily changed, often with little impact on the overall character of an historic district. Consequently, the Commission has adopted these guidelines to deal with such major landscape elements as trees, walls and walkways.

These guidelines do not apply to minor features such as azaleas and other small shrubs or flower beds.

Tree Removal:

- 1. A Certified Arborist should be consulted in all applications regarding the removal of trees, and regarding the planting of trees when necessary. For full HDC review cases, a written recommendation from a Certified Arborist may be required.*
- 2. The removal of dead or diseased trees will not require a Certificate of Appropriateness, provided a written assessment by a Certified Arborist is submitted to HDC Staff in advance, and that the HDC Staff judges that removal is justified. Otherwise, the removal request will be reviewed by the full Historic District Commission.*
- 3. Trees in rear yards that are less than six inches in diameter may be removed with administrative approval.*
- 4. Large healthy trees in rear and side yards that make a major contribution to the neighborhood tree canopy cannot be removed without the approval of the full Historic District Commission.*
- 5. Front yard trees less than six inches in diameter may be removed with administrative approval. The removal of larger trees will require the approval of the full Commission, unless a written assessment by a Certified Arborist is submitted to HDC Staff in advance, and that the HDC Staff judges that removal is justified.*
- 6. Where necessary, applicants are responsible for obtaining a tree protection plan approval from the Charlotte Engineering Department for new construction and additions, as required by the Charlotte Tree Ordinance.*

Charlotte Historic District Commission - Case 2013-071





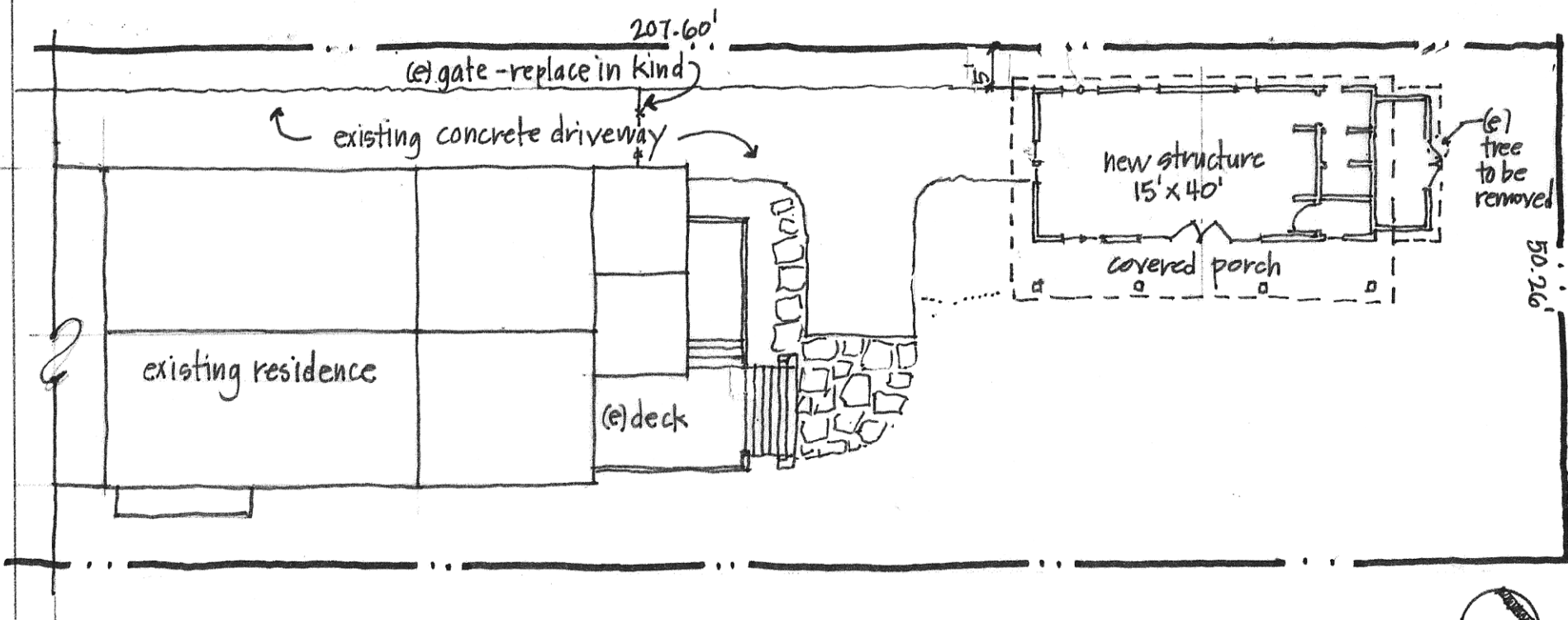


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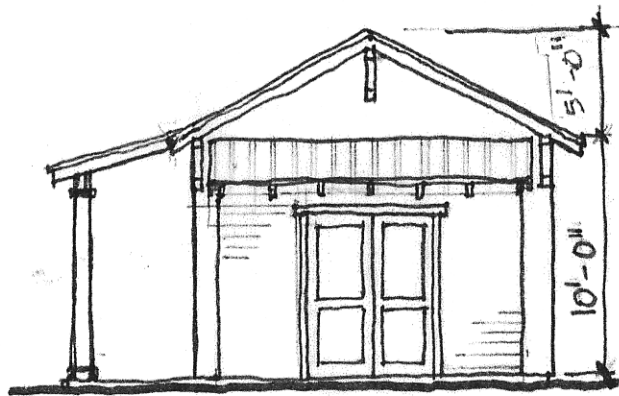
424 Hermitage Court



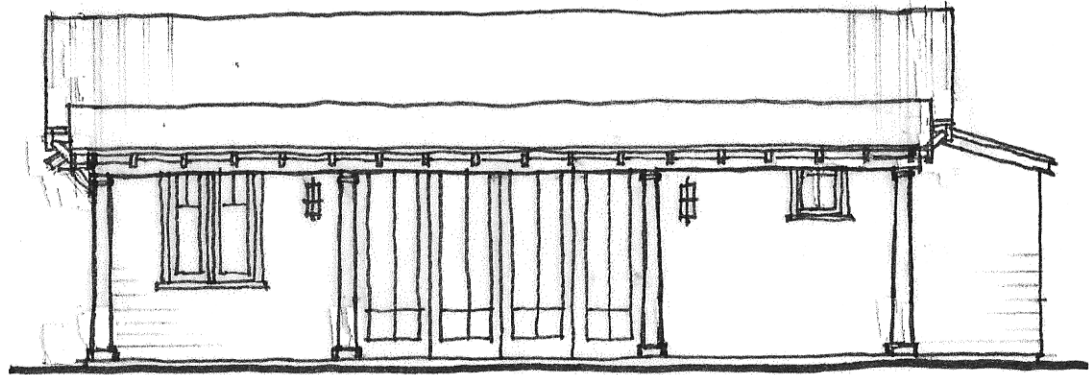
424 Hermitage Court
view towards back of property



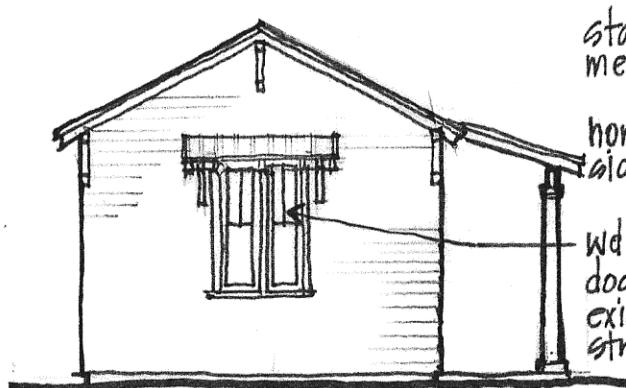
SITE PLAN



north elevation



east elevation

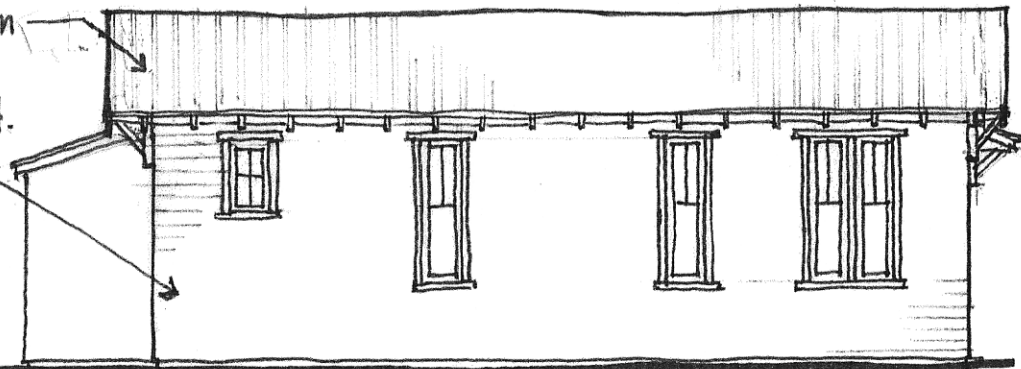


south elevation

standing seam
metal roof

horizontal wd.
siding

wd. windows &
doors to match
existing
structure



west elevation