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**LOCAL HISTORIC DISTRICT:** Hermitage Court

**ADDRESS OF PROPERTY:** 523 Hermitage Court

**SUMMARY OF REQUEST:** Addition

**OWNER:** John & Barbara Highfill

**APPLICANT:** Don Duffy

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**Details of Proposed Request**

*Existing Conditions*

The subject property is a two story Prairie Style house c. 1917 and a contributing structure. The home has asbestos siding.

*Proposal*

The proposal is an addition due to interior improvements resulting in a 30" extension from the existing side wall that be cantilevered approximately 3 feet above ground. The original windows will be used. The asbestos siding will be replaced with cementitious siding that replicates the existing design.

**Policy & Design Guidelines for Additions**

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

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>

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.

3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

### **Staff Analysis**

Staff believes the addition is consistent with the applicable Guidelines for Massing, Fenestration, Rhythm and Context. The Commission should consider whether the exterior material is appropriate for this project.

Regarding materials, the Guidelines (pages 48-49) state:

#### **Traditional Building Materials**

1. The use of historically traditional building materials is strongly encouraged in all renovation, addition and new construction projects in Local Historic Districts.
2. Historic precedents in the visual context of any project indicate appropriate choices for building materials.
3. All building materials must match the character of the existing structure and/or the streetscape in design, texture and other visual qualities.

#### **Non-Traditional Building Materials**

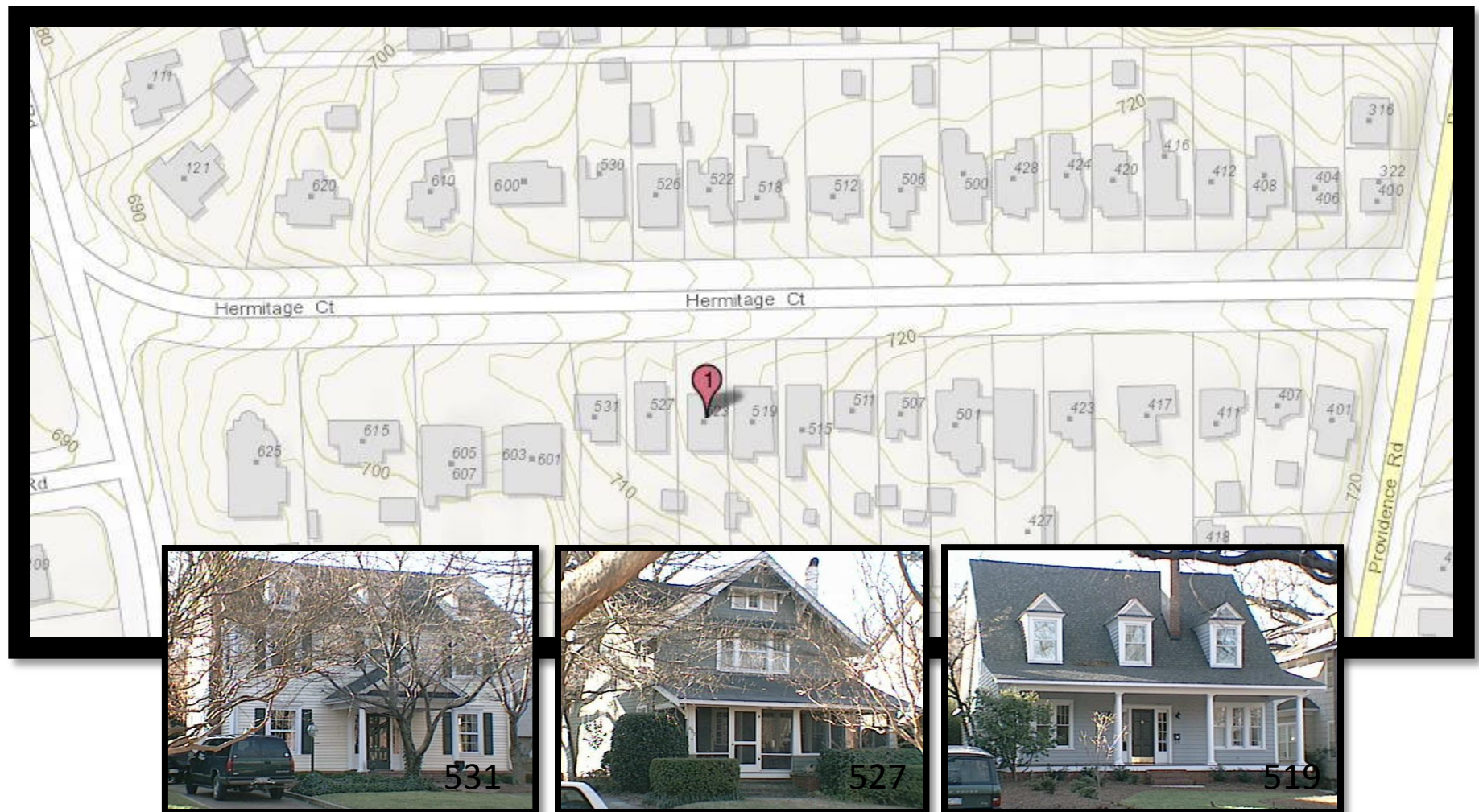
1. The Historic District Commission considers substitute siding to be inappropriate for use in a designated Local Historic District, and does not allow its use on an historic structure within a Local Historic District.
2. The use of the following substitute siding materials is considered incongruous with the overall character of local historic districts, and is prohibited.
  - Vinyl
  - Aluminum or other metal sidings
  - Masonite
3. Cementitious board products are rarely considered appropriate for the main structure on a property. The Historic District Commission will consider these products on a case by case basis.
4. All proposals for the use of other non-traditional building materials for projects in Local Historic Districts will be judged on a case-by-case basis by the full Historic District Commission. The Commission will determine how well the proposed material and its proposed use are contextually appropriate in design, texture and other visual qualities.
5. The use of substitute or replacement building materials will not be considered as an alternative to routine maintenance.

# Charlotte Historic District Commission - Case 2013-134





## 523 Hermitage Court

















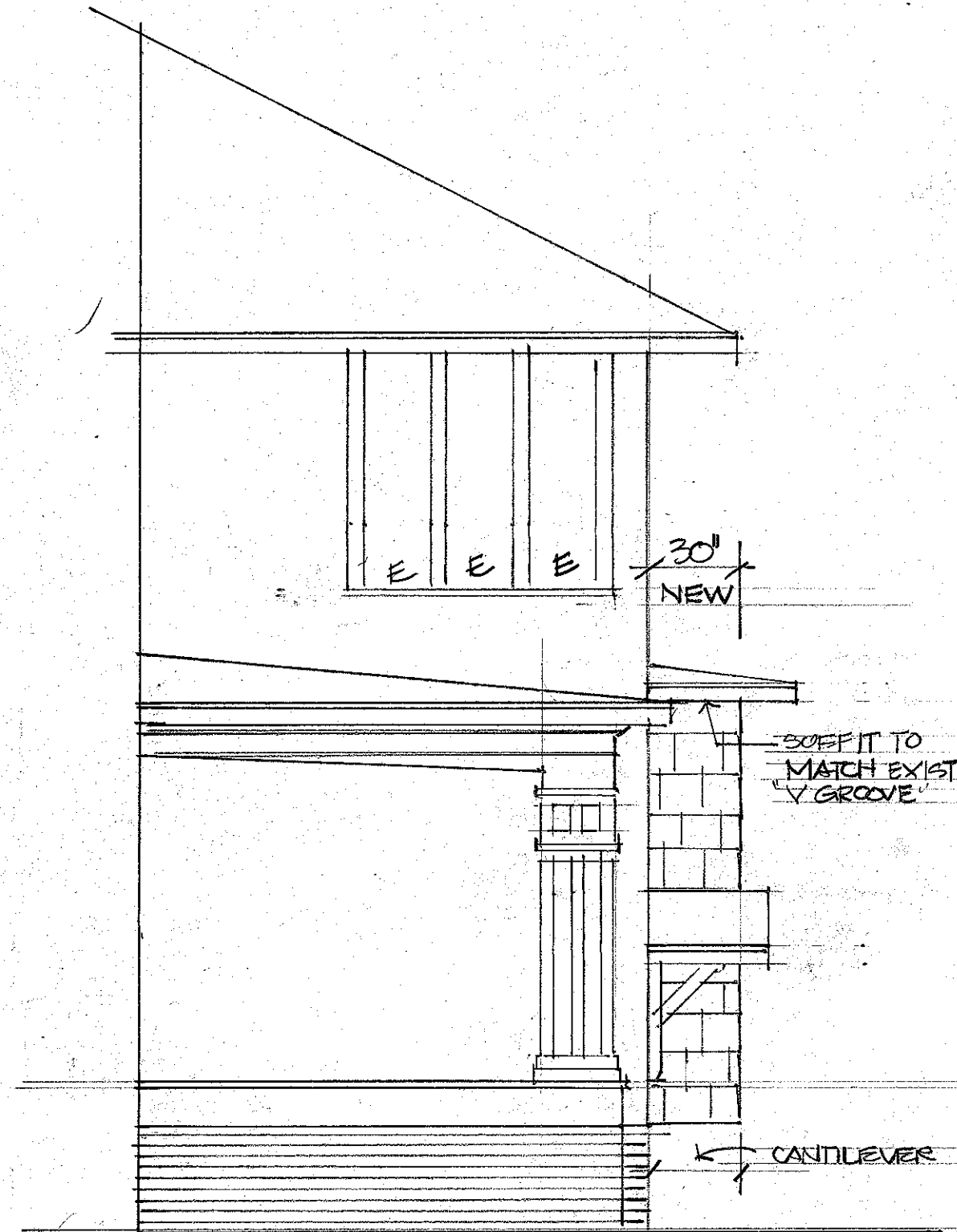
John & Barbara Highfill  
523 Hermitage CT,  
Charlotte NC

DonDuffy  
Architecture

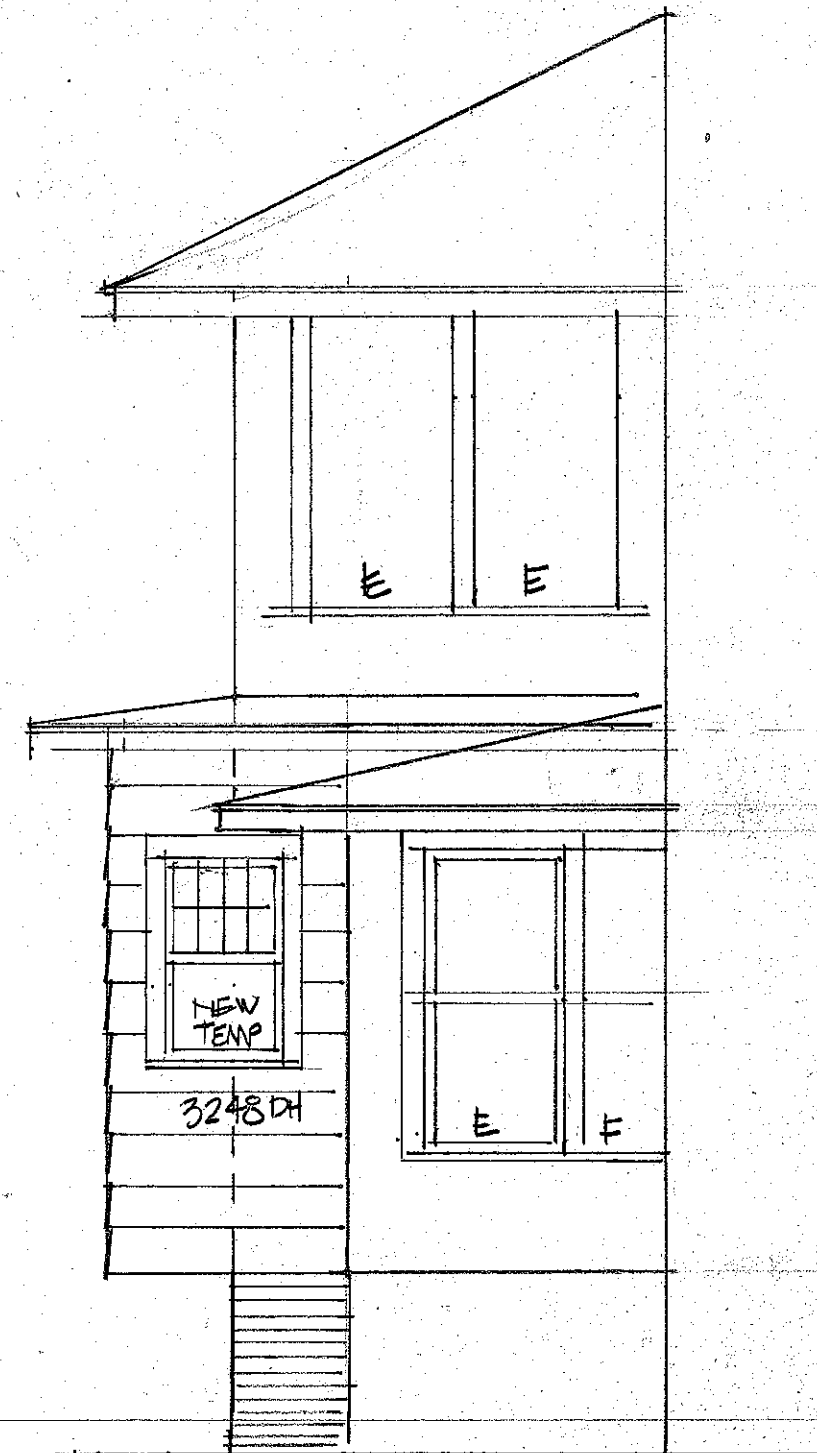
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Highfill Residence



FRONT ELEVATION  
1/4" = 1'-0"



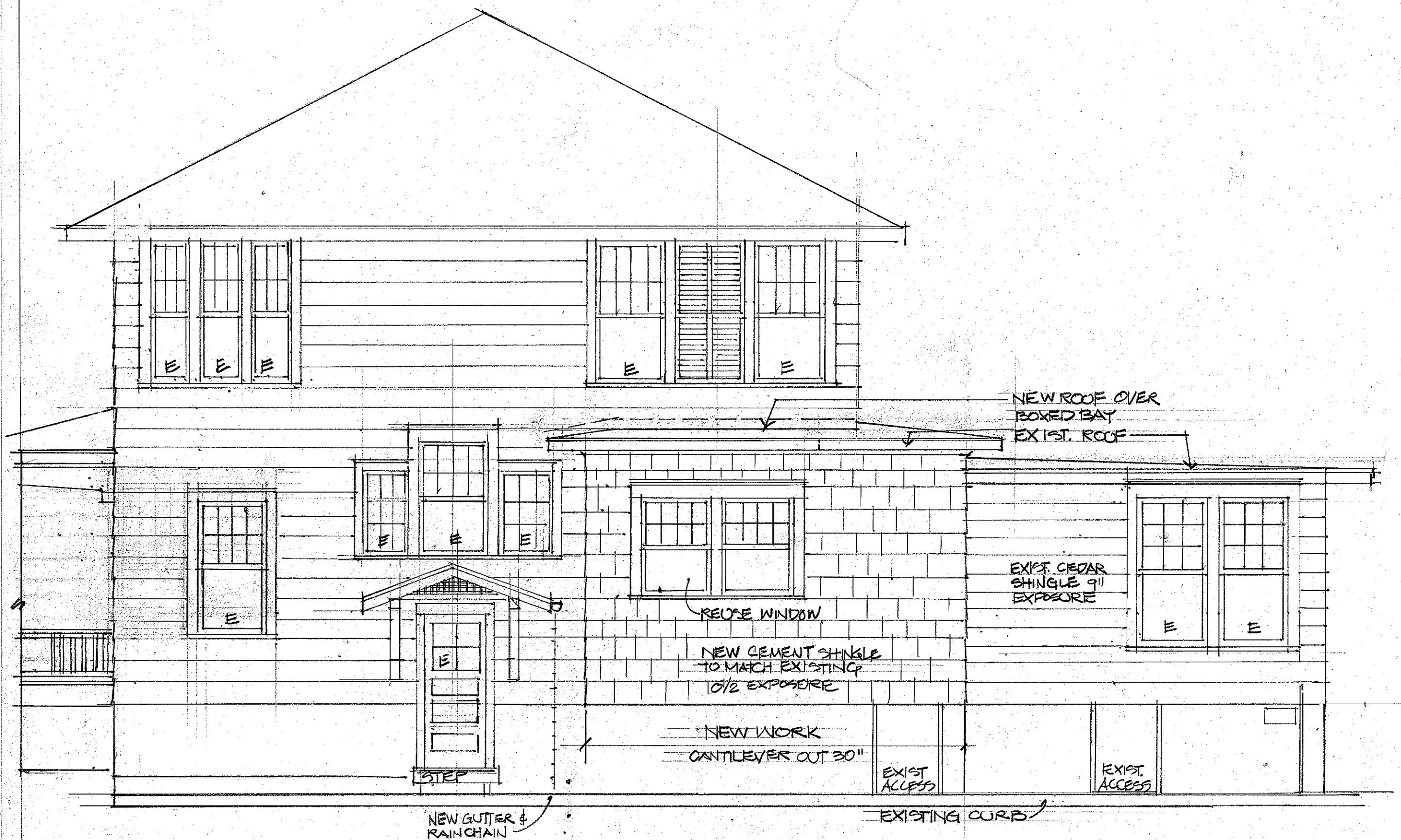
REAR ELEVATION  
1/4" = 1'-0"

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RIGHTSIDE ELEVATION  
1/4" = 1'-0"

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