

**LOCAL HISTORIC DISTRICT:** Hermitage Court

**PROPERTY ADDRESS:** 400 Hermitage Court

**SUMMARY OF REQUEST:** Addition

**OWNER:** Todd Bolyard

**APPLICANT:** Todd Bolyard

### **Details of Proposed Request**

#### *Existing Conditions*

The existing structure is a two story home constructed in 1999. A proposal to renovate the home was approved by the HDC July 9, 2014 as part of a larger redevelopment plan.

#### *Proposal*

Revisions to the approved plan include:

1. Retention of the existing windows.
2. New windows on the left side, second story.
3. Retention of existing vents in side gables.
4. Addition of porch and overhang on the rear elevation.
5. Addition of cedar window shield and brackets to new and existing windows.
6. Removal of connected dwellings to the rear.

### **Policy & Design Guidelines**

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 mimicking the original design.

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

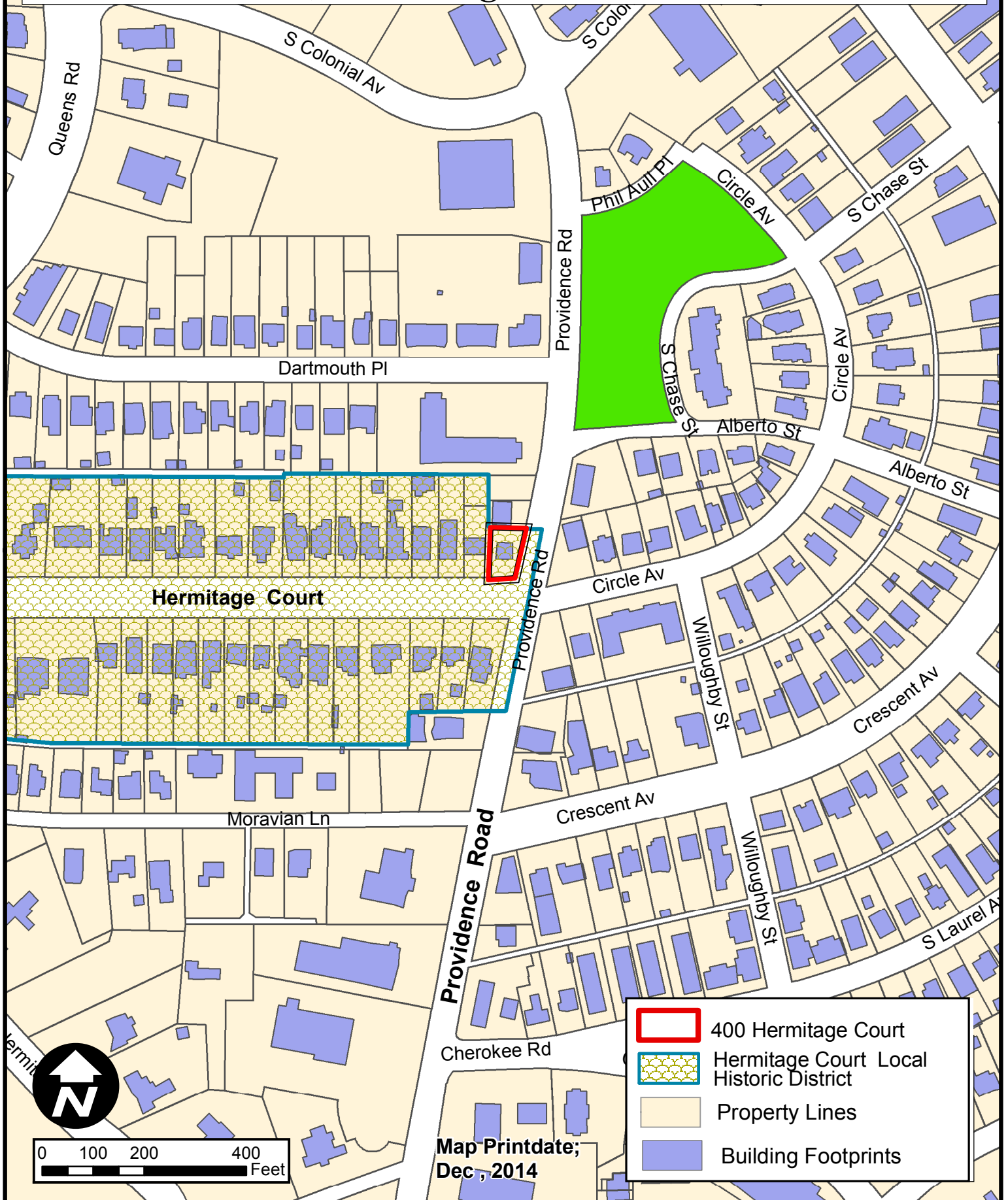
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the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

**Staff Analysis**

The Commission shall determine if the proposal meets the applicable guidelines for additions.

# Charlotte Historic District Commission - Case 2014-266

## Historic District; Hermitage Courts







ACROSS PROVIDENCE ROAD 21 Photo



ACROSS PROVIDENCE ROAD 20 Photo



HERMITAGE COURT GATEWAY 19 Photo



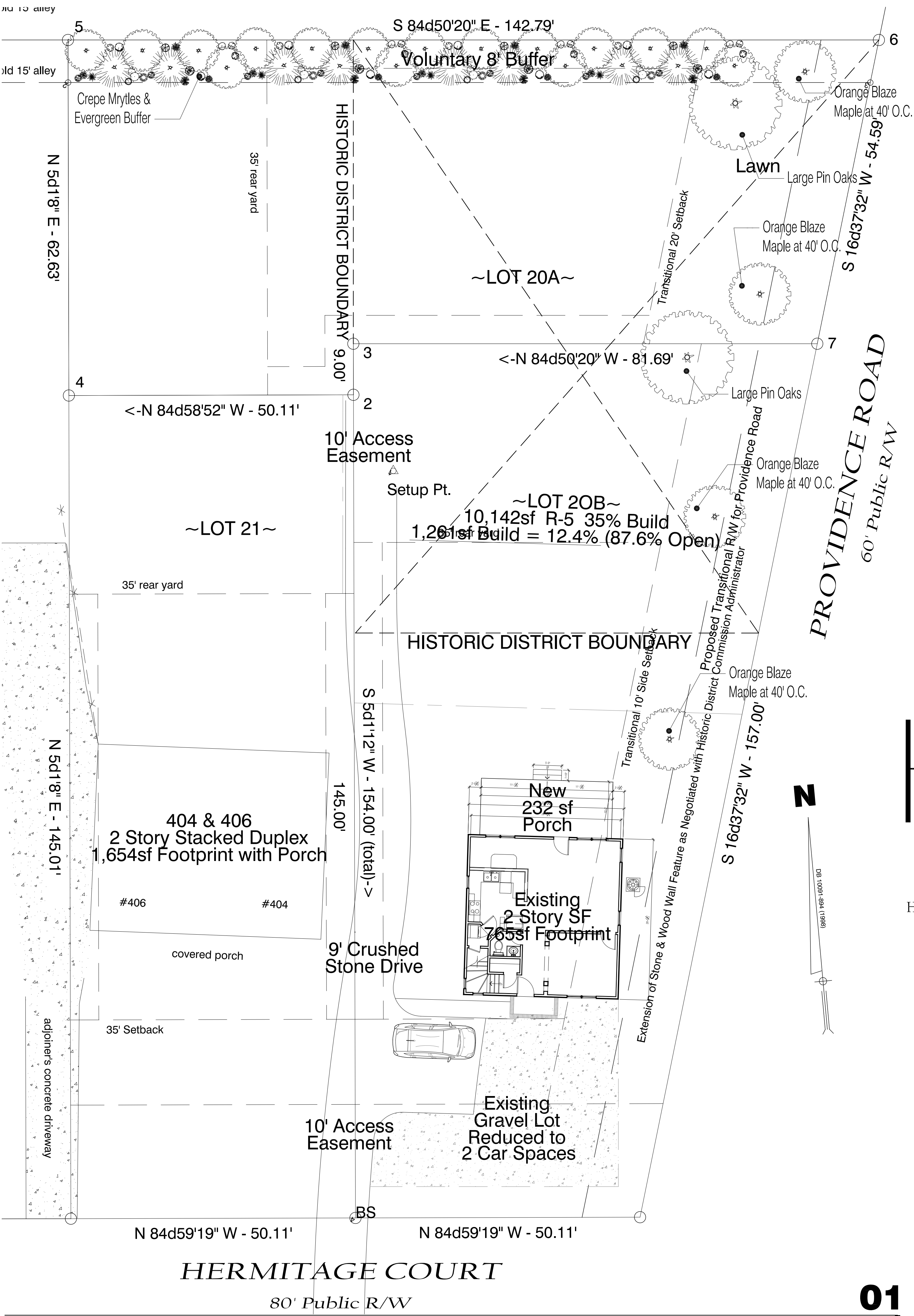
NURSING HOME TO NORTH 18 Photo



404-406 HERMITAGE 17 Photo

ZONING OPEN SPACE DATA:  
65% Required Open  
Site Area 17,942sf x .65: 11,662sf Required  
Existing House & Stoop: 797sf  
Deck Addition: 232sf  
TOTAL BUILT: 1,029sf  
17,942sf - 1,029sf = 16,913sf > 11,662sf

HISTORIC DISTRICT OPEN SPACE DATA:  
50% Required Open in Historic Rear Yard  
14,118sf to back of Original Dwelling /2=  
7,059sf Allowed  
Additions:  
Deck Addition: 232sf  
Total Built in Rear Yard: 232sf < 7,059sf



# 400 HERMITAGE

400 Hermitage Court  
Hermitage Court at Providence Road  
Charlotte, North Carolina 28205

ISSUED FOR: HISTORIC REVIEW  
ISSUE DATE: 11/19/14  
REVISIONS:

SITE PLAN

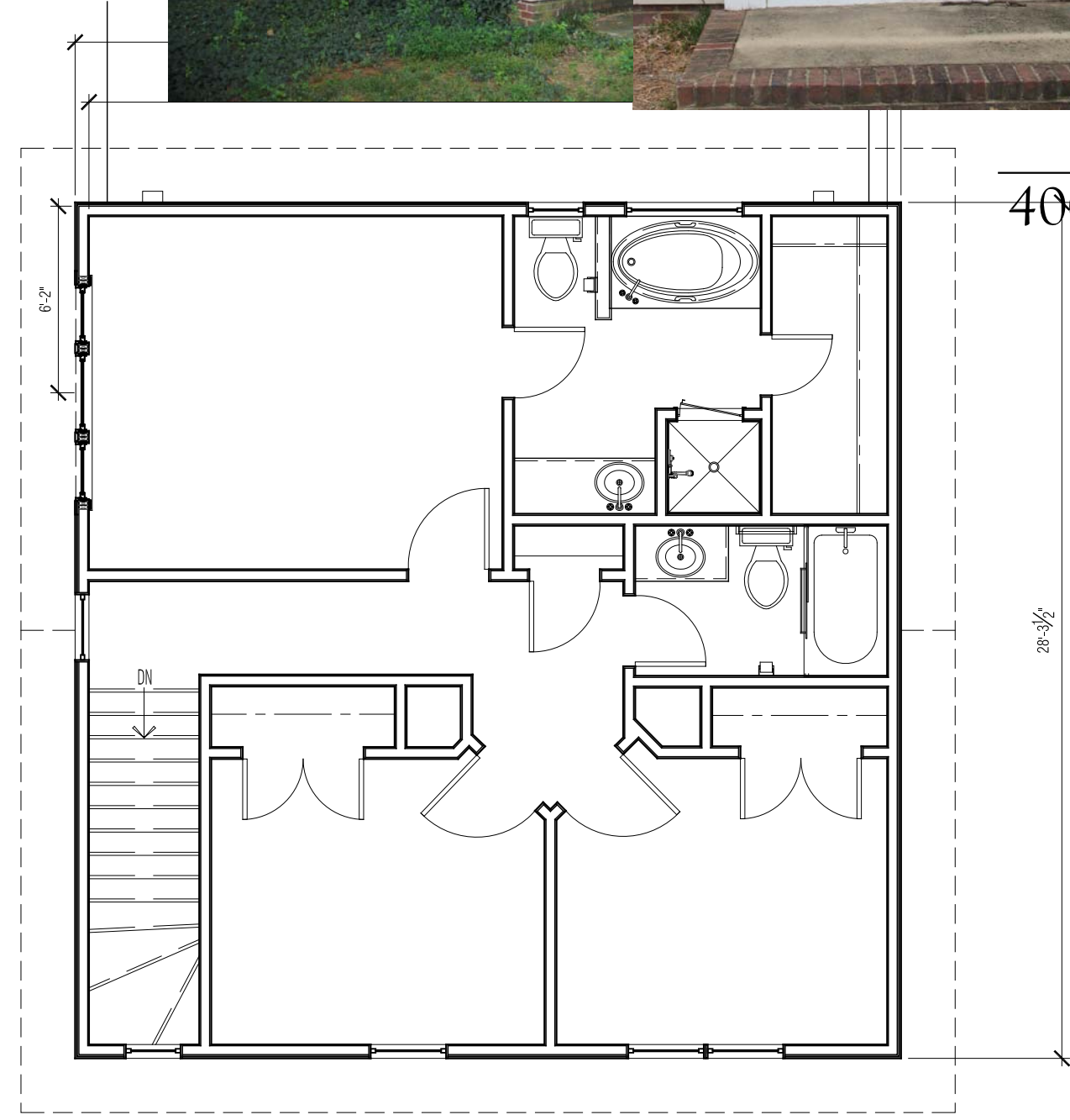
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A100

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The drawings represent the Owner's intention of scope scale and materials. Changes may be made to comply with Historic Review Board Comments, Community Comments, Planning Staff Comments and Marketing Considerations.





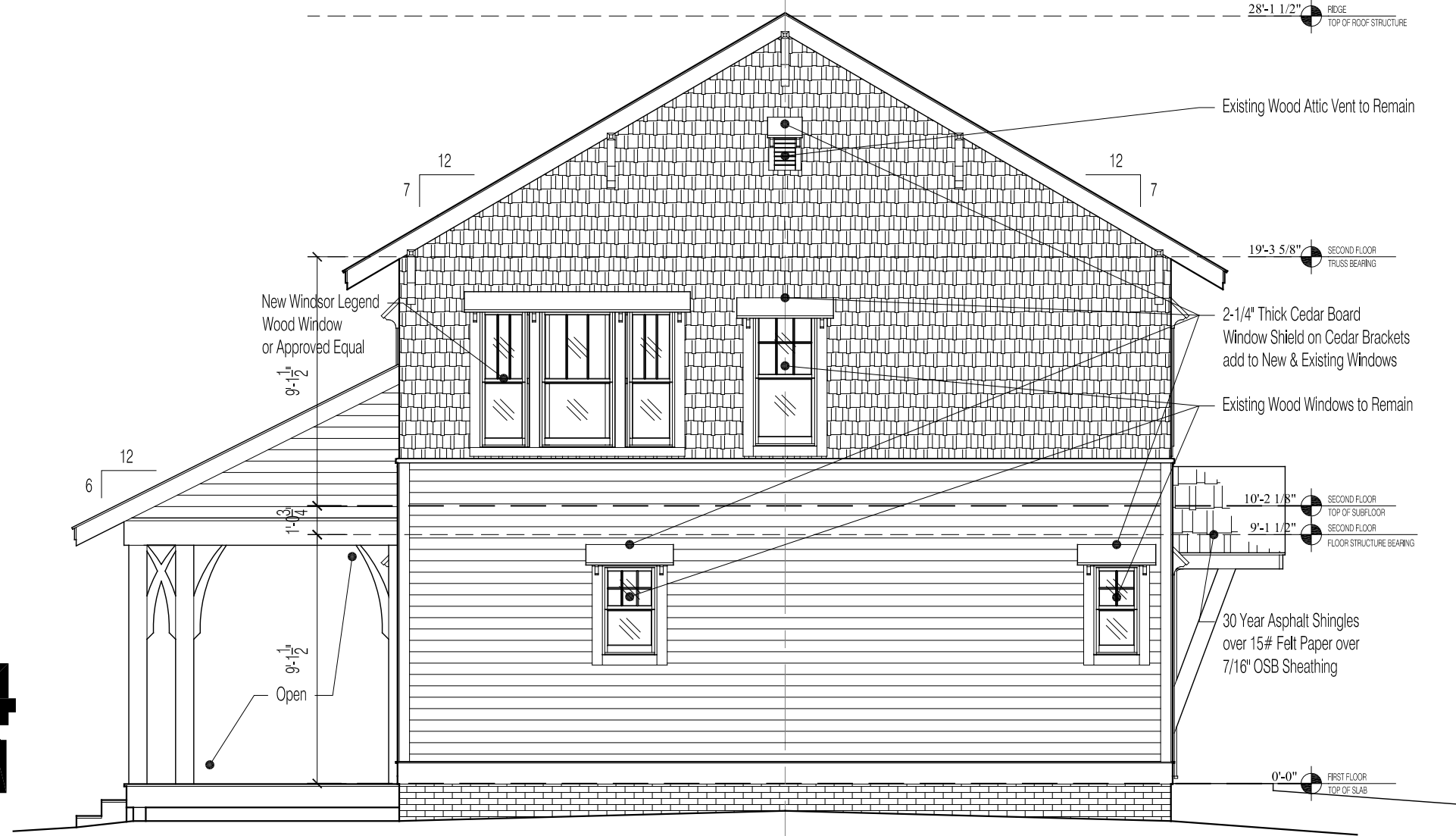
400 HERMITAGE SECOND FLOOR PLAN

400 HERMITAGE EXISTING

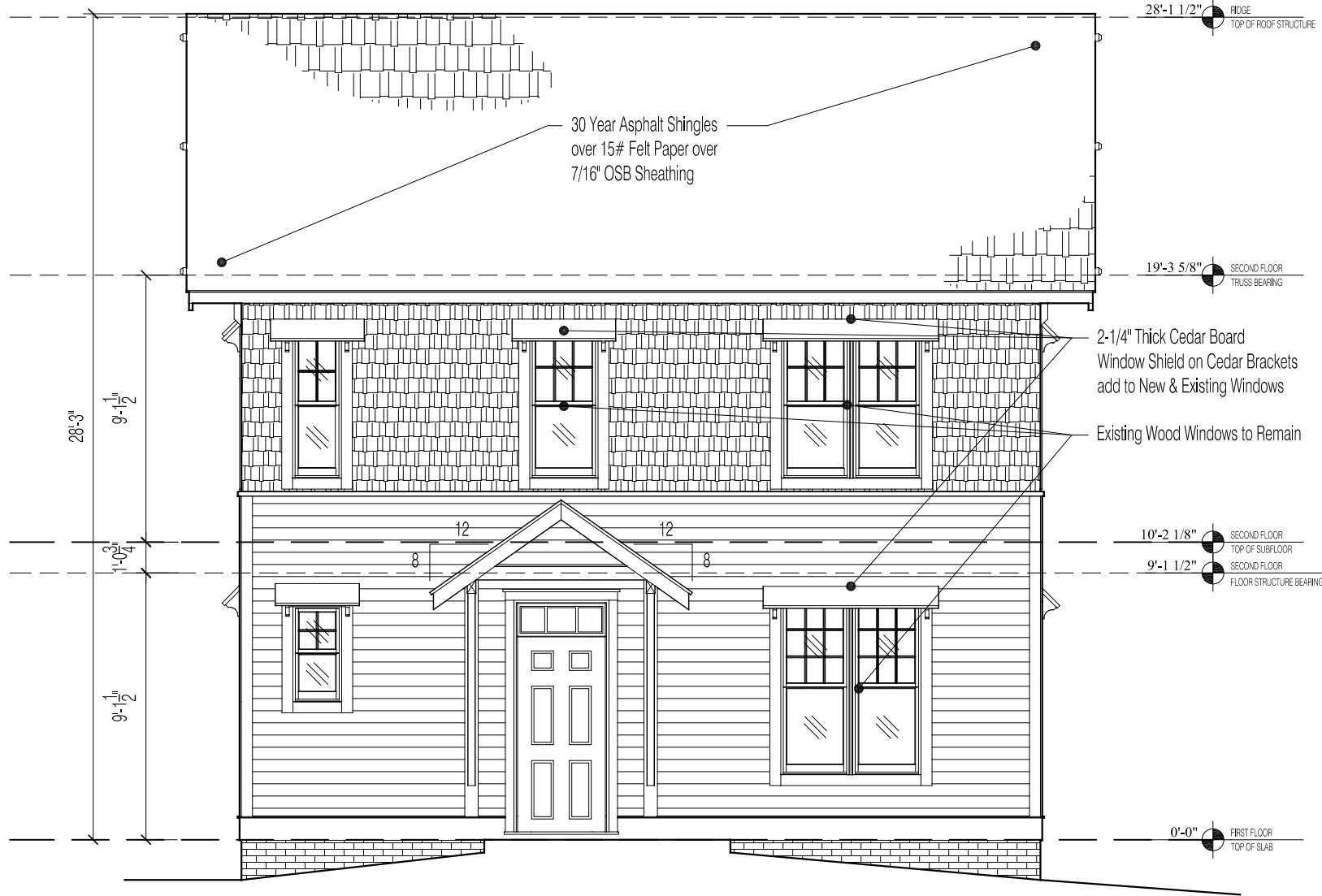
Photos

400 HERMITAGE COURT PROPOSED

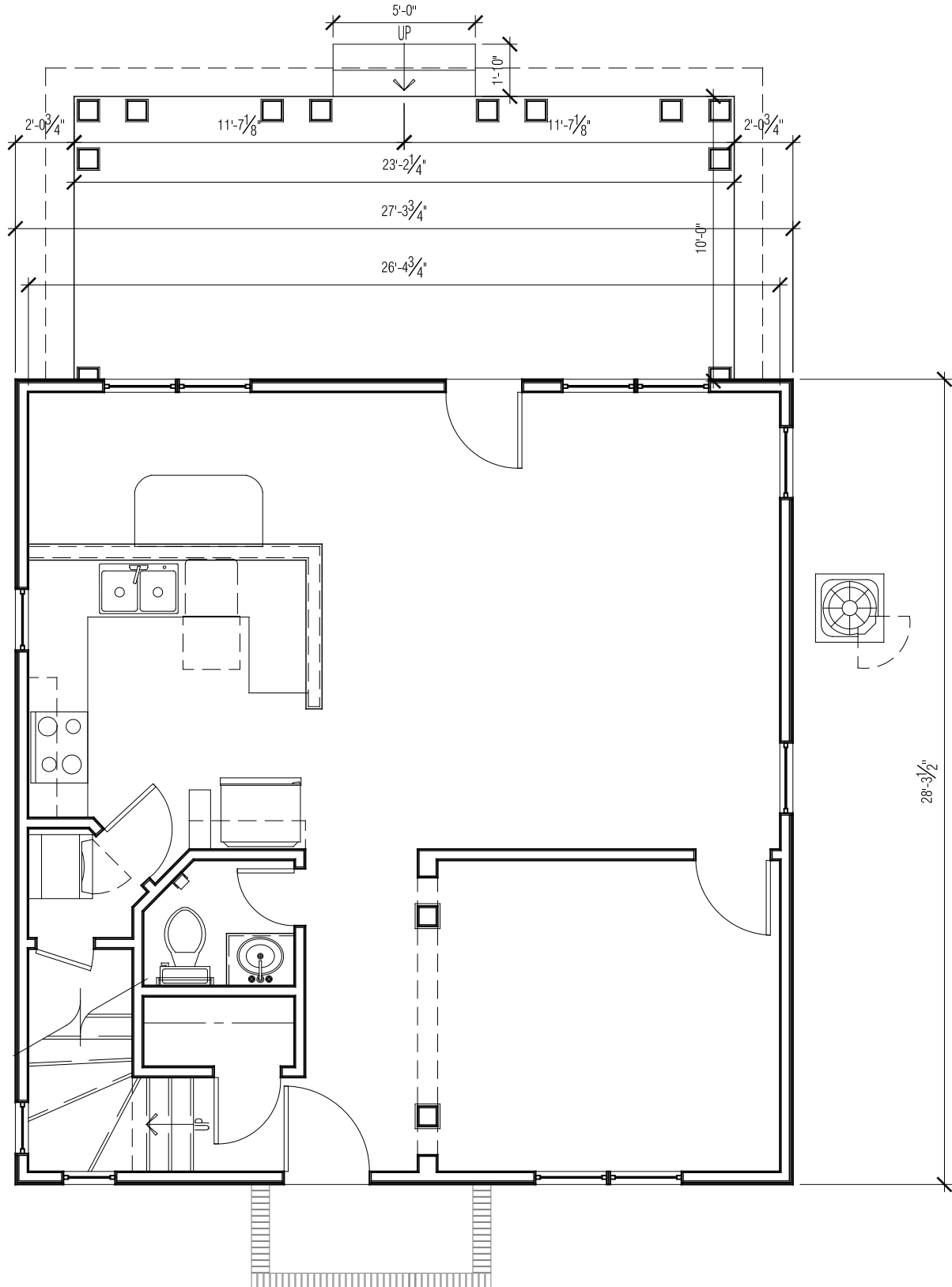
Perspective



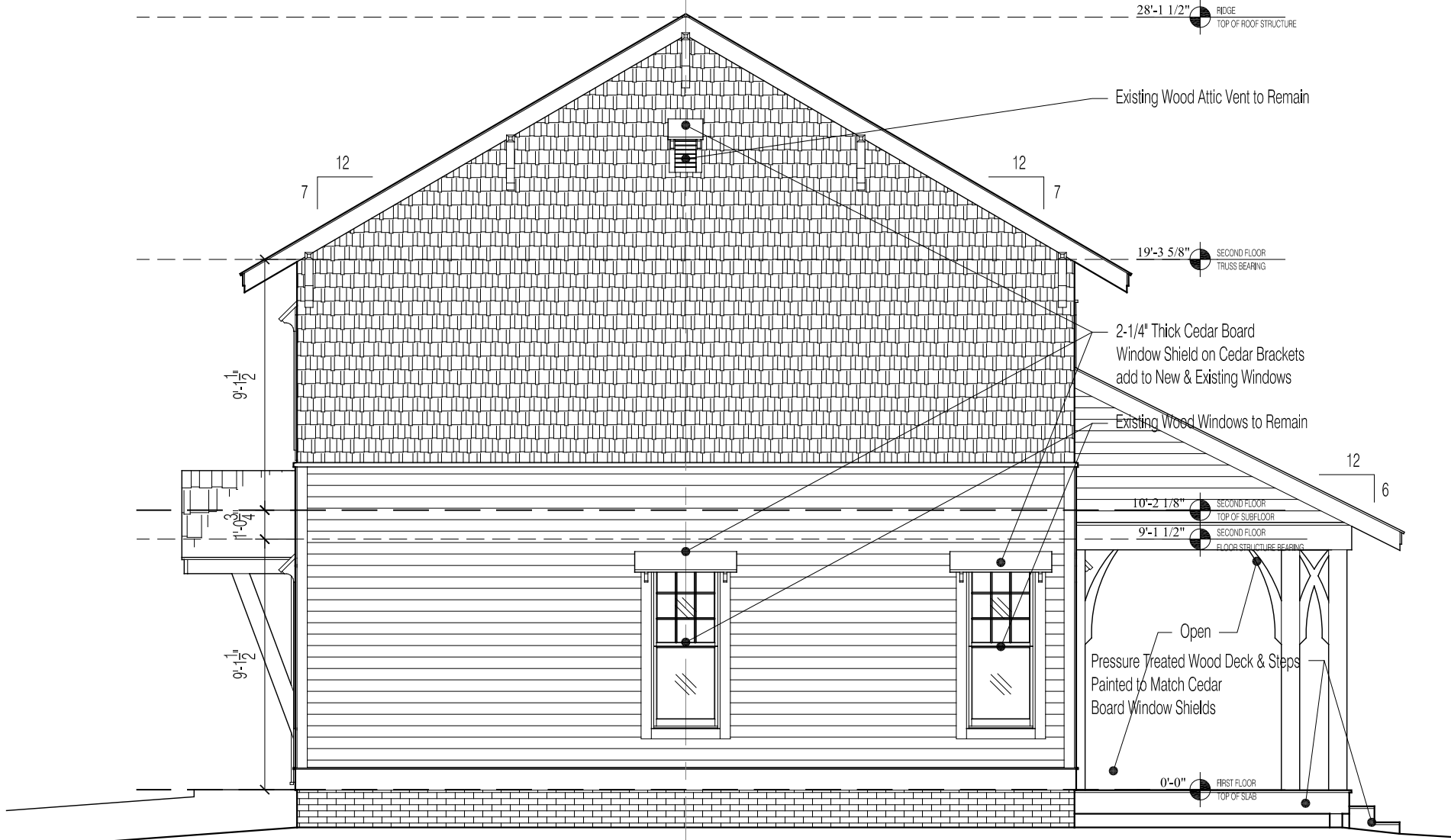
400 HERMITAGE COURT DRIVEWAY ELEVATION



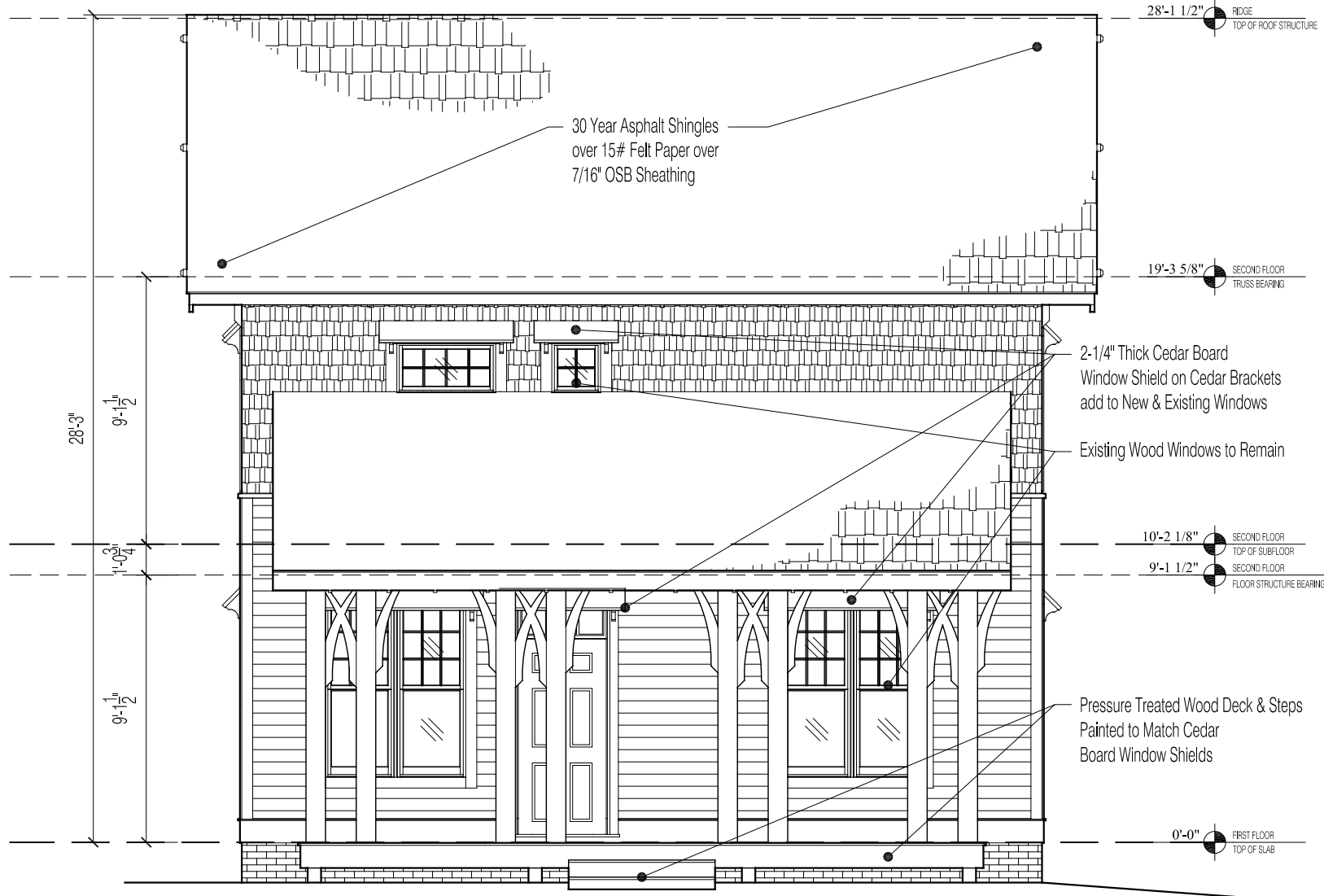
400 HERMITAGE COURT ELEVATION



400 HERMITAGE FIRST FLOOR PLAN



400 PROVIDENCE ROAD ELEVATION



400 HERMITAGE COURT REAR ELEVATION

400 Hermitage Court  
Hermitage Court at Providence Road  
Charlotte, North Carolina 28205

ISSUED FOR: HISTORIC REVIEW  
ISSUE DATE: 11/19/14  
REVISIONS:

400 HERMITAGE  
COURT  
ELEVATIONS

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A201

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