

LOCAL HISTORIC DISTRICT: Hermitage Court

PROPERTY ADDRESS: 316 Providence Road

SUMMARY OF REQUEST: New Construction

APPLICANT: William and Johana Troutman

Details of Proposed Request

Existing Conditions

The existing site is a vacant parcel at the edge of the Hermitage Court district and the only parcel that addresses Providence Road. The site is approximately 4-5 feet above the sidewalk. An institutional use is on the right side (not in the district) and a single family dwelling is on the left side that addresses Hermitage Court.

Proposal

The proposal is a two story new single family house and one story detached garage. The setback is 20 feet from the future right of way. The proposed height is approximately 28 feet, exterior materials are brick and glass with wood and metal trim. The detached garage is approximately 13'-6" in height with materials and other details to complement the house. Site features include new landscaping, pool and a courtyard.

Policy & Design Guidelines for New Construction, page 34

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

| 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 |

Staff Analysis - The Commission will determine if the proposal meets the guidelines for new construction.

Charlotte Historic District Commission - Case 2016-283
HISTORIC DISTRICT: HERMITAGE COURT
NEW CONSTRUCTION





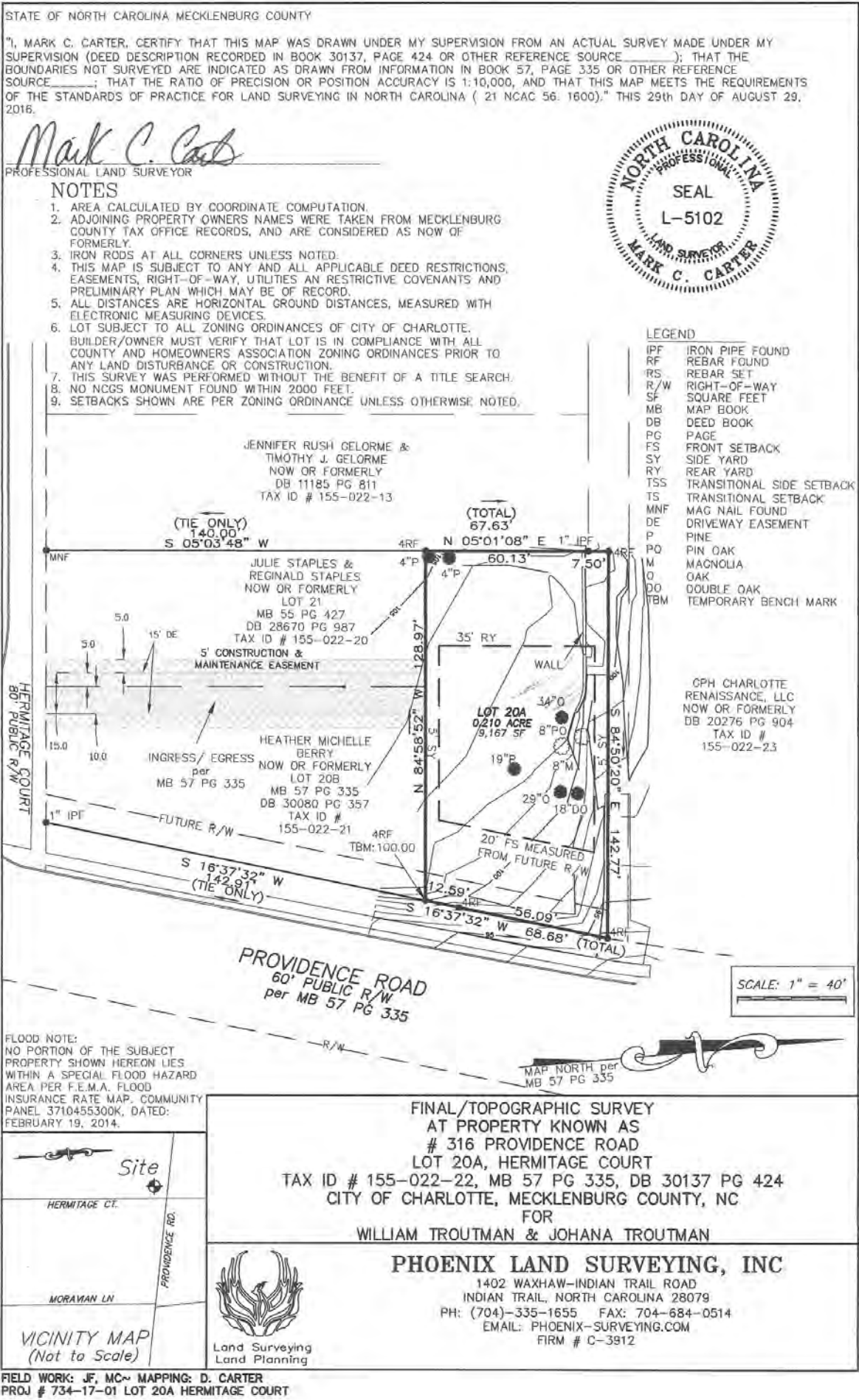
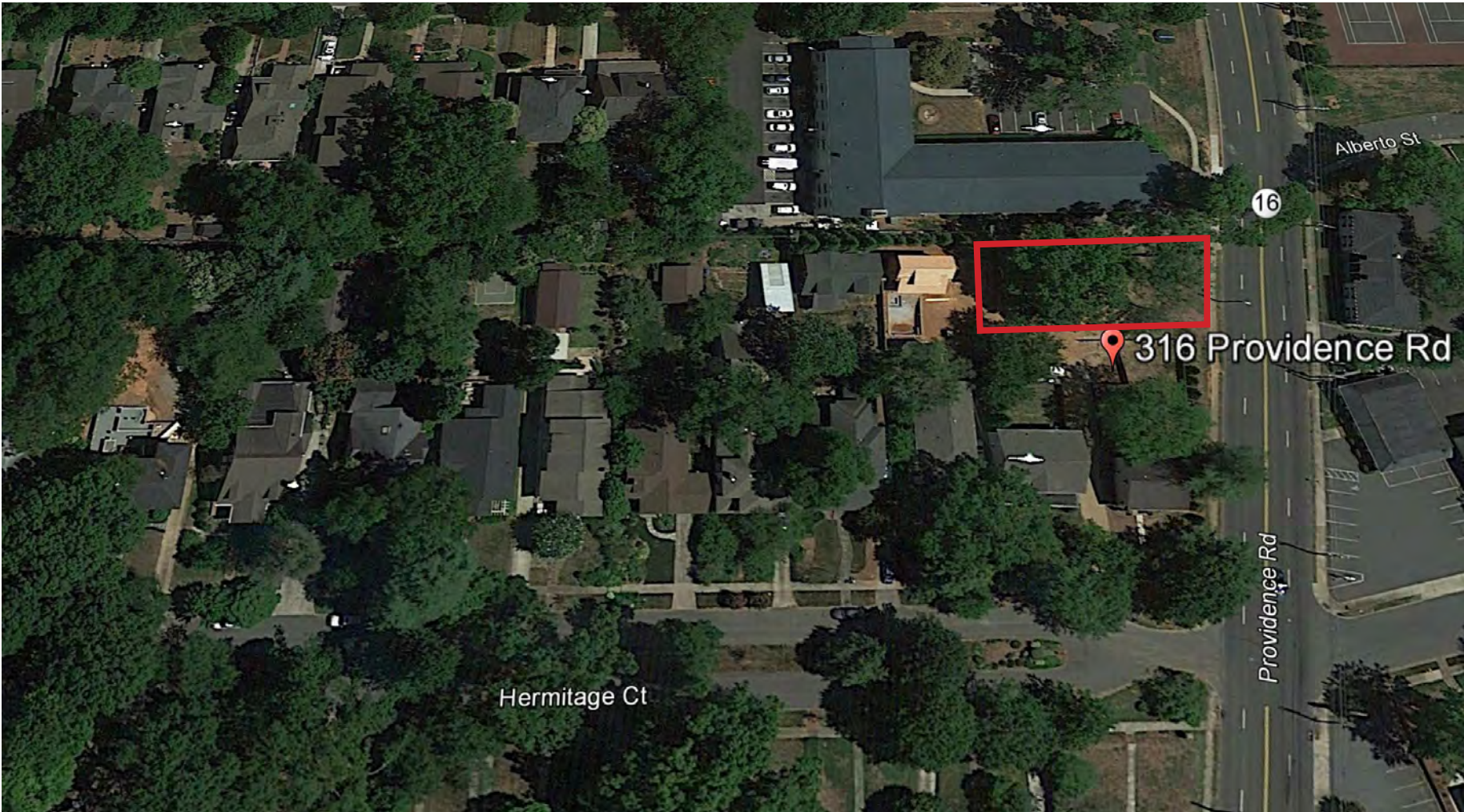
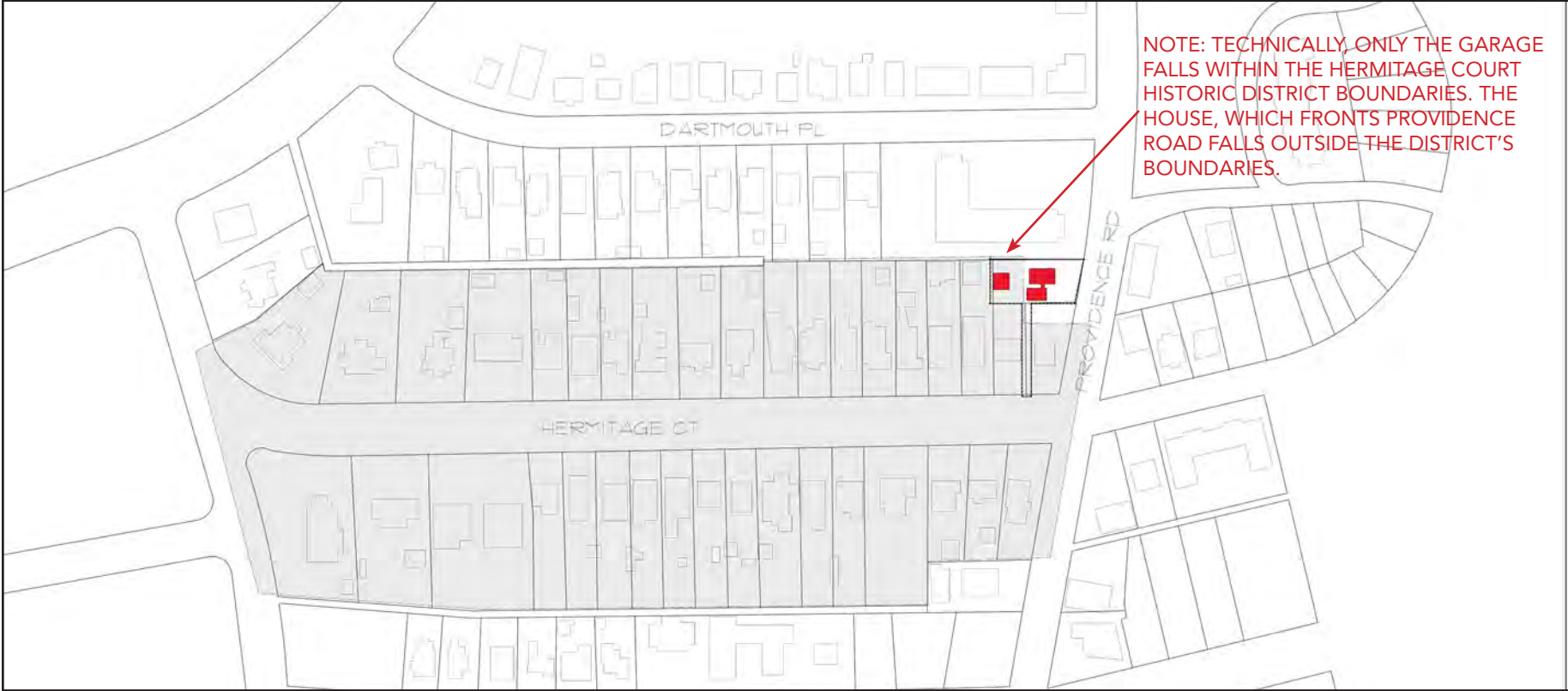


TROUTMAN RESIDENCE

316 Providence Road, Charlotte, NC 28207 | HERMITAGE COURT HISTORIC DISTRICT

NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

LOCATION MAP & SURVEY



PROJECT STATEMENT

We are currently seeking approval for the design of a new construction single-family residence for Billy and Johana Troutman and their two children. The project is located on an infill site along one of Charlotte’s commercial boulevards, Providence Road, nestled between an Assisted Living facility to the north and the back of a residential lot fronting Hermitage Court. The .21 acre site has been vacant for some time now.

Notably, only the rear portion of the lot is within the Hermitage Court Historic District’s boundaries, with secondary driveway access being granted between two residences - 400 and 406 - which front Hermitage Court (primary driveway access is from Providence Road.) The City of Charlotte’s Historic District Commission (HDC) rules state that if a portion of a project is located within a historic district, the HDC will review the project as a whole.

Given the unique conditions of the site, we set out with a number of design goals:

DESIGN GOALS:

- 1) The first was to create a design that would blend in with the character and scale of both Providence Road and Hermitage Court, while also providing distinctive character for the building itself.
- 2) As a new construction project, we did not want to design a “Disney-fied” replication of an older historic structure. Our goal was to create a contemporary design that is intended to be a product of its own time, but one that employs subtle references to the styles commonly found in the District and surrounding streets. Paying close attention to key architectural principles such as mass, scale, proportion, rhythm, depth and shadow, etc., we hope to create a high-quality and thoughtful building that will enhance the neighborhood and withstand the test of time.
- 3) Drawing inspiration from John Nolen’s original idea for Myers Park, which was “a new town in a forest,” we scaled his vision down to the level of the individual house -- designing two interiorized courtyards, one a garden and the other a more formal entertaining space, both heavily landscaped. Large windows and doors grant immediate access to both courtyards and provide plenty of natural light, giving the owners a true sense of living in the landscape.
- 4) The building must be efficient, low maintenance and sustainable.
- 5) The building should also be distinctive from the Assisted Living facility next door, which shares a single common driveway with the proposed project site. Therefore, we needed to incorporate specific design elements to make it clear that it was an independent single family residence and not an annex of the larger building next door.

To ensure that the design of the house would be compatible, we considered the following criteria, as outlined by the City of Charlotte’s HDC.

- Size (the relationship of the project to its site)
- Scale (the relationship of the building to those around it)

- Massing (the relationship of the building’s various parts to each other)
- Fenestration (the placement, style and materials of windows and doors)
- Rhythm (the relationship of fenestration, recesses and projections)
- Setback (in relation to setback of immediate surroundings)
- Materials (proper historic materials or approved substitutes)
- Context (the overall relationship of the project to its surroundings)
- Landscaping (as a tool to soften and blend the project with the district)

SOME OF THE SPECIFIC STRATEGIES INCLUDED:

SIZE: Contrary to the McMansions and oversized homes that proliferate neighborhoods today, the design for this new residence is only 2,811 square feet. The size directly relates to the older, more modest homes in Hermitage Court, and is also appropriate to its site.

SCALE: The residence is two stories tall and 29’-7” in height, which is congruous with surrounding residences in Hermitage Court and less than the allowable 35’ in height per code. A two-story vertical design (as opposed to a more low-slung bungalow, for example) also creates enough presence to compete with the adjacent three-story Assisted Living facility to the north as well as the commercial buildings across the street.

MASSING: The goal was to make the building appear tall and slender, with elegant proportions - so we separated the residence into 2 volumes. This strategy also allows more light into the space while creating a strong sense of vertical expression. The sense of verticality is directly influenced by 625 Hermitage Court and its strong vertical porch feature. Each volume also has a strong sense of order, which is borne out of the architectural styles within Hermitage Court. The different setbacks for each volume also create added depth and shadow to the overall facade.

FENESTRATION AND RHYTHM: Large,12’ windows along the front and interior of the house were designed to maximize the experience of living within the landscape. Long and tall, they are organized in a thoughtful rhythm; reference the proportions of older buildings in the South; as well as the proportions of the human body. Porches on the lower and upper stories, which feature full-height shutters across the front, also add depth and shadow to the front elevation, while the shutters provide needed privacy along Providence Road.

MATERIALS AND LANDSCAPE: The material selection is designed to be resilient and low-maintenance. In addition, the quiet brick exterior and color palette are in keeping with the neighborhood and allow the building to blend in subtly with the site’s surrounding landscape. To draw upon the idea of Nolen’s vision of a town in a forest, we are proposing mature and ornamental trees that are native to the area. This is critical not only from a sustainability point of view but also to establish continuity with the rest of the neighborhood.

Through this contemporary infill project, we hope to continue to contribute to the Hermitage Court Historic District’s architectural legacy, while also adding character to Providence Road.

ARCHITECT’S BIO

JACOB BRILLHART
Assistant Professor, University of Miami School of Architecture
Founder, Brillhart Architecture

Jacob Brillhart founded Miami-based Jacob Brillhart Architect PA (DBA Brillhart Architecture) in 2007. Using old models for future buildings, his work is deeply connected to site and surrounding landscape. It relies on interpretations of vernacular principles that have embedded environmental considerations and gives architectural primacy to composition, materiality, and the logics of construction. The goal is to create a dynamic building vocabulary that resuscitates the Ancient, celebrates the Modern, and foresees an architecture without big style.

Recognized as Miami’s Young Architect of the Year in 2015, Brillhart has been honored with numerous design awards – including new construction projects in historic districts and renovations/additions to architecturally significant case-study homes dating back to the 1950s. His designs have earned prestigious national honors, including “Best Single Family House of the Year” (2014) by the Architects’ Newspaper and inclusion among ArchDaily’s 100 Most Important Projects within the US, as well as local and state AIA Honor awards for Design Excellence (2008, 2010, 2014, 2015, 2016). His firm was also one of five firms internationally to be selected for the Museum of Modern Art’s (MoMA’s) prestigious Young Architect’s Program in 2015.

His work has also been published in the New York Times, Architectural Record, Architect, Architecture Aujourd’hui, Dwell, Wallpaper, Cultured, Metropolis, The Wall Street Journal, Miami Herald, and Architectural Review among other publications.

Brillhart complements his practice as an author, lecturer, curator and assistant professor at the University of Miami School of Architecture (up for tenure in the Spring of 2017), where he teaches design and hand-drawing. He earned his BA from Tulane’s Architecture School and his Masters of Architecture from Columbia University. He is a native of New Hampshire, and his wife, Melissa Brillhart, who is also a principal of the firm, is a native of Greenville, South Carolina.



View from Providence Road, looking west



View from the lot, looking North towards Assisted Living facility next door



View from the lot, looking east towards Providence Road



View from the lot, looking South towards entrance from Hermitage Court and rear facades of adjacent homes fronting Hermitage Court



View from Providence Road, looking South at the lot and rear facades of adjacent 2 story homes fronting Hermitage Court



View from Providence Road - of lot and adjacent three-story Assisted Living facility



View of entrance into lot from Hermitage Court



View from lot, looking West towards of rear of property, showing fence and 2 story back building of home fronting Hermitage Court



View of adjacent Assisted Living facility and common driveway (accessible from Providence Rd.)



Future location of neighbor's garage, just to the South of our property



View of commercial buildings across the street from our site, looking northeast



View of commercial buildings across the street from our site, looking east

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HERMITAGE COURT HISTORIC DISTRICT:
ARCHITECTURAL DIVERSITY AT ITS BEST

In 1911, a new suburban development was announced, to be built on the southern edge of Charlotte. This new subdivision, carved out of a cotton farm long owned by the Myers family, became Myers Park, one of Charlotte’s best known and most desirable subdivisions.

The layout of Myers Park was designed by John Nolen, one of the most notable landscape architects and urban designers of his day. Following Nolen’s vision of a new town in a forest, The Stephens Company, a family business of the Myers family, developed the overwhelming majority of Myers Park. There were, however, a few small sections that were developed by other interests under the umbrella of the Stephens Company, and within the overall plan conceived by Nolen and his protégé, Earle Sumner Draper.

Hermitage Court was one of these small areas, and was developed by Charlotte builder F. M. Simmons.

Simmons was responsible for the stone gateways that flank each end of Hermitage Court. He also built for himself the house at 625 Hermitage Court. This grand Colonial Revival style house, completed in 1913, is one of the oldest existing homes in Myers Park.

A 1914 survey map shows the original street and lot layout for Myers Park, and includes Hermitage Court stretching from Simon’s home east to Providence Road. With the exception of two later multi-family projects, the homes along Hermitage Court were all constructed between 1913 and 1925, and include some of the oldest homes in the neighborhood. The architecture of Hermitage Court is an eclectic mix of Bungalow style houses interspersed with examples of several styles that were popular in the early 20th Century, including Colonial and Tudor revival homes. Almost a century later, the overwhelming majority of the houses retain their original architectural character.

Text excerpted from Charlotte Historic District Commission’s Policy and Design Guidelines.



400 Hermitage Court



406 Hermitage Court



412 Hermitage Court



428 Hermitage Court



512 Hermitage Court



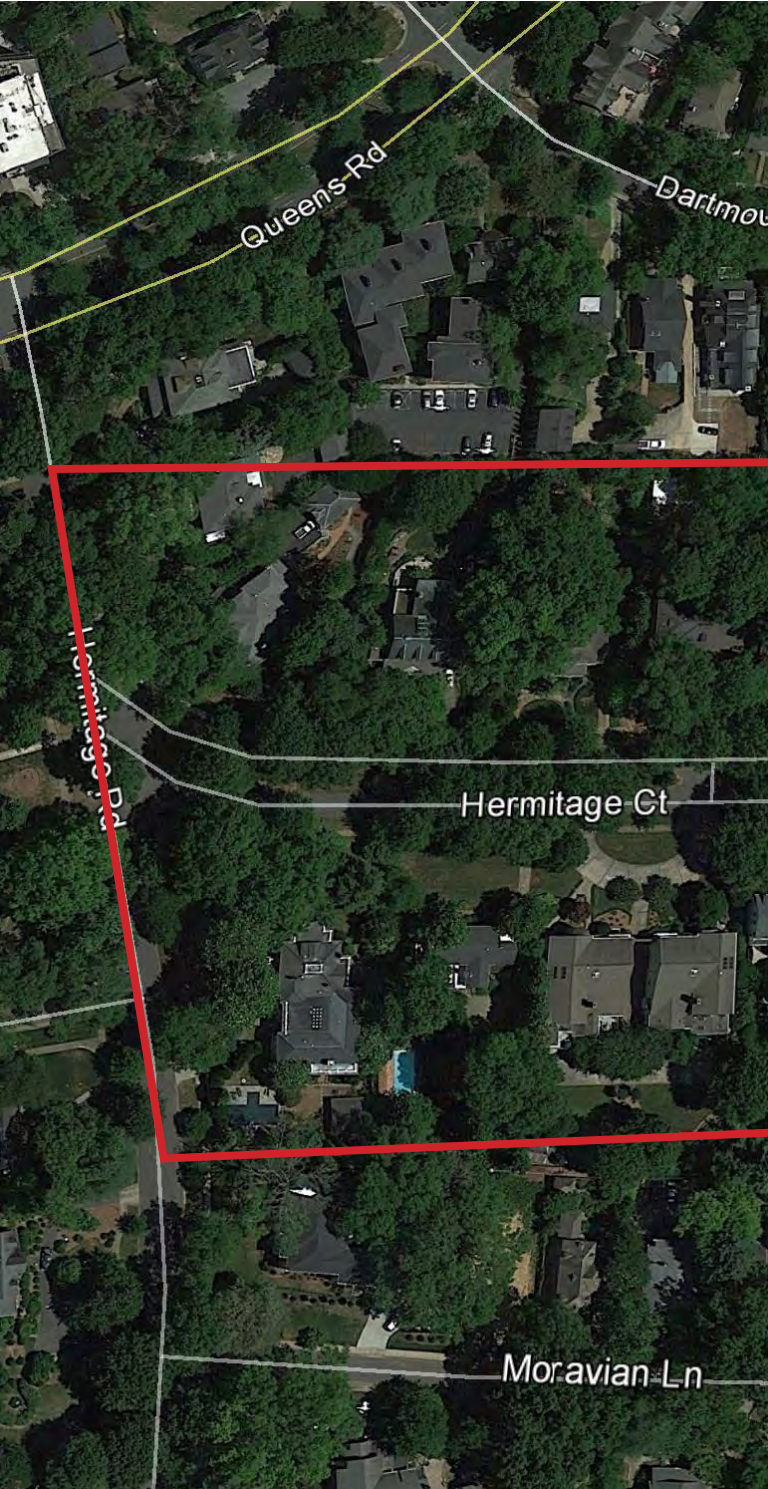
600 Hermitage Court

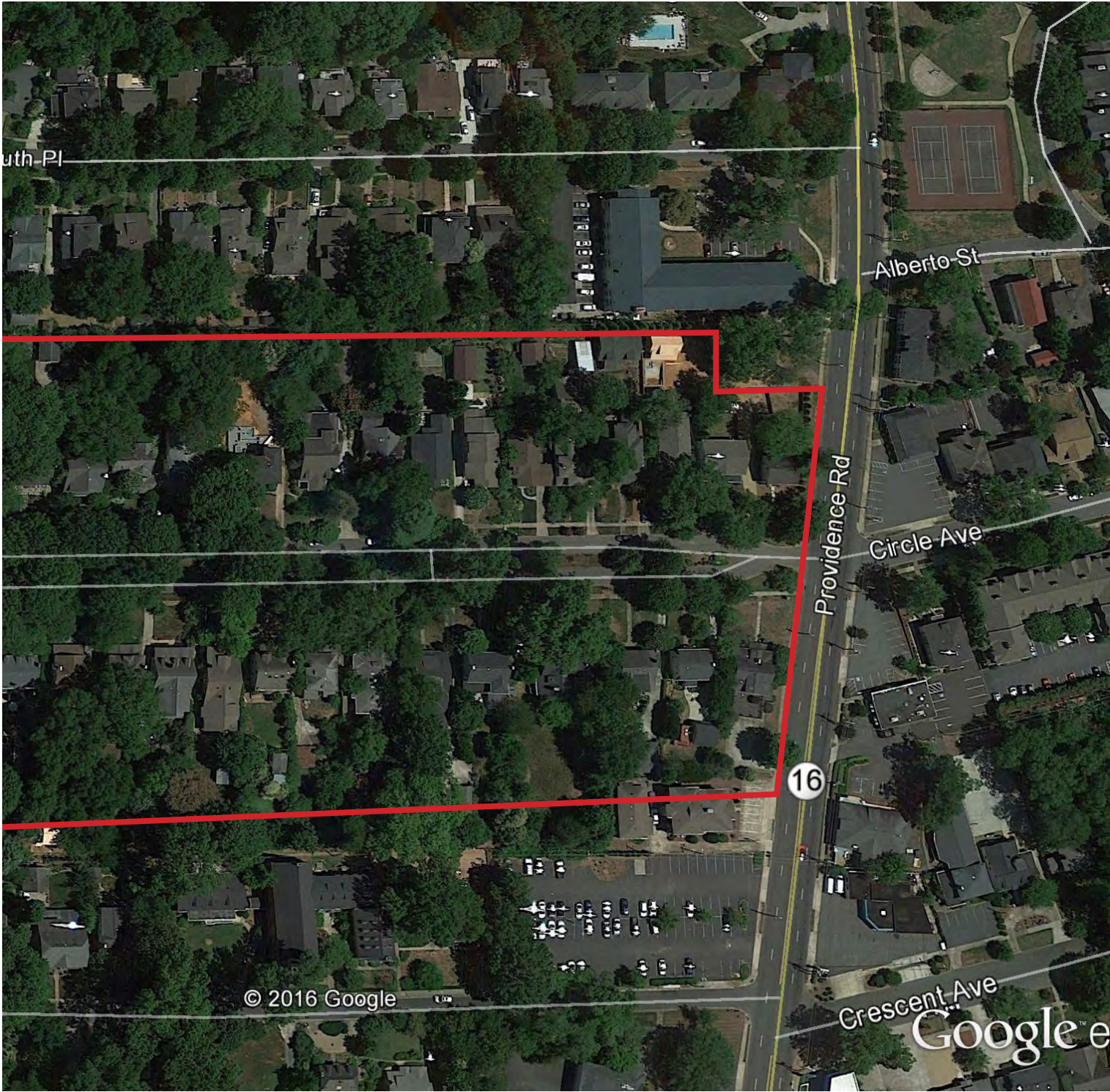


620 Hermitage Court



667 Hermitage Court





625 Hermitage Court



615 Hermitage Court



527 Hermitage Court



523 Hermitage Court



519 Hermitage Court



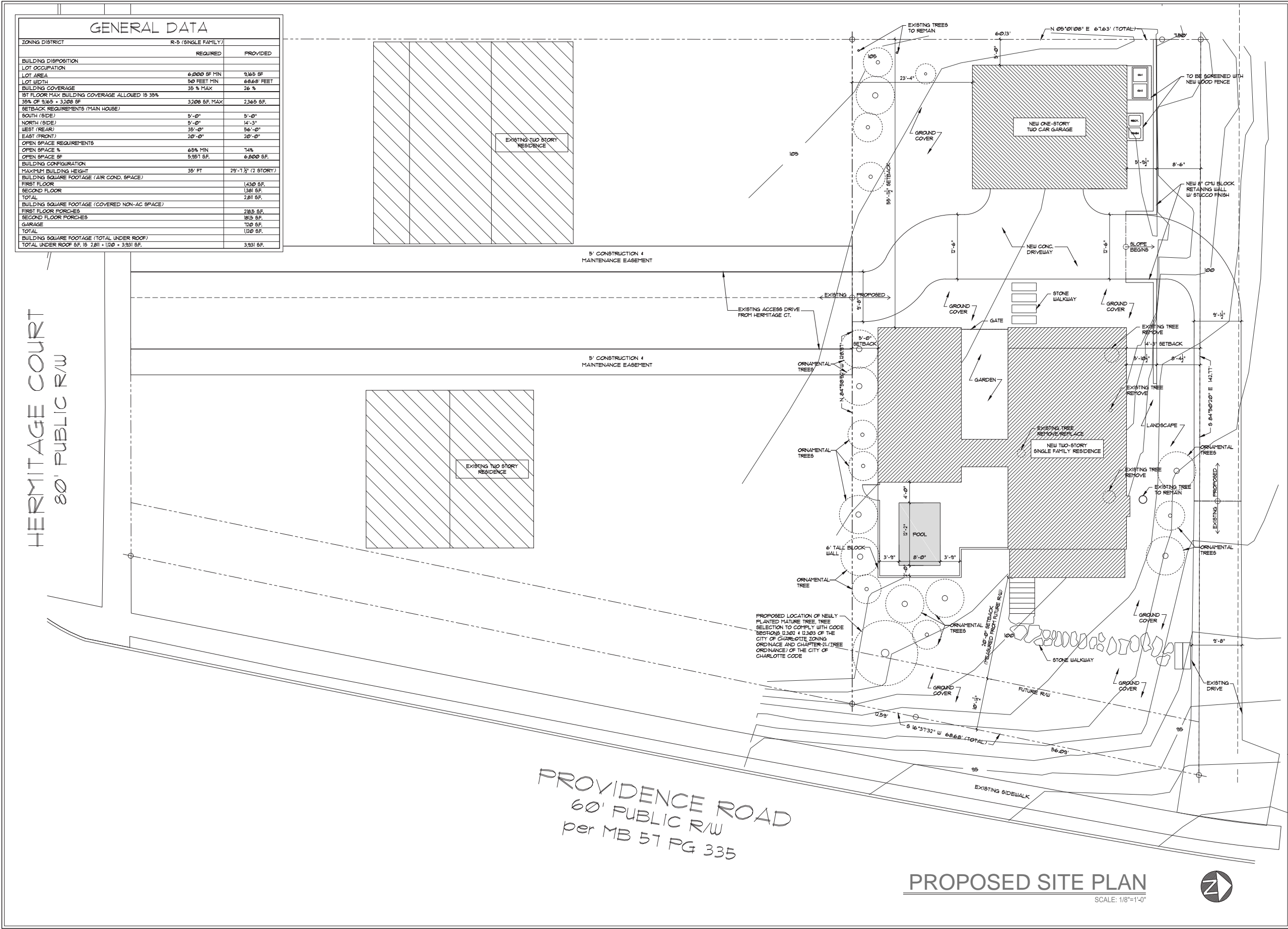
427 Hermitage Court



417 Hermitage Court



401 Hermitage Court



HERMITAGE COURT
80' PUBLIC R/W

PROVIDENCE ROAD
60' PUBLIC R/W
per MB 51 PG 335

PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



ARCHITECT
JACOB BRILLHART
ARCHITECT, P.A.
LICENSE - AA26001340
JACOB BRILLHART
LICENSE - AR93501
168 SE 1ST STREET
UNIT 704
MIAMI, FLORIDA 33131
PHONE: 786 280 7769

LANDSCAPE ARCHITECT

CONSULTING ENGINEER

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A new residence for:
**TROUTMAN
FAMILY**
LOT20A HERMITAGE COURT,
CHARLOTTE, NC

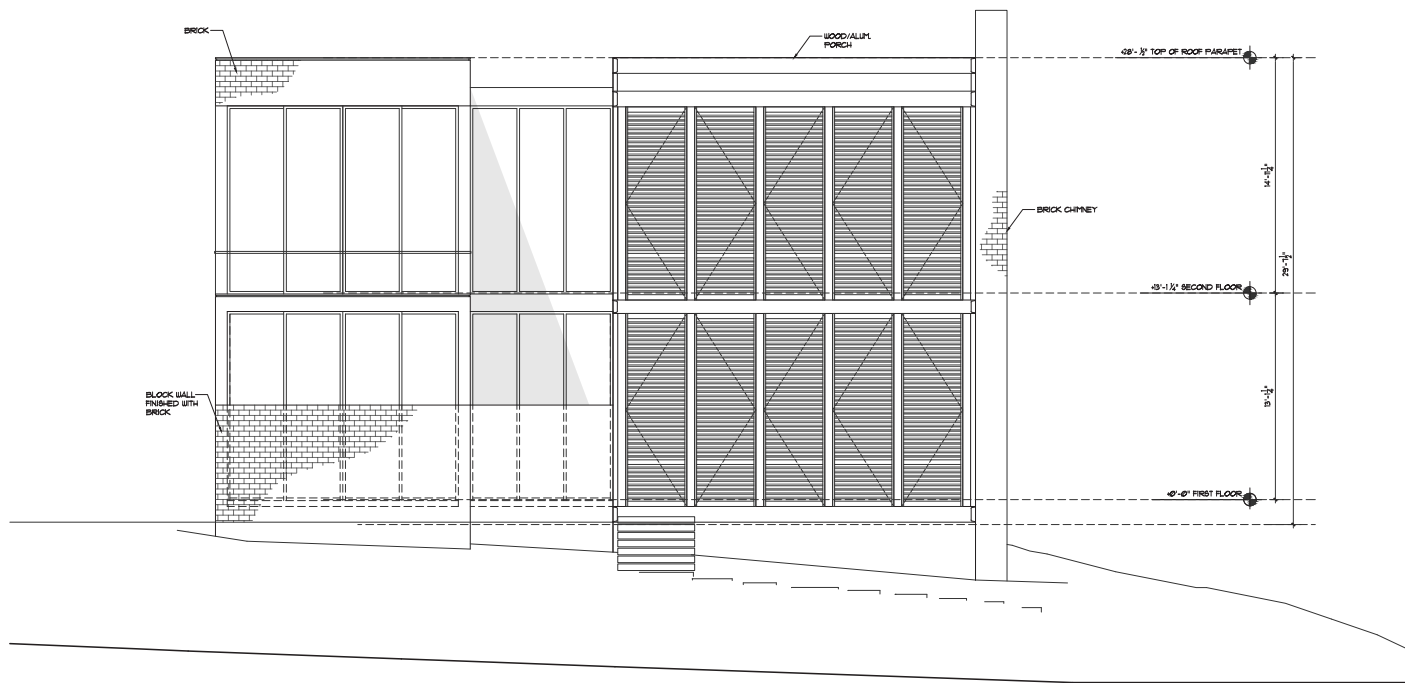
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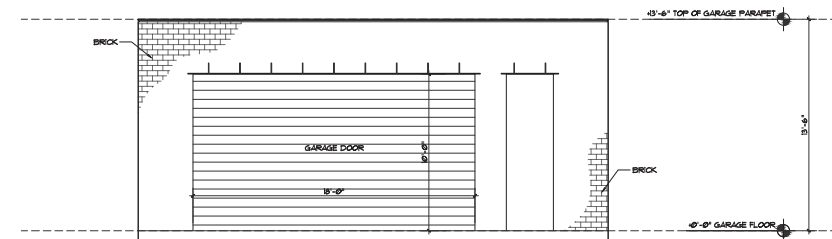
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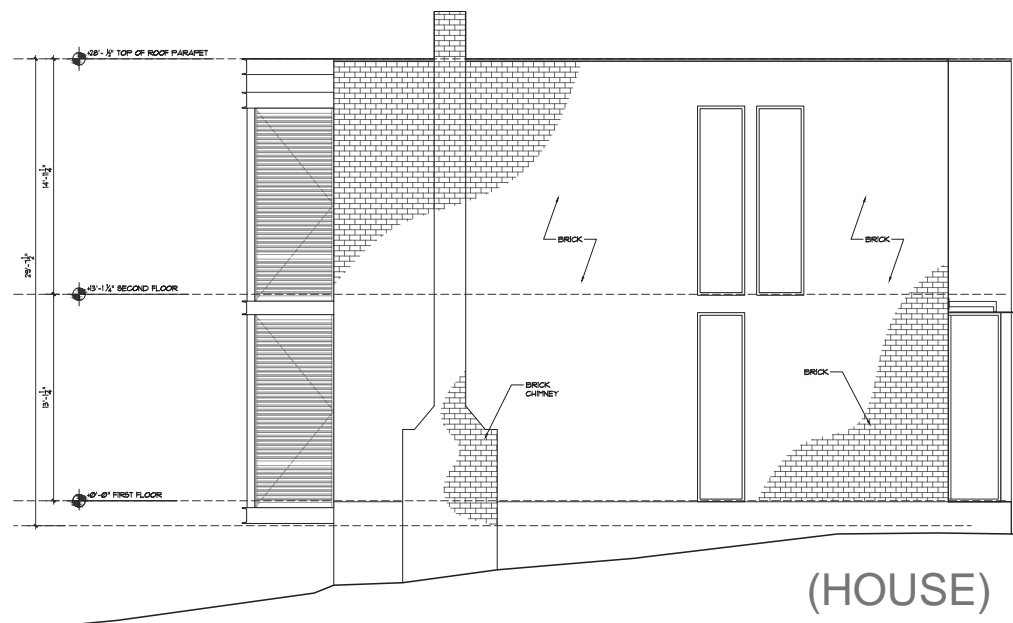
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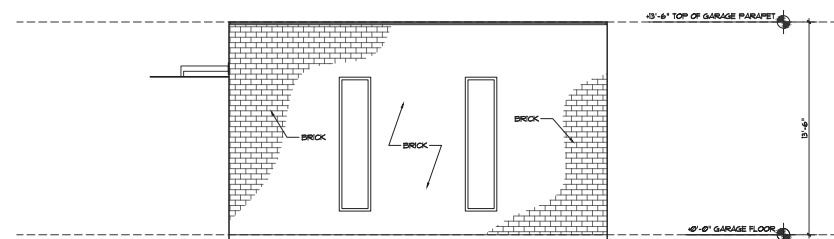
(HOUSE)
EAST ELEVATION
SCALE: 3/16" = 1'-0"



(GARAGE)
EAST ELEVATION
SCALE: 3/16" = 1'-0"



(HOUSE)
NORTH ELEVATION
SCALE: 3/16" = 1'-0"



(GARAGE)
NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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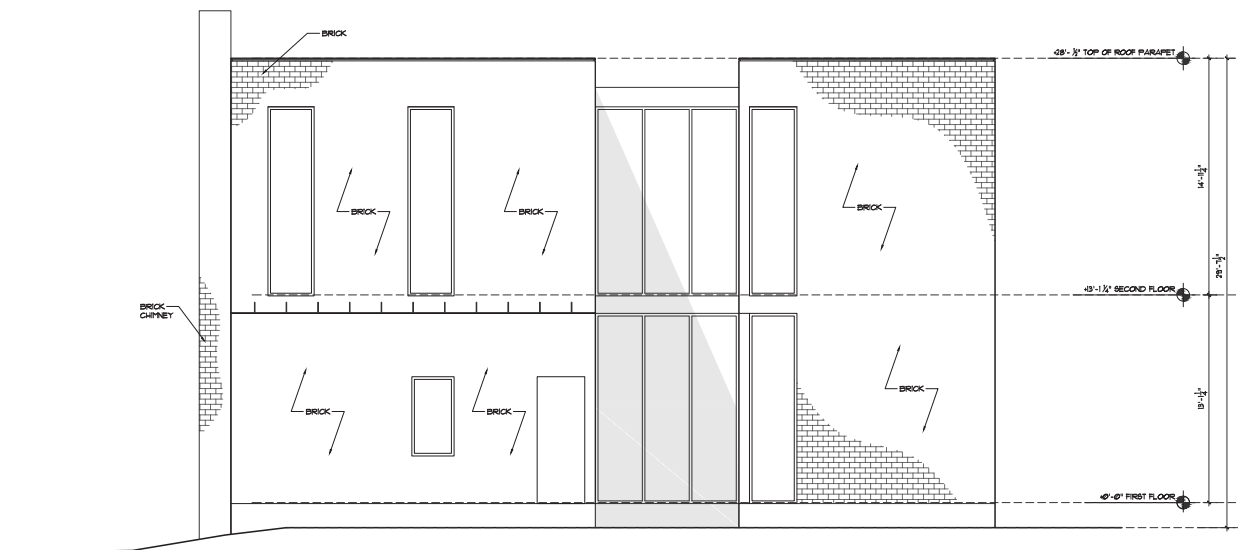
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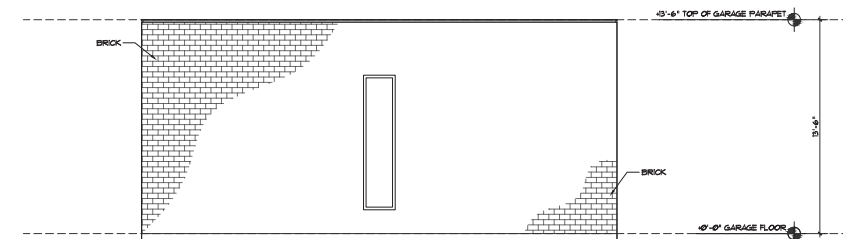
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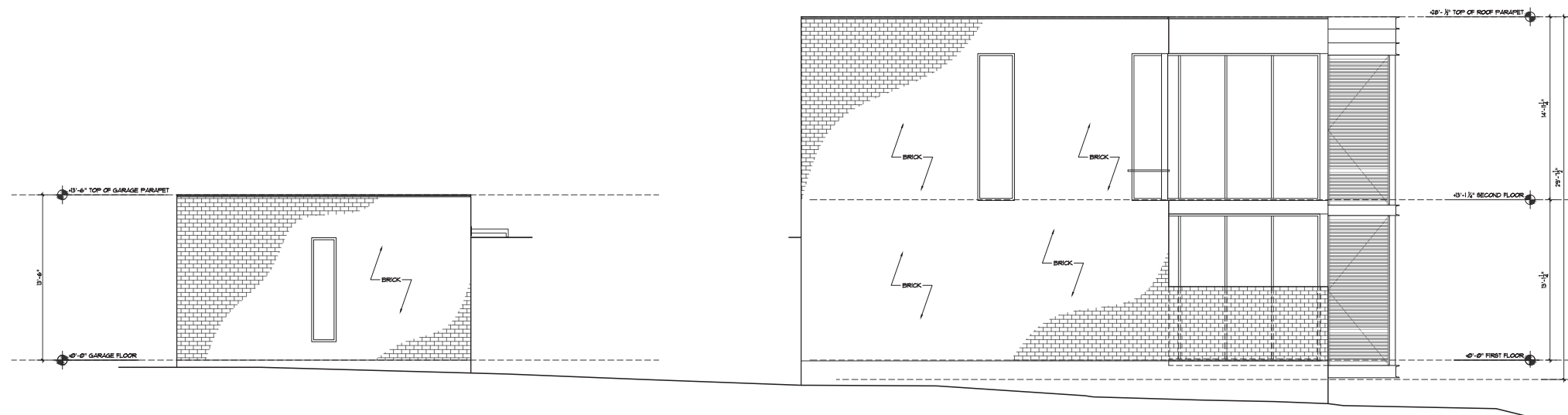
A-3



(HOUSE)
WEST ELEVATION
SCALE: 3/16" = 1'-0"



(GARAGE)
WEST ELEVATION
SCALE: 3/16" = 1'-0"



(GARAGE)
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

(HOUSE)
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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ARCHITECT, P.A.
LICENSE - AA26001340

JACOB BRILLHART
LICENSE - AR93501

168 SE 1ST STREET
UNIT 704
MIAMI, FLORIDA 33131

PHONE: 786 280 7769

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LOT20A HERMITAGE COURT,
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A-4

PROVIDENCE ROAD: Street Elevation of Providence Road (Looking West) and Buildings Across Street from Proposed Site



1



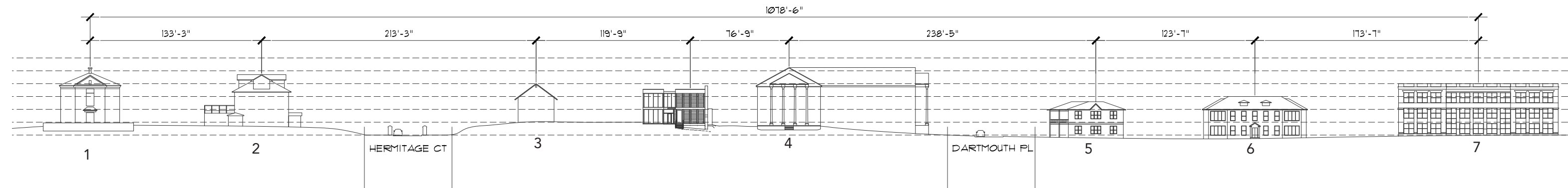
2



3



4



5



6



7



Buildings Across the Street from Site

MATERIALS: proper historic materials or approved substitutes

The material selection is low maintenance, while the brick exterior and color palette are in keeping with the surrounding neighborhood.



Brick Exterior



Bronze Window Mullions and Bronze Railings



Painted Steel / Aluminum Louvers
(color to be determined)



Concrete Foundation and Stairs



Stone Pavers for Walkway



Lush Native Landscaping



Rear Elevation



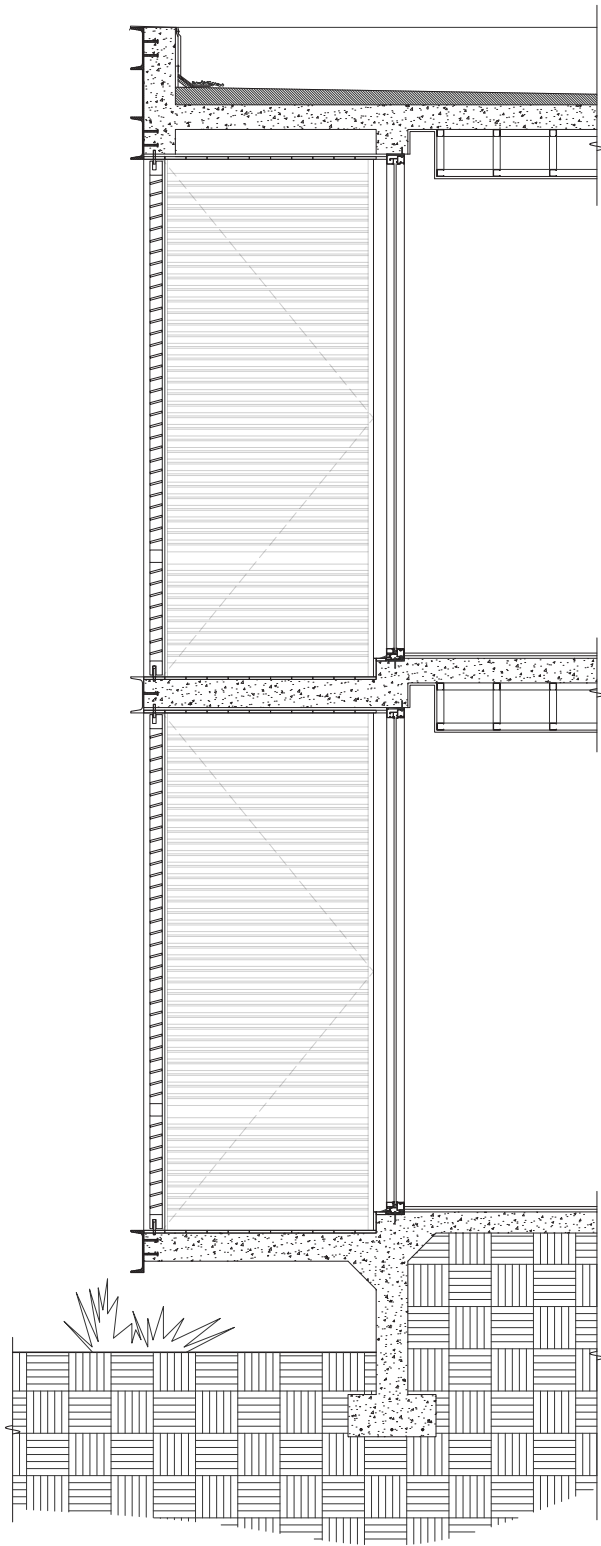
View from Providence Road

HERMITAGE COURT: CONTEXT / OTHER BRICK BUILDINGS



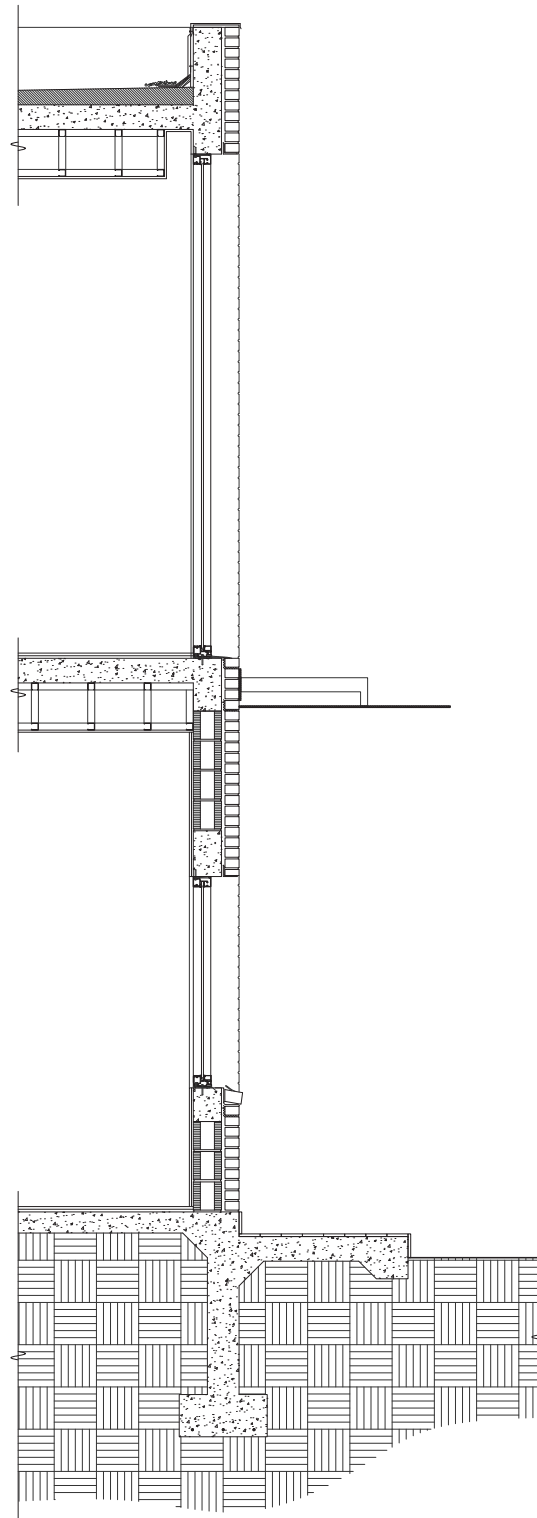
PROVIDENCE ROAD / HERMITAGE ROAD: CONTEXT / MATERIALS REFERENCES





WALL SECTION (A)

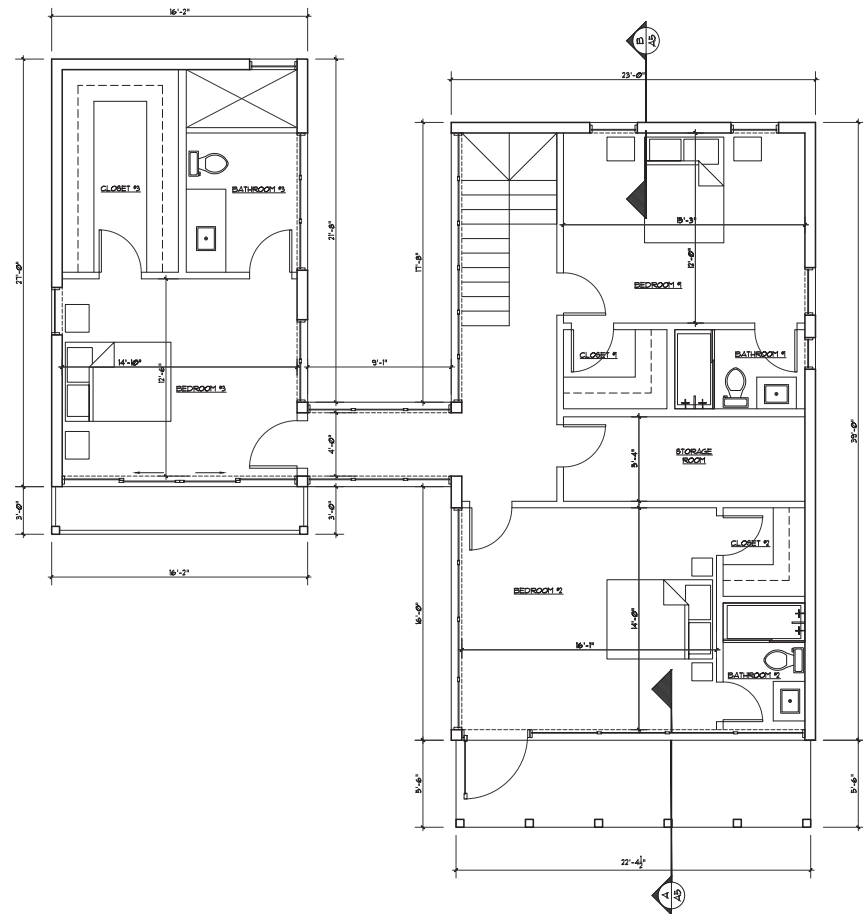
SCALE: 1/2" = 1'-0"



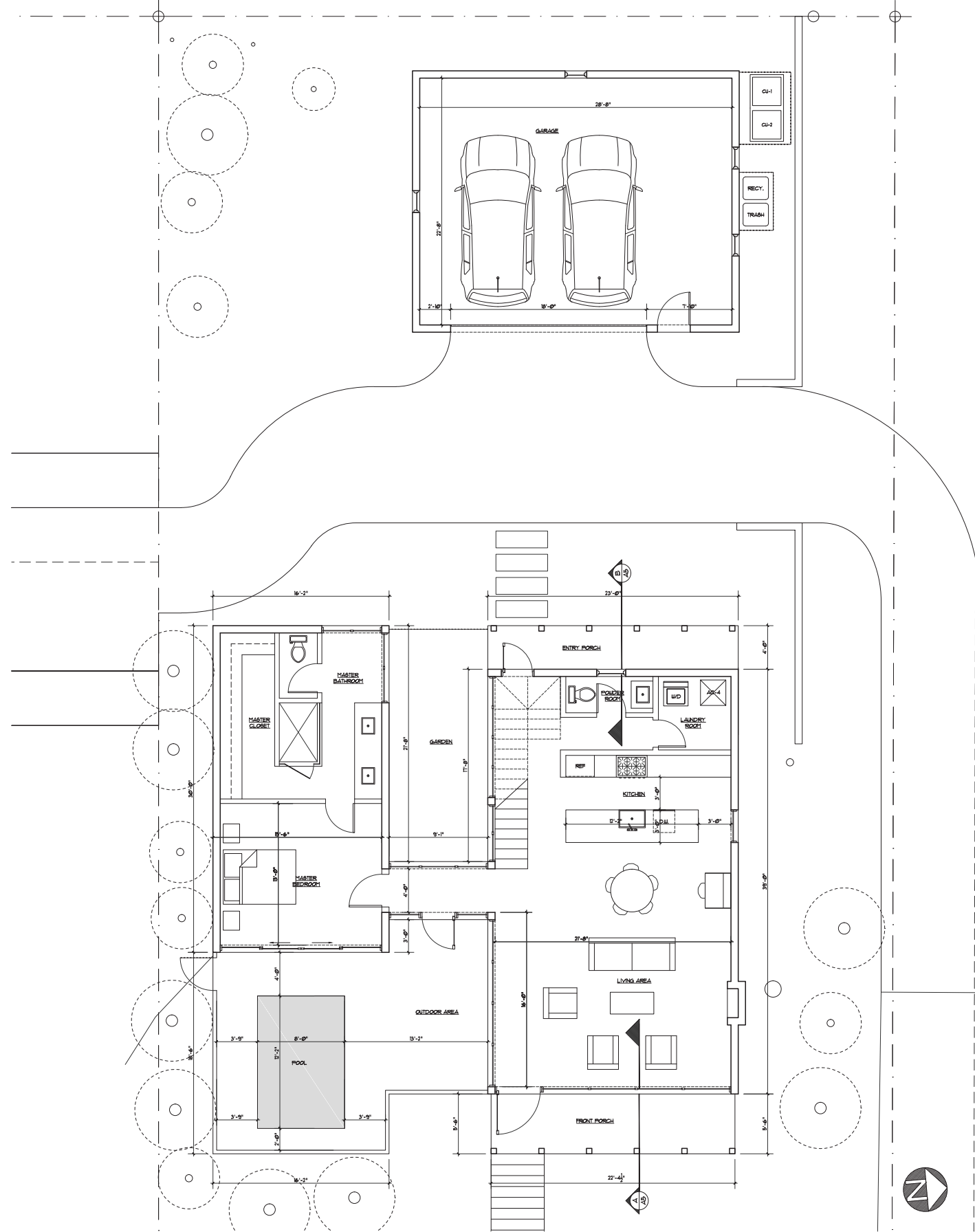
WALL SECTION (B)

SCALE: 1/2" = 1'-0"

| | |
|---|--|
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| JACOB BRILLHART LICENSE - AR93501 | |
| 168 SE 1ST STREET UNIT 704 MIAMI, FLORIDA 33131 PHONE: 786 280 7769 | |
| LANDSCAPE ARCHITECT | |
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| CONSULTING ENGINEER | |
| | |
| A new residence for: | |
| TROUTMAN FAMILY | |
| LOT20A HERMITAGE COURT, CHARLOTTE, NC | |
| JOB NUMBER | |
| PERMIT SET | |
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| JACOB BRILLHART FLORIDA REGISTERED ARCHITECT AR93501 | |
| A-5 | |



PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

ARCHITECT
JACOB BRILLHART
ARCHITECT, P.A.
LICENSE - AA26001340
JACOB BRILLHART
LICENSE - AR93501
168 SE 1ST STREET
UNIT 704
MIAMI, FLORIDA 33131
PHONE: 786 280 7769

LANDSCAPE ARCHITECT

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A-2

A HOUSE WITHIN A FOREST

Bringing the Landscape Into the Interior

Drawing inspiration from John Nolen’s original idea for Myers Park, which was “a new town in a forest,” we scaled his vision down to the level of the individual house -- designing two interiorized courtyards, one a garden and the other a more formal entertaining space, both heavily landscaped. Large windows and doors grant immediate access to both courtyards and provide plenty of natural light, giving the owners a true sense of living in the landscape. A quiet materials and color palette also allows the building to blend in with its surroundings.



Myers Park Neighborhood



Inspirational Images

DESIGN CONCEPTS

Design Indoor/Outdoor Concept, with two interiorized courtyards that celebrate the landscape and moderate climate

Incorporate a stately front porch, as is found throughout the Hermitage Court neighborhood.



Break up massing to allow light in and to bring the landscape into the interior.

Differentiate the house from the Assisted Living facility, which shares a common driveway, so it reads clearly as an independent single-family house and not an annex to the larger building.

Create a presence along Providence Road, with a 2-story brick structure (as opposed to wood). Brick is a common building material found throughout Hermitage Court and along Providence Road.

VIEWS: From Hermitage Court (secondary driveway access)



Actual Street Views



Zoomed in View from Driveway

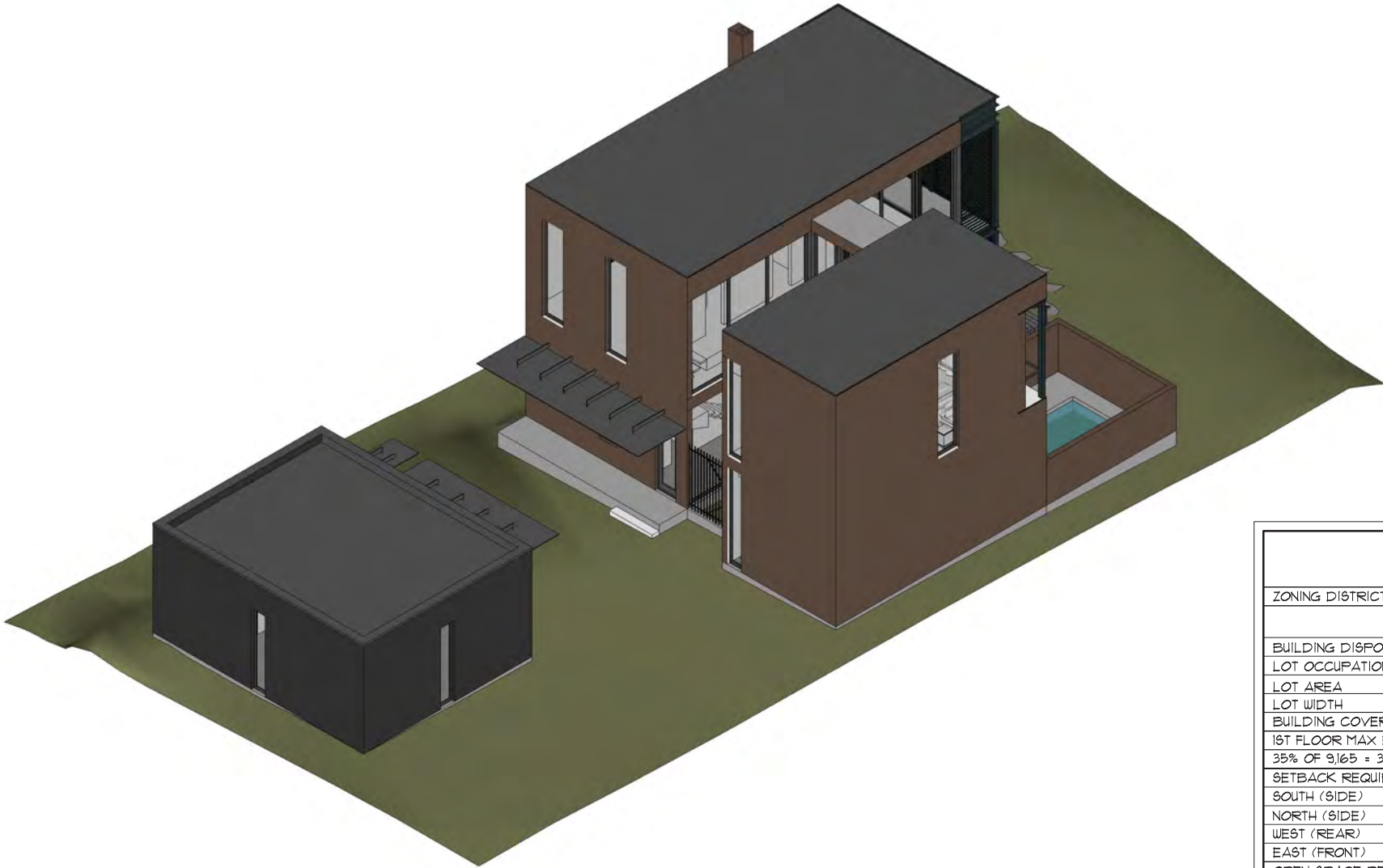
VIEWS: From Providence Road, looking South



SIZE: the relationship of the project to its site

Contrary to the McMansions and oversized homes that proliferate neighborhoods today, the design for this new residence is only 2,811 square feet. The size directly relates to the older, more modest homes in Hermitage Court, and its footprint is less than what is allowable by code, providing:

- 26% 1st floor lot coverage (only 2365 sf) as opposed to the allowable 35% (3200 sf)
- 74% open space (as opposed to the required 65%)



| GENERAL DATA | | |
|---|---------------------|----------------------|
| ZONING DISTRICT | R-5 (SINGLE FAMILY) | |
| | REQUIRED | PROVIDED |
| BUILDING DISPOSITION | | |
| LOT OCCUPATION | | |
| LOT AREA | 6,000 SF MIN | 9,165 SF |
| LOT WIDTH | 50 FEET MIN | 68.68' FEET |
| BUILDING COVERAGE | 35 % MAX | 26 % |
| 1ST FLOOR MAX BUILDING COVERAGE ALLOWED IS 35% | | |
| 35% OF 9,165 = 3,208 SF | 3,208 SF. MAX | 2,365 SF. |
| SETBACK REQUIREMENTS (MAIN HOUSE) | | |
| SOUTH (SIDE) | 5'-0" | 5'-0" |
| NORTH (SIDE) | 5'-0" | 14'-3" |
| WEST (REAR) | 35'-0" | 56'-0" |
| EAST (FRONT) | 20'-0" | 20'-0" |
| OPEN SPACE REQUIREMENTS | | |
| OPEN SPACE % | 65% MIN | 74% |
| OPEN SPACE SF | 5,957 SF. | 6,800 SF. |
| BUILDING CONFIGURATION | | |
| MAXIMUM BUILDING HEIGHT | 35' FT | 29'-1 1/2" (2 STORY) |
| BUILDING SQUARE FOOTAGE (AIR COND. SPACE) | | |
| FIRST FLOOR | | 1,430 SF. |
| SECOND FLOOR | | 1,381 SF. |
| TOTAL | | 2,811 SF. |
| BUILDING SQUARE FOOTAGE (COVERED NON-AC SPACE) | | |
| FIRST FLOOR PORCHES | | 210.5 SF. |
| SECOND FLOOR PORCHES | | 181.5 SF. |
| GARAGE | | 720 SF. |
| TOTAL | | 1,120 SF. |
| BUILDING SQUARE FOOTAGE (TOTAL UNDER ROOF) | | |
| TOTAL UNDER ROOF SF. IS 2,811 + 1,120 = 3,931 SF. | | 3,931 SF. |



400 Hermitage Court



523 Hermitage Court



408 Hermitage Court



MASSING: the relationship of the building's various parts to each other

VERTICAL MASSING: Breaking up the massing into separate volumes allows more light into the space while also creating a strong sense of vertical expression. This verticality is directly influenced by 625 Hermitage Court and its strong vertical porch feature. Each volume also has a strong sense of order, which is also borne out of the architectural styles within Hermitage Court. In addition, the different set-backs of each volume create added depth and shadow to the overall facade.



625 Hermitage Court: The columns, which span 2 floors, emphasize the verticality of the building.



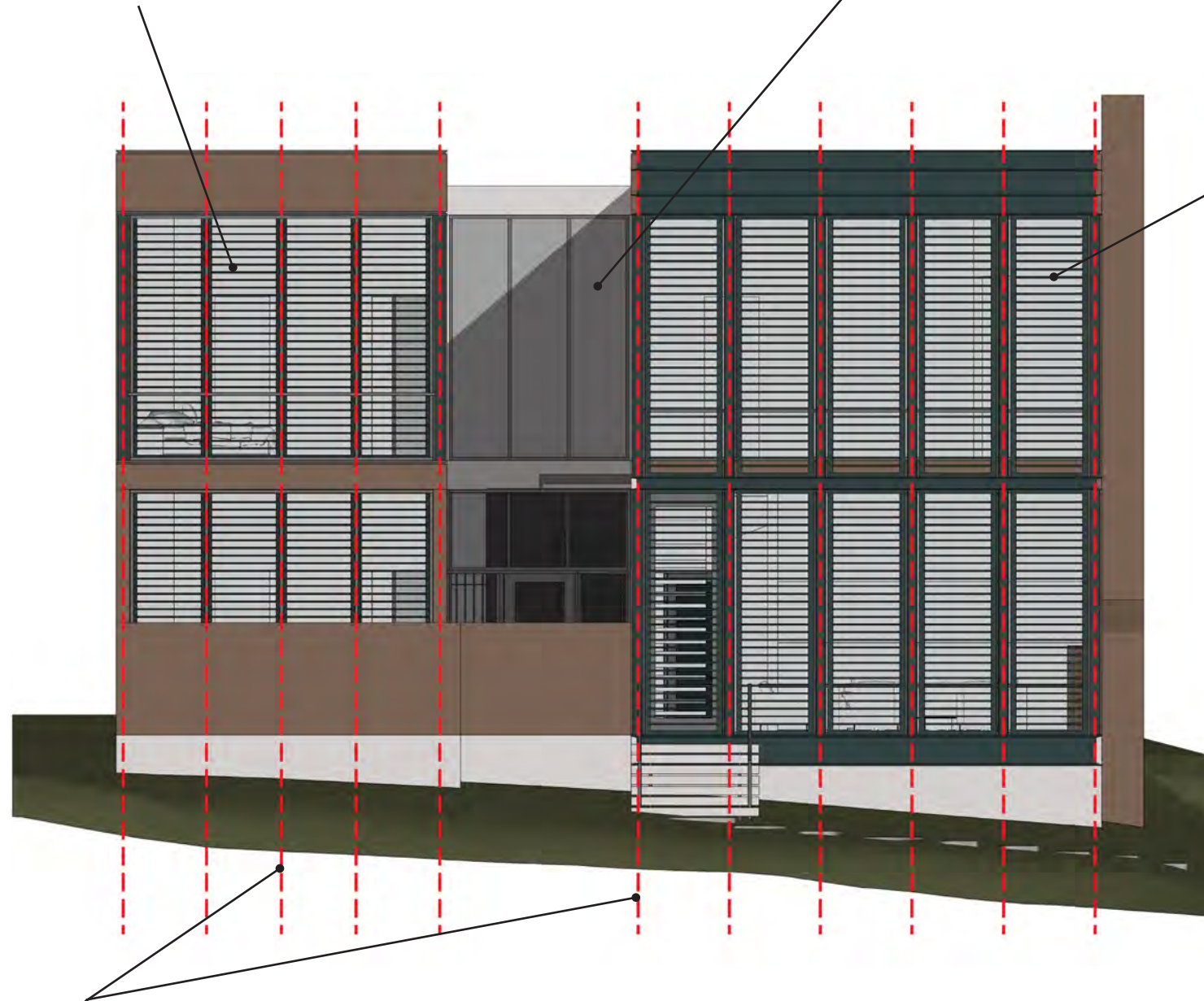
The Duke Mansion, though just outside the Hermitage Court Historic District boundaries, is a good example of how one can use different volumes to break up the overall massing and create elegant proportions.

FENESTRATION: the placement, style and materials of windows and doors
 &
RHYTHM: the relationship of fenestration, recesses and projections

Large, 12' windows along the front and interior of the house were designed to maximize the experience of living within the landscape. Long and tall, they are organized in a thoughtful rhythm; reference the proportions of older buildings in the South; as well as the proportions of the human body.

The different setbacks for each volume create added depth and shadow to the overall facade.

Porches on the lower and upper stories, which feature full-height shutters across the front, also add depth and shadow to the front elevation. Meanwhile, shutters provide needed privacy along Providence Road.



Each volume has a strong sense of order, which is borne out of the architectural styles within Hermitage Court. Please see pages 8 and 9 for various examples of homes with a strong sense of order.

The residences shown at right are just beyond the Hermitage Court boundaries but offer high quality examples of the character of surrounding streets. Here one can see the overall order, verticality/vertical bays, as well as "shutter architecture" that provides human scale while adding depth and shadow to the facade.



Duke Mansion - 400 Hermitage Road



325 Hermitage Road

SCALE: the relationship of the building to those around it

The 2-story building, which features 12' tall floor-to-ceiling heights, is in keeping with the scale of both Hermitage Court and Providence Road. Notably, the overall height of the building is 29'-7^{1/2}" tall, approximately 6' less than the allowable 35' height restriction. The garage is 13'-6" in height.

HERMITAGE COURT: The homes within Hermitage Court that surround this site are all 2 stories (as shown in the images at right.)

PROVIDENCE ROAD: The residence (and its sense of scale) are better experienced from Providence Road, which is peppered with mostly 2 and 3 story buildings (the adjacent Assisted Living facility is 3 stories tall.) The street elevation on the following page represents the actual context in which the residence is viewed.



View from Providence Road - showing the rear facades of the 2 story buildings within Hermitage Court that back up to the proposed project site.



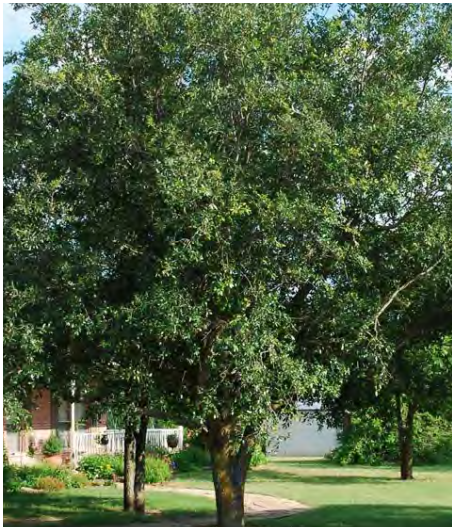
View of 400 and 406 Hermitage Court, which flank the entrance to the secondary driveway for the proposed property.

LANDSCAPING: as a tool to soften and blend the project with the district

The design for the house draws upon Nolen’s idea for Myers Park, which was “a new town in a forest.” Integrating this idea at the scale of the house, the landscaping will reflect the lush, verdant and native landscaping of the surrounding neighborhood.



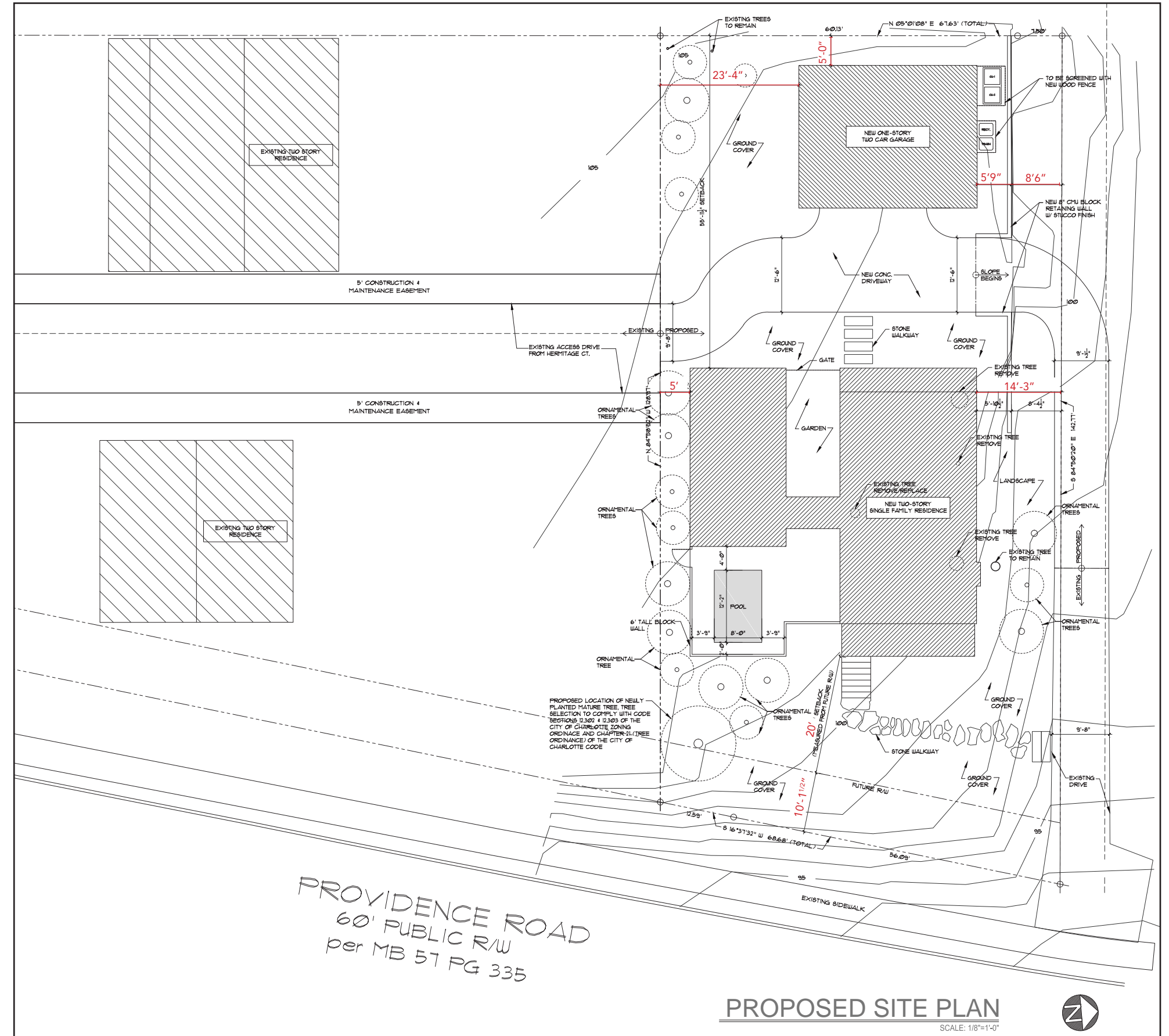
Maple Tree



Oak Tree



Crepe Myrtle



Context (the overall relationship of the project to its surroundings)

