

LOCAL HISTORIC DISTRICT: Hermitage Court

PROPERTY ADDRESS: 625 Hermitage Court

SUMMARY OF REQUEST: Detached garage

APPLICANT: James Jordan

Details of Proposed Request

Existing Context

The site is a corner lot at Hermitage Court and Hermitage Road. The house is a Colonial style constructed in 1913 and listed in the Myers Park National Register of Historic Places. Site features include a porte cochere with a circular driveway on the right side, mature trees and a brick wall along the side yard. The landscaping behind the wall are overgrown shrubs.

Proposal

The proposal is a detached one story garage on the right side that requires removal and reconstruction of a portion of the brick wall, and relocation of the driveway. The garage footprint is 24' x 24' and the height is approximately 15'-8". Exterior material is brick to match the wall. Roof material is slate to match the house, garage doors are wood carriage style.

Policy & Design Guidelines – Accessory Buildings: Garages, page 50

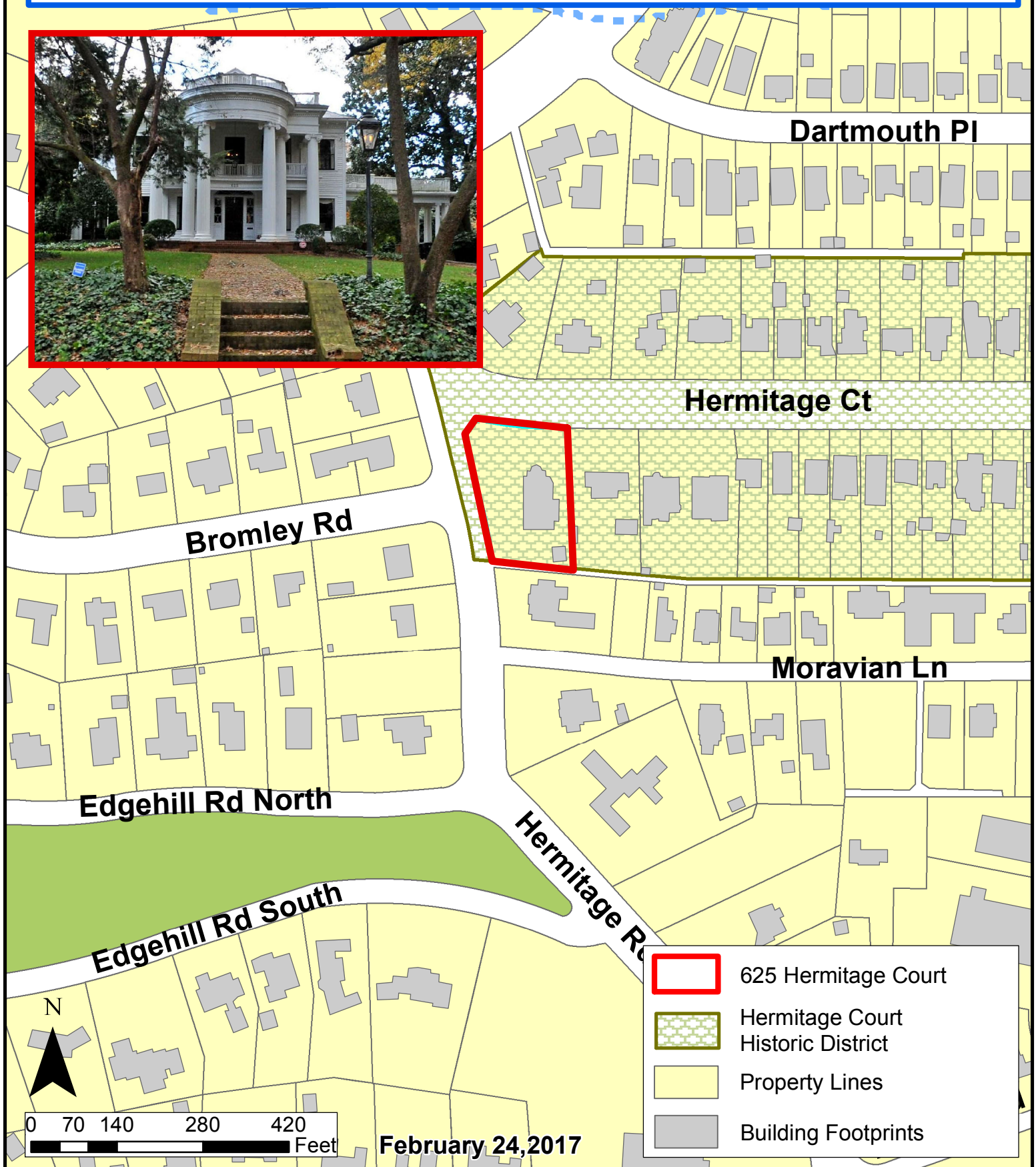
Although the main building on a lot makes the strongest statement about a property's contribution to the character of a Local Historic District, the accessory buildings that share the lot can also have a significant impact on the streetscape. The Historic District Commission recognizes that many of the older support buildings throughout Charlotte's older neighborhoods are inadequate to meet the needs of today's families and businesses.

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.

Staff Analysis

The Commission will determine if the proposal meets the guidelines for accessory buildings.

Charlotte Historic District Commission Case 2017-067
HISTORIC DISTRICT: Hermitage Court
ACCESSORY STRUCTURE





625 Hermitage Court
Existing Conditions

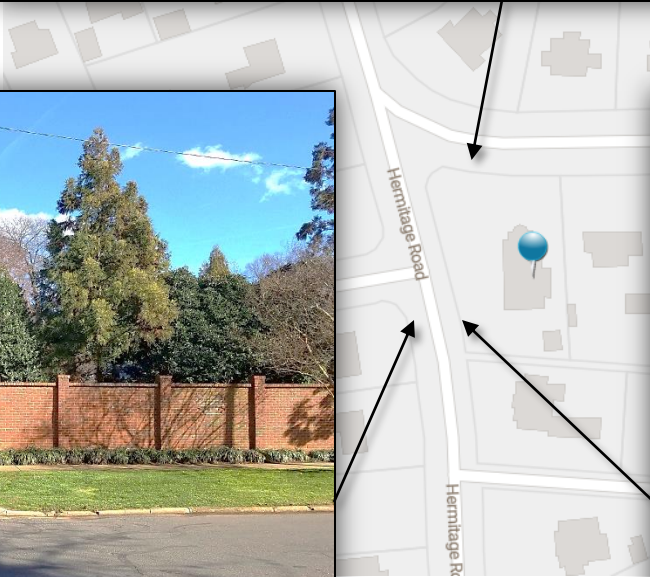
Hermitage Court Elevation (Front)



Hermitage Rd Elevation (Right)



Hermitage Rd Elevation (Right)



625 Hermitage Court
Existing Conditions



120 HERMITAGE RD



121 HERMITAGE RD



620 HERMITAGE CT



128 HERMITAGE RD



615 HERMITAGE CT



200 HERMITAGE RD



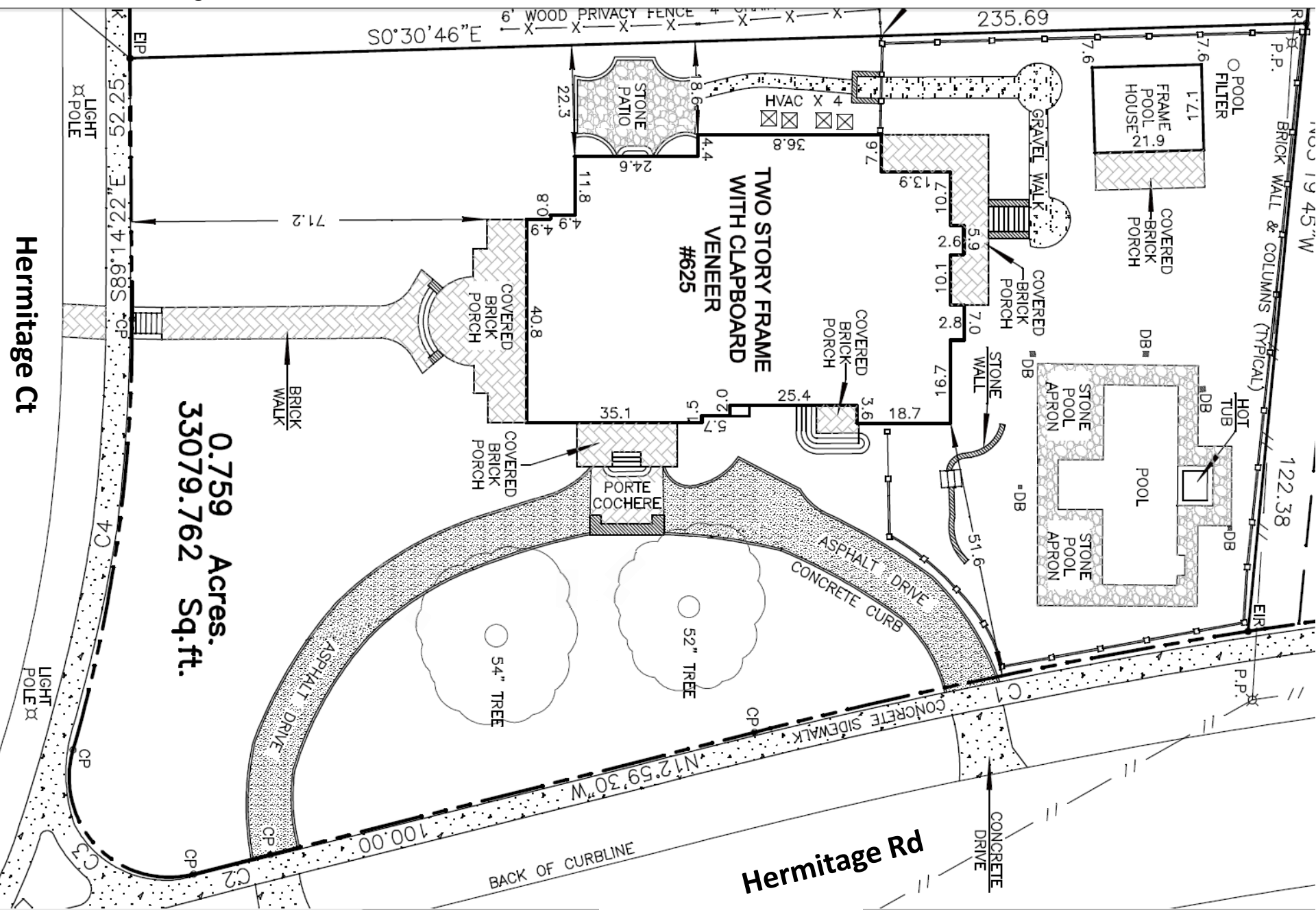
208 HERMITAGE RD



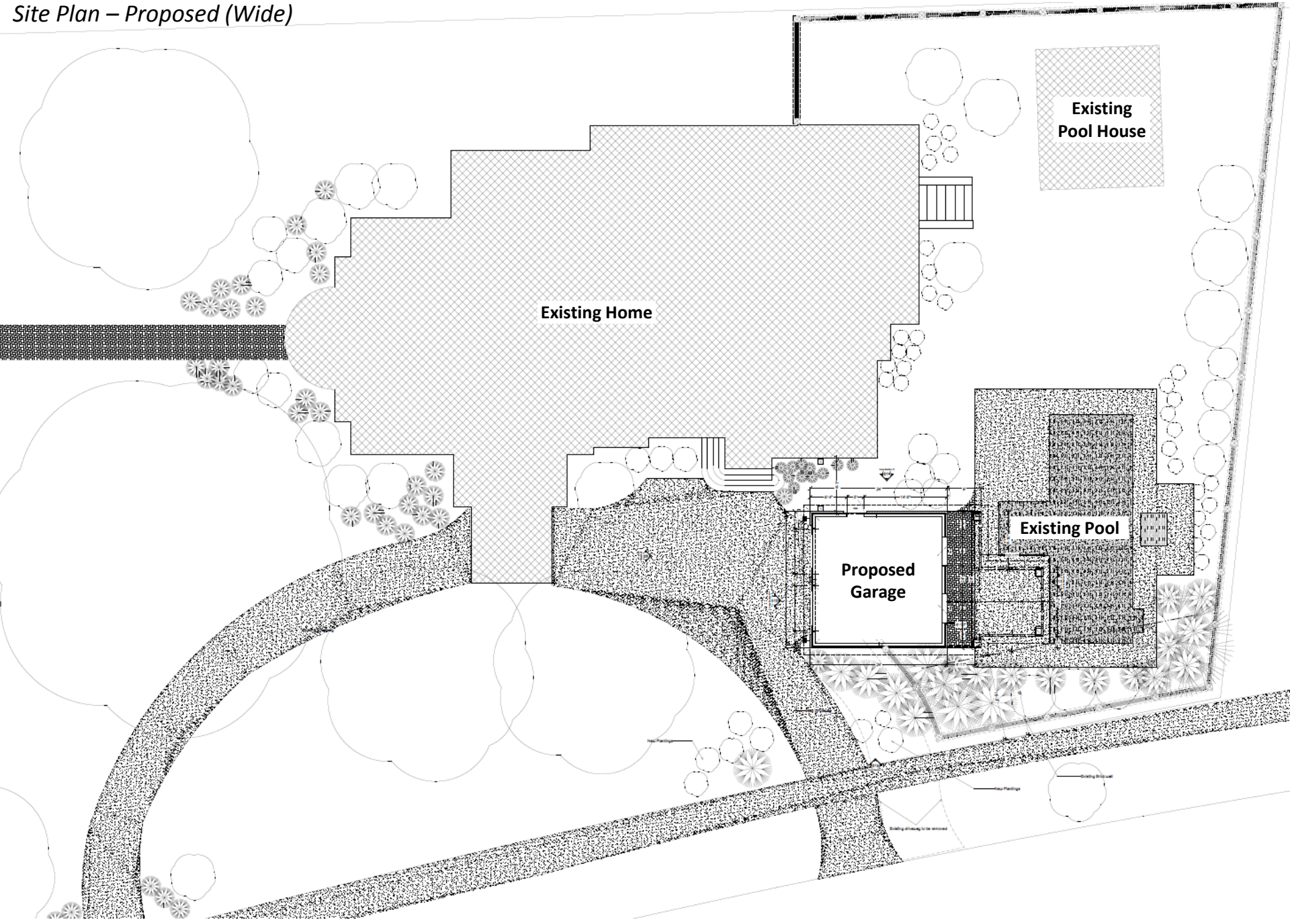
221 HERMITAGE RD



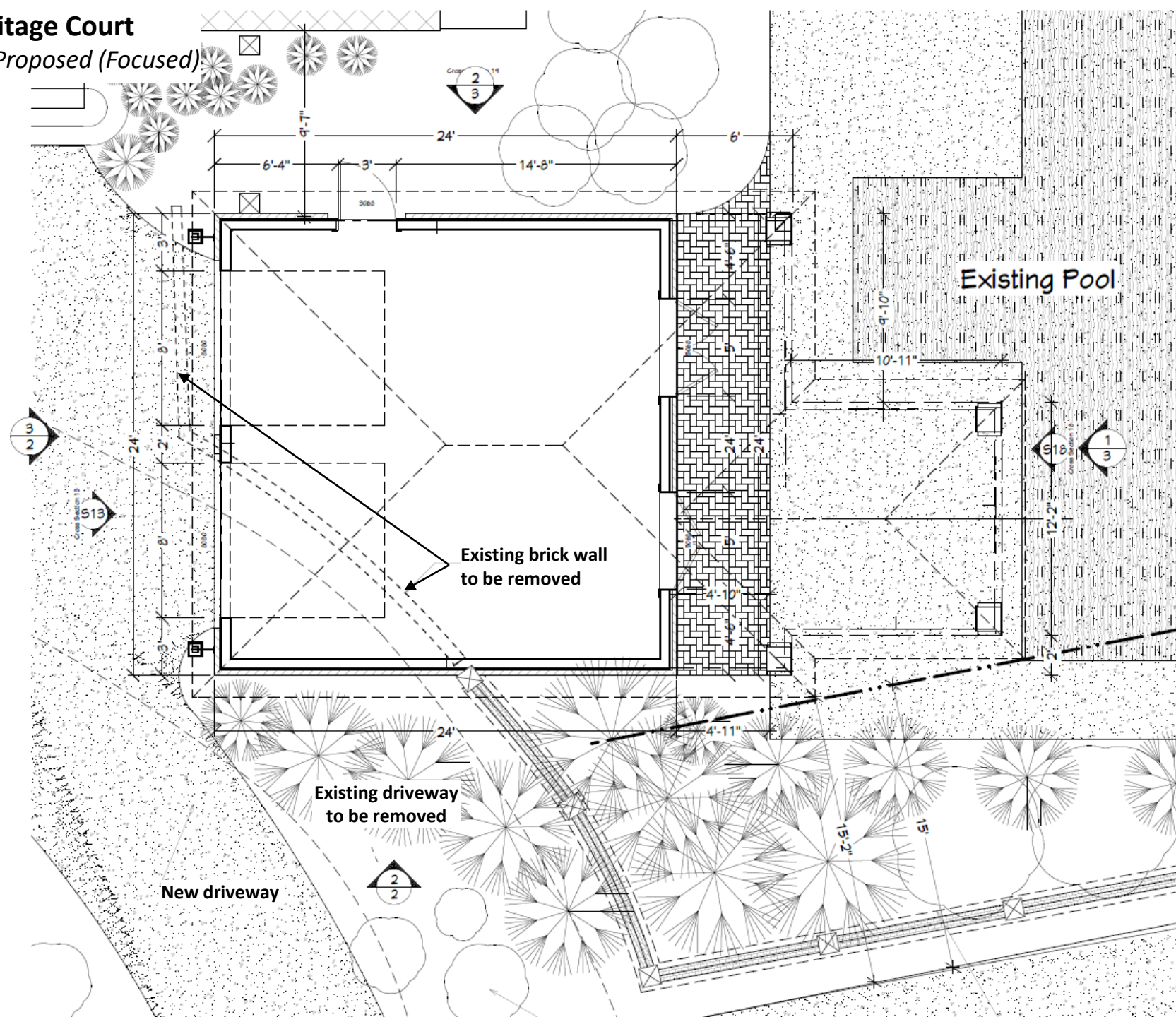
Hermitage Ct



625 Hermitage Court
Site Plan – Proposed (Wide)

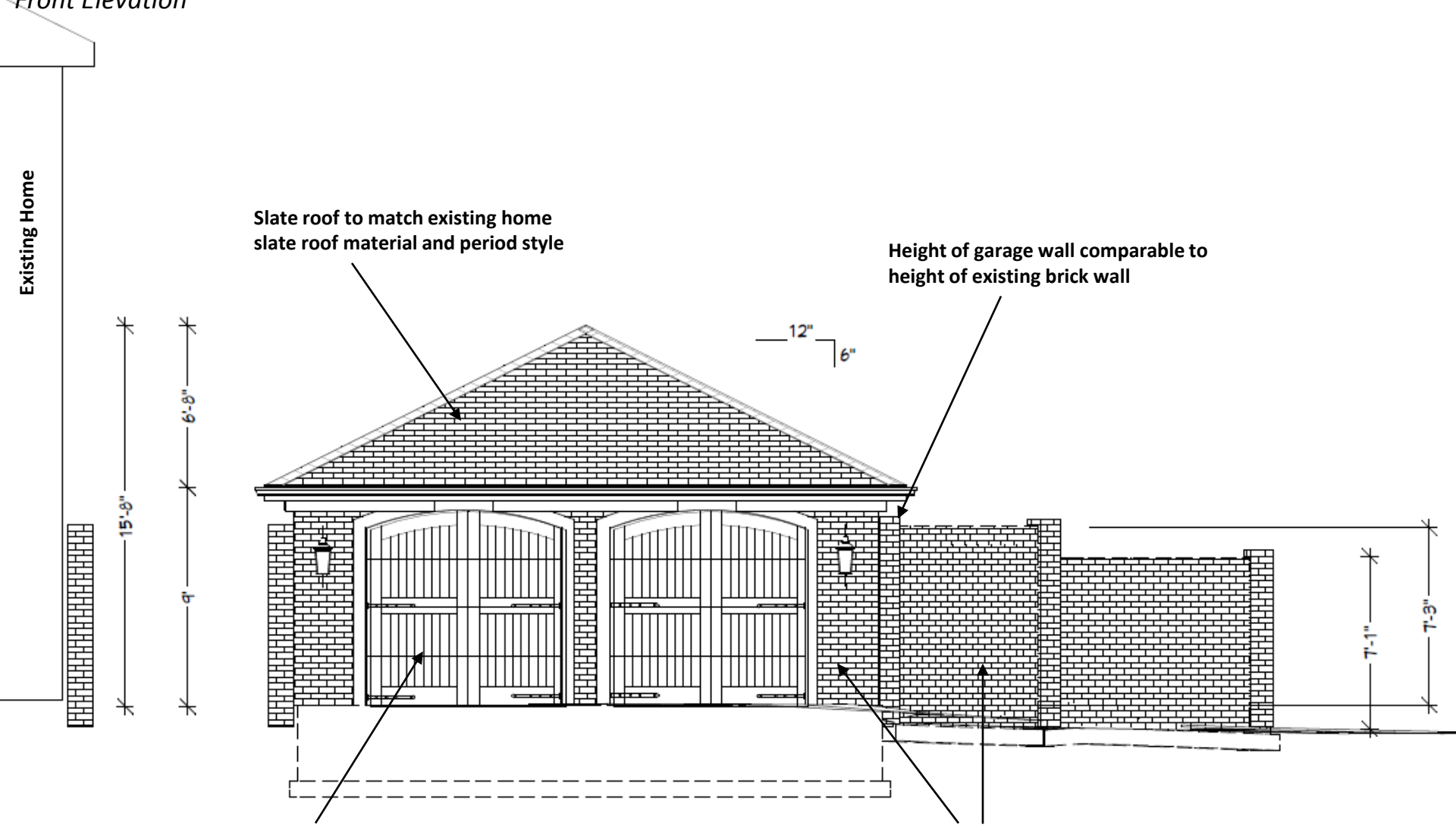


Site Plan – Proposed (Focused)



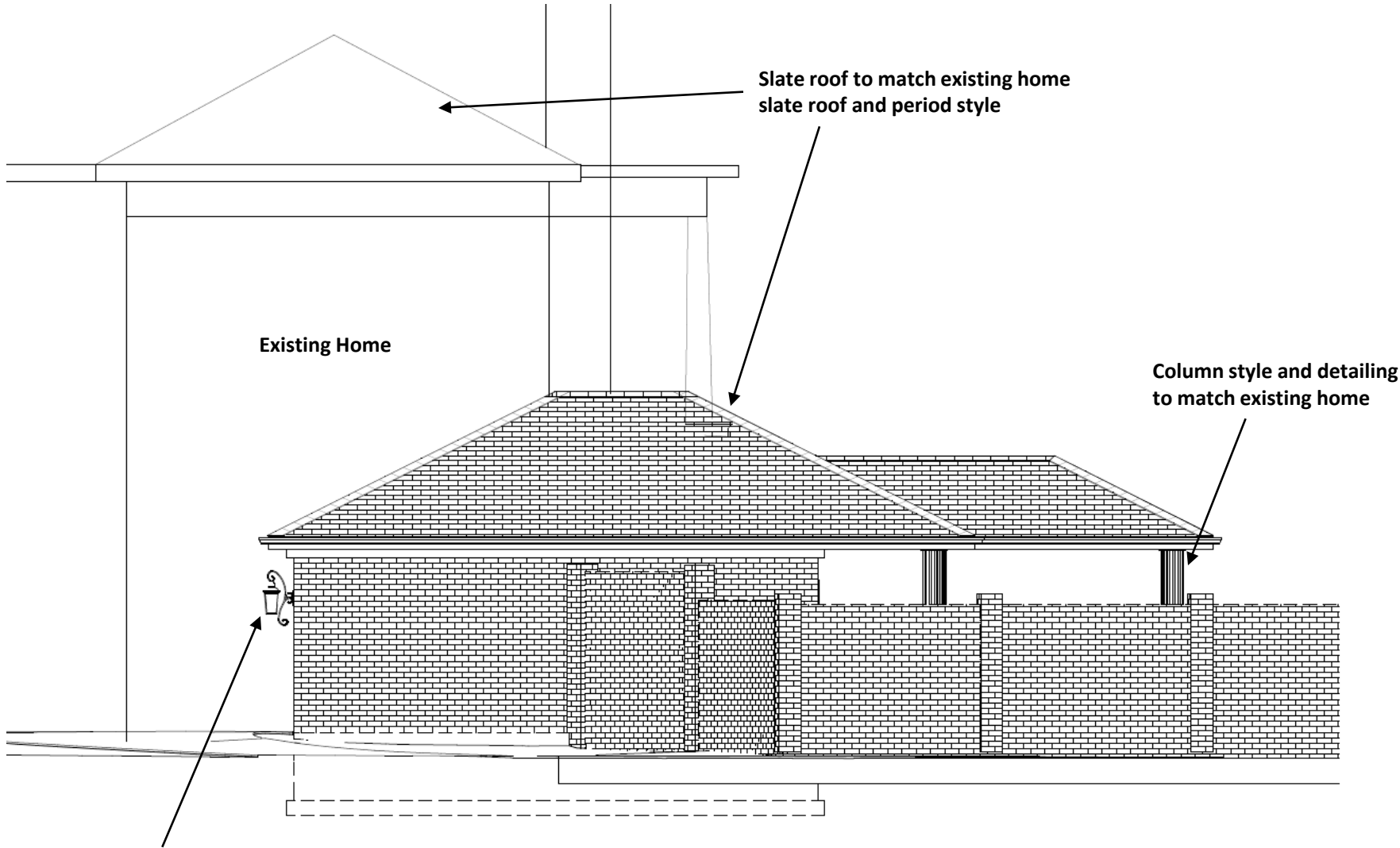
625 Hermitage Court

Front Elevation



3 GARAGE FRONT ELEVATION
2 1/4" = 1'

625 Hermitage Court
Right Elevation

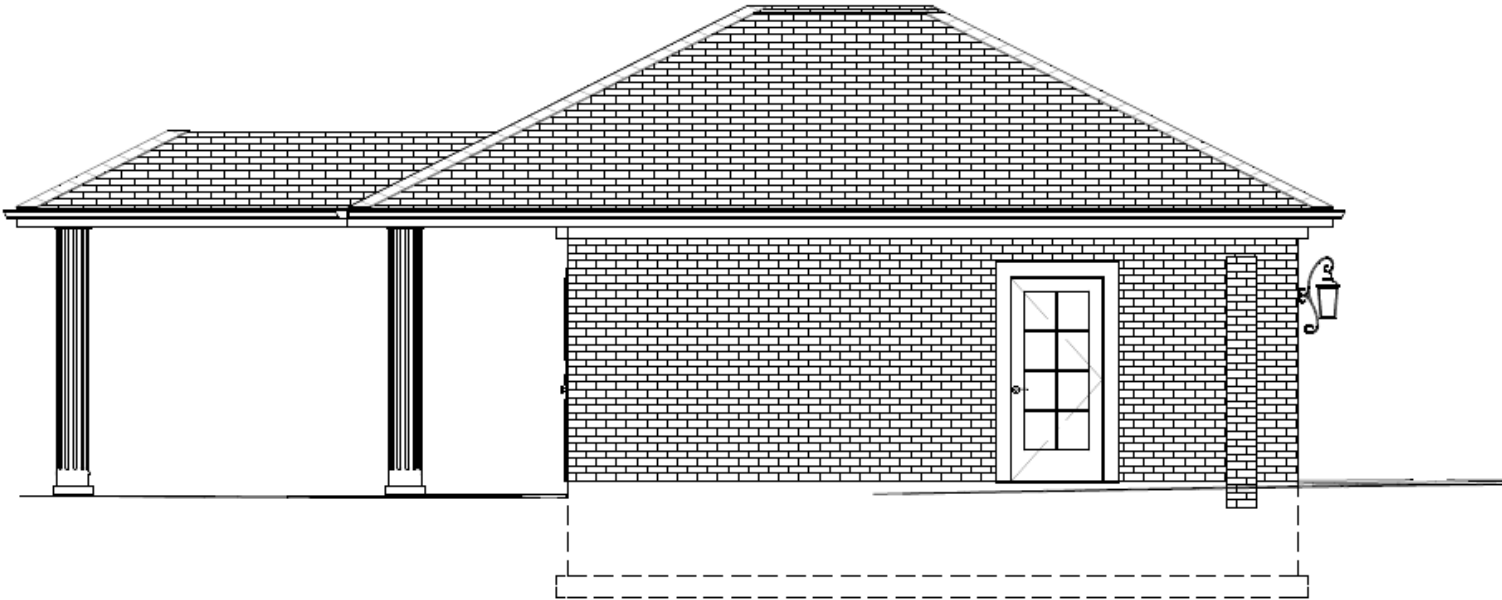


Carriage lights design similar to existing carriage lights on front of house

2	GARAGE RIGHT ELEVATION
2	1/4" = 1'

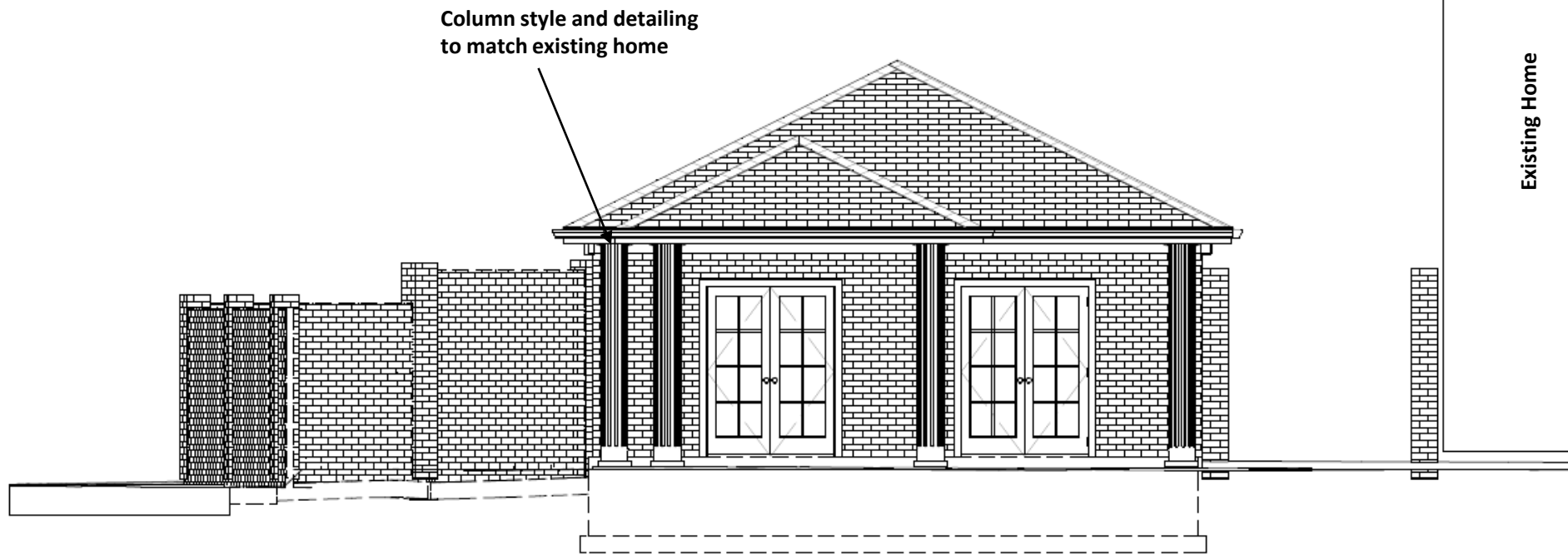
625 Hermitage Court

Left Elevation



2 GARAGE LEFT ELEVATION
3 1/4" = 1'

625 Hermitage Court
Rear Elevation

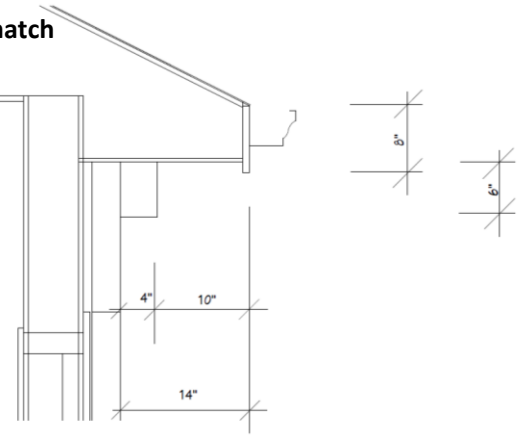


1 GARAGE REAR ELEVATION
3 1/4" = 1'

625 Hermitage Court
Architecture Detail



Eave detail to match existing home



4
2

DETAIL AT EAVE
1-1/2" = 1'

Slate roof to match existing home

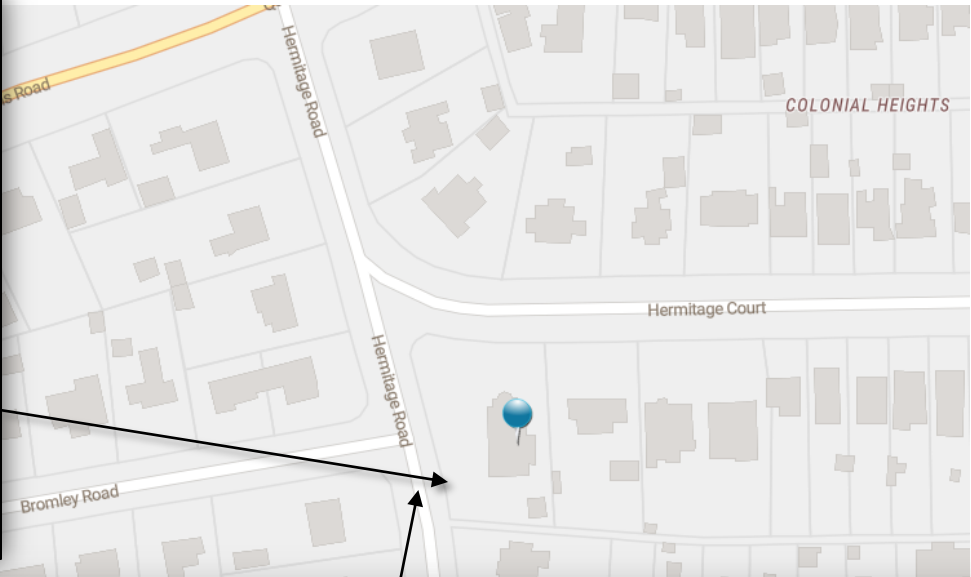


Column detail to match existing home

Carriage lights design similar to existing home

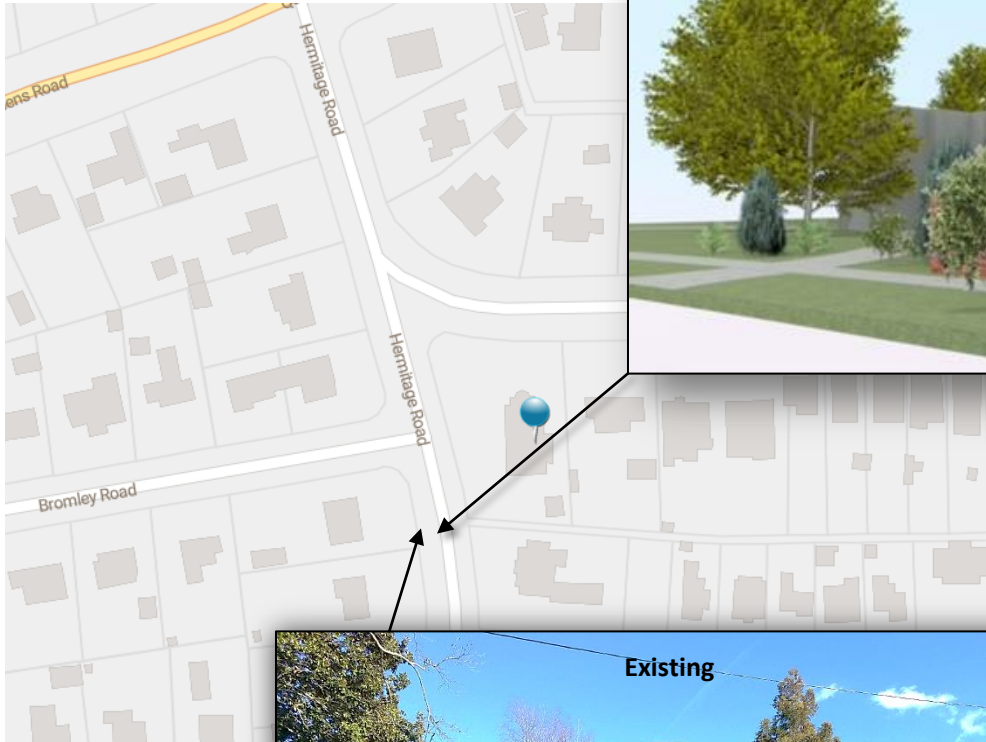


625 Hermitage Court
Proposed Elevations 3D Renderings



Front of garage will be in line
with the front of the existing
brick wall

625 Hermitage Court
Proposed Elevations 3D Renderings



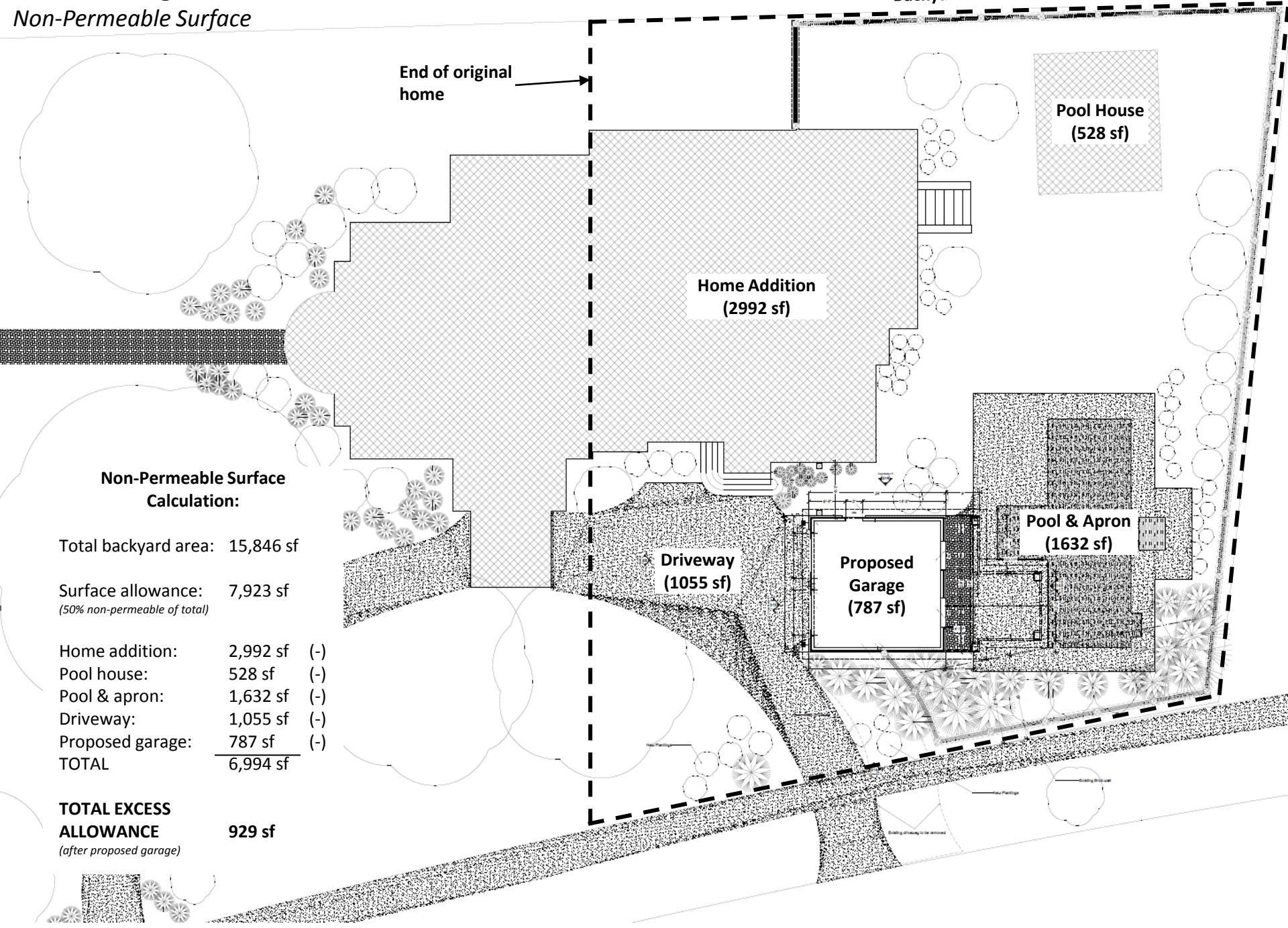
Majority of garage will not be visible from the street due to existing brick wall and existing plantings

625 Hermitage Court
Proposed Elevations 3D Renderings

Rear of garage will not be visible from the street
due to existing brick wall and existing bushes



625 Hermitage Court
Non-Permeable Surface



Non-Permeable Surface
Calculation:

Total backyard area: 15,846 sf

Surface allowance: 7,923 sf
(50% non-permeable of total)

Home addition:	2,992 sf	(-)
Pool house:	528 sf	(-)
Pool & apron:	1,632 sf	(-)
Driveway:	1,055 sf	(-)
Proposed garage:	787 sf	(-)
TOTAL	6,994 sf	

**TOTAL EXCESS
ALLOWANCE** 929 sf
(after proposed garage)