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**LOCAL HISTORIC DISTRICT:** Hermitage Court

**PROPERTY ADDRESS:** 121 Hermitage Road

**SUMMARY OF REQUEST:** Material change on accessory building

**APPLICANT:** Gerard Mack

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**Details of Proposed Request**

*Existing Conditions*

The existing structure is a one story accessory building in the rear yard. The principal building is a two story Colonial Rectilinear house constructed in 1921. The house and the accessory building have slate roofs. The house is listed as a contributing structure in the Myers Park National Register of Historic Places.

*Proposal*

The proposal is the replacement of the slate roof on the accessory building with architectural shingles.

**Policy & Design Guidelines – Replacement Roofing, page 25**

One of the most important aspects of building maintenance is ensuring that a structure has a sound roof. At the same time, the style and materials used on roofs can be one of the most basic elements in defining the style and character of a building. The policy statements below are designed to encourage owners to maintain roofs in their original styles and materials, while accommodating changes when warranted and when the change would not alter the overall style of a structure.

1. A Certificate of Appropriateness is not required for re-roofing with in-kind materials.
2. If a change in materials is desired, Staff will use its discretion to determine whether a Staff approval is possible.
3. Specialty roofing materials such as slate, tile, or metal shingles are an integral part of a building's character, and a change to other materials could have an adverse effect on the property's integrity.

**Staff Analysis** - The Commission will determine if the proposed material change would have an adverse effect on the property's integrity.

***Charlotte Historic District Commission Case 2017-277***  
***HISTORIC DISTRICT: Hermitage Court***  
***ROOF REPLACEMENT***



- 121 Hermitage Court
- Hermitage Court Historic District
- Property Lines
- Building Footprints









**VIEW FROM HERMITAGE COURT**





VIEW FROM HERMITAGE ROAD





EXISTING SLATE ON GARAGE





HOUSE ROOF SHINGLES TO MATCH