
LOCAL HISTORIC DISTRICT: Hermitage Court

PROPERTY ADDRESS: 400 Hermitage Court

SUMMARY OF REQUEST: New Construction

APPLICANT Miller Architecture

Details of Proposed Request

Existing Conditions

The existing parcel is a recombination of lots to create the proposed site at the corner of Hermitage Court and Providence Road. There is an existing two story structure fronting Hermitage Court that will remain. Adjacent properties along Hermitage Court are a mix of one and two story dwellings. The site is slightly elevated above the street. To the rear is a three story institutional use.

Proposal-June 11, 2011

The proposal is a remodeling project of the existing two story structure and the development of residential structures behind it. The new structures include two story single family detached and attached structures. The structures feature front porches, gabled roofs, roof brackets, wide eaves and other historic details. The application was continued for fenestration on the rear of the single family dwelling (Spec House) and massing of a structure facing the courtyard (400 Hermitage Ct.).

Revised Proposal-July 9, 2011

In response to Commission comments from June the applicant has revised the courtyard elevation and the rear elevation of the Spec House.

Policy & Design Guidelines

New Construction

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	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

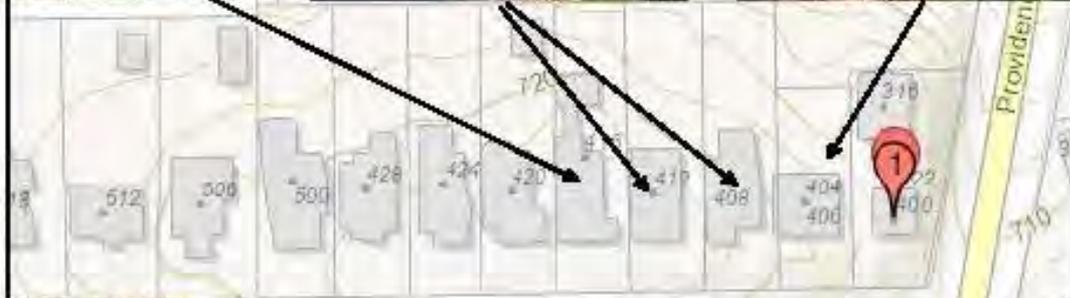
Staff Analysis

Based on comments from the Commission the revised plans meet the Policy & Design Guidelines for new construction.

Charlotte Historic District Commission - Case 2014-005



June 2, 2014







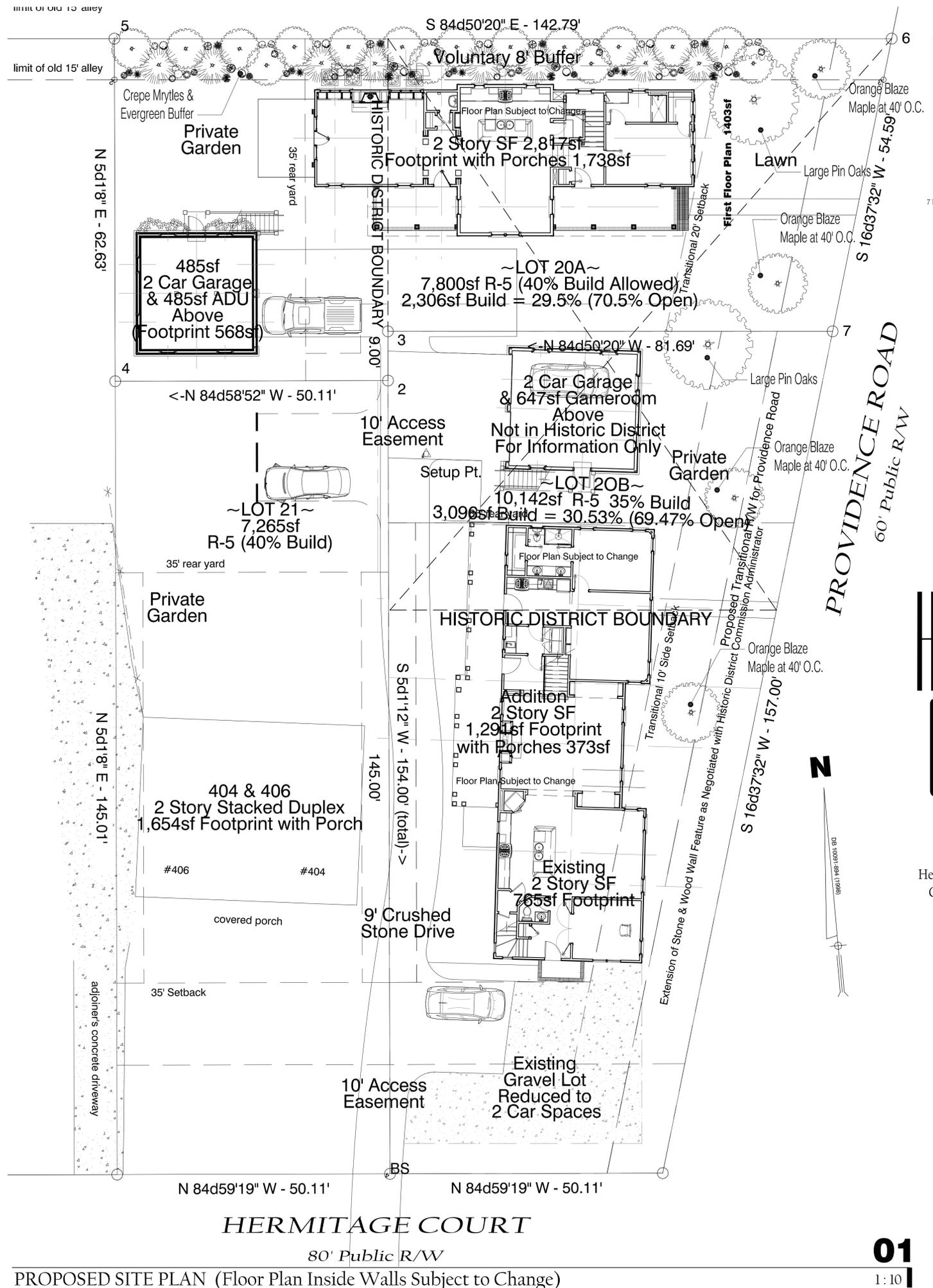
ILLUSTRATIVE AERIAL VIEW FROM NORTHEAST

10
 Perspective



ILLUSTRATIVE ROOF PLANS

09
 Perspective



PROPOSED SITE PLAN (Floor Plan Inside Walls Subject to Change)

JULY 2014

HERMITAGE COMMONS

400 Hermitage Court
 & 316 Providence Road
 Hermitage Court at Providence Road
 Charlotte, North Carolina 28205

ISSUED FOR: HISTORIC REVIEW
 ISSUE DATE: 07/02/14
 REVISIONS:

SITE PLAN

FILE NAME: 03-HC-A100-SitePlan.dwg
 DRAWN BY: TFM
 CHECKED BY: TFM

A100
 1:10



Hermitage Court Existing Stone Monument
 400 Hermitage Existing with New Windows & Cladding
 400 Hermitage Addition of Porch & Nanny Suite
 402 Hermitage New Garage & ADU Not in Historic District (For Information Only)
 316 Providence Road New Spec House & Detached Garage Rear of House in District
 Golden Living Center Existing Nursing Home

04
 1:20

STREET ELEVATION

SURVEYOR
 Phoenix Land Surveying, Inc.
 1316 Greenwood Cliff
 Charlotte, NC 28204
 (980) 721-2353

JUNE 2014



404-406 HERMITAGE
 NURSING HOME TO NORTH
 HERMITAGE COURT GATEWAY
 ACROSS PROVIDENCE ROAD
 ACROSS PROVIDENCE ROAD Photo

03

HERMITAGE
 COMMONS

400 Hermitage Court
 & 316 Providence Road
 Hermitage Court at Providence Road
 Charlotte, North Carolina 28205

ISSUED FOR: HISTORIC REVIEW
 ISSUE DATE: 06/02/14
 REVISIONS:

CONTEXT
 ELEVATIONS
 & PHOTOS

FILE NAME: 03-HC-A101-Context.dwg
 DRAWN BY: TEM
 CHECKED BY: TEM

A101



Existing Single Family House Expanded Prior to Historic Designation
 404-406 Hermitage Court Existing Duplex Recently Converted to Single-Family
 10' Driveway Easement Carriage Drive Shared by Duplex, Spec House & SF
 400-402 Hermitage Court Existing Single Family House with Corner Lot Deepened to Allow for Duplex Addition

01
 Perspective

HERMITAGE COURT STREET MASSING

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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.



PROVIDENCE ROAD ELEVATION

Golden Living Center Existing Nursing Home **04**
 Street Elevation Not to Scale



715 NORTH CHURCH STREET SUITE 140
 CHARLOTTE NC 28202
 704 377 8500
 www.millerarchitecture.com

SURVEYOR
 Phoenix Land Surveying, Inc.
 1316 Greenwood Cliff
 Charlotte, NC 28204
 (980) 721-2353

JULY 2014



404-406 HERMITAGE **19**

NURSING HOME TO NORTH **15**

HERMITAGE COURT GATEWAY **11**

ACROSS PROVIDENCE ROAD **07**

ACROSS PROVIDENCE ROAD **03** Photo

HERMITAGE COMMONS

400 Hermitage Court
 & 316 Providence Road
 Hermitage Court at Providence Road
 Charlotte, North Carolina 28205

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CONTEXT
 ELEVATIONS
 & PHOTOS

FILE NAME: 03-HC-A101-Context.dwg
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A101



HERMITAGE COURT STREET MASSING

01
 Orthogonal View

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400-402 HERMITAGE COURT EXISTING

15

Photos

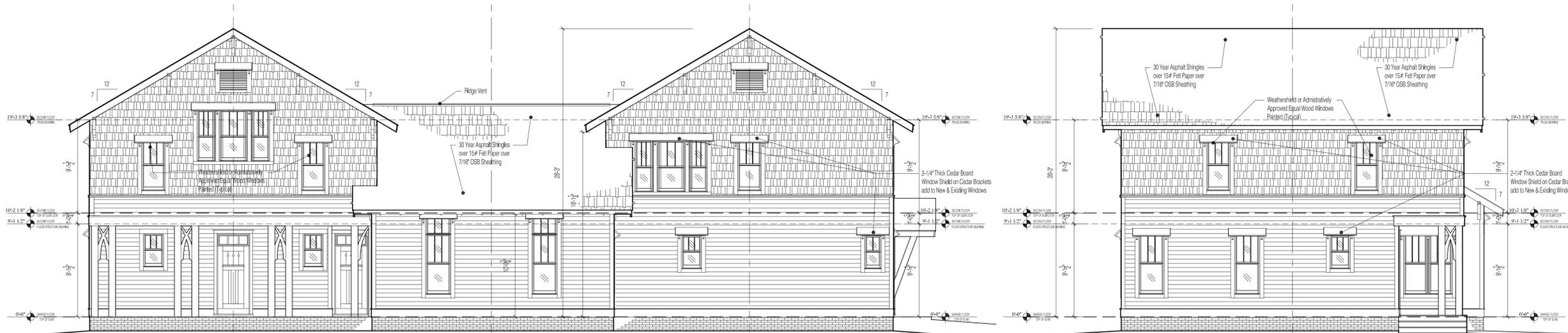
400-402 HERMITAGE PROVIDENCE ROAD



03

Perspective

JUNE 2014



400-402 COURTYARD ELEVATION

06

3/16" : 1'-0"

400-402 HERMITAGE NORTH ELEVATION

02

3/16" : 1'-0"

400 Hermitage Court
& 316 Providence Road
Hermitage Court at Providence Road
Charlotte, North Carolina 28205

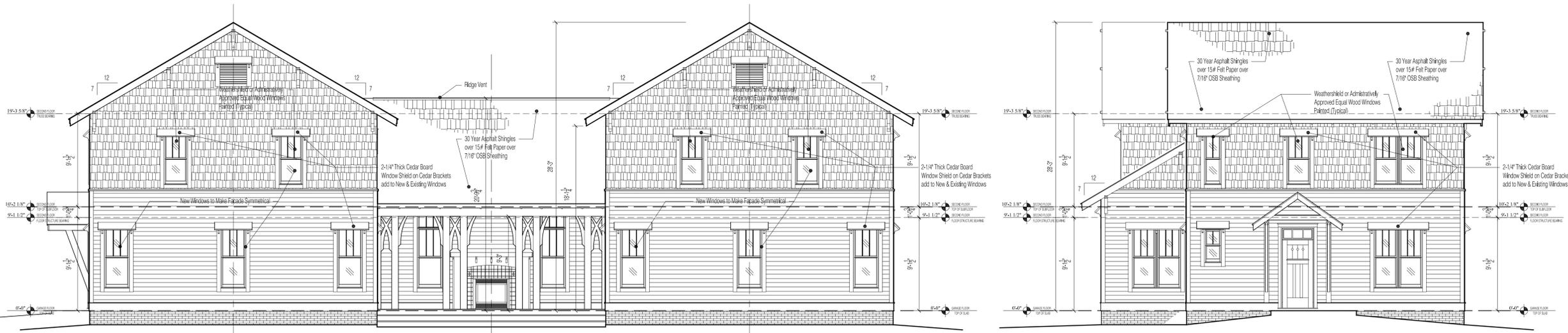
HERMITAGE COMMONS

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400 HERMITAGE
ADDITION
ELEVATIONS

FILE NAME: 03-HC-A201-400AddElev.dwg
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A201



400-402 PROVIDENCE ROAD ELEVATION

05

3/16" : 1'-0"

400-402 HERMITAGE COURT ELEVATION

01

3/16" : 1'-0"

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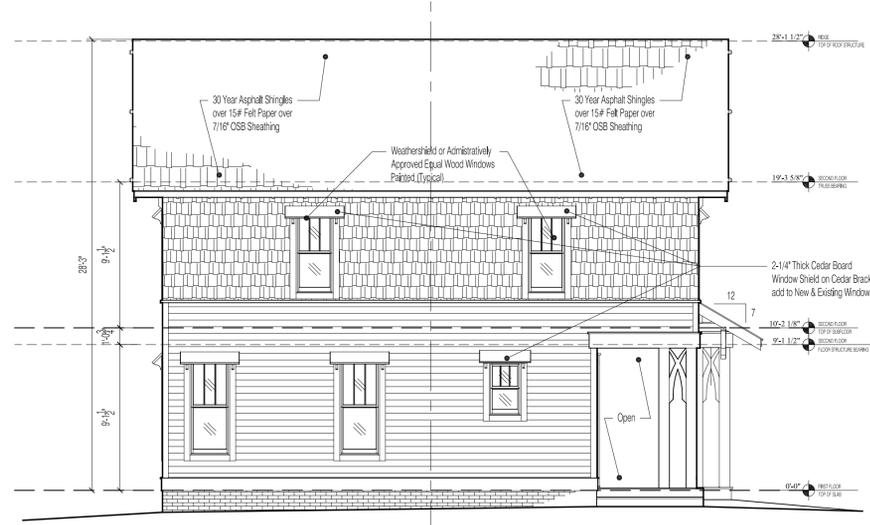
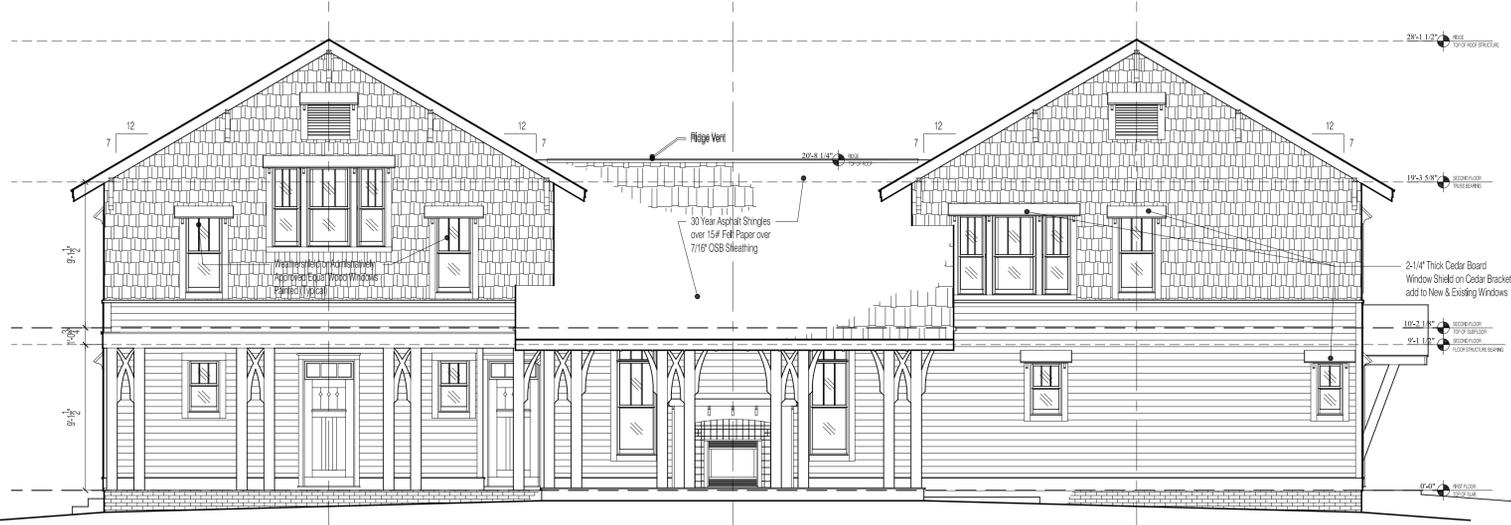
15
 400 HERMITAGE COURT EXISTING
 Photos

03
 400 HERMITAGE PORCH
 Perspective

JULY 2014

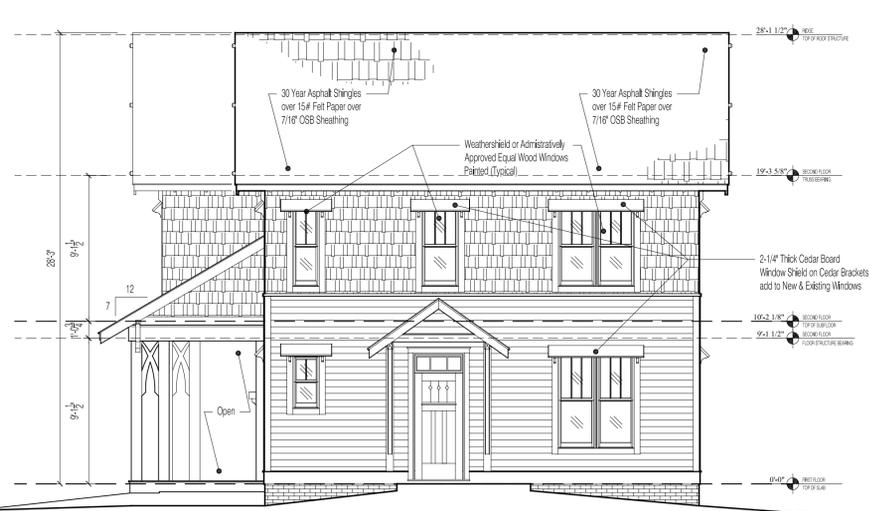
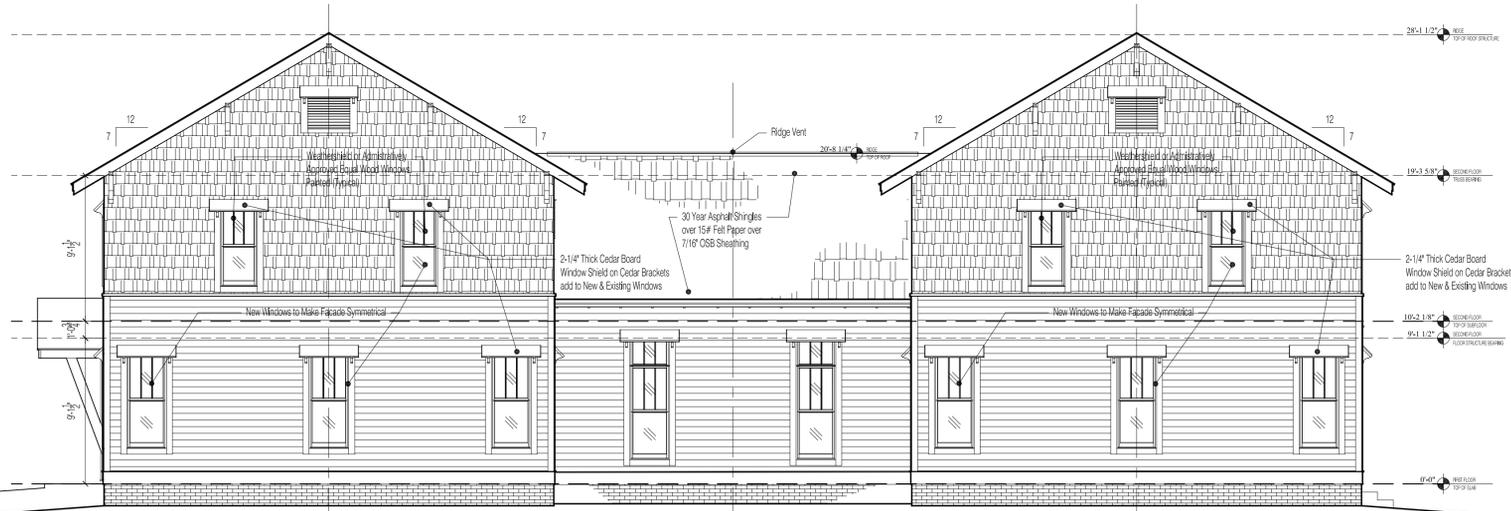
HERMITAGE COMMONS

400 Hermitage Court
 & 316 Providence Road
 Hermitage Court at Providence Road
 Charlotte, North Carolina 28205



10
 400 COURTYARD ELEVATION
 3/16" : 1'-0"

02
 400 HERMITAGE NORTH ELEVATION
 3/16" : 1'-0"



09
 400 PROVIDENCE ROAD ELEVATION
 3/16" : 1'-0"

01
 400 HERMITAGE COURT ELEVATION
 3/16" : 1'-0"

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400 HERMITAGE
 ADDITION
 ELEVATIONS

FILE NAME: 03-HC-A201-400AddElev.dwg
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 CHECKED BY: TFM

A201



HERMITAGE COURT



Existing Single Family House
Expanded Prior to Historic Designation

404-406 Hermitage Court
Existing Duplex
Recently Converted to Single-Family

10' Driveway Easement
Carriage Drive Shared by
Duplex, Spec. House & SF

400-402 Hermitage Court
Existing Single Family House
with Corner Lot Deepened
to Allow for Duplex Addition

03

Perspective |

JUNE 2014

HERMITAGE COMMONS

02

Perspective |



400 HERMITAGE COURT PROVIDENCE ROAD SIDE

09

Perspective |



400 HERMITAGE COURT NEW WINDOW HEAD DETAIL

Perspective |

400 Hermitage Court
& 316 Providence Road
Hermitage Court at Providence Road
Charlotte, North Carolina 28205

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400 HERMITAGE
ADDITION
ILLUSTRATIONS

FILE NAME: 03-HC-A202-400AddIllus.dwg
DRAWN BY: KRJ
CHECKED BY: TFM

A202



400 HERMITAGE COURT COURTYARD VIEW

09

Perspective |



400 HERMITAGE COURT SHARED DRIVE & REDUCED GRAVEL AREA

01

Perspective |

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400 HERMITAGE COURT PROVIDENCE ROAD SIDE

09
 Perspective



HERMITAGE COURT

03
 Perspective



400 HERMITAGE NEW WINDOW HEAD DETAIL

02
 Perspective



400 HERMITAGE COURT COURTYARD VIEW

09
 Perspective



400 HERMITAGE SHARED DRIVE & REDUCED GRAVEL AREA

01
 Perspective

JULY 2014

HERMITAGE COMMONS

400 Hermitage Court
 & 316 Providence Road
 Hermitage Court at Providence Road
 Charlotte, North Carolina 28205

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400 HERMITAGE
 ADDITION
 ILLUSTRATIONS

FILE NAME: 03-HC-A202-400AddIllus.dwg
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A202

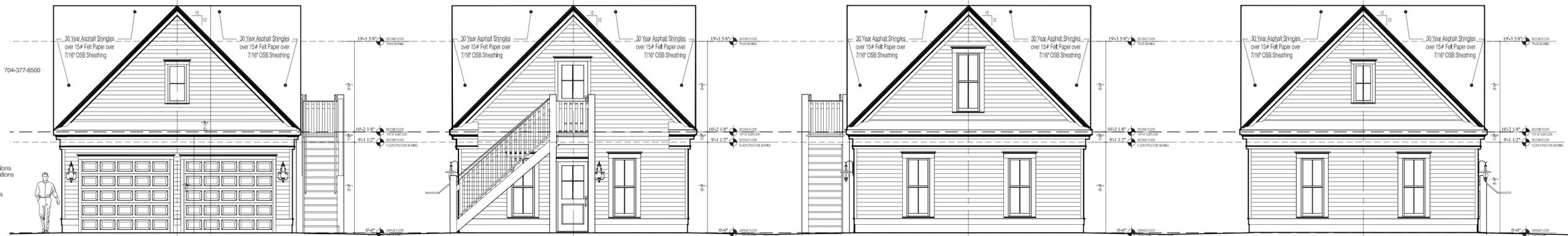
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ARCHITECTURAL
Miller Architecture
715 North Church Street Suite 140
Charlotte, North Carolina 28202
Tony F. Miller, AIA, LEED AP #46201 704-377-8500
tonymiller@milleraarchitecture.com

G101 Existing Survey
A100 Site Plan
A101 Site Context

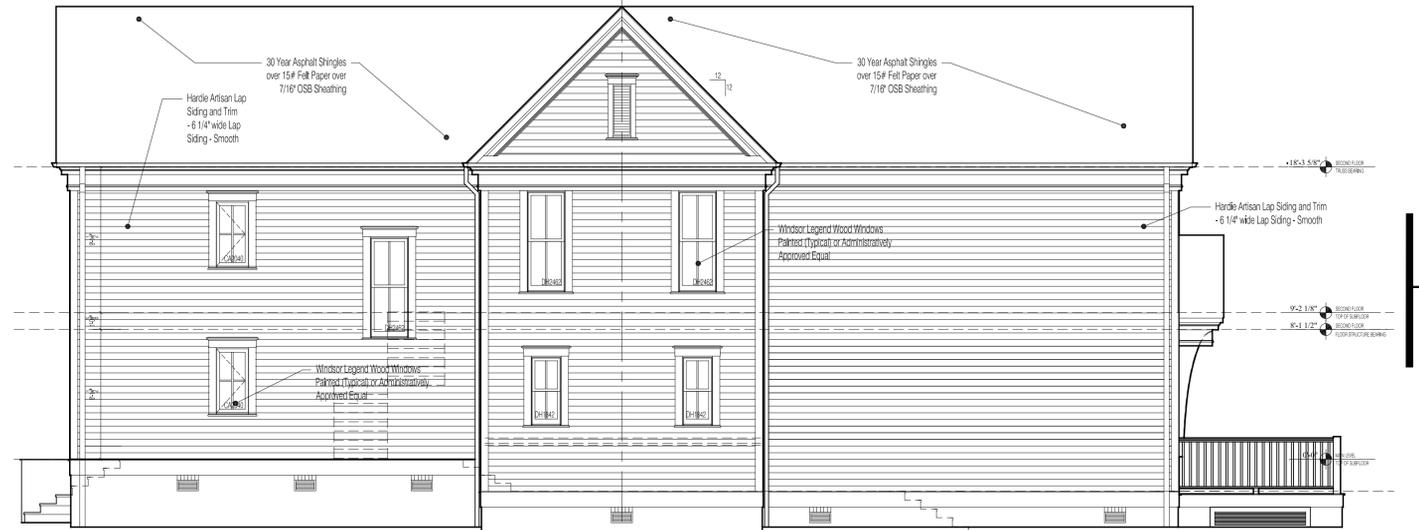
A201 400 House Addition Elevations
A202 400 House Addition Illustrations
A203 Spec House Elevations
A204 Spec House Illustrations
A205 Garage Dwelling Elevations



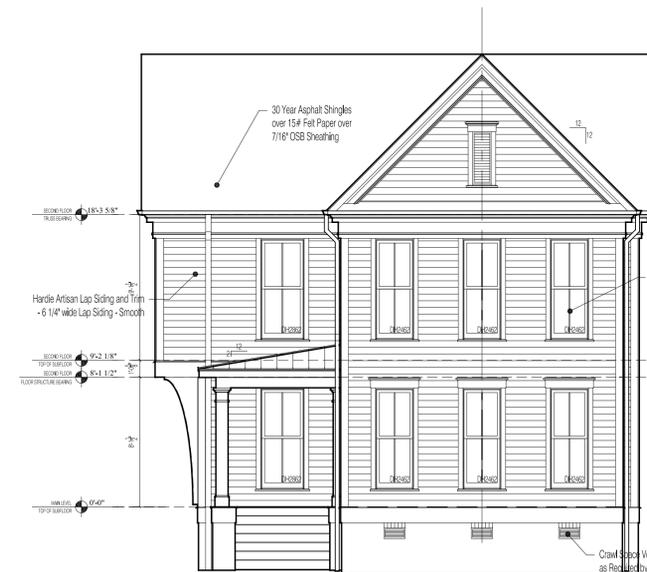
15 GARAGE ADU DRIVE ELEVATION 3/16" : 1'-0"
11 GARAGE ADU YARD ELEV 3/16" : 1'-0"
07 GARAGE ADU REAR ELEVATION 3/16" : 1'-0"
03 GARAGE ADU COURTYARD ELEV 1/4" : 1'-0"



14 REAR ELEVATION 1/4" : 1'-0"



02 NURSING HOME ELEVATION 1/4" : 1'-0"



13 PROVIDENCE ROAD ELEVATION 3/16" : 1'-0"



01 DRIVEWAY ELEVATION 3/16" : 1'-0"



MILLER ARCHITECTURE
715 NORTH CHURCH STREET SUITE 140
CHARLOTTE NC 28202
704 377 8500
www.millerarchitecture.com

SURVEYOR
Phoenix Land Surveying, Inc.
1316 Greenwood Cliff
Charlotte, NC 28204
(980) 721-2353

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HERMITAGE COMMONS

400 Hermitage Court
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SPEC HOUSE
& GARAGE/ADU
ELEVATIONS

FILE NAME: 03-HC-A203-SpecElev.dwg
DRAWN BY: TFM
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A203

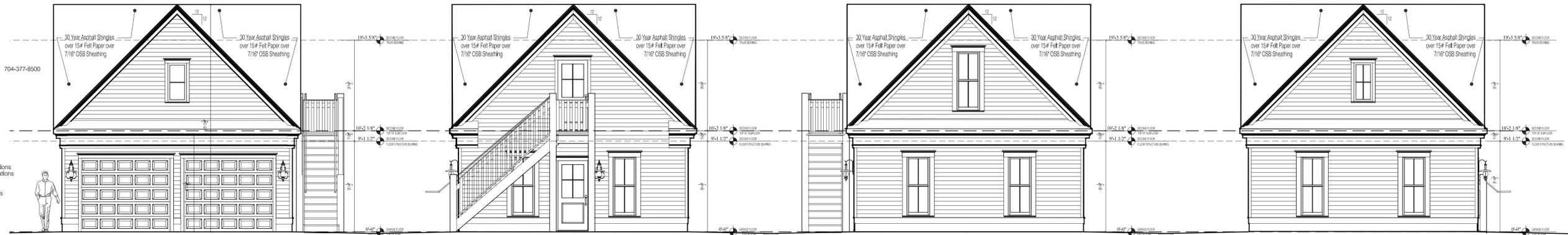
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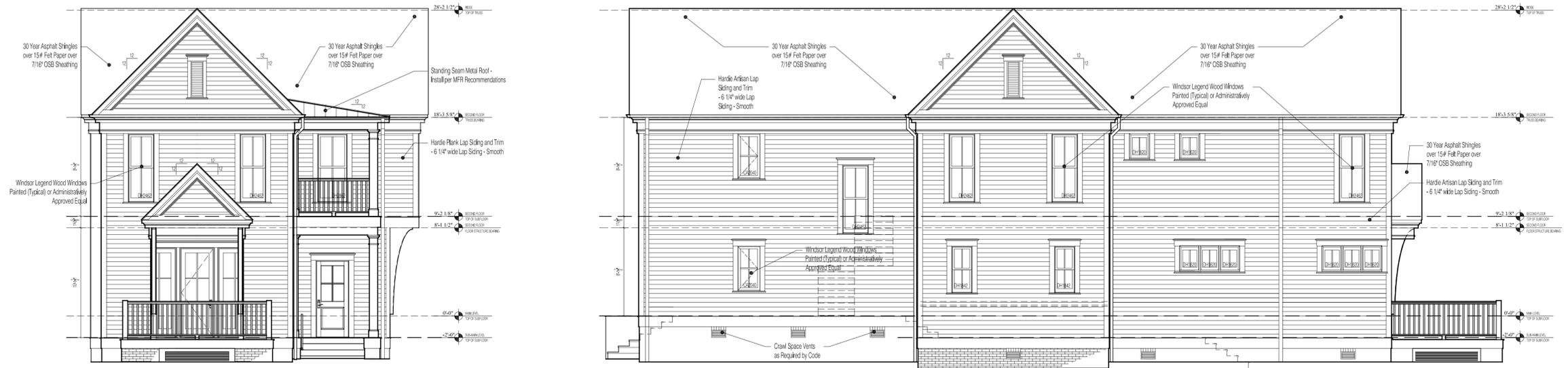
ARCHITECTURAL
Miller Architecture
715 North Church Street Suite 140
Charlotte, North Carolina 28202
Tony F. Miller, AIA, LEED AP #6201 704-377-8500
tonymiller@milleraarchitecture.com

G101 Existing Survey
A100 Site Plan
A101 Site Context

A201 400 House Addition Elevations
A202 400 House Addition Illustrations
A203 Spec House Elevations
A204 Spec House Illustrations
A205 Garage Dwelling Elevations



15 GARAGE ADU DRIVE ELEVATION 3/16" : 1'-0"
11 GARAGE ADU YARD ELEV 3/16" : 1'-0"
07 GARAGE ADU REAR ELEVATION 3/16" : 1'-0"
03 GARAGE ADU COURTYARD ELEV 1/4" : 1'-0"



14 REAR ELEVATION 3/16" : 1'-0"
02 NURSING HOME ELEVATION 3/16" : 1'-0"



13 PROVIDENCE ROAD ELEVATION 3/16" : 1'-0"
01 DRIVEWAY ELEVATION 3/16" : 1'-0"



715 NORTH CHURCH STREET SUITE 140
CHARLOTTE NC 28202
704 377 8500
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SURVEYOR
Phoenix Land Surveying, Inc.
1316 Greenwood Cliff
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HERMITAGE COMMONS

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& 316 Providence Road
Hermitage Court at Providence Road
Charlotte, North Carolina 28205

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SPEC HOUSE
& GARAGE/ADU
ELEVATIONS

FILE NAME: 03-HC-A203-SpecElev.dwg
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Hermitage Court Existing Stone Monument 400 Hermitage Existing with New Windows & Cladding 400 Hermitage Addition of Porch & Nanny Suite 402 Hermitage New Garage & ADU Not in Historic District (For Information Only) 316 Providence Road New Spec House & Detached Garage Rear of House in District Golden Living Center Existing Nursing Home

03

PROVIDENCE ROAD ELEVATION

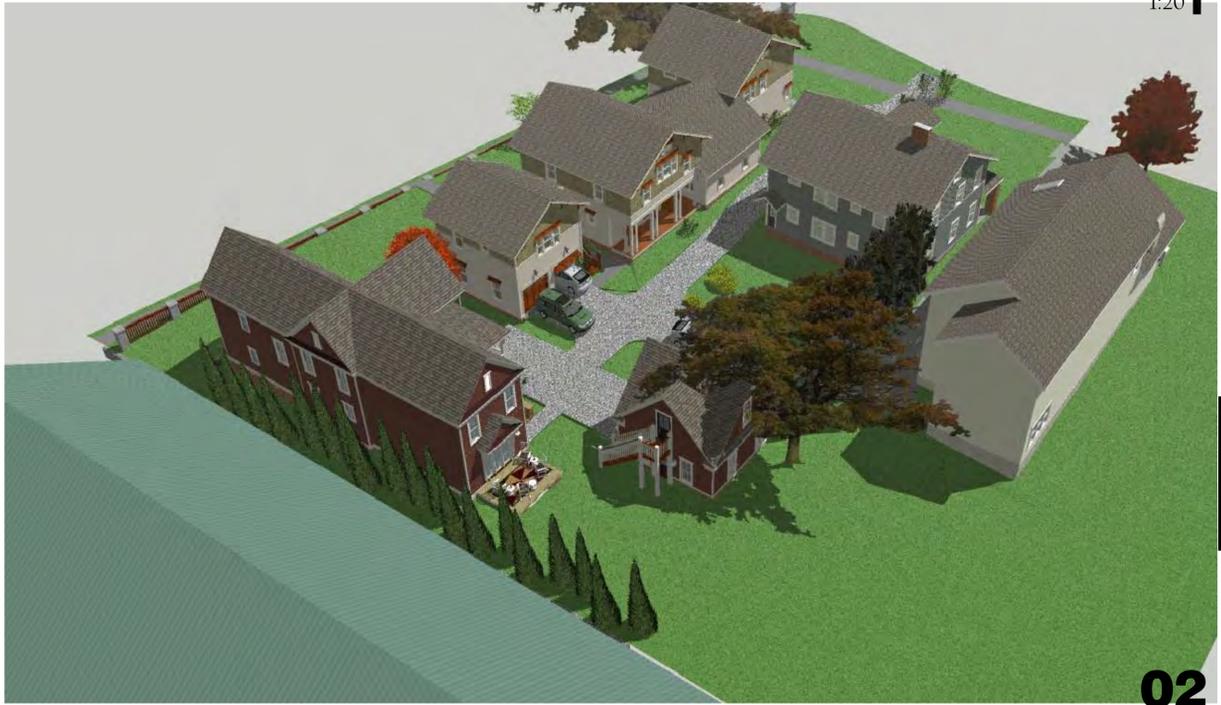
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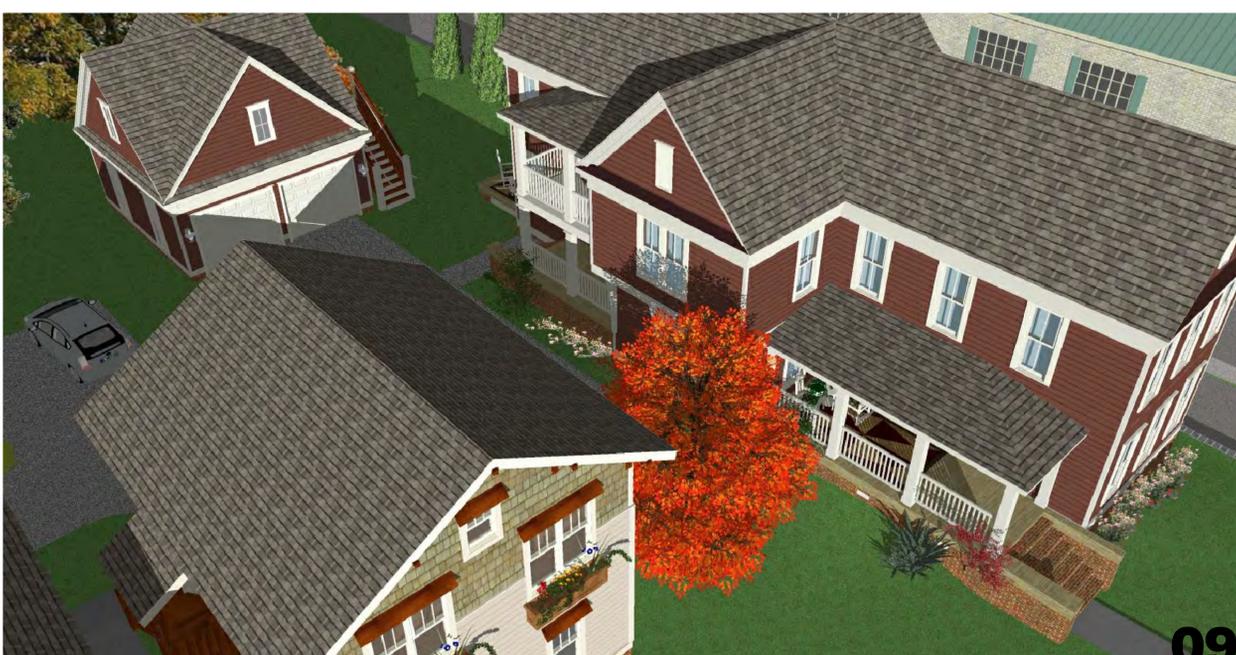
HERMITAGE
 COMMONS



316 PROVIDENCE ROAD SPEC HOUSE & GARAGE/ADU PROVIDENCE VIEW Perspective 10



316 PROVIDENCE ROAD SPEC HOUSE & GARAGE/ADU AERIAL VIEW Perspective 02



316 PROVIDENCE ROAD SPEC HOUSE & GARAGE/ADU VIEW Perspective 09



316 PROVIDENCE ROAD SPEC HOUSE & GARAGE/ADU COURTYARD VIEW Perspective 01

400 Hermitage Court & 316 Providence Road
 Hermitage Court at Providence Road
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316 PROVIDENCE
 SPEC HOUSE
 & GARAGE/ADU
 ILLUSTRATIONS

FILE NAME: 03-HC-A204-SpecHouseIllus.dwg
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A204

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Hermitage Court
Existing Stone Monument

400 Hermitage
Existing with
New Windows & Cladding

400 Hermitage
Addition of
Porch & Nanny Suite

402 Hermitage
New Garage & ADU
(Not in Historic District)

316 Providence Road
New Spec House
& Detached Garage (Rear of House in District)

Golden Living Center
Existing Nursing Home

PROVIDENCE ROAD ELEVATION

03
NTS

JULY 2014

HERMITAGE
COMMONS



316 PROVIDENCE ROAD SPEC HOUSE & GARAGE/ADU PROVIDENCE VIEW

10
Perspective



316 PROVIDENCE ROAD SPEC HOUSE & GARAGE/ADU AERIAL VIEW

02
Perspective



316 PROVIDENCE ROAD SPEC HOUSE & GARAGE/ADU VIEW

09
Perspective



316 PROVIDENCE ROAD SPEC HOUSE & GARAGE/ADU COURTYARD VIEW

01
Perspective

400 Hermitage Court
 & 316 Providence Road
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 Charlotte, North Carolina 28205

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316 PROVIDENCE
 SPEC HOUSE
 & GARAGE/ADU
 ILLUSTRATIONS

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A204

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