



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2014-266

DATE: December 15, 2014

ADDRESS OF PROPERTY: 400 Hermitage Court

HISTORIC DISTRICT: Hermitage Court

TAX PARCEL NUMBER: 15502221

OWNER(S): Southeast Resort Investment Partners, LLC

DETAILS OF APPROVED PROJECT: This COA amends the previously approval for the structure at 400 Hermitage Court (2014-005).

The revised plan is a renovation of the existing single family structure. Project details include the retention of existing windows, addition of cedar window shields, and a porch addition and roof on the rear.

The project was approved by the HDC December 10, 2014.

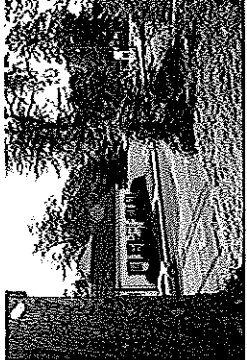
- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Chairman

Staff

400 HERMITAGE COURT
 2014-2016
 MILLER ARCHITECTURE
 711 NORTH ENCLAVE STREET, SUITE 100
 CHARLOTTE, NC 28204
 (704) 721-3301
 www.millerarchitecture.com



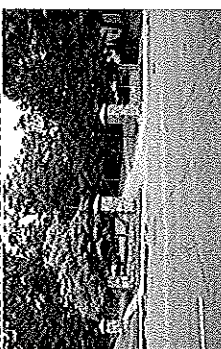
21
 Photo

ACROSS PROVIDENCE ROAD



20
 Photo

ACROSS PROVIDENCE ROAD



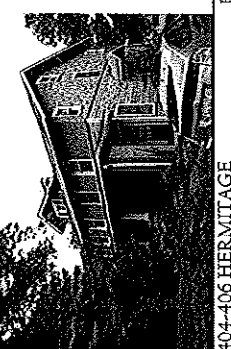
19
 Photo

HERMITAGE COURT GATEWAY



18
 Photo

NURSING HOME TO NORTH



17
 Photo

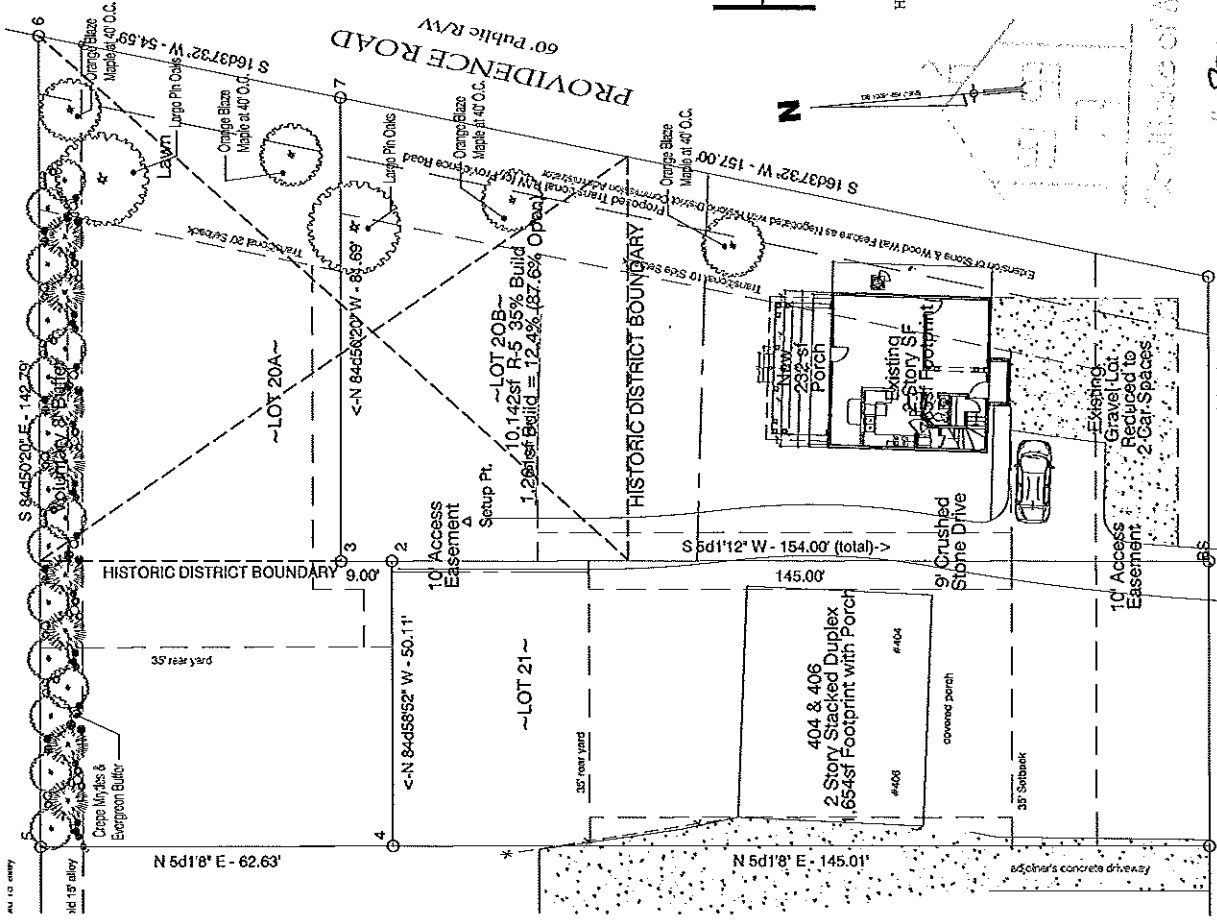
404-406 HERMITAGE

ZONING OPEN SPACE DATA:
 65% Required Open
 Site Area 17,942sf x .65 = 11,662sf Required
 Existing House & Sloop: 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
 14,116sf to back of Original Dwelling / 2 =
 7,058sf Allowed
 Additions:
 Deck Addition: 232sf
 Total Built in Rear Yard: 232sf < 7,058sf

13

OPEN AREA CALCULATIONS NTS



HERMITAGE COURT

PROPOSED SITE PLAN (Existing 400 Hermitage Court Floor Plan with Deck Addition)

01

1:10

MILLER ARCHITECTURE
 711 NORTH ENCLAVE STREET, SUITE 100
 CHARLOTTE, NC 28204
 (704) 721-3301
 www.millerarchitecture.com

SURVEYOR
 Thomas Land Surveying, Inc.
 10000 W. HARRIS ROAD
 CHARLOTTE, NC 28226
 (704) 721-3301

400 HERMITAGE

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

APPROVED

HISTORIC - HISTORIC REVIEW
 HISTORIC - HISTORIC REVIEW
 HISTORIC - HISTORIC REVIEW

SITE PLAN
 2014-2016

DESIGNED BY: TML
 CHECKED BY: TML

A100

The architect shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

ADDRESS

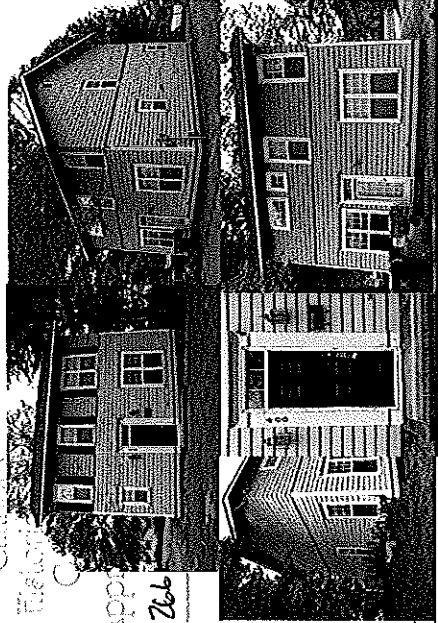
Charlotte
Elevation

Certificate of Approval
2014-266

2014-266

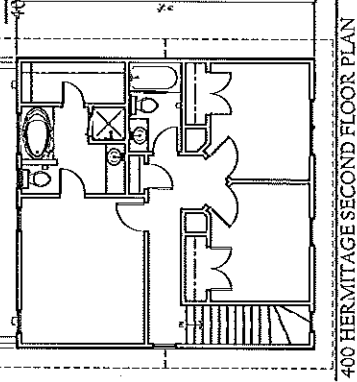
400 Hermitage Court

400 Hermitage Court



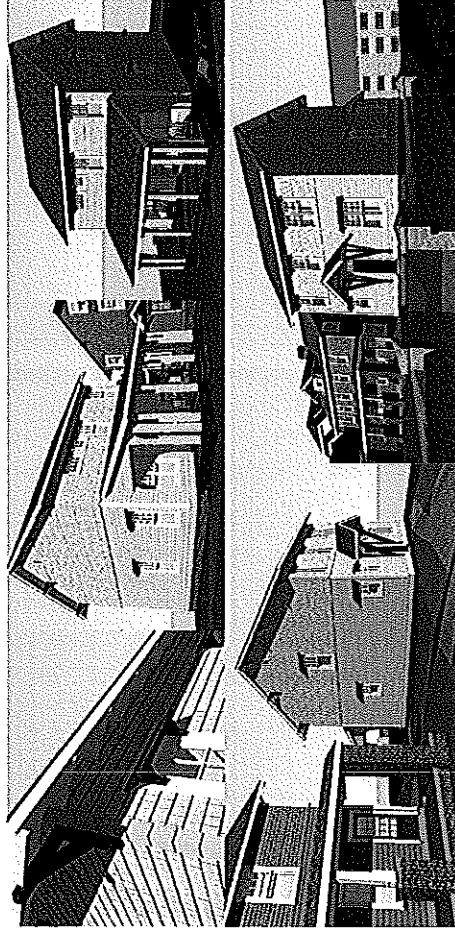
14 400 HERMITAGE EXISTING

Photos



400 HERMITAGE SECOND FLOOR PLAN

14 3/16" : 1'-0"



400 HERMITAGE COURT PROPOSED

Perspective



SUBMITTOR
Planned for Mr. Joe
1111 Greenwood Circle
Charlotte, NC 28205
(704) 773-2100

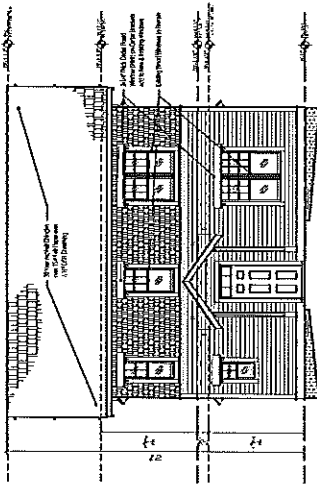
400 HERMITAGE

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

ISSUED FOR HISTORIC REVIEW
DATE: 12/16/14
BY: [Signature]

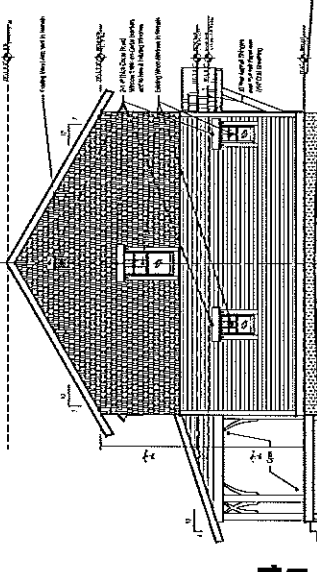
400 HERMITAGE
COURT
ELEVATIONS
ALL VIEWS AND DIMENSIONS
CHECKED BY: [Signature]

A201



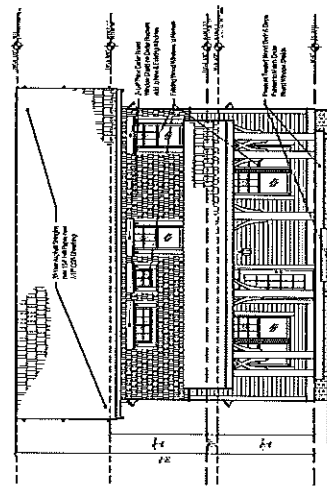
02 400 HERMITAGE COURT ELEVATION

3/16" : 1'-0"



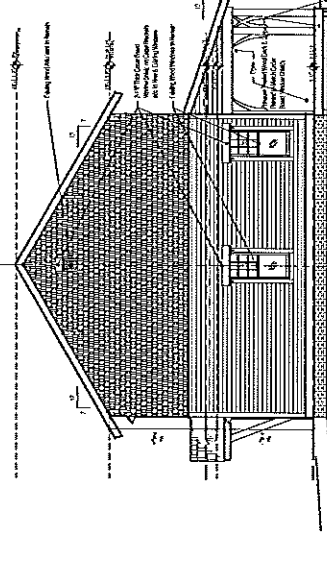
10 400 HERMITAGE COURT DRIVEWAY ELEVATION

3/16" : 1'-0"



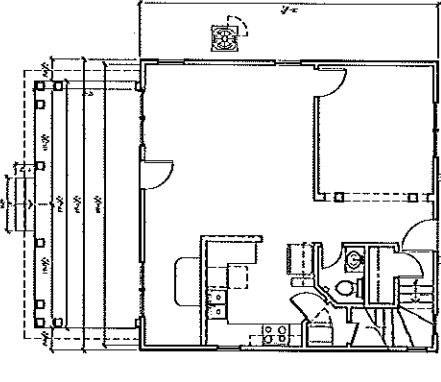
01 400 HERMITAGE COURT REAR ELEVATION

3/16" : 1'-0"



09 400 PROVIDENCE ROAD ELEVATION

3/16" : 1'-0"



400 HERMITAGE FIRST FLOOR PLAN

13 3/16" : 1'-0"

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