

---

**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.

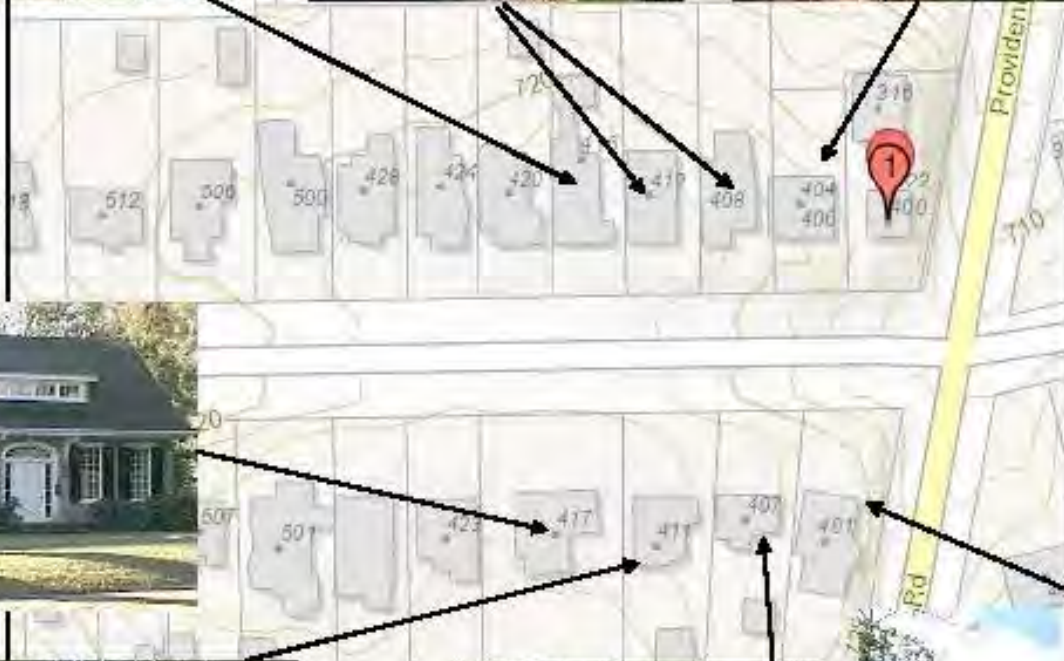
<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
<b>1. Size</b>	<i>the relationship of the project to its site</i>
<b>2. Scale</b>	<i>the relationship of the building to those around it</i>
<b>3. Massing</b>	<i>the relationship of the building's various parts to each other</i>
<b>4. Fenestration</b>	<i>the placement, style and materials of windows and doors</i>
<b>5. Rhythm</b>	<i>the relationship of fenestration, recesses and projections</i>
<b>6. Setback</b>	<i>in relation to setback of immediate surroundings</i>
<b>7. Materials</b>	<i>proper historic materials or approved substitutes</i>
<b>8. Context</b>	<i>the overall relationship of the project to its surroundings</i>
<b>9. Landscaping</b>	<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









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.



STREET ELEVATION

04  
1:20

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

JUNE 2014



Photo

# 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

01  
Perspective

The Architectural plans are the property of Miller Architecture and may not be reproduced without the written agreement of Tony F. Miller, AIA. Partial Electronic Files provided to coordinate design trades and are for reference and coordination only. They are not to be used for construction or contract pricing. The printed documents always take precedence over the Electronic Files. Reproductions of electronic files are not allowed. Only Architect and Engineer sealed written documents are part of the "Construction Documents" and take precedence over any other information.

The drawings represent the Owner's intention of scope and materials. Changes may be made to comply with Historic Review Board Comments, Community Comments, Planning Staff Comments and Marketing Considerations.



HERMITAGE COURT STREET MASSING



PROVIDENCE ROAD ELEVATION

Street Elevation Not to Scale



HERMITAGE COURT STREET MASSING

Orthogonal View

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:

CONTEXT  
ELEVATIONS  
& PHOTOS

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

A101



400-402 HERMITAGE COURT EXISTING

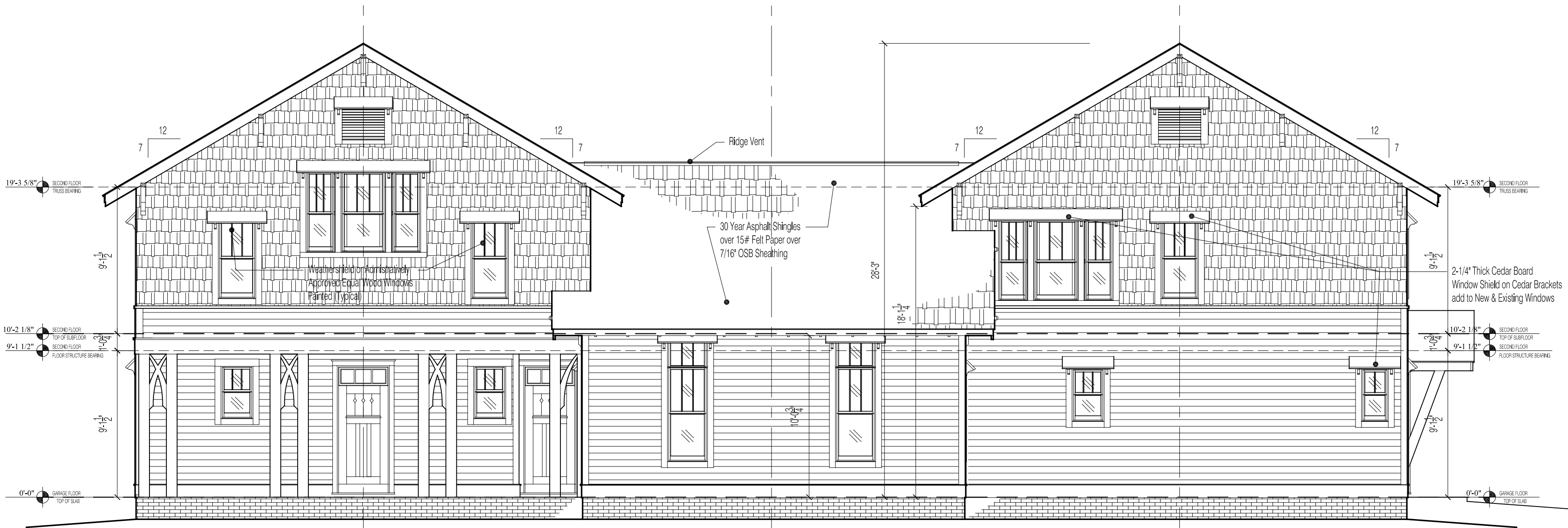
15  
Photos

400-402 HERMITAGE PROVIDENCE ROAD



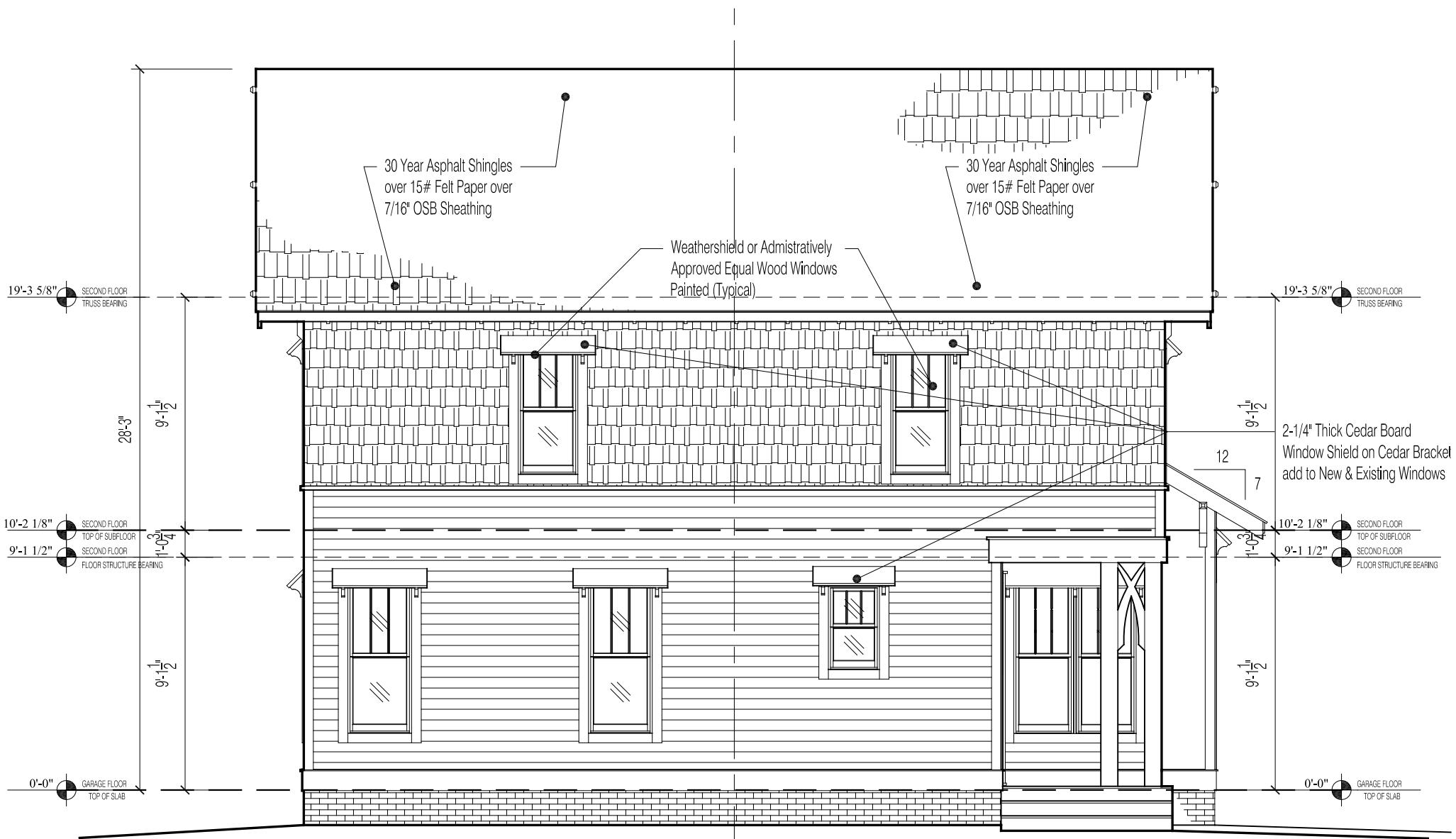
03  
Perspective

JUNE 2014



400-402 COURTYARD ELEVATION

06  
3/16" : 1'-0"



400-402 HERMITAGE NORTH ELEVATION

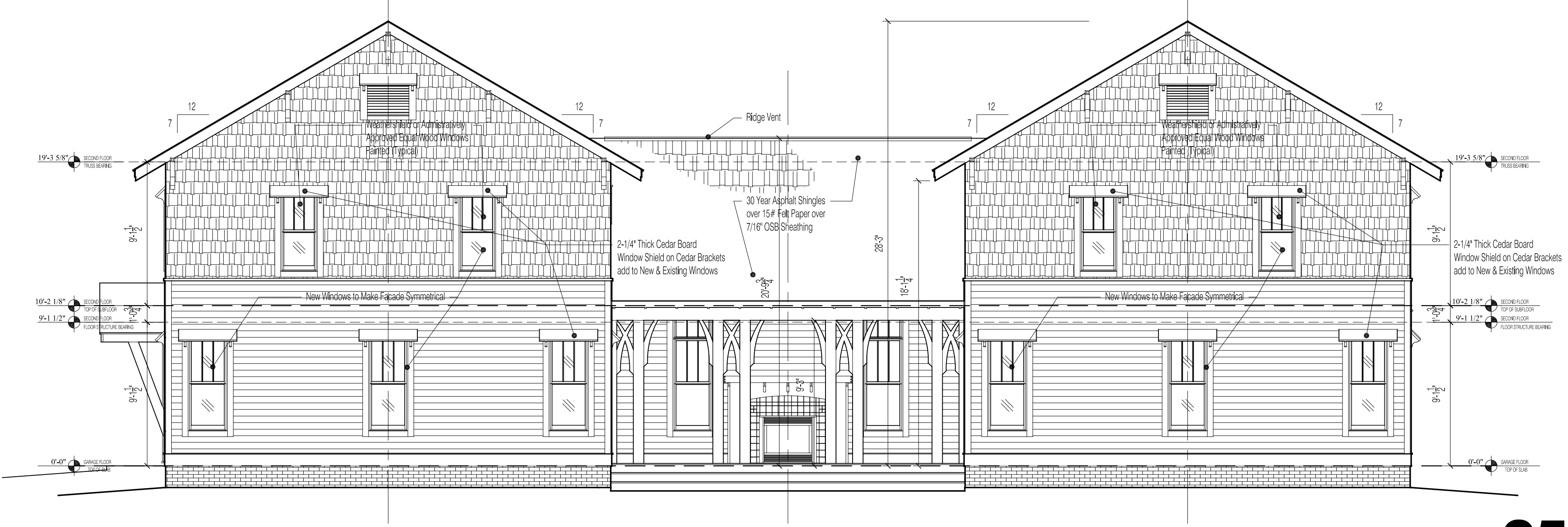
02  
3/16" : 1'-0"

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

# HERMITAGE COMMONS

The Architectural plans are the property of Miller Architecture and may not be reproduced without the written agreement of Tony F. Miller, AIA. Partial Electronic Files provided to coordinate design trades and are for reference and coordination only. They are not to be used for construction or contract pricing. The printed documents always take precedence over the Electronic Files. Reproductions of electronic files are not allowed. Only Architect and Engineer sealed written documents are part of the "Construction Documents" and take precedence over any other information.

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.



400-402 PROVIDENCE ROAD ELEVATION

05  
3/16" : 1'-0"



400-402 HERMITAGE COURT ELEVATION

01  
3/16" : 1'-0"

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

400 HERMITAGE  
ADDITION  
ELEVATIONS

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

A201



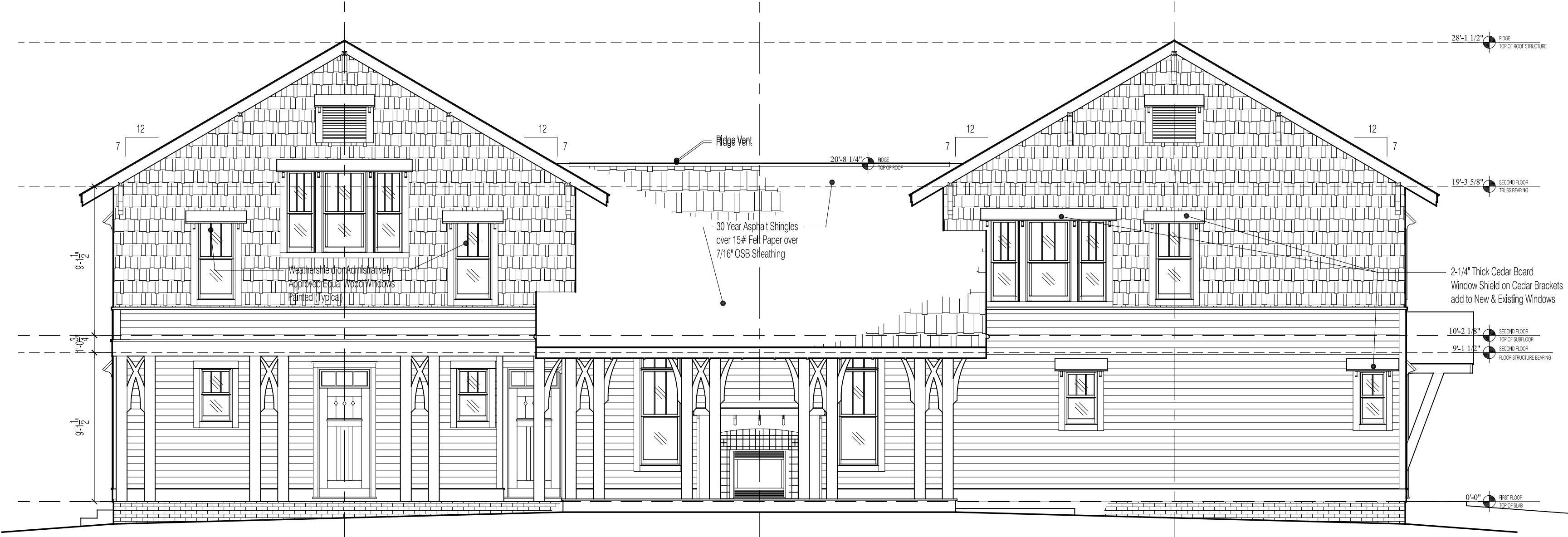
400 HERMITAGE COURT EXISTING

15  
Photos

400 HERMITAGE PORCH

03  
Perspective

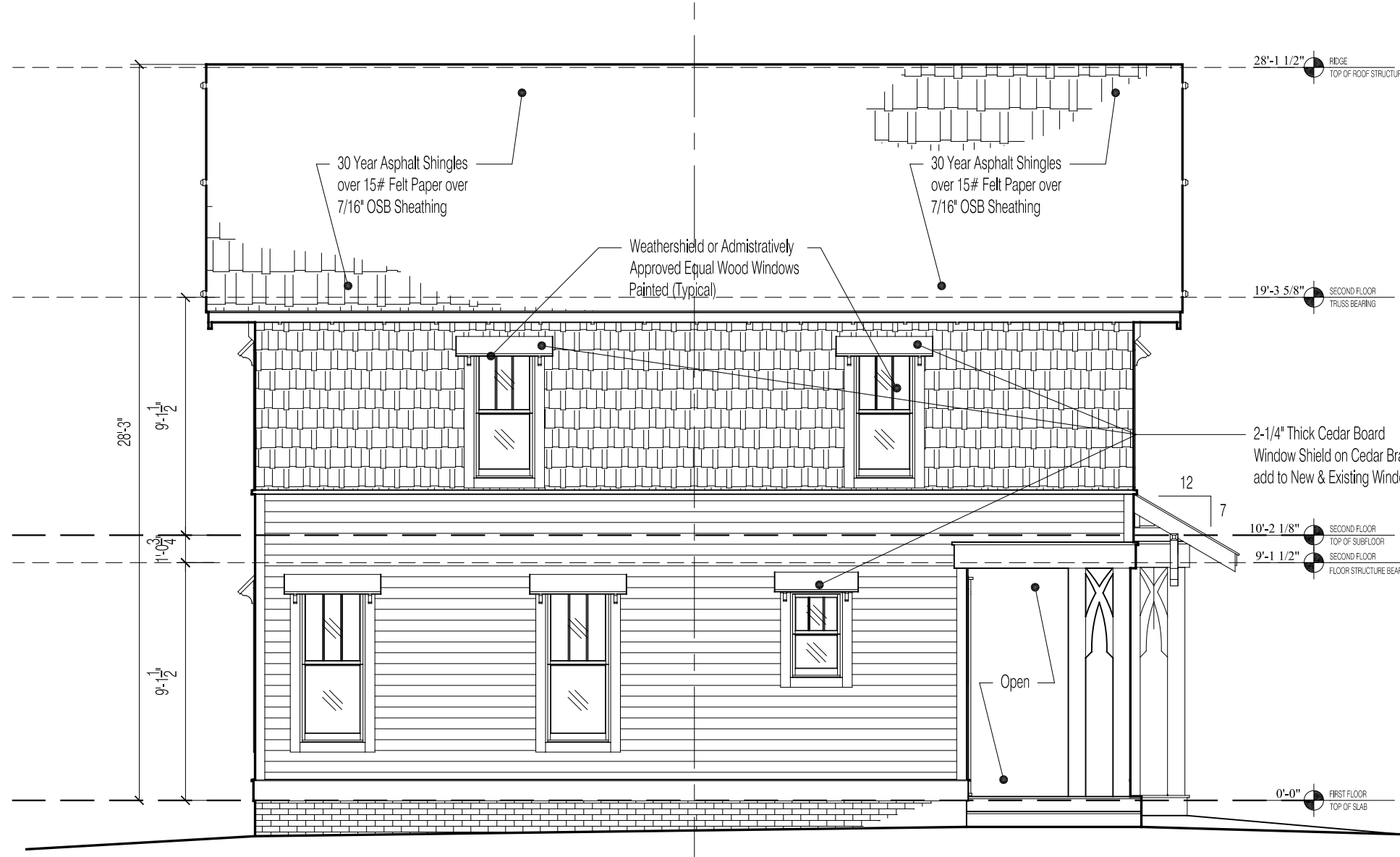
JULY 2014



10

3/16" : 1'-0"

400 COURTYARD ELEVATION



02

3/16" : 1'-0"

400 HERMITAGE NORTH ELEVATION

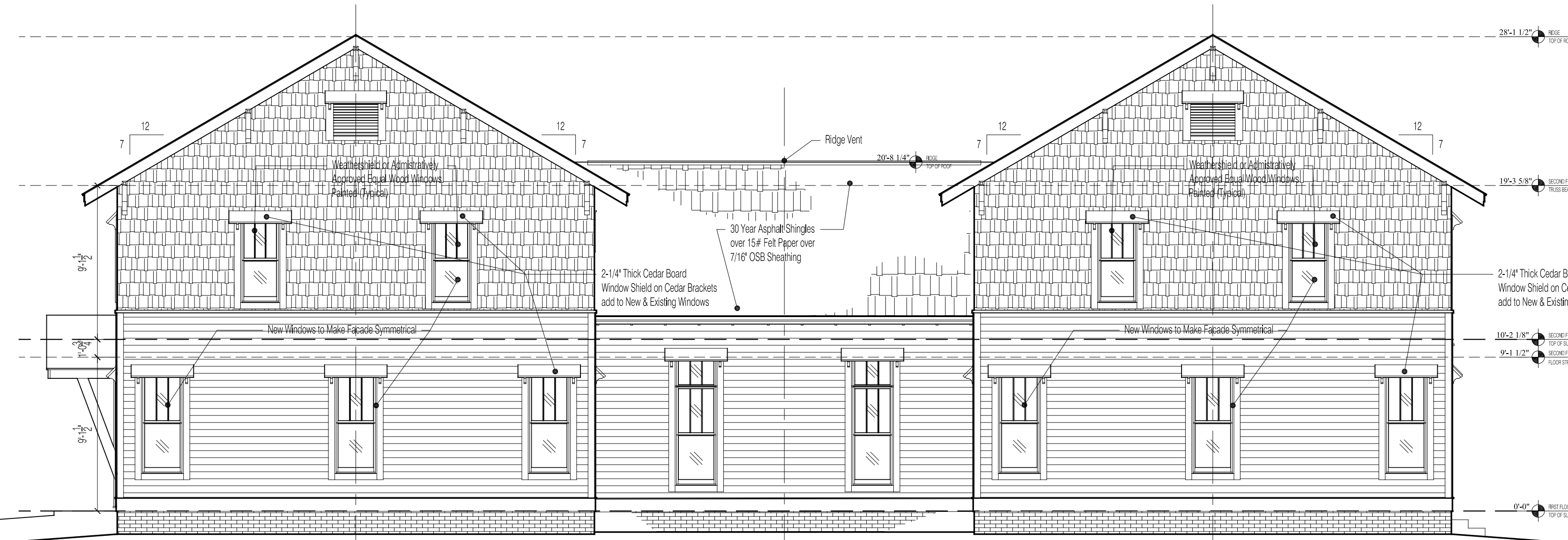
400 Hermitage Court  
& 316 Providence Road  
Hermitage Court at Providence Road  
Charlotte, North Carolina 28205

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

400 HERMITAGE  
ADDITION  
ELEVATIONS

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

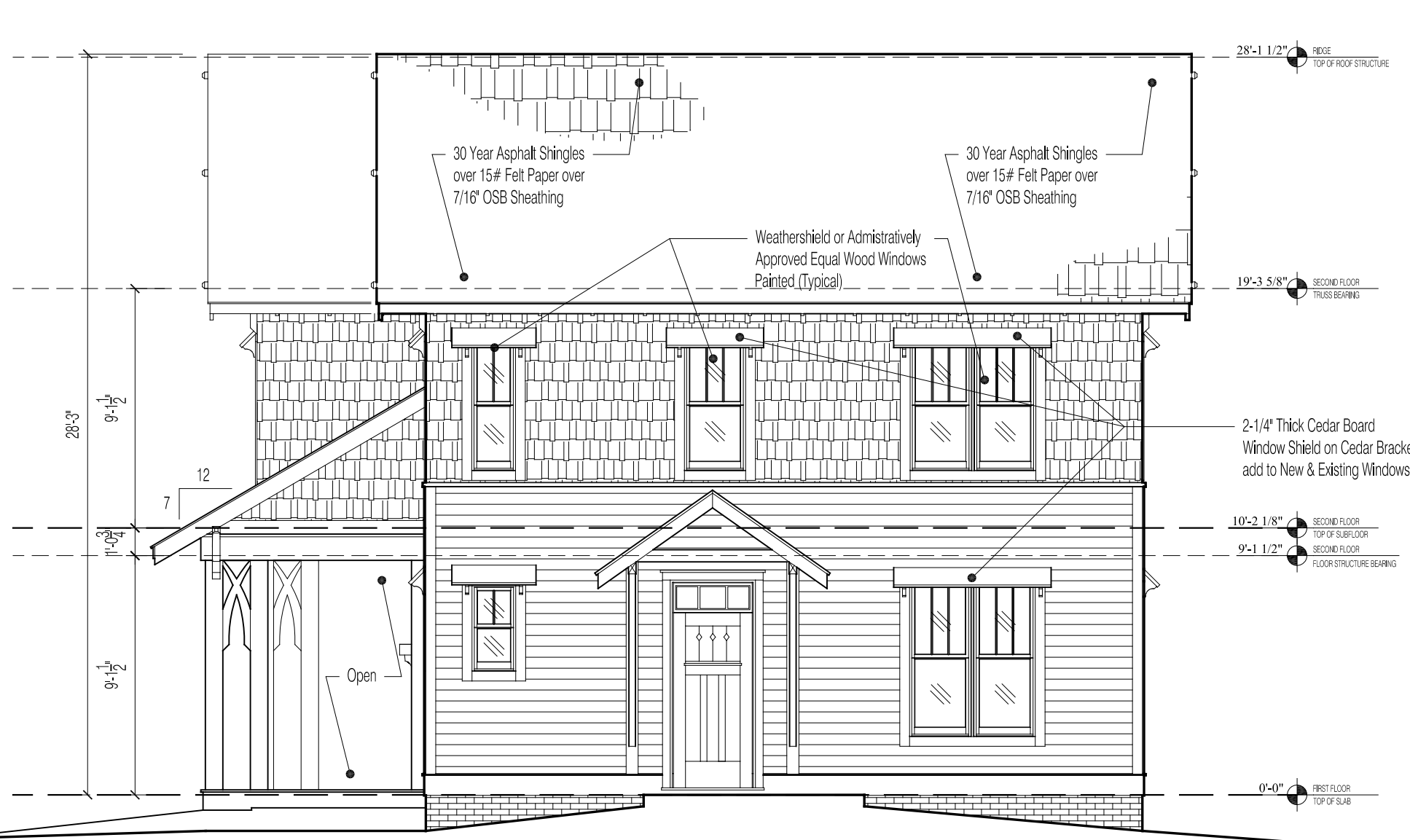
A201



09

3/16" : 1'-0"

400 PROVIDENCE ROAD ELEVATION



01

3/16" : 1'-0"

400 HERMITAGE COURT ELEVATION

The Architectural plans are the property of Miller Architecture and may not be reproduced without the written agreement of Tony F. Miller, AIA. Partial Electronic Files provided to coordinate design trades and are for reference and coordination only. They are not to be used for construction or contract pricing. The printed documents always take precedence over the Electronic Files. Reproductions of electronic files are not allowed. Only Architect and Engineer sealed written documents are part of the "Construction Documents" and take precedence over any other information.

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.



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 |

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

JUNE 2014

# HERMITAGE COMMONS

02

Perspective |



09

Perspective |



02

Perspective |



09

Perspective |



01

Perspective |

The Architectural plans are the property of Miller Architecture and may not be reproduced without the written agreement of Tony F. Miller, AIA. Partial Electronic Files provided to coordinate design trades and are for reference and coordination only. They are not to be used for construction or contract pricing. The printed documents always take precedence over the Electronic Files. Reproductions of electronic files are not allowed. Only Architect and Engineer sealed written documents are part of the "Construction Documents" and take precedence over any other information.

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.

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:

400 HERMITAGE  
ADDITION  
ILLUSTRATIONS

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

A202

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



400 HERMITAGE COURT PROVIDENCE ROAD SIDE

Perspective



400 HERMITAGE COURT COURTYARD VIEW

Perspective



HERMITAGE COURT

Perspective



400 HERMITAGE NEW WINDOW HEAD DETAIL

Perspective



400 HERMITAGE SHARED DRIVE & REDUCED GRAVEL AREA

Perspective



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

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:

400 HERMITAGE  
ADDITION  
ILLUSTRATIONS

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

A202

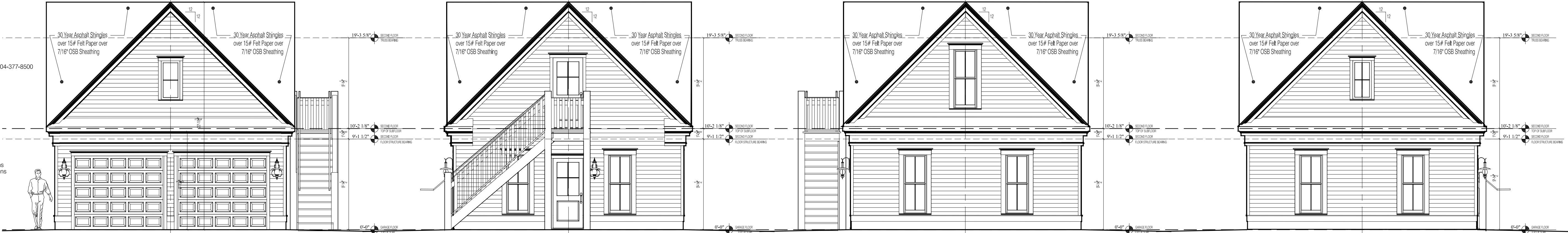
The Architectural plans are the property of Miller Architecture and may not be reproduced without the written agreement of Tony F. Miller, AIA. Partial Electronic Files provided to coordinate design trades and are for reference and coordination only. They are not to be used for construction or contract pricing. The printed documents always take precedence over the Electronic Files. Reproductions of electronic files are not allowed. Only Architect and Engineer sealed written documents are part of the "Construction Documents" and take precedence over any other information.

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.

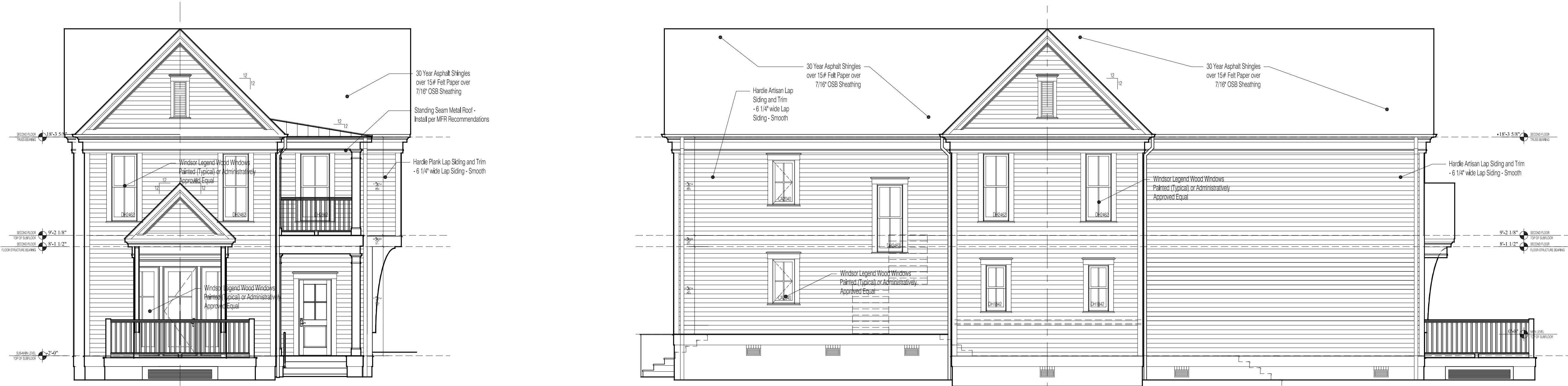
**ARCHITECTURAL**  
Miller Architecture  
715 North Church Street Suite 140  
Charlotte, North Carolina 28202  
Tony F. Miller, AIA, LEED AP #46201 704-377-8500  
tonymiller@milleraarchitecture.com

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"

The Architectural plans are the property of Miller Architecture and may not be reproduced without the written agreement of Tony F. Miller, AIA. Partial Electronic Files provided to coordinate design trades and are for reference and coordination only. They are not to be used for construction or contract pricing. The printed documents always take precedence over the Electronic Files. Reproductions of electronic files are not allowed. Only Architect and Engineer sealed written documents are part of the "Construction Documents" and take precedence over any other information.

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.

**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

JUNE 2014

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:

SPEC HOUSE  
& GARAGE/ADU  
ELEVATIONS

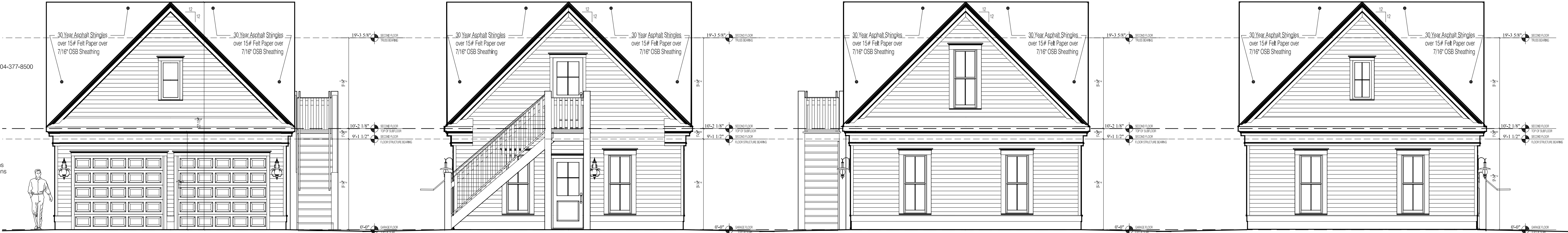
FILE NAME: 03-HC-A203-SpecElev.dwg  
DRAWN BY: TFM  
CHECKED BY: TFM

**A203**

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

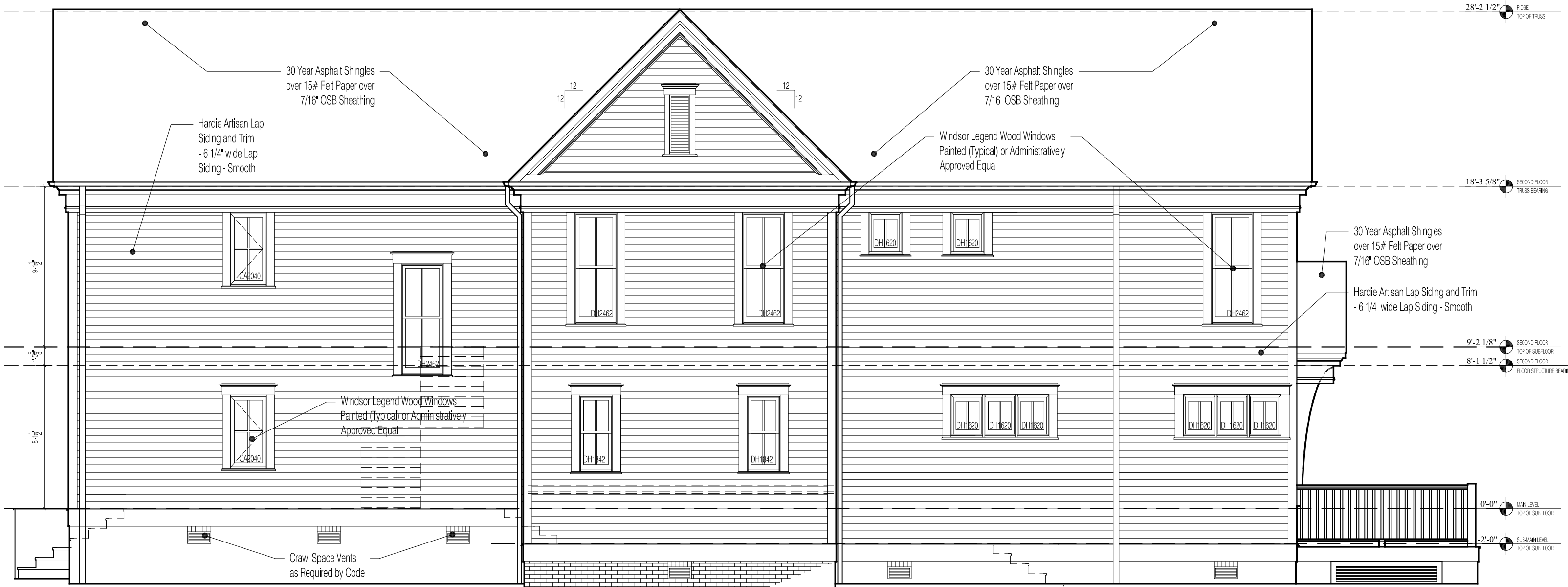
A201 400 House Addition Elevations  
A202 400 House Addition Illustrations  
A203 Spec House Elevations  
A204 Spec House Illustrations  
A205 Garage Dwelling Elevations



**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"



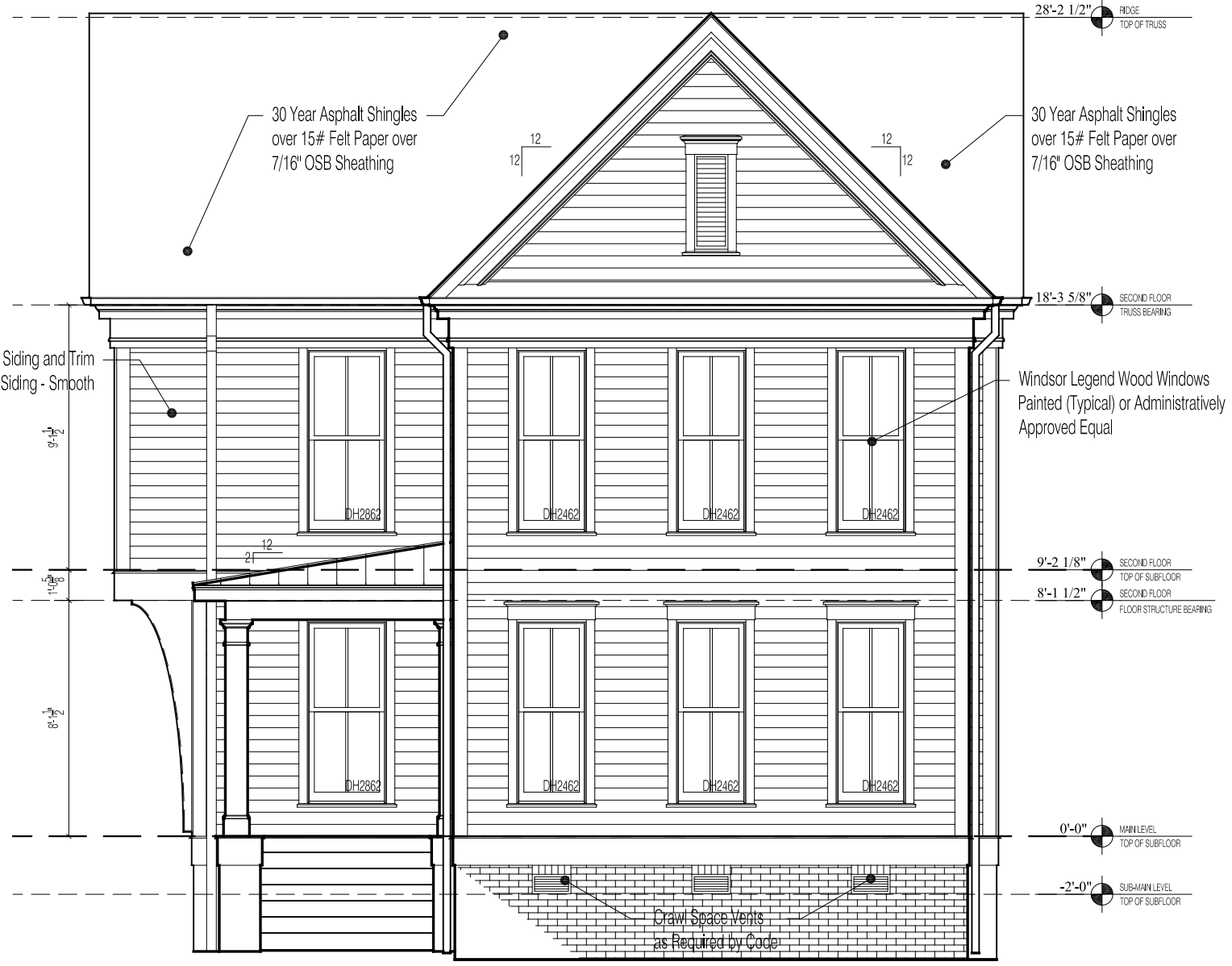
**14** REAR ELEVATION 3/16" : 1'-0"



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

The Architectural plans are the property of Miller Architecture and may not be reproduced without the written agreement of Tony F. Miller, AIA. Partial Electronic Files provided to coordinate design trades and are for reference and coordination only. They are not to be used for construction or contract pricing. The printed documents always take precedence over the Electronic Files. Reproductions of electronic files are not allowed. Only Architect and Engineer sealed written documents are part of the "Construction Documents" and take precedence over any other information.

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.



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



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

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

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:

SPEC HOUSE  
& GARAGE/ADU  
ELEVATIONS

FILE NAME: 03-HC-A203-Spec Elev.dwg  
DRAWN BY: TFM  
CHECKED BY: TFM

**A203**

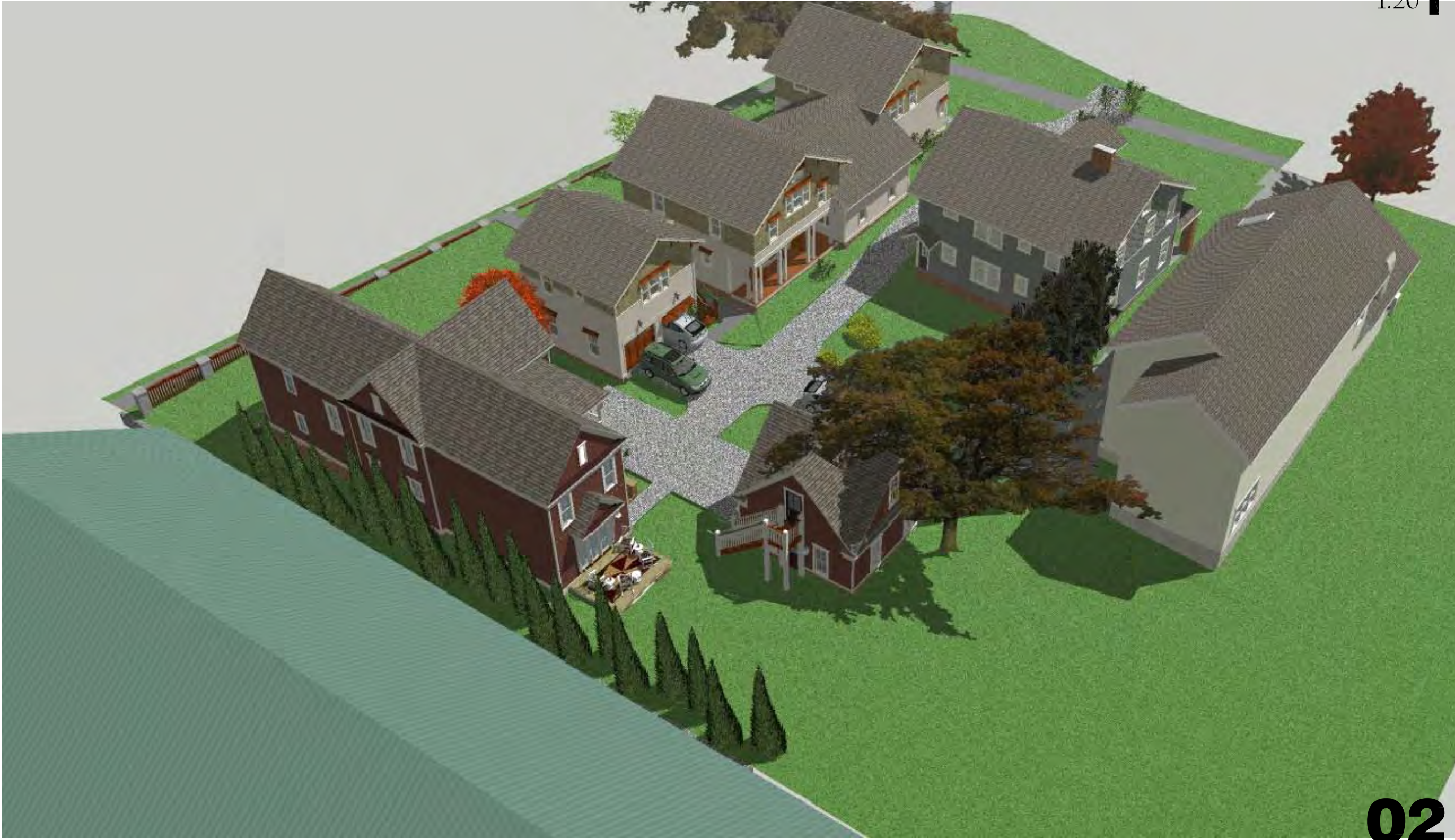


PROVIDENCE ROAD ELEVATION



316 PROVIDENCE ROAD SPEC HOUSE & GARAGE/ADU PROVIDENCE VIEW

Perspective



316 PROVIDENCE ROAD SPEC HOUSE & GARAGE/ADU AERIAL VIEW

Perspective



316 PROVIDENCE ROAD SPEC HOUSE & GARAGE/ADU VIEW

Perspective



316 PROVIDENCE ROAD SPEC HOUSE & GARAGE/ADU COURTYARD VIEW

Perspective

JUNE 2014

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:

316 PROVIDENCE  
SPEC HOUSE  
& GARAGE/ADU  
ILLUSTRATIONS

FILE NAME: 03-HC-A204-SpecHouseIllus.dwg  
DRAWN BY: KRJ  
CHECKED BY: TFM

A204

The Architectural plans are the property of Miller Architecture and may not be reproduced without the written agreement of Tony F. Miller, AIA. Partial Electronic Files provided to coordinate design trades and are for reference and coordination only. They are not to be used for construction or contract pricing. The printed documents always take precedence over the Electronic Files. Reproductions of electronic files are not allowed. Only Architect and Engineer sealed written documents are part of the "Construction Documents" and take precedence over any other information.

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.



03  
NTS |

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

JULY 2014

# HERMITAGE COMMONS

02  
Perspective |

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:

316 PROVIDENCE  
SPEC HOUSE  
& GARAGE/ADU  
ILLUSTRATIONS

FILE NAME: 03-HC-A204-SpecHouseIllus.dwg  
DRAWN BY: KRJ  
CHECKED BY: TFM

A204



10  
Perspective |

316 PROVIDENCE ROAD SPEC HOUSE & GARAGE/ADU PROVIDENCE VIEW



316 PROVIDENCE ROAD SPEC HOUSE & GARAGE/ADU AERIAL VIEW

Perspective |



09  
Perspective |

316 PROVIDENCE ROAD SPEC HOUSE & GARAGE/ADU VIEW



01  
Perspective |

316 PROVIDENCE ROAD SPEC HOUSE & GARAGE/ADU COURTYARD VIEW

The Architectural plans are the property of Miller Architecture and may not be reproduced without the written agreement of Tony F. Miller, AIA. Partial Electronic Files provided to coordinate design trades and are for reference and coordination only. They are not to be used for construction or contract pricing. The printed documents always take precedence over the Electronic Files. Reproductions of electronic files are not allowed. Only Architect and Engineer sealed written documents are part of the "Construction Documents" and take precedence over any other information.

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.

Perspective |

Perspective |