



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2014-005

DATE: July 21, 2014

ADDRESS OF PROPERTY: 400 Hermitage Court and 316 Providence Road

HISTORIC DISTRICT: Hermitage Court TAX PARCEL NUMBER: 15502221 and 15502222

OWNER(S): Southeast Resort Investment

DETAILS OF APPROVED PROJECT: See the attached site plan and elevations for structures within the Hermitage Court Historic District Boundary. The project includes the remodeling of the existing two story structure (400 Hermitage Court) and the development of residential structures attached to it. A portion of the new structure is outside of the District, including the adjacent 2 car garage.

A detached garage and ADU will be located toward the rear of the property on the left side which is entirely within the District.

A two story spec house will be constructed at the rear with a small section of the structure within the District. All of the structures feature front porches, gabled roofs, roof brackets, wide eaves and other historic details.

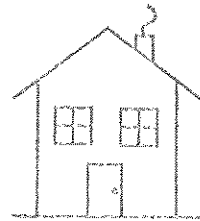
This project was approved by the Historic District Commission on July 9, 2014.

- 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

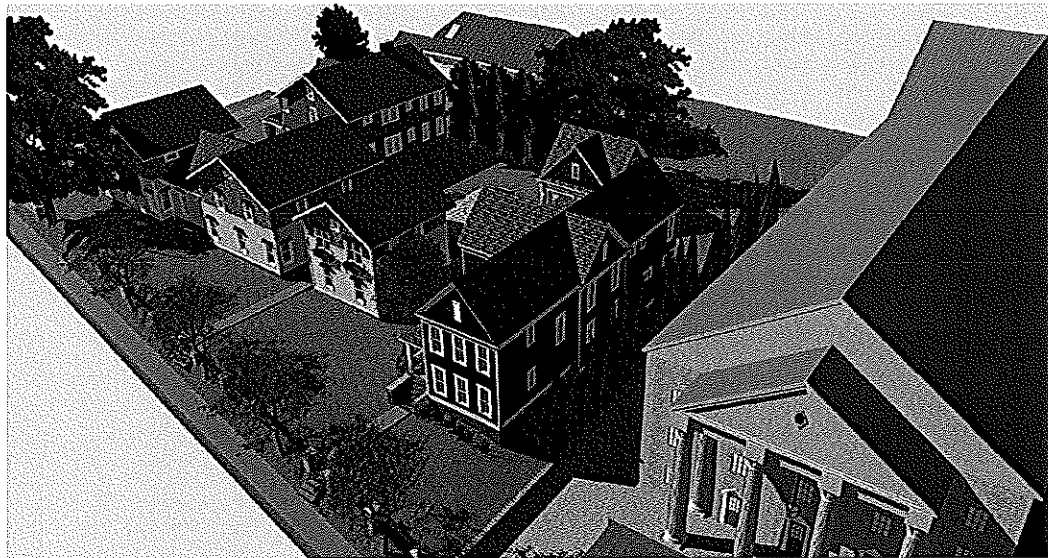
Staff



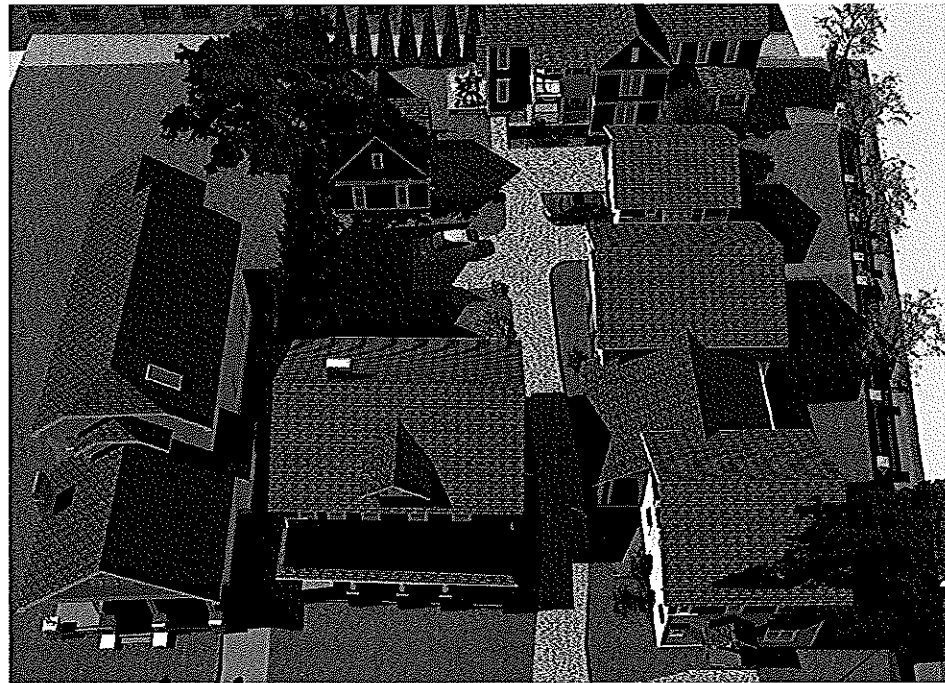
APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness



ILLUSTRATIVE AERIAL VIEW FROM NORTHEAST



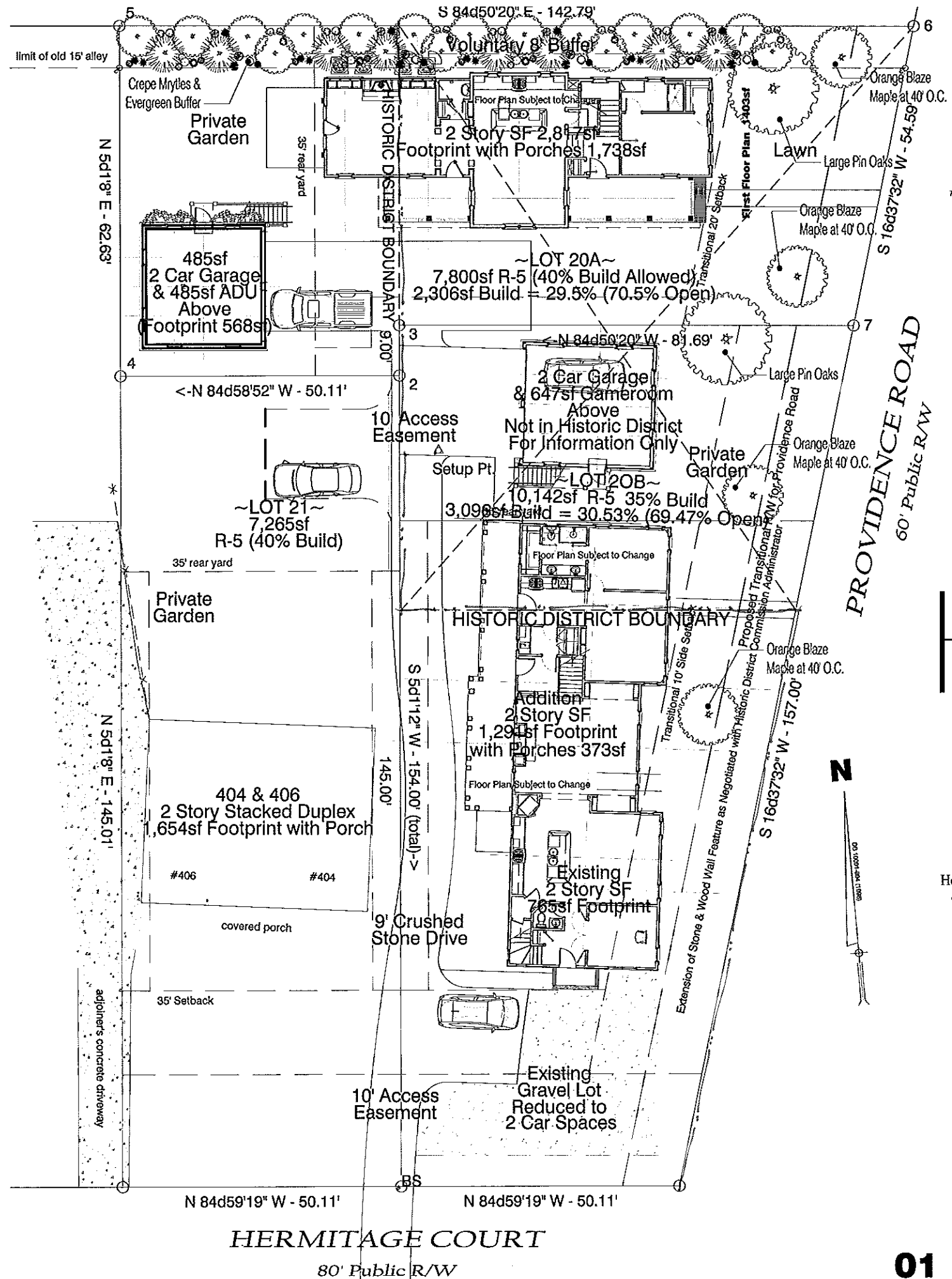
ILLUSTRATIVE ROOF PLANS

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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.

10
Perspective

09
Perspective



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

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

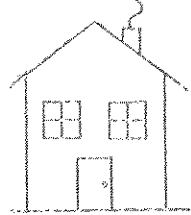
ISSUED FOR: HISTORIC REVIEW
ISSUE DATE: 07/02/14
REVISIONS:

SITE PLAN

FILE NAME: 03-HC-AK00-SitePlan.dwg
DRAWN BY: TFM
CHECKED BY: TFM

A100

01
1:10



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Charlotte
Historic District
Commission

Certificate of Appropriateness



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
ELEVATIONS

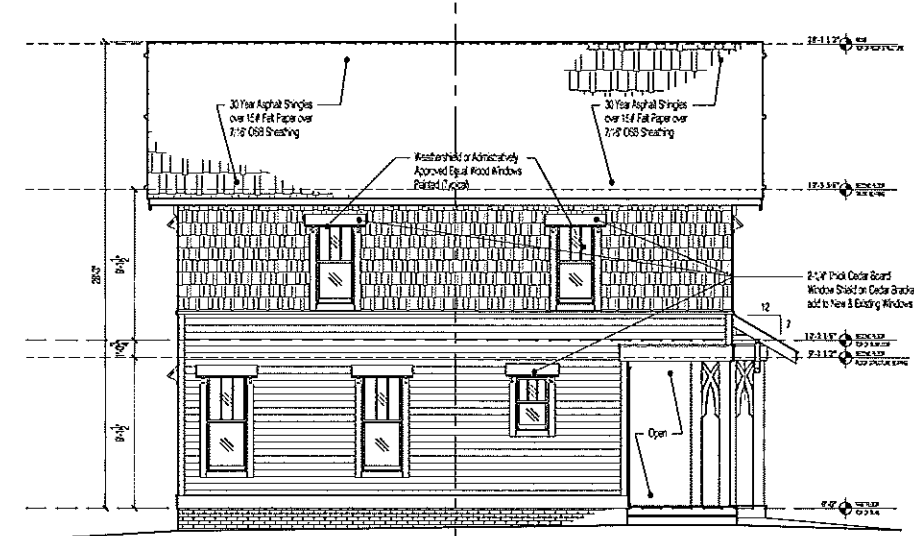
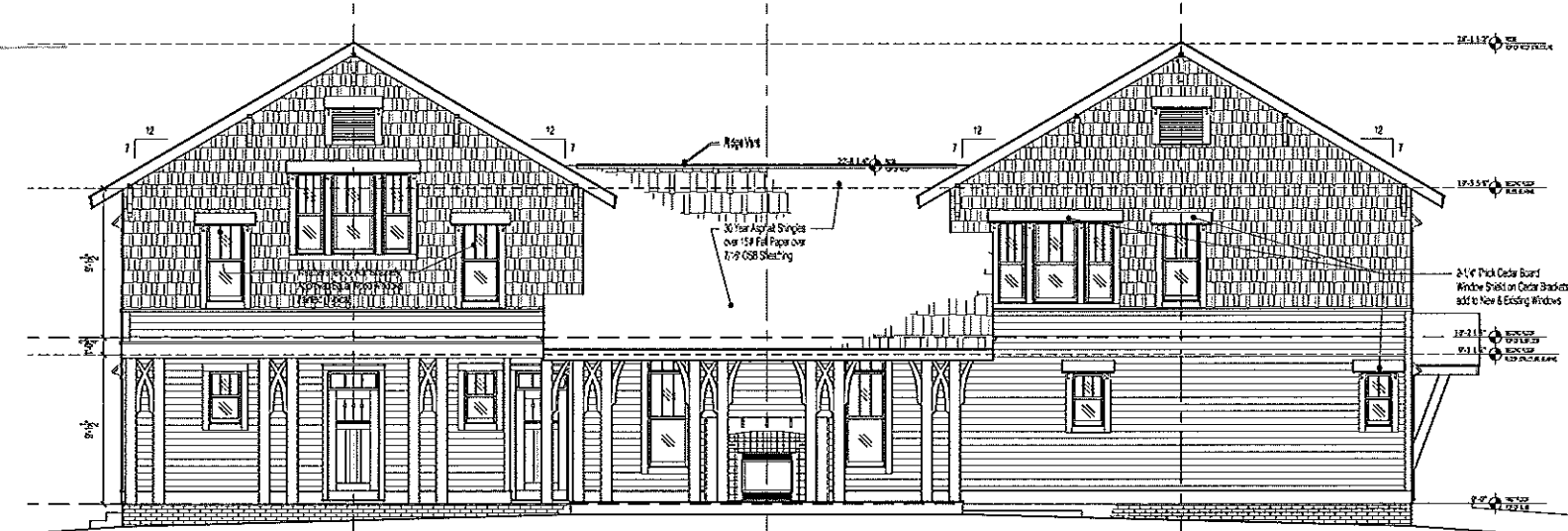
FILE NAME: 03-HC-A201-400AddElev.dwg
DRAWN BY: KJF
CHECKED BY: TFM

A201

15 400 HERMITAGE COURT EXISTING

Photos 15 400 HERMITAGE PORCH

03 Perspective

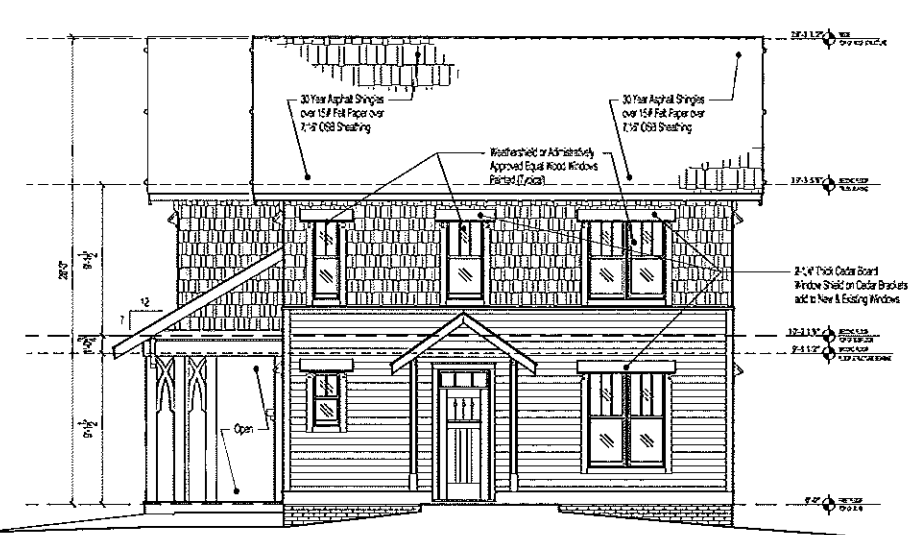
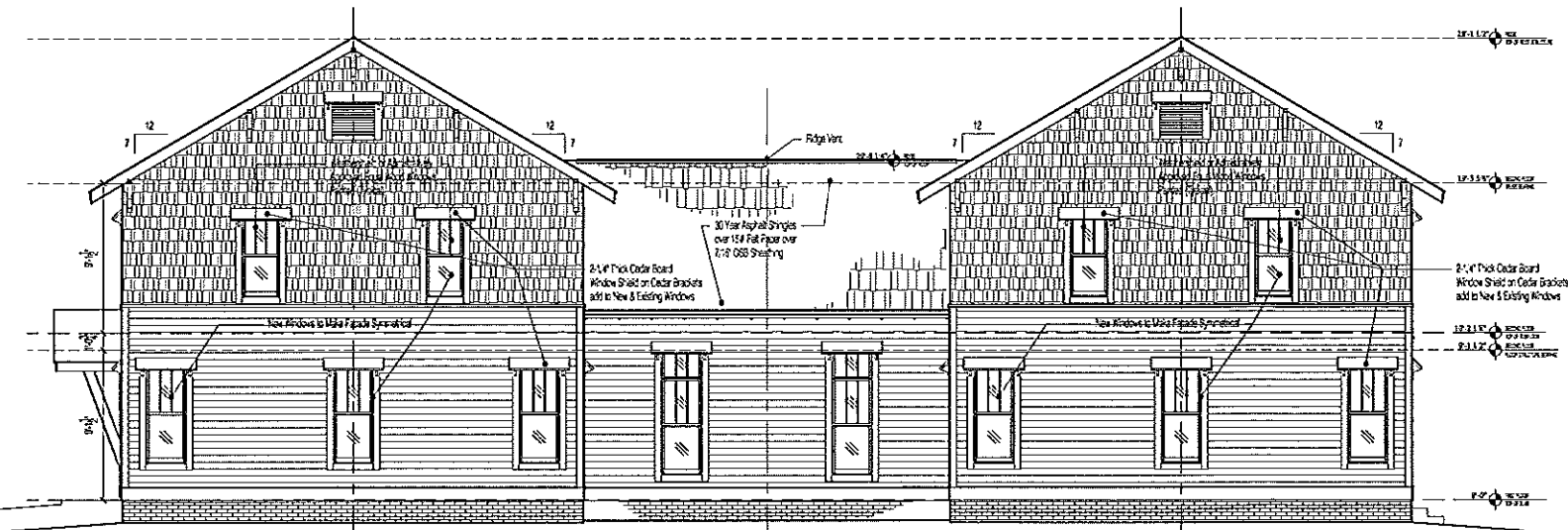


400 COURTYARD ELEVATION

10 3/16" : 1'-0"

400 HERMITAGE NORTH ELEVATION

02 3/16" : 1'-0"



400 PROVIDENCE ROAD ELEVATION

09 3/16" : 1'-0"

400 HERMITAGE COURT ELEVATION

01 3/16" : 1'-0"

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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.

ARCHITECTURAL
Miller Architecture
715 North Church Street, Suite 140
Charlotte, North Carolina 28202
Tory F. Miller, AIA, LEED AP #5201 704-377-8500
tory@mlr.com

G101 Existing Survey
A100 Site Plan
A101 Site Context

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

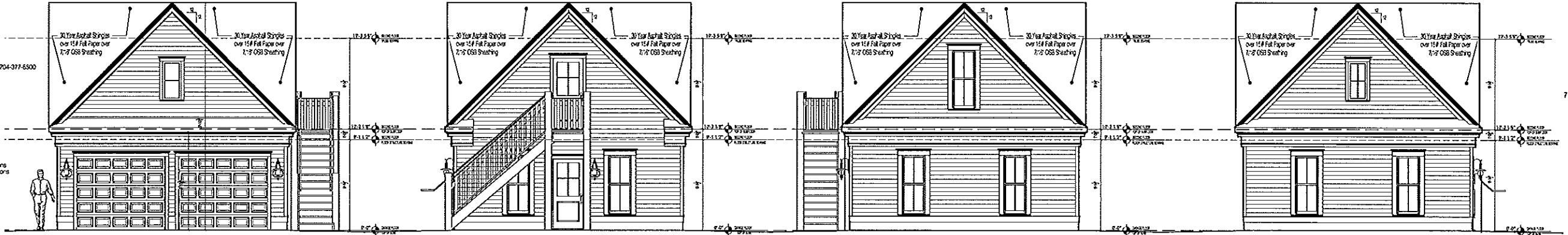


MILLER
ARCHITECTURE

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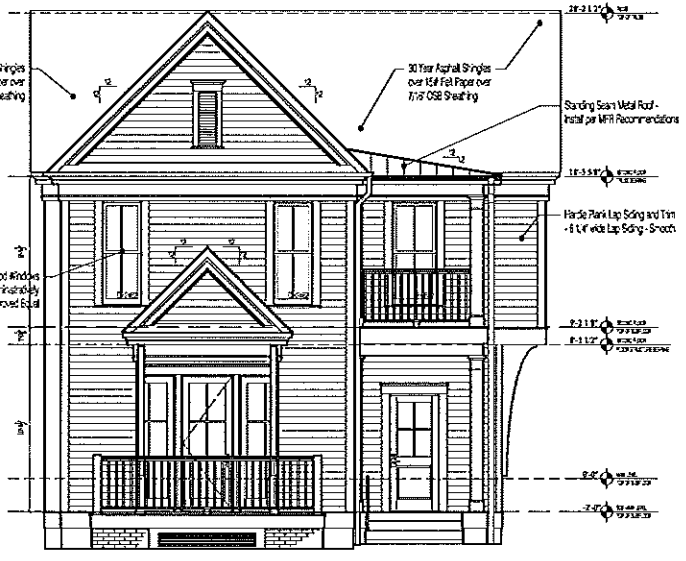


15 GARAGE ADU DRIVE ELEVATION 3/16" : 1'-0"
11 GARAGE ADU YARD ELEV 3/16" : 1'-0"
07 GARAGE ADU REAR ELEVATION 3/16" : 1'-0"
03 GARAGE ADU COURTYARD ELEV 1/4" : 1'-0"

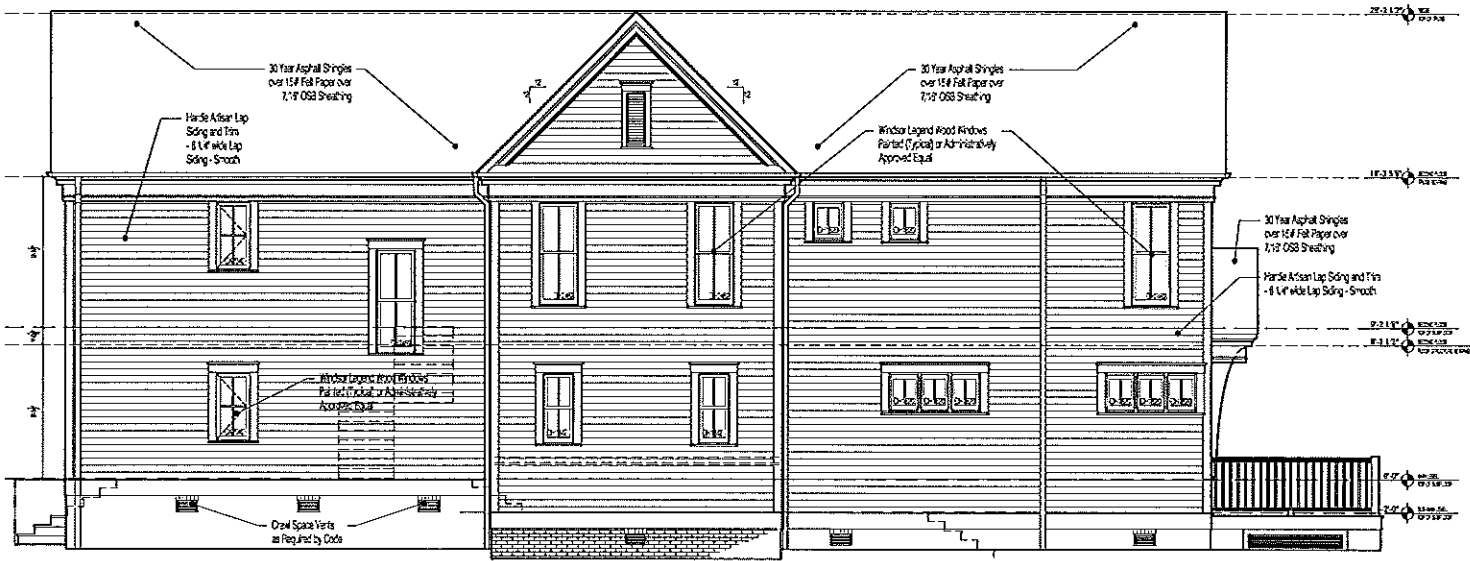


JULY 2014

HERMITAGE
COMMONS

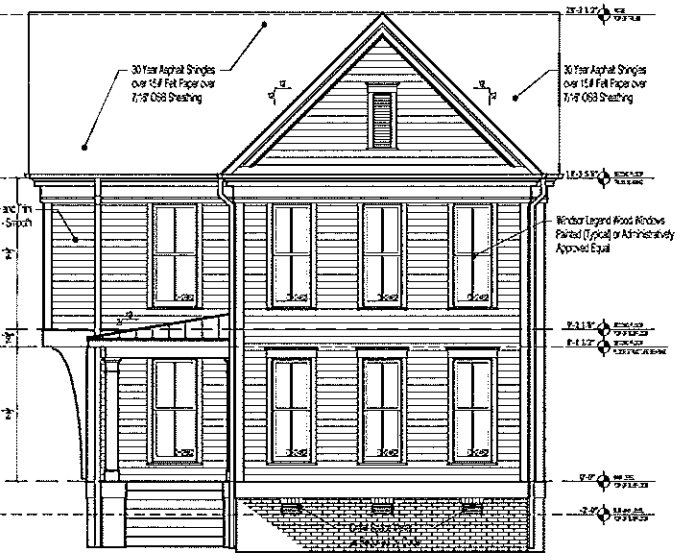


14 REAR ELEVATION 3/16" : 1'-0"



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

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



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



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

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

SPEC HOUSE
& GARAGE/ADU
ELEVATIONS

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

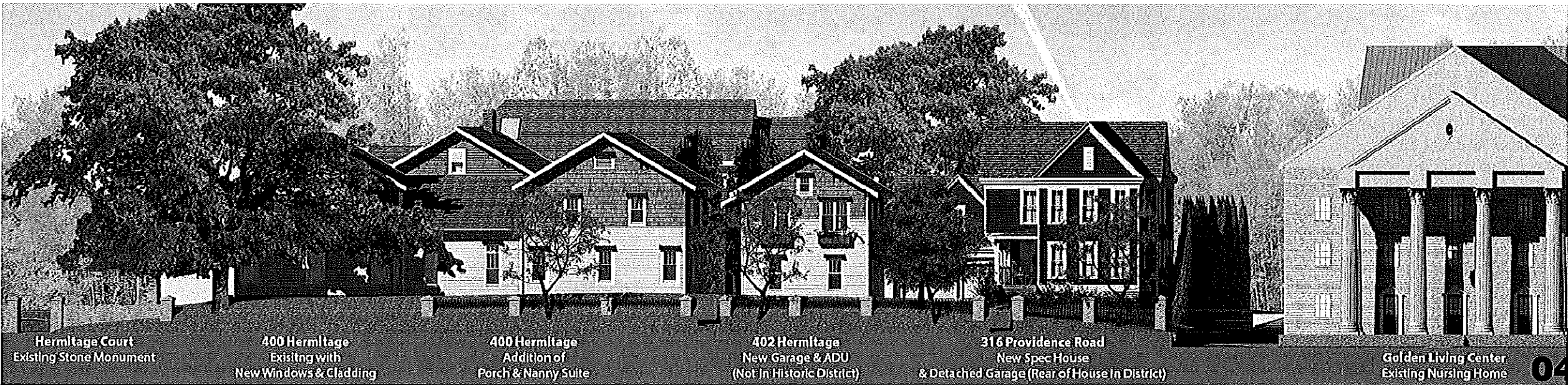
A203



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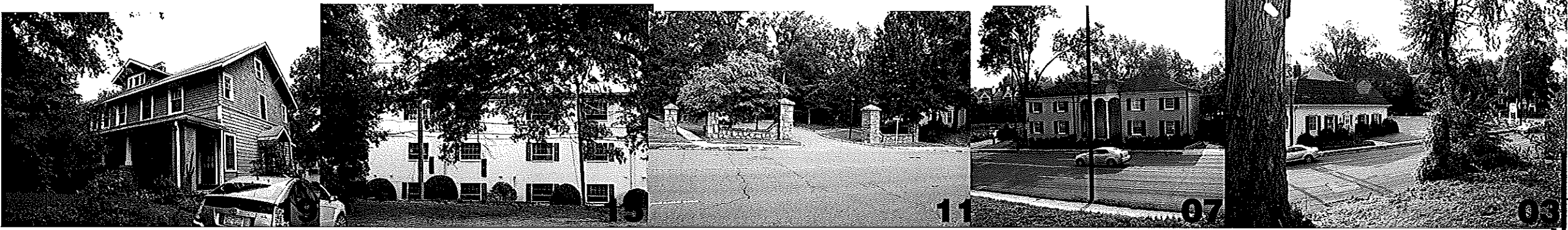
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PROVIDENCE ROAD ELEVATION

Street Elevation Not to Scale

JULY 2014



404-406 HERMITAGE

NURSING HOME TO NORTH

HERMITAGE COURT GATEWAY

ACROSS PROVIDENCE ROAD

ACROSS PROVIDENCE ROAD Photo

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-A01-Context.dwg
DRAWN BY: TEM
CHECKED BY: TEM

A101

Orthogonal View

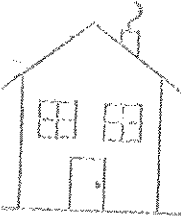


HERMITAGE COURT STREET MASSING

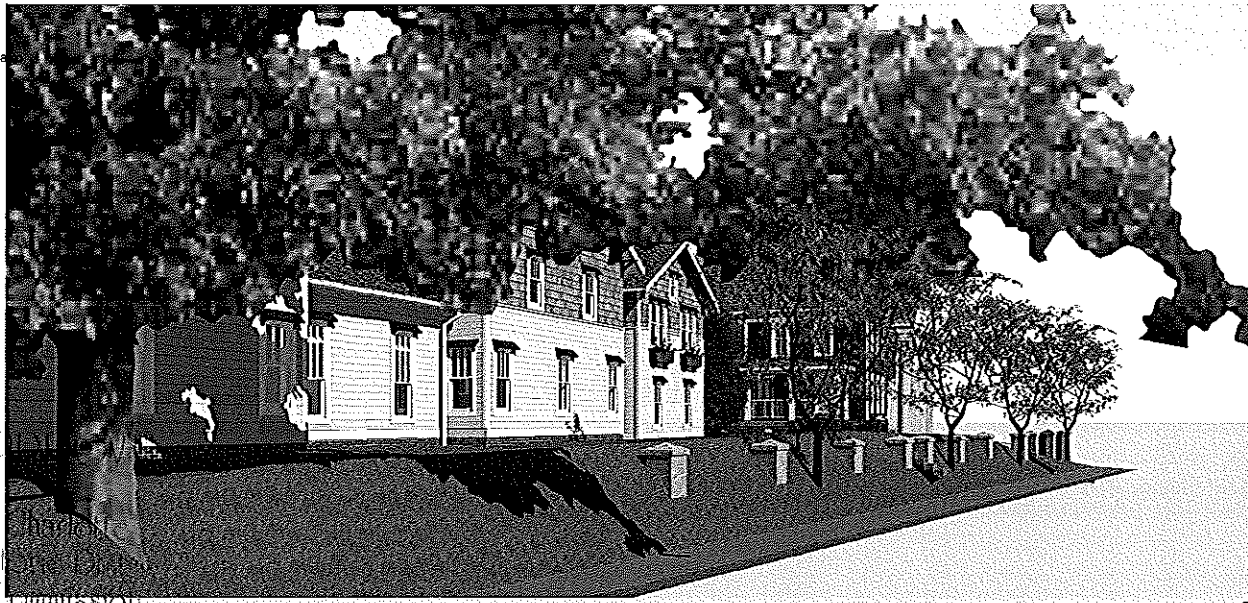


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Commission:
Certificate of Appropriateness



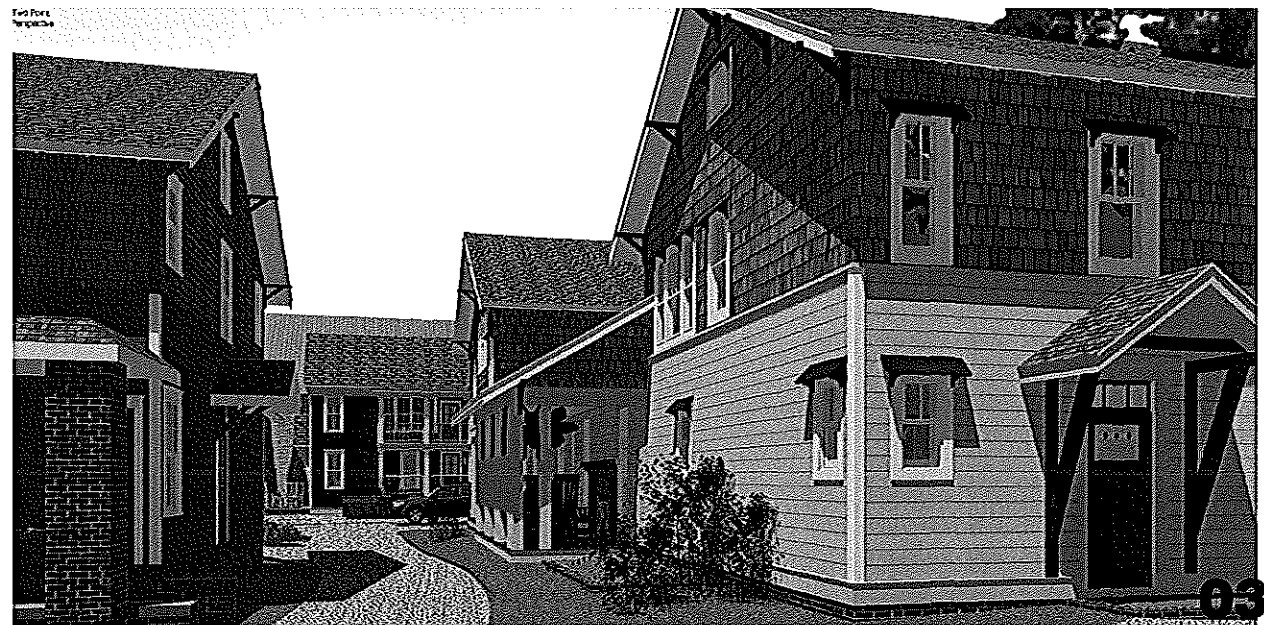
400 HERMITAGE COURT PROVIDENCE ROAD SIDE

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



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400 HERMITAGE
ADDITION
ILLUSTRATIONS

FILE NAME: 03-HC-A202-400Additions.dwg
DRAWN BY: KRJ
CHECKED BY: TEM

A202

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03
 NTS

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JULY 2014

HERMITAGE COMMONS

02
 Perspective

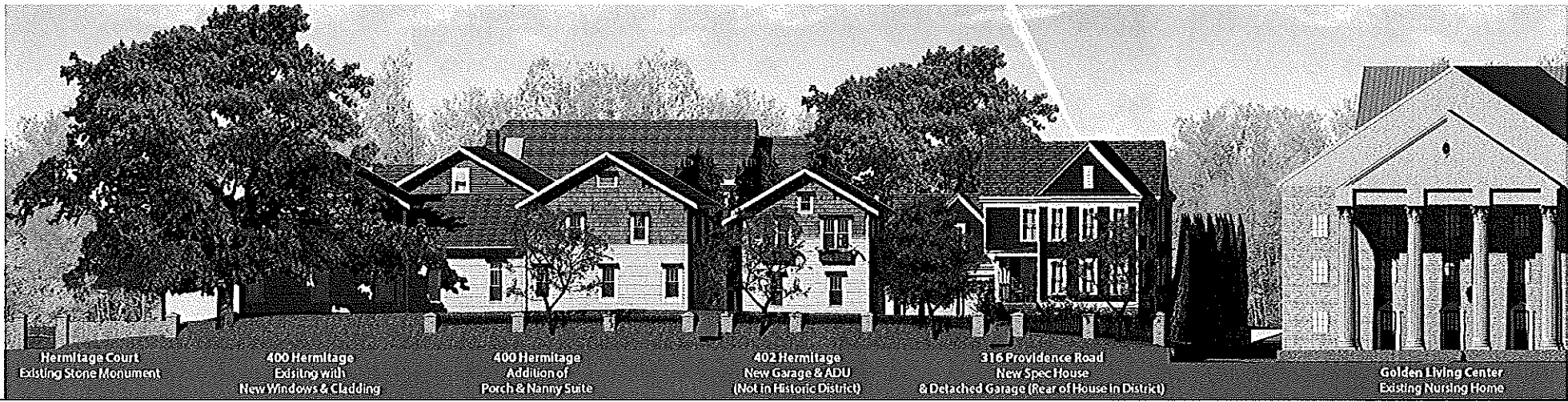
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316 PROVIDENCE
 SPEC HOUSE
 & GARAGE/ADU
 ILLUSTRATIONS

FILE NAME: 03-HC-A204-SpecHouse18a.dwg
 DRAWN BY: KRJ
 CHECKED BY: TEM

A204



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

10
 Perspective



316 PROVIDENCE ROAD SPEC HOUSE & GARAGE/ADU PROVIDENCE VIEW

Perspective

09
 Perspective



316 PROVIDENCE ROAD SPEC HOUSE & GARAGE/ADU VIEW

Perspective

01
 Perspective



316 PROVIDENCE ROAD SPEC HOUSE & GARAGE/ADU AERIAL VIEW

Perspective



316 PROVIDENCE ROAD SPEC HOUSE & GARAGE/ADU COURTYARD VIEW

Perspective

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