



## Charlotte Historic District Commission Application for a Certificate of Appropriateness

July 13, 2011

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|                     |   |              |
|---------------------|---|--------------|
| ADDRESS OF PROPERTY | 724 East Tremont Avenue, Dilworth Local Historic District | HDC 2011-071 |
| SUMMARY OF REQUEST  | Second Floor Addition                                     |              |
| OWNER               | Steven Jennings   |              |
| APPLICANT           | Steven Jennings   |              |

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### **Details of Proposed Request**

This application seeks a re-approval for a second floor addition that was approved by the HDC in April of 2009. The plans have been slightly altered from that original approval.

### **Current Status and Context of Property**

This house is listed as a contributing structure to the Dilworth National Register Historic District, which lists a construction date for the house of 1920. The nomination listing notes that the existing porch columns are obvious replacements, a change which would be corrected under this proposal. The house is also noted to have aluminum siding, which has been removed after the National Register survey for Dilworth was conducted.

This house is located in a block that consists of a variety of house sizes and styles, and that also has at least two older multi-unit residential structures.

### **Relevant HDC Design Guidelines**

- *Additions*

### **Relevant Secretary of Interior's Standards for Historic Rehabilitation**

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**Outstanding Issues**

The redesign of the front porch, which has begun under the original approval, is in many ways more appropriate to the streetscape along this section of East Tremont Avenue than the existing porch. The porch as it currently exists has obviously been altered during the structure's history, so there would be limited impact on the original design integrity of the street façade.

The addition on the roof is well within the parameters of other such proposals that have received HDC approval under current Commission policy. The addition, while adding a half story to the existing house, is designed in a fashion that nests well on the existing roof.

Both the originally approved plans from 2009 and the proposed revised plans are attached.

Based on the overall integrity of the proposed design, as well as the past application of the Additions policy by the Commission to similar proposals, this plan should receive HDC approval.



## Birmingham, Wanda

---

**From:** Jessica Beil Hindman [jessica.beil.hindman@gmail.com]  
**Sent:** Thursday, June 02, 2011 5:26 PM  
**To:** Birmingham, Wanda  
**Subject:** 724 East Tremont Avenue / Dilworth - modification to approved plans  
**Attachments:** 2011-06-01 - JENNINGS - 11x17 revisions.pdf; 2009-04-29 - JENNINGS - HDC revisions.pdf; 2009-03-28 JENNINGS histdistapp.pdf

Wanda --

It was good to catch up with you last Friday about the Jennings project at 724 East Tremont Avenue. If you'll remember, the Jennings received HDC approval and their COA in April or May of 2009 -- I've attached those 2009 plans as well as the HDC's requested revisions to the elevations from 2009.

Attached are the current plans for the Jennings project. There are two basic modifications:

- FRONT ELEVATION -- the existing cross gable that was to remain has shown significant deterioration -- wood rot and sagging -- and needs to be replaced. Given the circumstances, the owner would like to increase the pitch of that cross gable to 9:12 to match the ridge of the dormer. I support this decision and think that it improves the overall massing of the home, while maintaining an appropriate scale to the 1 ½ story bungalow and the street. You'll see that raising the height of the ridge to match the dormer is the only change to the front of the house.
- BACK ELEVATION -- the back deck footprint is being used for a sunroom and master bath, and the second story is extended towards the back to provide for a kid's study nook upstairs. This also improves the overall roof condition on the back.

The owner hopes that these modifications can be handled with an administrative review. I'll give you a call tomorrow afternoon to see what you think!

Many thanks --  
Jessica

Jessica Beil Hindman  
Studio H Design  
custom residential additions, renovations, & new construction  
720 East Tremont Avenue  
Charlotte, NC 28203  
704.995.3605

JENNINGS  
RENOVATION  
724 E. TREMONT AVENUE  
CHARLOTTE, NC 28203

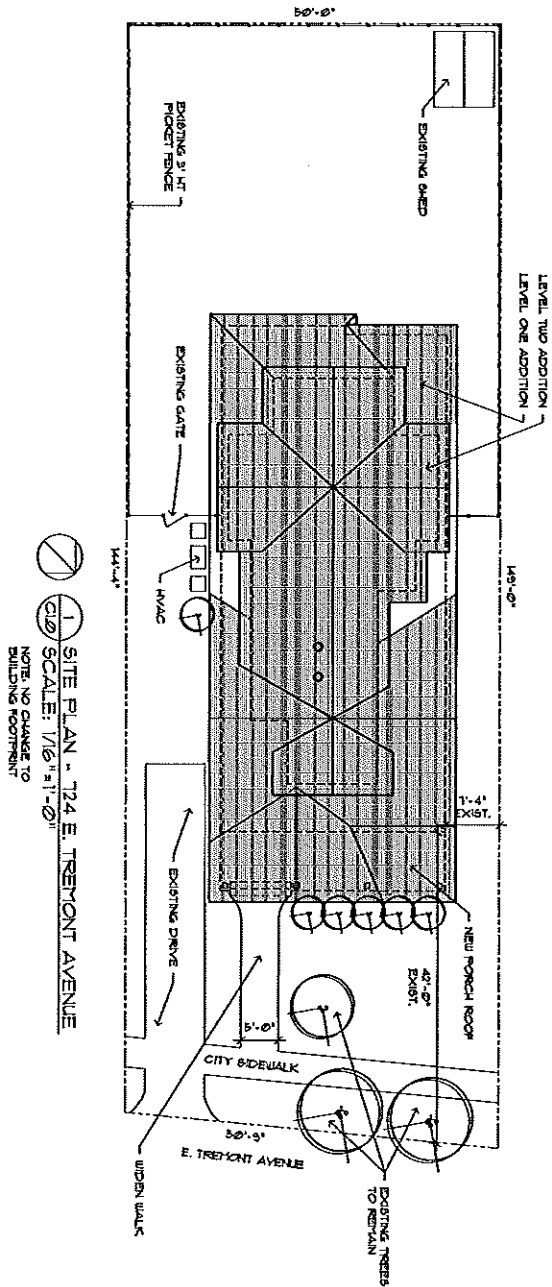
DATEs:

Existing  
2 January 2009  
Demolition  
13 February 2009  
Historic District App.  
18 March 2009  
HDC revisions  
22 April 2009  
Final Set  
6 May 2009  
26 May 2011  
HDC resubmission  
1 June 2011

STUDIO H DESIGN  
JESSICA BEIL HINDMAN  
120 E. TREMONT AVE.  
CHARLOTTE, NC 28203  
704.995.3605

SITE PLAN

C1.0



1 SITE PLAN - 724 E. TREMONT AVENUE  
C1.0 SCALE: 1/8" = 1'-0"

NOTE: NO CHANGE TO BUILDING FOOTPRINT

JENNINGS  
RENOVATION  
734 E. TREMONT AVENUE  
CHARLOTTE, NC 28203

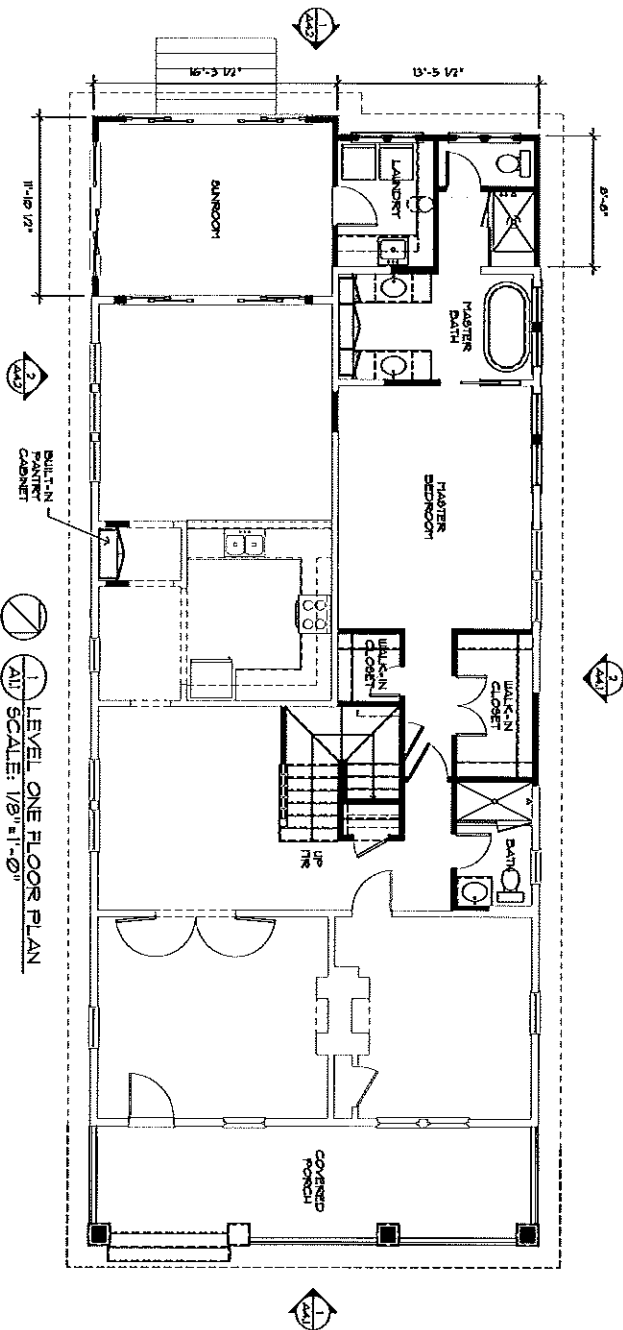
DATE:

Existing 2 January 2009  
Schematic 10 February 2009  
Historic District App. 10 March 2009  
HDC revision 25 April 2009  
Program Set 6 May 2009  
26 May 2011  
HDC finalization 1 June 2011

STUDIO H DESIGN  
JESSICA BEIL HINDMAN  
120 E. TREMONT AVE.  
CHARLOTTE, NC 28203  
704.935.3605

PROPOSED  
FLOOR PLAN  
LEVEL 1

A1.1



JENNINGS  
RENOVATION  
714 E. Tremont Avenue  
Charlotte, NC 28203

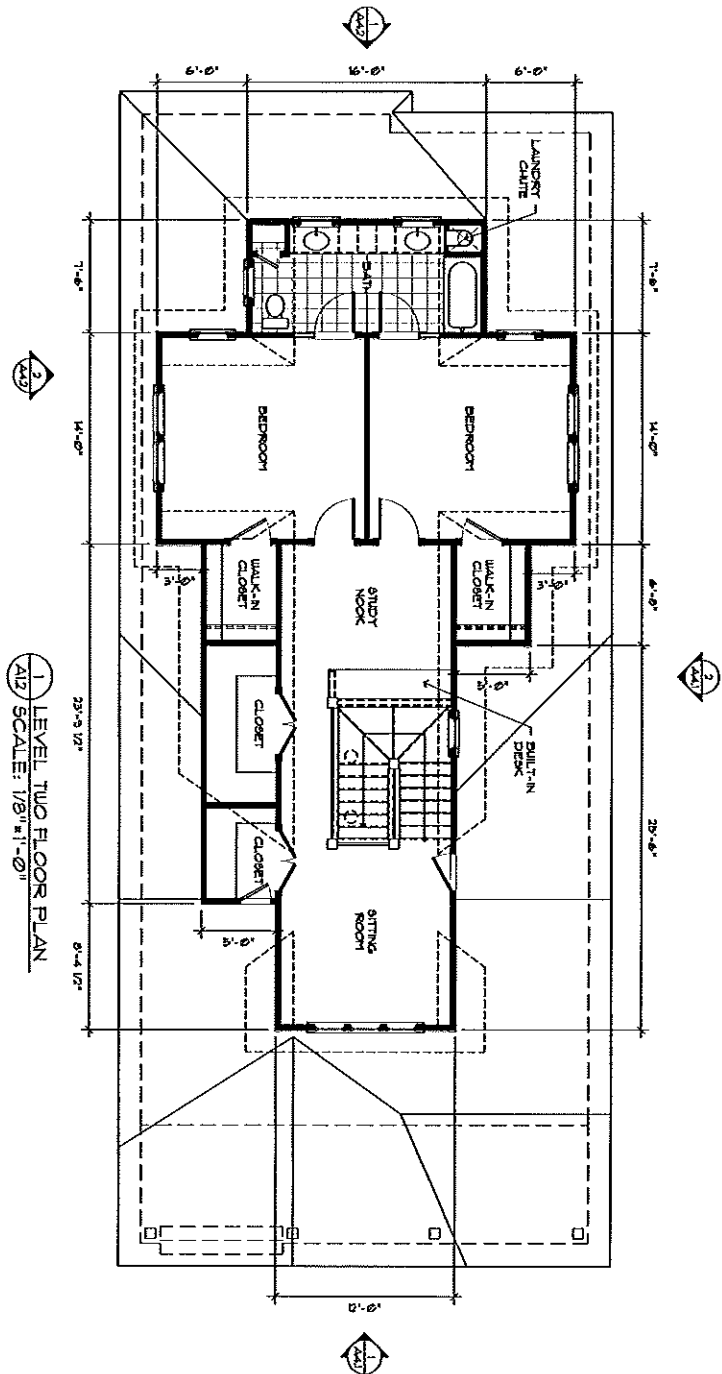
DATES:

Existing  
2 January 2009  
Demolition  
15 February 2009  
Historic District App.  
16 March 2009  
HDC revisions  
25 April 2009  
Program Set  
6 May 2009  
26 May 2011  
HDC resubmission  
1 June 2011

STUDIO H DESIGN  
JESSICA BEIL HINDMAN  
120 E. TREMONT AVE.  
CHARLOTTE, NC 28203  
704.935.3605

PROPOSED  
FLOOR PLAN  
LEVEL 2

A1.2



JENNINGS  
RENOVATION  
714 E. Tremont Avenue  
Charlotte, NC 28203

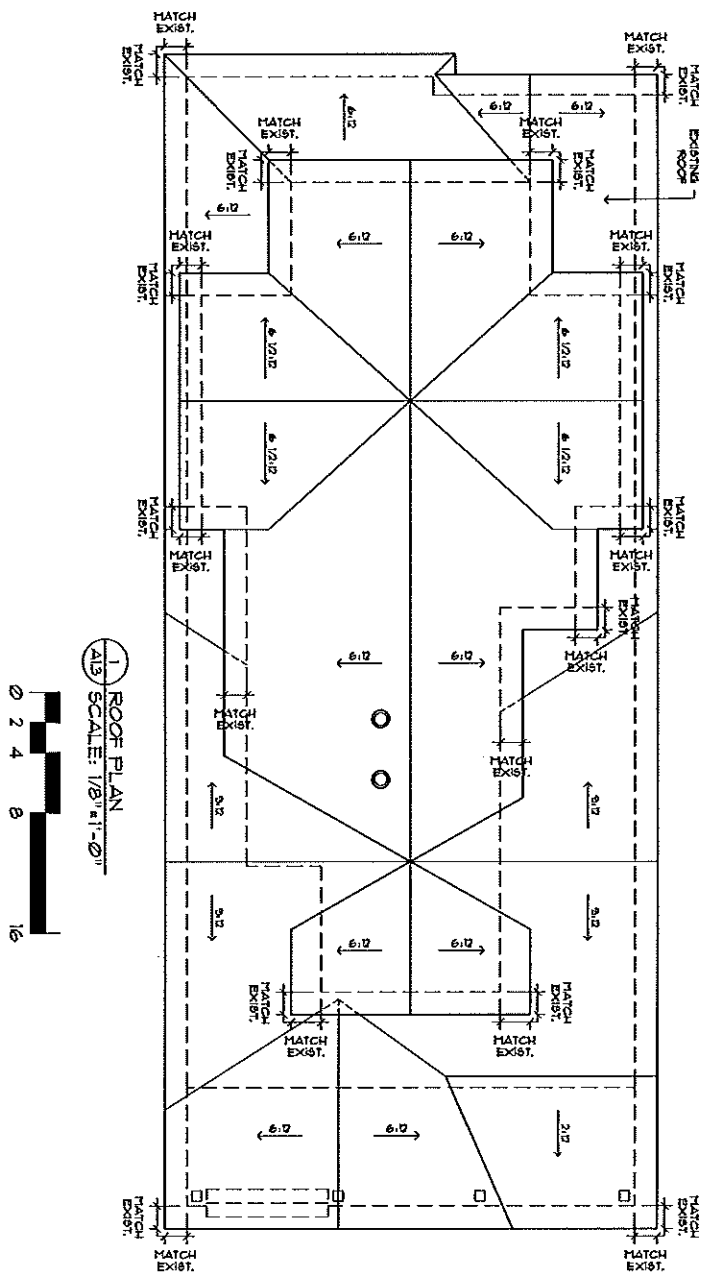
DATES:

Drafting  
2 January 2009  
Schematics  
13 February 2009  
Historic District App.  
10 March 2009  
ADOC revisions  
20 April 2009  
Progress Set  
8 May 2009  
26 July 2011  
ADOC finalization  
1 June 2011

STUDIO H DESIGN  
JESSICA BEIL HINDMAN  
120 E. TREMONT AVE.  
CHARLOTTE, NC 28203  
704.935.3605

PROPOSED  
ROOF PLAN

A1.3





24 E. Tremont Avenue  
Charlotte, NC 28203

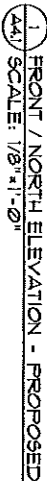
**DAIES:**

1 June 2011

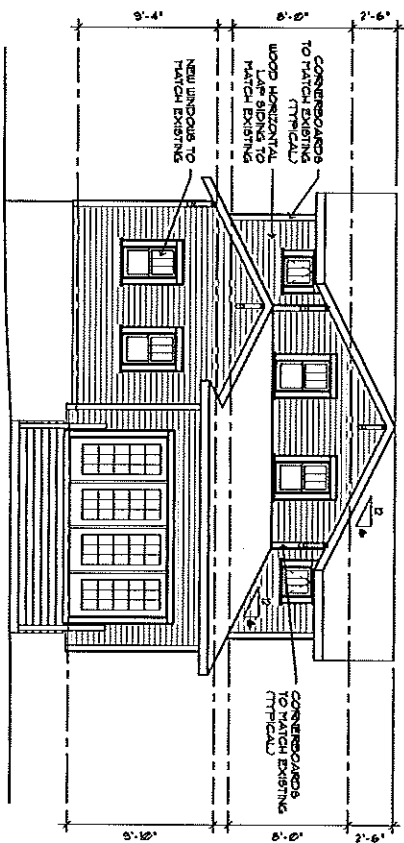
S-  
JE  
72  
C  
70

## ELEVATIONS

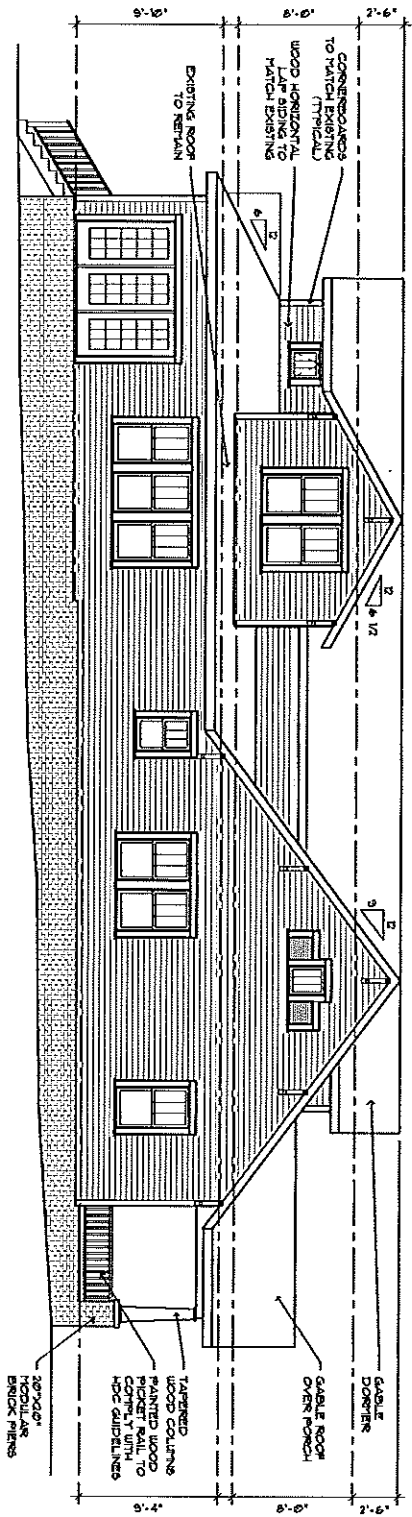
4.



**NOTE: NEW CLAD WOOD BOUL WINDOWS TO MATCH EXISTING**



1 REAR / SOUTH ELEVATION - PROPOSED  
A4.2 SCALE: 1/8"=1'-0"



2 SIDE / EAST ELEVATION - PROPOSED  
A4.2 SCALE: 1/8"=1'-0"



NOTE: NEW CLAD WOOD SGL WINDOWS TO MATCH EXISTING

JENNINGS  
RENOVATION  
714 E. Tremont Avenue  
Charlotte, NC 28203

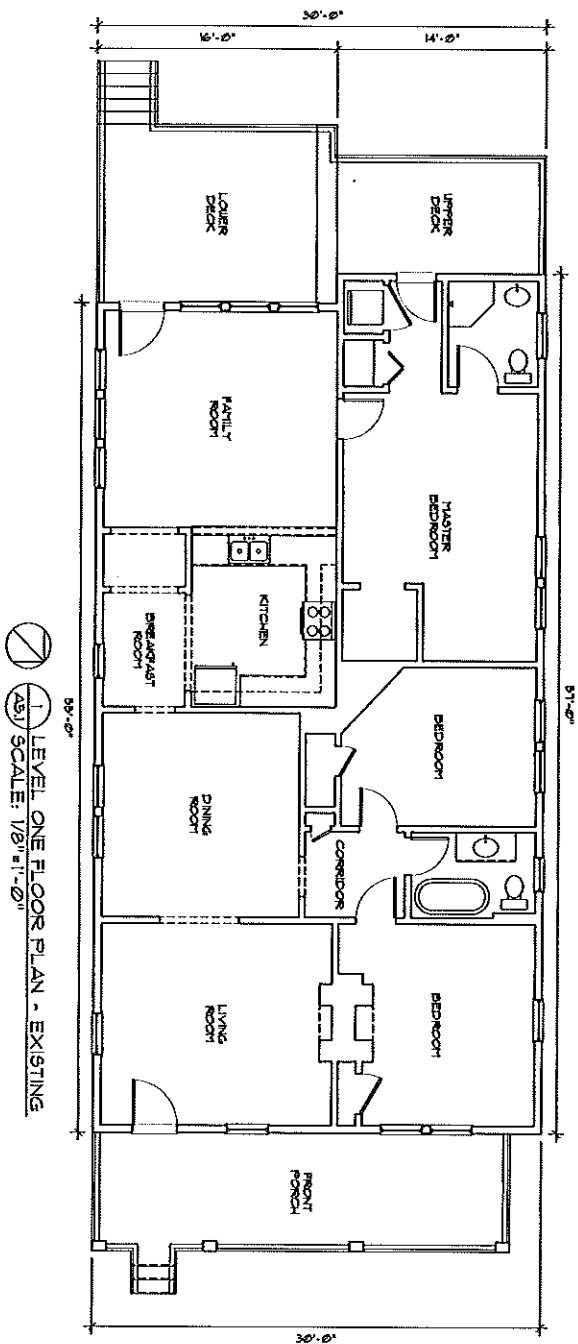
DATES:

Existing  
2 January 2009  
Demolition  
15 February 2009  
Historic District App.  
18 March 2009  
HOC revision  
25 April 2009  
Program Set  
15 May 2009  
26 July 2011  
HOC resubmission  
1 June 2011

STUDIO H DESIGN  
JESSICA BEIL HINDMAN  
120 E. TREMONT AVE.  
CHARLOTTE, NC 28203  
704.935.3625

PROPOSED  
ELEVATIONS

A4.2



1 LEVEL ONE FLOOR PLAN - EXISTING  
 AS1 SCALE: 1/8" = 1'-0"

JENNINGS  
 RENOVATION  
 714 E. TREMONT AVENUE  
 CHARLOTTE, NC 28203

DATES:  
 Existing  
 2 January 2009

STUDIO H DESIGN  
 JESSICA BEIL HINDMAN  
 120 E. TREMONT AVE.  
 CHARLOTTE, NC 28203  
 704.935.3603

EXISTING  
 FLOOR PLAN

AS.1

JENNINGS  
RENOVATION  
714 E. TREMONT AVENUE  
CHARLOTTE, NC 28203

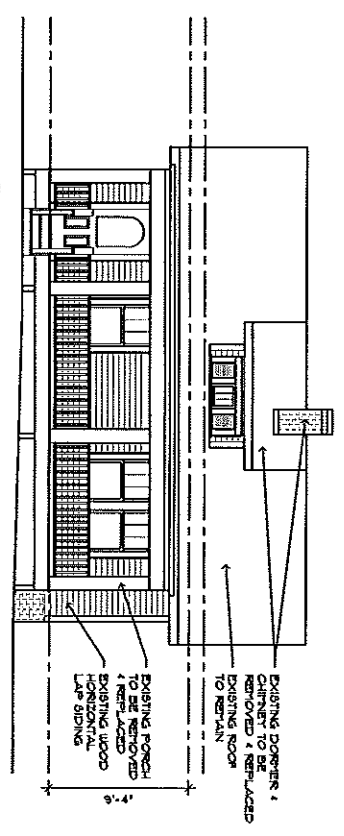
DATE:  
Existing  
2 January 2003

STUDIO H DESIGN  
JESSICA BEIL HINDMAN  
120 E. TREMONT AVE.  
CHARLOTTE, NC 28203  
704.935.3605

EXISTING  
ELEVATIONS

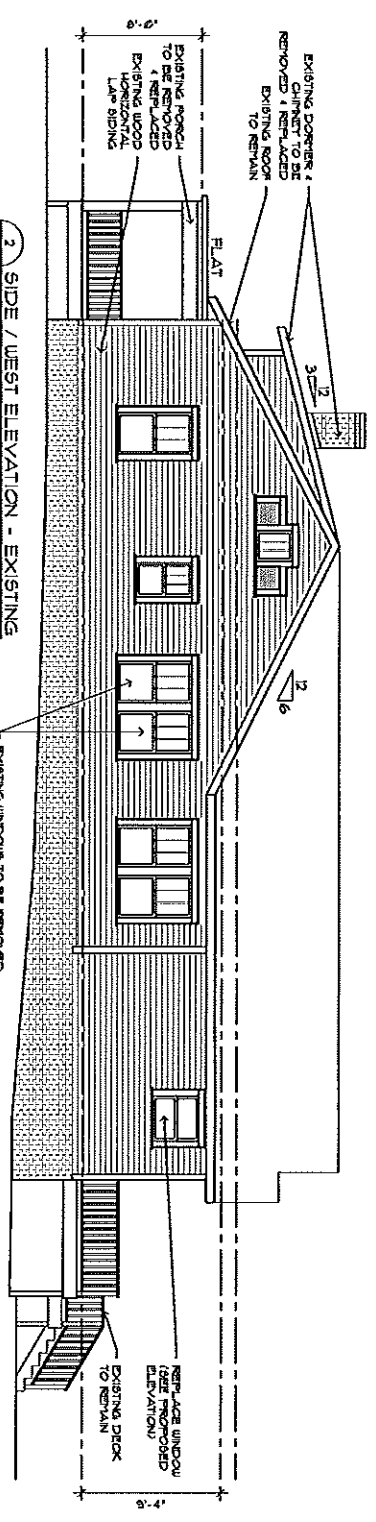
AS.2

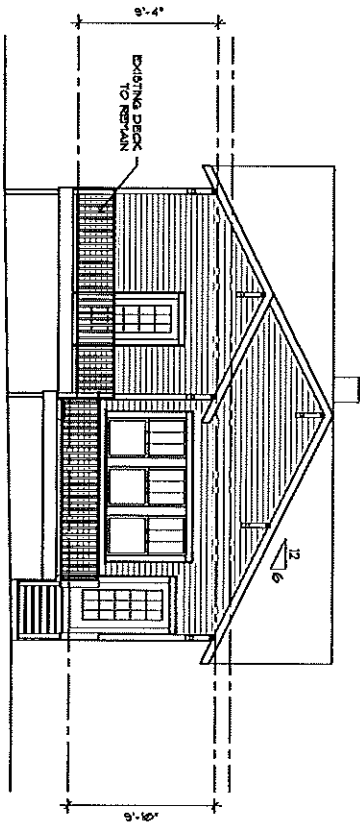
1 FRONT / NORTH ELEVATION - EXISTING  
AS.2 SCALE: 1/8" = 1'-0"



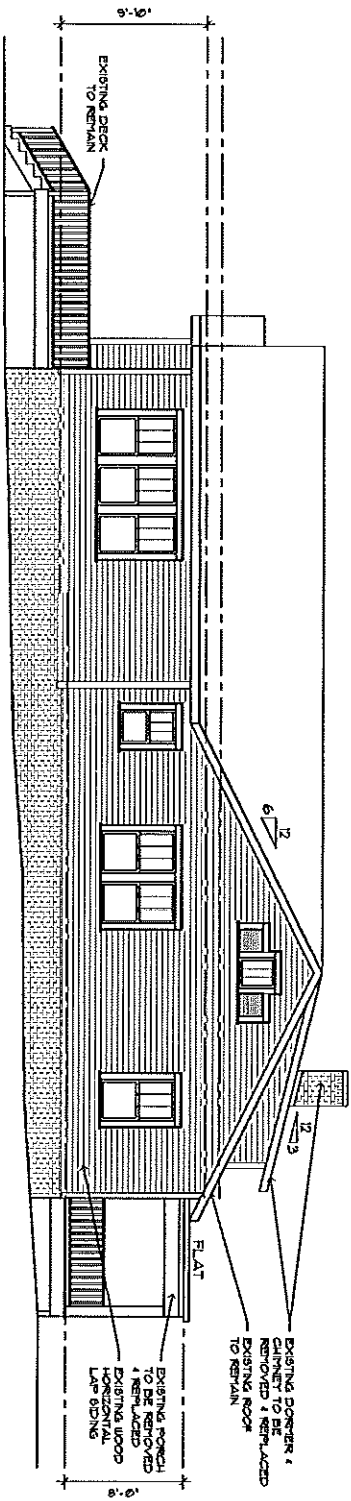
2 SIDE / WEST ELEVATION - EXISTING  
AS.2 SCALE: 1/8" = 1'-0"

EXISTING WINDOWS TO BE REMOVED -  
RAISE SILL (SEE PROPOSED ELEVATIONS)





1 REAR / SOUTH ELEVATION - EXISTING  
AS3 SCALE: 1/8" = 1'-0"



2 SIDE / EAST ELEVATION - EXISTING  
AS3 SCALE: 1/8" = 1'-0"

JENNINGS  
RENOVATION  
714 E. Tremont Avenue  
Charlotte, NC 28203

DATES:  
Existing  
2 January 2009

STUDIO H DESIGN  
JESSICA BEIL HINDMAN  
120 E. TREMONT AVE.  
CHARLOTTE, NC 28203  
704.995.3605

EXISTING  
ELEVATIONS

A5.3

JENNINGS  
RENOVATION  
714 E. TREMONT AVENUE  
CHARLOTTE, NC 28203

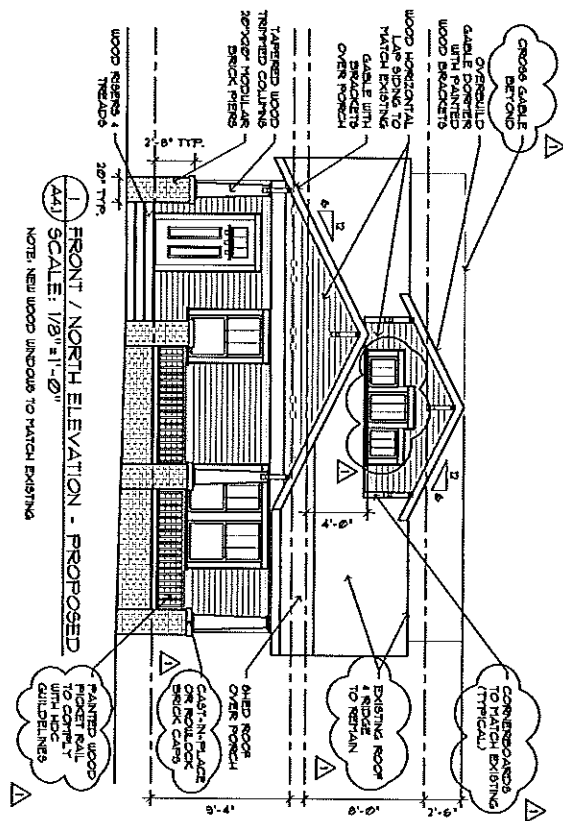
DATES:

Existing  
2 January 2009  
Schematic  
12 February 2009  
Historic District App.  
16 March 2009  
AHC revision  
23 April 2009

STUDIO H DESIGN  
JESSICA BEIL HINDMAN  
120 E. TREMONT AVE.  
CHARLOTTE, NC 28203  
704.955.3605

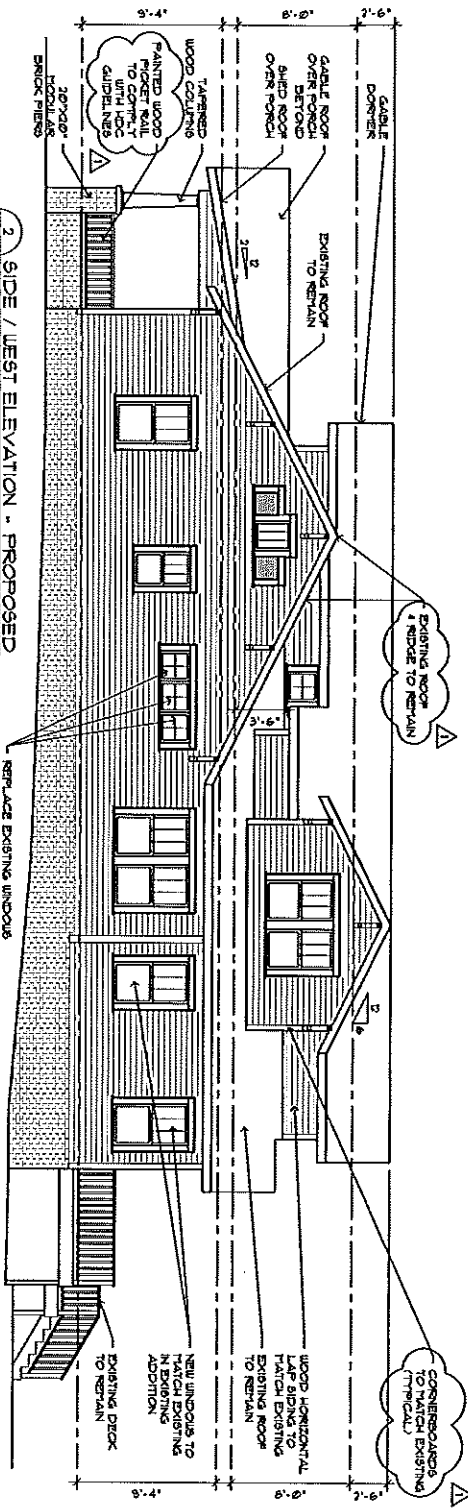
PROPOSED  
ELEVATIONS

A4.1



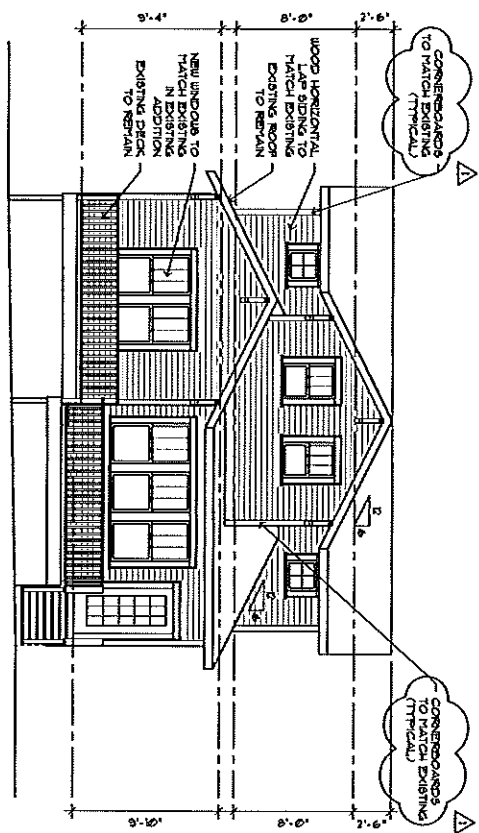
1 FRONT / NORTH ELEVATION - PROPOSED  
A4.1 SCALE: 1/8" = 1'-0"

NOTE: NEW WOOD WINDOWS TO MATCH EXISTING

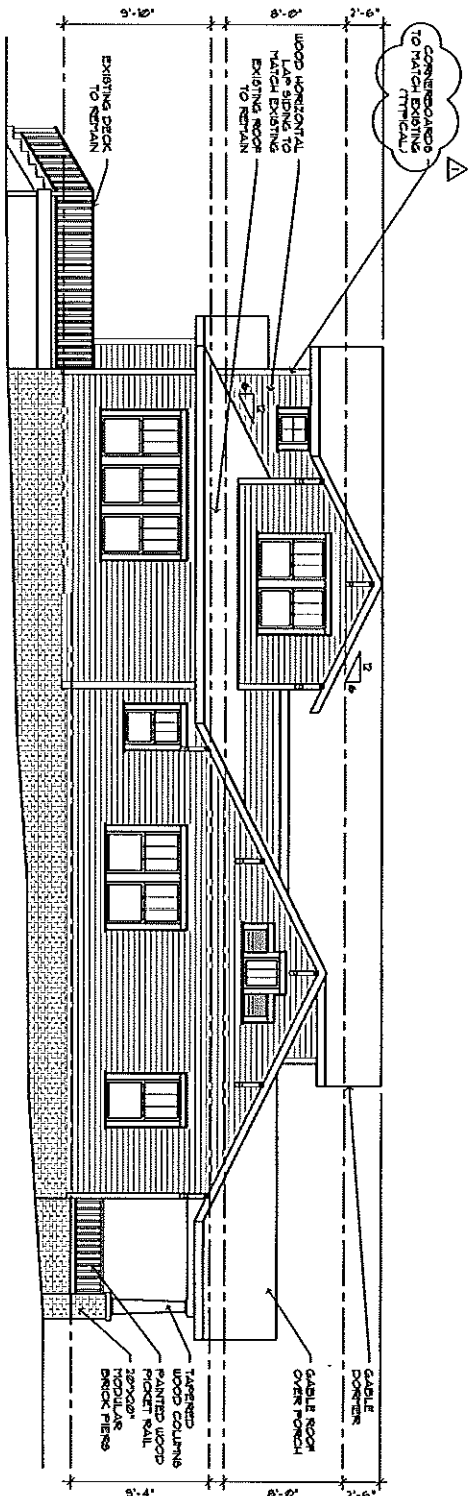


2 SIDE / WEST ELEVATION - PROPOSED  
A4.1 SCALE: 1/8" = 1'-0"

NOTE: NEW WOOD WINDOWS TO MATCH EXISTING



1 REAR / SOUTH ELEVATION - PROPOSED  
SCALE: 1/8"=1'-0"  
NOTE: NEW WOODS TO MATCH EXISTING



2 SIDE / EAST ELEVATION - PROPOSED  
SCALE: 1/8"=1'-0"  
NOTE: NEW WOODS TO MATCH EXISTING

JENNINGS  
RENOVATION  
734 E. TREMONT AVENUE  
CHARLOTTE, NC 28203

DATE:

Existing 2 January 2009  
Demolition 2009  
2 February 2009  
Historic District App.  
10 March 2009  
ADOC revisions  
25 April 2009

STUDIO H DESIGN  
JESSICA BEIL HINDMAN  
120 E. TREMONT AVE.  
CHARLOTTE, NC 28203  
704.995.3605

PROPOSED  
ELEVATIONS

A42

## GENERAL NOTES:

1. It is the responsibility of the Contractor to become fully aware of any and all conditions related to the site and existing conditions that may affect construction activities and/or construction scheduling prior to submitting a bid.
2. Contractor shall verify all dimensions and conditions at the jobsite including soil conditions, foundation conditions, and conditions related to the location of existing utilities and services before commencing work. All discrepancies shall be reported to the Designer.
3. Do not scale drawings or details - use given dimensions. Check details for location of all items not dimensioned on plans.
4. The drawings indicate general details of construction - where conditions are not specifically indicated but are of similar character to details shown, similar details of construction shall be used, subject to review and approval by the Designer and, if required, structural engineer.
5. Building systems and components not specifically detailed shall be installed, as per minimum manufacturer's recommendations. Notify the Designer of any resulting conflicts.
6. All work shall conform to applicable building codes and ordinances. In case of any conflict wherein the methods or standards or the materials specified do not equal or exceed the requirements of the laws or ordinances, the laws or ordinances shall govern. Notify the Designer of all conflicts immediately.
7. Coordinate all operations with the Building Owner or Representative including, but not limited to, areas used for material storage, access to and from work, timing of work, interruption of plumbing, mechanical and electrical services, etc.
8. It is the responsibility of the Contractor to install proper dust barriers and other protection as required to protect both existing and new building finishes and facilities.
9. Contractor shall provide temporary bracing for structure and structural components until all final connections have been completed in accordance with the plans.

## OWNER:

STEVEN JENNINGS  
124 E. TREMONT AVENUE  
CHARLOTTE, NC 28203  
1043341028  
SJENNINGS3@BELL.SOUTHWEST

## DESIGNER:

STUDIO H DESIGN - JESSICA BEIL HINDMAN  
120 E. TREMONT AVENUE  
CHARLOTTE, NC 28203  
(P) 1043953605  
JESSICA.BEIL.HINDMAN@GMAIL.COM

## CONTRACTOR:

## SCHEDULE OF DRAWINGS:

|     |                               |                  |
|-----|-------------------------------|------------------|
| C10 | SITE PLAN                     | 18 MARCH 2009    |
| A11 | PROPOSED LEVEL ONE FLOOR PLAN | 18 MARCH 2009    |
| A12 | PROPOSED LEVEL TWO FLOOR PLAN | 18 MARCH 2009    |
| A13 | PROPOSED ROOF PLAN            | 18 MARCH 2009    |
| A41 | PROPOSED ELEVATIONS           | 18 MARCH 2009    |
| A42 | PROPOSED ELEVATIONS           | 18 MARCH 2009    |
| A51 | EXISTING FLOOR PLAN           | 2 JANUARY 2009   |
| A52 | EXISTING ELEVATIONS           | 2 JANUARY 2009   |
| A53 | EXISTING ELEVATIONS           | 2 JANUARY 2009   |
| -   | PHOTOS - EXISTING ELEVATIONS  | 26 FEBRUARY 2009 |
| -   | PHOTOS - EXISTING ELEVATIONS  | 26 FEBRUARY 2009 |
| -   | PHOTO - EXISTING & PROPOSED   | 26 FEBRUARY 2009 |
| -   | STREETSCAPE                   | 26 FEBRUARY 2009 |

## PROJECT DATA:

The project consists of a second-story addition to a bungalow style one-story residence in Charlotte, North Carolina.

JENNINGS  
RENOVATION  
124 E. Tremont Avenue  
Charlotte, NC 28203

## DATES:

Existing  
2 January 2009  
Schematics  
15 February 2009  
Historic District App  
18 March 2009

STUDIO H DESIGN  
JESSICA BEIL HINDMAN  
120 E. TREMONT AVE.  
CHARLOTTE, NC 28203  
104.395.3605

COVER  
SHEET

CS

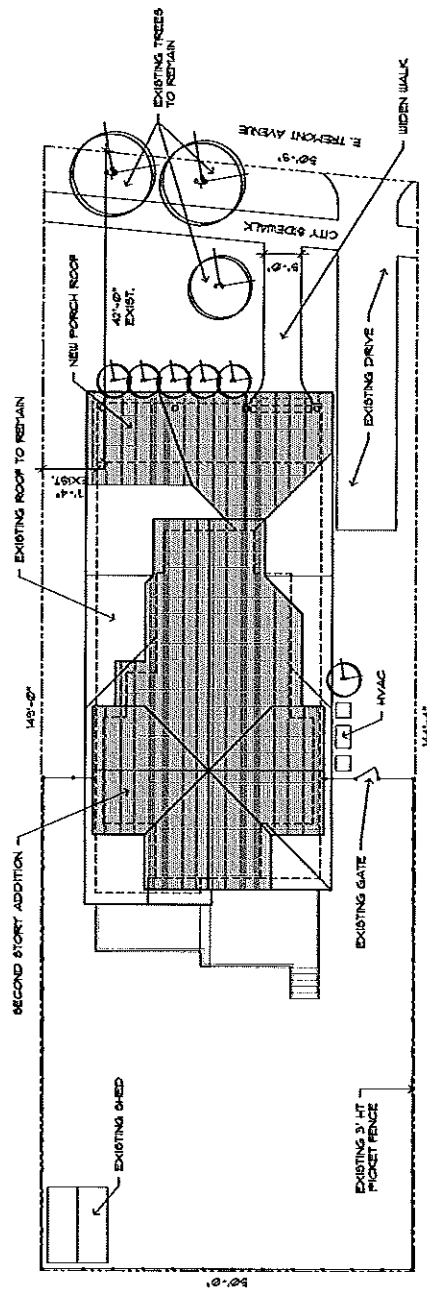


JENNINGS  
RENOVATION  
724 E. Tremont Avenue  
Charlotte, NC 28205

DATES:  
Existing  
2 January 2000  
Schematic  
8 February 2000  
Historic District App.  
10 March 2000

STUDIO H DESIGN  
JESSICA BEIL HINDMAN  
120 E. TREMONT AVE.  
CHARLOTTE, NC 28203  
704.995.3605

SITE PLAN  
C10



1 SITE PLAN - 724 E. TREMONT AVENUE

SCALE: 1/16" = 1'-0"

NOTE: NO CHANGE TO  
BUILDING FOOTPRINT

# JENNINGS RENOVATION

704 E. Tremont Avenue  
Charlotte, NC 28203

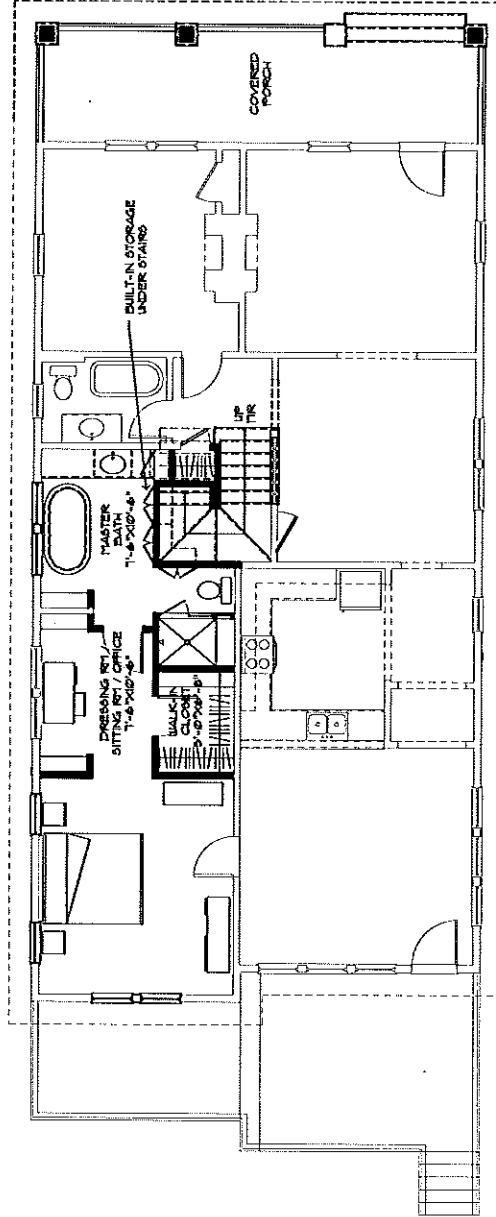
## DATES:

Existing  
2 January 2009  
Schematics  
15 February 2009  
Historic District App.  
10 March 2009

STUDIO H DESIGN  
JESSICA BEIL HINDMAN  
120 E. TREMONT AVE.  
CHARLOTTE, NC 28203  
704.395.3605

PROPOSED  
FLOOR PLAN  
LEVEL 1

A11



1 LEVEL ONE FLOOR PLAN  
A11 SCALE: 1/8" = 1'-0"

HEATED RENOVATION (LEVEL ONE) 340 SF  
UNHEATED ADDITION (COVERED PORCH) 140 SF  
HEATED ADDITION (LEVEL TWO) 200 SF

JENNINGS  
RENOVATION

724 E. Tremont Avenue  
Charlotte, NC 28203

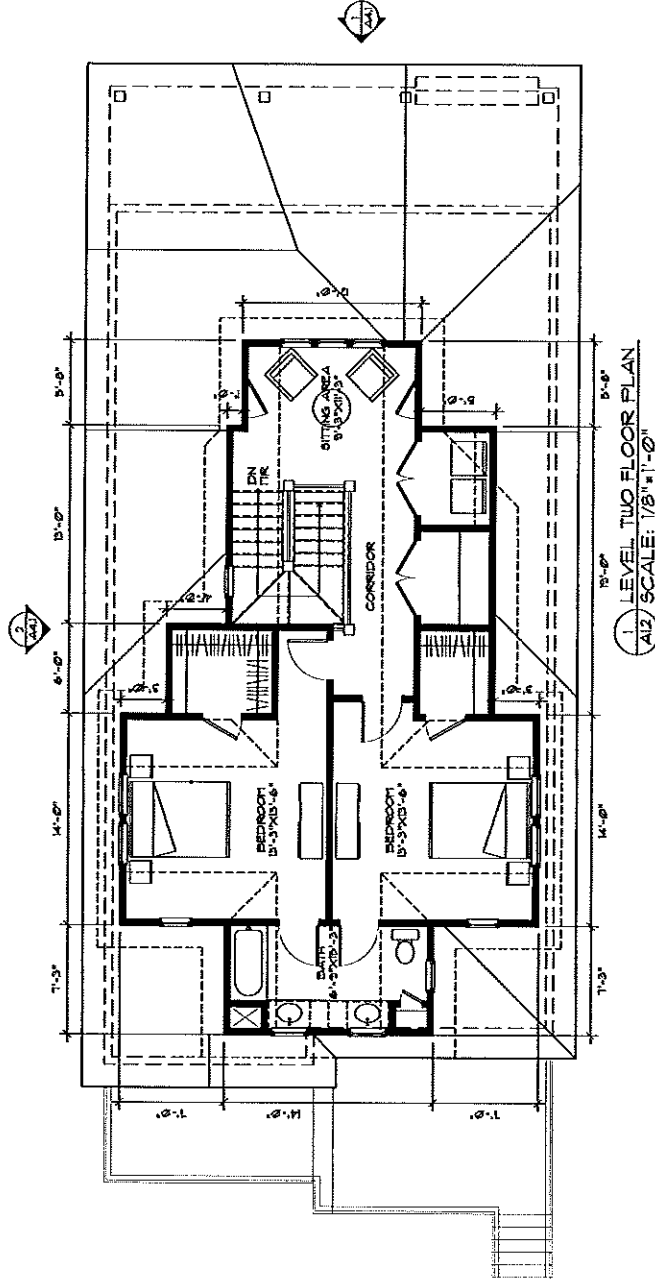
DATES:

Existing  
2 January 2003  
Schematics  
10 February 2003  
Historic District App.  
10 March 2003

STUDIO H DESIGN  
JESSICA BEIL HINDMAN  
120 E. TREMONT AVE.  
CHARLOTTE, NC 28203  
704.995.3605

PROPOSED  
FLOOR PLAN  
LEVEL 2

A12



JENNINGS  
RENOVATION

754 E. Tremont Avenue  
Charlotte, NC 28205

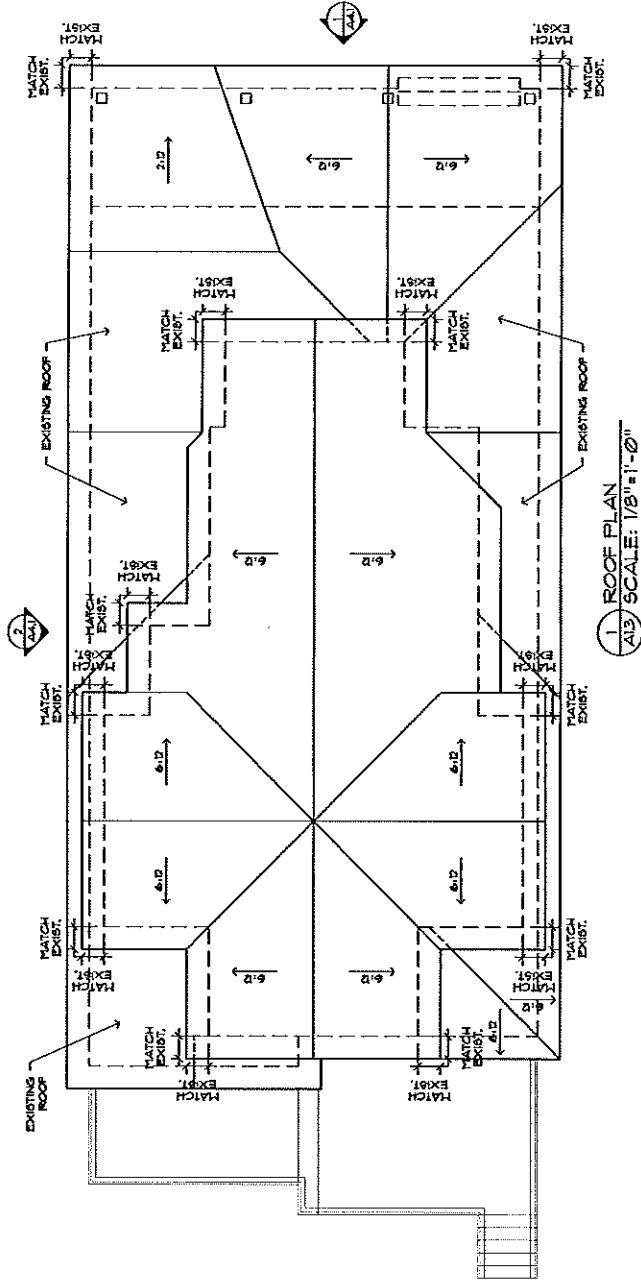
DATES:

Existing  
2 January 2009  
Schematic  
10 February 2009  
Historic District App.  
19 March 2009

STUDIO H DESIGN  
JESSICA BEIL HINDMAN  
120 E. TREMONT AVE.  
CHARLOTTE, NC 28203  
704.935.3605

PROPOSED  
ROOF PLAN

A13



# JENNINGS RENOVATION

734 E. Tremont Avenue  
Charlotte, NC 28205

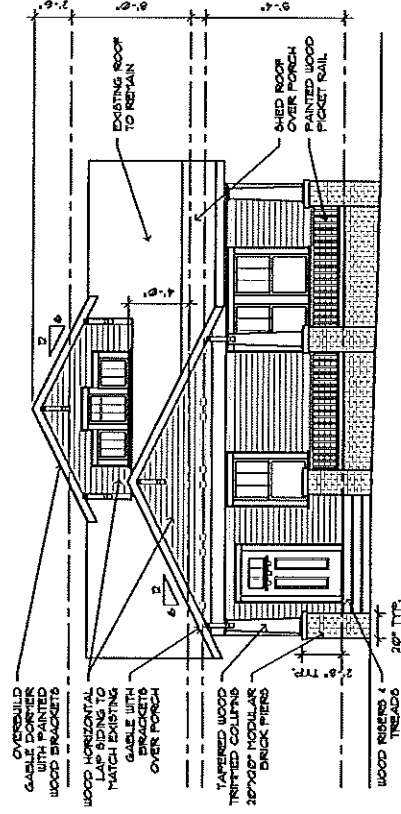
## DATES:

Existing  
2 January 2009  
Schematic  
15 February 2009  
Historic District App.  
19 March 2009

STUDIO H DESIGN  
JESSICA BEIL HINDMAN  
120 E. TREMONT AVE.  
CHARLOTTE, NC 28203  
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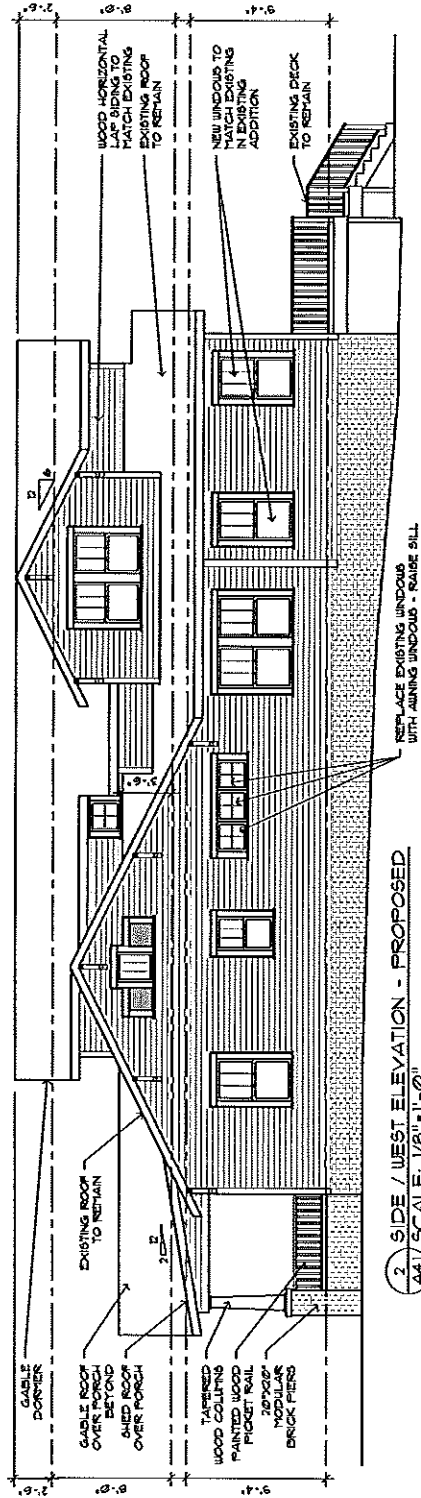
## PROPOSED ELEVATIONS

A4.1



1 FRONT / NORTH ELEVATION - PROPOSED  
A4.1 SCALE: 1/8" = 1'-0"

NOTE: NEW WOOD WINDOWS TO MATCH EXISTING



2 SIDE / WEST ELEVATION - PROPOSED  
A4.1 SCALE: 1/8" = 1'-0"

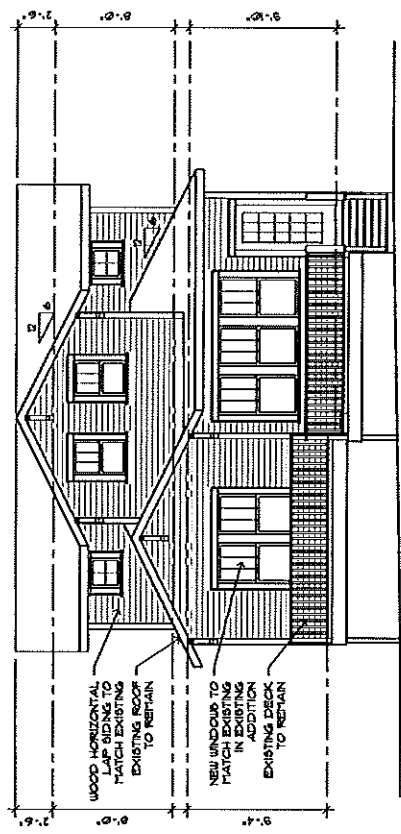
NOTE: NEW WOOD WINDOWS TO MATCH EXISTING

JENNINGS  
RENOVATION  
124 E. Tremont Avenue  
Charlotte, NC 28203

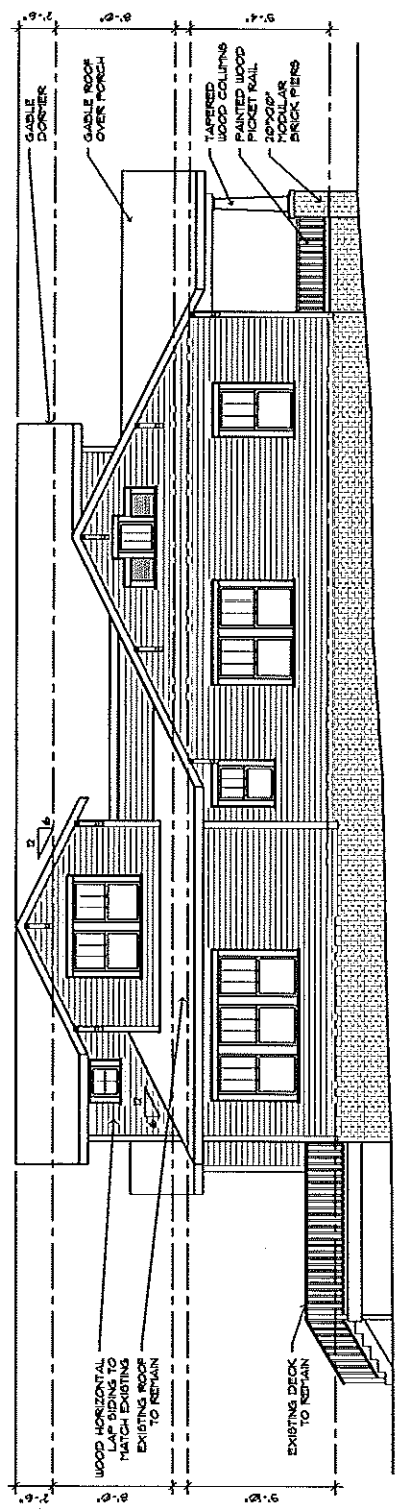
DATES:  
Existing  
2 January 2009  
Schematics  
10 February 2009  
Historic District App.  
10 March 2009

STUDIO H DESIGN  
JESSICA BELL HINDMAN  
120 E. TREMONT AVE.  
CHARLOTTE, NC 28203  
104.955.3605

PROPOSED  
ELEVATIONS  
  
A4.2



1 REAR / SOUTH ELEVATION - PROPOSED  
A4.2 SCALE: 1/8" = 1'-0"  
NOTE: NEW WOOD WINDOWS TO MATCH EXISTING



2 SIDE / EAST ELEVATION - PROPOSED  
A4.2 SCALE: 1/8" = 1'-0"  
NOTE: NEW WOOD WINDOWS TO MATCH EXISTING

JENNINGS  
RENOVATION

74 E. Tremont Avenue  
Charlotte, NC 28203

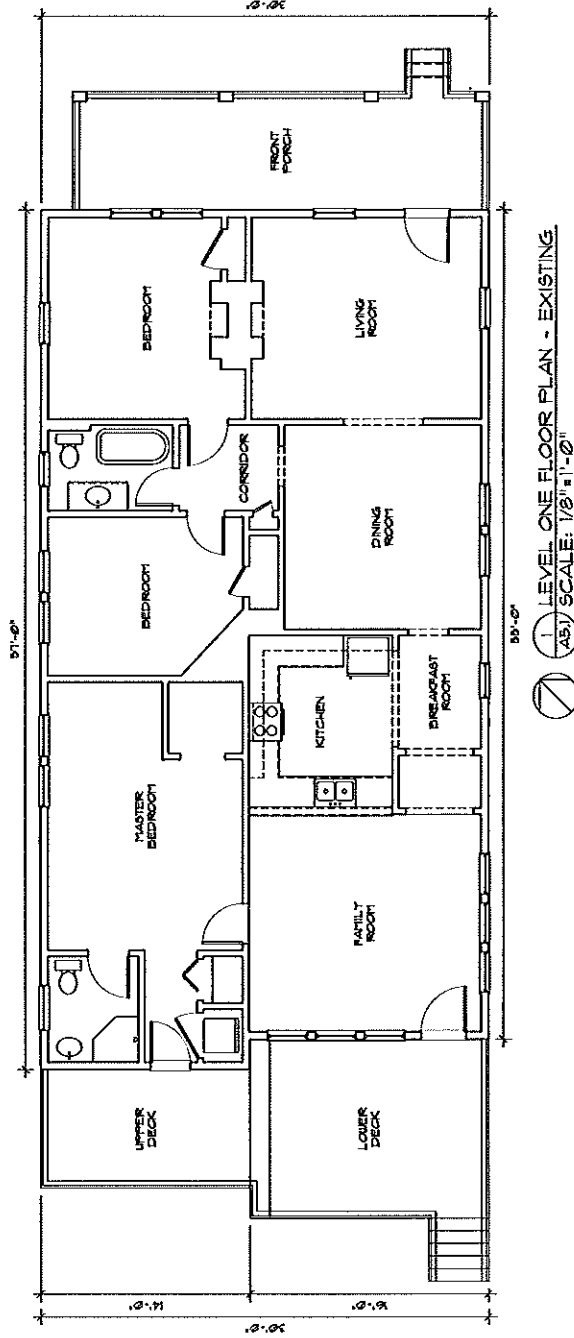
DATES:

Existing  
2 January 2009

STUDIO H DESIGN  
JESSICA BEIL HINDMAN  
120 E. TREMONT AVE.  
CHARLOTTE, NC 28203  
704.995.3605

EXISTING  
FLOOR PLAN

A5.1



# JENNINGS RENOVATION

724 E. Tremont Avenue  
Charlotte, NC 28205

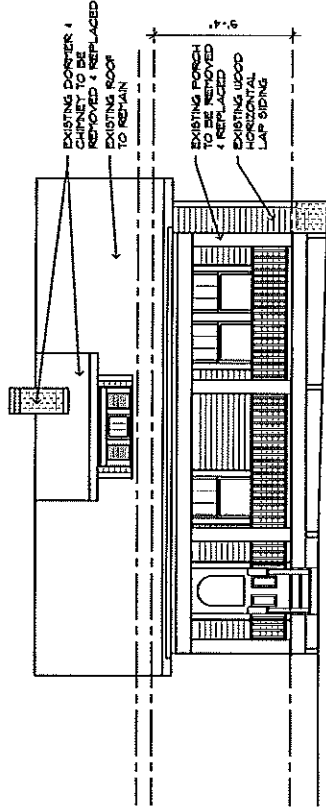
## DATES:

Plotting  
2 January 2000

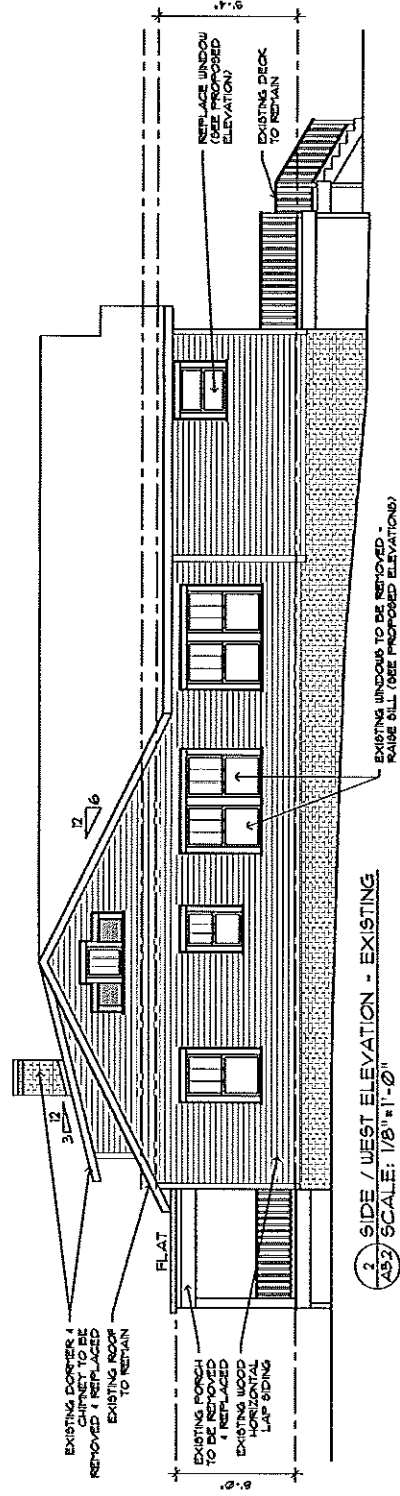
STUDIO H DESIGN  
JESSICA BEIL HINDMAN  
120 E. TREMONT AVE.  
CHARLOTTE, NC 28203  
704.939.3605

## EXISTING ELEVATIONS

A52



1 FRONT / NORTH ELEVATION - EXISTING  
A52 SCALE: 1/8" = 1'-0"



2 SIDE / WEST ELEVATION - EXISTING  
A52 SCALE: 1/8" = 1'-0"



JENNINGS  
RENOVATION

124 E. Tremont Avenue  
Charlotte, NC 28203

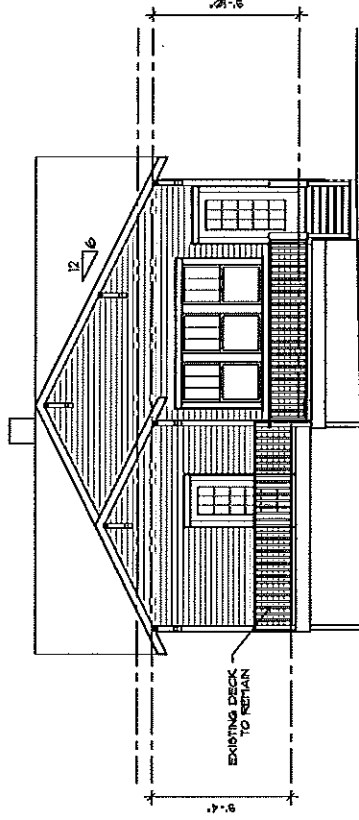
DATES:

Existing  
2 January 2000

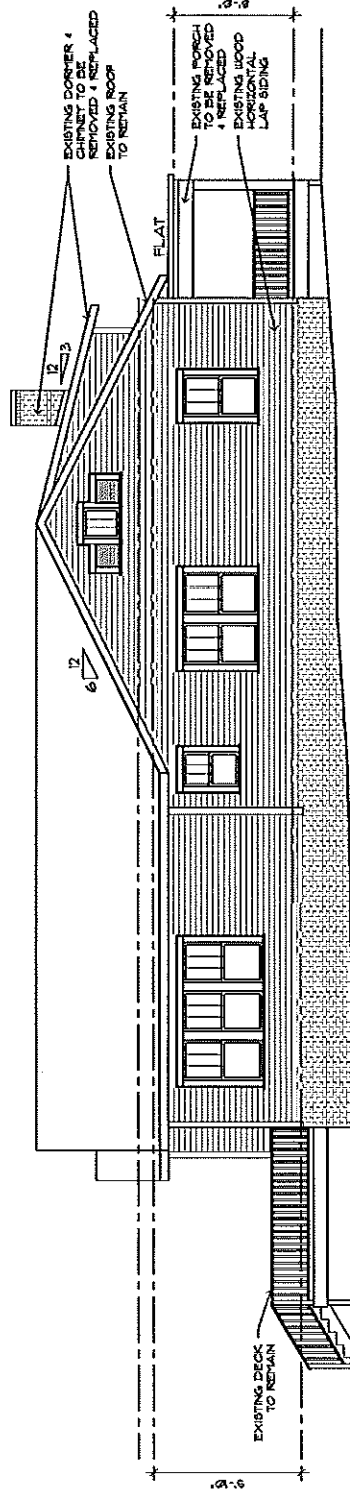
STUDIO H DESIGN  
JESSICA BEIL HINDMAN  
120 E. TREMONT AVE.  
CHARLOTTE, NC 28203  
104.9953605

EXISTING  
ELEVATIONS

A5.3



1 REAR / SOUTH ELEVATION - EXISTING  
A5.3 SCALE: 1/8"=1'-0"

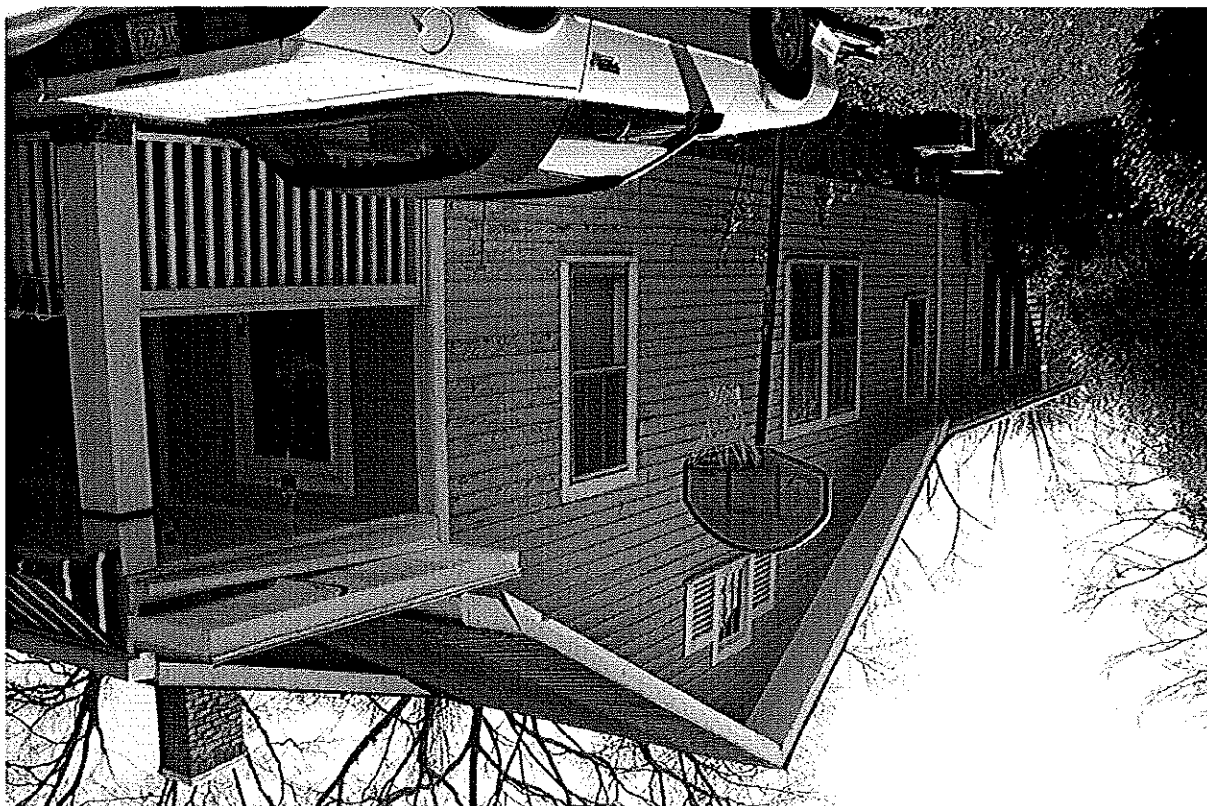


2 SIDE / EAST ELEVATION - EXISTING  
A5.3 SCALE: 1/8"=1'-0"

724 E. Tremont Avenue, 26 February 2009



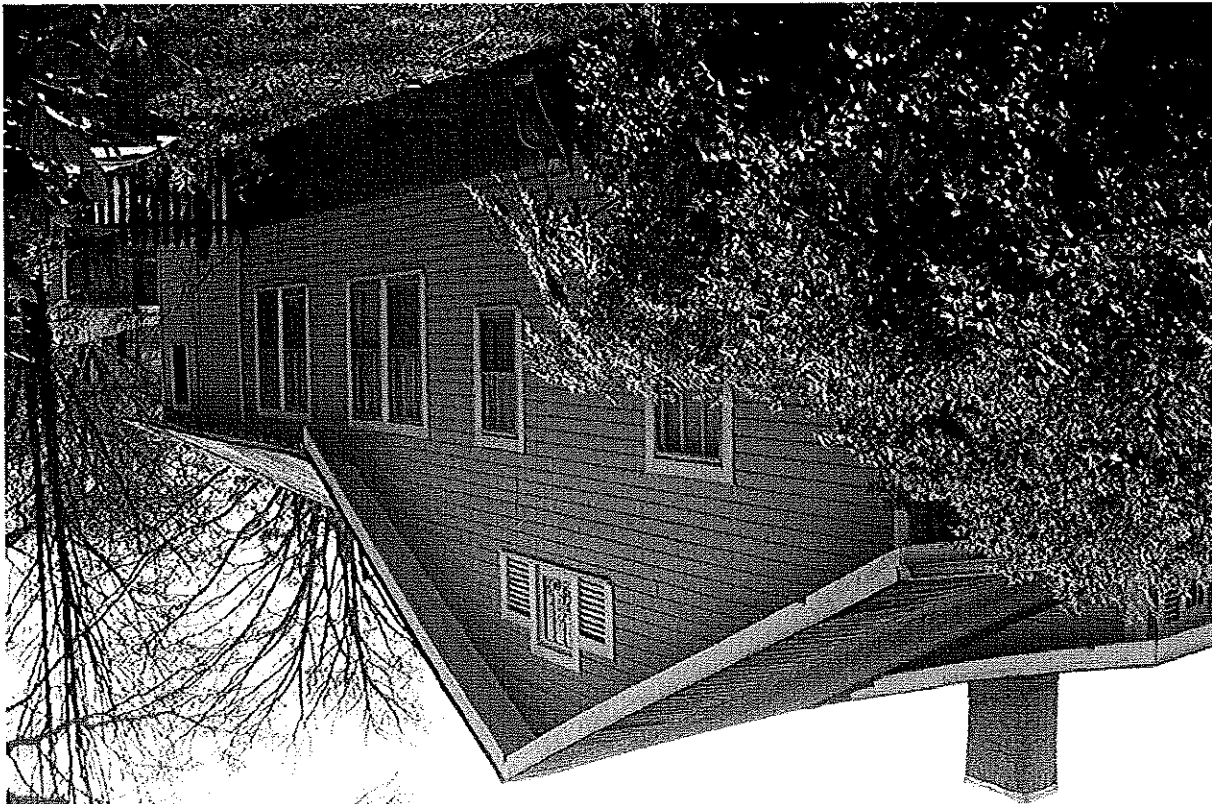
724 E. Tremont Avenue, 26 February 2009



724 E. Tremont Avenue, 26 February 2009



724 E. Tremont Avenue, 26 February 2009





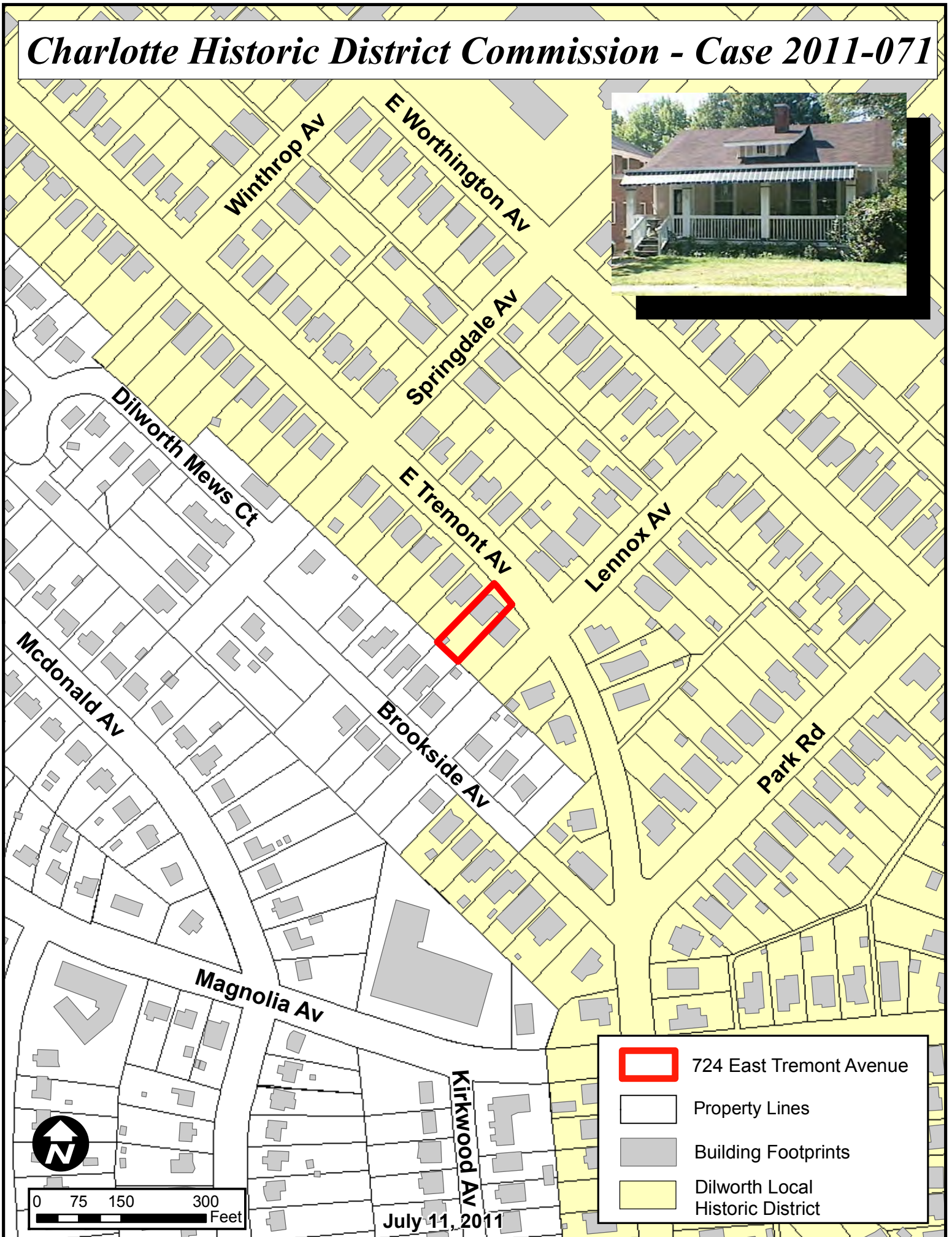
700 block E. Tremont Avenue, 26 February 2009







700 block E. Tremont Avenue with proposed elevation



# Charlotte Historic District Commission - Case 2011-071



-  724 East Tremont Avenue
-  Property Lines
-  Building Footprints
-  Dilworth Local Historic District

July 11, 2011