

Charlotte Historic District Commission

Application for a Certificate of Appropriateness

September 14, 2011

ADDRESS OF PROPERTY	720 East Tremont Avenue, Dilworth Local Historic District	HDC 2011-092
SUMMARY OF REQUEST	Front Porch Renovation	
OWNERS	Jessica & Vincent Hindman	
APPLICANT	Jessica Hindman	

Details of Proposed Request

This application seeks approval for the renovation of the existing front porch on this single family house. The proposed work includes the replacement of the existing round columns with tapered wooden columns on new brick piers, the restoration of the existing wood balusters, the replacement of the existing poured concrete front steps and the extension of the front walk to the street across the planting strip between the public sidewalk and the curb. The existing wooden tongue-and-groove porch flooring will also be replaced in kind.

Current Status and Context of Property

This property is a one story single family Bungalow style home with a gable-end roof and a full façade engaged front porch. The entry bay and front steps are on the right side of the front elevation. There is a small front-facing gable dormer centered in the roof of the front of the house. It is located roughly mid-block in an area primarily of single family houses of similar style, scale and vintage.

This house was constructed c. 1920, and is listed as a contributing property within the Dilworth National Register Historic District.

Relevant HDC Design Guidelines

- *Additions*
- *Renovations*
- *Landscaping - Landscape and Site Features*

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.

Analysis of Proposal

This house currently has a full façade engaged front porch, which is supported by three slender round columns. The attached plans show a proposed replacement of these columns with three 24-inch square brick piers topped with tapered wooden square columns that are typical of the Bungalow style, and that are common throughout the older sections of Dilworth. The design and scale of these new supports are consistent with the architecture of the house.

The plans also call for the restoration and reuse of the existing balusters on the front porch railing. These balusters are not original to the house, but were obtained by a former owner as salvage from the Charles A. Williams House, which stood at 801 South Tryon Street and was demolished in the 1950's as part of the development of the John Belk Freeway. This is documented in the attached journal entry of a neighbor who has lived across the street since before these balusters were installed on the subject house. The reuse of these elements is a good example of the charge in the section of the *Secretary of Interior's Standards for Historic Rehabilitation* which says in part:

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

All materials proposed for this work are commonly used traditional building materials, and appear to meet all relevant current HDC design policies.

The front porch is currently accessed by a set of concrete steps that are in poor condition, as shown in the attached photographs. The plans show a proposed replacement of these steps with typical brick steps that are similar to others in this section of the neighborhood and that are appropriate in scale and style to the house.

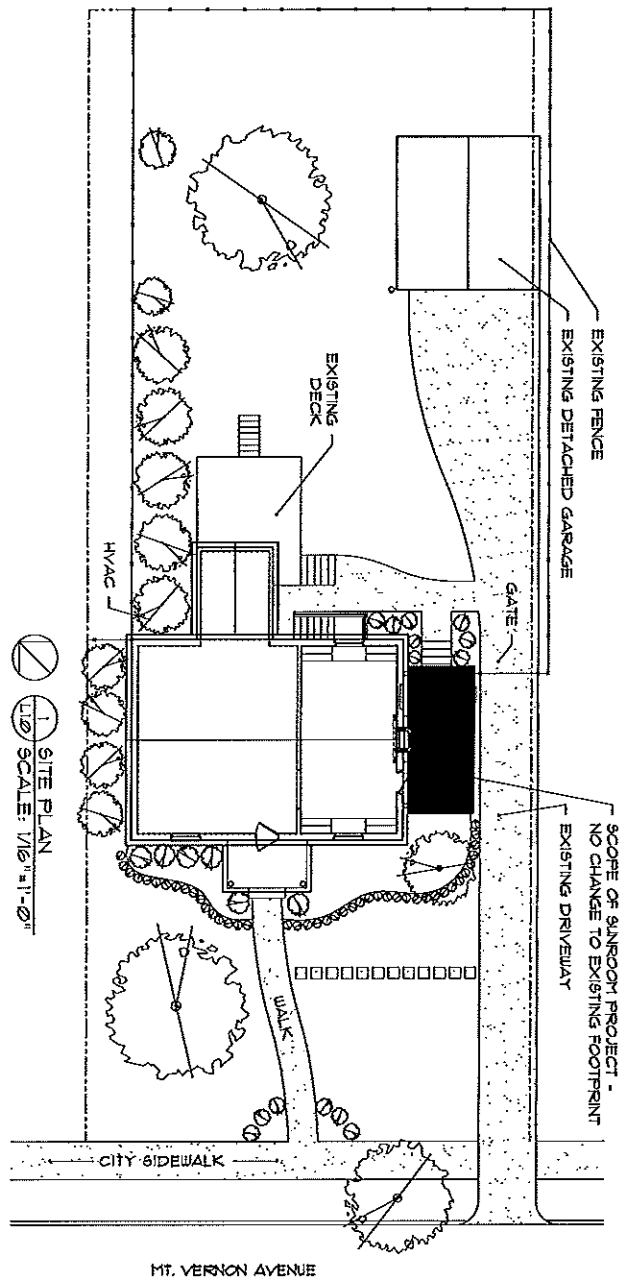
Current HDC policy on *Additions* states in part:

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure.

Additions must respect the original character of the property, but must be distinguishable from the original construction.

All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.

The applicant also wishes to extend the front walk of the house to cross the planting strip along the street. This detail is found throughout Dilworth and many of Charlotte's older neighborhoods.



1 SITE PLAN
 1/16" = 1'-0"

NOTE: SITE PLAN DERIVED FROM FIELD MEASUREMENTS AND MECKLENBURG COUNTY POLARIS. ALL SITE INFORMATION, INCLUDING LAYOUT AND SETBACKS, TO BE CONFIRMED BY SURVEY.

BONNER
 SIDE PORCH
 RENOVATION
 615 TL Vernon Avenue
 Charlotte, NC 28203

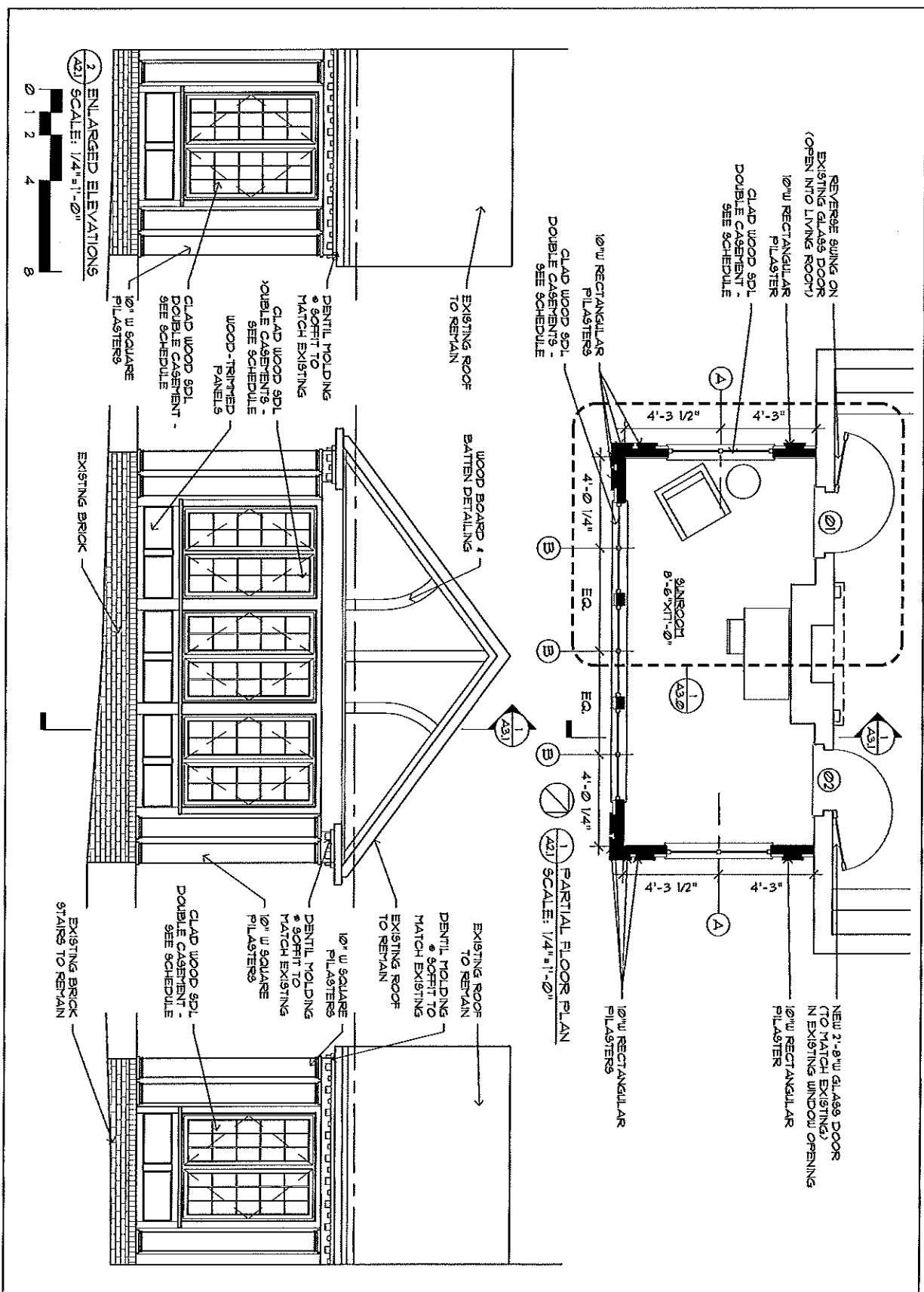
DATES:

Existing
 6 July 2010
 Schematics /
 Historic District
 20 July 2010
 12 September 2010
 14 October 2010
 Pricing Set
 05 November 2010
 Value Engineering
 20 July 2011
 Historic District App.
 12 August 2011

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

SITE PLAN

L10



**BONNER
SIDE PORCH
RENOVATION**
415 W. Vernon Avenue
Charlotte, NC 28203

DATES:
Existing
8 July 2010
Architects /
Historic District
Application
20 July 2010
13 September 2010
14 October 2010
Filing Set
05 November 2010
Value Engineering
20 July 2011
Historic District App.
12 August 2011

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

**ENLARGED
PLAN &
ELEVATIONS**
A2.1

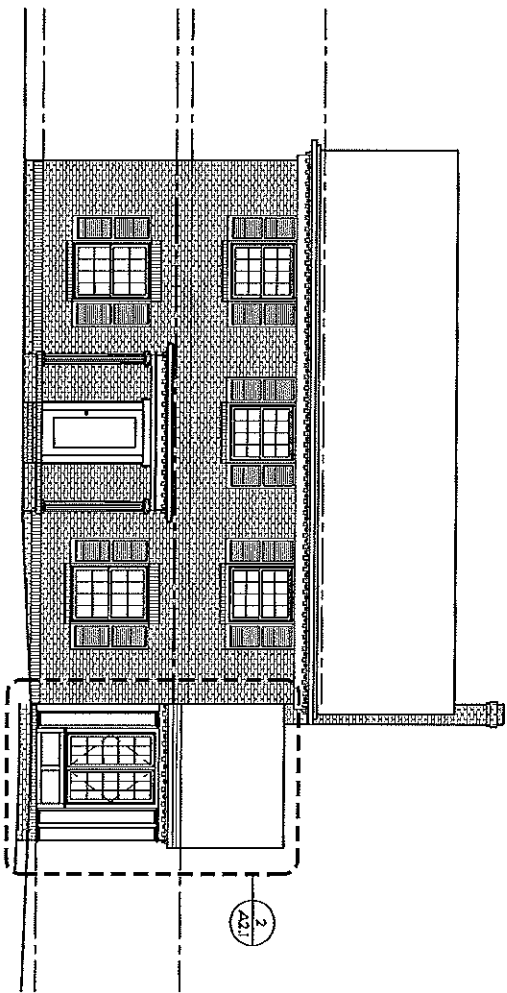
BONNER
SIDE PORCH
RENOVATION
615 N. Venable Avenue
Charlotte, NC 28203

DATE:
Drawing
8 July 2010
Schematics /
Historic District
Application
12 July 2010
3 August 2010
14 October 2010
Pricing Est.
05 November 2010
Value Engineering
20 July 2011
Historic District App.
12 August 2011

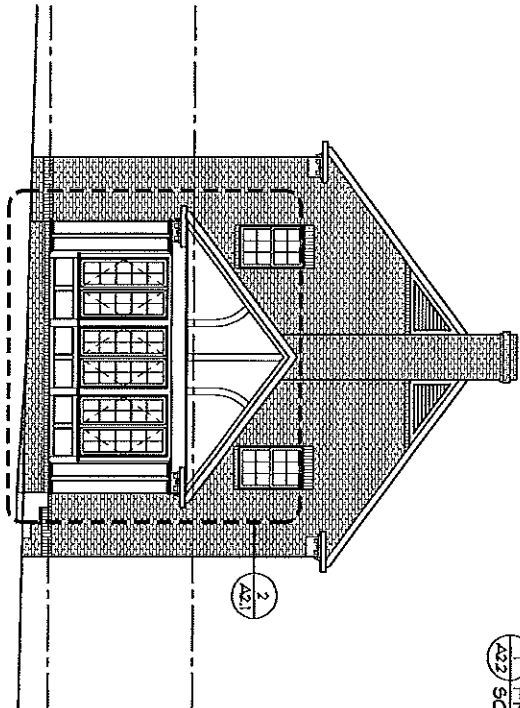
STUDIO H DESIGN
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ELEVATIONS

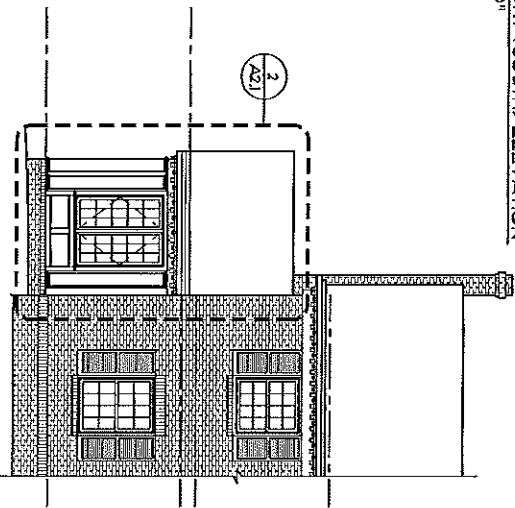
A2.2



1. PROPOSED FRONT (SOUTH) ELEVATION
SCALE: 1/8"=1'-0"

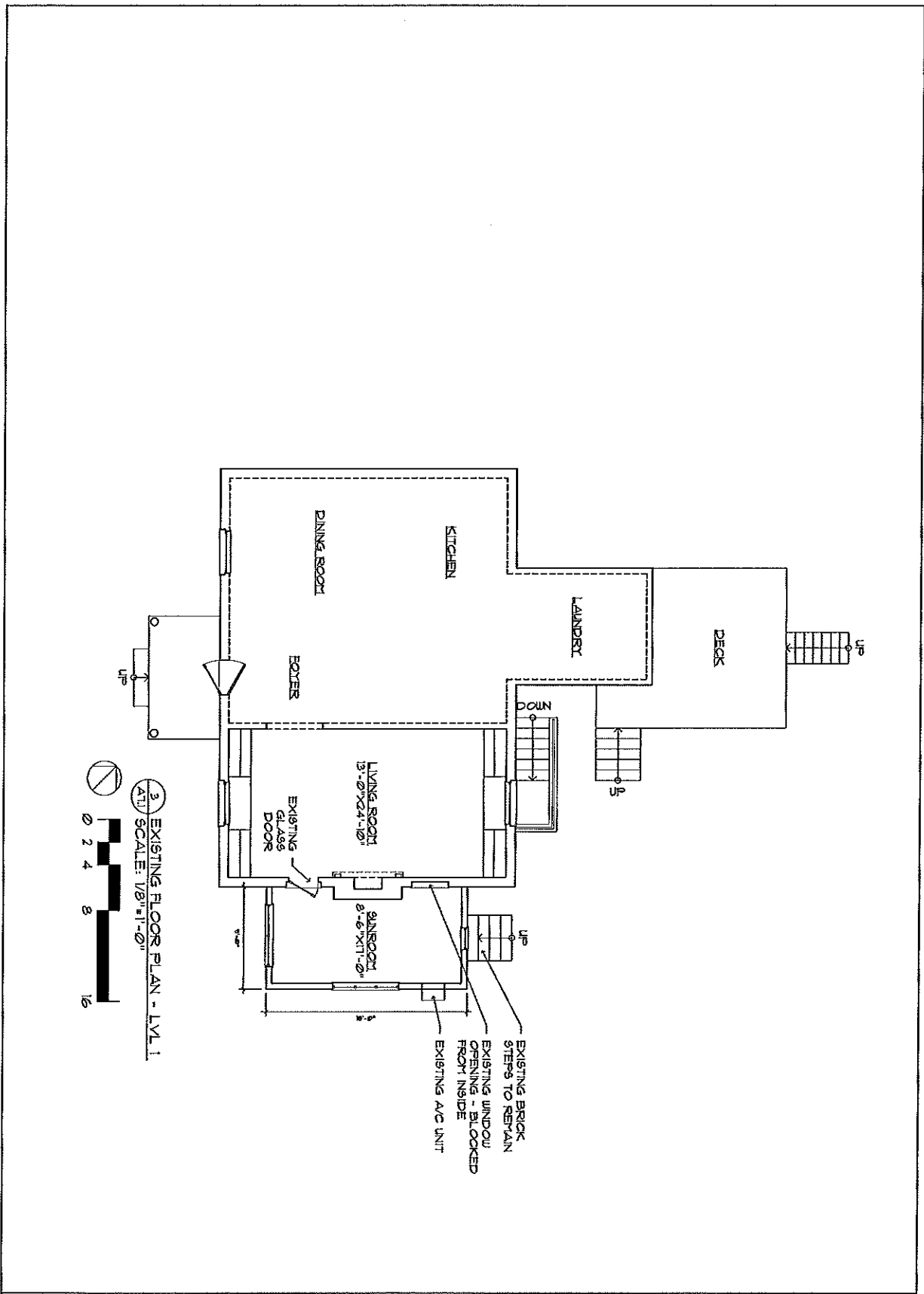


2. PROPOSED SIDE (EAST) ELEVATION
SCALE: 1/8"=1'-0"



3. PROPOSED REAR (NORTH) ELEVATION
SCALE: 1/8"=1'-0"





BONNER SIDE PORCH RENOVATION 615 N. VANCE AVENUE CHARLOTTE, NC 28203	DATE: Existing 8 July 2010	STUDIO H DESIGN JESSICA BEIL HINDMAN 120 E. TREMONT AVE. CHARLOTTE, NC 28203 104.995.3605	EXISTING FLOOR PLAN A1.1
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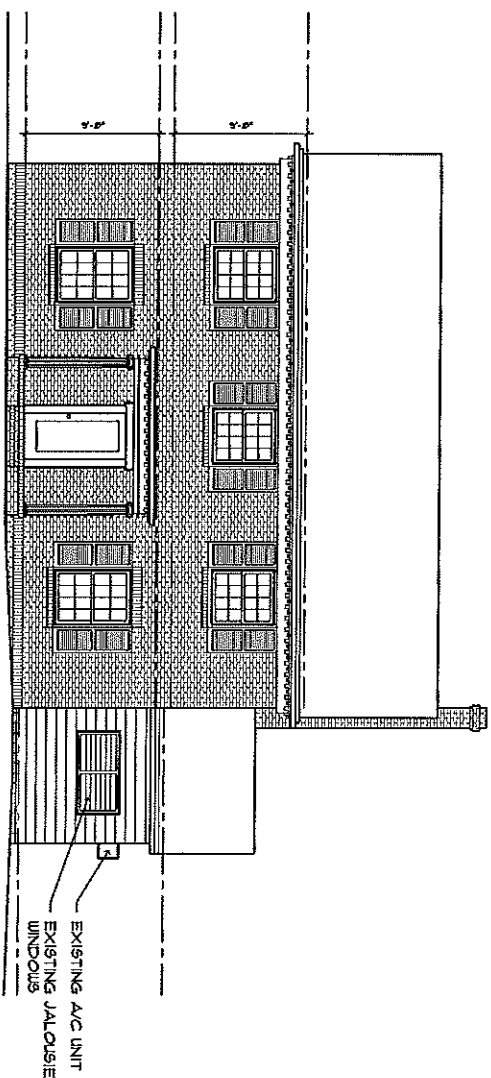
BONNER
SIDE PORCH
RENOVATION
615 N. VERNON AVENUE
CHARLOTTE, NC 28203

DATE:
Drawing
8 July 2010

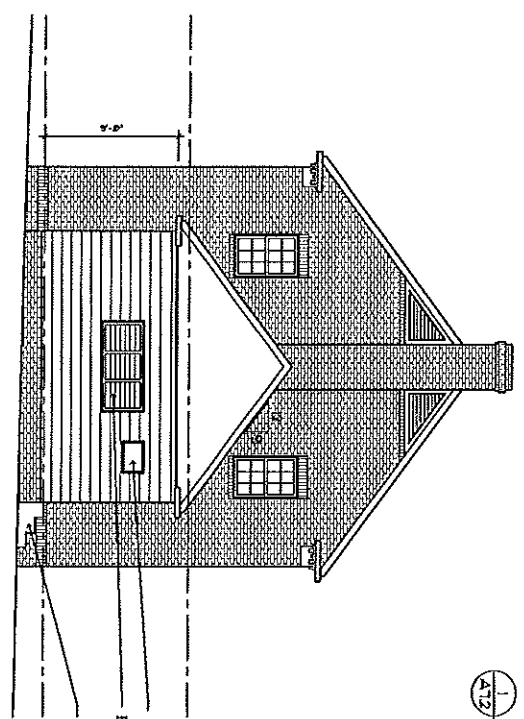
STUDIO H DESIGN
JESSICA BEIL HINDMAN
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EXISTING
ELEVATIONS

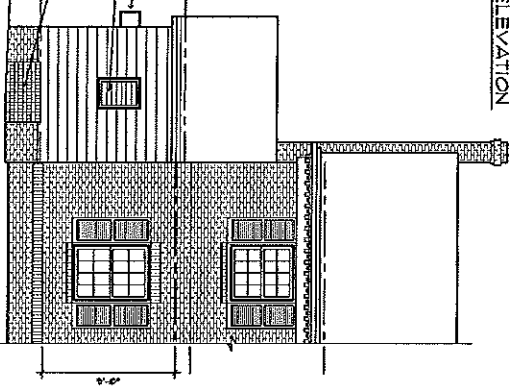
A7.2



1. EXISTING FRONT (SOUTH) ELEVATION
A7.2 SCALE: 1/8" = 1'-0"

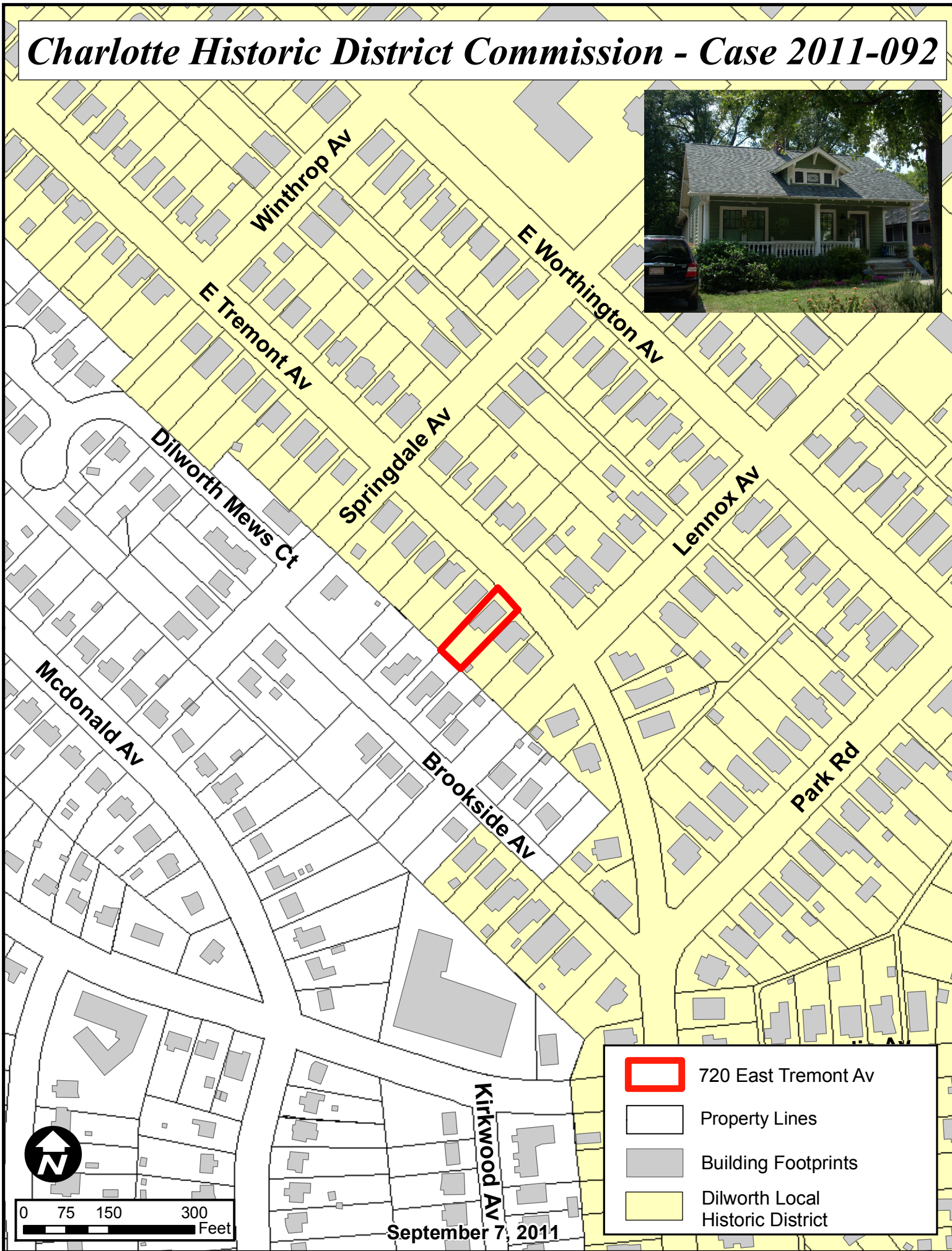


2. EXISTING SIDE (EAST) ELEVATION
A7.2 SCALE: 1/8" = 1'-0"



3. EXISTING REAR (NORTH) ELEVATION
A7.2 SCALE: 1/8" = 1'-0"

Charlotte Historic District Commission - Case 2011-092



720 East Tremont Av



Property Lines



Building Footprints



Dilworth Local
Historic District



0 75 150 300
Feet

September 7, 2011