

Charlotte Historic District Commission
Application for a Certificate of Appropriateness

October 12, 2011

ADDRESS OF PROPERTY	720 East Tremont Avenue, Dilworth Local Historic District	HDC 2011-116
SUMMARY OF REQUEST	Tree Removal & Replacement	
OWNERS	Jessica & Vincent Hindman	
APPLICANT	Jessica Hindman	

Details of Proposed Request

This application requests approval for a sign that exceeds the size allowance for this building.

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

- *Landscaping – Tree Removal*
- *Additions*
- *Building Materials*

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

See attached Applicant's Statement.

This application appears to meet all relevant HDC Design Policies, and is appropriate to the style and historic character of this house and its surroundings.

Applicant's Statement – 720 East Tremont Avenue

This proposal involves the removal of a 40" diameter willow oak on the west side of the backyard near the house. The neighbor has developed significant hardscape that compromises approximately half of the watering area of the tree, and also claims to have cut several major structural roots within the structural area of the tree (we cannot testify to the extent of this). The some neighbor has expressed ongoing concern for her personal safety given the proximity of the tree to her house. We propose that with the removal of the tree, we would plant a replacement tree at the south corner of our property.

This proposal further involves on addition to the back of our house adjacent to the tree. We have consulted with Patrick George at Heartwood Tree Service regarding the willow oak. It is his opinion that this tree should undergo an intensive reduction strategy to restore it to health. While we are great tree lovers (evidenced by our treatment of the other significant tree in our backyard, see below), the reduction strategy would be very costly and take many years to accomplish. Further, it would prevent us from adding to our own house (which we would like to do) as the tree would be dependent on only its east side for structure and water.

The proposed addition involves +/- 520 SF of heated space to the back of the house: a family room, laundry room, bathroom, and small sunroom. The sunroom would extend 4' -8" off the east side of the house and would be visible from the street (though approximately 50' back from the face of the house).

We have a beloved tree roughly in the center of our backyard that presents some challenge. However, we feel this tree is the defining element of our yard that gives it great character. We love the idea of allowing this tree to create exterior spaces for us and having a quality of life in the backyard that 'nestles' into the tree.

The proposal includes a +/- 230 SF covered porch at the back of the house. The covered porch and family room share a wall and each has a fireplace, with a shared chimney. The covered porch exists within the structural root perimeter of the 48" oak at the center of our yard; however, we have consulted with Heartwood Tree Service regarding the impact to this tree and have determined that because the development would take place in only the north (tertiary) quadrant of the watering and root area the impact would be minimal to the tree. We would further mediate this by using a special foundation under the one (1) pier closest to the tree and within the structural perimeter to avoid the impact that, for example, a spread footing would create.

The east, south, and west (primary and secondary) quadrants of the watering area and structural root area of this tree are preserved. To negotiate the distance to the ground (our lot slopes down approximately one story towards the back), the covered porch is 5 risers below the main floor level. There is a 7-riser staircase that extends in two directions- one towards the backyard and the other back to a +/- 90 SF stone patio and covered entry to the walk-out basement.

We are unlikely to finish the interior of the walk-out basement at this time (given our budget), but have planned to include windows and doors on that level, with the future intention of using that space as an art studio and playroom.

It is worth noting that the proposed addition to the south side (the bathroom | laundry | sunroom) is approximately the same footprint as our existing deck, for reference purposes. The proposed addition on the west side is largely exterior space; it has a dialogue with the tree that improves the scale and function of the backyard.

We have also proposed a carriage-track driveway from the sidewalk to our HVAC units, +/- 60 feet.



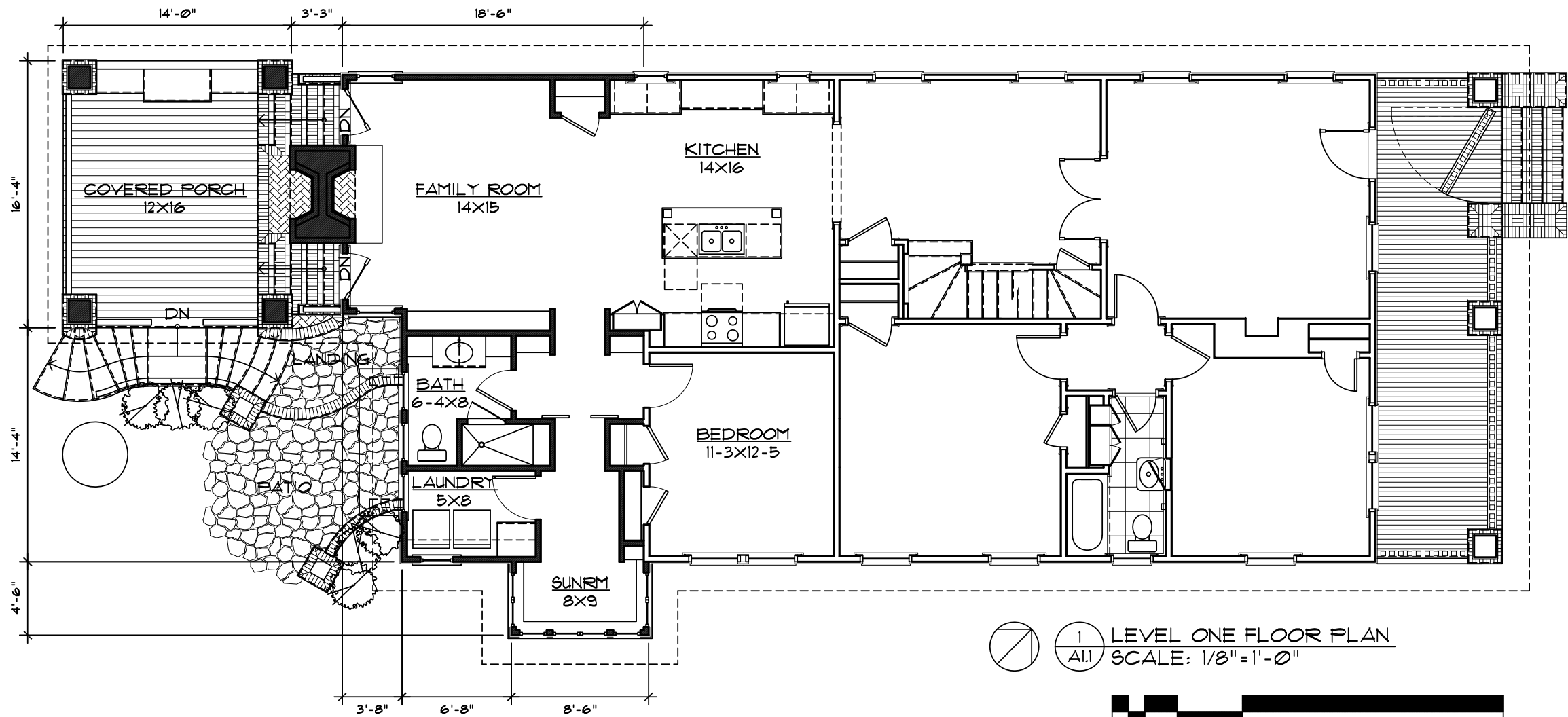
rear (south)
elevation
existing
9-18-2007



side (east)
elevation
existing
9-18-2007



side (west)
elevation
existing
9-18-2007



HINDMAN
ADDITION /
RENOVATION

720 East Tremont Ave
Charlotte, NC 28203

DATES:

Existing
18 September 2007

HDC Submission -
front porch
17 August 2011

HDC Submission -
add'n / tree removal
19 October 2011

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

LEVEL ONE
FLOOR PLAN

A1.1

HINDMAN
ADDITION /
RENOVATION

120 East Tremont Ave
Charlotte, NC 28203

DATES:

Existing
18 September 2007

HDC Submission -
front porch
17 August 2011

HDC Submission -
add'n / tree removal
19 October 2011

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

EXISTING
ELEVATIONS

A7.3



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



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



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



4 SIDE (WEST) ELEVATION - EXISTING
A7.3 SCALE: 1/8"=1'-0"

HINDMAN
ADDITION /
RENOVATION

720 East Tremont Ave
Charlotte, NC 28203

DATES:

Existing
18 September 2007

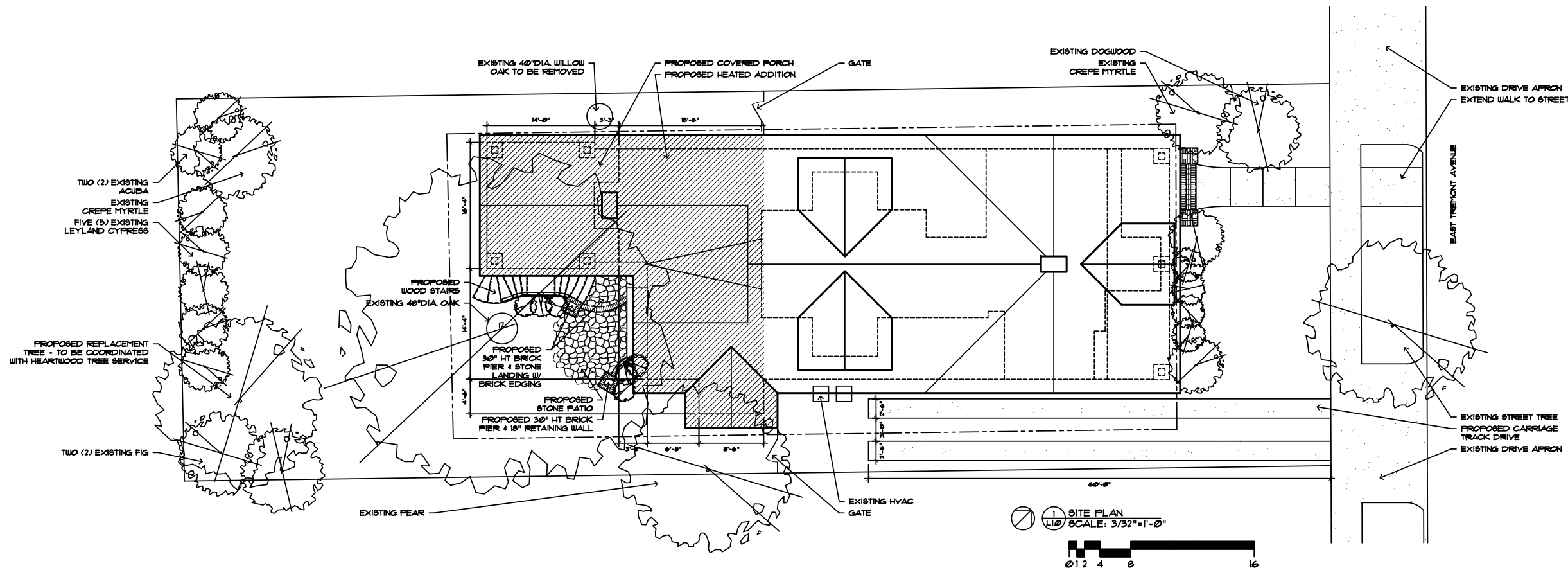
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SITE
PLAN

L1.0



HINDMAN
ADDITION /
RENOVATION

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1 FRONT (NORTH) ELEVATION
A2.0 SCALE: 1/8" = 1'-0"



2 REAR (SOUTH) ELEVATION
A2.0 SCALE: 1/8" = 1'-0"

BRICK PIER & 18" HT
RETAINING WALL
WALK-OUT BASEMENT
ENTRY - COVERED
STONE PATIO & LANDING
WITH BRICK EDGING

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ELEVATIONS

A2.0

HINDMAN
ADDITION /
RENOVATION

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Charlotte, NC 28203

DATES:

Existing
18 September 2007

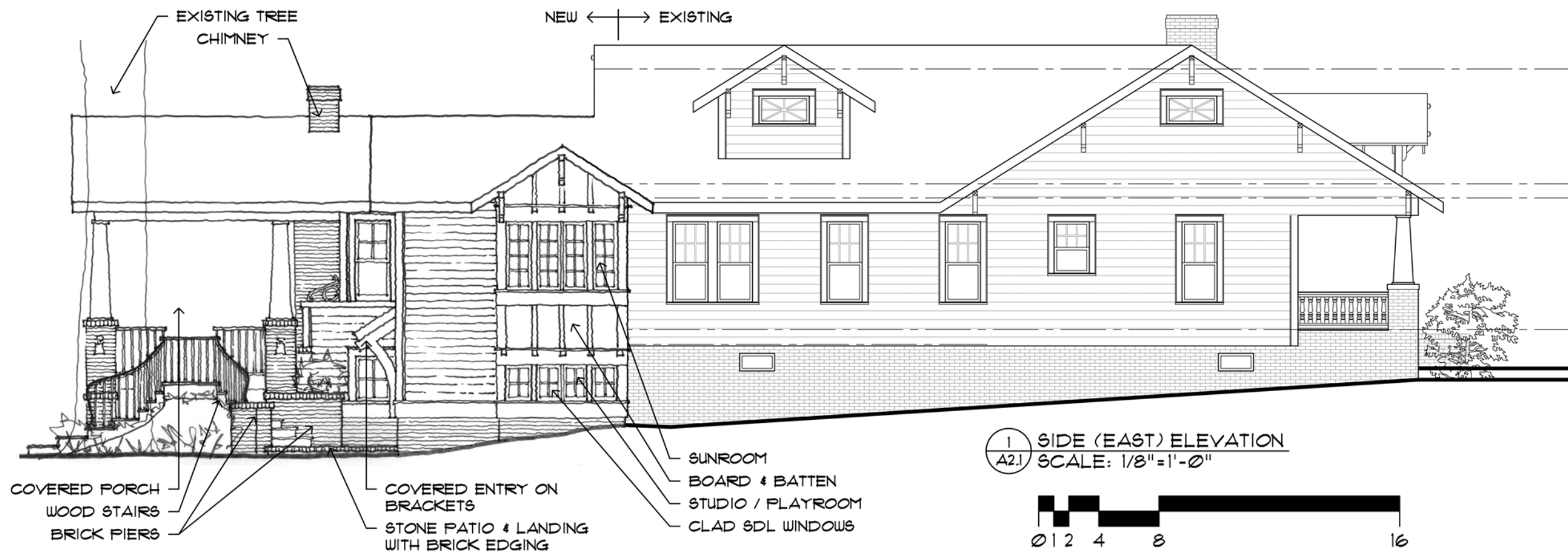
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front porch
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ELEVATIONS

A2.1



HINDMAN
ADDITION /
RENOVATION

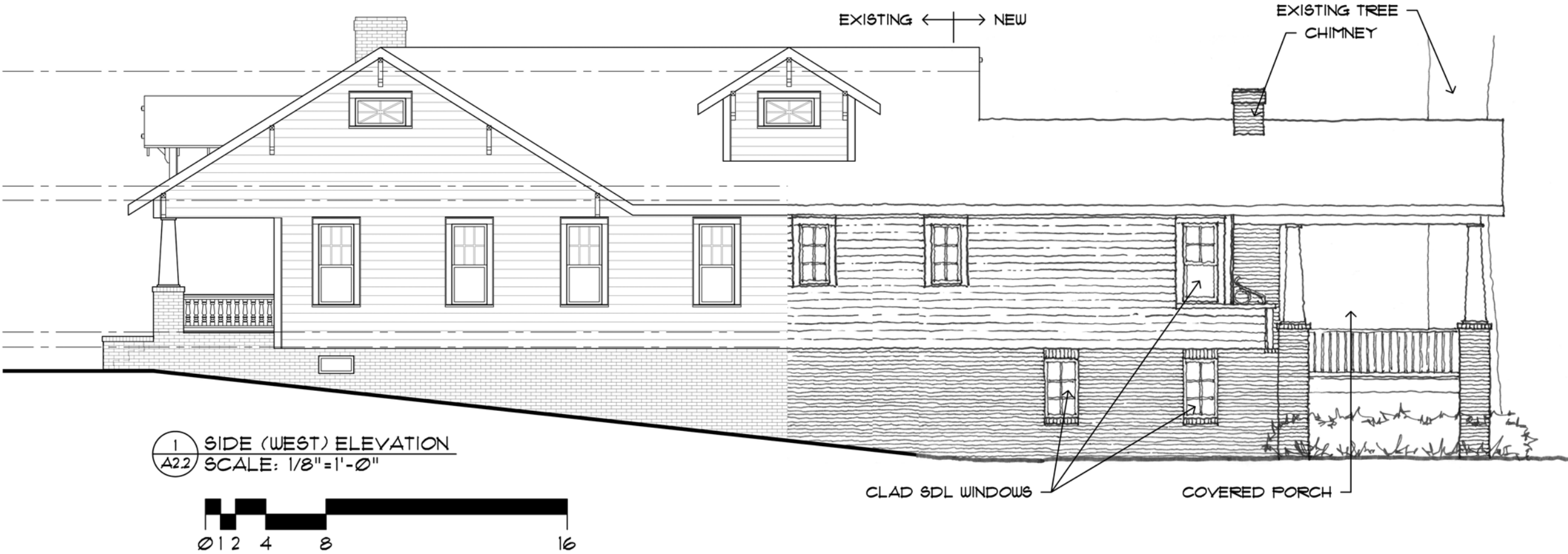
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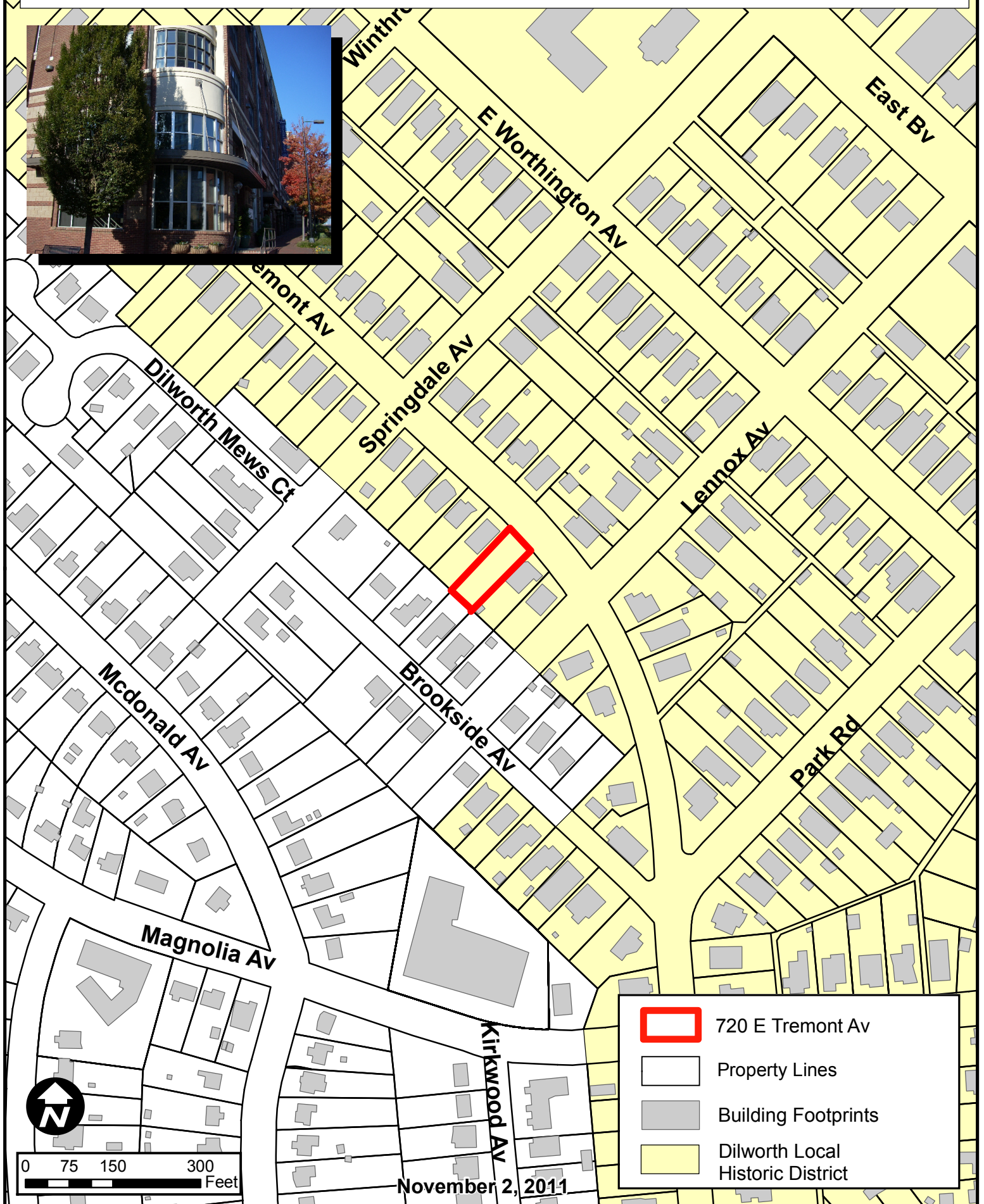






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ELEVATIONS

A2.2

Charlotte Historic District Commission - Case 2011-116



-  720 E Tremont Av
-  Property Lines
-  Building Footprints
-  Dilworth Local Historic District

November 2, 2011