



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS-AMENDED

CERTIFICATE NUMBER: HDCRMA-2017-00052

DATE: August 22, 2017
January 24, 2018 - AMENDED

ADDRESS OF PROPERTY: 508 East Tremont Avenue

TAX PARCEL NUMBER: 12109367

HISTORIC DISTRICT: Dilworth

OWNER(S): Thomas W. Goebel

APPLICANT: Jessica Hindman,
Studio H Home Design

DETAILS OF APPROVED PROJECT: The project is an addition to front and rear of the house. The front addition includes a new shed dormer on the right side, a new porch roof and columns, and a front gable that extends to the rear. The front chimney also will be extended. The new ridge height is +/- 3'-4" above the current ridgeline. The rear addition includes shed dormers on side elevations, and a rear covered stoop. New windows and other trim details will match the house. New materials will also match the existing house. See attached revised plans.

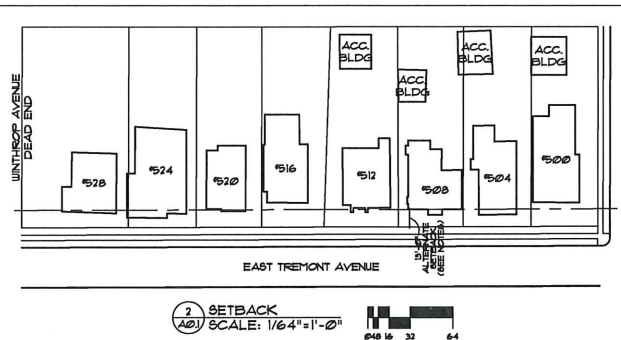
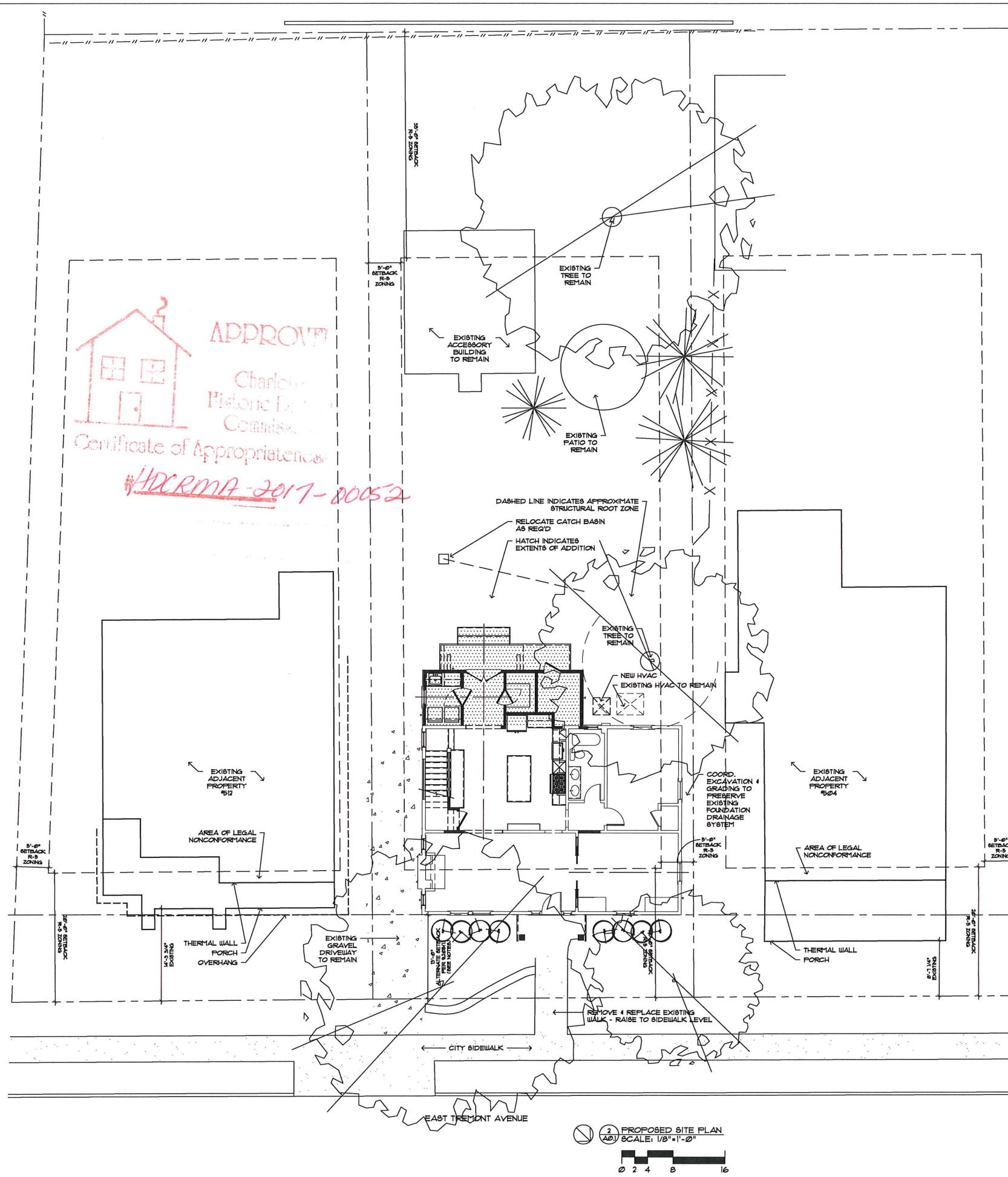
The project was approved by the HDC July 12, 2017.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- 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 twelve (12) 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 twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.


James Haden, Chairman


Staff



- 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.
 10. Contractor shall provide certificates of insurance, including, but not limited to, Workmen's Comp and General Liability. Owner shall notify Contractor of any additional insurance requirements.
 11. It is the responsibility of the Owner to review all drawings and associated contract documents.

OWNER:
ASHLEY & WILL GOEBEL
808 EAST TREMONT AVENUE
CHARLOTTE, NC 28203
(P) 615.351.3245 / 844.650.2898
ASHLEY@JOTYERCHILL.COM
WILL@GOEBELDUKE-ENERGY.COM

DESIGNER:
JESSICA BEIL, HINDMAN & DIANA HALSKI
STUDIO H DESIGN
720 E. TREMONT AVENUE
CHARLOTTE, NC 28203
(P) 888.454.2594
MAIL@STUDIOH-DESIGN.COM

STRUCTURAL ENGINEER:
CHAD RITTER, P.E.
INTELLIGENT DESIGN ENGINEERING
1845 J N PEASE PLACE # 204
CHARLOTTE, NC 28262
(P) 704.335.1200
CHAD@IDECHARLOTTE.COM

CONTRACTOR:
BJORN GREENE
CONCEPT BUILDING & RESTORATION
232 SOUTH TRYON STREET #300
CHARLOTTE, NC 28203
(P) 704.571.5434
BJORN@CONCEPTBUILDINGS.NET

SCHEDULE OF DRAWINGS:

A0.0	SITE PLAN / COVER SHEET	14 DECEMBER 2017
A1.0	MAIN LEVEL FLOOR PLANS	14 DECEMBER 2017
A1.2	UPPER LEVEL FLOOR PLANS	14 DECEMBER 2017
A1.3	ROOF PLANS	14 DECEMBER 2017
A2.0	ELEVATIONS	14 DECEMBER 2017
A2.1	ELEVATIONS	14 DECEMBER 2017
A2.2	ELEVATIONS	14 DECEMBER 2017
A2.3	ELEVATIONS	14 DECEMBER 2017
A2.4	PHASE TWO SCREEN PORCH ELEVATIONS	14 DECEMBER 2017
A3.0	STAIR SECTION & ENLARGED STAIR PLANS	14 DECEMBER 2017
A3.1	WALL SECTION & EXTERIOR DETAILS	14 DECEMBER 2017
A4.0	INTERIOR ELEVATIONS & DETAILS	14 DECEMBER 2017
A5.0	WINDOW & DOOR SCHEDULES	14 DECEMBER 2017
A6.1	MAIN LEVEL ELECTRICAL DIAGRAM	14 DECEMBER 2017
A6.2	UPPER LEVEL ELECTRICAL DIAGRAM	14 DECEMBER 2017
B0.0	STRUCTURAL GENERAL NOTES	11 DECEMBER 2017
B1.0	FOUNDATION & MAIN LEVEL FRAMING PLANS	11 DECEMBER 2017
B1.1	UPPER LEVEL & ROOF FRAMING PLANS	11 DECEMBER 2017
B1.2	STRUCTURAL DETAILS	11 DECEMBER 2017

PROJECT DATA:

The project consists of a rear 1/2 story addition to a one-story residence in Historic Dilworth in Charlotte, North Carolina.

CONDITIONED RENOVATION - MAIN LEVEL FOYER WALL	35 S.F.
CONDITIONED RENOVATION - MAIN LEVEL KITCHEN	160 S.F.
CONDITIONED RENOVATION - MAIN LEVEL BATHROOM UPFIT	60 S.F.
CONDITIONED RENOVATION - STAIR & BREAKFAST NOOK	175 S.F.
CONDITIONED ADDITION - MAIN LEVEL LAUNDRY / HALL / PANTRY	140 S.F.
UNCONDITIONED RENOVATION - FRONT PORCH & STAIRS UPFIT	50 S.F.
UNCONDITIONED ADDITION - REAR STORAGE	50 S.F.
UNCONDITIONED ADDITION - REAR SCREENED PORCH & STOOP & STAIRS	300 S.F.
CONDITIONED ADDITION - UPPER LEVEL HALF STORY	1100 S.F.

ALTERNATE SETBACK NOTES - 9.205(1):

(b) THE FOLLOWING SETBACK STANDARDS MAY BE USED FOR AN ESTABLISHED BLOCK FACE THAT IS AT LEAST TWENTY-FIVE (25) PERCENT DEVELOPED, OR HAS AT LEAST FOUR (4) DWELLINGS - SEE 2/A(1) - ALL PROPERTIES ON THIS BLOCK ARE DEVELOPED, WITH 5 DWELLINGS TOTAL.

(a) A SINGLE-FAMILY DETACHED DWELLING IN AN ESTABLISHED BLOCK FACE MAY BE LOCATED NO CLOSER TO THE STREET THAN THE TWO (2) CLOSEST STRUCTURES ON THE SAME BLOCK FACE - SEE 2/A(1) - THE TWO CLOSEST STRUCTURES ARE 1504 (4' CLOSER), 1524 (6' CLOSER), 1508, 1512, 1520, & 1528 HAVE MATCHING SETBACK CONDITIONS.

(b) IN NO CASE SHALL THE MINIMUM SETBACK BE LESS THAN TEN (10) FEET, OR INTRUDE INTO A REQUIRED CLEAR SIGHT TRIANGLE AT AN INTERSECTION - SEE 2/A(1) - ALTERNATE SETBACK IS THIRTEEN (13) FEET AND SUBJECT PROPERTY IS AN INTERIOR LOT ON THE BLOCK FACE.

(c) THE LOCATION OF PARKING SHALL MEET THE MINIMUM STANDARDS IN SUBSECTION 9.206 - SEE 1/A(2) - THERE IS NO IMPACT TO PARKING.

GOEBEL ADDITION / RENOVATION
508 E. Tremont Ave.
Charlotte, NC 28203

DATES:

Existing
6 March 2017

Schematic
11 May 2017

Progress Drawings
20 June 2017
21 June 2017
28 June 2017

Historic District Application
30 June 2017

Blank Structural Underlay
10 August 2017

Historic District Revisions
17 August 2017

Progress Drawings
29 August 2017
1 September 2017
15 September 2017
23 October 2017
13 November 2017

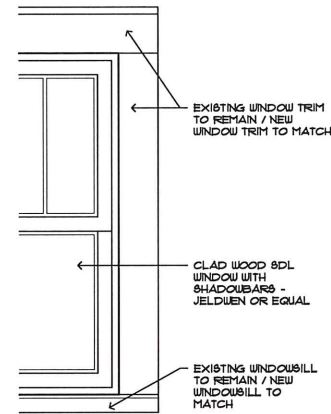
Final Pricing
14 December 2017

Revisions
-

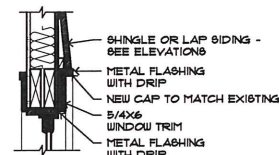
studio home design
jessica hindman
720 e tremont ave
charlotte, nc 28203
704-995-3605
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SITE PLAN & COVER SHEET

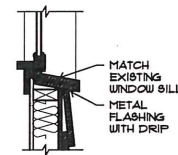
A0.1



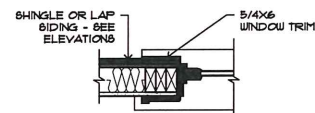
3 TRIM DETAIL AT WINDOW
SCALE: 1"=1'-0"



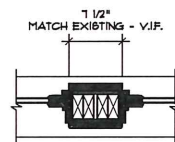
4 HEAD DETAIL AT SIDING
SCALE: 1"=1'-0"



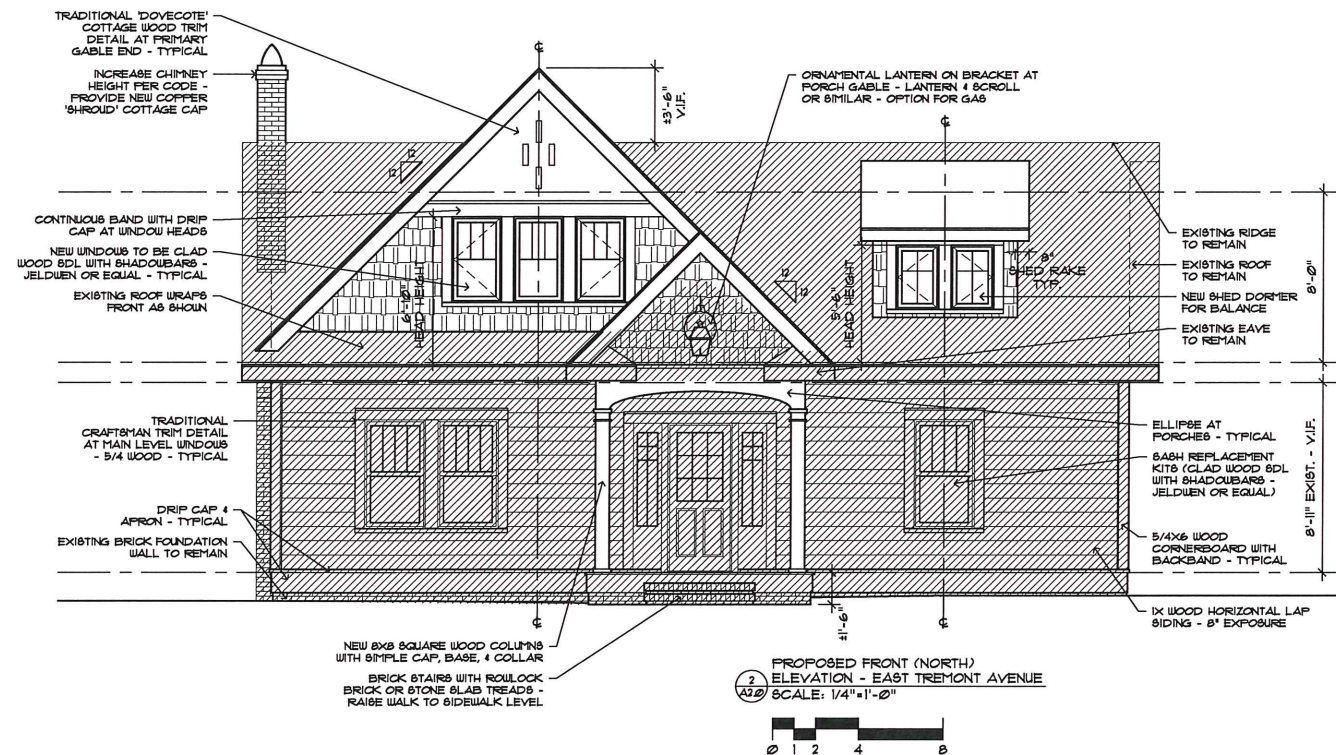
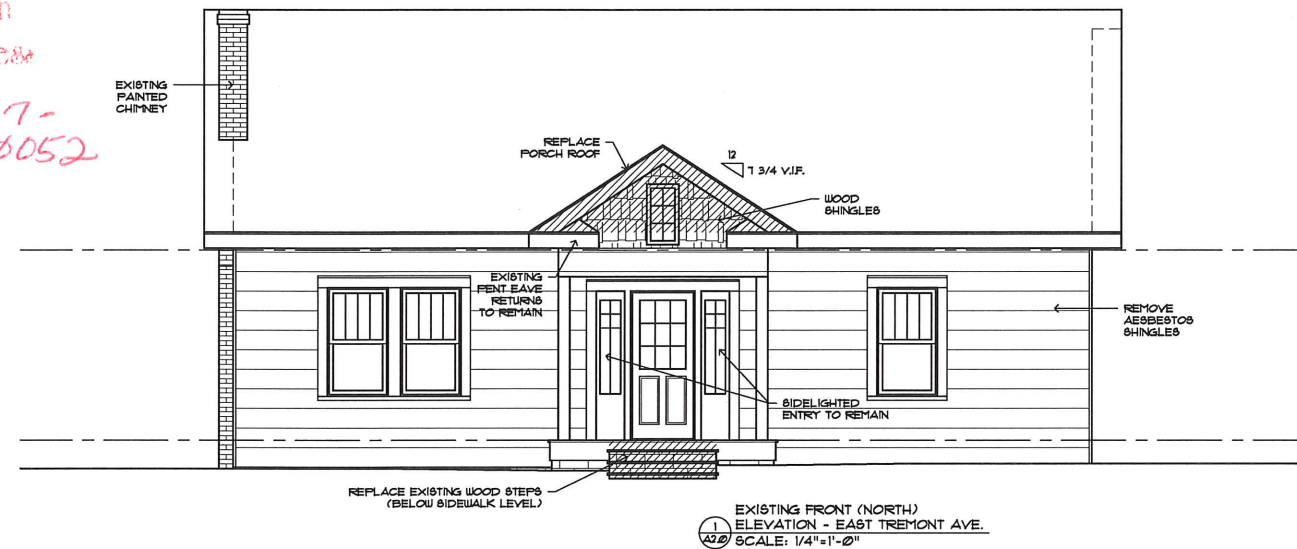
5 SILL DETAIL AT SIDING
SCALE: 1"=1'-0"



6 JAMB DETAIL AT SIDING
SCALE: 1"=1'-0"



7 JAMB DETAIL BETWEEN WINDOWS
SCALE: 1"=1'-0"



DATES:

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6 March 2011
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20 June 2011
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30 June 2011
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23 October 2011
13 November 2011
Final Pricing
14 December 2011
Revisions

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ELEVATIONS

208 E. Tremont Ave.
Charlotte, NC 28203

March 2017

chematice
May 2017Progress Drawings
0 June 2017

9 June 2017

Historic District Application
 2 June 2017

Blank Structural Underlays
August 2011

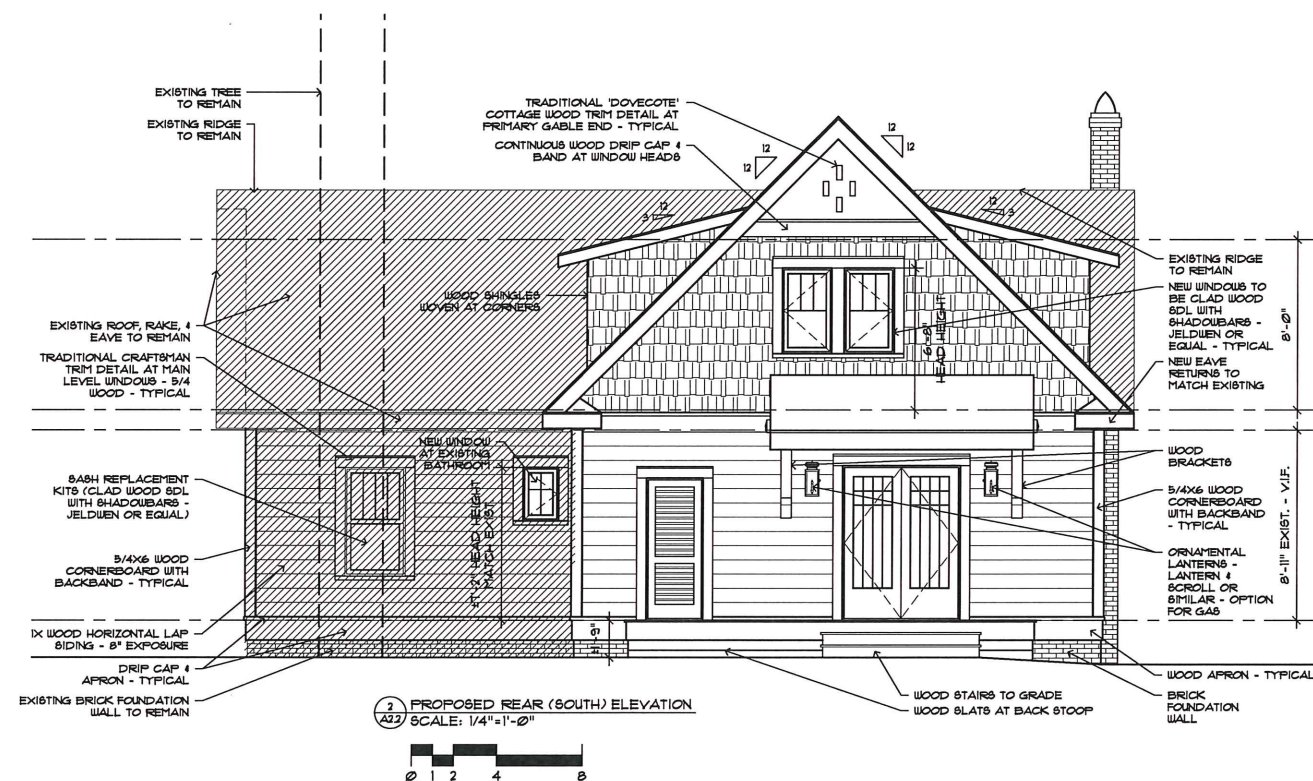
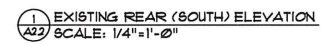
August 2017

Progress Drawings
5 August 2017
6 September 2017

3 October 2017

Final Pricing
4 December 2017

David L. One



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A2.2

DATES:

Existing
6 March 2011
Schematic
11 May 2011
Progress Drawings
20 June 2011
21 June 2011
28 June 2011
Historic District Application
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11 August 2011
Progress Drawings
29 August 2011
1 September 2011
15 September 2011
23 October 2011
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14 December 2011
Revisions
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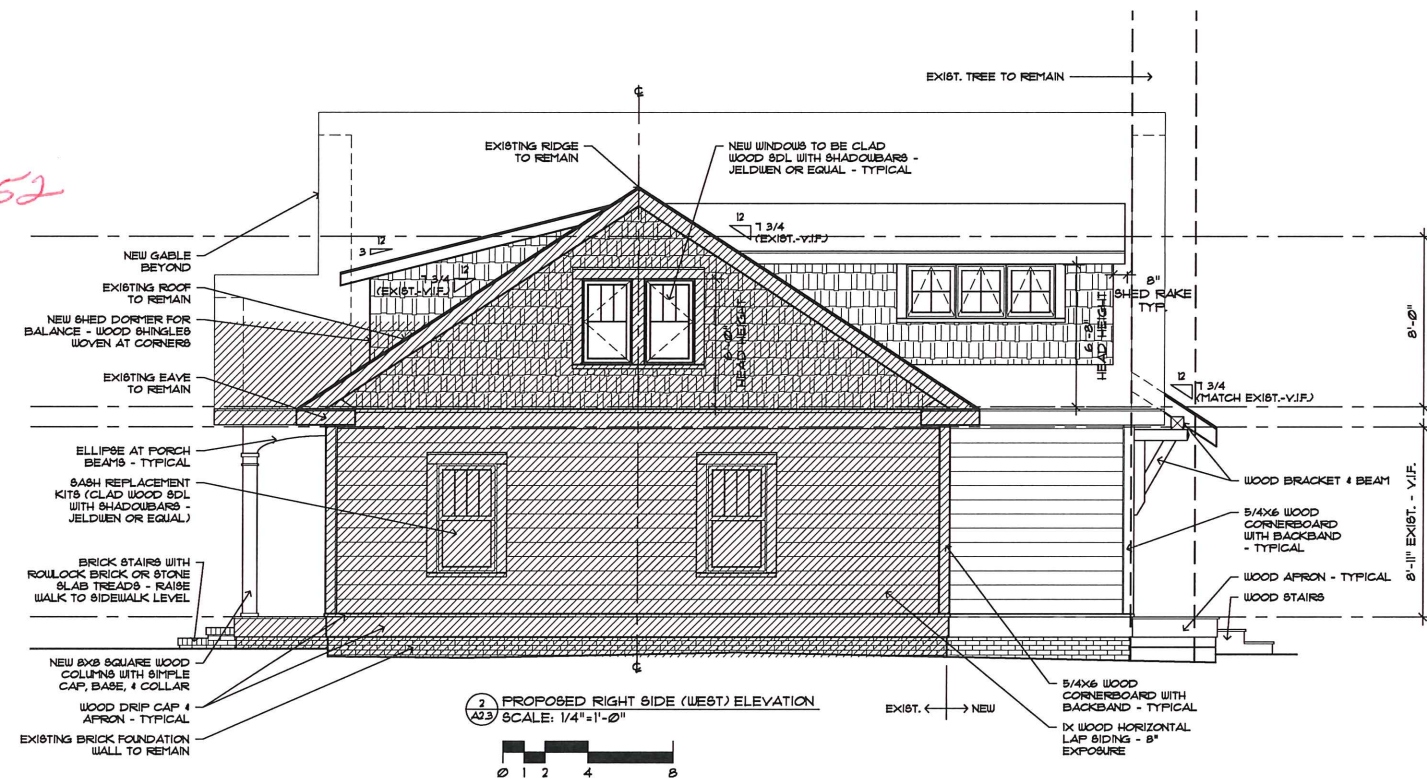
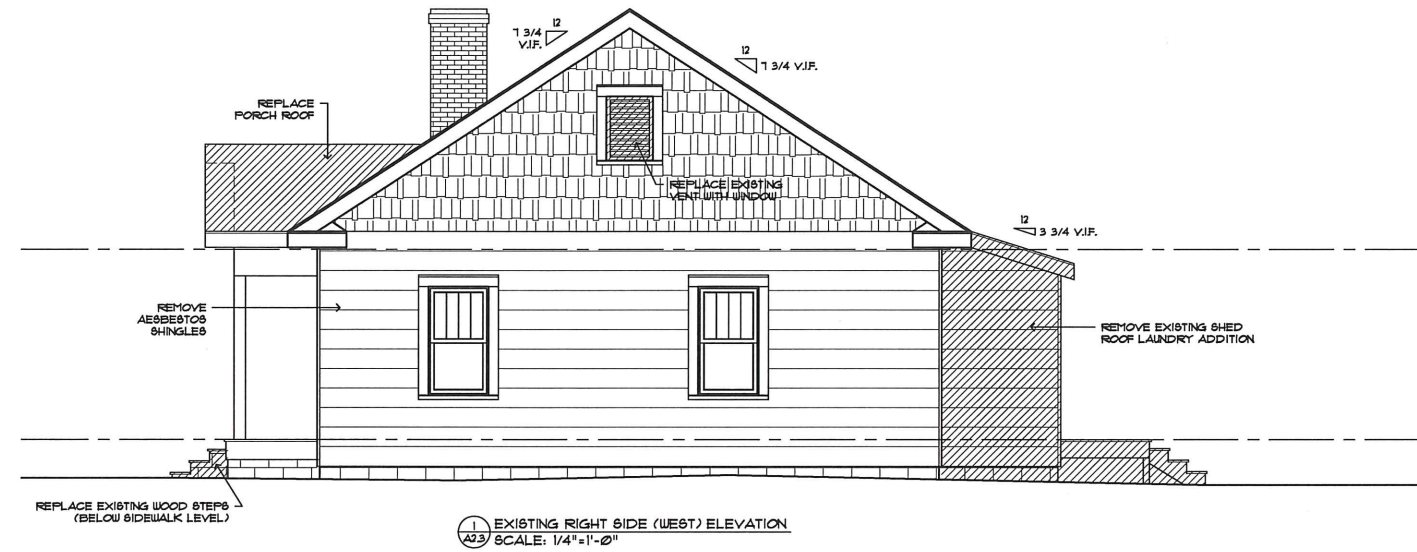
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ELEVATIONS

A2.3



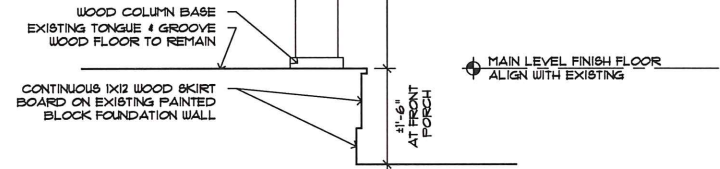


APPROVED

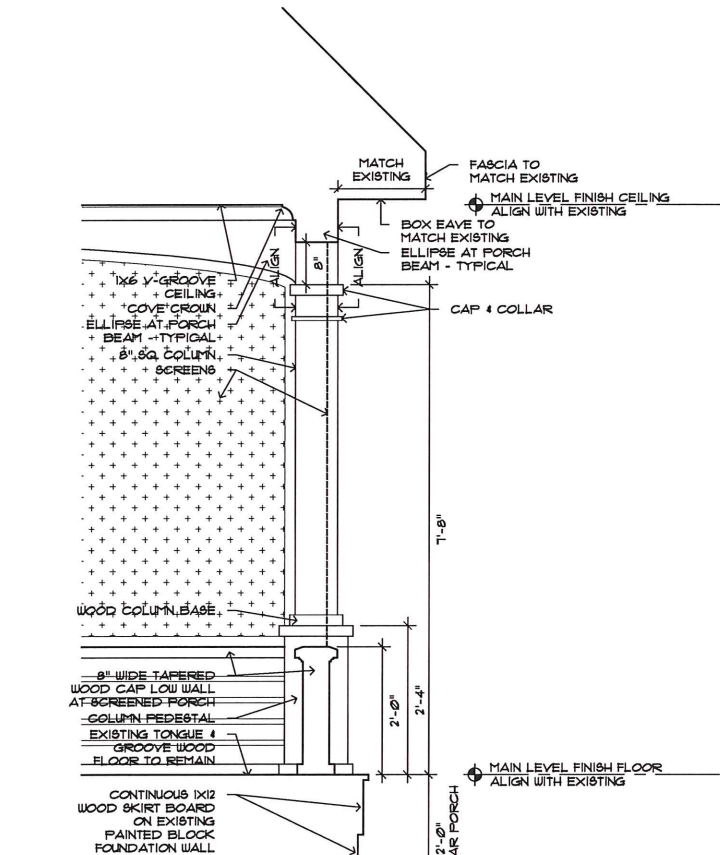
Charlotte
Historic District
Commission

Certificate of Appropriateness

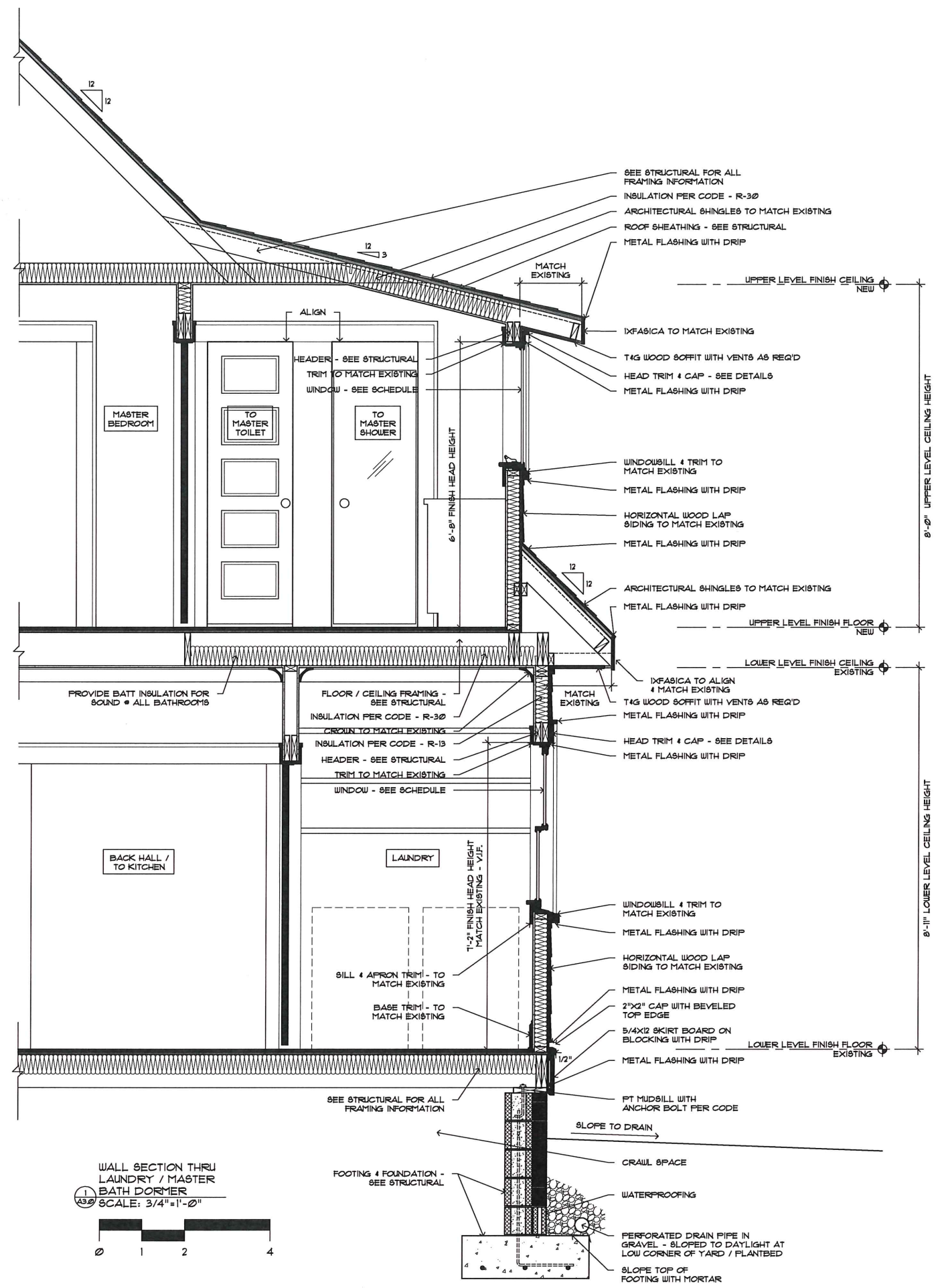
#HDCRMA-2017-00052



2 FRONT PORCH COLUMN / BEAM
SCALE: 3/4"=1'-0"



3 PHASE TWO REAR PORCH COLUMN / BEAM
SCALE: 3/4"=1'-0"



1 WALL SECTION THRU LAUNDRY / MASTER BATH DORMER
SCALE: 3/4"=1'-0"

GOEBEL
ADDITION /
RENOVATION

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WALL
SECTION

A3.1