

Itemizations for Rehabilitation  
of the Historic Landmark

*INGLESIDE*  
*Jennings-Lewis Residence*

7225 Bud Henderson Road  
Huntersville, North Carolina

Project number 1904

15 June 2019

## Points of Consideration

1. This project is a complete and comprehensive preservation-rehabilitation of the historic house and grounds.
2. The intent is to remove inappropriate and or non original alterations to the house to showcase the original architecture, make necessary repairs and update modern devices with available improved technologies.
3. Likewise the intent for grounds is the same.
4. The intent is to abide by practices of the "Interior's...Standards".

### A.1

#### Existing Site:

Remove Hackberry tree in center front yard and hollies and hedge shrubs along driveway. Remove mulberry tree in rear  
Remove brick walk  
Remove rear deck  
Remove rear concrete paving  
Remove asphalt at current basement entry  
Remove portions of chainlink fence  
Remove oil tank

#### Proposed Site:

Plant additional cedar trees to create a crescent in the rear yard  
Restore the circle and Square boxwood gardens  
Add additional paving for driveway and parking with pit/pea gravel  
Add a permeable paver patio with a fireplace, rear feature square and trash and recycle bin  
Add decorative wood fencing at house to link to chainlink fence with gates and a trellis in side yard  
Add pit/pea gravel oval path at front yard with access points entering yard features

### A.2

#### Existing Basement Plan:

Remove rear deck  
Remove furnace exhaust thru back porch floor  
Rework electrical meter and panels at exterior wall  
Rework HVAC units at exterior to a new screen wall

Rework downspout piping in yard putting in ground  
Replace HVAC with gas unit and install under back porch  
Remove ductwork at center nave  
Remove modern drywall at front room and stairhall to expose original brick  
Investigate to determine what original material still exists and was original configuration of the basement  
Rework current basement entry

## **A.3**

Existing First Floor Plan:  
Remove current kitchen cabinetry and devices  
Remove rear porch powder room and pantry  
Rework rear porch bathroom  
Rework back porch wall  
Remove rear steps  
Relocate hall HVAC supply and return

## **A.4**

Existing Second Floor Plan:  
Completely rework bathroom laundry in rear right room

## **A.5**

Existing (Proposed) Roof-Attic Plan:  
No changes to attic other than clean and upgrade utilities

## **A.6 & A.7**

Existing Front and Rear & Side Elevations:  
Remove lattice screen below front porch  
Remove-rework front steps  
Remove-rework porch balustrade  
Remove-replace shutters  
Rework rear porch wall removing all windows and screening

Remove brick steps  
Remove HVAC exhaust pipe  
Remove-replace basement windows  
Remove SW corner basement entry roof

## **A.8**

Proposed Basement Plan:

Restore portions of the original brick walls  
Install doors to an abbreviated mechanical room behind stair  
Rework HVAC with new locations for upstairs at first floor  
Rework basement entry to remove walls to expose the masonry  
Add steps to enter from the rear  
Add steps to enter into crawlspace  
Rework electrical panel and meter  
Install HVAC units on screen wall away from face of house wall  
Install patio with three features of fireplace garbage-recycle screen and square rear feature

## **A.9**

Proposed First Floor Plan:

Hall:

The middle of the floor HVAC register and return grille will be removed. The supplies to be routed thru closet, and the return at the rear SE corner. It will be a flush with floor wood grate.

Kitchen Area:

Install kitchen sink, dishwasher, cabinetry, pantry and refrigerator at back porch where breakfast room and powder room are currently

The current ceiling of back porch will be raised to the original height and restored pending discovered conditions

The center doorway with transom between back porch and kitchen room will be reworked for full height that would recapitulate the original window opening at that location and with a center small pendant finial to indicate the center stile of original windows unit

A cabinetry unit with solid panel door height screen will replace the powder room area to include the refrigerator. Above the door height will be a solid shelf with a hanging frame or rail and stiles and top header will be not go to ceiling

The current opening in wall for refrigerator will be replaced with a recessed shelved cabinetry unit

A range in cabinetry unit will SW corner of room with cabinetry and enclosed range exhaust hood that piped to rear wall if code compliant or at right side wall

Plumbing will tie into existing and range will exhaust thru wall at south rear wall

A wall mounted continuous shelf unit will be installed about two feet below ceiling to bring the scale of the room as a kitchen

The remainder of the space of the room will be table and furniture pieces to supplement storage and use.

Rear Porch Bath:

The space will be reworked with toilet and shower location to remain

The current recessed opening from bedroom to rear porch will be in-filled with existing doors and as active and blank panel with fixed panels above to recapitulate the original windows unit

A powder room will utilize the existing door as entry

The current screened porch will become a glassed rear vestibule with inset two center outward swinging doors.

## **A.10**

Second Floor:

The wood panel corner piece will be removed from front NW right bedroom

The rear SW right bedroom currently as baths will be reworked maintaining some fixtures and reworking others to utilize plumbing

All original features to be unaffected

## **A.11 & A.12**

Proposed Front Exterior Elevation:

The front porch masonry columns are to be reworked to restore what would have been their original profile more in configuration of the wall back and ghost marks, and as exhibited in Cedar Gove. The plinth block is in granite that will be restored as well. There apparently was a distinction of solid stone of the front porch column base different from the scored Ashlar pattern house. The column base will be accentuated more in keeping with the earliest photographic record of circa 1930. Furthermore the color and sheen of the foundation will be differentiated from the wood paint color of traditional white and

sheen from gloss in a subtle manner of sand finish and flat sheen. The balustrade will be replaced at some point in time and in an appropriate design of reference of period architectural sensitive examples or as depicted from earliest photograph. The height of guard rail to be 32 inches rather than 36, if allowed by County inspector. The front steps will be replaced as they are deteriorating that would match the balustrade selected

The shutters will be replaced at some point in time with more period sensitive design with louvers, sized and mounted properly

The stucco parging at the front wall of basement will be restored. There is evidence of remaining stucco portions after years of deterioration. It will be scored in the same Ashlar pattern as original

Basement windows will be two over two double hung rather than four over four

#### Proposed Rear Elevation:

The full rear wall of enclosed original porch will be reworked. The design scheme is to recapitulate the design exhibited in the circa 1930 photographs that had changed from an open porch as the front, to a partially enclosed at both ends and in symmetrical fashion. The proposed change from current is a logical progression of enclosing the inside corners by matching the enclosure at the two former corners, the inside bay of center porch will be expressed similarly, but in glass.

The proposed double hung windows will be the four over four pattern shown in the photo

The open porch portion will be recess for the glazed unit in two out swinging doors, side lights and full glass transom as a streamlined translation version of the historic house window paned version

The centered triple full glazed window units, of right and left bays will have the elongated proportion in keeping with the original double ganged windows of second floor. Each unit will have square railing pickets applied to a flat panel under to recapitulate the railing of the screen porch.

The SW corner of basement will become open and integrated

The SE corner will remain brick infilled as to protect plumbing, HVAC mechanicals and insulation conditions

#### Proposed Side Elevations:

Basement windows will be three over three rather than six over six

The SE mechanical utility side of house will be reworked to remove wiring and pipes to restore original appearance