

Certificate of Appropriateness Application

379 Tenney Circle

Thank you

Propose

- saltwater pool, concrete paver deck and equipment storage cabana to the back yard of 379 Tenney Circle and a porch along the east side of the house.

Demonstrate

- *Congruence* with the special character of Franklin-Rosemary Historic District as well as the architectural character and fabric of the house and neighborhood.
- *Alignment* with Chapel Hill design principles and standards.

379 Tenney Circle





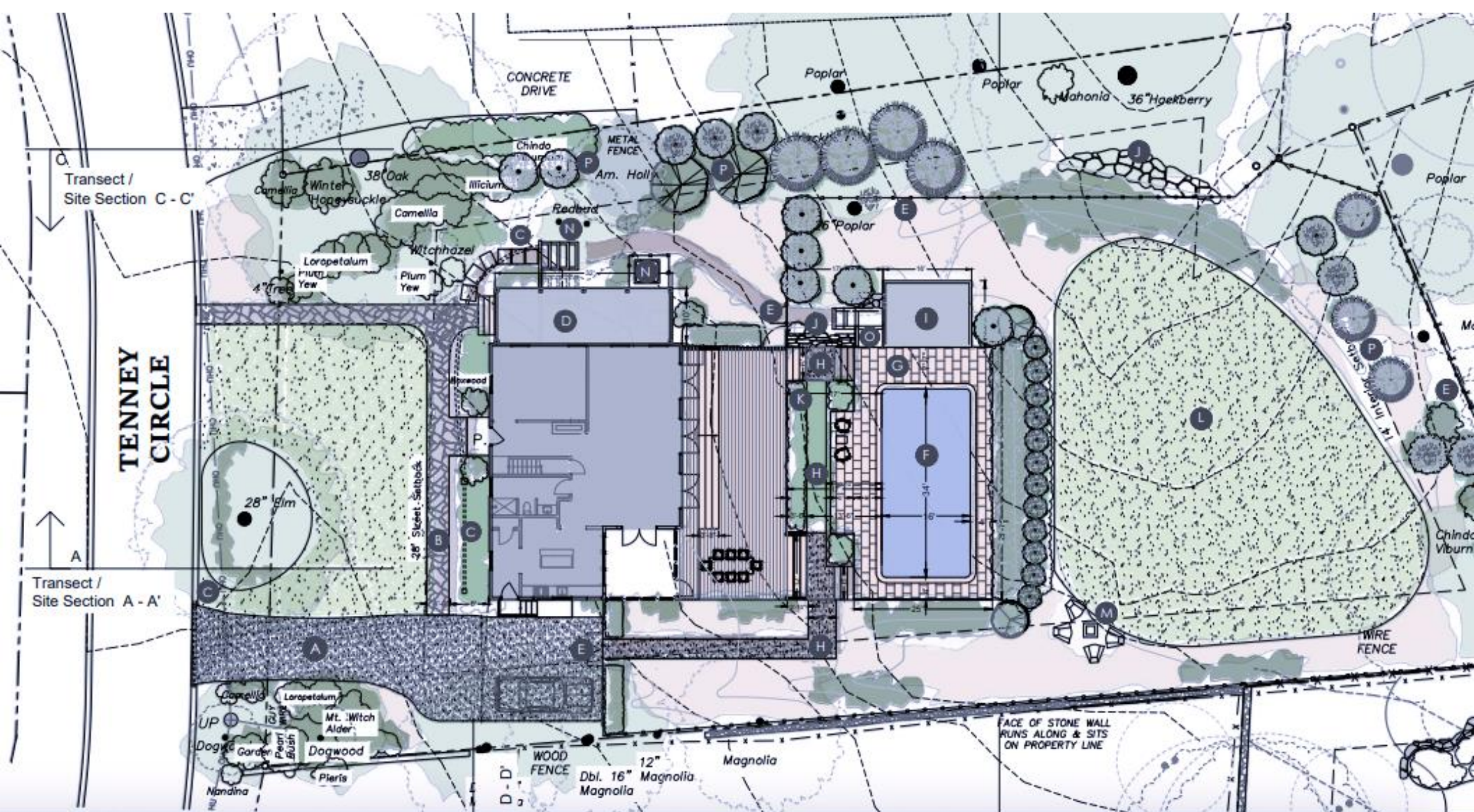
East Elevation



West Elevation



South Elevation

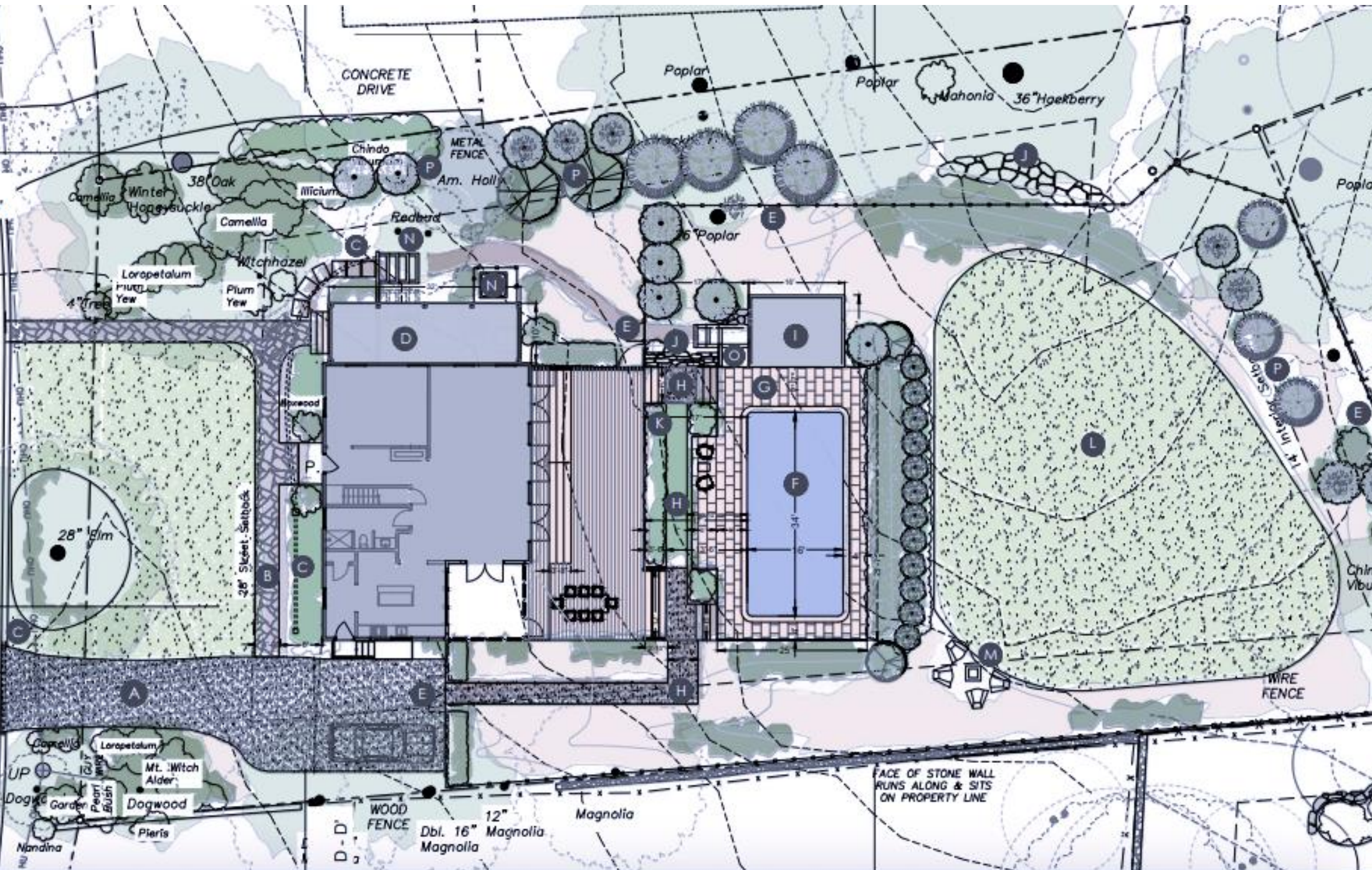


CONCRETE DRIVE

Transect /
Site Section C - C'

TENNEY
CIRCLE

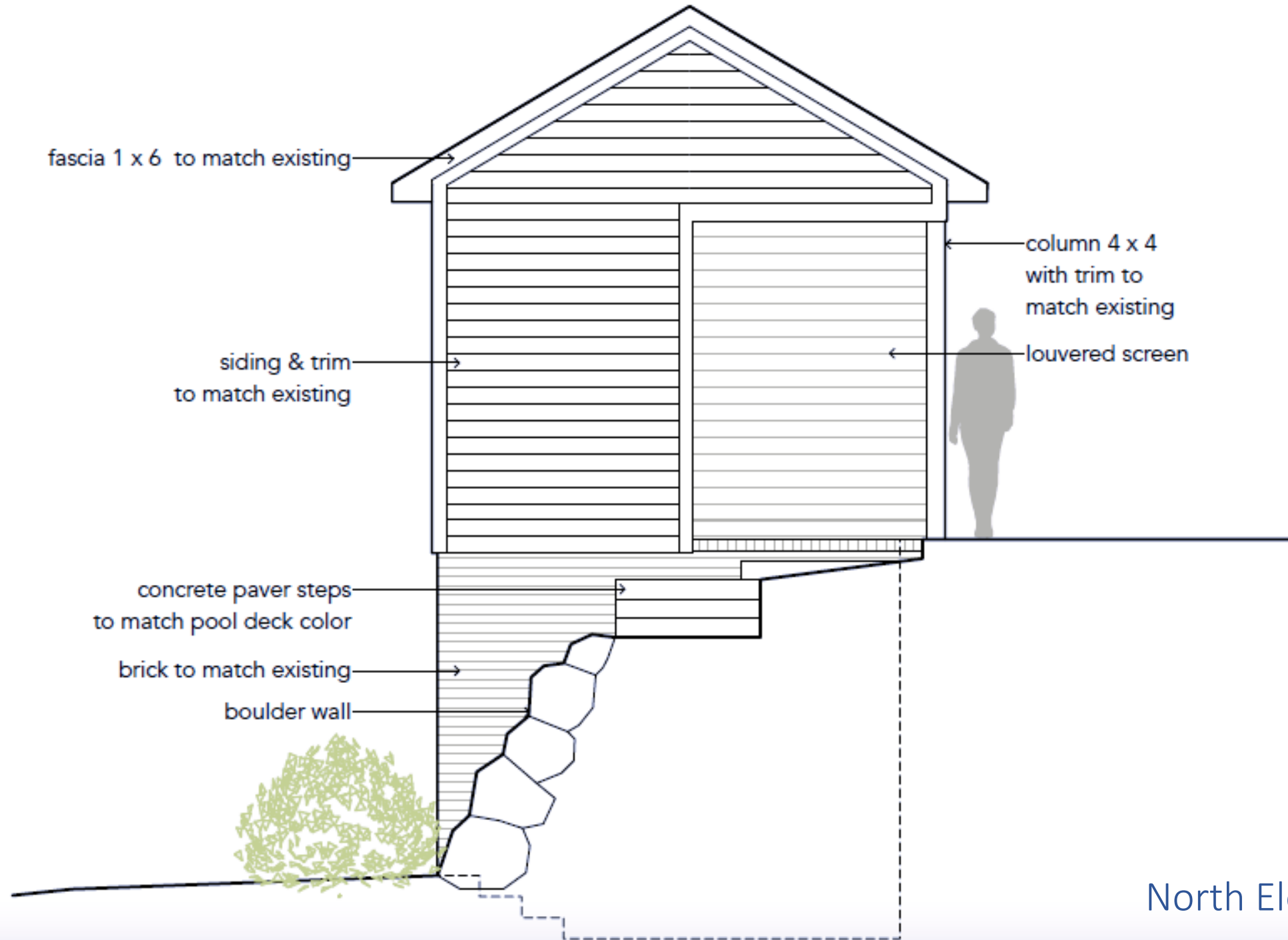
Transect /
Site Section A - A'



FACE OF STONE WALL
RUNS ALONG & SITS
ON PROPERTY LINE



North Elevation



fascia 1 x 6 to match existing

siding & trim
to match existing

concrete paver steps
to match pool deck color

brick to match existing

boulder wall

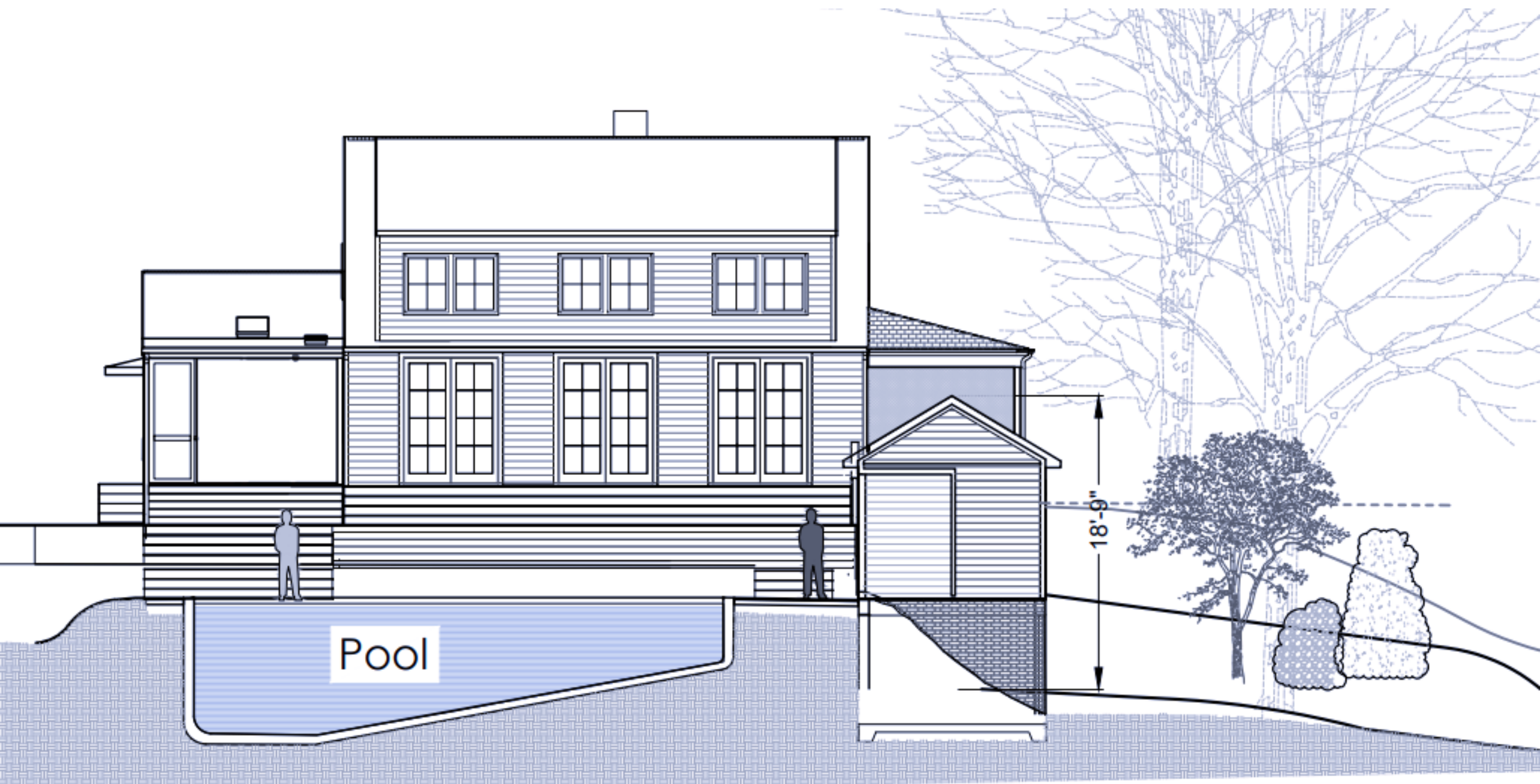
column 4 x 4
with trim to
match existing

louvered screen

North Elevation

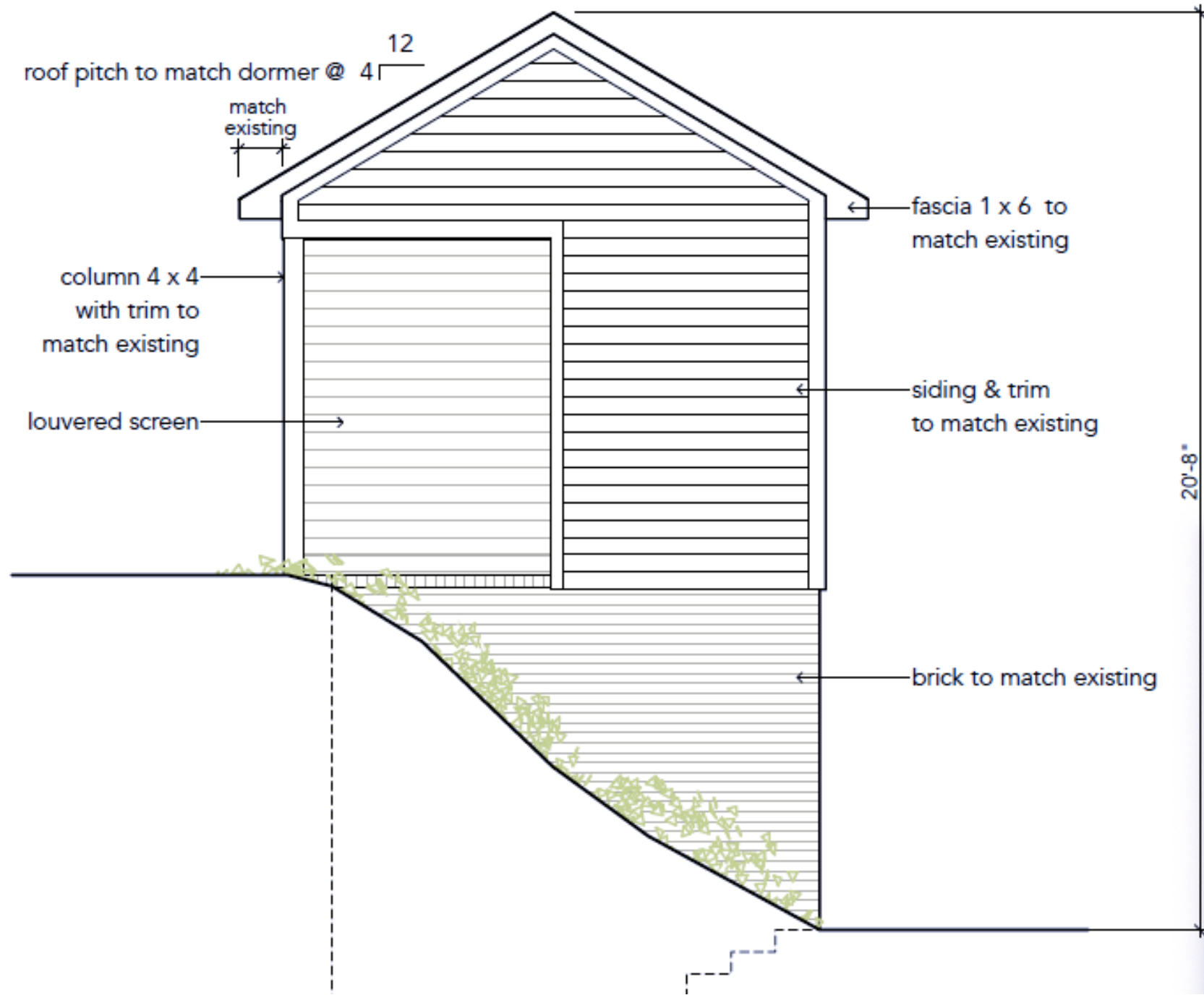


South Elevation

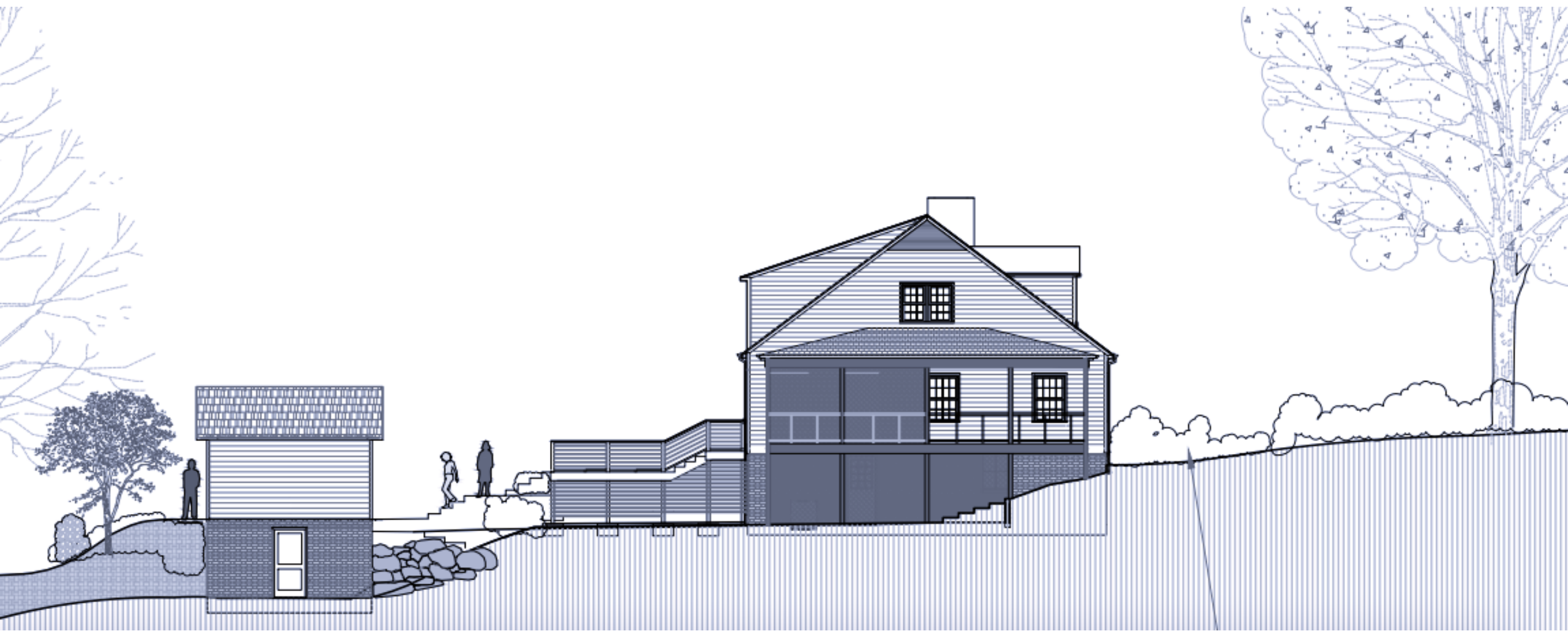


Pool

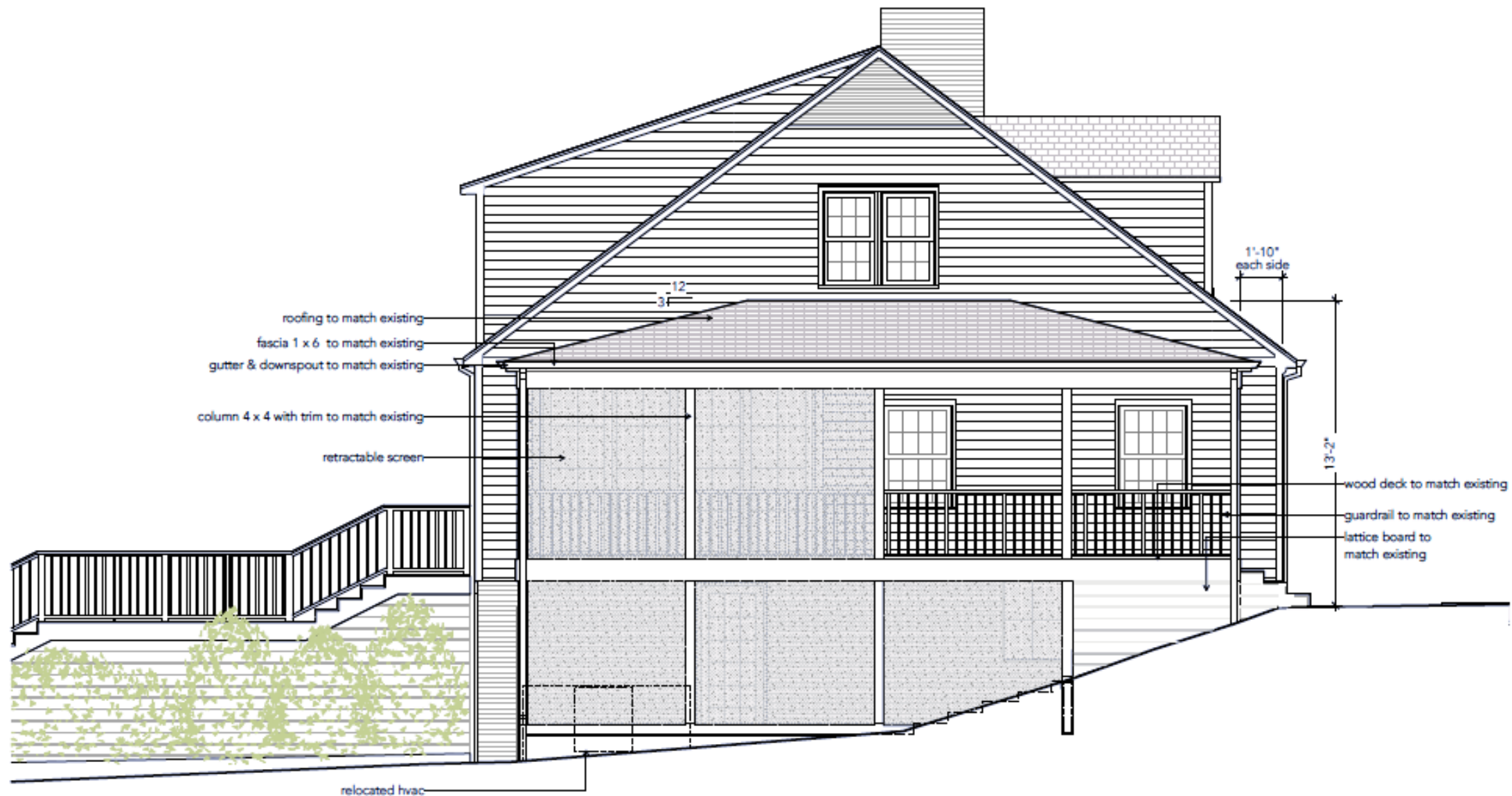
18'-9"



South Elevation



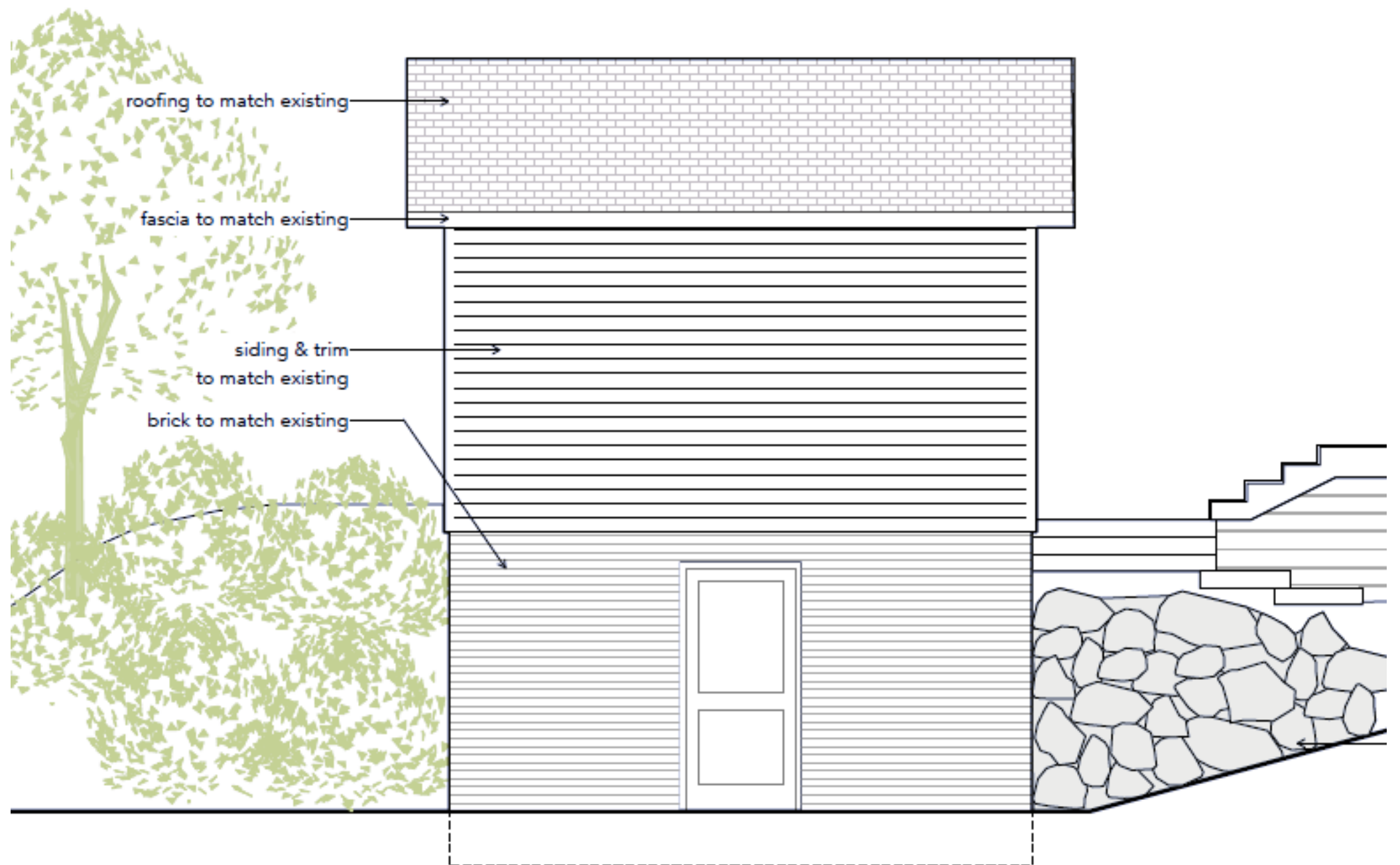
East Elevation



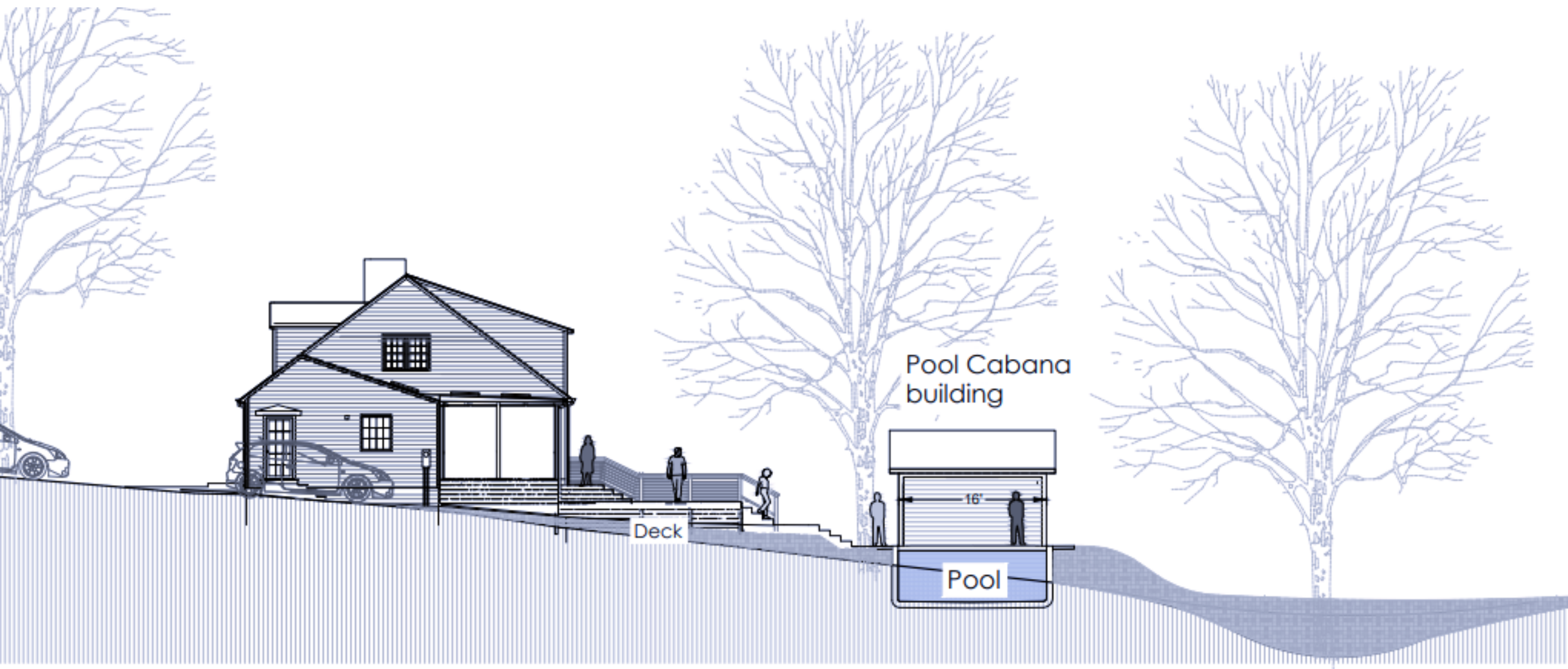
1 east elevation



East Elevation



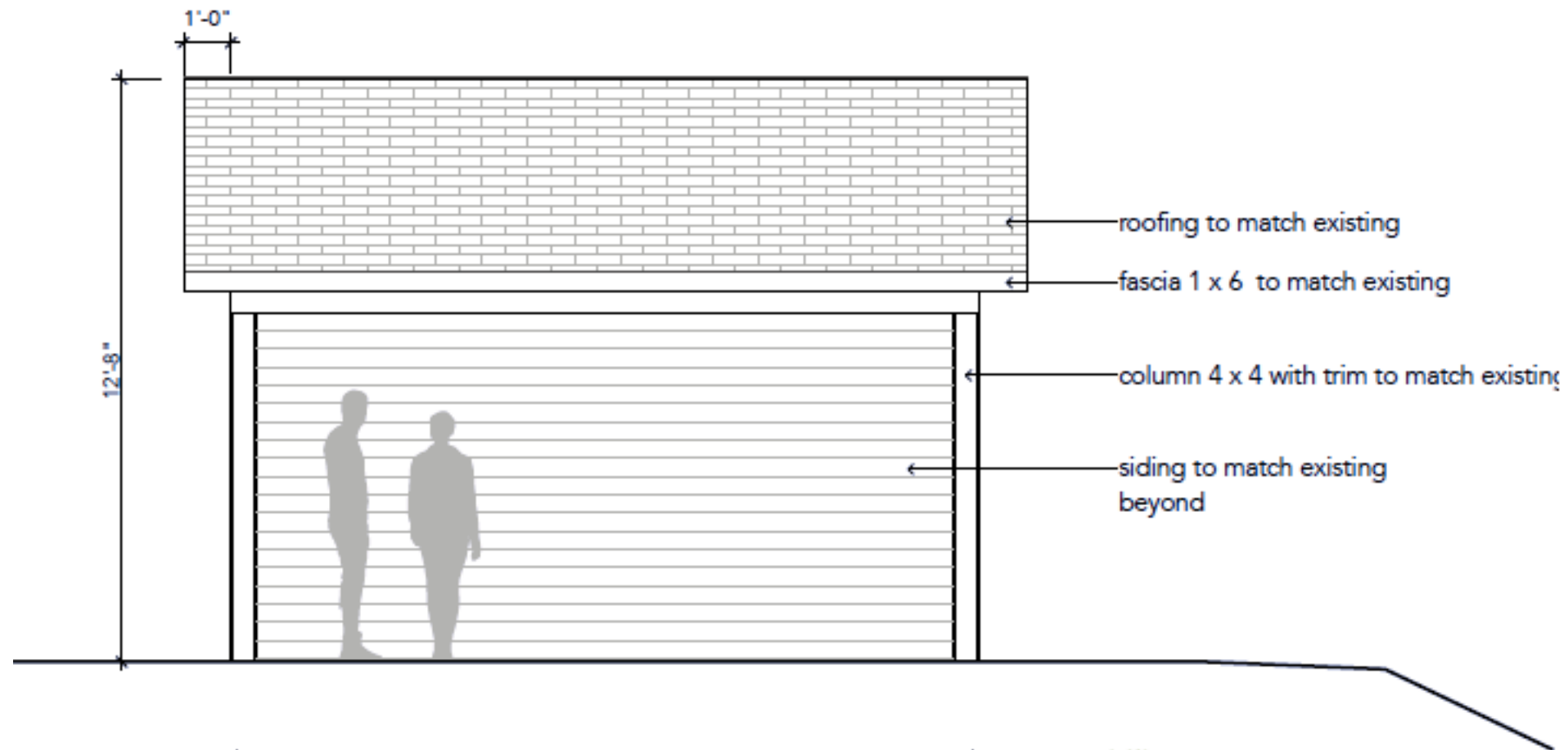
East Elevation



West Elevation



West Elevation



West Elevation

1.1.8- Introduce contemporary site features—including playground equipment and swimming pools—in locations that do not diminish or compromise the overall character of the site and district, typically in rear yards or other locations not visible from the street.

4.7.1. Introduce compatible new garages, carports, and accessory buildings, as needed, in ways that do not compromise the historic character of the site or district.

4.7.2. Site new garages, carports, and accessory buildings in traditional locations that are compatible with the character of the building and site, typically beyond the rear wall of the primary building on the site.

4.7.3. Site new garages, carports, and accessory buildings to be consistent with garages and accessory buildings in the immediate surroundings, both in orientation to and setback from the street as well as in spacing between and distance from other buildings, especially when the siting is important in defining the overall historic character of the district. Whenever possible, locate garages, carports, or accessory structures behind the primary structure, in a rear yard. Structures may be placed in side yards only when rear setbacks do not allow for enough space. New garages, carports, and accessory structures are not appropriate in front yards.

4.7.4. Design and site new garages, carports, and accessory buildings so they do not compromise the overall historic character of the site, including its topography, and significant site features.

4.7.5. Design new garages, carports, and accessory buildings so that their size, scale, and form do not visually overpower the primary building on this or adjacent sites. Design garages, carports, and accessory buildings to be compatible with, but secondary to, the primary building in size, scale, and building and roof form.

4.7.6. Design new garages, carports, and accessory buildings to be compatible in height, form, and proportion with garages and accessory buildings in the immediate surroundings when the height, form, and proportion are important in defining the overall historic character of the district.

4.7.7. Design new garages, carports, and accessory buildings that are compatible with, but discernible from, historic garages and accessory buildings in the district.

4.7.8. Design new garages, carports, and accessory buildings and their features to be compatible in scale, materials, proportions, and details with the overall historic character of the site and district and with garages and accessory buildings in the immediate surroundings when the scale, materials, proportions, and details are important in defining the overall historic character of the district.

4.7.9. Design new garages, carports, or accessory building so that the placement, shape, scale, size, materials, pattern, and proportion of windows and doors are compatible with the windows and doors of the primary building on the site and with garages and accessory buildings in the immediate surroundings when those elements of doors and windows are important in defining the overall historic character of the district.

4.7.10. Locate new metal- or wood-framed storage buildings or carports in rear or side yard locations that are visually screened from the street.

4.7.11. Maintain and protect significant site features—including stone walls—from damage during or as a consequence of related site work or construction.

4.7.12. Do not construct a new garage, carport, or accessory building if doing so will detract from the overall character of the site or district or if the construction will require the removal of a significant building element or site feature.

The proposed features are compatible with the character of the existing house and historic district. Each proposed feature follows the topography of the existing site. The pool and related features (pool, pool decking, gravel path, cabana and fencing) are positioned behind the south/rear wall of the house ensuring little to no visibility from the street.

The cabana building is consistent in size, scale, materials and design with garages and accessory buildings in the immediate surroundings.

The proposed features do not overpower the primary building and are compatible with - but discernible from - historic accessory buildings. They do not require the removal of any site features or building elements and do not detract from the overall character of the site or district.

The scale, form, proportions, materials and details (including windows and doors) of all proposed features are compatible with those of the primary structure and the historic character of the site and district.

3.6 Porches, Entrances, & Balconies

3.6.6.

The porch will be on the side elevation and will not damage the character defining features, materials or architectural integrity of the building.

3.6.10.

The side porch will not create a false historical appearance.

4.6.2.

The porch will be useable, livable space at 10 feet wide.

4.6.4.

The porch will be compatible with the overall architectural style of the building.

4.6.5.

The porch materials and architectural details will be compatible with both the architectural style and with buildings in the immediate surroundings in terms of size, composition, texture, pattern, color, and detail when those materials and details are important in defining the overall historic character of the district.

4.6.7. The porch on the street level will have tongue-and-groove porch floors.

4.6.8. The porch at the basement level will have a concrete floor.

4.8.13. The porch location, shape, scale, size, materials, and details are compatible with, but discernible from and secondary to, porches on the existing building.

The porch will be located on the east/side elevation and will not damage the character, defining features, materials or architectural integrity of the primary building.

The useable, livable 10 foot wide porch will be compatible with the overall architectural style of the house and the materials and details of the porch will be compatible with the architectural style and with buildings in the immediate surroundings.

There will be a tongue-groove porch floor on the street level and a concrete floor on the basement level.

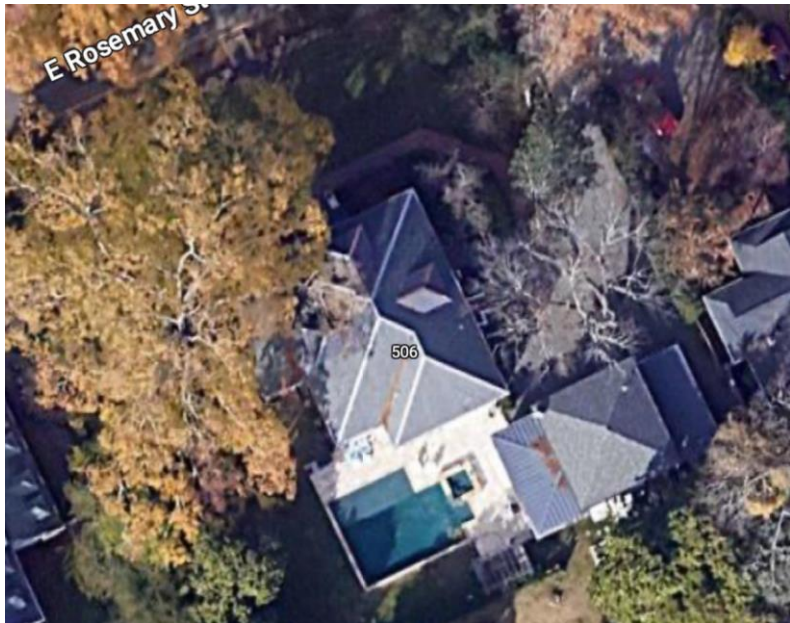
513
Rosemary



721
East Franklin



506
Rosemary



250
Glandon



381
Tenney



360
Tenney

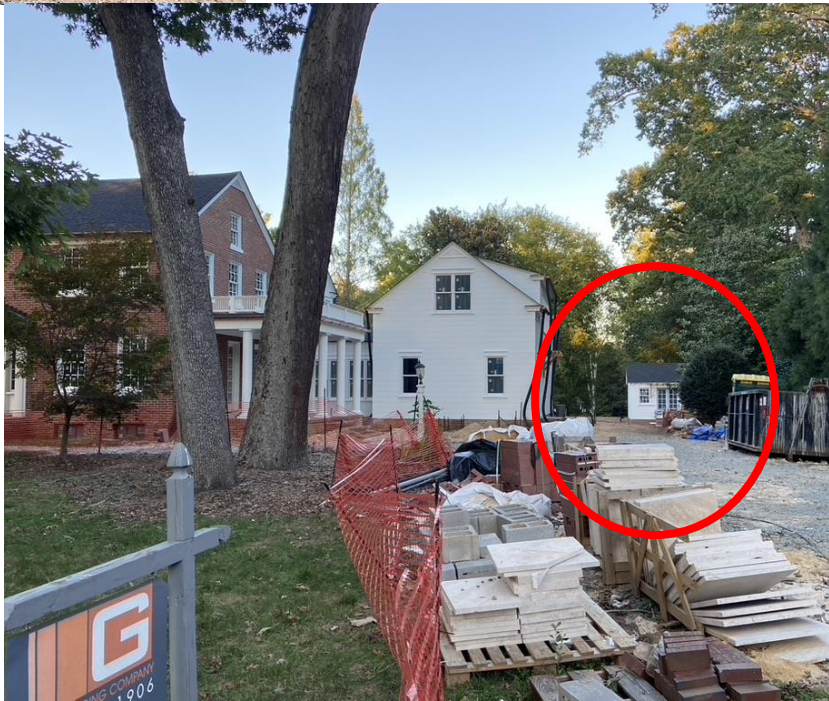


214
Glenburnie



381
Tenney







Size 30' 0" x 41' 0"

Design 14184-B

7 Rooms and Bath

Images of historic homes and floor plans showing **congruence** of proposed side porch with architectural features of historic Cape Cod homes.



Sketch as Frame



VIEW FROM THE SOUTHWEST - John
Newcomb House, Williams Pond,
Wellfleet, Barnstable County, MA.

Library of Congress Prints and Photographs Division



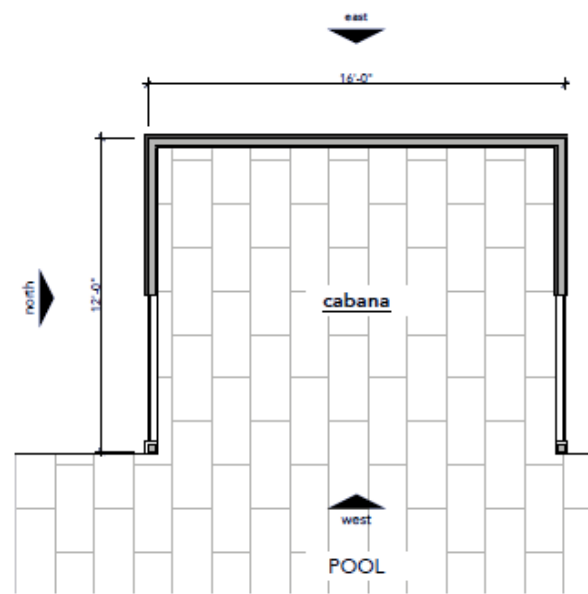
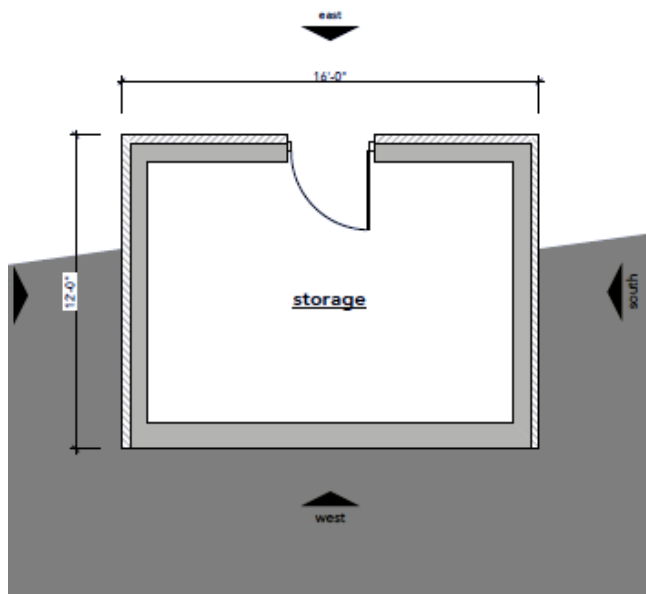




techno-bloc pavers for pool coping and pool deck
Gray sandstone



The images that follow are supplemental and may be helpful when addressing commissioner questions – they are not intended as slides for the main presentation.

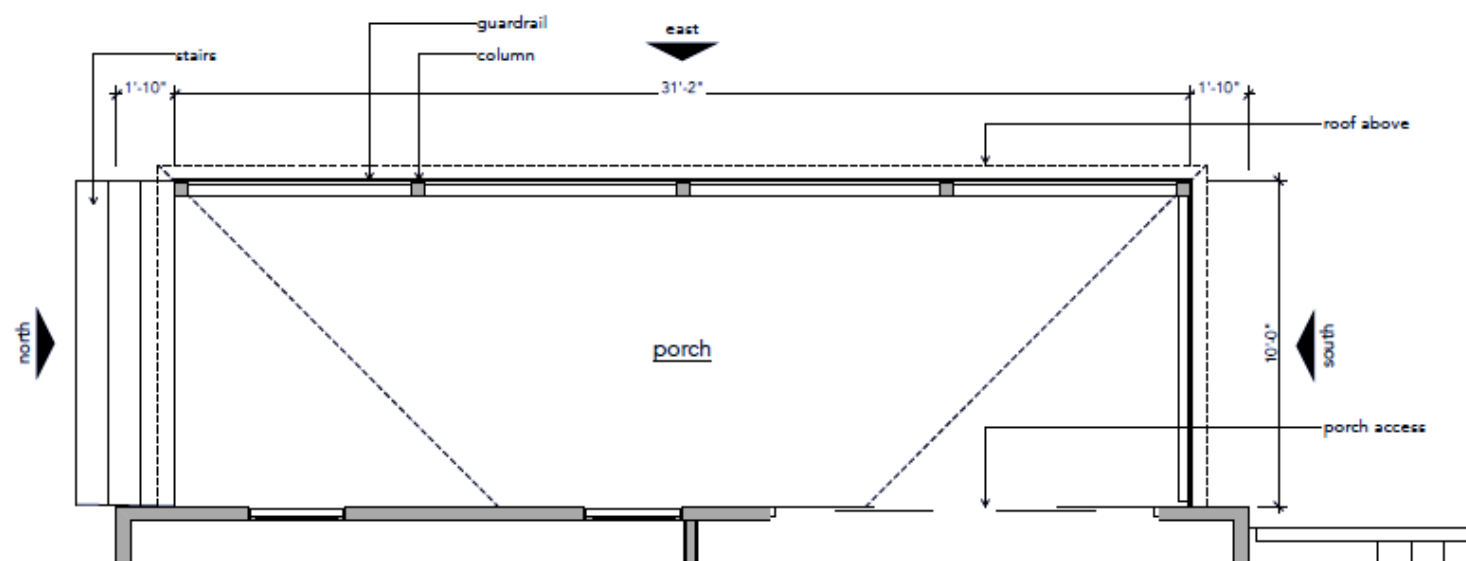


lower floor plan



2

main floor plan



Site Landscape Improvements Legend

APPROVED WORK

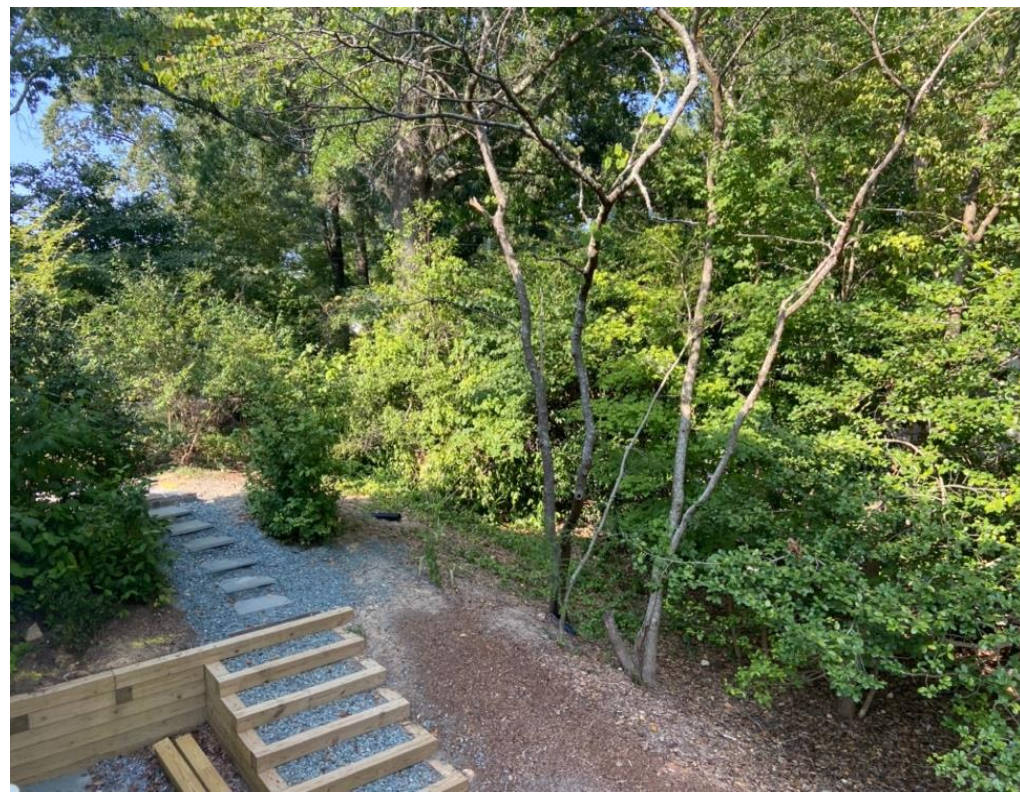
- A. Renovated gravel drive and Parking for two cars
- B. Bluestone / flagstone walk - 4'-0" wide
to main house entry
set on gravel base with screenings setting bed and
snap-edge edge constraint.
Bluestone stepping stone path
- C. Area drainage - 9" catch basin and 12" catch basin
with 4" HDPE single wall drain pipe to connect
catch basins and 6" HDPE single wall to daylight in
side yard.
Replace/repair the exiting 4" ductile iron
pipe at drive entrance along Tenney Cr.

PROPOSED WORK

- D. New Covered East Porch (10' x 32' see architectural)
- E. Pool enclosure fencing and gate(s) - min. 4 ft. hgt.
with pickets @4" o.c.
- F. Pool (16' X 34')
- G. Techo-Bloc Para Slab Pool surround paving
- H. Pea Gravel Walk
- I. Pool Cabana building (12' X 16')
with pool equipment below in enclosed space.
- J. Boulder Wall - dry stack stone wall to retain soil with
gaps for planting
- K. Terrace Planter Wall and slope -
- L. Lawn
fill current 'bowl' and allow for gently sloped grass
area for informal play. Allow for site drainage with
swale on south side.
- M. Fire box and informal gathering/sitting Space with
Adirondack chairs
- N. Relocated HVAC (with new screen fence) and
relocated timber steps (to match existing)
- O. Access Path to Pool deck. Timber steps and gravel
paving
- P. Evergreen Screen Plants for naturalized and hedge
buffer around perimeter











Defining Features of Historic Cape Code Style

- Steep, gabled roof
- Large chimney
- Rectangular Shape
- Central front door
- Symmetrical windows + dormers
- Siding
- Simple facade
- Multi-pane front door

Levittown

Several large suburban housing developments created by William J. Levitt.

Built after WWII for returning white veterans and their new families, the communities offered attractive alternatives to cramped central city locations and apartments – supported by VA and FHA.

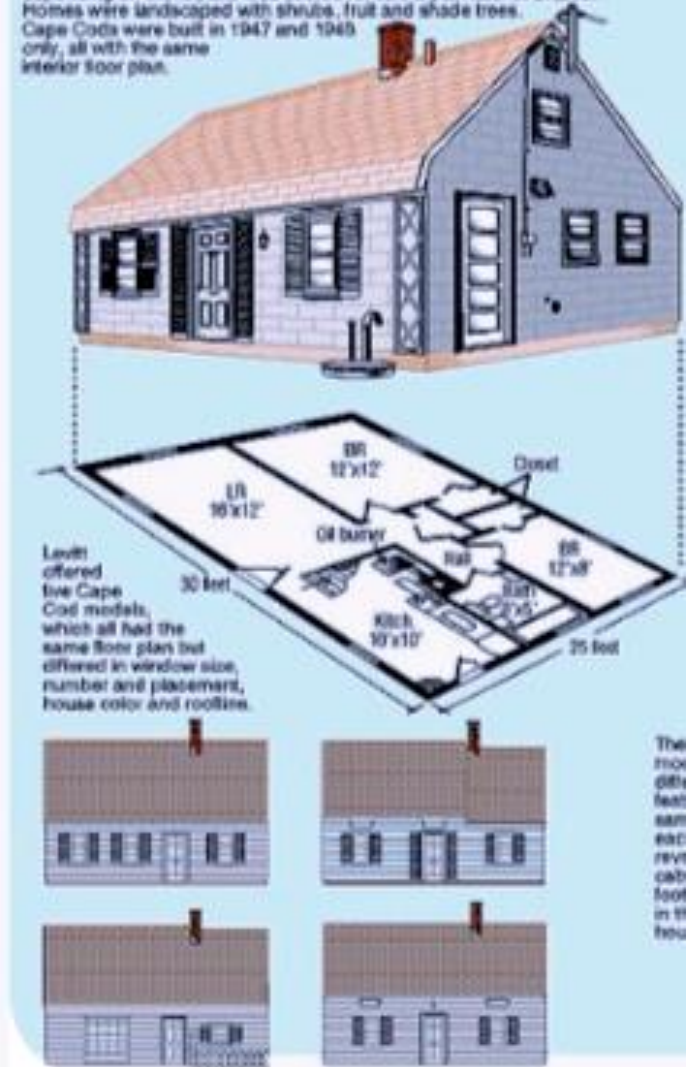
The first Levittown home sold for \$7,900 and in a short period of time, 17,000 units were sold, providing homes for 84,000 people. Production was modeled on assembly lines in 27 steps with construction workers trained to perform one step.

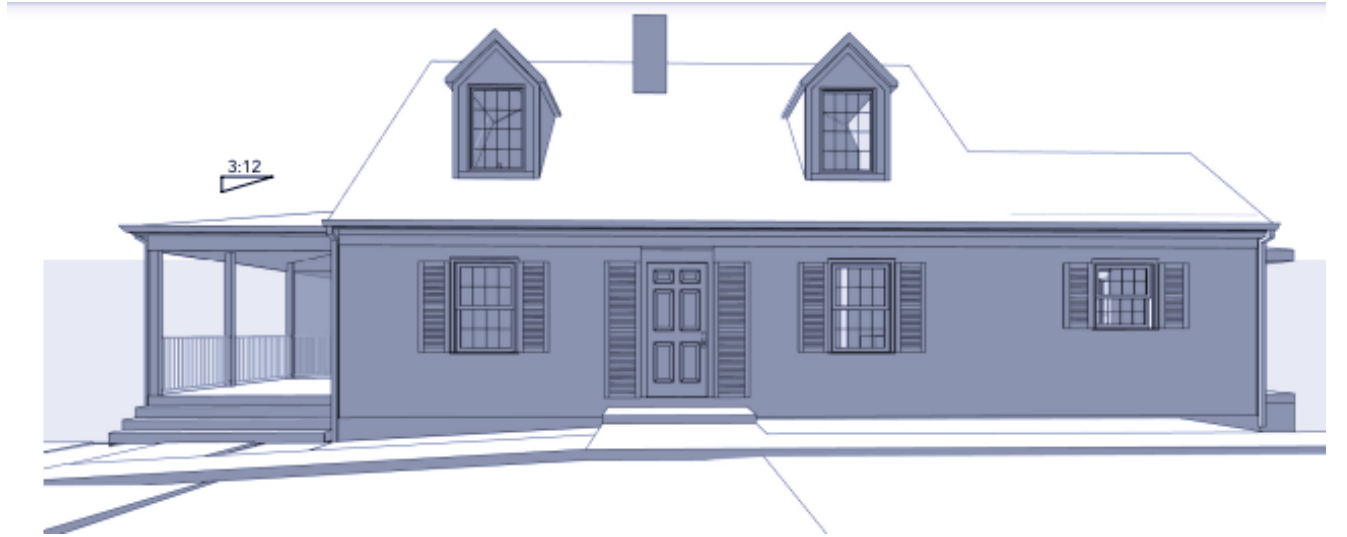
A house could be built in one day, with 36 men. This enabled quick and economical production of similar or identical homes with rapid recovery of costs.

Levitt's Homes A look at the two types of homes Levitt built

The 1947 Cape Cod

The Levitt Cape Cod offered 4 1/2 rooms on a 28-by-30-foot slab, with an unfinished expandable attic, and a kitchen full of appliances that included a Bendix washer. The kitchen was in the front – at the time a novel approach – and two bedrooms were in the rear. It rented for \$60-65 per month, depending on the lot, and was offered for sale a year later at \$7,500. Homes were landscaped with shrubs, fruit and shade trees. Cape Cods were built in 1947 and 1948 only, all with the same interior floor plan.







THE SUMMERSET—Typically Cape Cod—

Price Given On Enclosed Price List WE PAY THE FREIGHT

Beauty and balance distinguish this perfect example of Cape Cod architecture. Thirty New Englanders evolved a type of home in revolutionary times that matched their well known characteristics of simplicity, directness, economy and common sense. That it is sound architecture is evidenced by its return to popularity on the designing boards of the present day's leading architects. A living room 18'5" x 13'5". It's of a size found in few houses twice as large as the Summer-set. A dining room, kitchen and grade cellar entrance complete the perfect accommodation on the first floor. Master bedroom matches the living room in spaciousness, and thoroughly adequate closet space is provided. Every dollar invested in this home gives magnificent values. Quality is built into every part—Aladdin Certified lumber and Aladdin Knotless finish. Complete detail specifications on request.

The multipane style of window is made up of many small panes of glass, which stood up to the high winds and weather of New England better than a single pane.



1 east elevation

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The porch will be compatible with the overall architectural style of the building.

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The porch materials and architectural details will be compatible with both the architectural style and with buildings in the immediate surroundings in terms of size, composition, texture, pattern, color, and historic character of the district.

4.6.7. The porch on the street level will have tongue-and-groove porch floors.

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4.8.13. The porch location, shape, scale, size, materials, and details are compatible with, but discernible from and secondary to, porches on the existing building.



Page 42/ # 1.1.8	3. Exterior Changes	All proposed features are compatible with the character of the existing house and the Historic District. Each proposed feature follows the topography of the existing site. The pool and related features (pool, pool decking, gravel path, cabana and fencing) are positioned behind the south/rear wall of the house ensuring little to no visibility from the street.
Page 130/ #4.7.1	4. New Construction	The proposed pool, decking and cabana and side porch are compatible with the character of the existing house and the Historic District.
Page 130 / 4.7.2	4. New Construction	The pool cabana will be beyond the rear wall of the primary building on the site and compatible with the character of the building and site (matching materials of the primary building).
Page 130 / 4.7.4	3. Exterior Changes	Proposed features follow the elevation and topography of the site.
Page 130 / 4.7.5	4. New Construction	Neither the side porch/xx (10x30) nor the pool cabana (12x16) visually overpower the primary building at 379 or on adjacent sites. -- and will be secondary to the primary building in size, scale, and building and roof form.

Page 130 / 4.7.6	3. Exterior Changes	The side porch and pool cabana will be compatible in height, form, and proportion with garages and accessory buildings in the immediate surroundings.
Page 130 / 4.7.7	4. New Construction	The side porch as well as the pool cabana will be compatible with, but discernible from, historic garages and accessory buildings in the district.
Page 131 / 4.7.8A	4. New Construction	The side porch and pool cabana will be compatible in scale, materials, proportions, and details with the overall historic character of the site and district and with garages and accessory buildings in the historic district with exterior materials and finishes that are match the primary building.
Page 131 / 4.7.9	4. New Construction	The side porch and pool cabana will have windows and doors matching the placement, shape, scale, size, materials, pattern, and proportion of windows and doors of the primary building and with garages and accessory buildings in the immediate surroundings.
Page 131 / 4.7.12	4. New Construction	The porch, pool and cabana will not detract from the overall character of the site or district.

