



HDC-23-29

Historic District Certificate of Appropriateness

Status: Active

Submitted On: 11/6/2023

Primary Location

222 VANCE ST

CHAPEL HILL, NC 27516

Owner

STEIN ERIC S

VANCE ST 222 Chapel Hill, NC 27516

Applicant



Yes Solar



919-459-2852



permits@yessolarsolutions.com



202 North Dixon Ave.

Cary, NC 27513

Certificate of Appropriateness Form

Historic District

Cameron-McCauley

Application Type Check all that apply

Minor Work is exterior work that does not involve any substantial alterations, and do not involve additions or removals that could impair the integrity of the property and/or the district as a whole. See Chapel Hill Historic Districts Design Principles & Standards ("Principles & Standards") (p. 9-11) for a list of minor works. Please contact Town Staff to confirm if you believe the project is classified as "minor work."

Historic District Commission Review includes all exterior changes to structures and features other than minor works

Maintenance or Repair Work

☐

Minor Work (Defined by Design Standards)

☐

Historic District Commission Review

☒

COA Amendment

☐

Written Description

Describe clearly and in detail the physical changes you are proposing to make. Identify the materials to be used (siding, windows, trim, roofing, pavements, decking, fencing, light fixtures, etc.), specify their dimensions, and provide names of manufacturers, model numbers, and specifications where applicable. Consider including additional materials to illustrate your project, such as: - Photos and specifications for proposed exterior materials such as siding, trim, roof, foundation materials, windows, etc. - Renderings of the proposed work - Spec sheets

Rooftop Solar PV Addition

Is this application for after-the-fact work?*

No

Is this applicaiton a request for review after a previous denial?*

No

Applicable HDC Design Standards

Page / Standard #

3.9.8

Topic

3. Exterior Changes

Brief Description of the Applicable Aspects of Your Proposal


Rooftop Solar PV Addition to Existing System

Property Owner Information

Property Owner Name

Eric Stein

Property Owner Signature

 Eric Stein
Oct 30, 2023

Orange County North Carolina

57817
222 VANCE ST

JANUARY 1ST OWNER MAILING ADDRESS
STEIN ERIC S, EICHNER MAXINE
222 VANCE ST
CHAPEL HILL NC 27516

Total Assessed Value
\$721,400

KEY INFORMATION

Tax Year	2023		
Parcel ID	9788341702	Township	7 - CHAPEL HILL
Land Size	0.39	Land Units	AC
Rate Code	22		
District Codes	G0 County, G2 Chapel Hill, CH CHSchoolDst.		
Property LUC	Residential- Improved		
Neighborhood	7162 - 7RNSOMVANCE		
Legal Description	P/O 3 & 4 MCCAULEY PK P2/77		
Exempt Type	-		

APPRAISAL DETAILS

Total Land	\$330,000
Ag Credit	-
Land	\$330,000
Building	\$389,400
Yard Items	\$2,000
Market Total	\$721,400
Total Assessed	\$721,400

RESIDENTIAL

BUILDING (1)					
Type	Single Fam	Total Value	\$389,400	Finished Sq Ft	3,543 sf
Style	-	Quality	Grade A-10	Condition	Average
Year Built	1924	Exterior Walls	Frame	Full Bath	4
Roof Cover	Shingle	Half Bath	0	HVAC	Combo H&A
Bedrooms	4	Garage Type	-		
Fireplace Count	2				

MISC IMPROVEMENTS

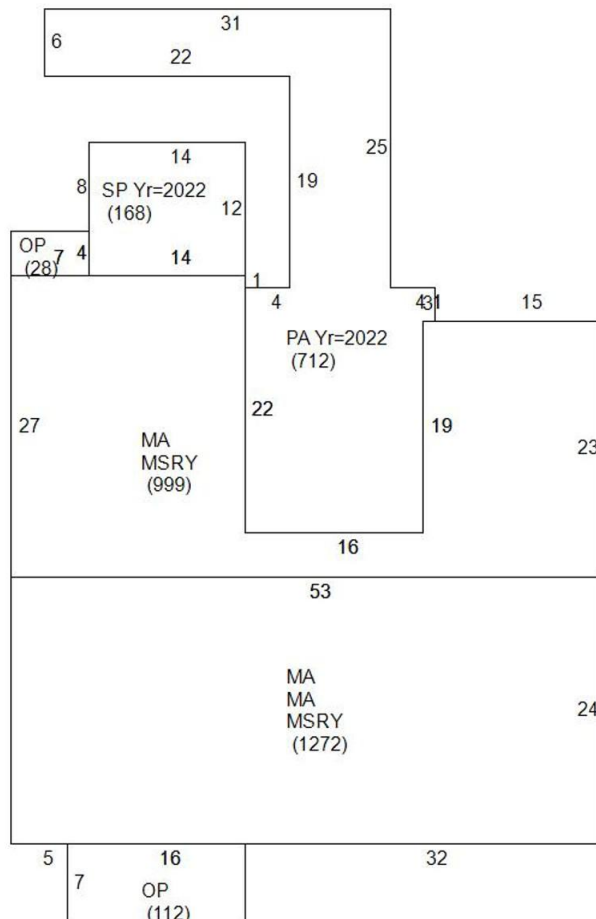
IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT	APPRAISED VALUE
Y030 - STG BLDG	100	1995	\$2,000

SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	INSTRUMENT TYPE	GRANTOR
12/31/2013	\$0	5739	267	-	STEIN
12/31/2013	\$0	5739	259	-	STEIN
01/28/2011	\$0	5104	598	-	STEIN
01/28/2011	\$0	5105	1	-	STEIN
01/28/2011	\$0	5104	596	-	EPTING
07/23/1981	\$47,000	368	317	-	EPTING
04/01/1977	\$4,000	272	511	-	-

LAND

UNIT / SOIL TYPE	DESCRIPTION	USE CODE	ACRES / LOTS	VALUE
LOT	Lot	SITE	1.00	\$330,000



Disclaimer

Orange County Assessor's Office makes every effort to produce the most accurate information possible. **No warranties, expressed or implied, are provided for the data herein, its use or interpretation.**

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 29

West Chapel Hill Historic District
Orange County, NC

136. 218 Vance St. 1925-1932

Two-story frame house with one-story wings. Colonial Revival features include side-gabled roof, eight-over-twelve sashes, and a door surround with sidelights and transom.

137. 222 Vance St. 1915-1925

Large two-story Colonial Revival house with gambrel roof, oversized shed dormer, and grouped, four-over-one sash windows.

137a. 1915-1925 one-story frame shed

138. 224 Vance St. 1949-1960 NC-age

Two-story, brick-veneered house with side-gabled roof, exterior end-chimney and one-story side wings.

South side 200 Block Vance Street

139. 205 Vance St. 1915-1925

Two-story frame four-square house with hipped roof, interior chimneys, four-over-four sash windows and full-length bungalow shed porch.

139a. post 1948 one-story frame garage with pyramidal roof NC-age

140. 209 Vance St. 1925-1932

One-story frame Colonial Revival dwelling with side-gabled roof and pedimented portico, end-chimneys, paired windows and sidelit entry.

140a. 1925-1932 one-story frame front-gabled garden shed

141. 211 Vance St. 1990 NC-age

The newly constructed house replaces a one-story frame house with front-gabled roof, symmetrical facade and exterior chimney. The current house is a tall two-story eclectic Victorian-style structure with a wrap-around porch, projecting front-gable at the second level, a one-story front-gabled projection, and Craftsman-influenced windows.

142. 215 Vance St. pre 1932

One-and-a-half-story frame bungalow with side-gabled roof, oversized shed dormer, full-length shed porch and grouped four-over-one sash windows.

142a. pre-1932 small L-plan secondary frame Craftsman house.

222 Vance Street

HOUSE

1915-1925

NR nomination: Large two-story Colonial Revival house with gambrel roof, oversized shed dormer, and grouped, four-over-one sash windows.

In the 1998 survey, this was deemed a Noncontributing Building.

2015 Survey Update: The house is five bays wide and double-pile with plain weatherboards, four-over-one Craftsman-style wood-sash windows, near-full-width shed-roofed dormers, and an interior brick chimney. The entrance, a fifteen-light French door with five-light sidelights has a two-over-one window to its left (west) and both are sheltered by a shed-roofed porch supported by square columns. A one-story, flat-roofed wing with very deep overhangs extends the full width of the rear elevation with a hip-roofed screened porch at its rear. A second-floor-level shed-roofed addition extends the shed-roofed dormer at the right rear (northeast) and rests atop the flat-roofed wing. A low stone wall with stone piers extends along the sidewalk. County tax records date the house to 1924. The unusual width of this house indicates that the right bay may have been added later, in which case, were the NRHD to be updated, the building would likely be considered noncontributing.

SHED

1915-1925

One-story frame shed was demolished before 2013. In the 1998 survey, this was deemed a Noncontributing Building.

SOURCES: Kaye Graybeal, National Register of Historic Places Nomination:

West Chapel Hill Historic District, Orange County OR1439 (Raleigh, NC: North Carolina State Historic Preservation Office, 1998); Heather Slane and Cheri Szcodronski, 2015 Survey Update (NCSHPO HPOWEB 2.0, accessed 10 Jan. 2020); courtesy of the North Carolina State Historic Preservation Office.

According to Orange County property data as of 2021:

Plot size: 0.22 acres

Building size: 3,661 sq. ft.

Ratio: Building/Plot: 0.215

For link to this information: <https://property.spatalest.com/nc/orange/#/property/9788341702>

For link to 1925-1959 Sanborn maps and map data for this property:

<https://unc.maps.arcgis.com/apps/webappviewer/index.html?id=711a3b4017eb48c0acffc90cf2472f57&level=8¢er=-79.0567,35.90628>

Cite this Page:

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Published on Sep 14, 2020. Last updated on Jun 29, 2021.







ERIC STEIN

222 Vance St

Chapel Hill, NC 27516

Cameron-McCauley Historical District

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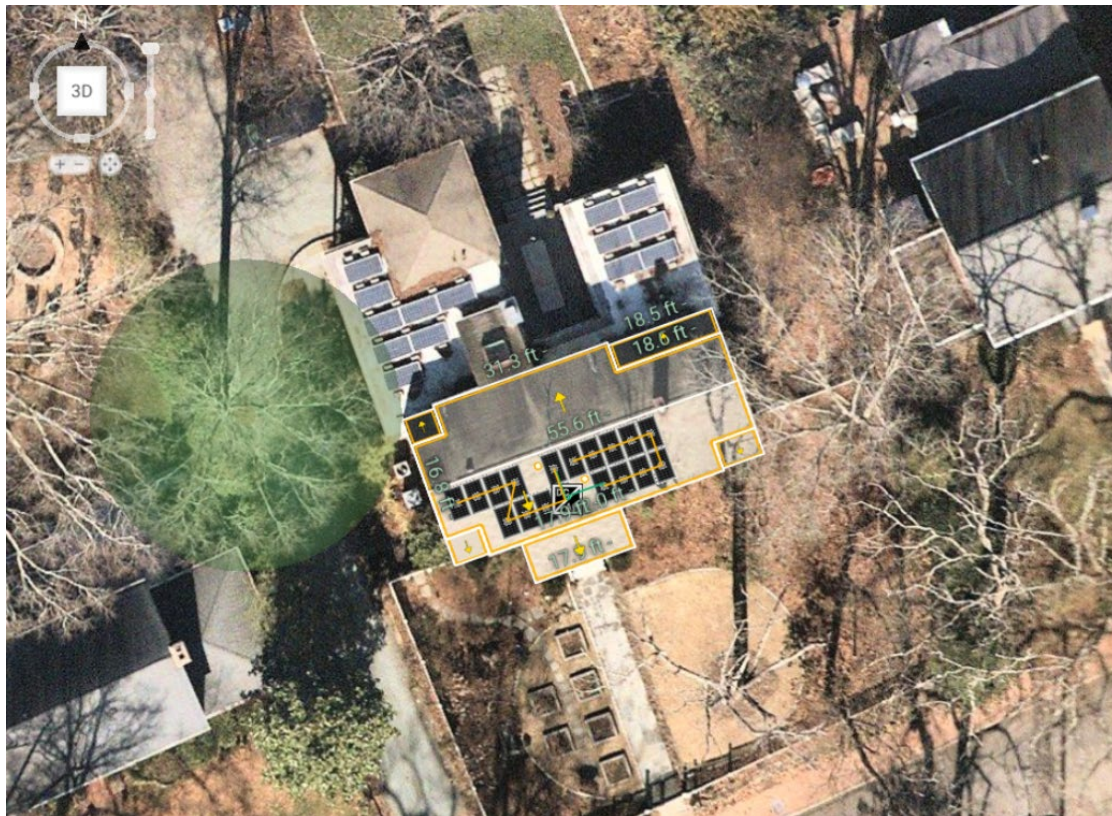












NOTE PREVIOUS SOLAR ON FLAT PORTION OF BACK ROOF

Add Applicable Design Standards

Page/Standard #

3.9.8

Topic: Sustainability and Energy Efficiency: Standards

The PV System to be installed at **222 Vance Street** has low-profile solar panels black on black. They are flush-mounted. There are existing arrays that are mounted on the flat surfaces located on the back portion of the home. The panels do not extend above ridges or alter the roof's form. Conduit coming from the roof will not be visible from the front of the house. There will be a small amount of electrical conduit around the service equipment located on the sides of the home. These panels will not damage the homes structure and we will provide a structural engineer letter with an engineers stamp hat will be included within the planset of the permit upon permitting the project.

Amy Hunter

Yes Solar Solutions

Project Manager

919-459-2852

ahunter@yessolarsolutions.com

Stein RESIDENCE

Eric Stein

222 Vance Street
Chapel Hill, NC 27516

ericsearsstein@gmail.com

919-417-5517

7.29 kW PV Only SolarEdge System
18 Q.Cell 405W Panels & SolarEdge 6kW Inverter

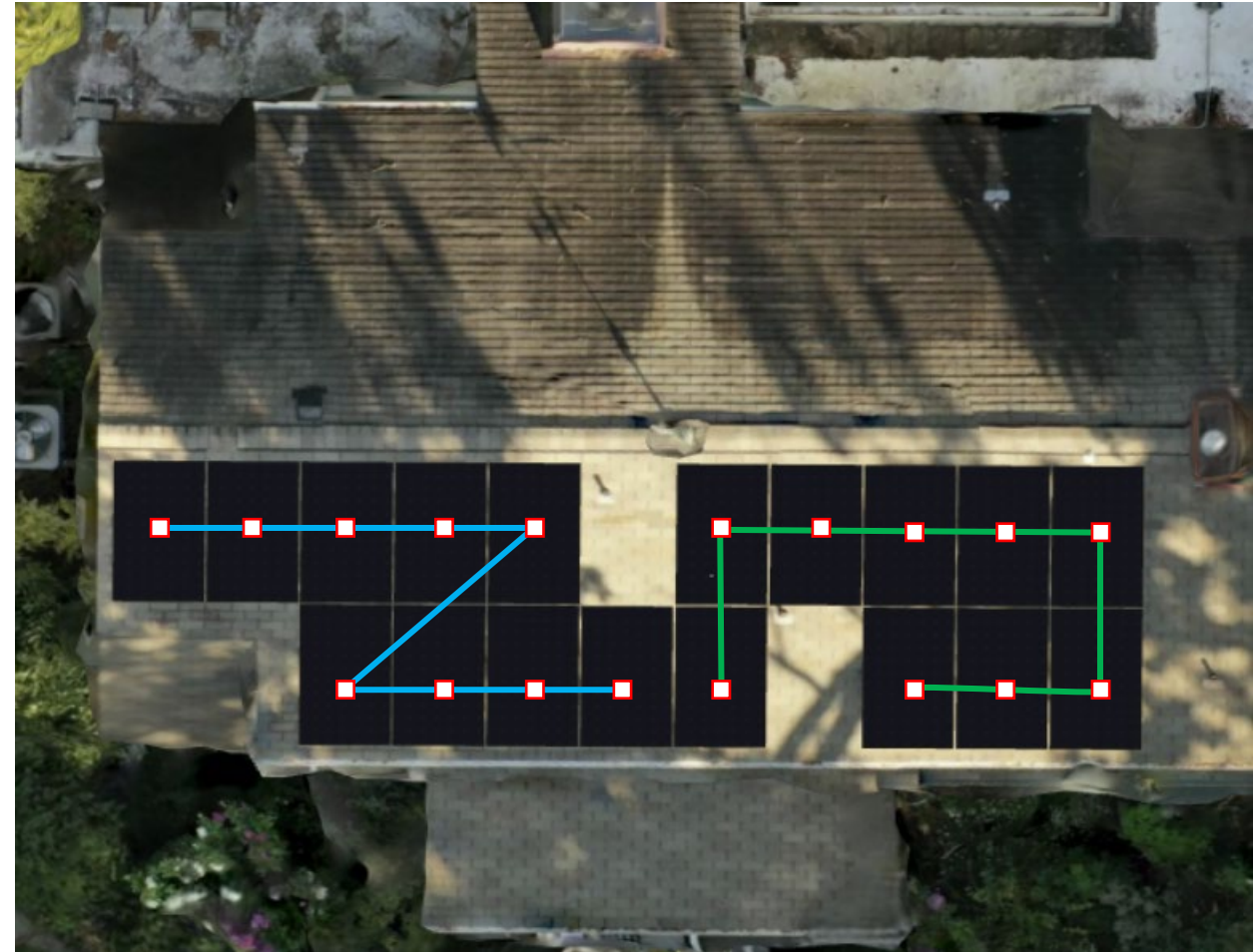
Critter Guards - YES
Consumption Monitoring - NO



Layout



Layout



Module: 405W Q.Cell Q.Peak Duo G10+
Optimizer: SolarEdge S440

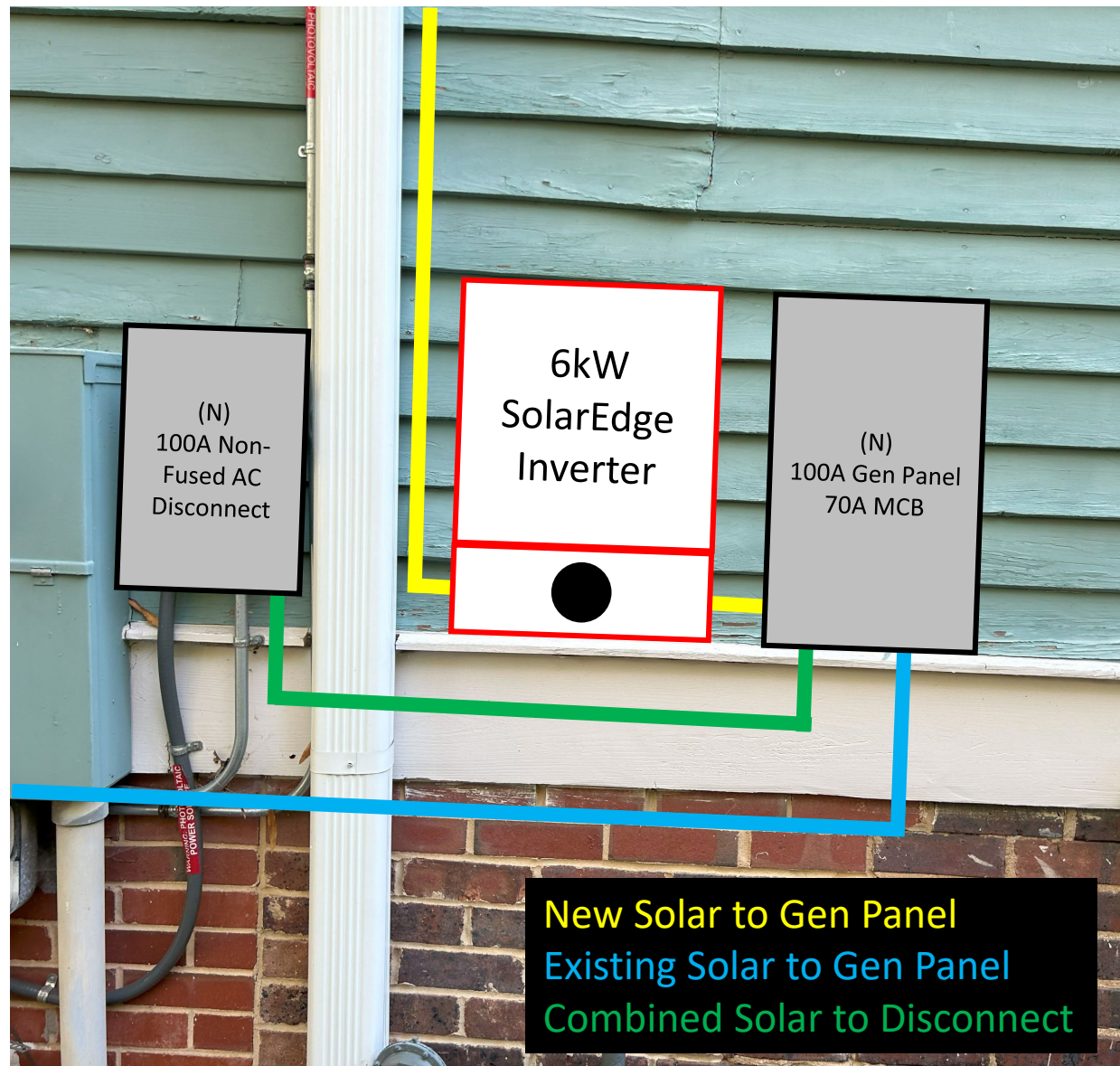
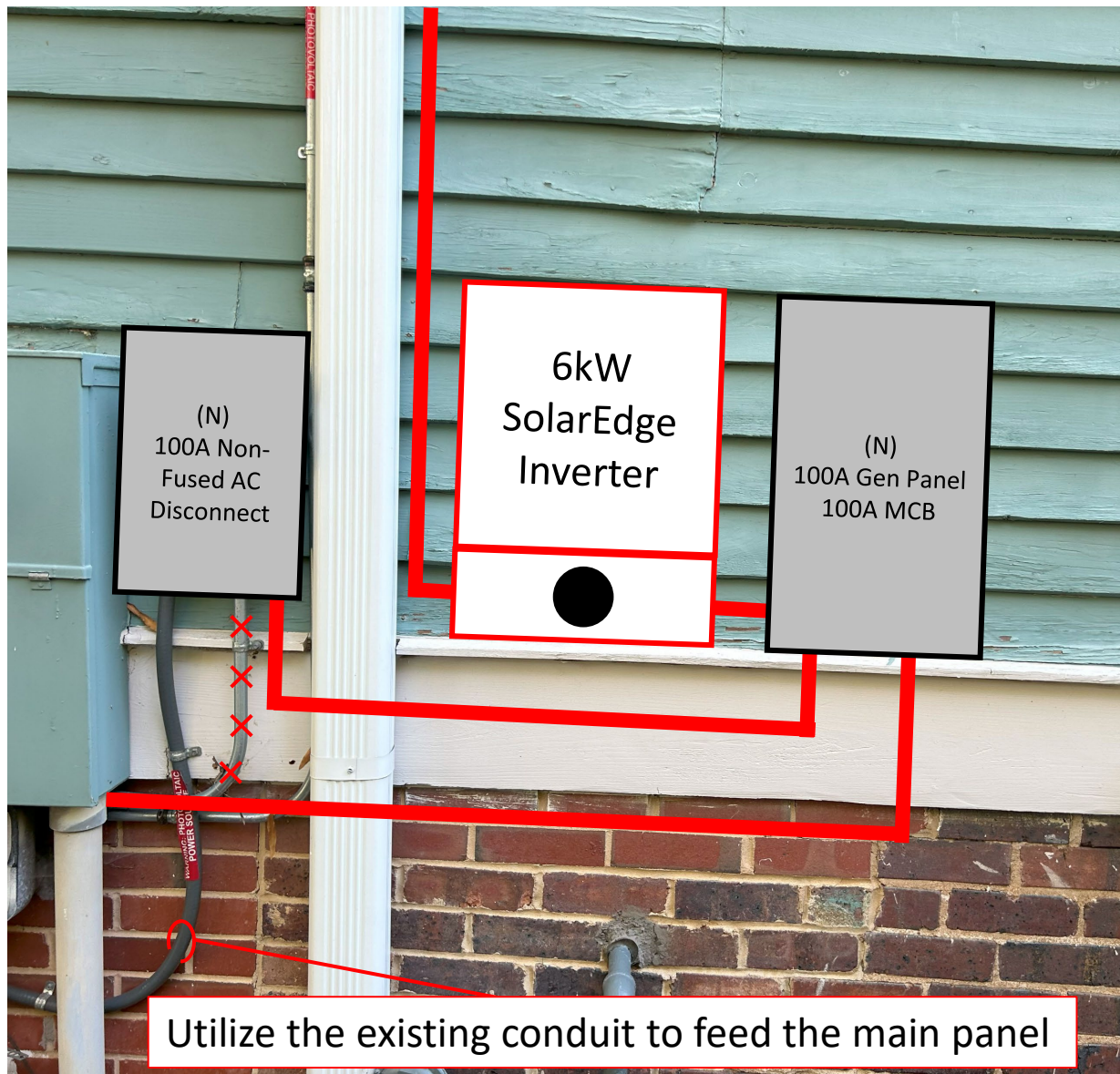
String 1: 9 Modules & 9 Optimizers
String 2: 9 Modules & 9 Optimizers

Layout

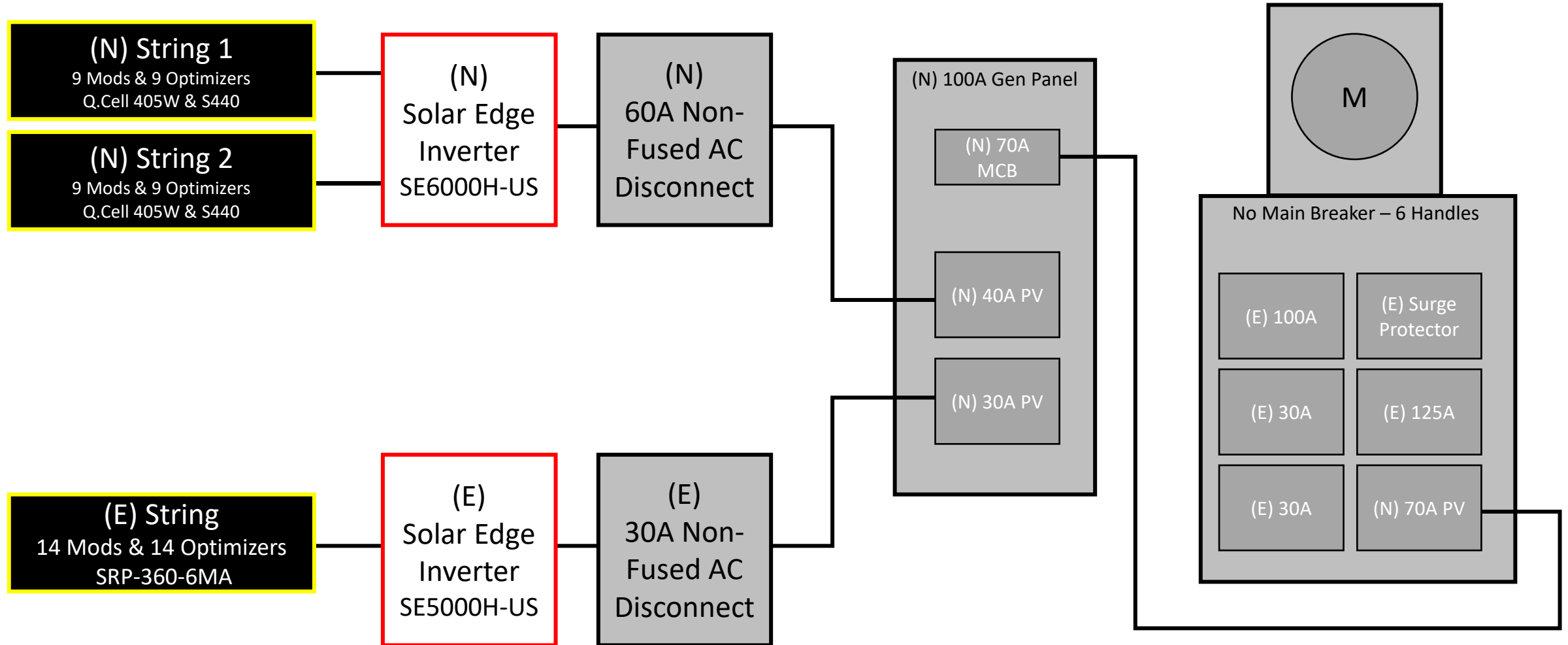


Electrical

Going to take the existing system and feed it into a new Gen Panel. Then we will feed the gen panel into a new combined AC Disco. Will need to remove the existing 30A AC Disco (Behind the 100A Dico in the photo).

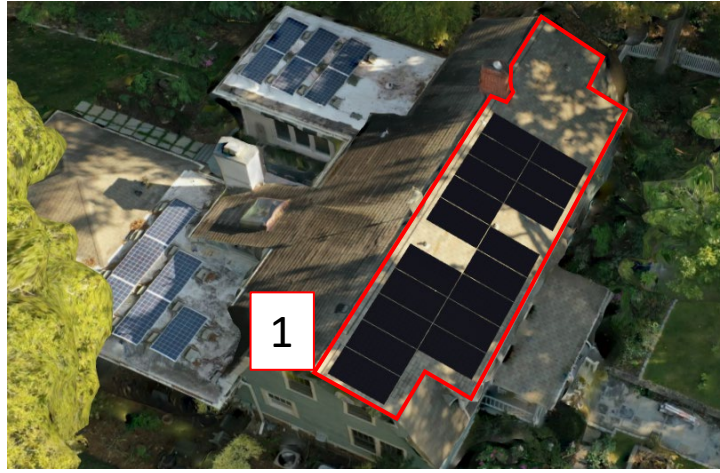


Electrical



Structural

- Roof Type
 - Composite Shingle
- Pitches
 - Roof 1: 19°
- Azimuths
 - Roof 1: 158°
- 2x6 Rafter
- 16" O.C.



HOMES IN NEIGHBORHOOD WITH SOLAR VISIBLE FROM THE FRONT OF HOME

215 Friendly Lane



6 Briarbridge Lane

