

August 8, 2023

Chapel Hill Historic District Commission

Dana Szalontai

Application for Certificate Of Appropriateness: 208 Hillsborough St.

Orange County Property Identifier Number 9788-58-1761

SUMMARY:

Avery Russell, the owner, requests a COA to convert the existing screened porch into a three seasons room by installing siding and windows. A new porch roof will be constructed above the door on the east (rear) elevation above a new door. Stained glass windows are proposed for the south side.

Discussion:

The house is listed as a contributing building in the Chapel Hill National Register Historic District Boundary Increase. The National Register sheet also notes that the side porch and rear porch enclosure were added after 2002.

The proposed windows and siding for the three-seasons room will match the existing house. Stained glass is also proposed for two windows on the south (side) elevation perpendicular to the street.

Facing East to the Facade of 208 Hillsborough St.



Northwest corner on
Hillsborough St.



Southwest corner on
Hillsborough St.

Facing West to Rear towards Hillsborough St.



Northeast corner of house and driveway showing rear porch enclosure and shed roof added 2002.



Southeast corner revealing subject porch.



A four-foot shed roof awning will protect the doorway and staircase but not be seen from the street.

Proposed Changes

We will be using the current cement block foundation and building a three-seasons room. The foundation is original and the current porch was built in 2002. We will leave the current CMU foundation block wall with brick veneer unchanged..

On the street side (west), we will be adding two windows that meet the dimensions and style of those on the home (#20).

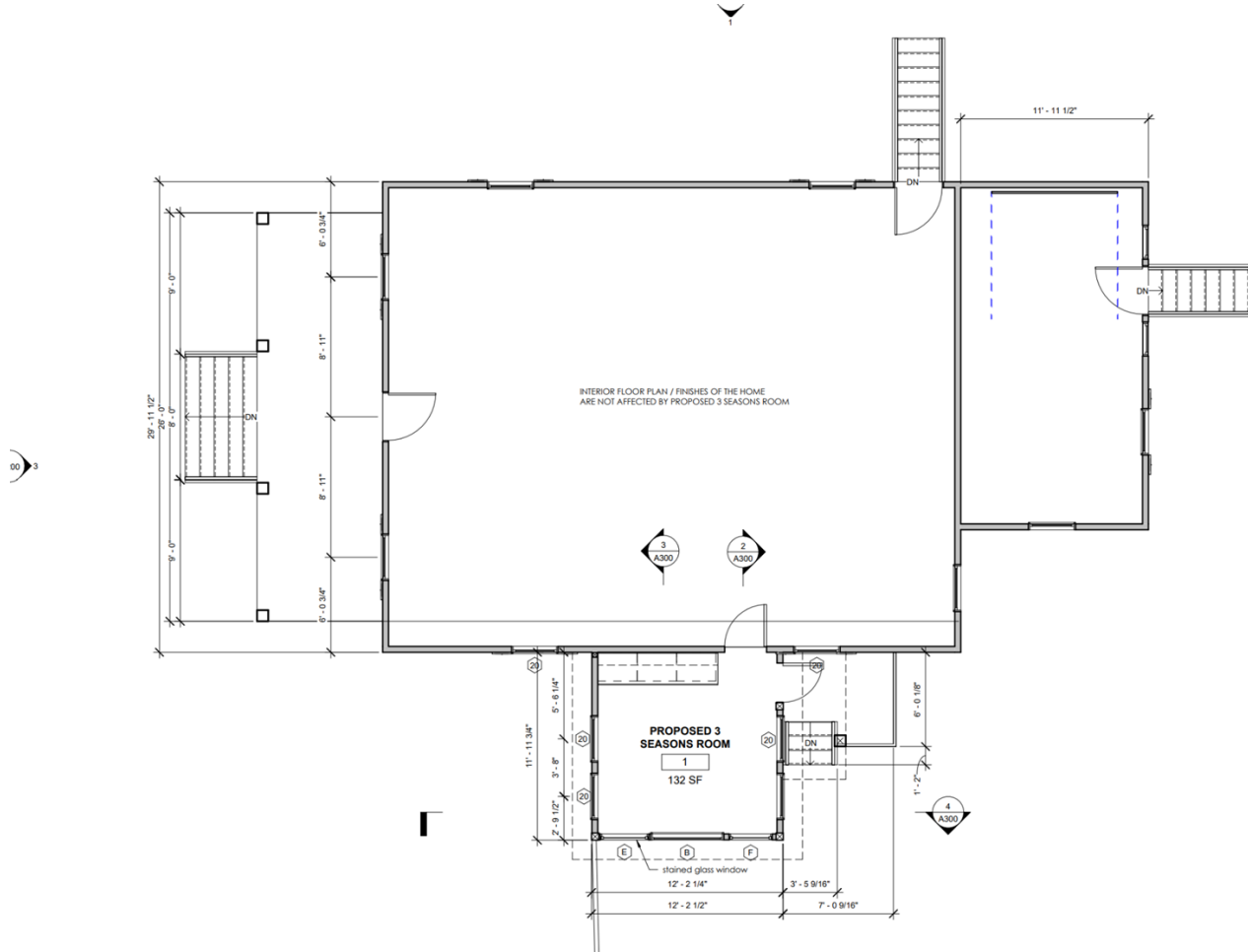
On the south (perpendicular to street) side, there will be three windows slightly viewable from the street. Two of the windows stained glass windows will be protected by a single-paned sealed weatherproof window. The third (middle) window is a simple horizontal window with twelve panes.

The current top triangular windows will be changed to glass.

Painted solid wood siding and trim will fill out the exterior wall that matches the original house. We will not remove or change the roofing, eaves, or soffits except in the rear of the porch we will add a 4-foot shed roof that will extend down the stairs. All proposed materials were found at Home Depot and Fitch Lumber.

[illegible]

Site Plan



Historical Consistency: Foundation and Footprint

4.8.6. Design additions so that their size, scale, and form are compatible with the existing building and do not visually overpower the building on this or adjacent sites.

THE BUILDING WILL NOT BE ANY BIGGER OR SMALLER THAN IT ALREADY IS. ALL SQUARE FOOTAGE IS ALREADY ACCOUNTED FOR. THE OPEN PATIO WILL BECOME AN ENCLOSED STRUCTURE.

Historical Consistency: Foundation and Footprint

4.8.7c. Differentiate the addition from the wall plane of the existing building and preserve existing corner boards and trim by stepping back the wall plane of the addition and/or utilizing a hyphen or other small-scale transitional element to connect the addition to the existing building.

NOT RELEVANT AS STRUCTURE'S FOUNDATION TO BE REUSED (THERE IS NO HYPHEN OR CHANGE IN THIS WAY).

Historical Consistency: Foundation and Footprint

4.8.7. Design additions to be compatible with, but discernible from and secondary to, the existing building in their location, size, scale, and building and roof form. a. Limit the size and scale of additions to minimize their visual impact and maintain private open spaces on the site. b. Match the foundation height, style, and materials of an addition to the existing building.

ORIGINAL PORCH CONCRETE FOUNDATION. BRICK VENEER WILL BE MAINTAINED.

Historical Consistency: Roofline

4.8.7d. Do not alter or raise the roof ridge of existing buildings in order to accommodate additions.

NO CHANGES WILL BE MADE TO THE ROOFLINE. THERE IS ALREADY A NEW ROOF THERE THAT WE WILL KEEP.

A 4-FOOT SHED ROOF AWNING WILL BE ADDED TO REAR VIEW BELOW CURRENT ROOFLINE TO KEEP STAIRCASE DRY/SAFE. IT WILL ONLY BE VISIBLE FROM THE REAR OF THE HOUSE.

Proposed Rear Elevation



Added shed roof extends four feet from porch below roofline and ending four feet from left corner.

Historical Consistency: Materials

3.3.1. Retain and preserve exterior wood and masonry walls.

3.3.8. Do not remove or conceal historic exterior wall materials.

CURRENT FOUNDATION VENEER WILL BE MAINTAINED. ALL WOOD SIDING AND TRIM WILL BE REPLACED IN KIND. ALL REPLACEMENTS OF EXTERIOR MATERIALS WILL BE FROM THE 2002 ADDITION ONLY.

4.8.1. Introduce compatible new additions, as needed, in ways that do not compromise the historic character of the site or district.

BEVELED CEDAR SIDING AND FIBERGLASS MATCHING WOOD FRAME
SUBSTITUTE DOUBLE-HUNG SASH WINDOWS THAT WILL BE PAINTED AND
TRIMMED TO MATCH THE REST OF THE HOUSE.

Historical Consistency: Windows “#20”

4.8.10. Design additions and their features with materials that are compatible with, but discernible from and secondary to, the existing building and historic buildings within the immediate surroundings when the features and materials are important in defining the overall historic character of the district. a. Select exterior materials and finishes that are compatible with the original building in terms of scale, dimension, pattern, detail, finish, texture, and color.

PLEASE SEE FITCH WINDOWS ATTACHMENT AND MATERIALS LIST.
EXTERIOR WINDOW TRIM IS SIMPLE 1 X 5.5” TRIM.

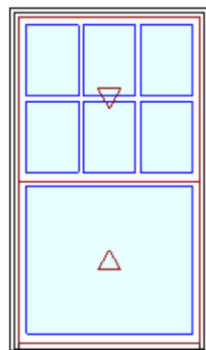
Current “#20” 6 Paned Upper, 1 Below: Double Hung Sash Windows

36” X 60”



Proposed “#20” Replacement Windows

MARVIN 



As Viewed From The Exterior

Entered As: CN

MO 36" X 60"

CN 3660

FS 35 1/2" X 59 3/4"

RO 36 1/2" X 60 1/4"

Egress Information

Width: 32 3/8" Height: 25 49/64"

Net Clear Opening: 5.79 SqFt

Performance Information

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.28

Visible Light Transmittance: 0.48

Condensation Resistance: 56

CPD Number: MAR-N-272-01534-00001

ENERGY STAR: NC

Performance Grade

Licensee #783

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG40 1054X1924 mm (42X76.8 in)

Stone White Exterior

White Interior

Elevate Double Hung

CN 3660

Rough Opening 36 1/2" X 60

Top Sash

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter a

7/8" SDL - With Spacer

Rectangular - Standard

Stone White Ext - Whit

Divided Lite Options are incor

the correct Divided Lite Type:

Bottom Sash

Stone White Exterior

White Interior

IG - 1 Lite

Tempered Low E2 w

Stainless Perimeter B

White Weather Strip Pack

White Sash Lock

Exterior Aluminum Screen

Stone White Surround

Bright View Mesh

4 9/16" Jamb

Nailing Fin

***Note: Divided lite cut align

OMS drawing. Please consult

***Note: Unit Availability an

Front Elevation



Historical Consistency: Stained Glass Windows

3.3.7. Locate new exterior wall features, such as windows, doors, chimneys, bays, and communication or mechanical equipment, on exterior walls that are not visible from the street or in locations that do not compromise the architectural integrity of the building

THESE WINDOWS FACE SOUTH TO THE NEIGHBOR AT 206 HILLSBOROUGH ST. THEY ARE ONLY SLIGHTLY VIEWABLE FROM THE SOUTHWEST—A VIEW WHICH ALSO INCLUDES THE NEW WINDOWS ON THE SECOND FLOOR ADDITION IN THE BACK.

4.8.1. Introduce compatible new additions, as needed, in ways that do not compromise the historic character of the site or district.

THE NEIGHBOR AT 206 HILLSBOROUGH STREET ALREADY HAS TWO (2) STAINED GLASS WINDOWS INSTALLED.

206 Hillsborough St. PIN 9788-58-1683 (neighbor's facing) Stained Glass

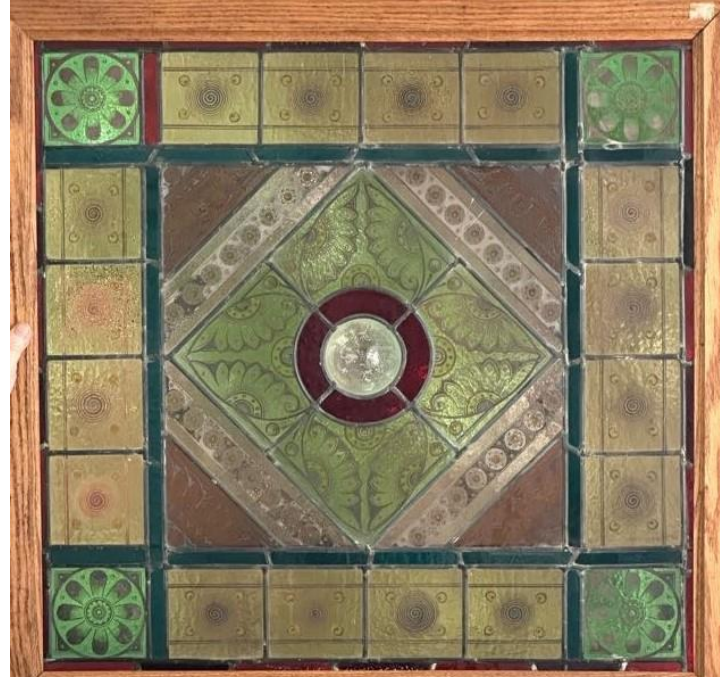
The neighbor has a square stained glass window visible on the second floor, and a five-pane glass window visible on the first floor that face north and directly at the proposed porch and at 208 Hillsborough.



Proposed Stained Glass for South Facing Wall

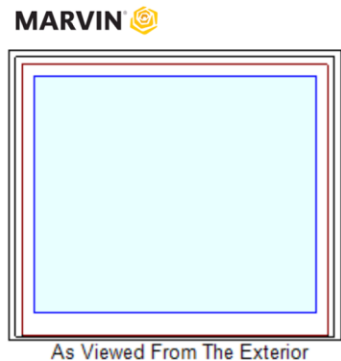


Window "E" is 37' x 31"



Window "F" is "29" x 29"

Proposed Window to House Stained Glass “E”



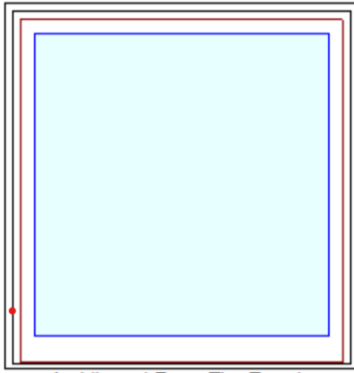
As Viewed From The Exterior

Entered As: FS
MO 39 5/16" X 33 5/16"
FS 38 13/16" X 33 1/16"
RO 39 13/16" X 33 9/16"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.33
Visible Light Transmittance: 0.57
Condensation Resistance: 59
CPD Number: MAR-N-273-02256-00001
ENERGY STAR: N, NC
Performance Grade
Licensee #793
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1562X1924 mm (62X76.8 in)
LC-PG40 DP +40/-40

Stone White Exterior
White Interior
Elevate Double Hung Picture
Frame Size 38 13/16" X 33 1/16"
Rough Opening 39 13/16" X 33 9/16"
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
4 9/16" Jamb
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Proposed Window to House Stained Glass “F”

MARVIN 



As Viewed From The Exterior

Entered As: FS

MO 35 5/16" X 35 5/16"

FS 34 13/16" X 35 1/16"

RO 35 13/16" X 35 9/16"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.27

Solar Heat Gain Coefficient: 0.33

Visible Light Transmittance: 0.57

Condensation Resistance: 59

CPD Number: MAR-N-273-02256-00001

ENERGY STAR: N, NC

Performance Grade

Licensee #793

AAMA/WDMA/CSA/101/ I.S.2/A440-08

Stone White Exterior

White Interior,

Elevate Double Hung Picture,

Frame Size 34 13/16" X 35 1/16"

Rough Opening 35 13/16" X 35 9/16"

Stone White Exterior

White Interior

IG - 1 Lite

Low E2 w/Argon

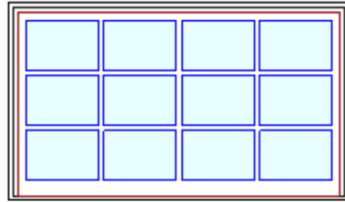
Stainless Perimeter Bar

4 9/16" Jambs

Nailing Fin

***Note: Unit Availability and Price is Subject to Change

Center "B" Window on South Side Between Stained Glass



As Viewed From The Exterior

Entered As: FS

MO 57 1/2" X 32 1/4"

FS 57" X 32"

RO 58" X 32 1/2"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.27

Solar Heat Gain Coefficient: 0.3

Visible Light Transmittance: 0.51

Condensation Resistance: 59

CPD Number: MAR-N-273-02316-00001

ENERGY STAR: N, NC

Performance Grade

Licensee #793

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG40 1562X1924 mm (62X76.8 in)

LC-PG40 DP +40/-40

FL6535

Ultrax Fiberglass: AAMA 624

Rectangular - Special Cut 4W3H

Stone White Ext - White Int

4 9/16" Jamb

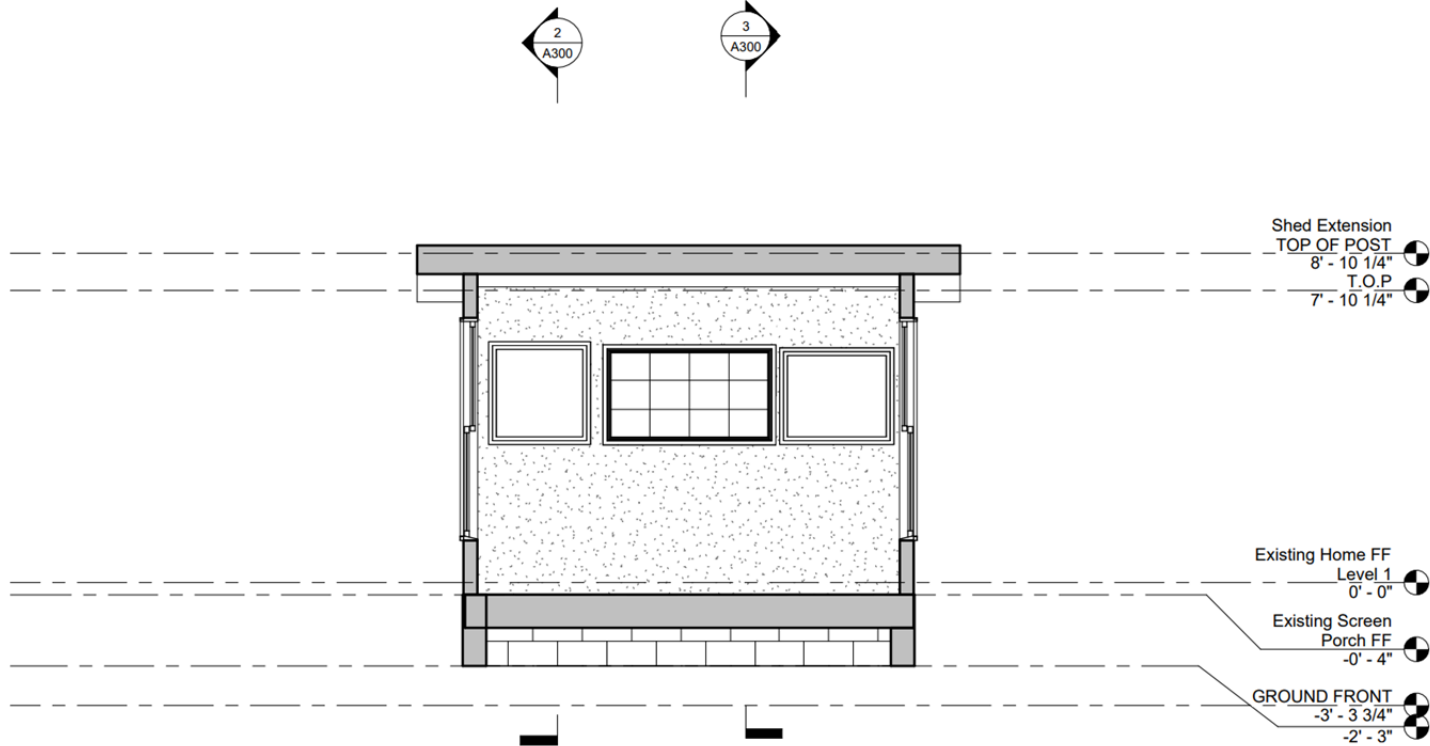
Nailing Fin

***Note: Divided lite cut alignment may not be accurately represent

OMS drawing. Please consult your local representative for exact sp

***Note: Unit Availability and Price is Subject to Change

Proposed Side (South) Elevation



List of Corrections from Staff Document

- 1) Both the front facing side of the porch and rear will have two standard “#20” windows.
- 1) The rear steps are made of wood.

Application Change—updated trim material: Home Depot

Model # 662368: 1 inch by 8 inch Southern Yellow Pine



National Historic Registry description

208 Hillsborough – House – c. 1910, c. 2005 C – Building This two-story, front-gabled Colonial Revival-style house is three bays wide and triple-pile with plain weatherboards, a wide cornice with partial cornice returns, deep eaves, and two interior brick chimneys. The house has six-over-one wood-sash windows and a single one-over-one window in the front gable. The entrance, centered on the façade, is sheltered by a near-full-width, hip-roofed porch supported by tapered square columns with a sawnwork railing. A shed-roofed screened porch on the right (south) elevation, constructed after 2002, is supported by square posts and a sleeping porch at the right rear (southeast) corner of the second floor has four-light casement windows. An entrance on the left (north) elevation is sheltered by a shed roof on braces and accessed by a brick stair. Just beyond the stair is a shed-roofed carport on square posts. There is a full-width, one-story, shed-roofed wing at the rear, the north end of which was likely an inset porch, but has been enclosed with fixed and double-hung windows. A low stone wall extends across the front of the property and the driveway. County tax records date the building to 1910 and the house appears on the 1915 Sanborn map, the first to cover this part of Hillsborough Street. The side porch was added after 2002 and the rear porch may have been enclosed at this time.