



QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

Chapel Hill Historic District Certificate of Appropriateness Application	Project:	19-134
	Permit:	
Project Description: Construct a second floor room that replaces a leaking flat roof (temporarily covered) that serves as a second story walk out balcony. Existing building footprint will be unaltered and existing structure will be utilized for support of new second floor room. Roof will be expanded to cover new room and is designed to match existing pitch and tin material. Exterior siding will match existing.	STAFF REVIEW	
	<input checked="" type="checkbox"/> Application complete and accepted	
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
	BY: Anya Grahn, DATE: 11.20.19	
Instructions: Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred) Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date. Note: Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not complete will be returned with a notation of deficiencies.		

A: Property Information			
Property Address: 206 Spring Lane		Parcel ID Number: 9788483428.001	
Property Owner(s): Brent Blunden & Phoebe Dee		Email: brentblunden@gmail.com	
BRENT BLUNDEN & PHOEBE DEE		pdee72@gmail.com	
Property Owner Address: 206 Spring Lane			
City: CHAPEL HILL	State: NC	Zip: 27514	Phone: 919.593.2085 919.357.2344
Historic District: <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul			Zoning District: R-3
B: Applicant Information			



QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

Applicant: Brent Blunden & Phoebe Dee		Role (owner, architect, other):	OWNER
Address (if different from above):			
City:	State:	Zip:	
Email:		Phone:	

C. Application Type (check all boxes that apply)

☐ Minor Work Exterior works that do 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 [Design Guidelines](#) (p. 69) for a list of minor works.

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

☐ Site-work only (walkways, fencing, walls, etc.)

☐ After-the-fact application (for unauthorized work already performed).

☐ Restoration or alteration

☐ Demolition or moving of a site feature.

☒ New construction or additions

☐ Request for review of new application after previous denial

☐ Sign

D. Basic information about size, scale, and lot placement.

Provide measurements in feet and square feet where applicable. Where possible, please provide accurate measurements from a licensed surveyor, architect, engineer, etc. If exact measurements are not available, please provide estimated information. Current estimated information about lots and buildings can be found on the [Orange County Real Estate Data](#) website. Information about lot placement can be found on the [Chapel Hill](#) and [Orange County Interactive GIS](#) portals.

Zoning District:	Minimum setbacks			Maximum heights			Lot size
	Street	Interior	Solar	Primary	Secondary		
Required by zoning	24	8	11	29	60		
Proposed							
	Existing	Change +/-	Total	Total Floor Area Ratio			



QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

Floor Area (main structure)				Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)						Existing	Proposed
Impervious Surface Area (ISA)							
New Land Disturbance							

E: Applicable Design Guidelines

The Town's [Design Guidelines for the Chapel Hill Historic Districts](#) are integral to the application and review process. These guidelines supplement the required review criteria for Certificate of Appropriateness applications (provided in [Section 3.6.2\(e\)\(4\)](#) of the Land Use Management Ordinance) by providing detailed, practical considerations for how to make changes to properties while preserving the special character of their Historic District context. Please review the Design Guidelines and consider their applicability to your proposed project. (Attach additional sheets, as necessary.)

Section/Page	Topic	Brief description of the applicable aspect of your proposal
		NA
		This is a Non-Contributing Structure. Change is consistent with current house features, RE materials and colors, etc...
		The change is being made to eliminate a problematic flat roof which has had issues for us since our purchase in 2010

F. Checklist of Application Materials

Attach the required elements in the order indicated.	ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
	YES	N/A	YES	N/A	NO
1. Written description of physical changes proposed. Describe clearly and in detail the physical changes you are proposing to make. Identify the materials to be	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



QUESTIONS?
Call or email us!

**Town of Chapel Hill
Planning Department**

919-969-5040

planning@townofchapelhill.org

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.					
2. History, context, and character information. Please include a summary of what information you have relied on to understand the relevant character and history of the district and subject property—and briefly summarize that information. At a minimum, include: <ul style="list-style-type: none"> <input type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. <input type="checkbox"/> The entry of your property on the most recent inventory of historic resources in the relevant National Register for Historic Places filing, available via the NC State Historic Preservation Office website: for McCauley-Cameron see West Chapel Hill, for Franklin-Rosemary see Chapel Hill Historic District, for Gimghoul see Gimghoul. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Justification of appropriateness. Attach an annotated statement explaining how the proposed change(s) meets the following standards of appropriateness that the Commission considers in making findings of fact indicating the extent to which the application is or is not congruous with the historic aspects of the historic district. If a standard is not applicable, type "not applicable". <ul style="list-style-type: none"> A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings. B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings. C. Exterior construction materials, including texture and pattern. D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials. E. Roof shapes, forms, and materials. F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration. G. General form and proportions of buildings and structures. H. Appurtenant fixtures and other features such as lighting. I. Structural conditions and soundness. J. Architectural scale. 	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed or the digital equivalent. Maximum 2 images per page.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.) <ul style="list-style-type: none"> <input type="checkbox"/> Site plans must show the relationships between, and dimensions of, existing and proposed buildings, additions, sidewalks, walls, fences, driveways, and/or other structures on the property, as well as property lines and applicable zoning setbacks. 	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department

919-969-5040

planning@townofchapelhill.org

<p>Include both written and drawn scales and show accurate measurements. You may also use a copy of a survey with surveyor's seal deleted. Revise the copy as needed to show existing conditions and your proposed work.</p> <p>Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.</p>					
<p>6. Elevation Drawings showing existing structural facades and proposed changes. Drawings should be submitted as 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. All details should be reasonably legible. Photographs are okay for facades with no changes.</p> <p><input type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides.</p> <p><input type="checkbox"/> Include scale bar, written scale, and label major dimensions (including width of structures and heights from finished grade to fascia/eaves and heights to top of roofs).</p> <p><input type="checkbox"/> Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. Information about context (required for all construction of new structures, proposed impervious surfaces greater than 1500 SF, additions greater than 150 SF, and/or proposed land disturbance greater than 5000 SF.) Detailed information about lots and structures can be found on the Orange County Real Estate Data website; information about lot placement can be found on the Chapel Hill and Orange County GIS portals.</p> <p>For each of the nearest adjacent and opposite properties, provide:</p> <p><input type="checkbox"/> The height of each building (if an estimate, indicate that).</p> <p><input type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient).</p> <p><input type="checkbox"/> The size of each lot (net land area in square feet).</p> <p><input type="checkbox"/> The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from Orange County Real Estate Data; indicate any corrections for accuracy you believe necessary and your basis for doing so.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed).</p> <p><input type="checkbox"/> Provide a written description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property.</p> <p><input type="checkbox"/> Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons and/or families associated with the property. Provide current exterior photographs of the property (4" x 6" as printed or the digital equivalent). If information is unknown, please provide a summary of sources consulted.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

<p>If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer.</p> <p>As necessary, attach a statement explaining how a delay in demolition would cause the property owner to suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay.</p> <p>Provide any records about the structure to be demolished.</p>					
9. Mailing notification fee per <u>Planning & Sustainability Fee Schedule</u> . For a list of addresses, please refer to the Town's <u>Development Notification Tool</u> .	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Certificate of Appropriateness fee per <u>Planning & Sustainability Fee Schedule</u>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

G: Applicant signature

I hereby certify that I am authorized to submit this application; that all information is correct to the best of my knowledge,



QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

and all work will comply with the State Building Code and all other applicable State and local laws, ordinances, and regulations.

I acknowledge and agree that the Historic District Commission members, Town employees, and Town agents may enter, solely in performance of their official duties and only at reasonable times, upon the applicant's property for examination or survey thereof pursuant to North Carolina General Statute 160A-400.8. However, no member, employee, or agent of the Historic District Commission may enter any private building or structure without the express consent of the owner or occupant thereof.

I understand and agree that an approved Certificate of Appropriateness is valid only for the particular application, plans, specifications and related project details presented to, and approved by, the Historic District Commission. If any of the data contained in this application, any plans or any specifications presented to the Commission are changed or altered for any reason, including, but not limited to, changes or alternations deemed practically necessary during construction, required due to subsequent Town reviews, or otherwise, a new hearing before the Historic District may be required. By signing below, the applicant agrees to notify the Development Services Center of any changes or alternations in the data contained in this application, the approved plans or the approved specifications related to the project that is the subject of this application.

Hearings on Certificate of Appropriateness applications before the Commission are quasi-judicial proceedings. Therefore, Historic District Commission members are not permitted to discuss a pending application with the applicant or other party. By signing below, the applicant agrees to refrain from speaking with or contacting any member of the Historic District Commission about an application outside of the formal evidentiary hearing on the application.

BRENT BLUNDEN						Nov 18, 2019		
Applicant (printed name)			Signature			Date		
Property Owner			Signature			Date		
(if different from above)								



QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

Certificate of Appropriateness Supplemental Requirements

***In addition to Residential Zoning OR Administrative Zoning Compliance Permit Requirements**

Certificate of Appropriateness applications are subject to review and approval by the Historic District Commission as well as by Town staff. For assistance with this application, please contact the Chapel Hill Planning Department.

Please submit *all* materials listed on this sheet. The Historic District Commission meets on the second Tuesday of each month at 6:30 pm. For confirmation of a meeting date and the placement of your request on the agenda, please call the Planning Department. **Applications are due one month in advance of meeting.**

Application Process:

1. Historic District Commission Review of Certificate of Appropriateness (COA) Supplemental materials
2. Staff review of Residential / Administrative Zoning Compliance Permit (ZCP) materials

****COA (step 1) and ZCP (step 2) materials may be submitted simultaneously or separately.**

Required Application Materials

(In addition to Residential Zoning Compliance Permit or Administrative Zoning Compliance Permit Requirements)

An Electronic copy of each document is required in addition to paper copies.

Provide a single set of the following materials:

<input checked="" type="checkbox"/>	1. Application Form. Either <u>Residential Zoning Compliance</u> or <u>Administrative Zoning Compliance</u> .
<input checked="" type="checkbox"/>	2. Recorded plat or deed verifying property's current ownership
<input type="checkbox"/> n/a	3. Recorded plat of easements, right-of-way, and dedications, if applicable
<input checked="" type="checkbox"/>	4. <u>Mailing List of Property Owners</u> , applicable within 100 feet of property boundaries The Town will prepare a formal notice to be mailed to surrounding property owners about the application. You may find it helpful to discuss the proposed changes with your neighbors in person so you can address their concerns both in your planning and presentation.
<input checked="" type="checkbox"/>	5. Mailing notification fee. The fee per address can be found on the <u>Planning Department's Fee Schedule</u> .
<input checked="" type="checkbox"/>	6. Certificate of Appropriateness fee per <u>Planning Department's Fee Schedule</u>
<input checked="" type="checkbox"/>	7. Reduced Site Plan Set (reduced to 8.5" x 11")
<input checked="" type="checkbox"/>	8. Building Elevations (label building height from top of roof to finished grade line)
<input type="checkbox"/>	9. Floor Plan, only if accessory apartment, duplex, or commercial application.



QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org



(Continued)



10. Written Description

Describe all proposed changes to the property, list all materials to be used, and address the criteria (listed below) that the Commission uses to determine appropriateness. Presenting your proposal with these criteria in mind will provide a clear basis for the Commission's deliberations.

- The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
- The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite buildings;
- The exterior construction materials, including textures and patterns;
- The architectural detailing such as lintels, cornices, brick bond, and foundation materials;
- The roof shape, form, and materials;
- The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors);
- The general form and proportion of the buildings;
- The accessory fixture and other features (including lighting fixtures, hardware, awnings, etc.);
- The architectural scale in relation to existing structures and surrounding buildings; and
- Structural conditions and soundness.

Provide photographs of existing property and elevation drawings of the proposed changes. Depict changes in as much detail as possible, paying special attention to those features which the Commission uses to determine appropriateness. This section of the application allows the Commission to see the current state of the property, to visualize the proposed changes, and to assess the impact. The visual description must include dimensions. For new buildings and major additions, the visual description must include the interior floor plan.

n/a

11. Information Regarding Surrounding Properties

For new construction or large projects, the applicant is required to provide information on:

- The height of the nearest adjacent and opposite buildings;
- The setback and placement of the nearest adjacent and opposite buildings;
- The scale of the nearest adjacent and opposite buildings, including percentage of lot coverage.

n/a

12. Demolition Information (if applicable)

Provide a description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property. Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons, and/or families associate with the property.

F.1 Written description of physical changes proposed

This project introduces new conditioned second story space to replace an existing flat roof-top deck. The existing roof-top deck has a history of leaking into the kitchen and dining space below. Hence, enclosing the space seems to be the sensible long term solution.

A new hip roof will be added to provide new covered space in the SW quadrant of the second story. The new hip roof will adjoin an existing hip roof located on the NW quadrant of the second story. A cricket roof will be installed between the two adjoining hip roofs to shed run off from the rear roof ridge that runs in the north-south direction. New roof will be tin to match existing. Overhangs will align with existing. Gutter system will be installed (matching existing) to catch runoff from new hip and cricket roofs.

The new hip roof will be supported by existing north and east facing 2x6 walls along with two new 2x6 walls, one south facing and one west facing. The two new walls will be built on top of the existing first story (north and east facing) 2 x 6 walls. The new roof systems will overlap existing roof to minimize demolition and reconstruction. The west facing wall will have two casement egress windows that match existing style. The south facing wall will have 3 new casement windows that also match existing style. The west window under the existing hip roof will be replaced with a casement egress window. A new skylight will be added to the existing hip roof.

All west facing second story Masonite siding will be removed. All south facing Masonite siding will be removed. A closely matched overlapping cement board siding material, similar to the type and style used to replace the chimney siding (done by prior owner), will be used to side the upper west and entire south facing walls. New paint to match existing.

F.2 History, Context, and character information

206 SPRING LN (pin 9788483428.001) and 210 SPRING LN (pin 9788483428.002) are two units that comprise the condominium structure Spring Glen II. Spring Glen II was designed by Chapel Hill architect Josh Gurlitz circa 1984 (ref: Plat Book 39, Pages 86, 87 and, 88). It was built around the same time as 2 other close proximity Gurlitz designed houses, 208 SPRING LN (pin 9788483481) and 211 FRIENDLY LN (pin 9788482589). Spring Glen II is part of a larger community, Spring Glen, which also encompasses 208 SPRING LN and Condominium Spring Glen I. All changes proposed with this application are consistent with the Spring Glen II structure as it now exists.

F.3 Justification of Appropriateness

- A. No change to building height
- B. No change in Setback
- C. Masonite siding is no longer available and is not a durable long lasting product. Siding will be replaced with a closely matching cement siding board. Cement siding board was used to replace failing masonite on chimney by prior owner. The new siding will match that style.
- D. There are no special architectural details that need to be considered. The structure was built in 1984. Casement windows will be matched to existing.
- E. The new hip roof will be shaped identically to the existing adjacent hip roof. It will be surfaced in a matching tin.
- F. There will be 5 new windows. All windows will match height of existing windows. Widths will vary according to egress needs and solar value. They will match existing Pella model if possible. If not possible a close matched model will be selected. One skylight will be installed in the roof. It will not be a matching "bubble" type but will be a more durable flat panel Velux model.
- G. Attached drawings indicate form, proportions, and dimensions
- H. This application does not include any Appurtenant fixtures or features
- I. Structure will be erected according to latest code and under required permit to ensure structural soundness and quality.
- J. Scaled drawings are attached

CERTIFICATE OF APPROPRIATENESS for the HISTORIC DISTRICT COMMISSION
Submission for January 2020 Meeting
Renovation at 206 Spring Lane Chapel Hill, North Carolina 27514
Brent Blunden & Phoebe Dee

1. Written Description of Physical Changes Proposed

The existing home at 206 Spring Lane has a flat roof balcony in between the two rooms located on the home's second story. That roof has a history of leaking. The proposed changes would enclose that space and eliminate the problematic flat roof from the home's design.

Design Strategy: The proposed renovation has been carefully designed to fit harmoniously into both Franklin-Rosemary Historic District and the Spring Glen Community where the house is located. The design utilizes the existing hip roof design of the home and duplicates it over the leaking roof. We have purposefully designed changes which will provide visual interest while minimizing any perceived changes from the perspective of adjacent properties and streets. No trees or any established landscaping will be affected. The design, itself, consists of a new hip roof which will be supported by existing north and east facing 2x6 walls along with two new 2x6 walls, one south facing and one west facing. The two new walls will be built on top of the existing first story (south and west facing) 2 x 6 walls. The new roof systems will overlap existing roof to minimize demolition and reconstruction. The west facing wall will have two casement egress windows which will be Pella Architect Series - Traditional (see included examples), consistent with the existing windows. The south facing wall will have three new Pella Architect Series casement windows. The west window under the existing hip roof will be replaced with a casement egress window, also selected from the Pella Architect series. A new skylight will be added to the existing hip roof to replace the light lost to that room because of the renovation. The total new second floor conditioned space, from the provided floor plan dimensions, is (31'4" - 16') x (27'6" - 11'6") = 250.67 sf.

The west-facing second story masonite siding will, necessarily be removed. All of the home's south-facing masonite siding will similarly be removed. Allura Fiber Cement Lap Siding (see attached) has been determined to be the most closely matching existing product to the original masonite and it shall, therefore, be installed on the west-facing second story and the south-facing side of the home. All new paint shall match the existing.

2. History, context, and character information.

The Franklin-Rosemary Historic District is Chapel Hill's oldest historic district. The neighborhood is adjacent to the university campus and includes a large variety of buildings including: businesses, historic homes, many fraternities and sororities, multi-unit homes and simple single family residences that range from farmhouses to the more contemporary homes that are scattered throughout the district. Lush old trees and other long-established landscaping and

Chapel Hill brick or gravel sidewalks, provide this dynamic and varied neighborhood with a blended and harmonious feel.

A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings: The proposed renovation will not change the existing height of the home (please see attached original and proposed designs).

B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings: See attached diagram of the neighborhood with buildings outlined on their sites. Again, these are unchanged.

C. Exterior construction materials, including texture and pattern: The exterior construction materials (described above and which can be cross-referenced to the product sheets provided) shall include the Allura Fiber Cement Lap siding and the Pella Architect Series windows.

D. Architectural detailing shall be consistent with the existing home.

E. Roof shapes, forms, and materials: The roof shape is designed to mimic the existing roof. It shall be a seamed metal roof, as exists on home currently.

F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration: Windows have been carefully considered on the house in order to insure large, welcoming openings that are consistent with the current home design. As above-referenced (also available on attached product sheets) the current Pella Architect windows are the windows currently available that are closest in design to the original Pella windows and they shall be used in the renovation.

G. General form and proportion of the buildings and structures: The general form and proportion of the renovation is a second matching peak on the roof which is designed to alter the overall appearance of the home as little as possible.

H. Appurtenant fixtures and other features such as lighting. NA

I. Structural conditions and soundness. The new construction will be of quality materials and craftsmanship. We have lived in our home for ten years and are committed to all the work we do lasting through our ownership and all future owners, as well. The renovation will be structurally engineered to meet or exceed all applicable building and town codes.

J. Architectural scale: The renovation does impact the architectural scale of our home.

4. Photographs: Please see attached photographs.

5. Site Plan Set: NA

6. Elevation Drawings: Please see attached elevation drawing set.

7. Information about context: 206 SPRING LN (pin 9788483428.001) and 210 SPRING LN (pin 9788483428.002) are two units that comprise the condominium structure Spring Glen II. Spring Glen II was designed by Chapel Hill architect Josh Gurlitz circa 1984 (ref: Plat Book 39, Pages 86, 87 and, 88). It was built around the same time as 2 other close proximity Gurlitz designed houses, 208 SPRING LN (pin 9788483481) and 211 FRIENDLY LN (pin 9788482589). Spring Glen II is part of a larger community, Spring Glen, which also encompasses 208 SPRING LN and Condominium Spring Glen I. All changes proposed with this application are consistent with the Spring Glen II structure as it now exists.

8. Demolition/Relocation Information: N/A

9. Mailing notification fee and address: see attached

10. Certificate of Appropriateness fee: see attached

Allura Fiber Cement Lap siding (Right) compared to existing Masonite siding (Left)



Search Results Layers

Results List

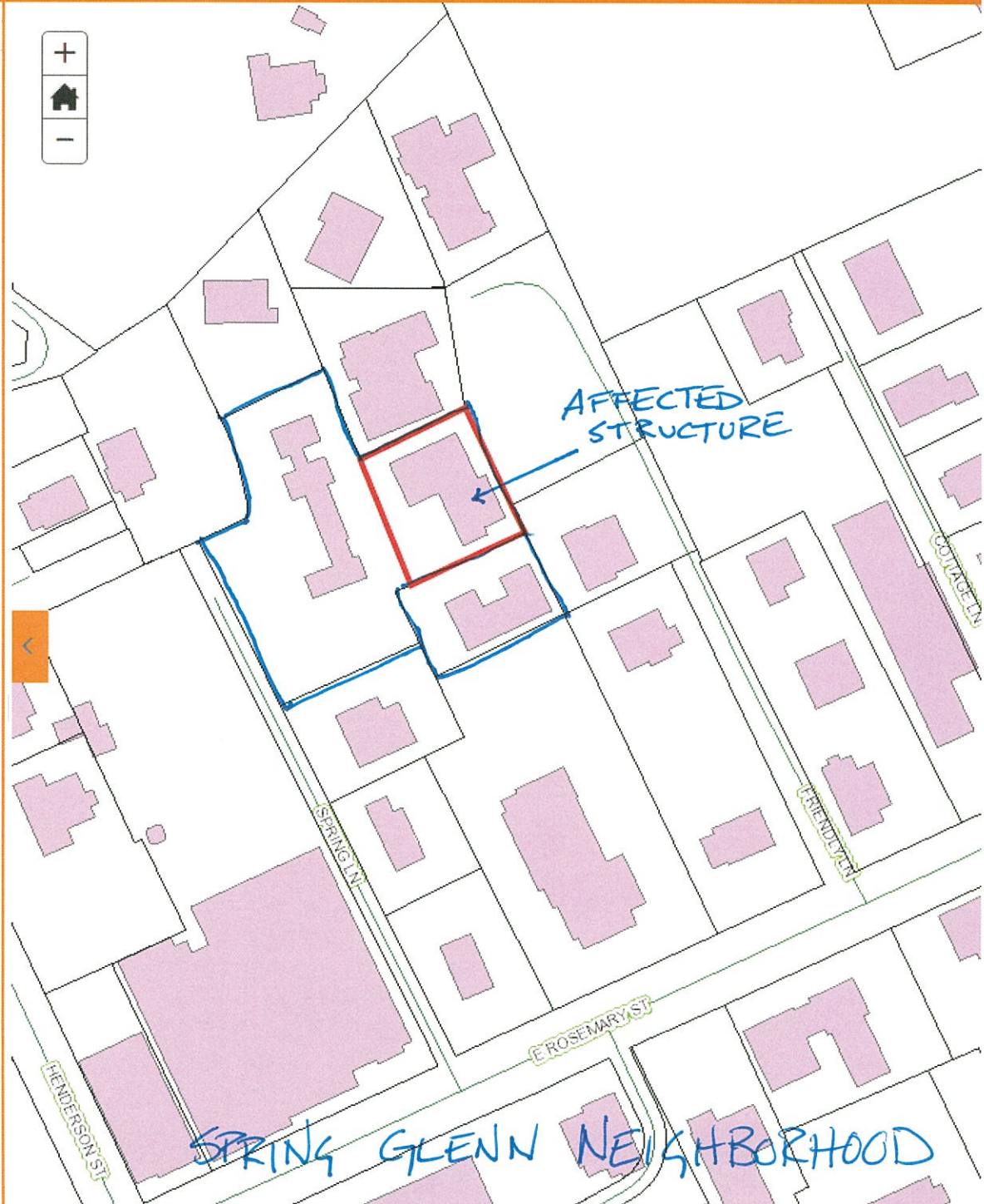
Details

4 Features Found (Showing 2 of 4)

Prev Next

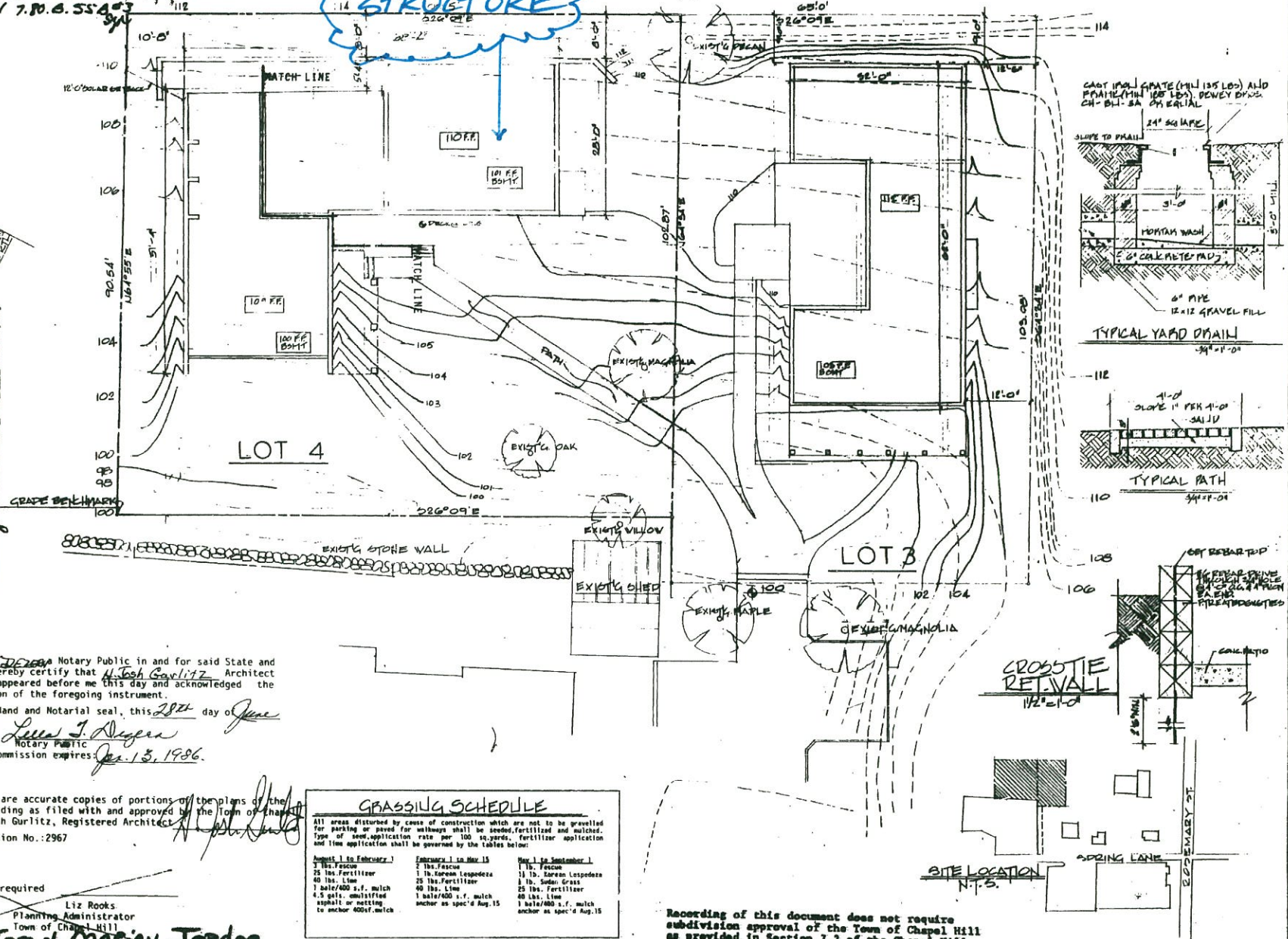
PIN 9788483428.001
 PINSTATUS ACTIVE
 OWNER_TYPE
 INTEREST OWNERS
 PROPERTY ADDRESS 208 SPRING LN
 OWNER BLUNDEN BRENT
 DEE PHOEBE
 MAILING ADDRESS 208 SPRING LN
 CITY CHAPEL HILL
 STATE NC
 ZIPCODE 275143540
 TOWNSHIP CHAPEL HILL (7)
 SIZE 1 L
 CALCULATED
 ACRES
 SUBCODE 10113
 LEGAL_DESC A SPRINGLEN II P39/86
 RATECODE 22
 LANDVALUE 0
 BLDGVALUE 338000
 BLDGCNT 1
 VALUATION 338000
 TAXSTATUS A1
 FARMUSE
 USEVALUE 0
 DEEDREF 5117/504
 LEGALREF
 DATESOLD 2/18/2011
 TAXSTAMPS 636
 STAMPVALUE 318000
 YEAR BUILT 1983
 SQFT 1956
 SUBDIVISION_NAME
 CONDO NAME SPRINGLEN II CONDO
 SCHOOL_SYSTEM Chapel Hill/Carrboro Schools
 NBC C504

[Documents and Prior Owners](#)
[Building Information](#)
[Zoning Map](#)
[Zoning Report](#)



9788-48-3428.001 7.80.6.55 +A
9788-48-3428.002 7.80.6.55C +B
9788-48-3428.003 7.80.6.55A +C

AFFECTED
STRUCTURE



I, LEILA T. JERDEE Notary Public in and for said State and County do hereby certify that JOSH GURLITZ Architect personally appeared before me this day and acknowledged the execution of the foregoing instrument.



Witness my Hand and Notarial seal, this 28th day of June 1986.
Leila T. Jerdee
Notary Public
My Commission Expires June 13, 1986.

These plans are accurate copies of portions of the plans of the subject building as filed with and approved by the Town of Chapel Hill, N.C. Josh Gurlitz, Registered Architect.

My Registration No.: 2967

No approval required

Liz Rooks
Planning Administrator
Town of Chapel Hill

OWNER: Tom & Marian Jerdee
210-A Springlen, Chapel Hill, N.C. 27514

GRASSING SCHEDULE

All areas disturbed by cause of construction which are not to be gravelled for parking or paved for walkways shall be seeded, fertilized and mulched. Type of seed, application rate per 100 square yards, fertilizer application and time application shall be governed by the tables below:

August 1 to February 1	February 1 to May 15	May 1 to September 1
3 lbs. Fescue 25 lbs. Fertilizer 40 lbs. Lime 1 bale/400 s.f. mulch 4.5 gals. emulsified asphalt or netting to anchor 400sf. mulch	1 lb. Fescue 1 lb. Korean Lespedeza 25 lbs. Fertilizer 40 lbs. Lime 1 bale/400 s.f. mulch anchor as spec'd Aug. 15	1 lb. Fescue 1 lb. Korean Lespedeza 1 lb. Sudan Grass 25 lbs. Fertilizer 40 lbs. Lime 1 bale/400 s.f. mulch anchor as spec'd Aug. 15

Recording of this document does not require subdivision approval of the Town of Chapel Hill as provided in Section 7.2 of the Chapel Hill Development Ordinance. Raymond A. Dool to

39/86

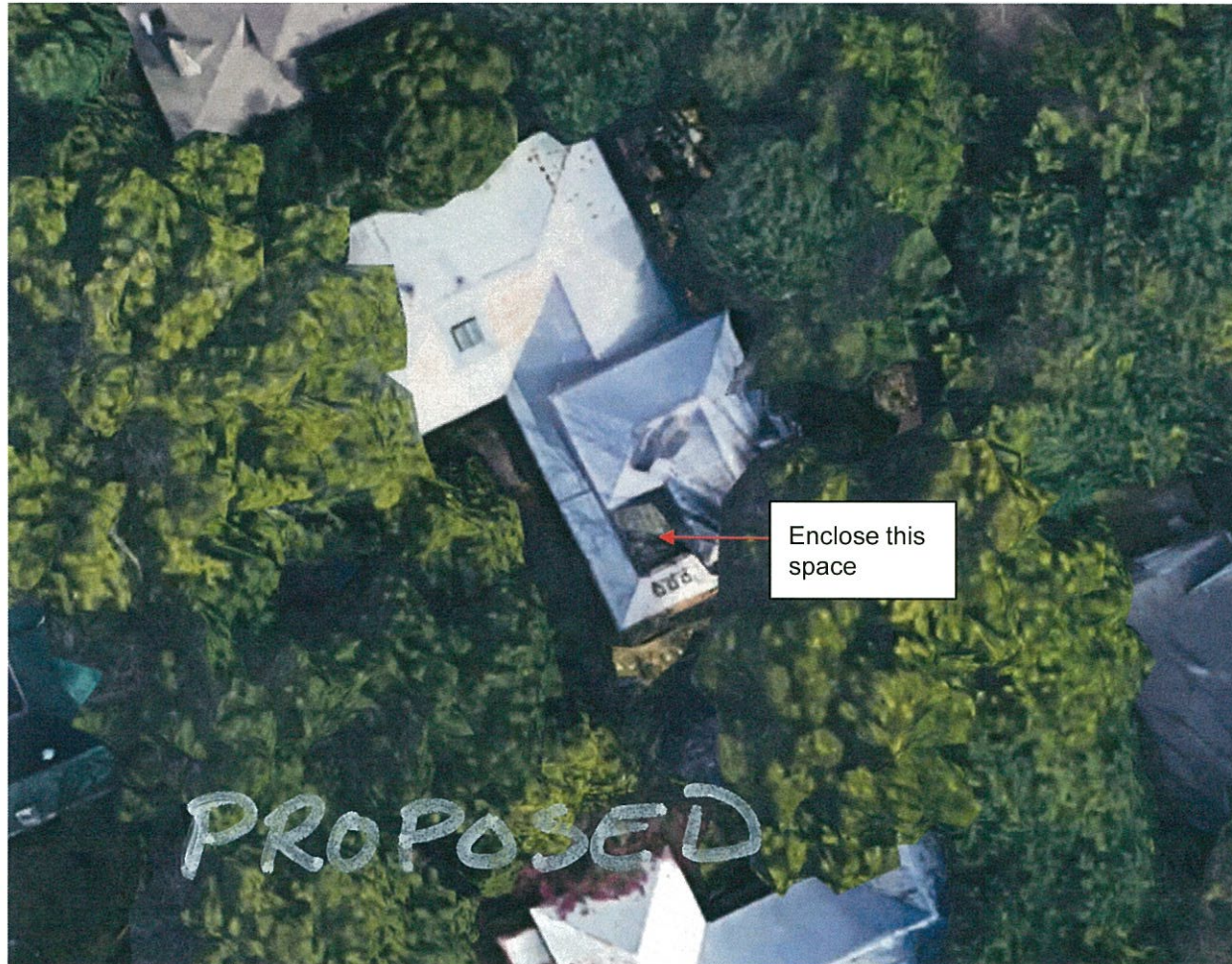


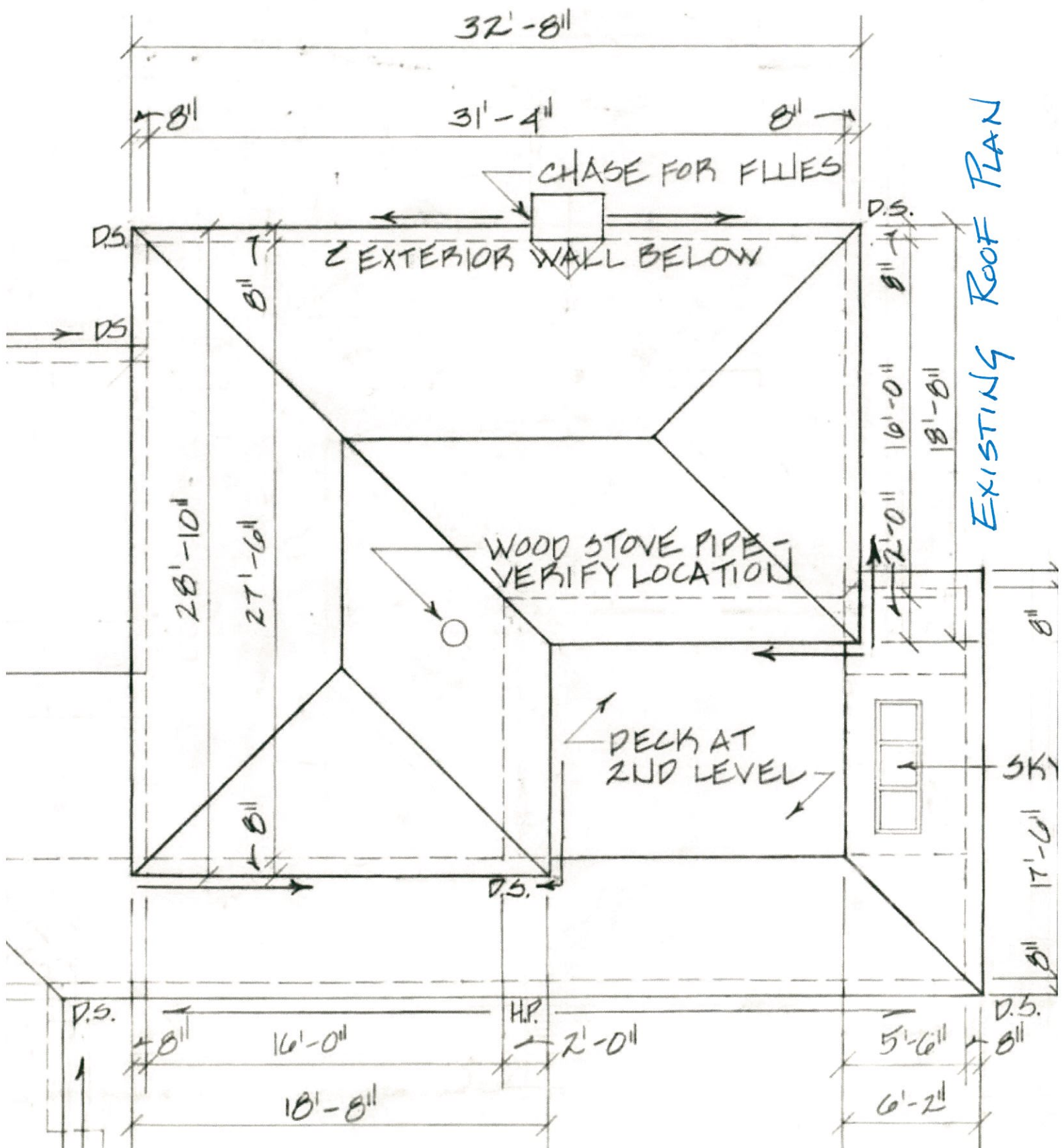
1984062900006390

39/86

3/18

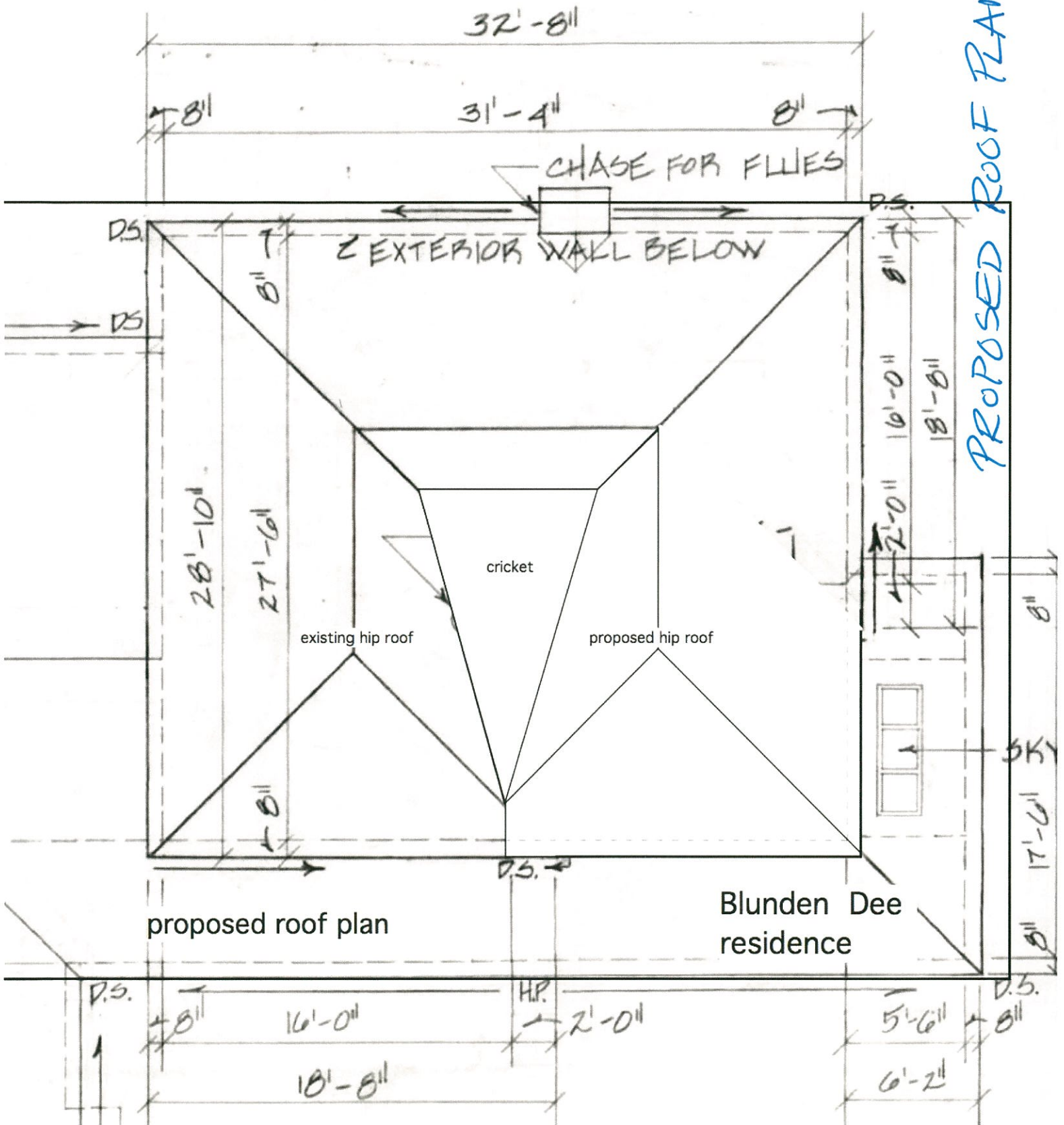
EXISTING SATELLITE VIEW



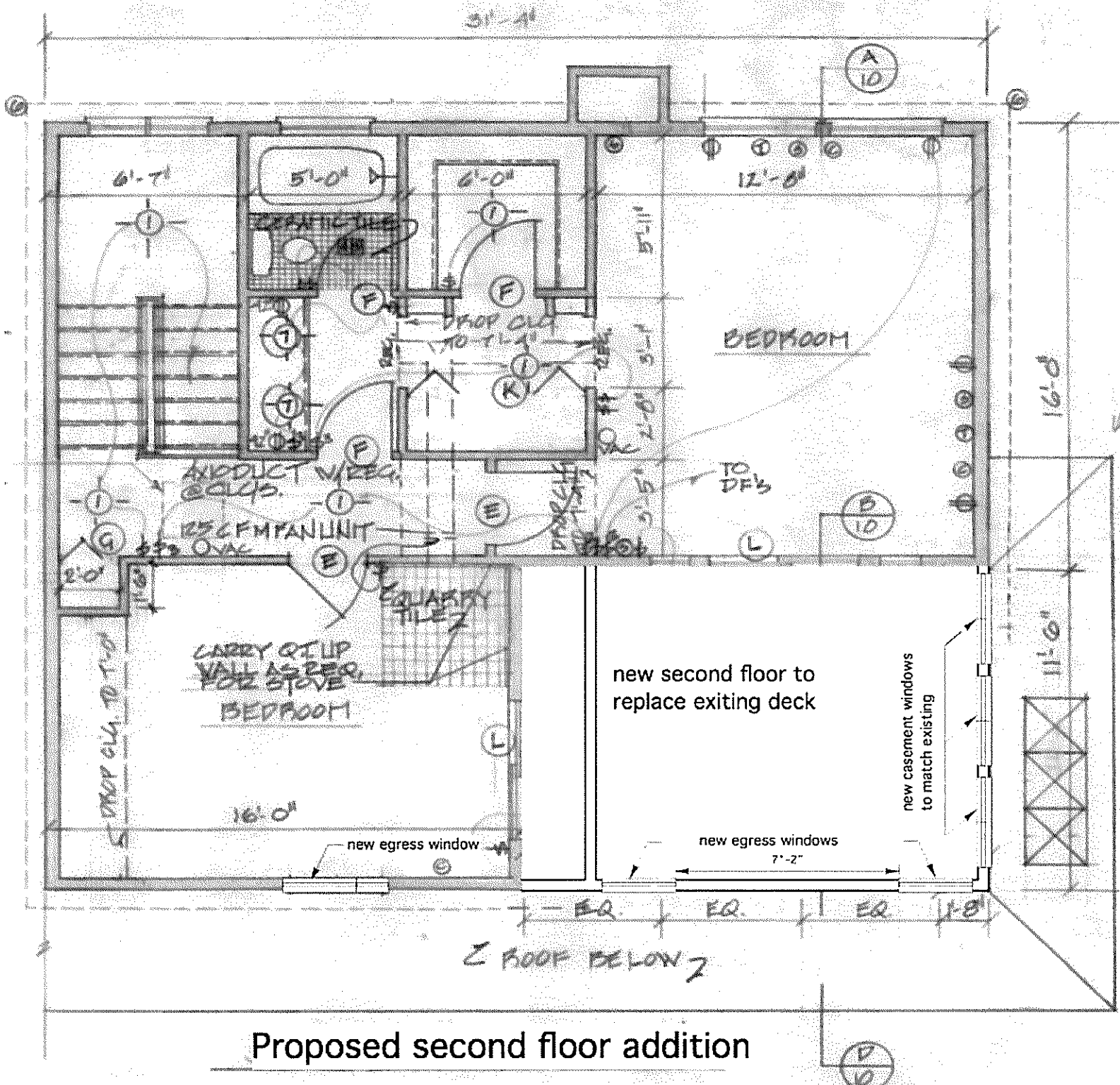


EXISTING ROOF PLAN

PROPOSED ROOF PLAN



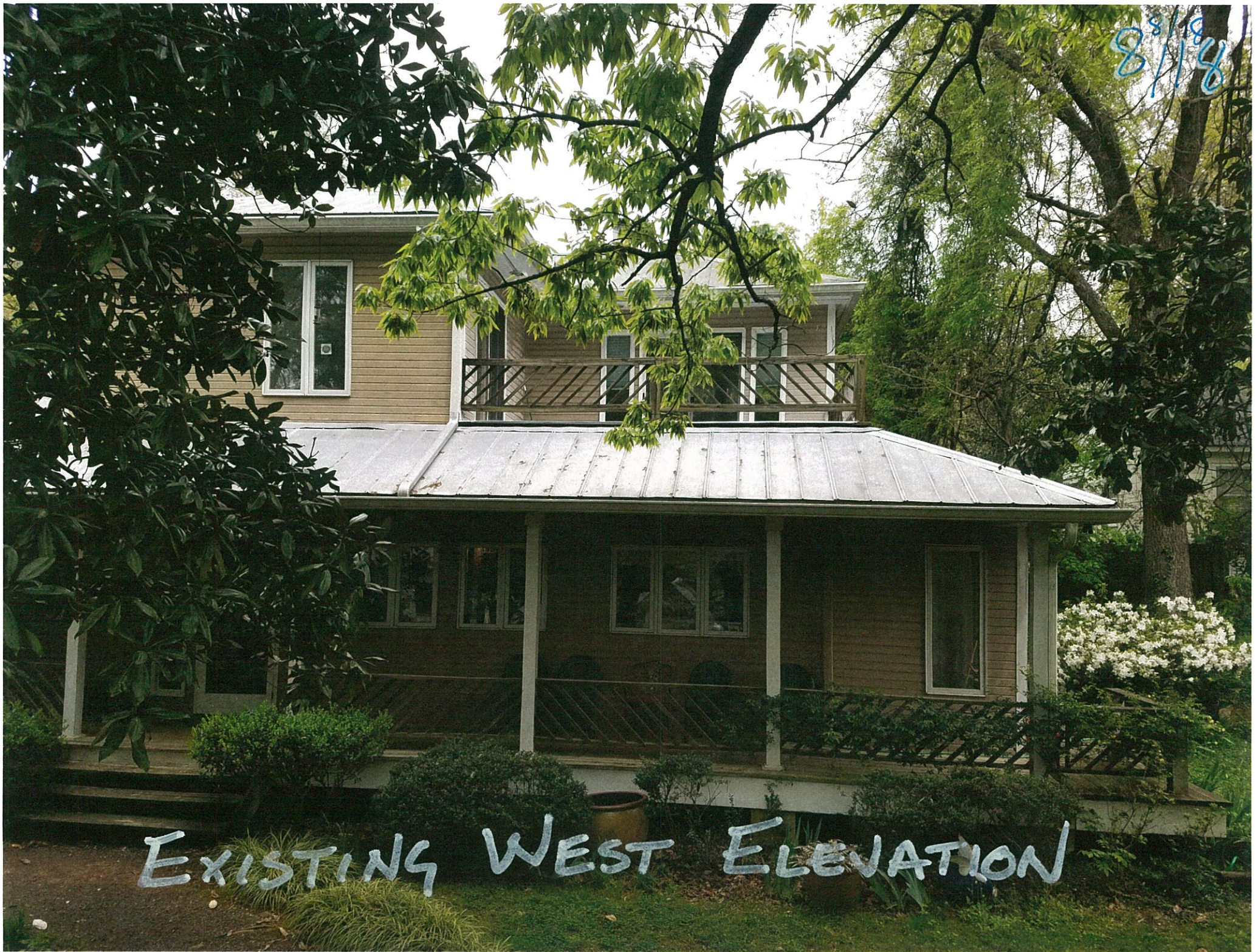
7/18



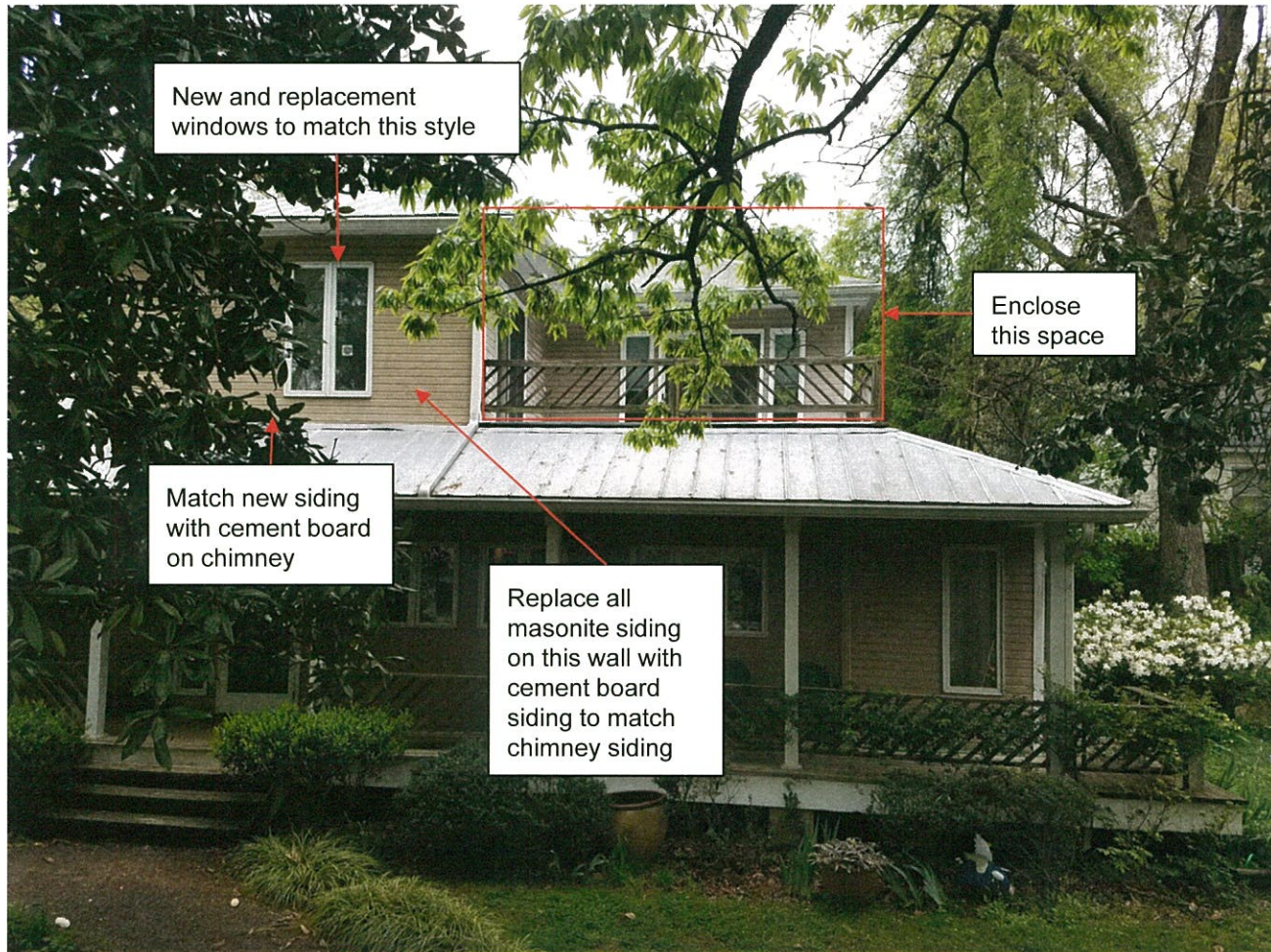
Blunden Dee
Residence

8/8/18

EXISTING WEST ELEVATION

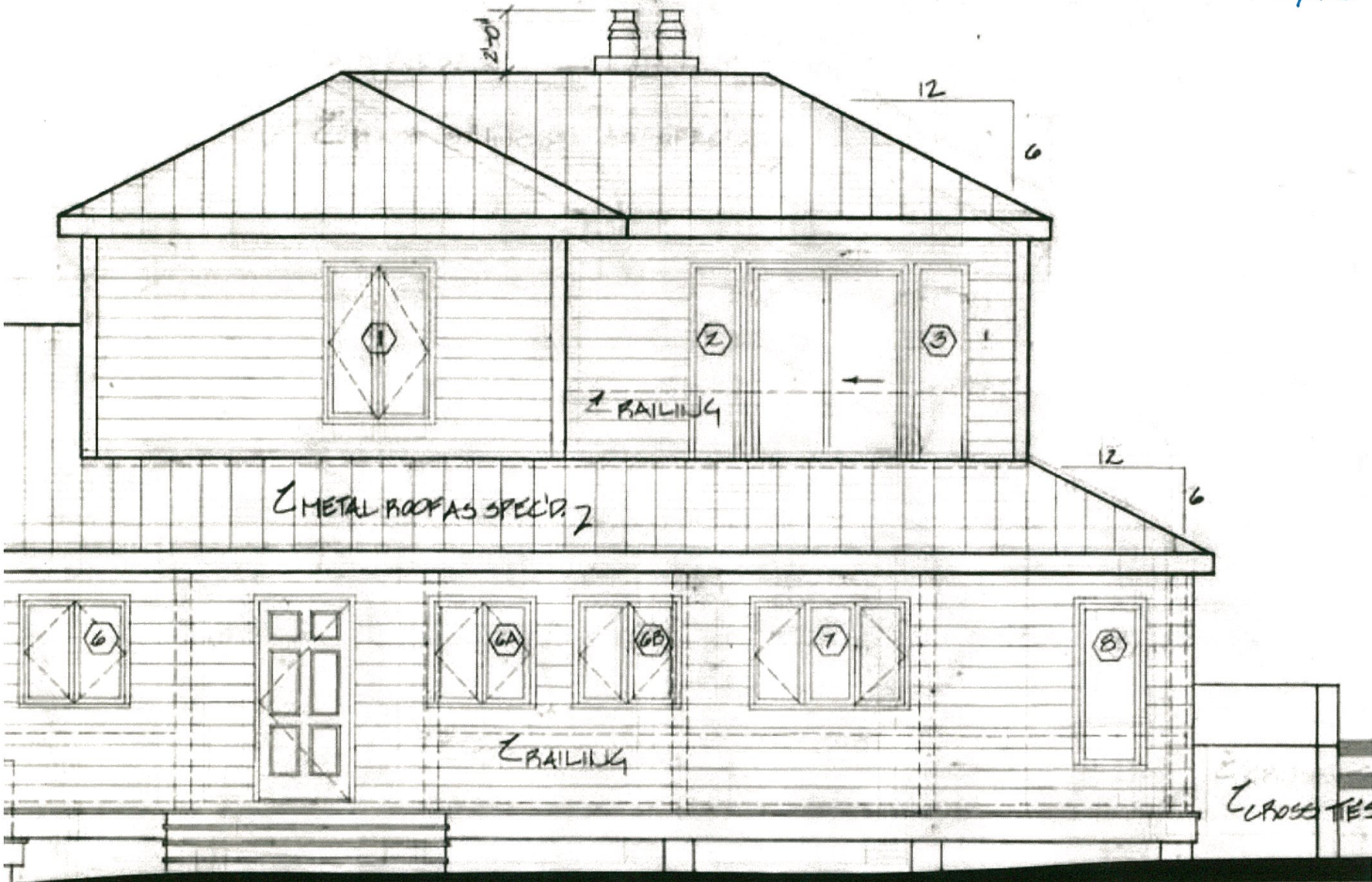


9/18



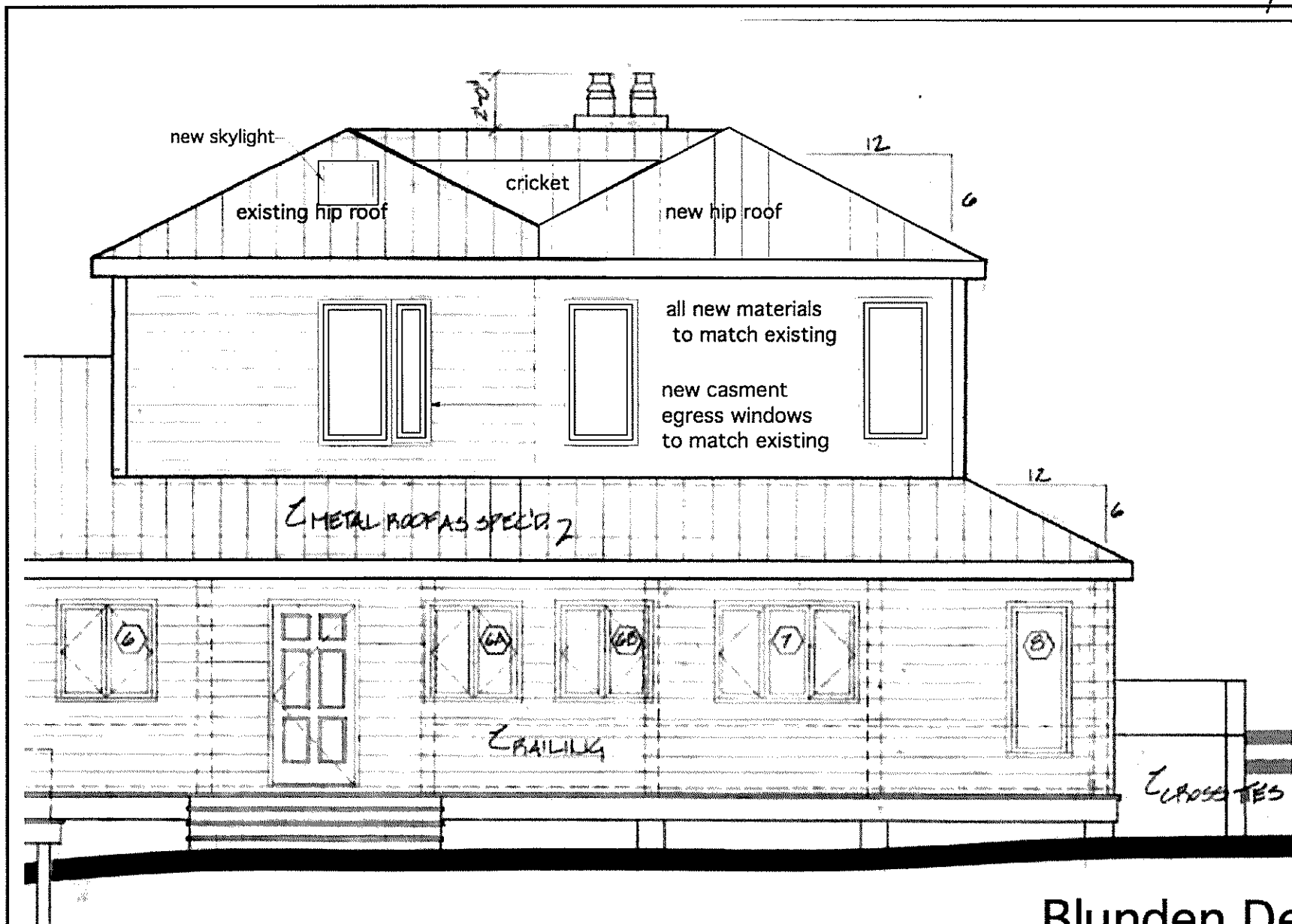
PROPOSED WEST ELEVATION

10/18



EXISTING WEST ELEVATION PLAN

11/18



Proposed west elevation

Blunden Dee
Residence

12/18



EXISTING
SOUTH
ELEVATION



PROPOSED SOUTH ELEVATION

14/18

12

6

SIDING AS SPEC'D

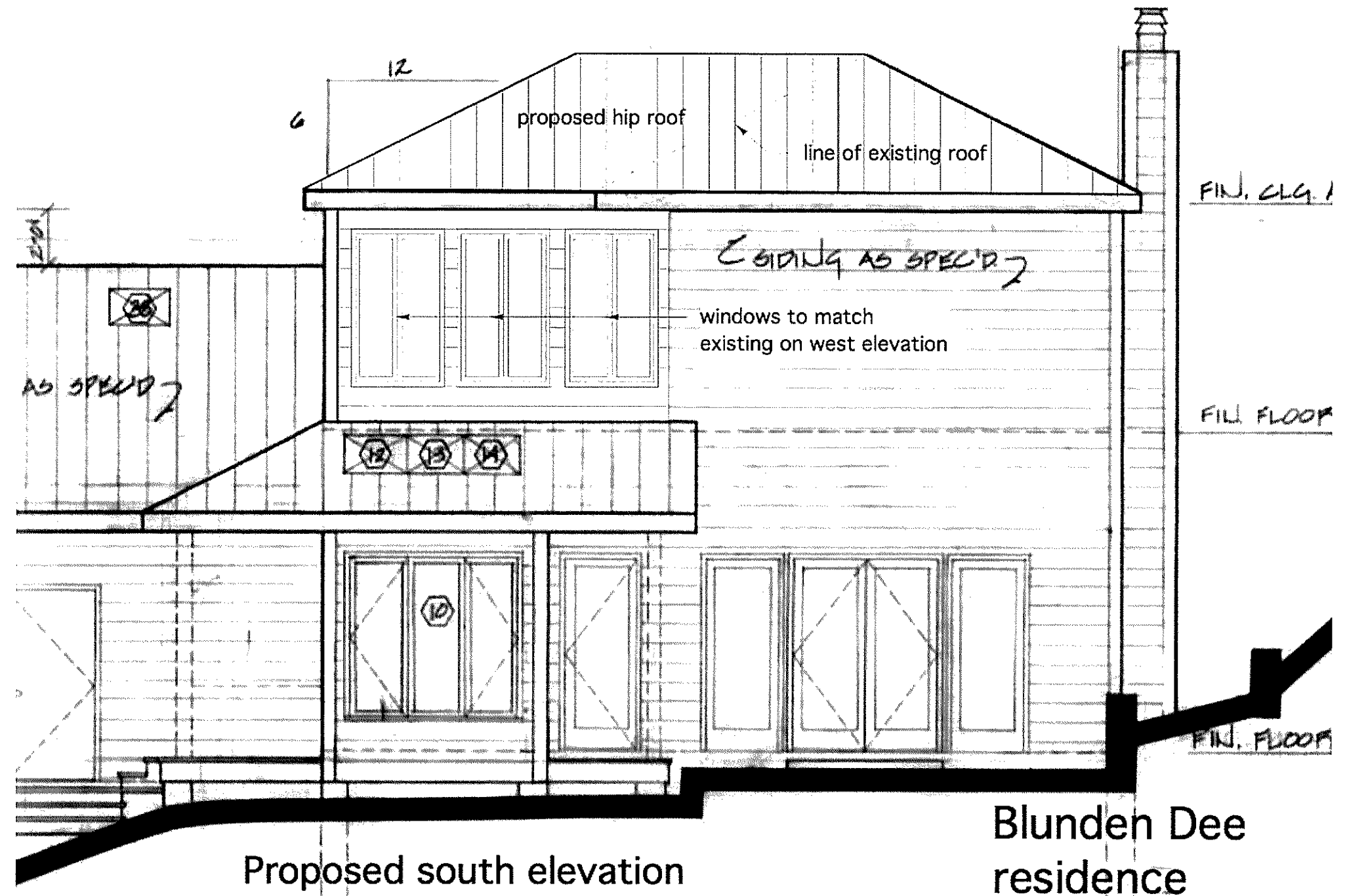
BAILING

FIN. CLG

FIN. FLOOR

EXISTING SOUTH ELEVATION PLAN

EXISTING SOUTH ELEVATION PLAN



16/18



EXISTING ROOFTOP DECK
- FACING NORTH

17/18



EXISTING ROOFTOP DECK
- FACING SOUTH



EXISTING ROOFTOP DECK
- PROPOSED

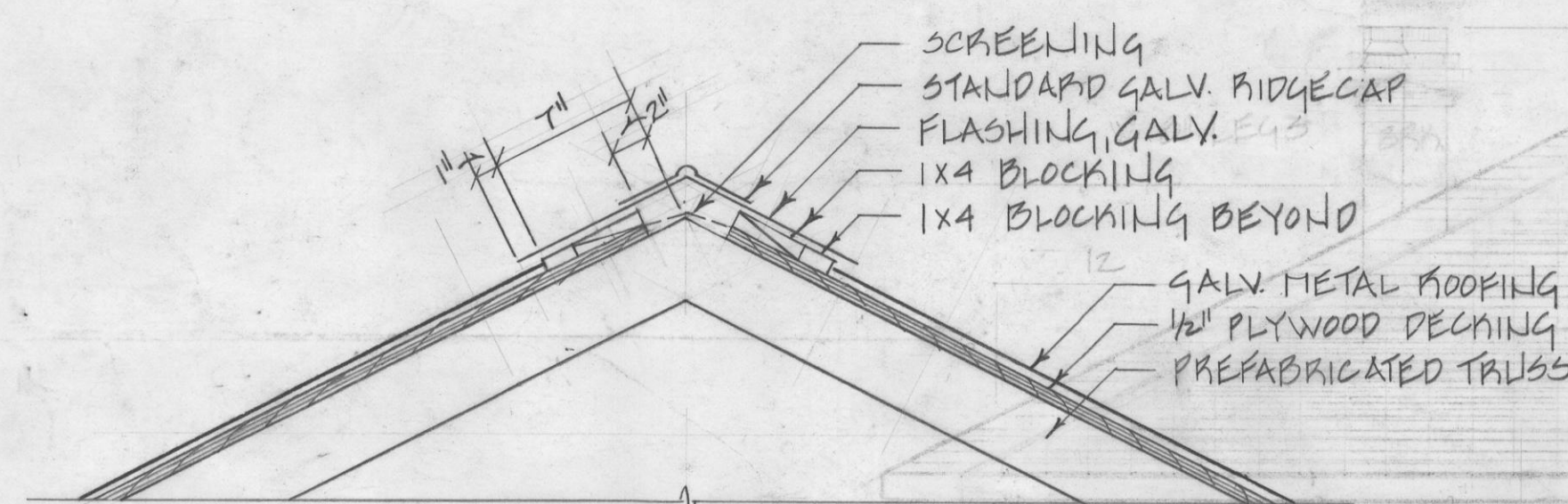
A RESIDENCE FOR
TOM & MARIAN JERDEE
SPRINGLEN
CHAPEL HILL, NORTH CAROLINA

SCHEDULE OF DRAWINGS

- 1 SCHEDULE OF DRAWINGS
- 2 SITE PLAN
- 3 FOUNDATION PLAN AND ROOF PLAN
- 4 FLOOR PLAN AND ELECTRICAL PLAN
- ↓ DOOR AND WINDOW SCHEDULE
- ↓ ROOM FINISH SCHEDULE
- 5 ELEVATIONS, SOUTH AND WEST
- 6 ELEVATIONS, NORTH AND EAST
- 7 KITCHEN AND BATHROOM ELEVATIONS
- 8 CABINET AND FIREPLACE DETAILS
- 9 SECTIONAL ELEVATIONS
- 10 WALL SECTIONS
- 11 DOOR AND WINDOW DETAILS
- 12 DECK AND PORCH DETAILS
- ↓ INTERIOR TRIM DETAILS
- ↓ POST AND BEAM FRAMING PLAN



NOTE: SEE ROOF PLAN, SHEET 3,
FOR GUTTER AND DOWN-
SPOUT LOCATIONS.



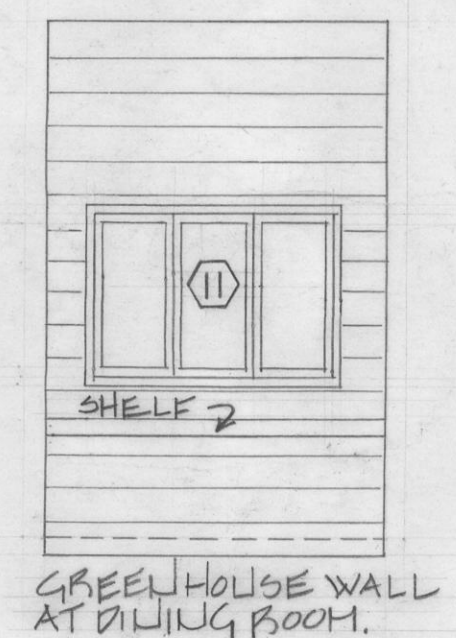
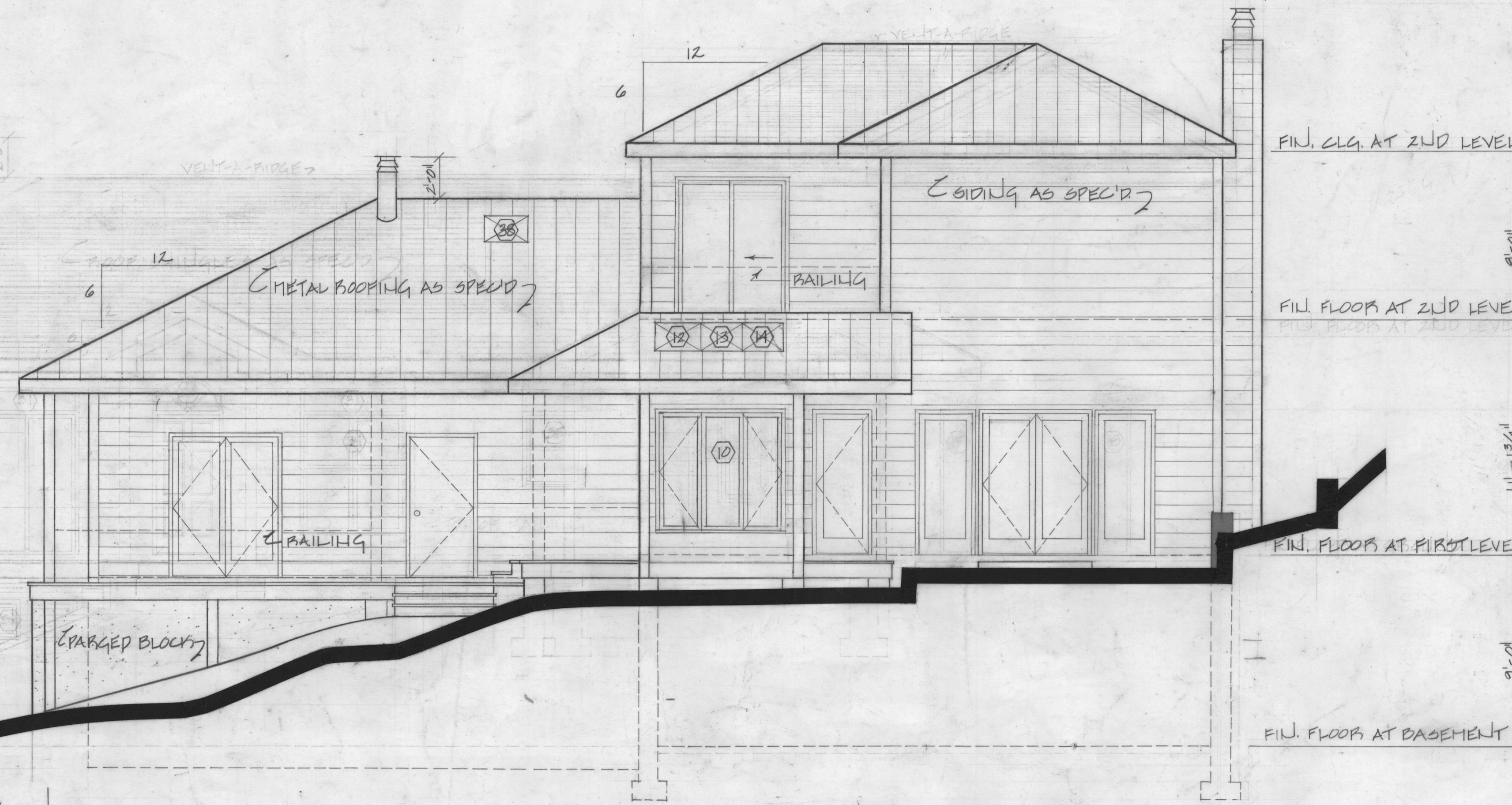
TYP. RIDGE DETAIL

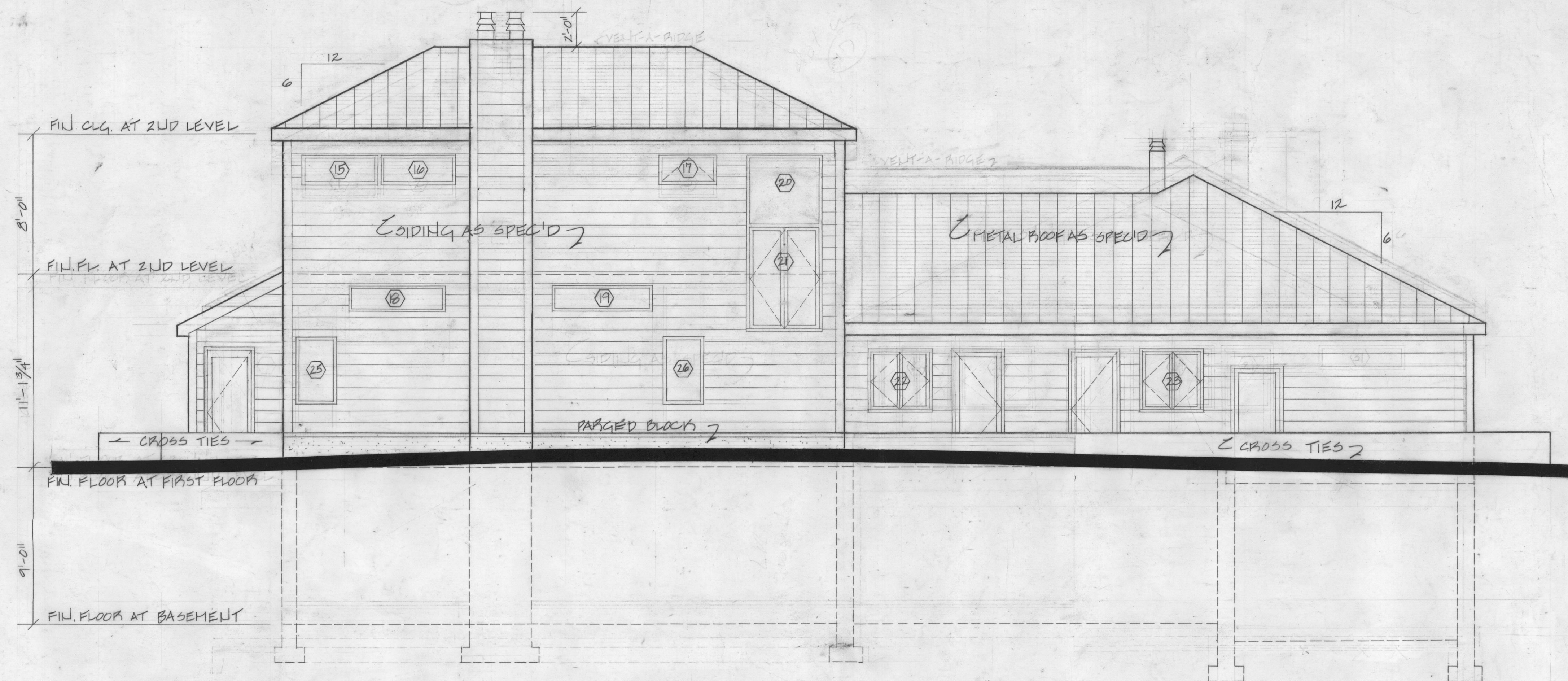
SCALE: 1 1/2" = 1'-0"

NOTE: STOP PLYWOOD DECKING AND ROOF PAPER 2" BELOW
PEAK OF TRUSS AS SHOWN. STAPLE SCREENING
STRIP TO PLYWOOD TO COVER OPENING. INSTALL
TWO ROWS OF 1X4 BLOCKING, EACH PIECE 3' LONG
AND LOCATED ON 1'-0" CENTERS. STAGGER ROWS
TO ASSURE FREE AIR CIRCULATION. LOCATE TOP
ROW 2" BELOW PEAK OF TRUSS; LOCATE BOTTOM
OF LOWER ROW 7" BELOW PEAK OF TRUSS AS
SHOWN. INSTALL FLASHING, ALLOW 1" OVERHANG
BEYOND BLOCKING. INSTALL STANDARD GALV.
RIDGECAP. BUTT METAL ROOFING TO LOWER
ROW OF BLOCKING AS SHOWN.

SOUTH ELEVATION

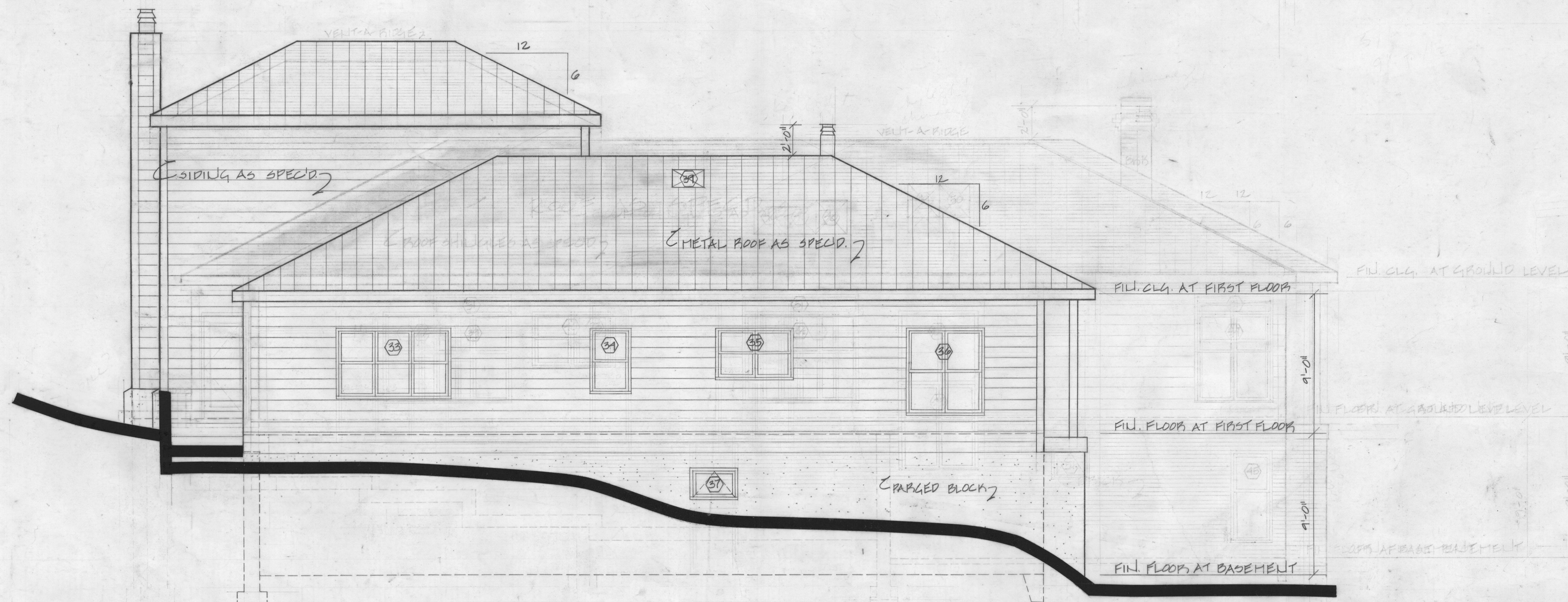
SCALE: 1/4" = 1'-0"





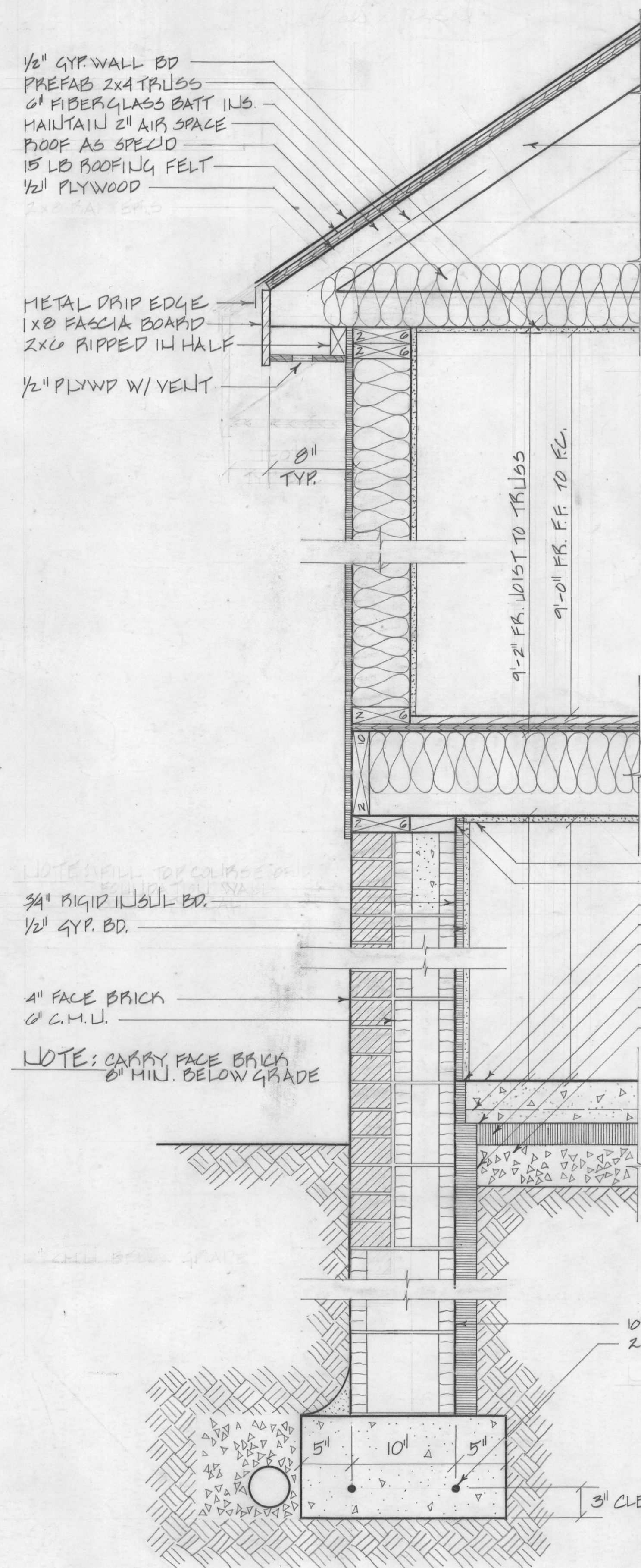
EAST ELEVATION

SCALE: 1/4" = 1'-0"

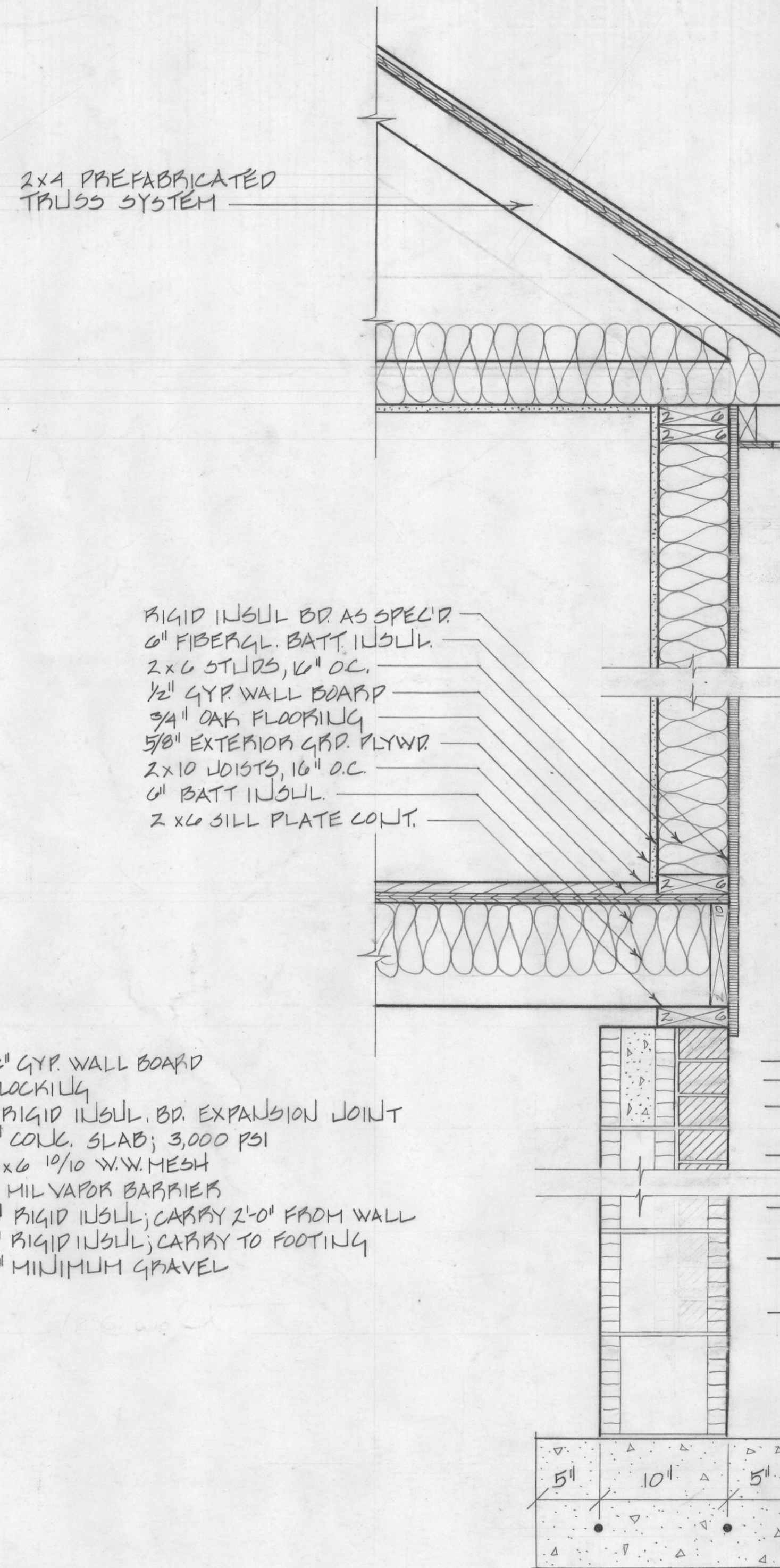


NORTH ELEVATION

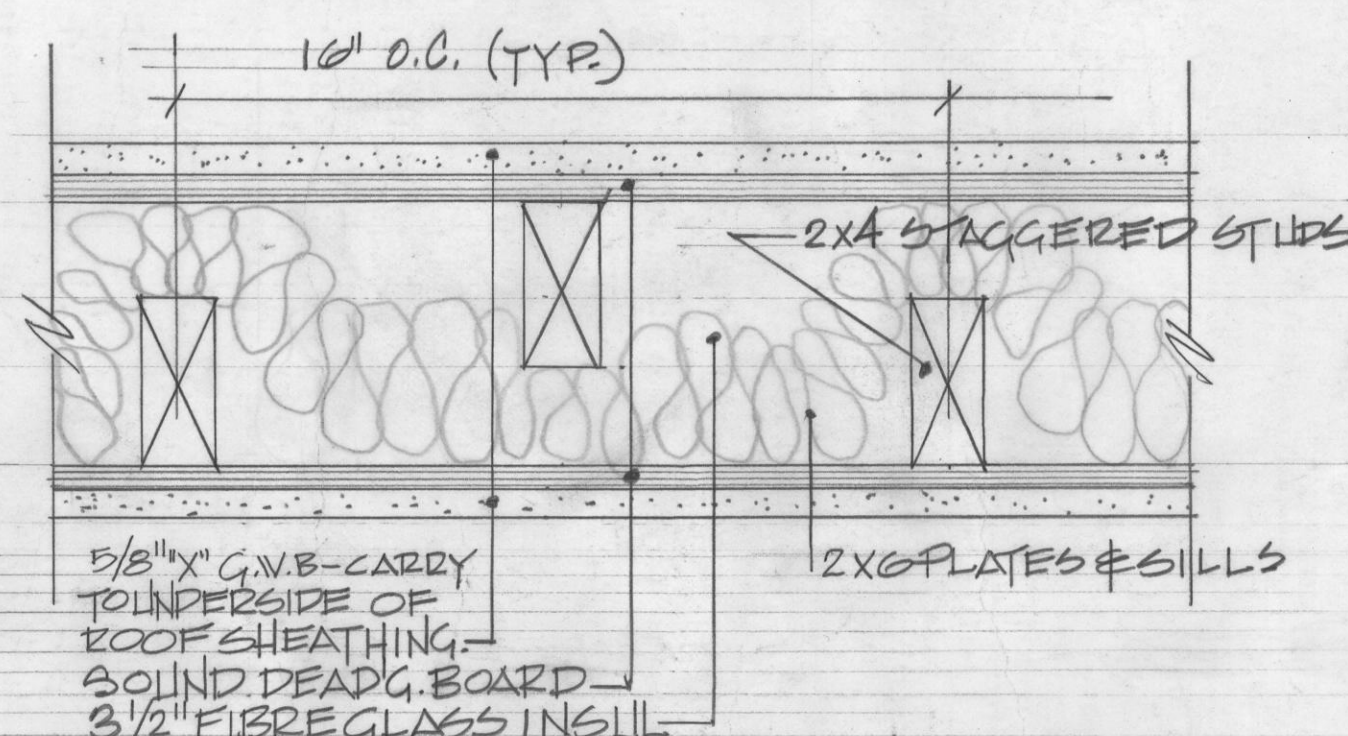
SCALE: 1/4" = 1'-0"



A
 9 TYPICAL WALL SECTION
 1 1/2" = 1'-0"



D
 9 PARTY WALL DETAIL
 3" = 1'-0"

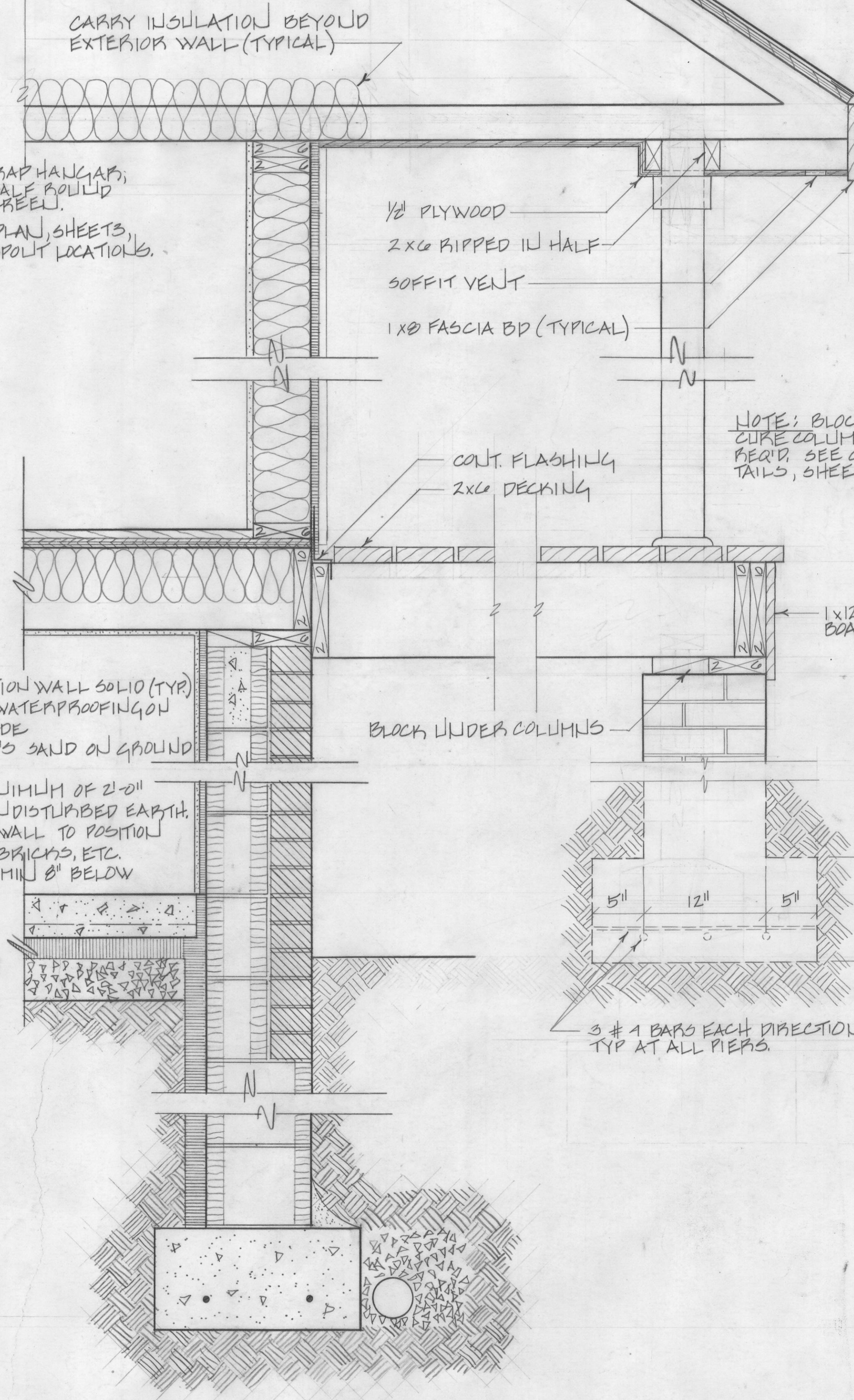


B
 9 SECTION @ CRAWL SPACE
 1 1/2" = 1'-0"

GALVANIZED 180U STRAP HANGAR;
 22 GA. GALV. STEEL HALF ROLLID
 GUTTER - PROVIDE SCREEN.
 NOTE: SEE ROOF PLAN, SHEETS,
 FOR GUTTER & DOWNSPOUT LOCATIONS.

NOTES:

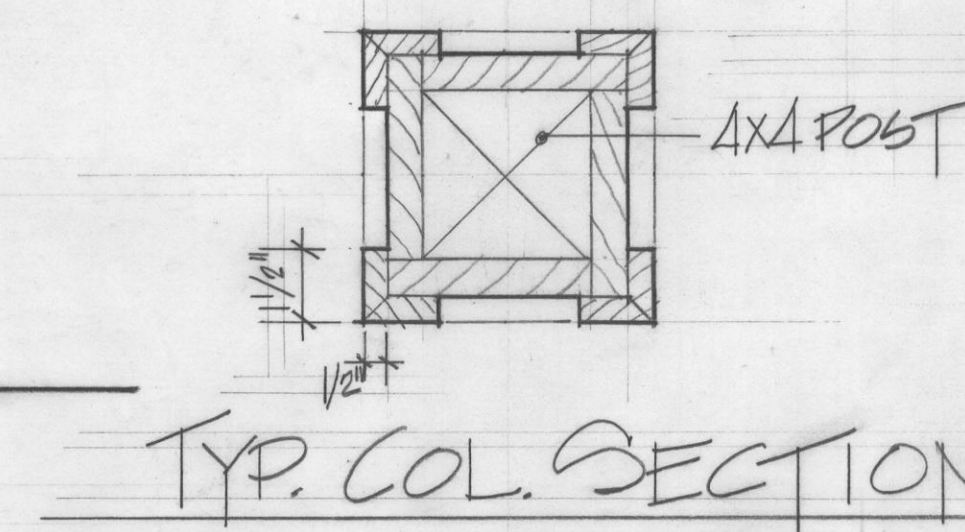
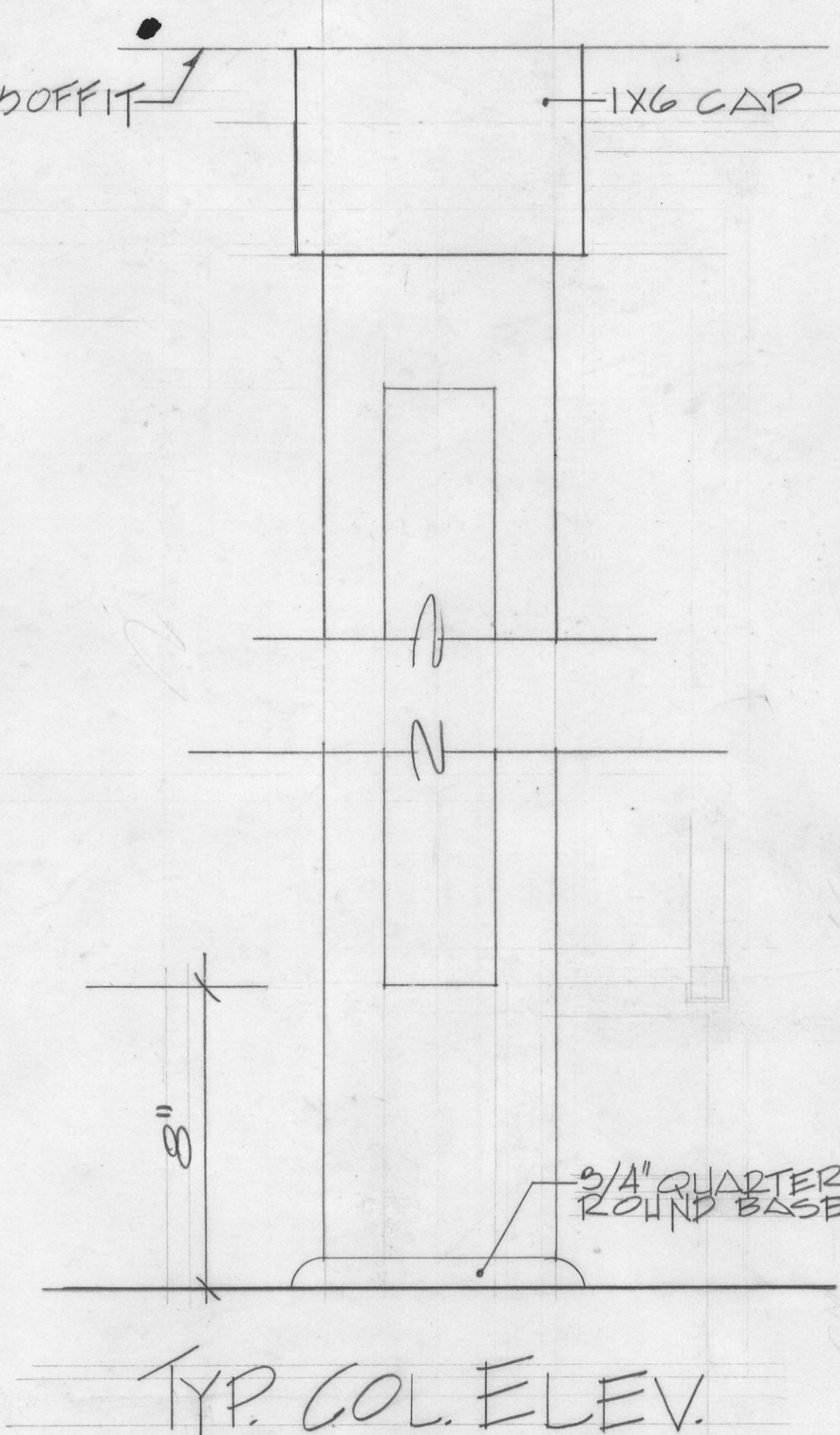
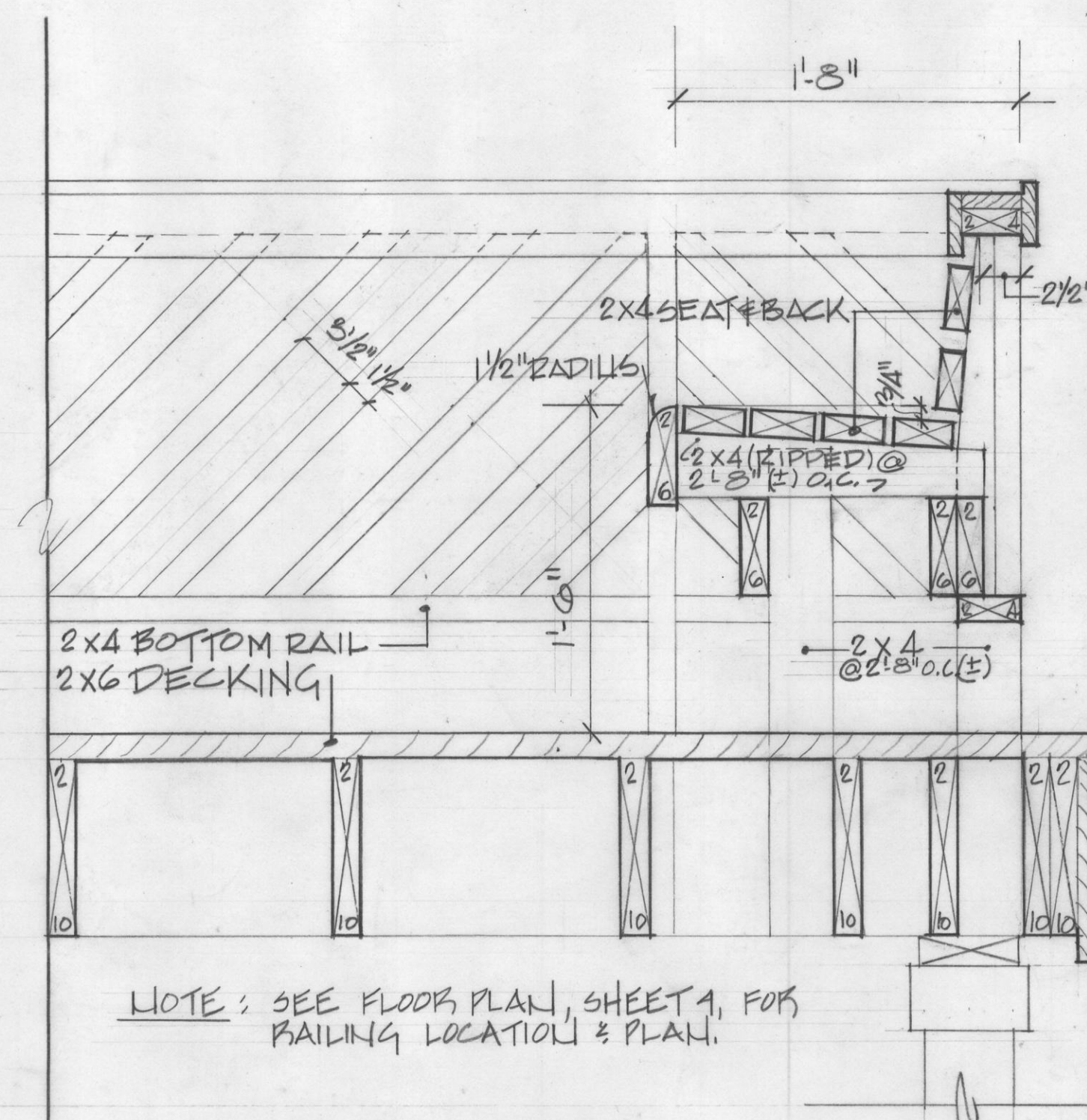
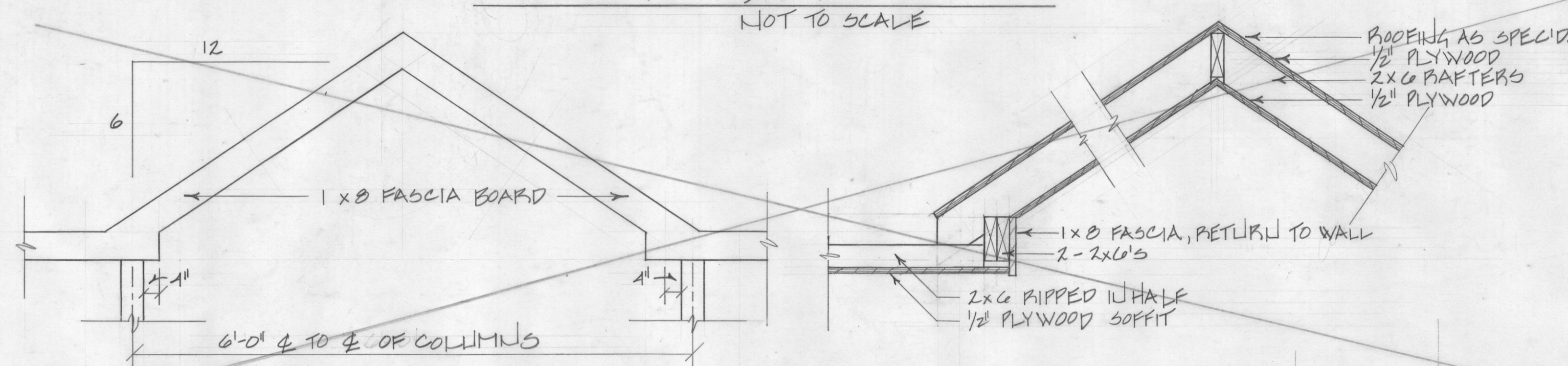
- FILL TOP COURSE OF FOUNDATION WALL SOLID (TYP.)
- USE 2-PLY FELT MEMBRANE WATERPROOFING ON FOUNDATION WALL BELOW GRADE
- SPREAD 2'-3" CLEAN BUILDER'S SAND ON GROUND AT ALL CRAWL SPACES
- BOTTOM OF FOOTINGS TO BE MINIMUM OF 2'-0" BELOW FINISH GRADE & ON UNDISTURBED EARTH. USE WIRE CHAIRS OR DIRT WALL TO POSITION REBARS - DO NOT USE WOOD BRICKS, ETC.
- CARRY ALL BRICK VENEER MIN 8" BELOW FINISH GRADE



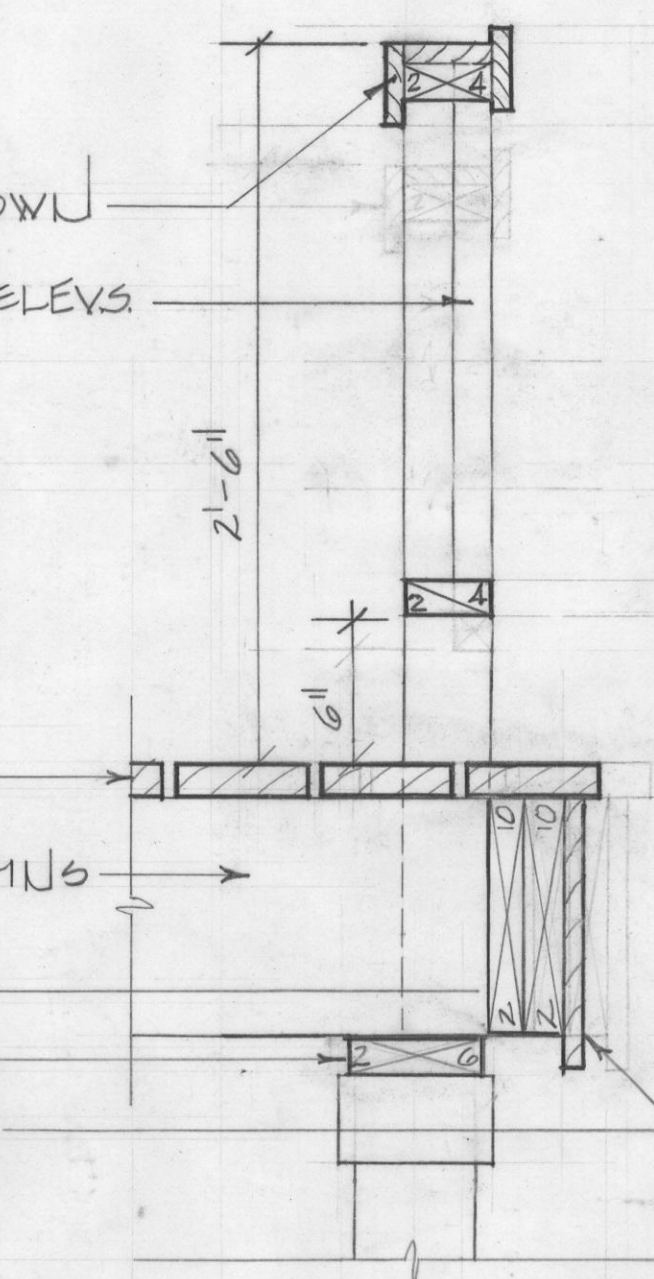
C
 9 SECTION @ DECK
 1 1/2" = 1'-0"

ENTRY DETAILS

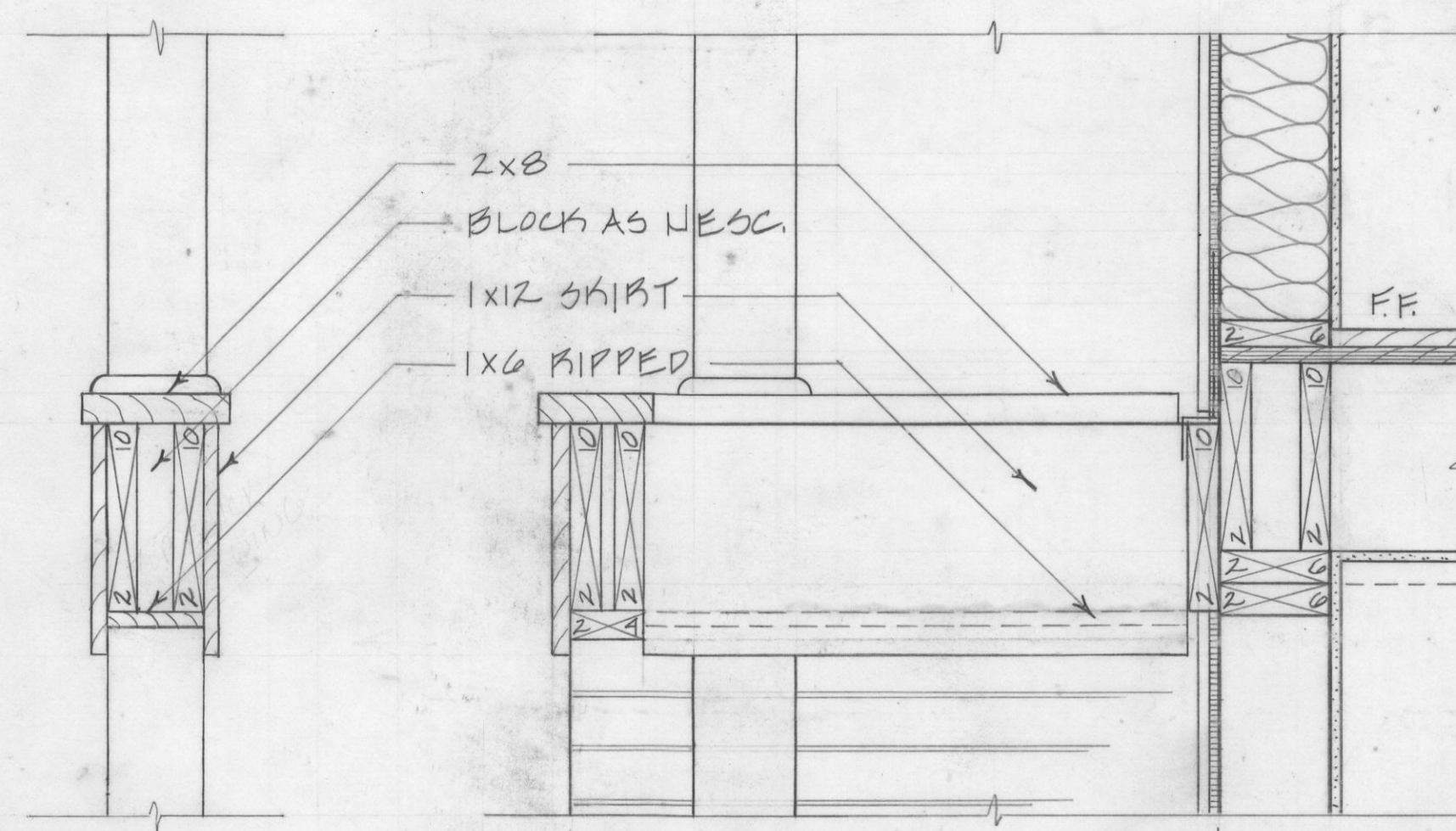
NOT TO SCALE


COLUMN DETAILS
 3" = 1'-0"

 1 x 4's - CAP AS SHOWN
 2 x 2 PICKETS, SEE ELEVS

 2 x 6 DECKING
 (2) - 2 x 10's AT COLUMNS
 CONT. BEAM
 2 x 6 PLATE
 1 x 2 SKIRT BOARD

 (E) SECTION @ DECK RAIL
 1/2" = 1'-0"
 (F) SECTION @ BENCH
 1/2" = 1'-0"

 PREFABRICATED TRUSSES
 PER MFG'S.

 1'-2"
 3'-4"

 6"
 FACE OF BRICK
 W/IC WALL
 BEYOND

1'-4" PIER

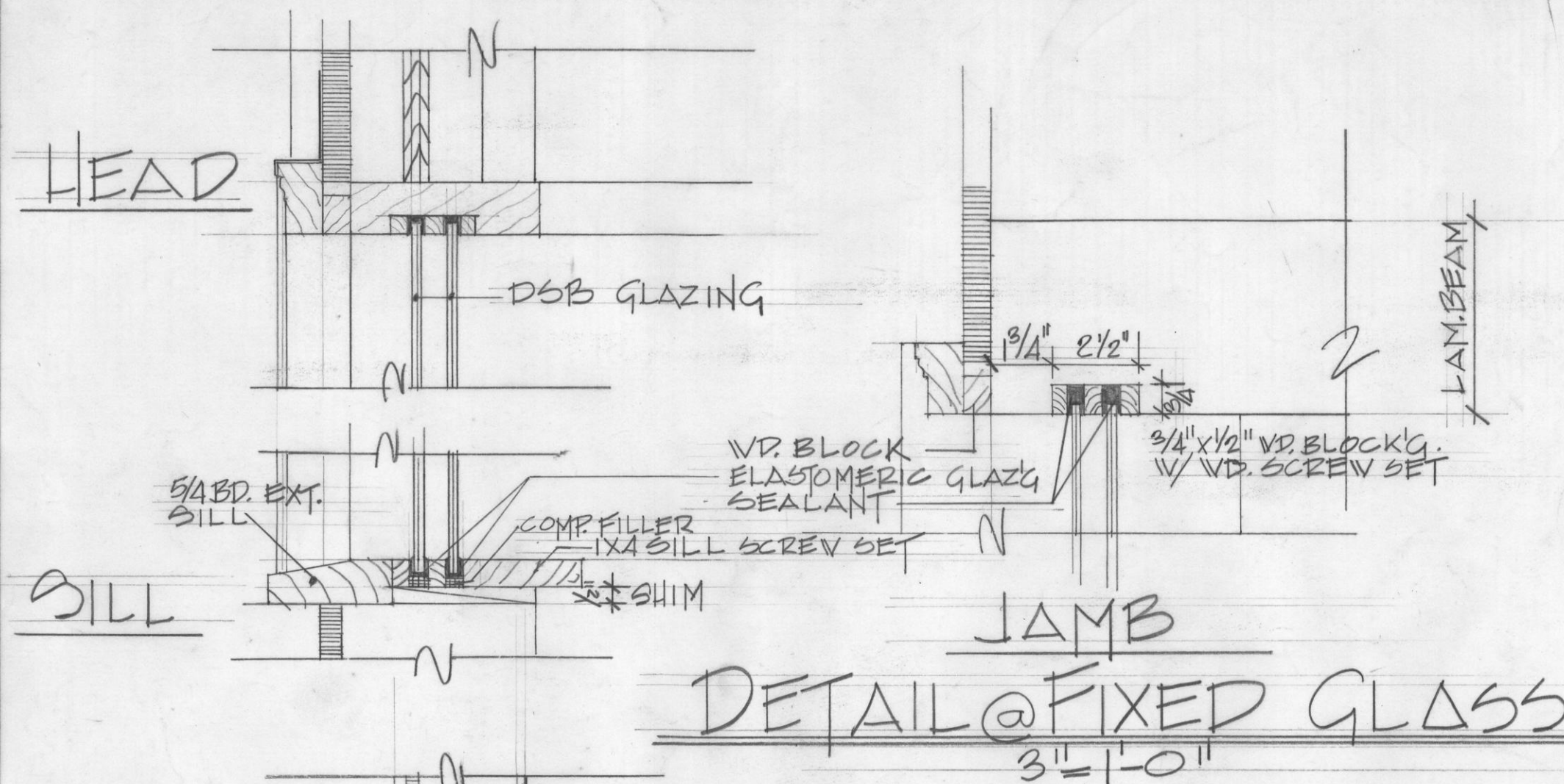
 FLASHING
 BOWLOCK SILL
 (CONT. UNDER DOORS)

 STEP SLAB TO
 RECEIVE SILL
 2" PERIMETER INSUL.
 2 #4 REBARS (TYP.)

FINISH GRADE

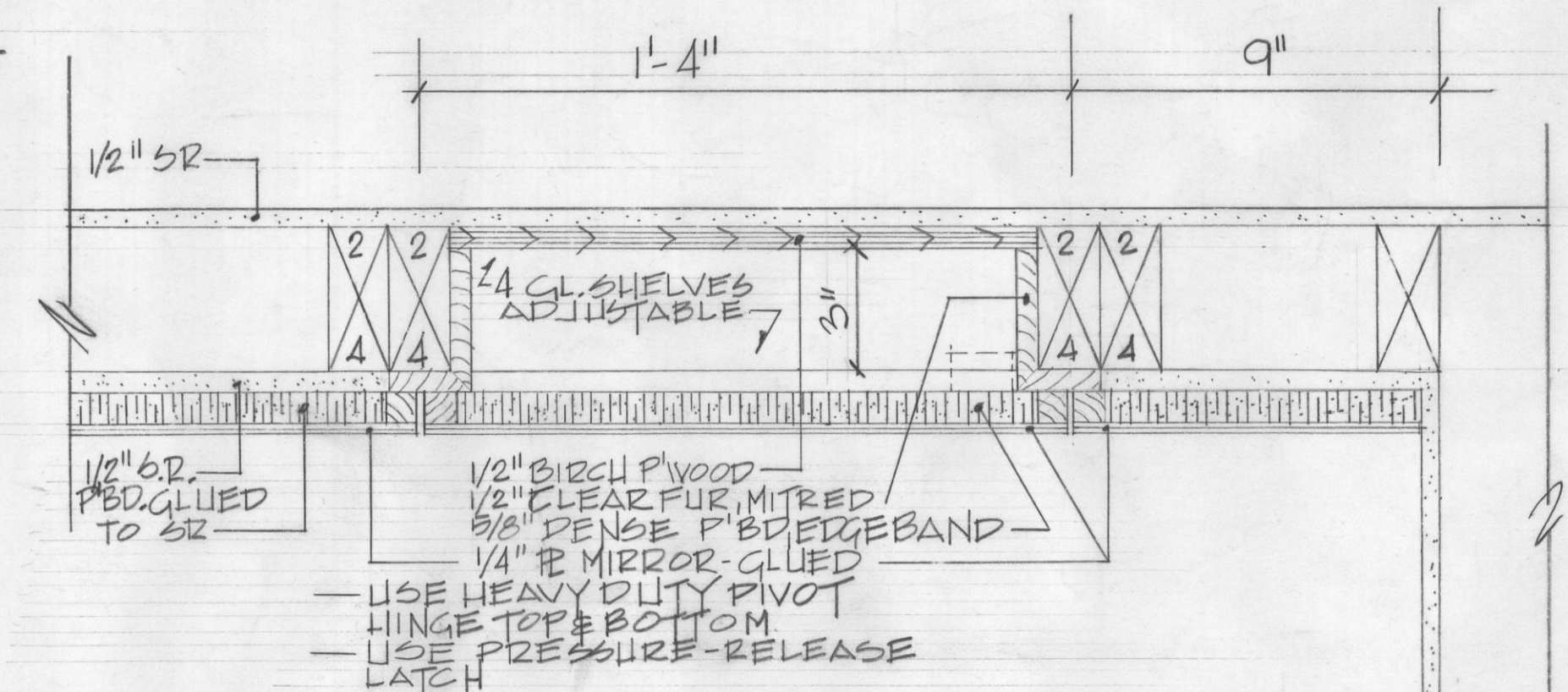
 4" FOOTING DRAIN
 6" x 6" MIN. GRAVEL TROUGH

(D) SECTION @ BRISE SOLEIL

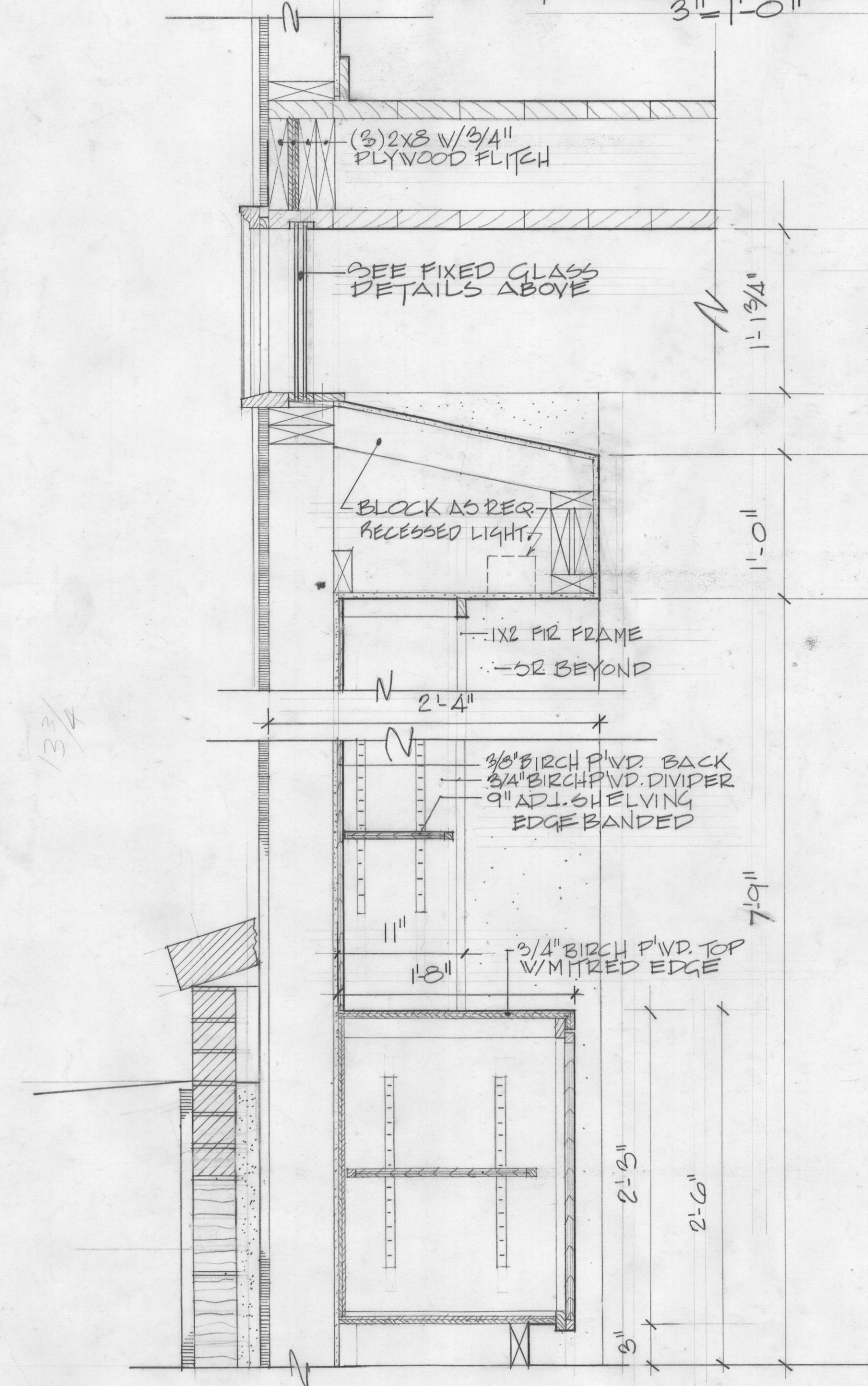


ELEC. FIXTURE SCHEDULE

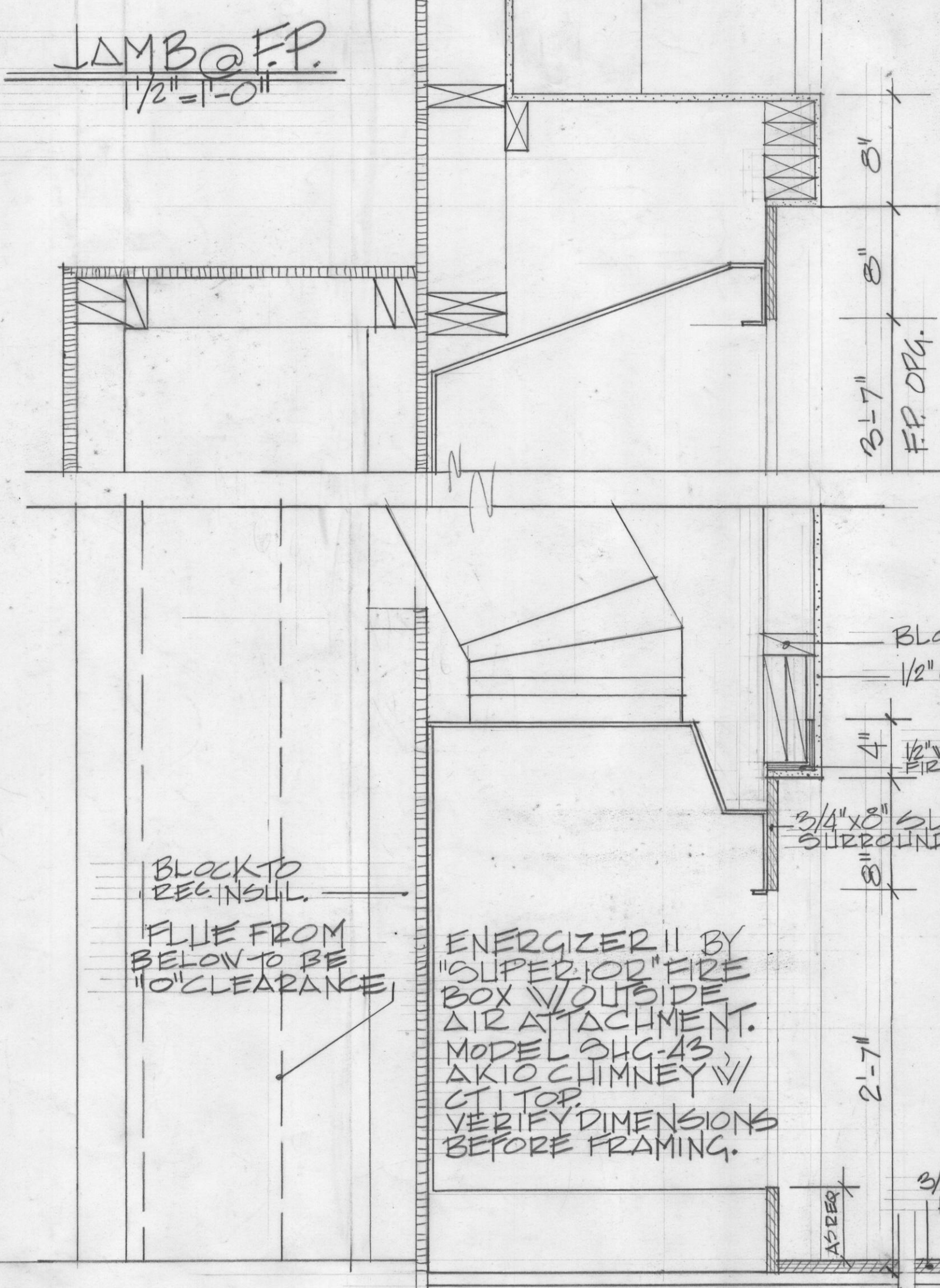
MARK	MANUFACTURER	PRODUCT No.	NOTES
1	Lightolier	1101/1128	Recessed incandescent
2	Lightolier	1104/1128	Recessed incandescent-wet locations
3	Lightolier	6001	4' Track
4	NuTone	8672	Light/Fan
5	NuTone	9410/VS67	Heat Lamp
①	Telephone		
②	Switch		
③	Dimmer Switch		
④	vacuum inlet		
⑤	Speaker Outlet		
⑥	Specialty Outlet		
⑦	DOUBLE FLOOD		
⑧	LIGHTOLIER	7058PV	2 in.
⑨	LIGHTOLIER	4428	HANGING FIXTURE
⑩	LIGHTOLIER	1101/1128	RECESSED



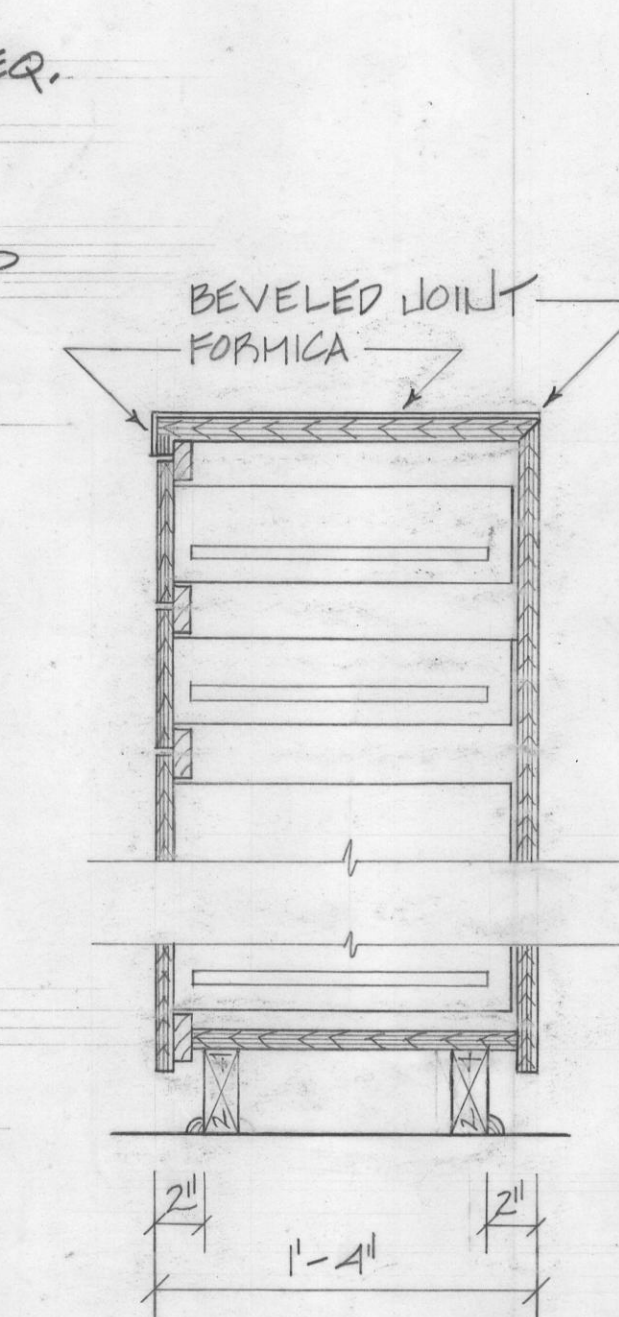
DETAIL @ BATHROOM MIRROR ~ D
3" = 1'-0"



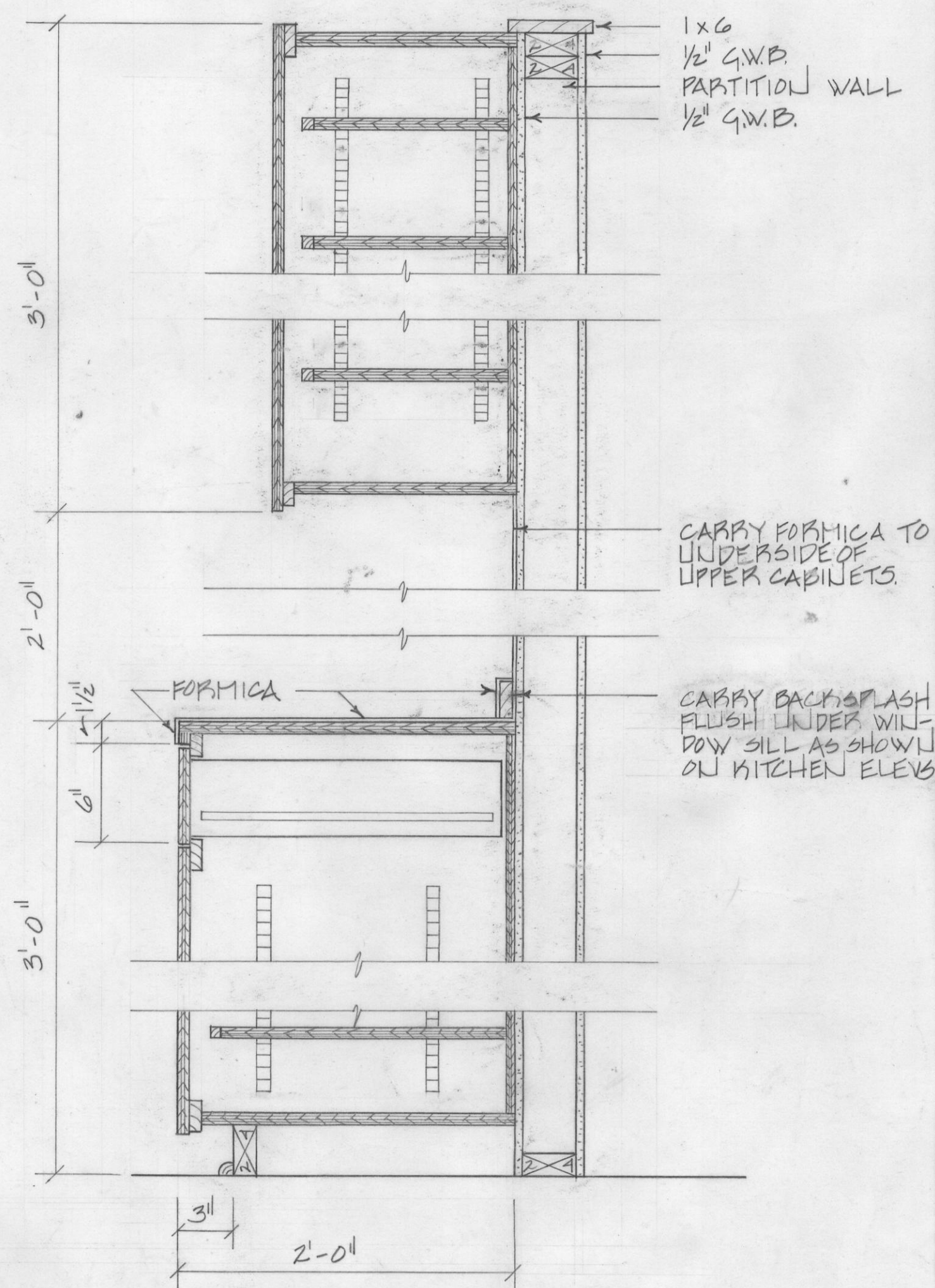
SECTION @ LR. CAB. ~ A
1/2" = 1'-0"

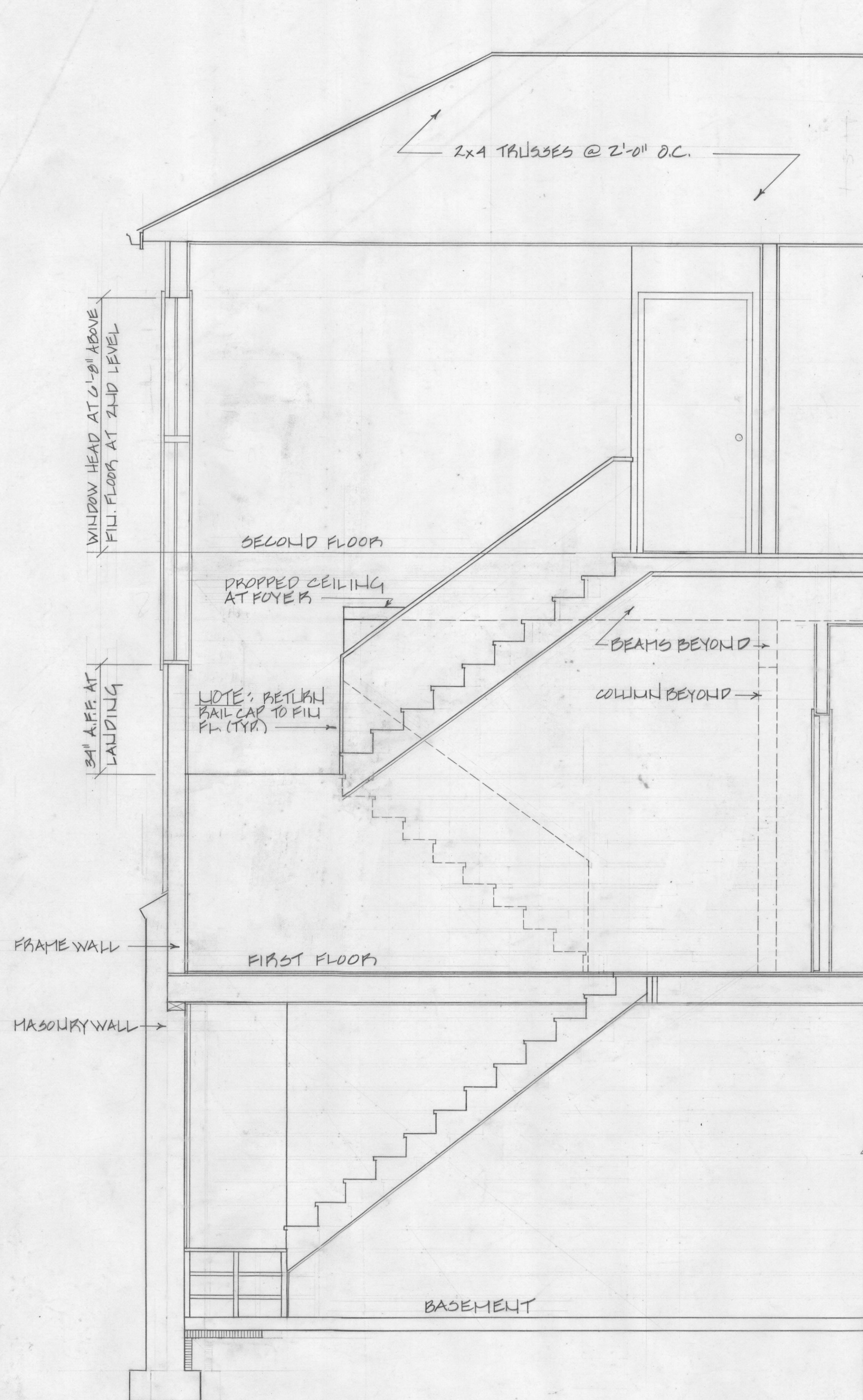


SECTION @ F.P. ~ B
1/2" = 1'-0"

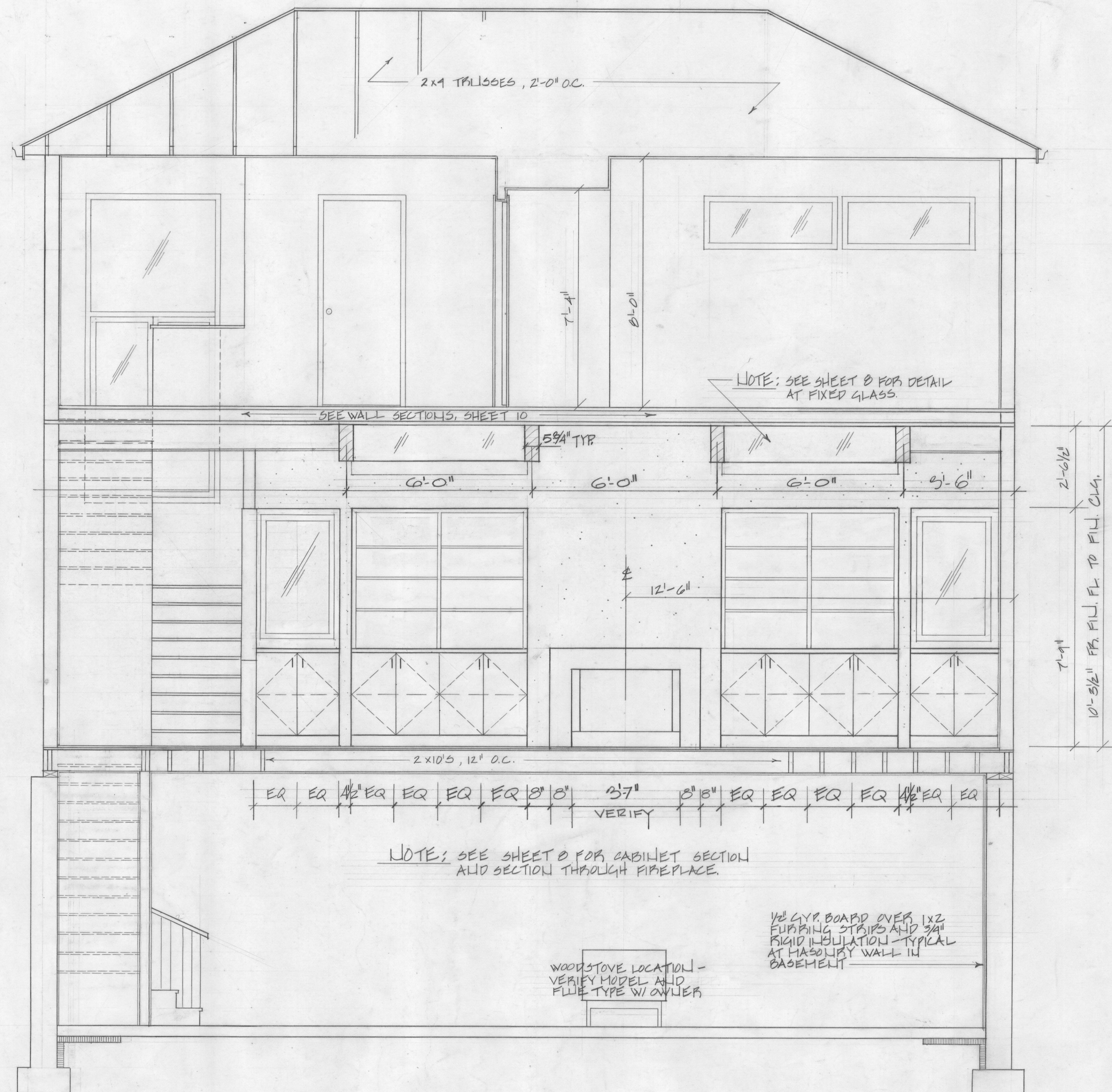


DETAILS @ KITCHEN CAB. ~ C
1/2" = 1'-0"





(A) SECTIONAL ELEVATION AT STAIRS
1/2" = 1'-0"



(B) SECTIONAL ELEVATION AT LIVING ROOM
1/2" = 1'-0"

ROOFING AS SPEC'D.
 15' ROOFING FELT
 1/2" PLYWOOD
 MAINTAIN 2" AIRSPACE
 6" BATT INSULATION

METAL DRIP EDGE
 1x8 FASCIA BOARD

3/4" PLYWOOD SOFFIT WITH
 2" VENT

2x4 PREFABRICATED ROOF
 TRUSSES @ 2'-0" O.C.

NOTE: SEE ROOF PLAN, SHEETS,
 FOR CLUTTER & DOWNSPOUT
 LOCATIONS.

CALYCEON STRAP HANGER
 22 GA. CALY. STL. HALF-
 ROUND GUTTER-PROVIDE SCREEN

CARRY FLASHING UP
 1/2" SHEATHING BOARD
 2" CANT
 3 PLY BUILT UP ROOF (NO GRAVEL)
 3/4" EXTERIOR GRADE T&G PLYWOOD
 RIGID INSULATION: SLOPE FR. 5" TO 2"

NOTE: SEE FLOOR PLAN
 (SHEET 4) FOR RAILING LOCA-
 TION. RAILING DETAILS, SHEET 12.

22 GA. CALY.
 STEEL BEND
 #10 OR WELD TO
 SHAPES
 SHOWN

RAIN OUTLET @ DECK
 ISOMETRIC @ 3"=1'-0"

ROOFING
 3/4" PLYWOOD
 2x6 RAFTERS 16" O.C.

CARRY FLASHING UP 4"
 BRICK SILL
 MORTAR BED
 AIR SPACE TO GRADE

11'-3 3/4" FF TO FF

SCALE: 1/2" = 1'-0"

6" BATT INSULATION
 2x6 STUD WALL, 16" O.C.
 1/2" GYPSUM WALLBOARD
 3/4" OAK FLOORING
 5/8" EXTERIOR GRADE PLYWR
 2x10 JOISTS
 6" BATT INSULATION

MORTAR SOLID
 BELOW GRADE

4" C.M.U.
 WATERPROOF AS SPEC'D
 1" RIGID INSUL TO FTL
 12" C.M.U. TO FTL

CONT. BOND BEAM
 W/ 2#4 BARS

FURRING
 1/2" G.V.B.

#4 BARS @ 16" O.C. IN
 CONFIG. SHOWN. LAP
 SPICE 32 DIAMS.
 MIN.

FILL CAVITIES
 SOLID

KOPERS 5x5 1/2" COLUMN
 (TYP-SEE SHOP DRAWINGS
 FOR DETAILS)

2x10 @ TILED AREAS
 NOTCH AND PROPS AS SHOWN

NOTE: SOLID BLOCKING, 2x10 O.C. 1/2" CLEAR

NOTES:

- FILL TOP COURSE OF FOUND. WALL SOLID (TYP)
- USE 2-PLY FELT MEMBRANE WATERPROOFING ON
 FOUNDATION WALL BELOW GRADE.
- SPREAD 2"-3" CLEAN BUILDER SAND ON GROUND
 UNDER FRAMED FLOOR PORTION OF BUILDING.
- BOTTOM OF FOOTINGS TO BE MIN. OF 2'-0" BELOW
 FINISH GRADE AND ON UNDISTURBED EARTH.
- USE WIRE CHAIRS OR 0.10-0-WALL TO POSITION
 REBARS. DO NOT USE WOOD, BRICKS, ETC.

FLASHING

10'-11 1/2" AT
 ENTRY ONLY
 4'-3 1/2" TYP FR.
 FF TO SOFFIT

NOTE: BLOCK & SECURE
 COLUMNS AS REQ'D
 SEE DETAILS, SHEET 12.

2x6 BLOCKING AT
 COLUMNS

1x12 SHIRT BR

CARRY BRICK
 TO 3" BELOW
 FIN. GRADE

3#4 BARS EA. DIRECTION
 TYPICAL ALL PIERS.

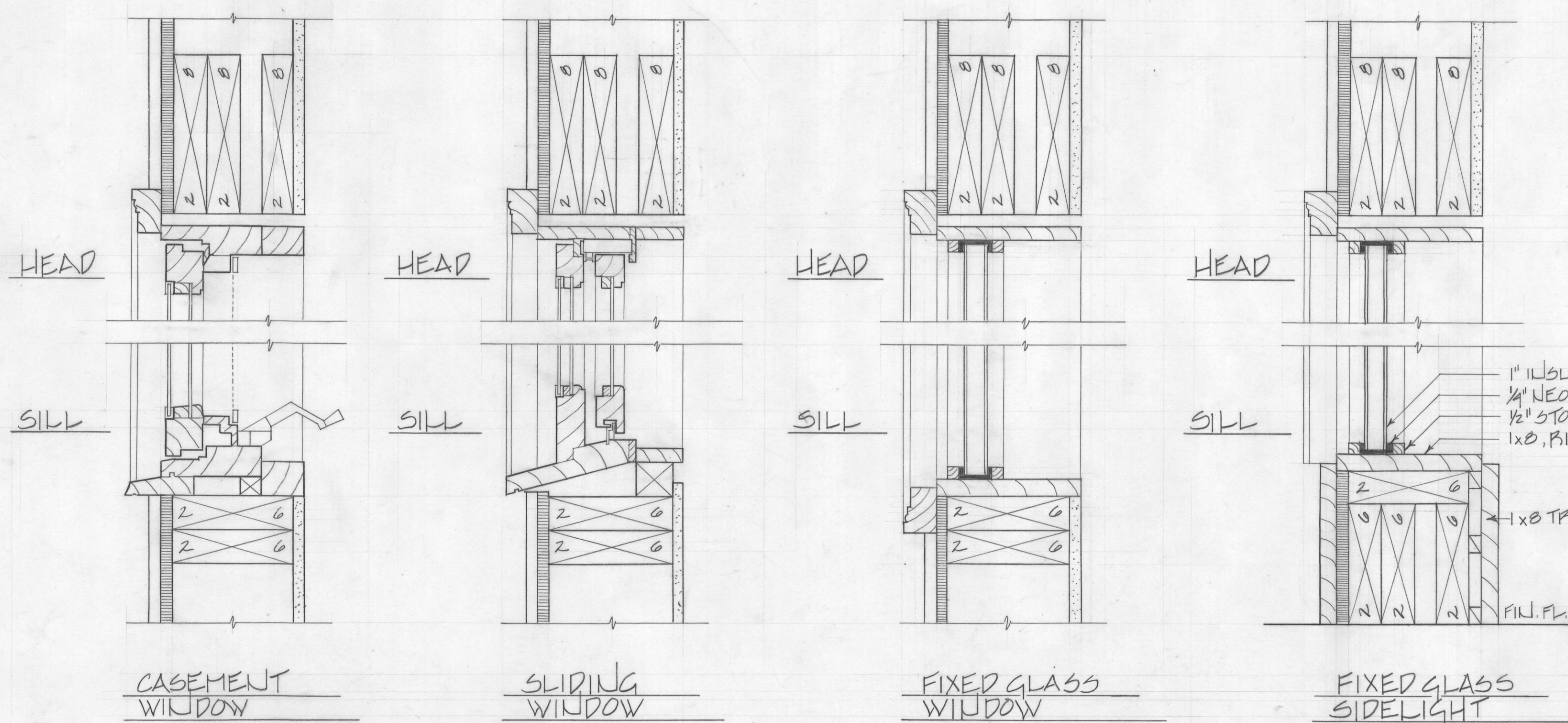
CEMENT PARGE COVE BASE
 10" x 10" MIN. GRAVEL
 4" FOOTING GRAIN (SEE FLOOR PLAN
 FOR LOCATION)

(A) SECTION AT EAST WALL

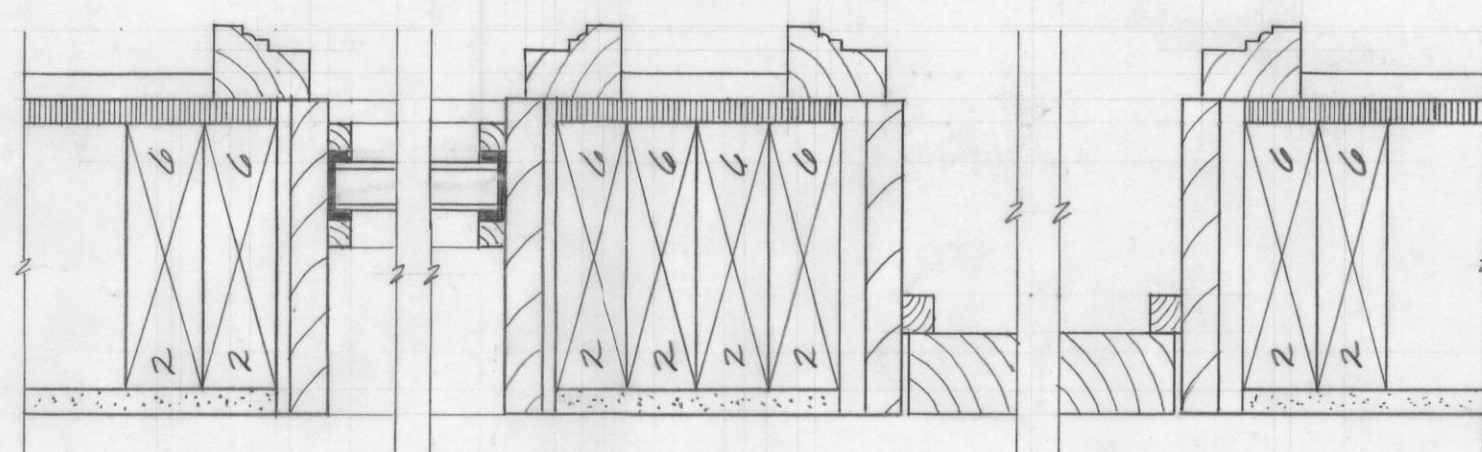
(B) SECTION AT POST & BEAM

(C) SECTION AT PORCH

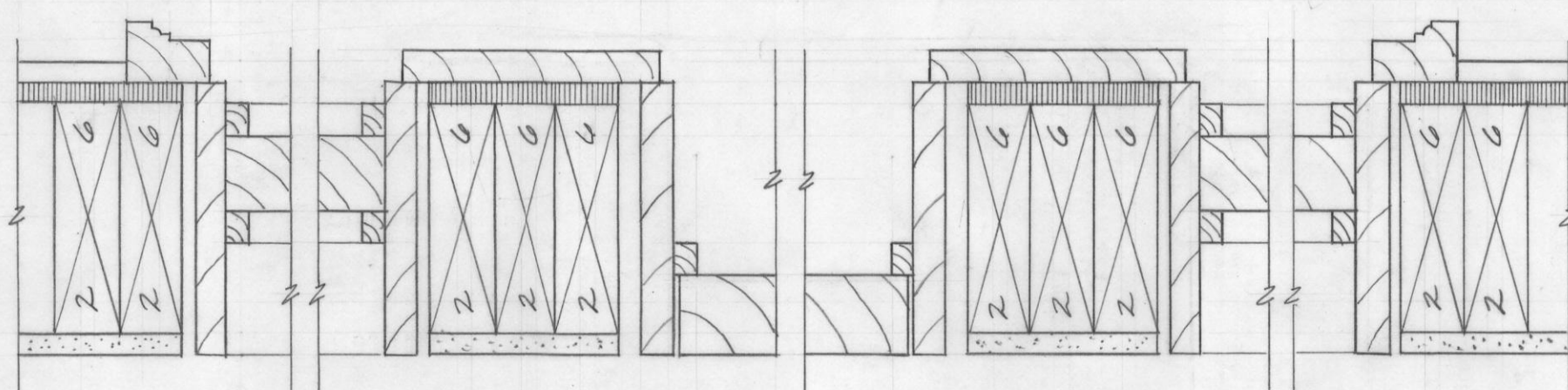
(D) PORCH PIER



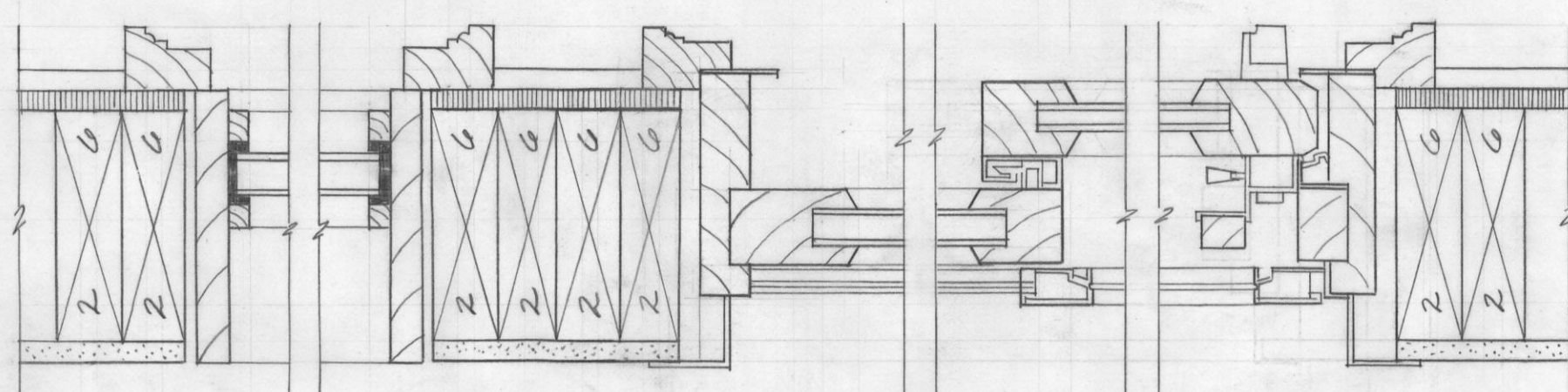
NOTE: SEE INTERIOR TRIM DETAILS, SHEET 12.



ENTRY DOOR & SIDELIGHT - JAMBS



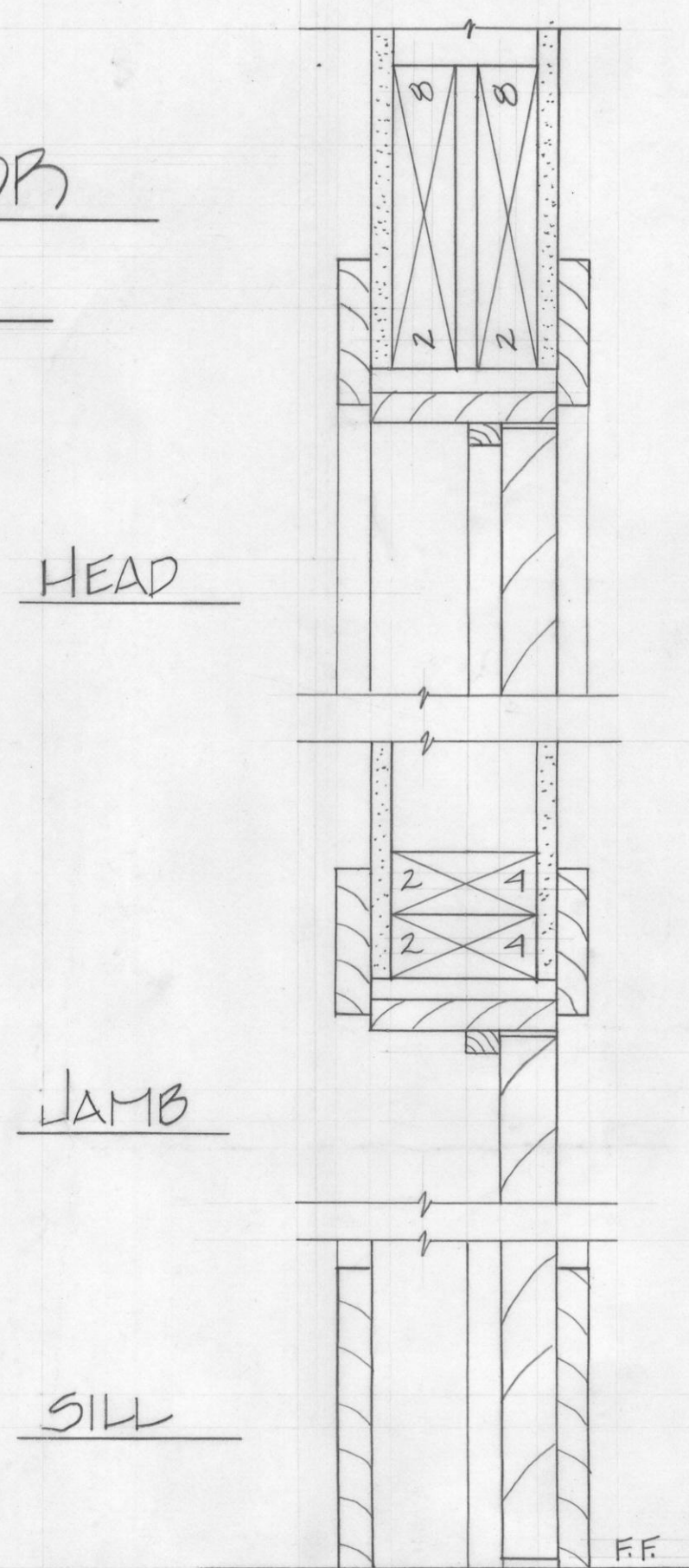
LIVING ROOM DOOR ASSEMBLY - JAMBS



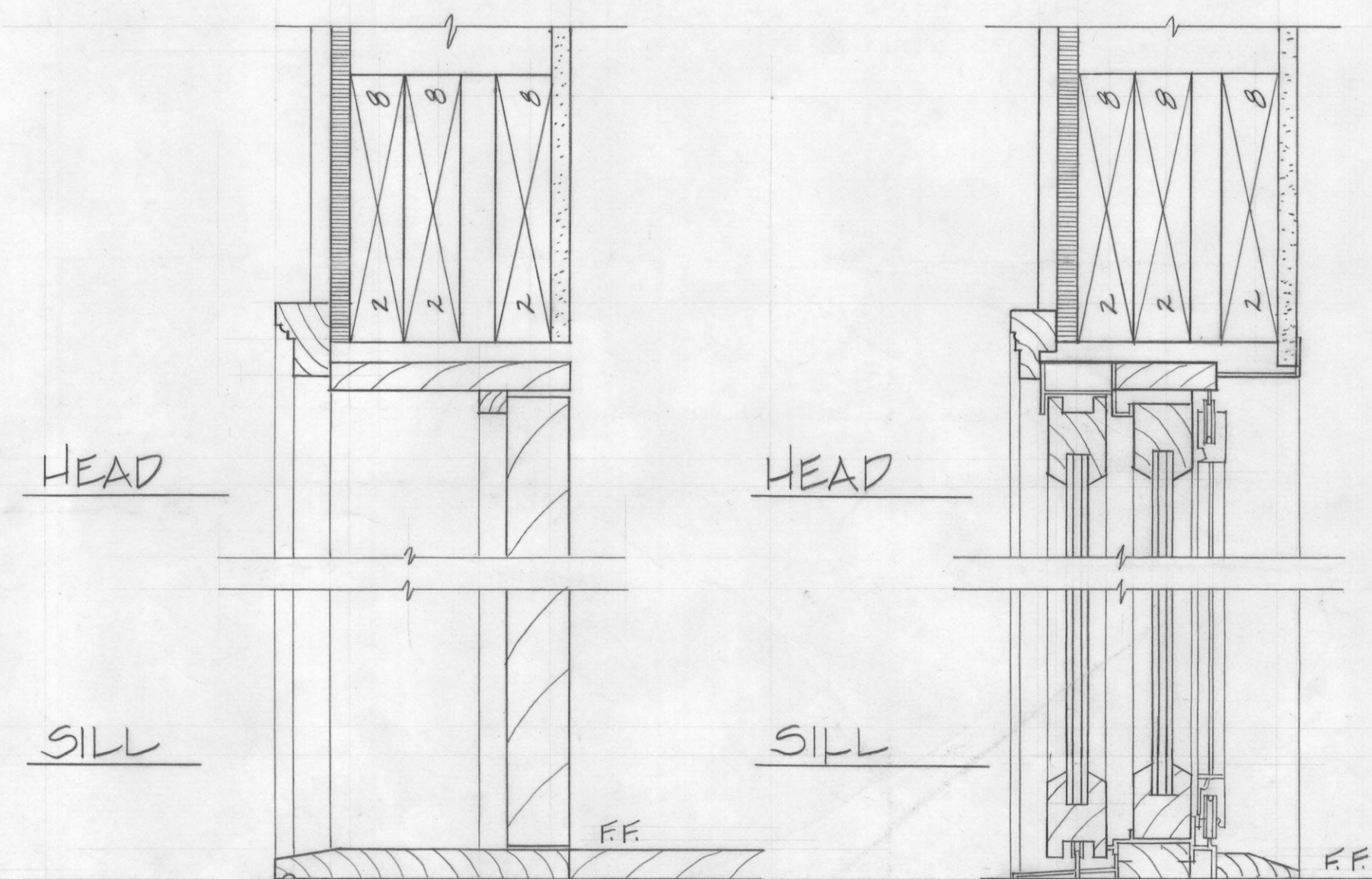
SLIDING DOOR & SIDELIGHT - JAMBS

WINDOW AND DOOR DETAILS

SCALE: 3/8" = 1'-0"

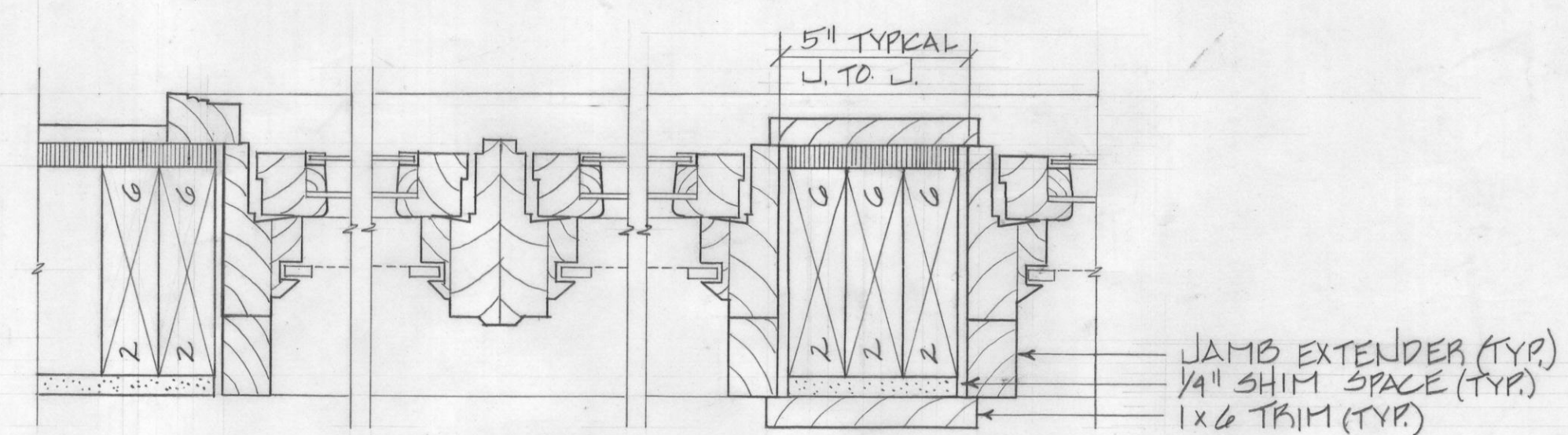


TYP. INTERIOR DOOR

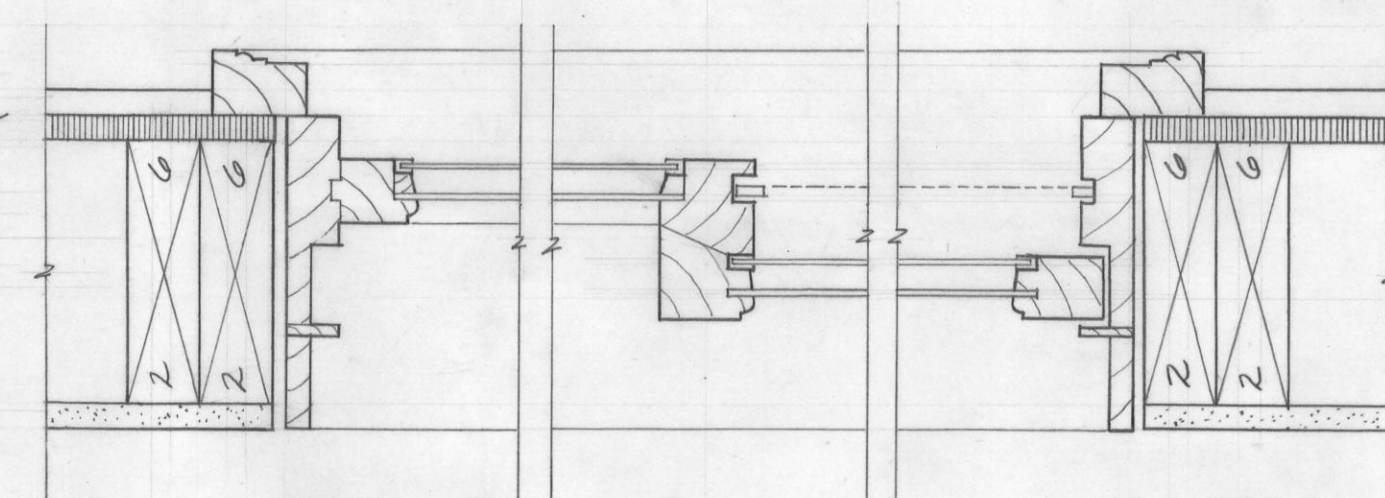


TYP. EXTERIOR DOOR

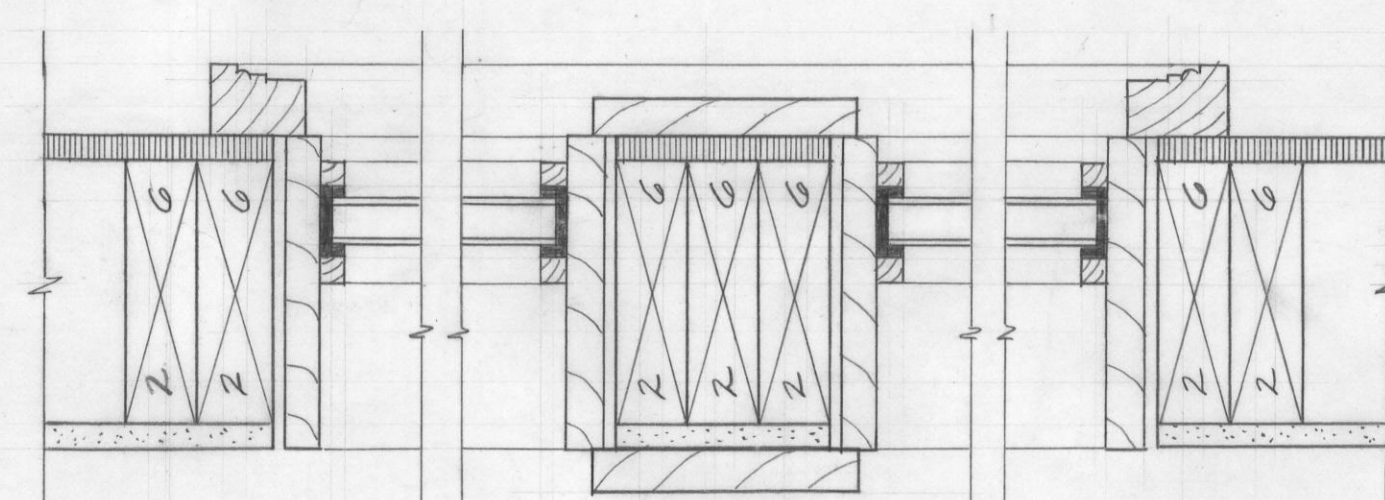
TYP. SLIDING DOOR



CASEMENT WINDOW - JAMBS & MULLION

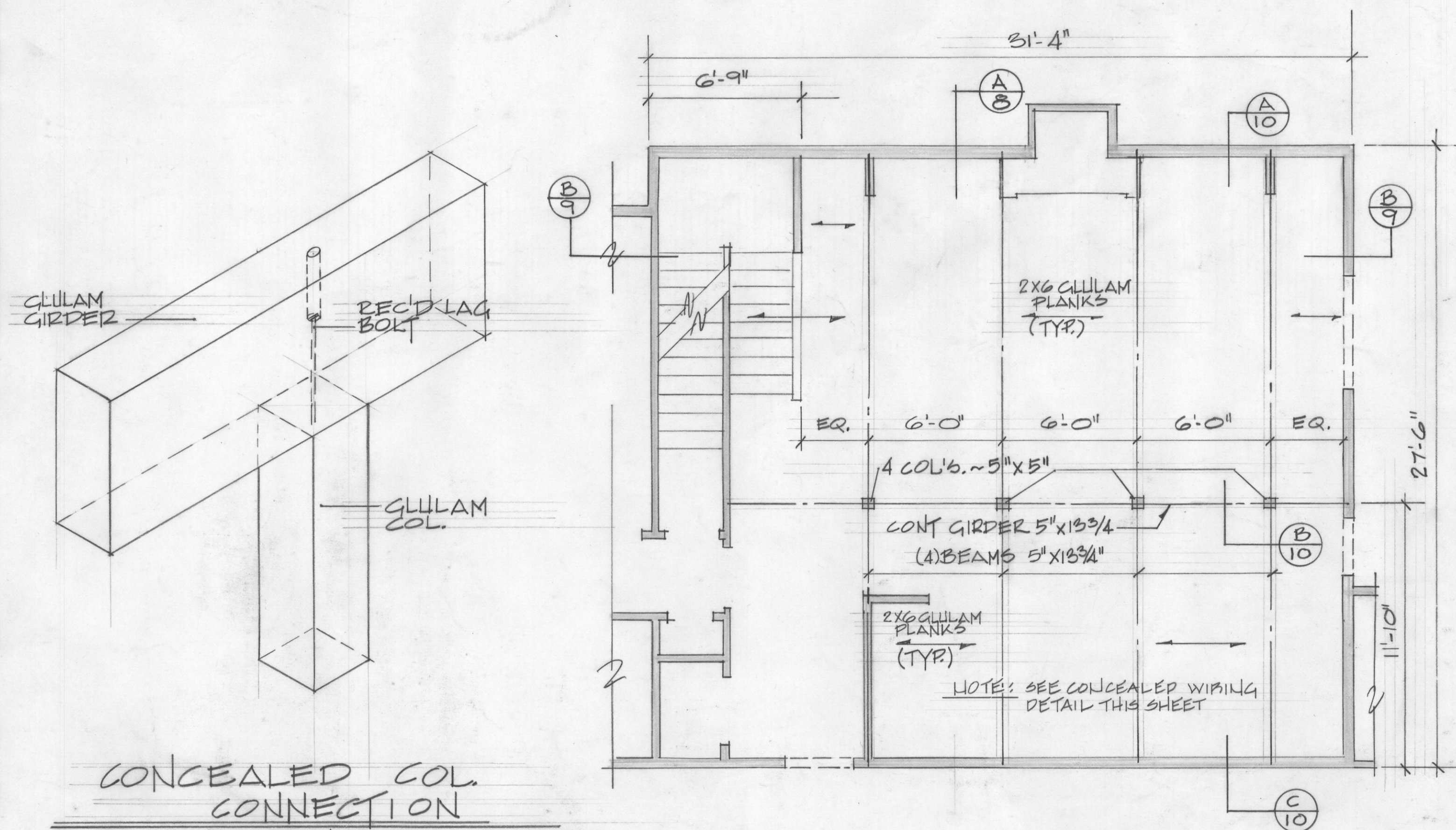


SLIDING WINDOW - JAMBS & MULLION

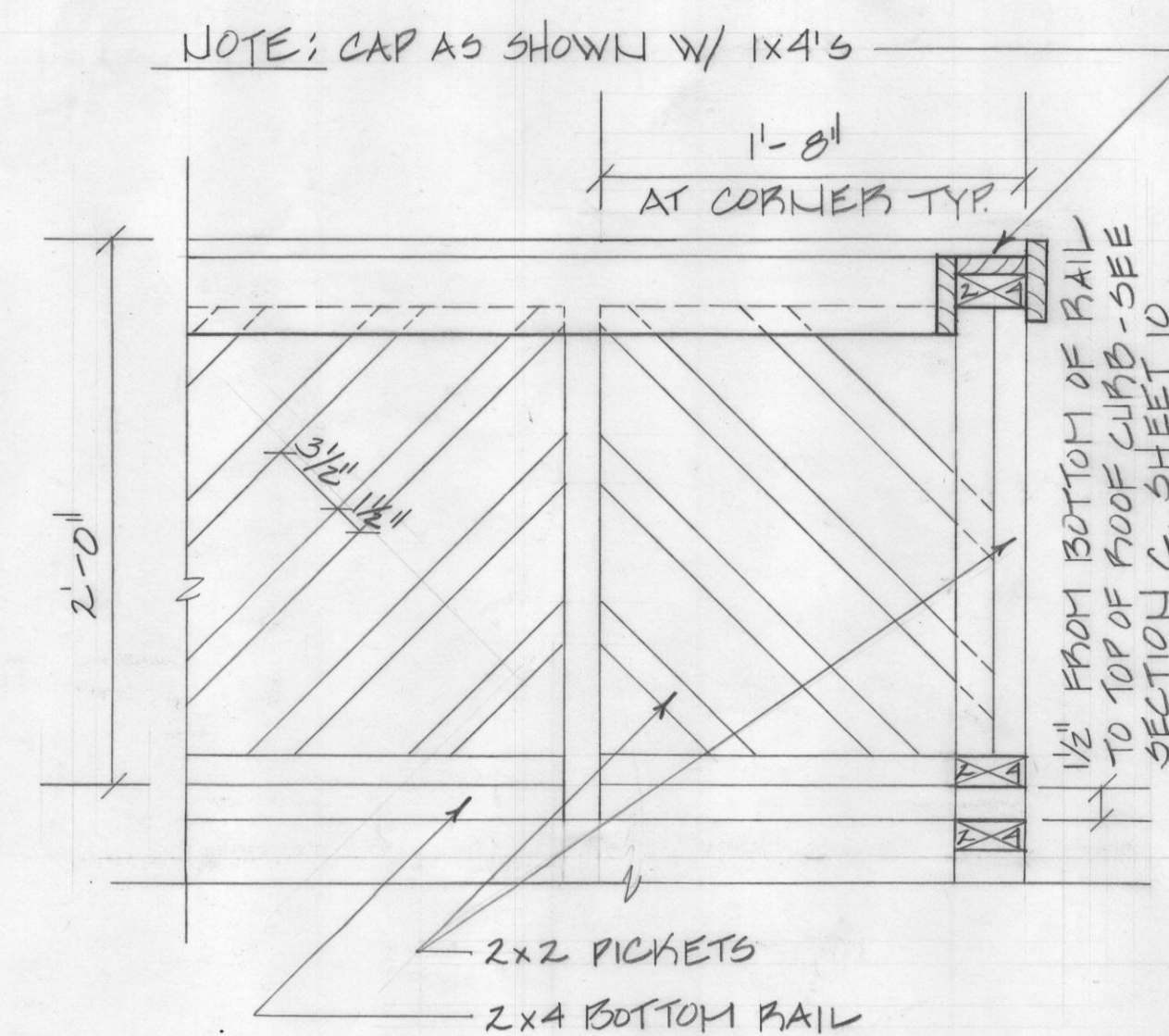


FIXED GLASS - JAMBS & MULLION

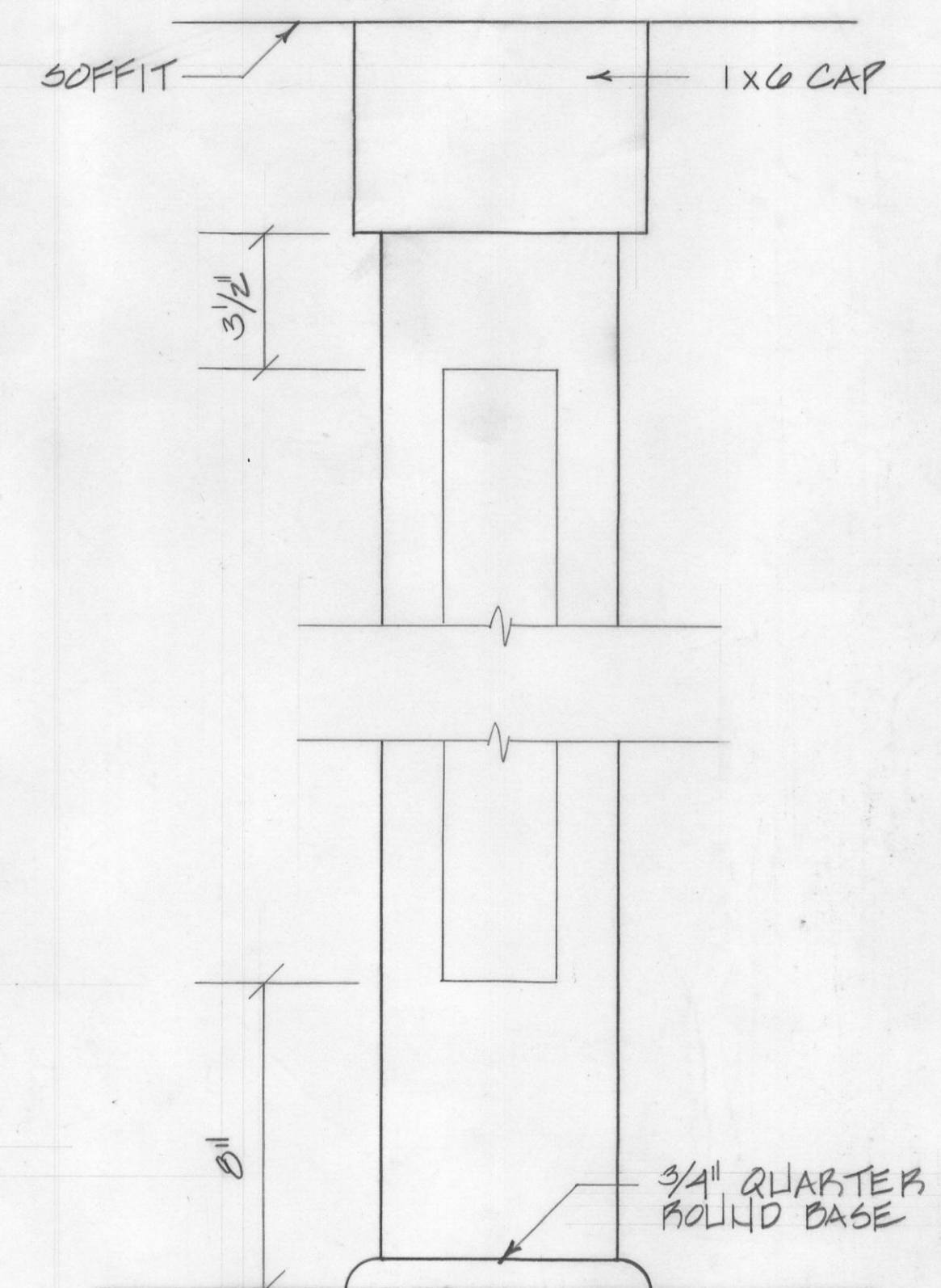
SEE NOTES AT FIXED GLASS SIDELIGHT FOR FG ASSEMBLY



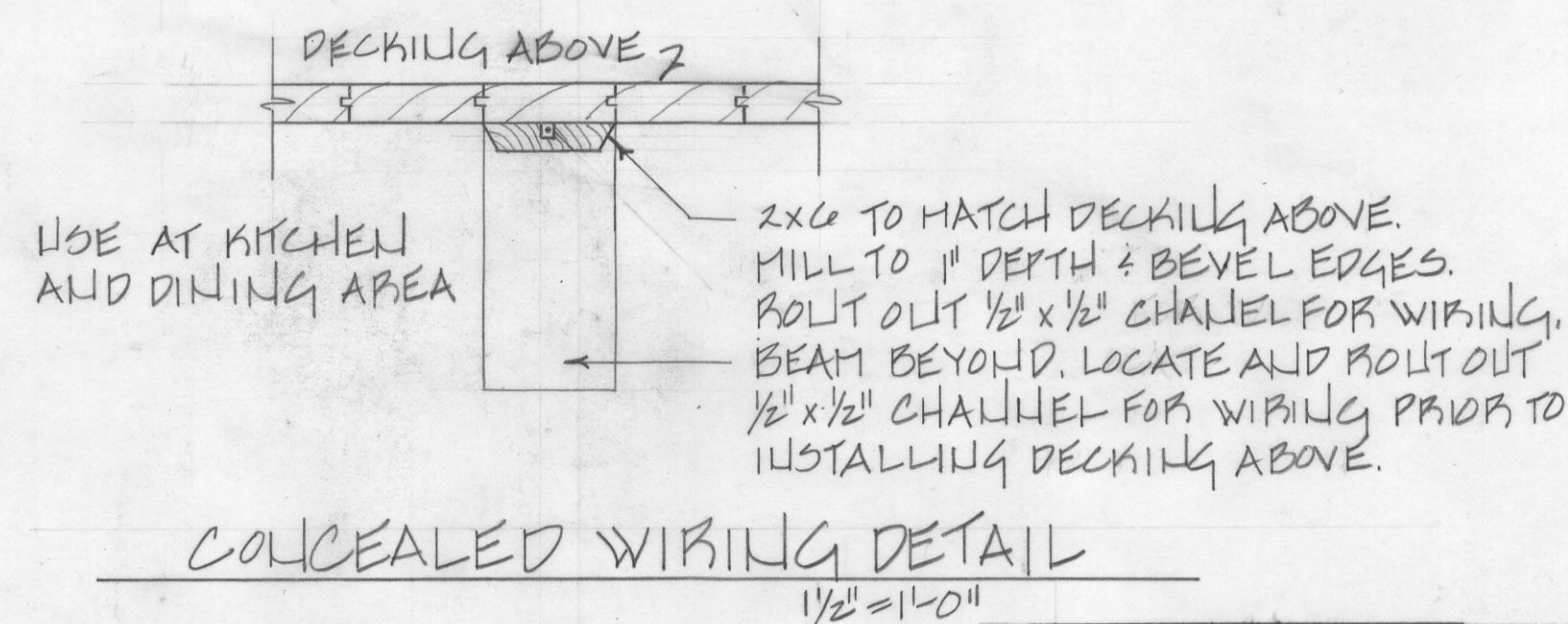
FRAMING FOR POST & BEAM SYSTEM
1/4" = 1'-0"



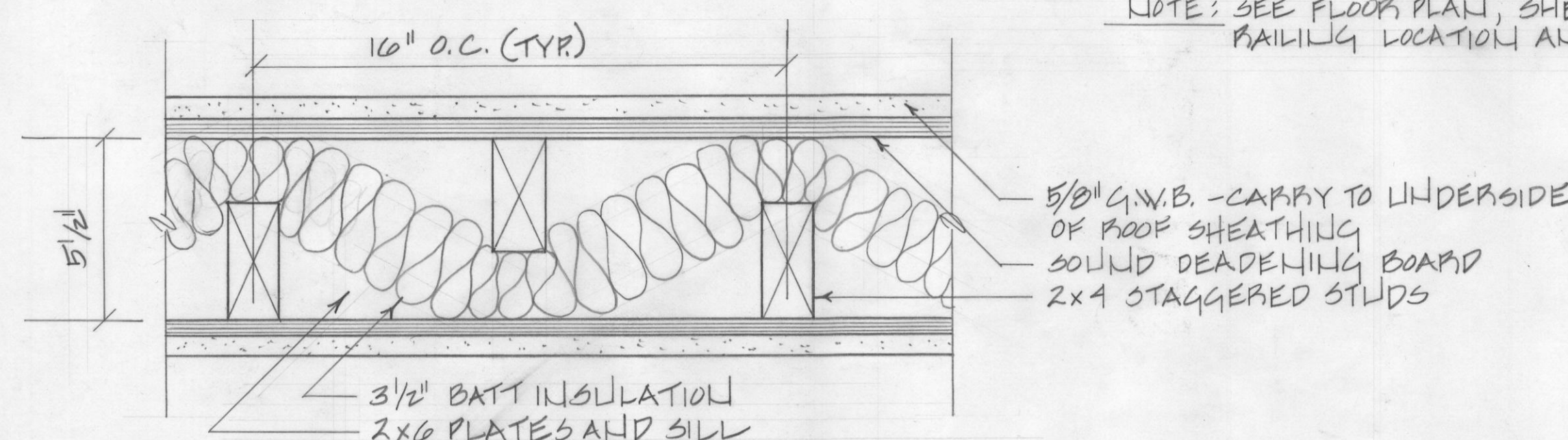
RAILING DETAIL
SCALE: 1/2" = 1'-0"



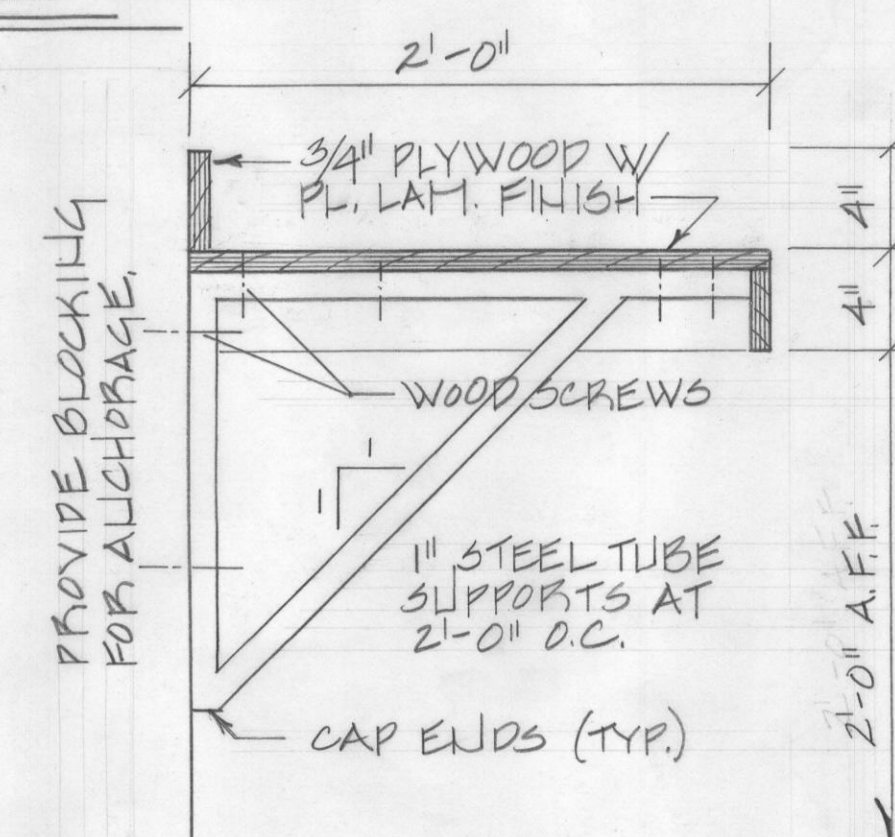
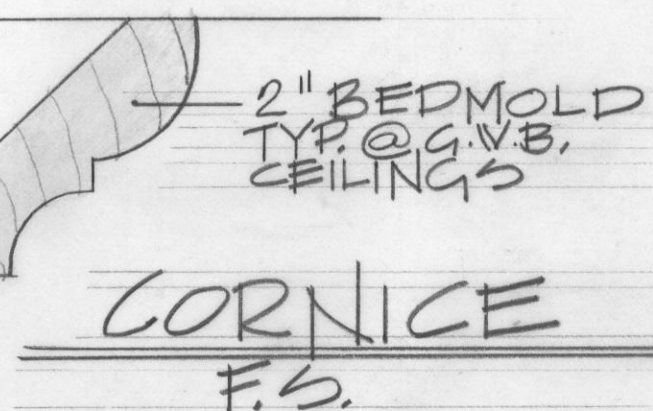
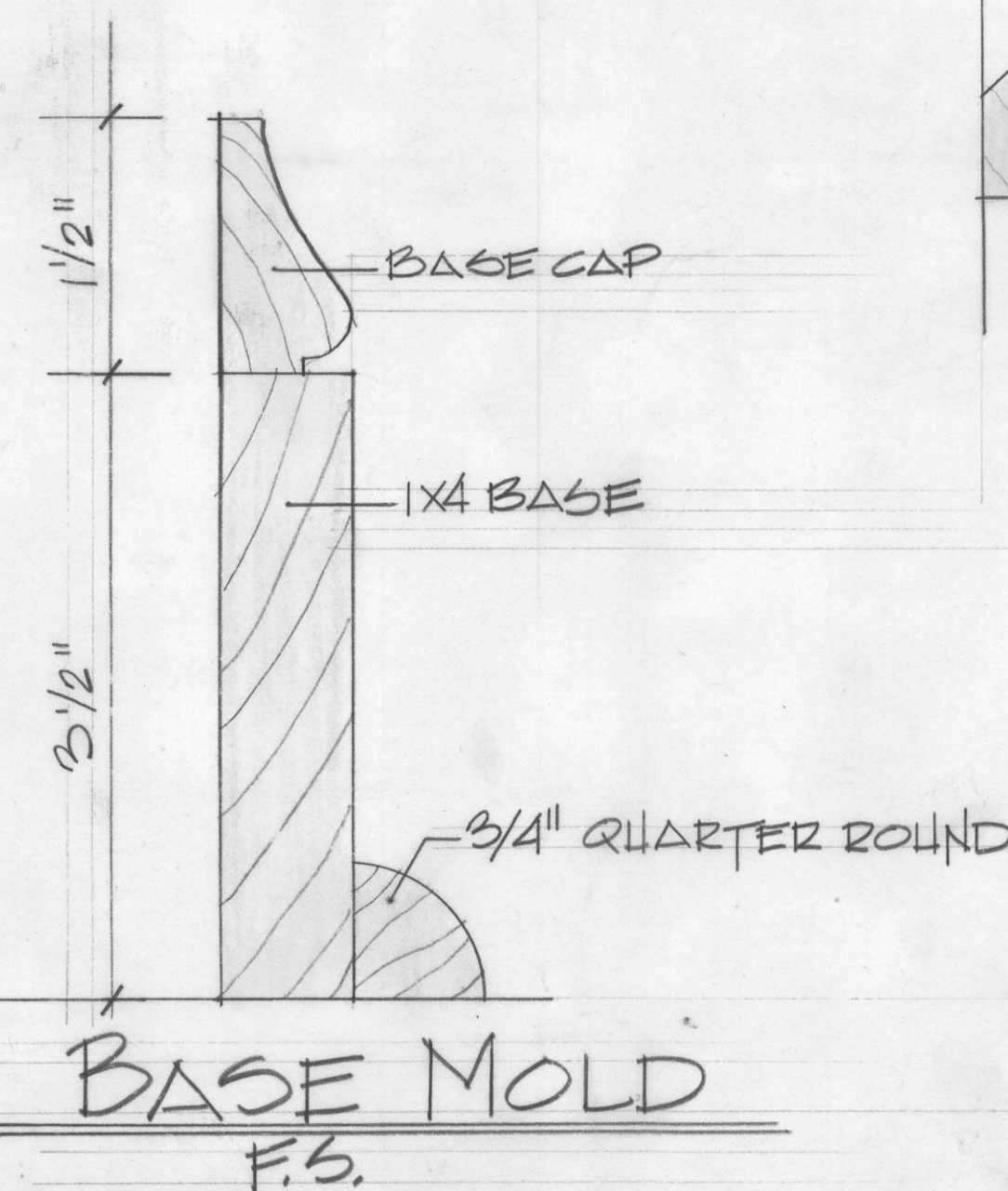
TYP. COL. ELEV.



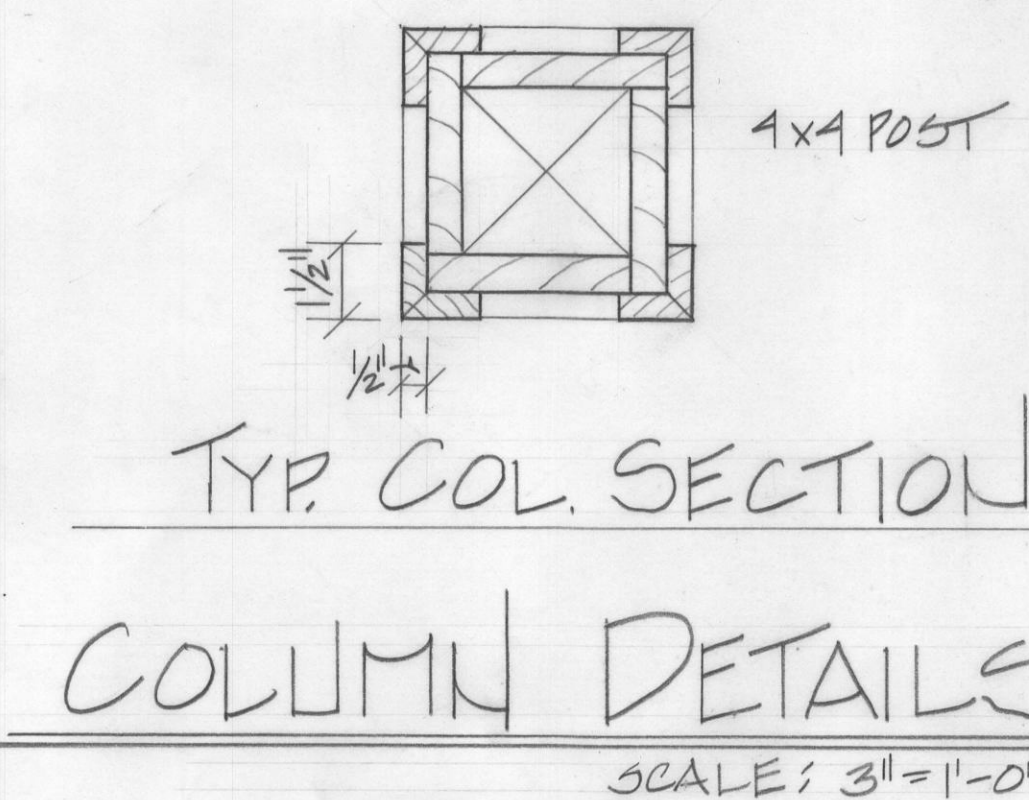
CONCEALED WIRING DETAIL
1/2" = 1'-0"



PARTY WALL DETAIL
3/4" = 1'-0"



SHELF DETAIL
AT GREENHOUSE & LAUNDRY
1/2" = 1'-0"



TYP. COL. SECTION
COLUMN DETAILS
SCALE: 3/4" = 1'-0"

Anya Grahn

From: Brent Blunden <brentblunden@gmail.com>
Sent: Monday, November 25, 2019 5:08 AM
To: Anya Grahn
Cc: Phoebe Dee; Zoning
Subject: Re: Project #19-134 - 206 Springs Lane
Attachments: Fibre Cement compared to Masonite .jpg; Pella Architect Series Windows.pdf; Allura Fibre Cement Siding.pdf

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Hi Anya,

1) Regarding dimensions: from the provided floor plan dimensions the new second floor conditioned space is (31'4" - 16') x (27'6" - 11'6") = 250.67 sf. There are no changes to building height or foot print. This is the set of original drawings. https://drive.google.com/file/d/1AhF9PGfFgwpVi0kiqka_A_OvlRQOWKUH/view?usp=sharing to verify all of the overall height and footprint. The scale on them is indicated at 1" = 1'.

2) Amended Section E:

page 53, New Construction: Our home is located equidistant between Spring Lane and Friendly Lane and is not visible from any roads in the historic district. We access our home by walking from a community parking area and because we are located between the original streets, we are not adjacent to any historical buildings. Nonetheless, it is important to us that our addition be consistent architecturally with itself and the homes around it. Our home, which is half of a duplex, was designed by local architect, Josh Gurlitz, along with the homes on each side of it. This addition strives to match all aspects of the the existing home (roof pitch, window style, siding, etc.). The addition does not change any of the home's original dimensions, rather it adds a matching "second peak" to the roof so that the existing flat roof, which leaks, can be covered. Our home is very similar in design to the neighboring two homes which were designed and built at the same time. All additional windows will be the current version of the original Pella windows and will be installed to "match" the current building in terms of location on the structure. Similarly, the siding will be the closest we can find to the original. No colors or other details are changing.

3) Specs for our new materials:

WINDOWS:

Original windows are Pella Casement (from window schedule on original drawings and inspection of existing). We will be using the modern, matching version **Pella Architect Series, Casement - Aluminum Clad**. See Attached

SIDING:

Original siding is Masonite 5/16" x 12" x 12' with 3 faux laps of 3 5/8 reveal. The new aesthetically matching siding (same as on existing chimney) is a standard Smooth Fiber Cement Lap Siding Board 5/16" x 5-1/4" x 12'. It will be installed with matching reveal and will be supplied by contractor and of equal quality to **Allura Fibre Cement Siding** - See Attached. Also, see attached, an inside corner where existing Masonite siding

meets 5/16" Smooth Fiber Cement Lap Siding Board on chimney chase. New siding will not adjoin existing on any inside corners.

Is this email follow-up sufficient or do we need to resubmit these items as both a hard-copy PDF and an electronic file?

Thank you.

Phoebe & Brent

On Wed, Nov 20, 2019 at 2:03 PM Anya Grahm <agrahn@townofchapelhill.org> wrote:

Brent and Phoebe,

I have been assigned to your Certificate of Appropriateness (COA) Application at 206 Spring Lane, and I have deemed the application complete. Because this item will need to be reviewed by the Historic District Commission (HDC) on January 14th, I wanted to offer some suggestions to help strengthen the application:

- You might want to call out the dimensions and include a scale on the floor plans and elevations.
- Consider amending section E and use the following [Design Guidelines](#) for New Construction on page 53 of the guidelines:
 - #4. Design new buildings to be compatible in roof form, massing, and overall proportion with neighboring historic buildings.
 - #6. Design new buildings and their features to be compatible in scale, materials, proportions, and details with neighboring historic buildings. Select exterior surface materials that are compatible with those of neighboring historic buildings in terms of module, composition, texture, pattern, color, and detail.
 - #7. Design a new building so that the placement, shape, scale, size, materials, pattern, and proportion of the window and door openings are compatible with the window and doors of neighboring historic buildings.
- You could also include spec sheets for the proposed window and siding materials. You've explained that the siding is proposed to match the existing, but it's not always possible to find the same profile of siding when different materials are being used, so an example might be helpful. I also wanted to confirm whether you'll be using vinyl, aluminum clad, or another type of window on the new addition.

Thanks so much,

Anya Grahn, Senior Planner

Long-Range Planning Division | Planning Department

405 Martin Luther King Jr Blvd. | Chapel Hill NC 27514

Town of Chapel Hill | www.townofchapelhill.org

t: 919-969-5059 | agrahn@townofchapelhill.org





WOOD

Pella® Architect Series® Traditional

\$\$\$-\$\$\$\$



Pella Architect Series Traditional double-hung window

FEATURES

Classic aesthetics featuring fine-furniture details

Virtually unlimited design choices including custom sizes and grille patterns

Stunning hardware in rich patinas and other timeless finishes

WINDOW STYLES

Custom sizes and fixed configurations are also available.



AWNING



BAY OR BOW



CASEMENT



DOUBLE-HUNG



SINGLE-HUNG

PATIO DOOR STYLES



SLIDING



HINGED



BIFOLD



MULTI-SLIDE



Colors & Finishes

PELLA® ARCHITECT SERIES® TRADITIONAL

WOOD TYPES

Choose the wood species that best complements your home's interior. White oak, red oak, cherry and maple are available as custom solutions.



PREFINISHED PINE INTERIOR COLORS

When you select pine, we can prefinish in your choice of seven stains or three paint colors. Unfinished or primed and ready-to-paint are also available.



ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.* Custom colors are also available.



* EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

Grilles PELLA® ARCHITECT SERIES® TRADITIONAL

GRILLES

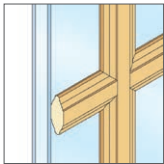
Choose the look of true divided light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.



OGEE INTEGRAL LIGHT TECHNOLOGY¹
7/8", 1-1/4" OR 2"



ALUMINUM GRILLES-BETWEEN-THE-GLASS
3/4"



ROOMSIDE REMOVABLE GRILLES¹
3/4", 1-1/4" OR 2"

GRILLES-BETWEEN-THE-GLASS INTERIOR COLORS:²

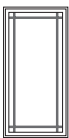
WHITE	IVORY	TAN ³
PUTTY ³	BROWN ³	HARVEST
BRICKSTONE	CORDOVAN	BLACK
MORNING SKY GRAY	SAND DUNE	

GRILLE PATTERNS

In addition to the patterns shown here, custom grille patterns are available.



TRADITIONAL



9-LITE PRAIRIE



12-LITE PRAIRIE



14-LITE PRAIRIE



VICTORIAN



TOP ROW



CROSS



NEW ENGLAND



DIAMOND



SIMULATED FRENCH



CUSTOM

¹ Color-matched to your product's interior and exterior color.

² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

³ Only available with matching interior and exterior colors.

Window Hardware

PELLA® ARCHITECT SERIES® TRADITIONAL

CLASSIC COLLECTION

Get a timeless look with authentic styles in classic finishes.



**FOLD-AWAY
CRANK**
Antiek



**SPOON-STYLE
LOCK**

FINISHES:

CHAMPAGNE

WHITE

BROWN

MATTE
BLACK

ANTIQUÉ
BRASS

BRIGHT
BRASS

OIL-RUBBED
BRONZE

SATIN
NICKEL

RUSTIC COLLECTION

Create a distinct and charming look with distressed finishes.



**FOLD-AWAY
CRANK**
Antiek



**SPOON-STYLE
LOCK**

FINISHES:

DISTRESSED
BRONZE

DISTRESSED
NICKEL

ESSENTIAL COLLECTION

Select from popular designs and finishes to suit every style.



**FOLD-AWAY
CRANK**



**CAM-ACTION
LOCK**

FINISHES:

CHAMPAGNE

WHITE

BROWN

MATTE
BLACK

BRIGHT
BRASS

OIL-RUBBED
BRONZE

SATIN
NICKEL

Added Security

INSYNCTIVE® TECHNOLOGY

Choose optional built-in security sensors powered by Insynctive technology so you know at a glance if your windows are closed and patio doors are closed and locked.

Patio Door Hardware¹ PELLA® ARCHITECT SERIES® TRADITIONAL

CLASSIC COLLECTION

Choose timeless pieces for a look that will never go out of style.



**HINGED PATIO
DOOR HANDLES**
Locus | Virago



**SLIDING PATIO
DOOR HANDLE**
Ambrose

FINISHES:



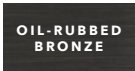
**MATTE
BLACK**



**ANTIQUE
BRASS**



**BRIGHT
BRASS**



**OIL-RUBBED
BRONZE**



**SATIN
NICKEL**

MODERN COLLECTION

Achieve the ultimate contemporary look with sleek finishes.



**HINGED PATIO
DOOR HANDLE**
Spiere



**SLIDING PATIO
DOOR HANDLE**
Plazo

FINISHES:



**MATTE
BLACK**



**SATIN
NICKEL**



**POLISHED
CHROME**



**POLISHED
NICKEL**

RUSTIC COLLECTION

Stand out with bold looks and create an utterly unique aesthetic.



**HINGED PATIO
DOOR HANDLES**
Rustiek | Gusto



**SLIDING PATIO
DOOR HANDLE**
Notus

FINISHES:



**DISTRESSED
BRONZE**



**DISTRESSED
NICKEL**

ESSENTIAL COLLECTION

Elevate your style and transform your home with elegant selections.



**HINGED PATIO
DOOR HANDLE**



**SLIDING PATIO
DOOR HANDLE**

FINISHES:



CHAMPAGNE



WHITE



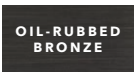
BROWN



**MATTE
BLACK**



**BRIGHT
BRASS**



**OIL-RUBBED
BRONZE**



**SATIN
NICKEL**

¹ Different patio door hardware options available on Pella® Scenescape™ bifold and multi-slide products. See pella.com or contact your local Pella sales representative for availability.

Glass PELLA® ARCHITECT SERIES® TRADITIONAL

INSULSHIELD® LOW-E GLASS

Advanced Low-E insulating dual- or triple-pane glass with argon or krypton^{1,2}

AdvancedComfort Low-E insulating dual-pane glass with argon¹

NaturalSun Low-E insulating dual- or triple-pane glass with argon or krypton^{1,2}

SunDefense™ Low-E insulating dual- or triple-pane glass with argon or krypton^{1,2}

ADDITIONAL GLASS OPTIONS

HurricaneShield® products with impact-resistant glass^{2,3}

Laminated (non-impact-resistant)^{3,4}, tinted^{1,3} or obscure^{1,3} glass also available on select products

STC (Sound Transmission Class)-improved dual-pane sound glass^{2,5}

Screens⁶

ROLSCREEN®

Rolscreen soft-closing retractable screens roll out of sight when not in use.
(Available on casement windows and sliding patio doors only.)

FLAT

InView™ screens are clearer than conventional screens. Vivid View® window screens offer the sharpest view.

WOOD-WRAPPED

Optional wood veneer can be added over the metal screen channel on interior screens to provide a more seamless look.

¹ Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.

² Available on select products only. See your local Pella sales representative for availability.

³ Available with Low-E insulating glass with argon on select products.

⁴ For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

⁵ Sound control glass consists of dissimilar glass thickness (3mm/5mm).

⁶ Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

Want to learn more? Call us at 833-44-PELLA or visit pella.com



The confidence of Pella's warranty.

Pella® Architect Series® products are covered by the best limited lifetime warranty for wood windows and patio doors.⁷ See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

⁷ Based on comparing written limited warranties of leading national wood window and wood patio door brands.



Connect with Pella:



Unofficial Property Record Card - Orange County, NC

General Property Data

Parcel ID **9788483428.001**
 Property Owner **BLUNDEN BRENT**
DEE PHOEBE
 Mailing Address **206 SPRING LN**

City **CHAPEL HILL**
 State **NC**
 Zipcode **27514-3540**

Property Location **206 SPRING LN**
 Property Use
 Most Recent Sale Date **2/18/2011**
 Legal Reference **5117/504**
 Grantor **JERDEE**
 Sale Price **318,000**
 Land Area **1 LOT**

Current Property Assessment

Card 1 Value Building Value **337,000** Other Features Value **1,000** Land Value **0** Total Value **338,000**

Building Description

Building Style **Condo-Res**
 # of Living Units **1**
 Year Built **1983**
 Finished Area (SF) **1956**
 Full Baths **2**
 # of Other Fixtures **0**

Foundation Type **1/2 Basement**
 Roof Structure **Hip**
 Roof Cover **Metal**
 Siding **Frame**
 1/2 Baths **1**

Heating Type **Combo H&A**
 Heating Fuel **N/A**
 Air Conditioning **100%**
 # of Bsmt Garages **0**
 3/4 Baths **0**

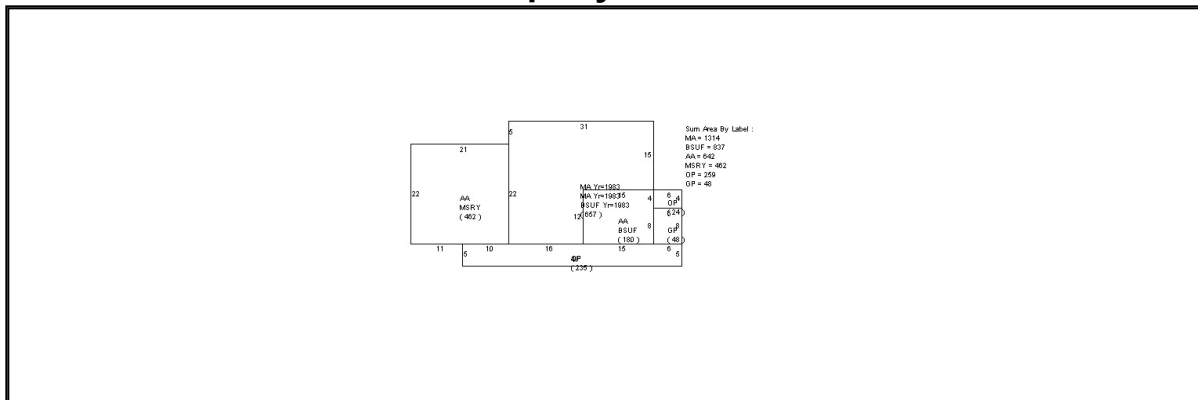
Legal Description

A SPRINGLEN II P39/86

Narrative Description of Property

This property contains 1 LOT of land mainly classified as with a(n) Condo-Res style building, built about 1983 , having a finished area of 1956 square feet, with Frame exterior and Metal roof cover, with 1 unit(s).

Property Sketch



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.