

**HDC-23-18**

Historic District

Certificate of

Appropriateness

Status: Active

Submitted On: 7/12/2023

**Primary Location**

379 TENNEY CIR

CHAPEL HILL, NC 27514

**Owner**

Beril and Michael Ulku Steiner

TENNEY CIR 379 Tenney

Circle Chapel Hill, North

Carolina 27514

**Applicant**

Beril + Michael Ulku

Steiner

919-448-5108

beril.steiner@gmail.com

379 Tenney Circle

Chapel Hill, North

Carolina 27514

**Certificate of Appropriateness Form****Historic District**

Franklin-Rosemary

**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

**Minor Work as defined by Design Standards**
☐
**Historic District Commission Review**
☒
**Request for Review After Previous Denial**
☐
**After-the-Fact COA Application**
☐

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

We propose the addition of a saltwater pool, pool surround and cabana in the back yard of 379 Tenney Circle.

Applicable HDC Design Standards

Page / Standard #	Topic
Page 42/ # 1.1.8	3. Exterior Changes
<b>Brief Description of the Applicable Aspects of Your Proposal</b>	
All proposed features (pool, decking, gravel path, cabana and fencing) are compatible with the character of the existing house and the Historic District. Each proposed feature follows the topography of the existing site and is positioned behind the south/rear wall of the house ensuring little to no visibility from the street.	

**Page / Standard #****Topic**

Page 130/ #4.7.1

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

The proposed pool, decking and cabana are compatible with the character of the existing house and the Historic District.

**Page / Standard #****Topic**

Page 130 / 4.7.2

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

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 / Standard #****Topic**

Page 130 / 4.7.4

3. Exterior Changes

**Brief Description of the Applicable Aspects of Your Proposal**

Proposed features follow the elevation and topography of the site.

**Page / Standard #****Topic**

Page 130 / 4.7.5

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

The pool cabana (12x14) will not visually overpower the primary building on 379 or on adjacent sites. -- and be secondary to the primary building in size, scale, and building and roof form.

**Page / Standard #****Topic**

Page 130 / 4.7.6

3. Exterior Changes

**Brief Description of the Applicable Aspects of Your Proposal**

The pool cabana will be compatible in height, form, and proportion with garages and accessory buildings in the immediate surroundings.

**Page / Standard #****Topic**

Page 130 / 4.7.7

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

The pool cabana will be compatible with, but discernible from, historic garages and accessory buildings in the district.

**Page / Standard #****Topic**

Page 131 / 4.7.8A

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

The 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 / Standard #**

Page 131 / 4.7.9

**Topic**

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

The 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 / Standard #**

Page 131 / 4.7.12

**Topic**

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

The pool and cabana will not detract from the overall character of the site or district.

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## Property Owner Information

**Property Owner Name**

Beril and Michael Ulku Steiner

**Property Owner Signature**

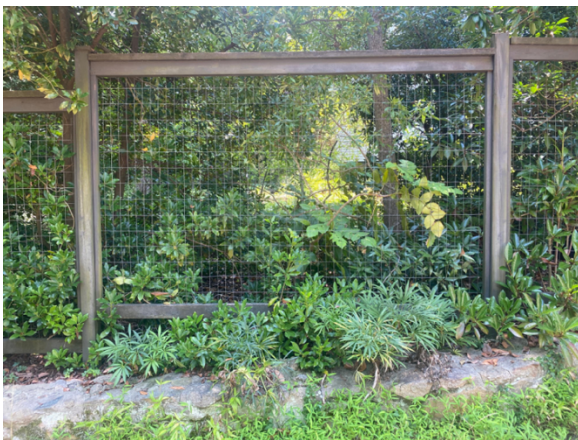
 Beril Ulku Steiner  
Jul 10, 2023

**Please provide a narrative with details of all the proposed changes.**

We propose the addition of a saltwater pool, pool cabana/equipment storage space and pool surround to the backyard of 379 Tenney Circle. The house and existing deck will connect to the pool via gravel pathway and concrete paver stairs that follow the topography of the backyard. The accompanying plans prepared by landscape architect David Swanson include the dimensions for each proposed feature as well as grading/landscape design to ensure proper drainage and erosion control.

**Can you provide details for the proposed fencing and gate? A rendering or images of what the fence and gate could look like would be helpful. I think the commission will be interested in understanding what those look like.**

The existing fence between 379 and 381 Tenney (Tenney Farm House/Pringle home) will be extended to cover the sides of the 379 lot where there is no current fencing. The fence will be constructed of treated lumber in rectangular segments (~4' x 6' consistent with NC pool fence code) to match the design of the existing Pringle fence (see photograph below). A metal wire grid will fill each rectangle. The two short lengths of fence that connect to the house will have keyed gates (~4'x2') with self-closing perimeter latches consistent with pool fence code (see image below).



**Can you provide specs for the proposed pea gravel walkway, pavers for the pool surround, and the dry-stacked boulder wall? I think the commission will be interested in understanding what the proposed materials will look like.**

The pea gravel on the proposed walkway will match that used on the existing driveway. We will use light-colored concrete pavers for the pool surround. The dry-stacked boulder wall will be created from boulders currently on the property which we will supplement with similar/matching boulders of smaller scale to span the proposed area. See examples of boulder walls below.



**Can you provide more details for materials used for the cabana building?**

The cabana materials will match those of the existing house: brick on the ground level, siding on the upper level and asphalt singles on the roof. The doors and windows will match the existing back patio doors/window in material, shape and muntin configuration.



Can you take a photo of the front of the house from the street? It's hard to see any context of the surrounding areas from the photos provided.

\* NOTE – the existing storm dormer was damaged beyond repair during construction. We are waiting for an in-kind replacement which we will install once it arrives.



Also, it'd be helpful to have a photo that shows if the cabana building will be visible from the street.

The cabana will be concealed from the street by heavy vegetation as well as by the topographical/elevation change between the street level and the backyard -- with only a corner of the cabana roof partially visible during winter months.



We propose the addition of a side porch on the street level of the east elevation at 379 Tenney Circle with a screen porch below - as well as a saltwater pool, pool surround and cabana in the back yard.

The previously submitted descriptions of guideline-applicable aspects have been amended to include the side porch where appropriate. Several porch-specific guidelines/descriptions have been added below.

\*\* please advise if we have missed any relevant guidelines.

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/es (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.

### *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.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 155Chapel Hill Historic District Boundary Increase and  
Additional Documentation  
Orange County, North Carolina**379 Tenney – House – c. 1952, c. 1965****C – Building**

This one-and-a-half-story, Minimal Traditional-style house is three bays wide and double-pile with plain weatherboards, eight-over-eight wood-sash windows, paired six-over-six windows in the gables, and an interior brick chimney. The four-light-over-four-panel door is centered on the façade and a dentil cornice spans the façade. There is a shed-roofed dormer on the rear (south) elevation and a one-story, gabled porch on the right (west) elevation, flush with the façade, was enclosed between 1960 and 1974; it connects to a side-gabled garage with breezeway between the garage and the house. The garage features a six-light-over-eighteen-panel overhead door. County tax records date the building to 1952.

**380 Tenney – House – c. 1950, 1970s****C – Building**

This one-and-a-half-story, side-gabled, Minimal Traditional-style house is four bays wide and double-pile with the right (east) bay under a slightly lower roofline. The house has aluminum siding, replacement windows, and an interior brick chimney. A six-panel door on the façade is sheltered by a front-gabled porch supported by square columns with an arched ceiling. There is a full-width, shed-roofed dormer on the rear (north) elevation. On the left (west) elevation, a one-story gabled breezeway has been enclosed with glass. It connects to a front-gabled garage wing with an asymmetrical gabled roof that is largely obscured by a fence; the garage bay was enclosed with one-light French doors on the façade between 1960 and 2002 and it has a cupola with louvered vents and a copper roof. County tax records date the building to 1950.

**NC-Building – Garage, c. 1970** – Front-gabled frame garage with aluminum siding, an overhead door in the south gable, and a single window on the west elevation.

**381 Tenney – John B. Tenney Farm Overseer's House – c. 1810, 1840s, c. 1920, 1960s, 1990s****NC – Building**

This early nineteenth-century farmhouse stands on what was once a large farm belonging to John B. Tenney, for whom Tenney Circle is named. The core of the house dates to about 1810, though the current appearance of the main part of the house dates to a late twentieth-century remodeling. The one-and-a-half-story, house is three bays wide and single-pile with plain weatherboards, gable end brick chimneys, nine-over-six wood-sash windows on the façade and six-over-six windows on the side elevations, including at the upper level flanking the chimney. The two-light-over-two-panel door is sheltered by a full-width, engaged, shed-roofed porch supported by full-height columns, replacing earlier columns on low brick piers, and vertical sheathing in the gable ends. A gabled dormer on the façade, constructed between 1992 and 2002, features six-over-six windows flanking a two-over-two window and replace an early, wider, partially inset gable that was out of scale with the house.

A series of additions, constructed in phases, extend from the rear (south) elevation with the main rear gabled ell present by 1932. This ell has a gabled dormer on its left (east) elevation with a four-light casement window. The front window on the east elevation is an eight-over-eight window, but the rear two bays, extending the ell were constructed later and have two-over-two wood-sash windows. On the right (west) elevation of the rear ell, a gabled wing, built between 1949 and 1974, projects with an interior brick chimney and two later bay windows, on the right elevation, each with two-over-two



# 379 Tenney Circle

## HOUSE

c. 1952, c. 1965

This one-and-a-half-story, Minimal Traditional-style house is three bays wide and double-pile with plain weatherboards, eight-over-eight wood-sash windows, paired six-over-six windows in the gables, and an interior brick chimney. The four-light-over-four-panel door is centered on the façade and a dentil cornice spans the façade. There is a shed-roofed dormer on the rear (south) elevation and a one-story, gabled porch on the right (west) elevation, flush with the façade, was enclosed between 1960 and 1974; it connects to a side-gabled garage with breezeway between the garage and the house. The garage features a six-light-over-eighteen-panel overhead door. County tax records date the building to 1952.

In the 2015 survey, this was deemed a Contributing Building.

SOURCE: Heather Wagner Slane, National Register of Historic Places Nomination: Chapel Hill Historic District Boundary Increase and Additional Documentation, Orange County, OR1750 (Raleigh, NC: North Carolina State Historic Preservation Office, 2015), courtesy of the North Carolina State Historic Preservation Office.

According to Orange County property data as of 2021:

Plot size: 0.54 acres

Building size: 2,037 sq. ft.

Ratio: Building/Plot: 0.087

For link to this information: <https://property.spatalest.com/nc/orange/#/property/9788698624>

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&center=-79.0442,35.91995>

## Cite this Page:

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*Published on Sep 14, 2020. Last updated on Jun 30, 2021.*



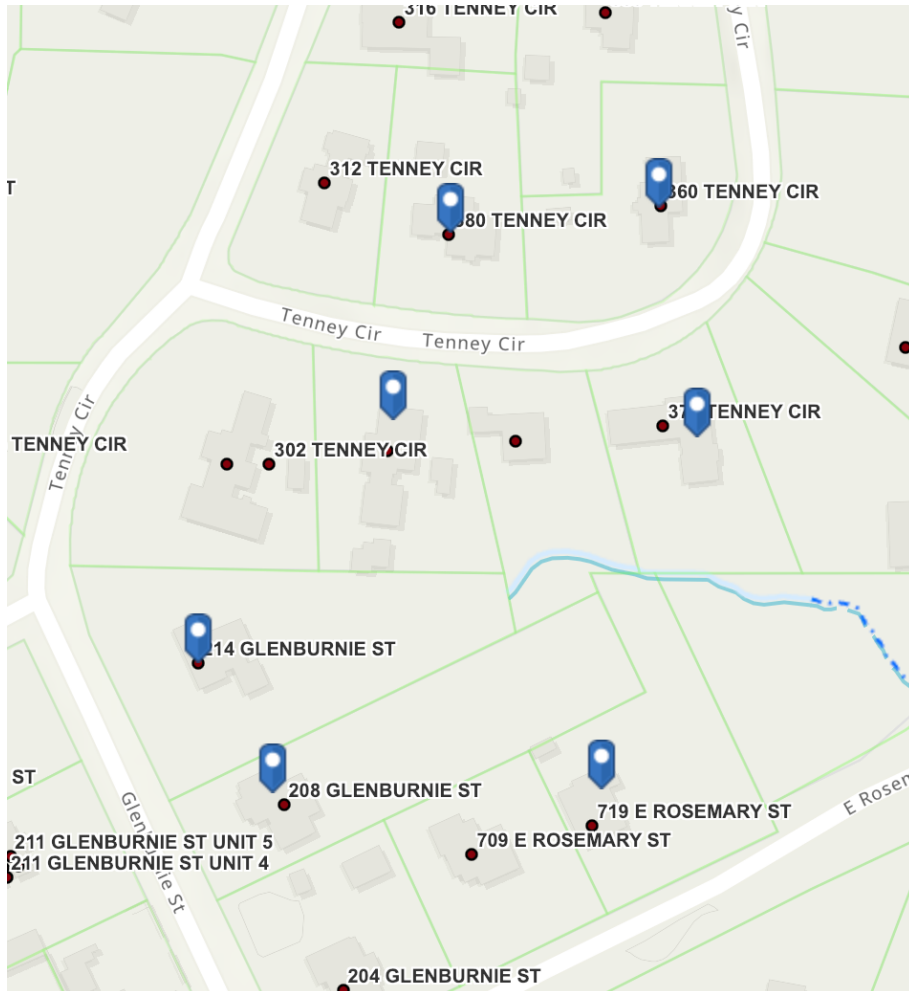






## 379 Tenney Circle Information About Context

Overview of 7 adjacent and opposite lots (below are details for each and photographs of those with additional buildings)



## 380 Tenney (Robbins)

.53 acres

3,095 sq ft. (house)

440 sq. ft. (garage – pictured below)

160 sq. ft. (storage building)





## 360 Tenney (Liner Tulloch)

.57 acres

2,168 sq. ft. (house)

200 sq. ft. (shed – pictured below)



## 381 Tenney (Pringle)

.55 acres

3,564 sq. ft. (house)

585 sq. ft. (smaller house – pictured below)

288 sq. ft. (garage)

100 sq. ft. (storage building)



## 214 Glenburnie (Segar Gildin)

.99 acres

3,290 sq. ft. (house)

210 sq. ft. (storage building – pictured below)

Current HDC-approved project includes additional storage building larger than proposed cabana for 379 Tenney (with brick foundation and white siding matching existing house)



## 208 Glenburnie (Sweet Fitch)

.83 acres

3,576 sq. ft. (house)

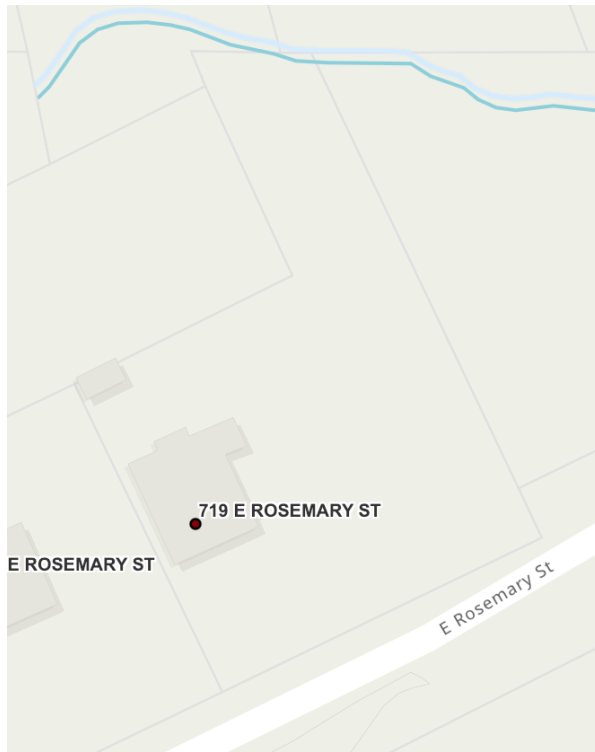


## 719 E. Rosemary (Lascelles Mabie)

.66 acres

3,567 sq. ft. (house)

100 sq. ft. (storage building)





## 377 Tenney (Gravelly Ross)

.52 acres

5,139 sq. ft. (house)



Swanson + Associates, PA  
landscape architect  
Chapel Hill, NC  
ds@swansonlandscapearchitects.com  
919.929.9000

- A. Renovated gravel drive.
- B. Parking for two cars
- C. 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
- D. 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 existing 4" ductile iron  
pipe at drive entrance along Tenney Cr.

- E. Pool enclosure fencing and gate(s) - min. 4 ft. hgt. with pickets @4' o.c.
- F. Pool ( 16' X 34' )
- G. Techno-Block Para Slab Pool surround paving
- H. Pea Gravel Walk
- I. Pool Cabana building ( 12' X 14' )  
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 -  
low ~ 16" hgt. metal planter
- 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. Outdoor shower on side of pool cabana with stepped down landing constructed of timber edged steps and landing with pea gravel surface.



Beril Ulku-Steiner and  
Michael Ulku-Steiner  
379 Tenney Circle  
Chapel Hill, NC

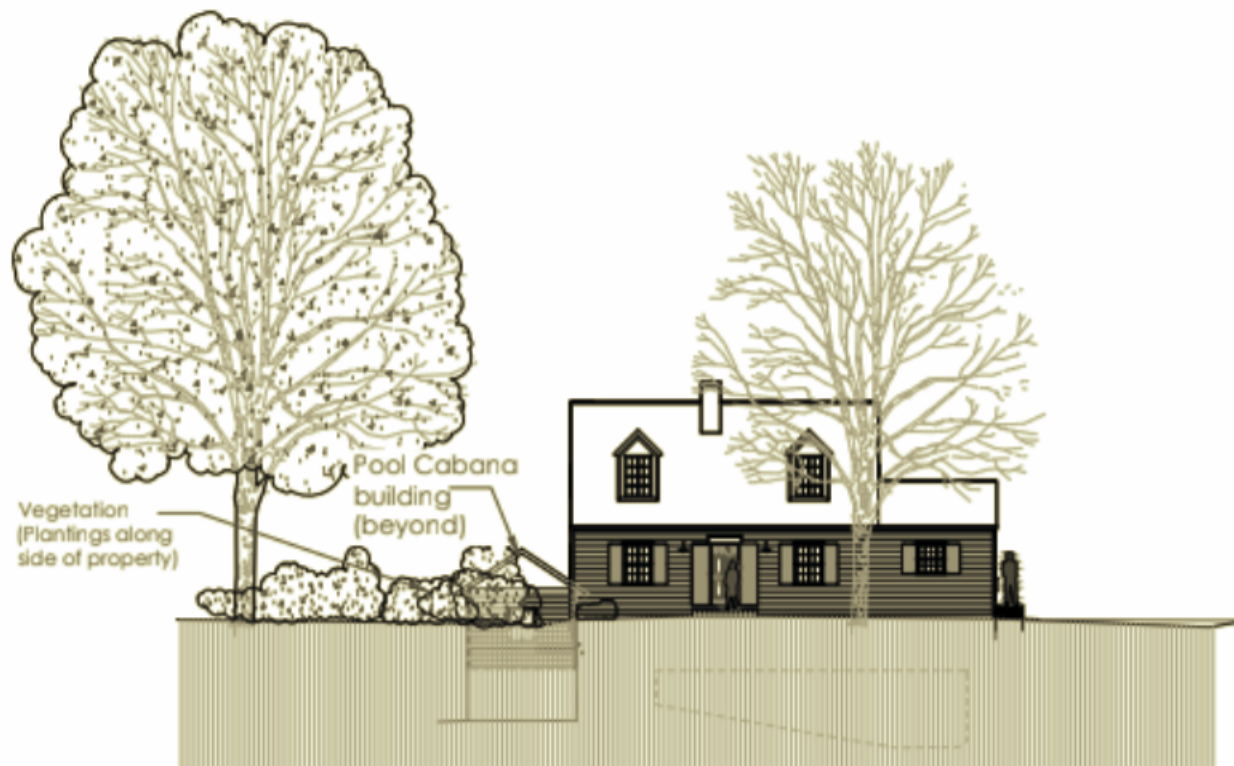
P.I.N 9788-69-8624  
N/Y MOWBURN  
DB 412-436  
PB 36-186  
CHAPEL HILL TOWNSHIP  
ORANGE COUNTY NORTH CAROLINA

revisions

1.

date July 10, 2023

FOR  
COA REVIEW L-2.3



Transect /  
Site Section D - D'  

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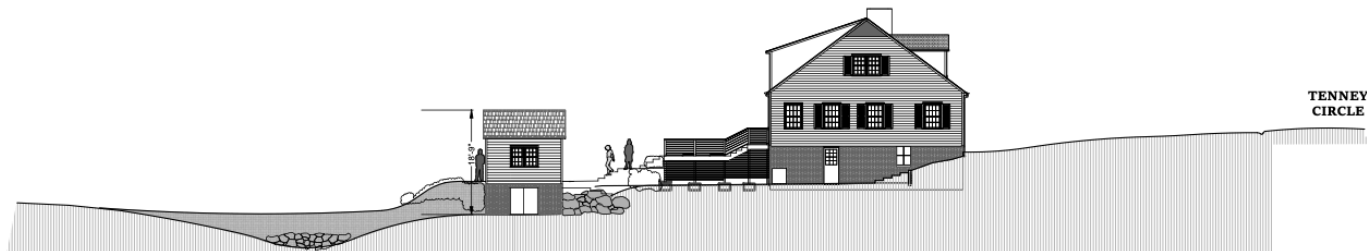
NORTH ELEVATION



Transect /  
Site Section A - A'



Transect /  
Site Section B - B'



Transect /  
Site Section C - C'

# Renovation and Addition for Uiku-Steiner Residence

Bert Uiku-Steiner and  
Michael Uiku-Steiner  
379 Tenney Circle  
Chapel Hill, NC

P.L.N. 9788-69-5624  
N.Y. REGULAR  
DE 412-434  
PS 34-161  
CHAPEL HILL TOWNSHIP  
ORANGE COUNTY NORTH CAROLINA

DATE  
1.  
DATE

DATE July 10, 2023

Sheet Name  
Landscape  
Improvements  
Site Transect/Section



379 Tenney Circle  
Photographs



Front (North) Elevation

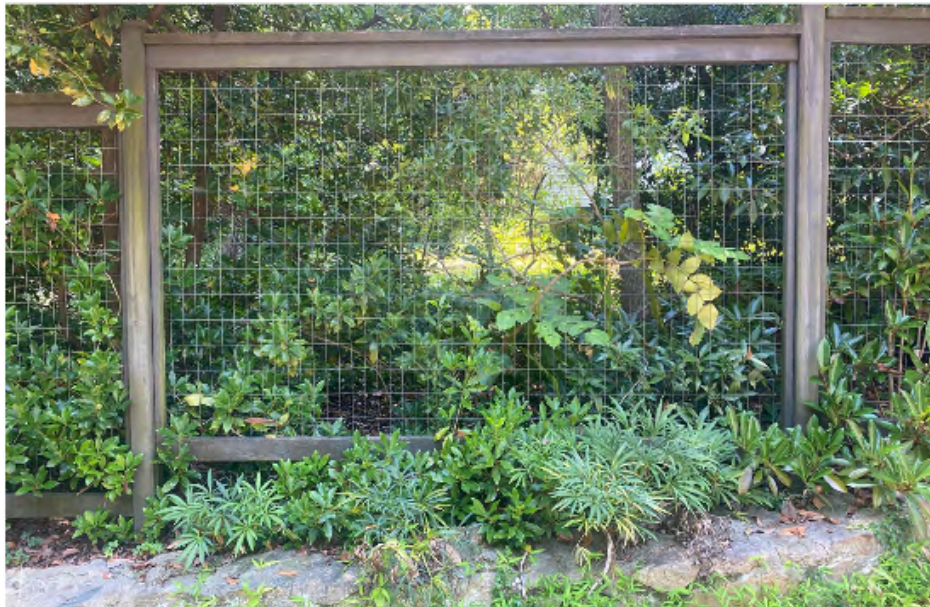


Front/North Elevation and West/Side Driveway





Back/South Elevation and Deck



Fence on West perimeter of property



Back Yard / South view from Deck

## 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 -
- 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. Outdoor shower on side of pool cabana with stepped down landing constructed of timber edged steps and landing with pea gravel surface.
- O. Relocated HVAC (with new screen fence) and relocated timber steps (to match existing)
- P. Evergreen Screen Plants for naturalized and hedge buffer around perimeter



C'

- Chindo Viburnum,
- Camellia
- Duke Gardens Plum Yew
- Wax Myrtle
- American Holly (sp)
- Inkberry Holly
- Little Gem Magnolia
- Anise (Illicium)
- Osmanthus fragrans
- Redbud,
- Yaupon Holly,
- White Fringetree



TENNEY  
CIRCLE

transect /  
Site Section C - C'

ect /  
Section A - A'

CONCRETE  
DRIVE

METAL  
FENCE

Arm. Hall

Reception

Kitchen

Plum. Yr.

24" Street, Services

WOOD  
FENCE

12" Magnolia

Magnolia

Poplar

Poplar

36" Highberry

Poplar

Magnolias

DEER  
FENCE

WIRE  
FENCE

FACE OF STONE WALL  
RUNS ALONG & SITS  
ON PROPERTY LINE

O. Relocat  
reloc  
P. Evergre  
buffer

C'

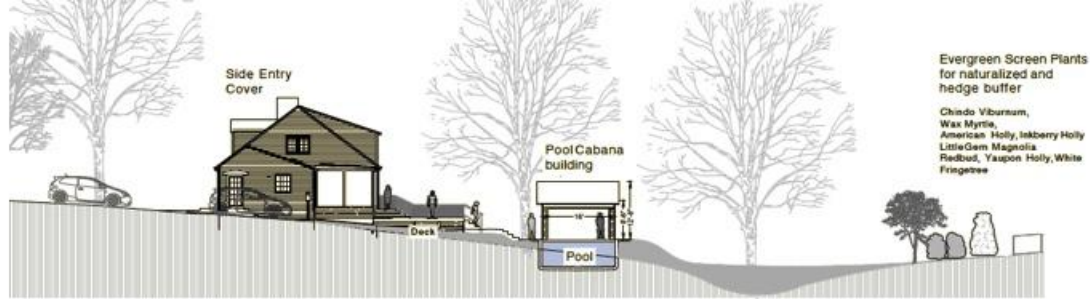
A'



North Elevation



South Elevation



West Elevation



East Elevation