



QUESTIONS?
Call or email us!

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

<p>Chapel Hill Historic District Certificate of Appropriateness Application</p>	<p>Project: 500 NORTH STREET RENOVIATION</p>
<p>Project Description: Original COA Application approval on 11/13/18. Approval for minor modifications to COA for the removal of asbestos siding and replacement with new fiber cement wavy siding on 3/20/19. Revision to exterior siding specification. Approved Revision #1 Siding Specification: WeatherSide Purity 12 in. x 24 in. Fiber Cement Wavy Shingle Siding Proposed Revision #2 (Installed) Siding Specification: Nichiha Nichistraight 16 in. x 48 in. Fiber Cement "Shake" Siding</p>	<p>Permit: 19-096</p> <p>STAFF REVIEW</p> <p><input checked="" type="checkbox"/> Application complete and accepted</p> <p><input type="checkbox"/> Application not complete and returned with a notation of deficiencies</p> <p>BY: Anya Grahn</p> <p>DATE: 8.9.2019</p>
<p>Instructions: Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred)</p> <p>Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date.</p> <p>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.</p>	

A: Property Information	
Property Address: 500 NORTH STREET	Parcel ID Number: 9788583996
Property Owner(s): DORIAN TALLMAN	Email: josh@bluesourcesolar.com
Property Owner Address: 500 NORTH STREET	
City: CHAPEL HILL	State: NC
Zip: 27514	Phone: 919-825-1163
Historic District: <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul	Zoning District: R-2

B: Applicant Information	
Applicant: KEITH SHAW, AIA	Role (owner, architect, other): ARCHITECT
Address (if different from above): 180 PROVIDENCE RD. SUITE #8	
City: Chapel Hill	State: NC Zip: 27514



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Email: keith@shawdesign.us	Phone: (919) 493-0528
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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	26	11	13	29	50		
Proposed	N/C	N/C	N/C	N/C	N/C		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	2,358	N/C	2,358	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	357	N/C	357	2,358	N/C	Existing	Proposed
Impervious Surface Area (ISA)	2,715	N/C	2,715	2,715	N/C	.20	.20
New Land Disturbance			NONE				



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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
Page 39	Exterior Walls	"If an exterior wall feature is missing either replace it to match the original feature, based upon physical and documentary evidence, or replace it with a new feature that is compatible in material, design, size, and scale with the building." The new siding material is an approved historical material. The appearance is compatible with surrounding homes.



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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
<p>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 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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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:</p> <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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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”.</p> <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. 	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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J. Architectural scale.					
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.) <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 type="checkbox"/> 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. <input type="checkbox"/> Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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. <input checked="" type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides. <input checked="" 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). <input checked="" type="checkbox"/> Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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. For each of the nearest adjacent and opposite properties, provide: <input type="checkbox"/> The height of each building (if an estimate, indicate that). <input type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). <input type="checkbox"/> The size of each lot (net land area in square feet). <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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<ul style="list-style-type: none"> <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. <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. <input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer. <input type="checkbox"/> 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. <input type="checkbox"/> Provide any records about the structure to be demolished. 					
<p>9. Mailing notification fee per Planning & Sustainability Fee Schedule. For a list of addresses, please refer to the Town's Development Notification Tool.</p>	☒		☐	☐	☐
<p>10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule</p>	☐		☐	☐	☐



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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, 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.

Keith Shaw, AIA

Applicant (printed name)	Signature	Date
--------------------------	-----------	------

Dorian J Tallman

Property Owner (if different from above)	Signature	Date
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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:

- | | |
|--|--|
| | 1. Application Form. Either Residential Zoning Compliance or Administrative Zoning Compliance. |
| | 2. Recorded plat or deed verifying property's current ownership |
| | 3. Recorded plat of easements, right-of-way, and dedications, if applicable |
| | 4. Mailing List of Property Owners, 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. |
| | 5. Mailing notification fee. The fee per address can be found on the Planning Department's Fee Schedule . |
| | 6. Certificate of Appropriateness fee per Planning Department's Fee Schedule |
| | 7. Reduced Site Plan Set (reduced to 8.5" x 11") |
| | 8. Building Elevations (label building height from top of roof to finished grade line) |
| | 9. Floor Plan, only if accessory apartment, duplex, or commercial application. |

(Continued)



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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.

- a) The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
- b) 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;
- c) The exterior construction materials, including textures and patterns;
- d) The architectural detailing such as lintels, cornices, brick bond, and foundation materials;
- e) The roof shape, form, and materials;
- f) The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors);
- g) The general form and proportion of the buildings;
- h) The accessory fixture and other features (including lighting fixtures, hardware, awnings, etc.);
- i) The architectural scale in relation to existing structures and surrounding buildings; and
- j) 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.

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.

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.

Zurbuch Construction, Inc.

180 Providence Rd., Suite #8, Chapel Hill, NC 27514 (919) 619-9360

NC General Contractors License #59159

3/14/19

To Whom it May Concern:

This letter is to indicate our desire to remove the siding from a house located at 500 North St. Chapel Hill, NC 27514 as it contains asbestos. We have selected replacement siding that looks exactly the same, but contains no asbestos. Please find the attached photos of both current siding for removal and future siding to replace it. The siding covers the entirety of the house. If you have any further questions, please do not hesitate to contact me.

Sincerely,

Dave Zurbuch
Principal
Zurbuch Construction
180 Providence Rd., Ste. 8
Chapel Hill, NC 27514
dave@zurbuchconstruction.com
919.619.9360

TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS WRITTEN DECISION

Application Number: 18-110
Subject Property Location: 500 North Street
Applicant: Keith Shaw, AIA
Filing Date: 10/5/2018
Meeting Date: 11/13/2018

I. INTRODUCTION TO THE APPLICATION

Historic District: FRANKLIN-ROSEMARY

Zoning District: R-2

Nature of Project: Approximately 130 sq. ft addition to the rear of the house, replacing two shed dormers with one larger rear shed dormer, and adding a patio fence on the existing rear brick patio.

II. EVIDENCE & TESTIMONY PRESENTED

- A. Application Materials
- B. Public Testimony

III. PROPOSED FINDINGS OF FACTS

Based upon the Application submitted on this matter, considered under the Historic District Commission Review Criteria set out in LUMO section 3.6.2(e), and the Design Guidelines for the Chapel Hill Historic Districts, Commissioner Carbrey moved that the Commission make the following findings of fact and conclusions of law, with an amendment to include limiting the dividing fence on the patio to a maximum of 6 feet tall:

- A. This is an Application for a 130 sq. ft. addition to the rear of the house, replacing two shed dormers with one larger rear shed dormer, and adding a patio fence.
- B. LUMO Review Criterion C, E, & I are applicable to this Application. The addition, dormer, and fence are located towards the rear of the property, and will be finished with materials to match the existing house. The rear shed dormer will also be compliant with building code requirements, and will not be incongruous with the Franklin-Rosemary Historic District.
- C. The Design Guidelines for *Walls & Fences*, on page 17, provide Guidelines 7 & 8:
 - 7. Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site new fences and walls in configurations and locations that are compatible with the character of the building, site, and district.
 - 8. Construct new walls and fences in traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district.

The Design Guidelines for *Additions*, on page 55, provide Guideline 2:

2. Introduce additions in locations that are not visible from the street – usually on rear elevations, inset from either rear building corner. Locate additions carefully so they do not damage or conceal significant building features or details.

The Design Guidelines for *Roofs*, on page 37, provide Guidelines 1 & 2:

1. Retain and preserve roofs that are important in defining the overall historic character of buildings in the historic district.
2. Retain and preserve the details, features, and material surfaces of historic roofs.

The Design Guidelines for *Windows & Doors*, on page 41, provide Guidelines 1, 2, 3, & 7:

1. Retain and preserve windows and doors that are important in defining the overall historic character of buildings in the historic district.
2. Retain and preserve the details, features, and material surfaces of historic windows and doors.
3. Replace in kind windows and doors that are too deteriorated to repair, matching the original in material, design, dimension, configuration, detail, and texture. Consider a compatible substitute material only if replacement in kind is not technically feasible.
7. It is not appropriate to eliminate or introduce windows and door openings on character-defining exterior walls.

Based upon the foregoing Findings, the Commission concludes that the proposal for a rear dormer, rear addition, and patio fence is not incongruous with the special character of the Historic District, that it will be constructed in accordance with the LUMO and Design Guidelines, and that the Application for a Certificate of Appropriateness should be allowed.

The motion was seconded by Commissioner Murphy and passed unanimously (9-0).

IV. DECISION ON THE APPLICATION

Based on the foregoing findings of fact and conclusions of law, the Historic District Commission **approves** the Application for a Certificate of Appropriateness on the basis that it **would not** be incongruous with the special character of the district.

Vote Total: 9-0

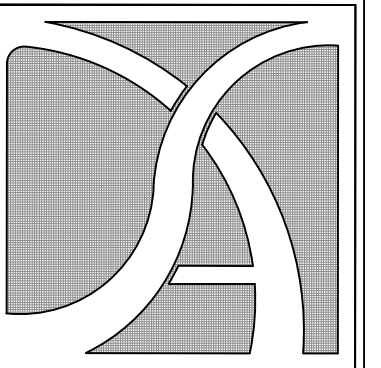
Members Voting: 9

Signed this the 30th day of November, 2018.



Robert Epting, Commission Chair

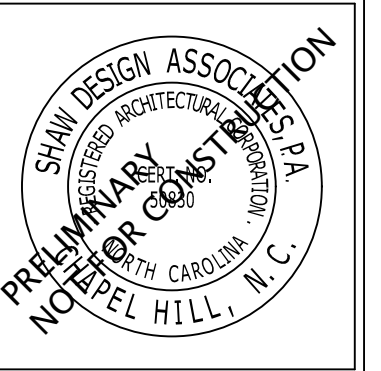
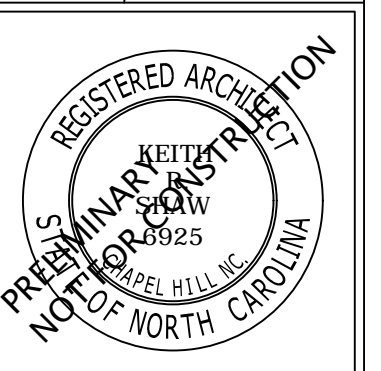
Date Filed with Town of Chapel Hill Planning Department: 11/30/18



SHAW DESIGN ASSOCIATES, P.A.
 DESIGN PLANNING GRAPHICS
 180 PROVIDENCE RD SUITE #8
 CHAPEL HILL, NC 27514
 (919) 493-0528

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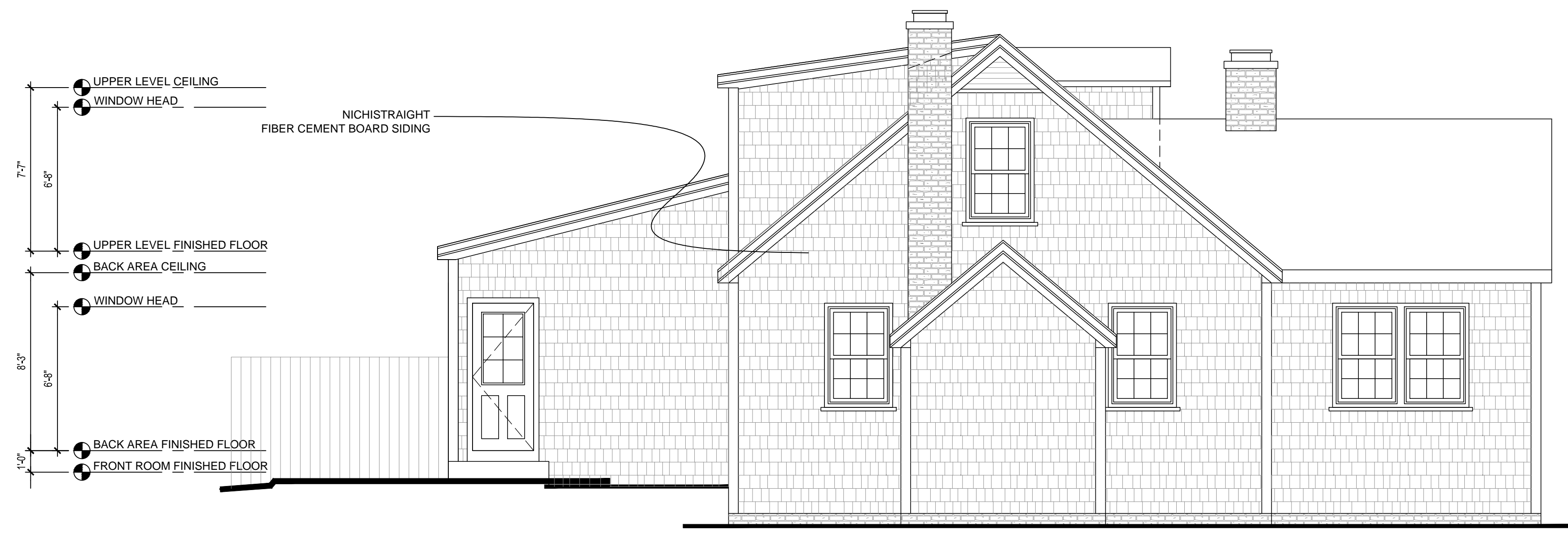
EXTERIOR ELEVATIONS
TALLMAN MULTI-FAMILY RENOVATION
 500 NORTH STREET
 CHAPEL HILL, NC 27514



REVISIONS

DATE 8/2/2019
 DRAWN -
 FILE # 1834

A201
 SHEET - OF -



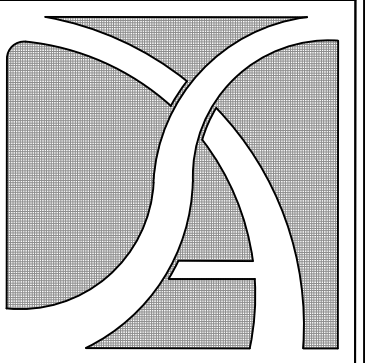
2-A201 LEFT ELEVATION

1/4" = 1'-0"



1-A201 FRONT ELEVATION

1/4" = 1'-0"



SHAW DESIGN ASSOCIATES, P.A.
 DESIGN PLANNING GRAPHICS
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SCALE BAR

2-A202 RIGHT ELEVATION

1/4" = 1'-0"

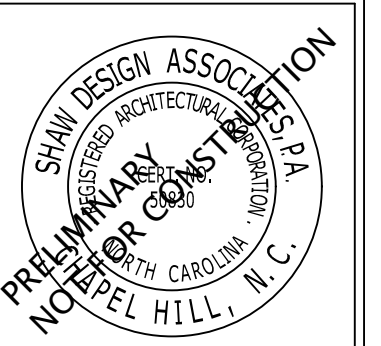
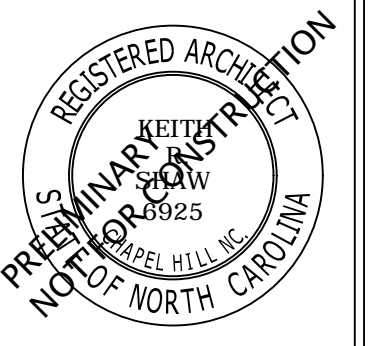
EXTERIOR ELEVATIONS
 TALLMAN MULTI-FAMILY RENOVATION
 500 NORTH STREET
 CHAPEL HILL, NC 27514



SCALE BAR

1-A202 REAR ELEVATION

1/4" = 1'-0"



REVISIONS

DATE	8/2/2019
DRAWN	-
FILE #	1834







ORIGINAL SIDING



INSTALLED SIDING



NichiStaggered/Straight Three-Part Specification

07 47 47

Fiber Cement Siding

Part I - General

1.1 SECTION INCLUDES:

- A. Fiber cement lap siding boards, panels, trim, fascia and accessories.

1.2 RELATED SECTIONS

- A. Section 05 41 00 - Structural Metal Stud Framing
- B. Section 06 10 00 - Rough Carpentry
- C. Section 06 16 00 - Sheathing
- D. Section 07 20 00 - Thermal Protection
- E. Section 07 25 00 - Weather Barriers
- F. Section 07 60 00 - Flashing and Sheet Metal
- G. Section 07 90 00 - Joint Protection

1.3 REFERENCES

- A. ASTM International (ASTM):
 1. ASTM C 1185 - Standard Test Methods for Sampling and Testing Non-Asbestos Fiber Cement.
 - a. ASTM C 1186 – Standard Specification for Flat Fiber-Cement Sheets.
 2. ASTM E 84 - Standard Test for Surface Burning Characteristics of Building Materials.
 3. ASTM E 119 - Standard Test Methods for Fire Tests of Building Construction and Materials.
 4. ASTM E 136 – Standard Test Method for Behavior of Materials in a Vertical Tube Furnace at 750°C.
 5. ASTM E 330 - Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.

1.4 SUBMITTALS

- A. Submit under provisions of Section 01 33 00.
- B. Product Data: Submit manufacturer's product description, standard detail drawings relevant to the project, storage and handling requirements, and installation instructions.

- C. Product Test Reports and Code Compliance: Documents demonstrating product compliance with local building code, such as test reports or Evaluation Reports from qualified, independent testing agencies.
- D. LEED Credits: Provide documentation of LEED Credits for project certification under USGBC LEED 2009 (Version 3.0).
- E. Shop Drawings: Submit drawings, including plan, section, and elevation drawings, showing installation details that demonstrate product layout, dimensions, finish colors, edge/termination conditions/treatments, compression and control joints, openings, and penetrations.
- F. Samples: Submit samples of each product type proposed for use.

1.5 QUALITY ASSURANCE

- A. Manufacturer Qualifications:
 - 1. All fiber cement panels specified in this section must be supplied by a manufacturer with a minimum of 10 years of experience in fabricating and supplying fiber cement cladding systems.
 - 2. Provide technical and design support as needed regarding installation requirements and warranty compliance provisions.
- B. Installer Qualifications: All products listed in this section are to be installed by a single installer trained by manufacturer or representative.
- C. Mock-Up Wall: Provide a mock-up wall as evaluation tool for product and installation workmanship.
- D. Pre-Installation Meetings: Prior to beginning installation, conduct conference to verify and discuss substrate conditions, manufacturer's installation instructions and warranty requirements, and project requirements.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Fiber cement panels must be stored flat and kept dry, off the ground before installation. A waterproof cover over panels and accessories should be used at all times prior to installation.
- B. If panels are exposed to water or water vapor prior to installation, allow to completely dry before installing. Moisture saturation before installation can cause shrinkage and panel damage.
- C. Panels MUST be carried on edge. Do not carry or lift panels flat. Improper handling may cause cracking or panel damage.
- D. Do not stack product more than three pallets high.

1.7 WARRANTY

- A. Provide manufacturer's 30-year limited warranty against manufactured defects in fiber cement panels.
- B. Warranty provides for the original purchaser and transfers to one subsequent owner. See warranty for detailed information on terms, conditions and limitations.

PART II: PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Nichiha USA, Inc., 3150 Avondale Mill Road, Macon, GA 31216, Tel. 478-238-9070, Fax: 478-238-9160, www.nichiha.com.
- B. Sales Office: Nichiha USA, Inc., 6465 East Johns Crossing, Suite 250, Johns Creek, GA 30097. Toll free: 1.866.424.4421, Office: 770.805.9466, Fax: 770.805.9467, www.nichiha.com.

1. Basis of Design Product: NichiStaggered/NichiStraight.

- a. Profiles: Staggered or Straight cedar shake edges.
- b. Profile color: primed.
 - i. Finish Color(s): See finish schedule.
- c. Width: 16 inches.
- d. Length: 4 feet.
- e. Thickness: 5/16 inch.
- f. Weight: 2.2 lbs. per square foot.
- g. Coverage: 5.33 square feet per board.
- h. Exposed Coverage:
 - i. 2 square feet (NichiStaggered).
 - ii. 2.33 square feet (NichiStraight).
- i. Factory sealed on five [5] sides.

C. Substitutions: Not permitted.

D. Requests for substitutions will be considered in accordance with provisions of Section 01 60 00.

2.2 MATERIALS

- A. Fiber cement panels are manufactured from a pressed, stamped, and autoclaved mix of Portland cement, fly ash, recycled rejects, and wood fiber bundles.

2.3 PERFORMANCE REQUIREMENTS:

A. Fiber Cement Cladding – Must comply with ASTM C-1186, Type A, Grade II requirements:

1. Linear Variation with Change in Moisture Content: 0.08% linear change.
2. Wet Flexural Strength, lower limit: 1015 psi.
3. Water Tightness: No water droplets observed on any specimen.
4. Freeze-thaw: No damage or defects observed.
5. Warm Water: No evidence of cracking, delamination, swelling, or other defects observed.
6. Heat-Rain: No crazing, cracking, or other deleterious effects, surface or joint changes observed in any specimen.

B. Surface Burning (ASTM E-84): Flame Spread: 0, Smoke Developed: 1.

C. Fire Resistant (ASTM E-119): The wall assembly must successfully endure 60-minute fire exposure without developing excessive unexposed surface temperature or allowing flaming on the unexposed side of the assembly.

D. Non-Combustible (ASTM E-136): Meets performance requirements.

E. Wind Load (ASTM E-330): Ultimate loads vary depending upon board dimensions, fasteners, wall assembly type and dimensions. Consult siding manufacturer concerning project wind load requirements.

2.4 INSTALLATION COMPONENTS

A. Fasteners: Corrosion resistant fasteners, such as hot-dipped galvanized nails and screws appropriate to local building codes and practices must be used. Use Stainless Steel fasteners in high humidity and high-moisture regions. Board manufacturer is not liable for corrosion resistance of fasteners. Do not use aluminum fasteners, staples, clipped head nails or fasteners that are not rated or designed for intended use. See manufacturer's instructions for appropriate fasteners for construction method used.

B. Flashing: Flash all areas specified in manufacturer's instructions. Do not use raw aluminum flashing. Flashing must be galvanized, anodized, or PVC coated.

C. Sealant: Sealant shall be polyurethane, or hybrid, and comply with ASTM C834 or C920.

PART III: EXECUTION

3.1 EXAMINATION

A. Verification of Conditions:

1. Fiber cement panels can be installed over braced wood, steel studs and sheathing including plywood, OSB, plastic foam or fiberboard sheathing. Fiber cement panels can also be installed over Structural Insulated Panels (SIP's), Concrete Masonry Units (CMU's) and Concrete Block Structures (CBS's).
2. Allowable stud spacing: See manufacturer's installation instructions for details.
3. A weather resistive barrier is required when installing fiber cement panels. Use an approved weather resistive barrier (WRB) as defined by the 2012 IRC. Refer to local building codes.
4. Appropriate flashing shall be used to prevent moisture penetration around all doors, windows, wall bottoms, material joints, transitions, and penetrations. Refer to local building codes for best practices.

B. Examine site to ensure substrate conditions are within specification for proper installation.

C. Do not begin installation until unacceptable conditions have been corrected.

D. Do not install boards or components that appear to be damaged or defective. Do not install wet boards.

3.2 INSTALLATION

A. General: Install products in accordance with the latest installation guidelines of the manufacturer and all applicable building codes and other laws, rules, regulations and ordinances. Review all manufacturer installation, maintenance instructions, and other applicable documents before installation.

1. Consult with your local dealer or Nichiha Technical Department before installing any Nichiha fiber cement product on a building higher than 45 feet or three stories. Special installation conditions may be required.

B. Board Cutting

1. Always cut fiber cement panels outside or in a well ventilated area. Do not cut the products in an enclosed area.
2. Always wear safety glasses and NIOSH/OSHA approved respirator whenever cutting, drilling, sawing, sanding or abrading the products. Refer to manufacturer MSDS for more information.
3. Use a dust-reducing circular saw with a diamond-tipped or carbide-tipped blade.
 - a. Recommended circular saw: Makita 7-1/4" Circular Saw with Dust Collector (#5057KB).
 - b. Recommended blade: Tenryu Board-Pro Plus PCD Blade (#BP-18505).

c. Shears (electric or pneumatic) or jig saw can be used for complicated cuttings, such as service openings, curves, radii and scrollwork.

4. **Silica Dust Warning:** Fiber cement products may contain some amounts of crystalline silica, a naturally occurring, potentially hazardous mineral when airborne in dust form. Consult product MSDS or visit

www.osha.gov/SLTC/silicacrystalline/index.html.

C. Fastening

1. Fiber cement panels must be jointed on studs.
2. Fasteners must penetrate studs at least 1" into wood studs and ½" into steel studs.
3. Fastener head must be flush to the board surface.
4. Fasteners shall be placed a minimum of 3/8" from board edges.
5. Fasten panels 1/2 to 3/4" above the top of the keyway and through the underlying course.

D. Joint Installation: Butt panel edges together in moderate contact.

E. Trim Joints (corners and around windows, doors, and band boards): For vertical joints, leave a 1/8" gap between panel edge and trim and fill with recommended sealant. For horizontal joints above windows and doors, use a metal flashing over the trim, leaving a ¼" gap between the siding and flashing. For horizontal joints underneath window sills and trim, leave a 1/8" gap and fill with recommended sealant.

3.3 CLEANING AND MAINTENANCE

A. Review manufacturer guidelines for detailed care instructions.

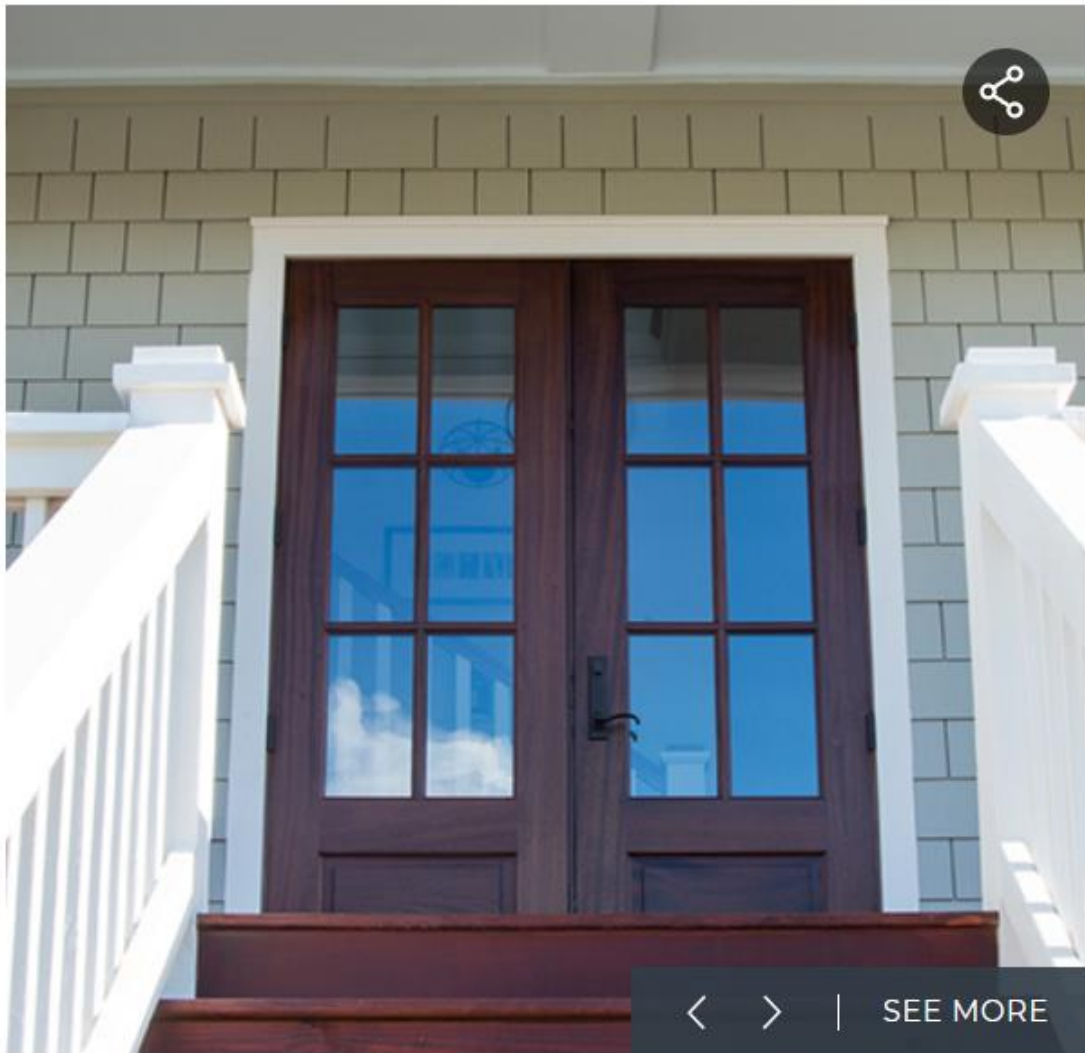
B. Paint: All unfinished (pre-primed) products must be painted within 12 months of installation with exterior grade 100% acrylic latex paints. Follow the paint manufacturer's instructions for use, care, and future repainting. Do not use stain or oil based paints.

C. Field Cut Edges: All exposed field cut edges, such as outside edges, field cut butt joints, cuts around doors and windows, or bottom ends of corners and window trim, must be coated with primer, paint, or sealant.

D. Dents/Chips/Scratches: Any minor surface damage to fiber cement boards must be patched with exterior grade cementitious patching or putty. Follow the product instructions.

E. Sealant: Use an exterior grade high-quality sealant (caulk) that complies with either ASTM C-834 or ASTM C-920 for all gaps that require sealant. When replacing caulk in the future, carefully remove the old caulk first and then follow the manufacturer's instructions and siding manufacturer requirements.

F. Cleaning: Wash down exterior surfaces at least every 12 months to remove any dirt and debris. *DO NOT use high-pressure power washers which may damage fiber cement.* A mild household detergent and soft bristle brush or cloth may be used if needed. Rinse with clean water from a standard garden hose. For mildew removal, consult your paint manufacturer's instructions prior to the use of commercial mold and mildew cleaners.

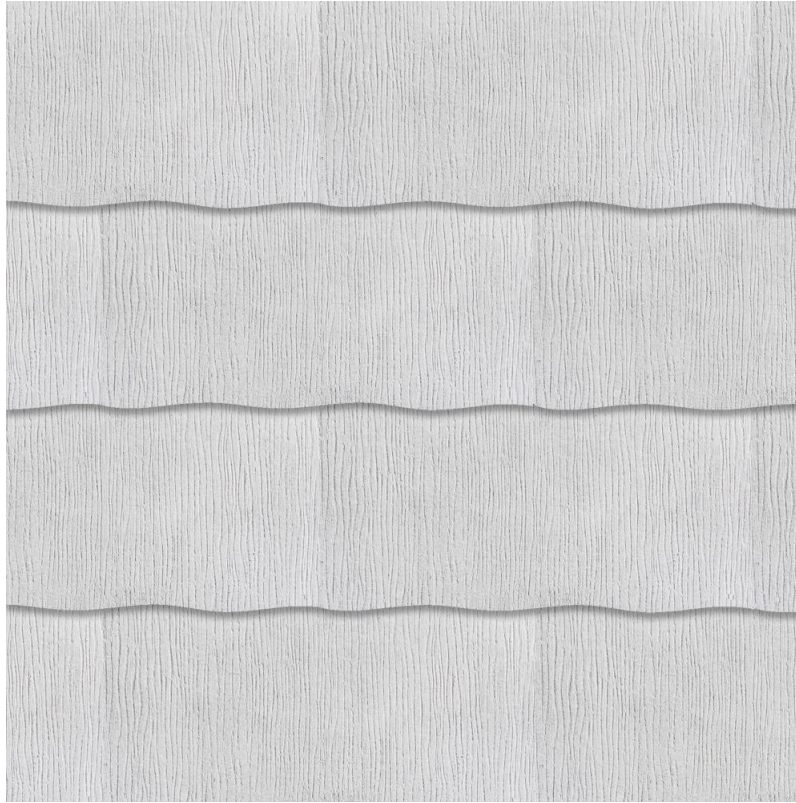


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GAF

WeatherSide Purity 12 in. x 24 in. Fiber Cement Wavy Shingle Siding

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 132

Chapel Hill Historic District Boundary Increase and
Additional Documentation
Orange County, North Carolina

The Episcopal Rectory was built about 1850 and had only two rooms. In the late nineteenth century, two wings were added, each with two rooms, giving the house a general “H” shape. In approximately 1915, the house was moved from its original location on Rosemary Street to North Street and separated into a trio of small (two-room) cottages, which appear on the 1925 Sanborn map.

C-Building – Garage, c. 1925 – Located northwest of 408 North Street, this one-story, side-gabled, three-bay, frame garage has German-profile weatherboards, open garage bays on the east elevation and six-light windows on the west elevation.

409 North – House – c. 1935

C – Building

Set far back from the street, this one-and-a-half-story, side-gabled Cape Cod house is three bays wide and double-pile with three gabled dormers on the façade and rear elevation. The house has plain weatherboards, six-over-six wood-sash windows, and an exterior painted brick chimney on the left (west) elevation. A two-light-over-four-panel door is centered on the façade and accessed by an uncovered brick stoop. There is a modern wood deck at the right rear (northeast) and a paved driveway and paved parking in front of the house. County tax records date the house to 1935 and the house appears on the 1949 Sanborn map.

500 North – Duplex – c. 1939

C – Building

This one-story, side-gabled, Minimal Traditional-style duplex is six bays wide and double-pile with a symmetrical façade with projecting, front-gabled wings flanking the entrance bay. The building has asbestos siding, six-over-six wood-sash windows, including groups of three windows on each of the front-gabled wings, and two interior brick chimneys. Entrances to each unit are located on the side of the front-gabled wings, facing the center of the building and sheltered by a shed-roofed porch supported by square posts. Above the porch is a front-gabled dormer with a single six-over-six window. A side-gabled wing on the left (east) elevation has a second entrance to the left unit. There are shed-roofed dormers on the rear (south) elevation and a one-story, shed-roofed wing centered on the rear elevation. County tax records date the house to 1939 and the duplex appears on the 1949 Sanborn map.

501 North – House – c. 1937, c. 1960

C – Building

This two-story, side-gabled, Colonial Revival-style house is three bays wide and double-pile with a whitewashed brick exterior and gable end brick chimneys. It has six-over-six wood-sash windows and the six-panel door, centered on the façade, has a pedimented surround with fluted pilasters and is accessed by an uncovered brick stoop with decorative metal railing. A c. 1960 one-story, flat-roofed wing on the left (west) elevation has plain weatherboards, a twelve-light metal picture window, and a metal railing at the roofline, encircling a roof deck. A twelve-light-over-one-panel door on the right (east) elevation leads to a small balcony that shelters a basement-level nine-light-over-two-panel door and window. A one-story-with-basement, shed-roofed wing extends the full width of the rear (north) elevation and there are weatherboards at the second-floor level of the rear elevation and an uncovered

TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS WRITTEN DECISION

Application Number: 18-110
Subject Property Location: 500 North Street
Applicant: Keith Shaw, AIA
Filing Date: 3/20/2019
Meeting Date: 4/9/2019

I. INTRODUCTION TO THE APPLICATION

Historic District: FRANKLIN-ROSEMARY
Zoning District: R-2
Nature of Project: Minor modifications to existing Certificate of Appropriateness approved on November 13, 2018, for the removal of asbestos siding and replacement with new fiber cement wavy siding.

II. EVIDENCE & TESTIMONY PRESENTED

A. Application Materials (consent item)

III. FINDINGS OF FACTS AND CONCLUSIONS OF LAW

Based upon the Application submitted on this matter, considered under the Historic District Commission Review Criteria set out in LUMO section 3.6.2(e), and the Design Guidelines for the Chapel Hill Historic Districts, Commissioner Murphy moved that the Commission make the following findings of fact and conclusions of law:

- A. This is an Application to remove and replace existing asbestos wavy shingle siding with new fiber cement wavy shingle siding that will match the appearance of the existing siding.
- B. LUMO Review Criteria C, D, and J are applicable to this Application. The proposed fiber cement siding will be consistent with exterior construction materials, including texture and pattern, and will closely match the existing asbestos siding found on the house. The architectural detailing and architectural scale of the wavy shingle siding is consistent with the existing asbestos siding in appearance.
- C. The Design Guidelines for *Exterior Walls* in the Historic District provide on page 39, Guidelines 5, 9, & 10:
5. Replace in kind exterior wall features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, pattern, detail, and texture. Consider a compatible substitute material only if replacement in kind is not technically feasible.
 9. It is not appropriate to cover over or replace historic exterior wall materials—such as clapboards, shingles, bricks, or stucco—will contemporary synthetic coatings or substitute sidings including aluminum, vinyl, and fiber-reinforced cement siding.
 10. It is not appropriate to introduce exterior wall features or details to a historic property in an attempt to create a false historical appearance.

- D. The application materials include written and photographic information which suggest that the proposed siding will be similar to the existing siding and will not alter the appearance and historic fabric of the building.
- E. Based upon the foregoing Findings, the Commission concludes that the proposed siding is not incongruous with the special character of the Historic District, that it will be constructed in accordance with the LUMO and Design Guidelines, and that the Application for a Certificate of Appropriateness should be allowed.

The motion was seconded by Commissioner Burns and passed unanimously (8-0).

IV. DECISION ON THE APPLICATION

Based on the foregoing findings of fact and conclusions of law, the Historic District Commission **approves** the Application for a Certificate of Appropriateness on the basis that it **would not** be incongruous with the special character of the district.

Vote Total: 8-0

Members Voting: 8

Signed this the 17th day of April, 2019.

Robert Epting
Robert Epting, Commission Chair

Date Filed with Town of Chapel Hill Planning Department: April 18, 2019.

NOTE:

Any changes or additions to the proposed improvements/activity that deviate from this approved Certificate of Appropriateness may be considered a zoning violation of Section 3.6.2 of the Land Use Management Ordinance. Should a change to this approval be desired, please contact the Town to discuss ways of seeking additional approval(s).

Before work begins, please obtain all necessary zoning and/or inspections permits from the Town and present this document when applying for your permits. Attached is the Certificate of Appropriateness placard, which must be displayed at the site during construction, along with a copy of your approved plans and elevations.

Any decision of the Historic District Commission in granting or denying a Certificate of Appropriateness may be appealed to the Board of Adjustment and shall be reviewed on the record. An application for appeal shall be filed with the Town Clerk within thirty (30) days of the filing of the decision being appealed or the delivery of any required written notice of the decision, whichever is later. If any application for appeal to the above referenced Certificate of Appropriateness is filed with the Town Clerk, the Town will be sure to contact you.

Town of Chapel Hill, North Carolina

HISTORIC DISTRICT

CERTIFICATE OF APPROPRIATENESS

HAS BEEN ISSUED FOR

500 North Street

Project # 18-110 Date: April 9, 2019

X Alteration-Repair of Existing Structure(s) – removal of asbestos siding and replacement with new fiber cement wavy siding.

 Construction of New Structure(s)

 Other

Robert Epting

Robert Epting, Commission Chair

Keith Shaw, AIA

Applicant

Joshua Dorian Tallman

Property Owner

This card must be kept posted in a conspicuous location until all phases of the described project are completed. The work must conform with the Code of Ordinances of the Town of Chapel Hill and laws of the State of North Carolina. This Certificate of Appropriateness has been issued consistent with the proposal found in the attached application materials.

TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS WRITTEN DECISION

Application Number: 18-110
Subject Property Location: 500 North Street
Applicant: Keith Shaw, AIA
Filing Date: 10/5/2018
Meeting Date: 11/13/2018

I. INTRODUCTION TO THE APPLICATION

Historic District: FRANKLIN-ROSEMARY

Zoning District: R-2

Nature of Project: Approximately 130 sq. ft addition to the rear of the house, replacing two shed dormers with one larger rear shed dormer, and adding a patio fence on the existing rear brick patio.

II. EVIDENCE & TESTIMONY PRESENTED

- A. Application Materials
- B. Public Testimony

III. PROPOSED FINDINGS OF FACTS

Based upon the Application submitted on this matter, considered under the Historic District Commission Review Criteria set out in LUMO section 3.6.2(e), and the Design Guidelines for the Chapel Hill Historic Districts, Commissioner Carbrey moved that the Commission make the following findings of fact and conclusions of law, with an amendment to include limiting the dividing fence on the patio to a maximum of 6 feet tall:

- A. This is an Application for a 130 sq. ft. addition to the rear of the house, replacing two shed dormers with one larger rear shed dormer, and adding a patio fence.
- B. LUMO Review Criterion C, E, & I are applicable to this Application. The addition, dormer, and fence are located towards the rear of the property, and will be finished with materials to match the existing house. The rear shed dormer will also be compliant with building code requirements, and will not be incongruous with the Franklin-Rosemary Historic District.
- C. The Design Guidelines for *Walls & Fences*, on page 17, provide Guidelines 7 & 8:
 - 7. Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site new fences and walls in configurations and locations that are compatible with the character of the building, site, and district.
 - 8. Construct new walls and fences in traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district.

The Design Guidelines for *Additions*, on page 55, provide Guideline 2:

2. Introduce additions in locations that are not visible from the street – usually on rear elevations, inset from either rear building corner. Locate additions carefully so they do not damage or conceal significant building features or details.

The Design Guidelines for *Roofs*, on page 37, provide Guidelines 1 & 2:

1. Retain and preserve roofs that are important in defining the overall historic character of buildings in the historic district.
2. Retain and preserve the details, features, and material surfaces of historic roofs.

The Design Guidelines for *Windows & Doors*, on page 41, provide Guidelines 1, 2, 3, & 7:

1. Retain and preserve windows and doors that are important in defining the overall historic character of buildings in the historic district.
2. Retain and preserve the details, features, and material surfaces of historic windows and doors.
3. Replace in kind windows and doors that are too deteriorated to repair, matching the original in material, design, dimension, configuration, detail, and texture. Consider a compatible substitute material only if replacement in kind is not technically feasible.
7. It is not appropriate to eliminate or introduce windows and door openings on character-defining exterior walls.

Based upon the foregoing Findings, the Commission concludes that the proposal for a rear dormer, rear addition, and patio fence is not incongruous with the special character of the Historic District, that it will be constructed in accordance with the LUMO and Design Guidelines, and that the Application for a Certificate of Appropriateness should be allowed.

The motion was seconded by Commissioner Murphy and passed unanimously (9-0).

IV. DECISION ON THE APPLICATION

Based on the foregoing findings of fact and conclusions of law, the Historic District Commission **approves** the Application for a Certificate of Appropriateness on the basis that it **would not** be incongruous with the special character of the district.

Vote Total: 9-0

Members Voting: 9

Signed this the 30th day of November, 2018.


Robert Epting, Commission Chair

Date Filed with Town of Chapel Hill Planning Department: 11/30/18

Town of Chapel Hill, North Carolina

HISTORIC DISTRICT

CERTIFICATE OF APPROPRIATENESS

HAS BEEN ISSUED FOR

500 North Street

Project # 18-110

Date: November 29, 2018

X Alteration-Repair of Existing Structure(s) – Replacing two rear shed dormers with one larger rear shed dormer, a 130 square foot addition to the rear of the house, and a dividing patio fence on existing rear brick patio.

 Construction of New Structure(s)

 Other

Robert Epting
Robert Epting, Commission Chair

Keith Shaw, AIA
Applicant

Joshua Dorian Tallman
Property Owner

This card must be kept posted in a conspicuous location until all phases of the described project are completed. The work must conform with the Code of Ordinances of the Town of Chapel Hill and laws of the State of North Carolina. This Certificate of Appropriateness has been issued consistent with the proposal found in the attached application materials.

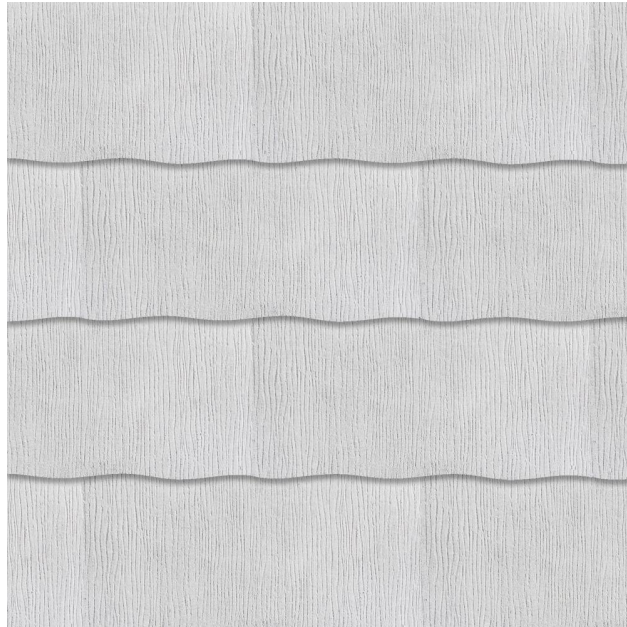
500 North Street
Historic District Chapel Hill

House Before Construction



Shingle Approved by HDC

WeatherSide Purity 12 in. x 24 in. Cement Fiber Wavy Shingle Siding



House After Siding Installed



Siding That Was Installed

Nichiha Products - NichiStraight Fiber Cement



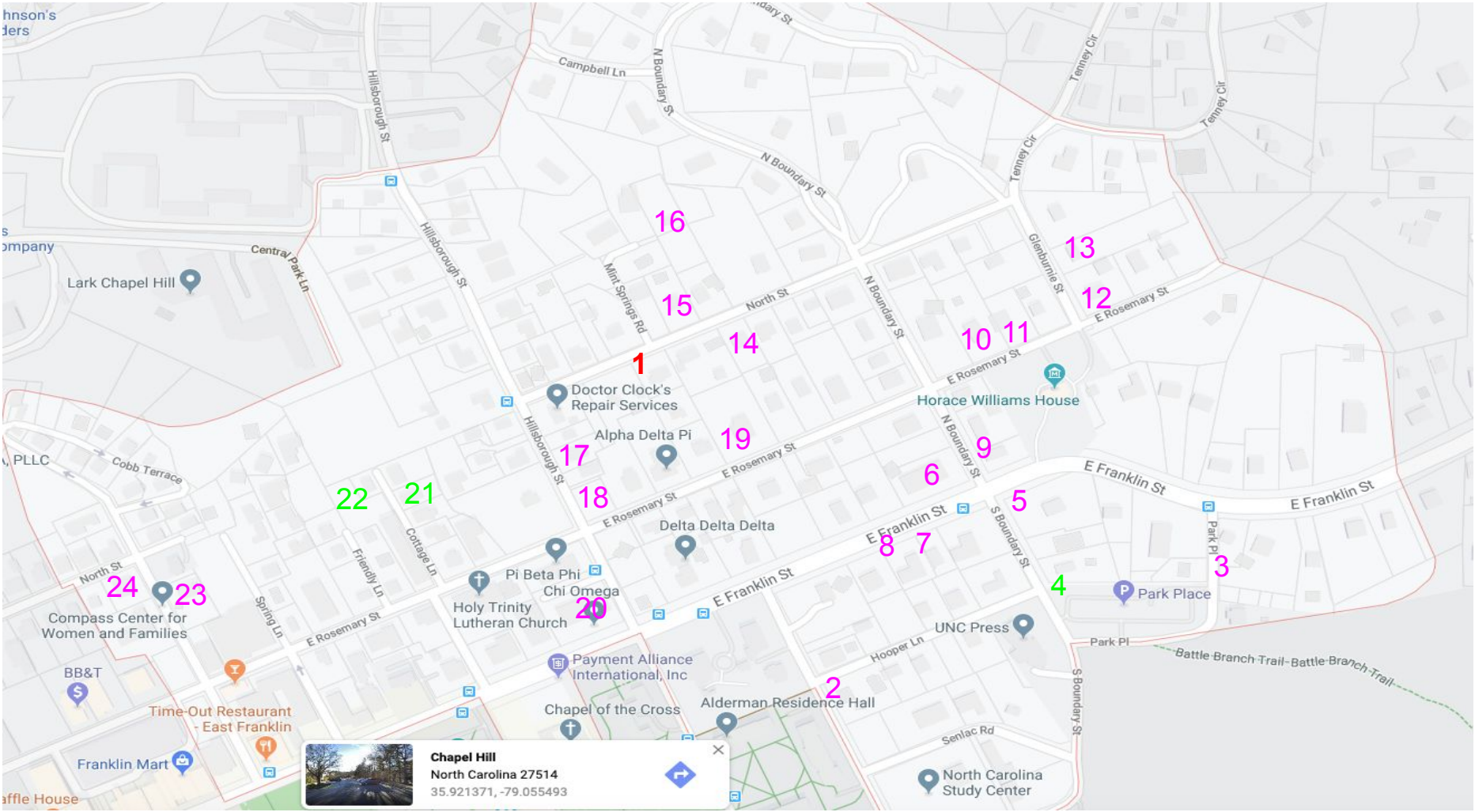
Chapel Hill Historic District Siding

MAP Legend

Red = 500 North Street

Pink = Straight Shingle Siding

Green = Waving Shingle Siding



Chapel Hill
 North Carolina 27514
 35.921371, -79.055493



1



#2



3



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#7



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#15



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