



Town of Chapel Hill, NC

09/27/2022

HDC-22-4

Historic District Certificate of Appropriateness

Status: Active**Date Created:** Sep 5, 2022

Applicant

Maxine Eichner
meichner@unc.edu
222 Vance St.
Chapel Hill, NC 27516
9192803952

Certificate of Appropriateness Form

Historic District

Cameron-McCauley

Application Type

 Check all that apply

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

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

Historic District Commission Review



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 are proposing to make 4 changes to our backyard:

1. Add a door and set of three steps from our back porch that will lead down to our patio. The door will be a screen door that matches the existing screen door on the other side. The stairs will be wood with a wood stair rail that will match the existing stairs on the other side of the back porch.
2. Add a custom built cabinet with a counter beside our patio. The cabinet will be faced with brick that is painted white, which will match the brick on the facade of the patio. The counter will be made of bluestone to match the bluestone of the patio. The doors of the cabinet will be made of stainless steel.
3. Add an open arbor at the entrance to our backyard. The arbor will consist of 6 6x6 wood posts with 4x4 framing members. In all, the arbor will be 6'4" wide and 20' deep.
4. Add either a wood fence or a lattice structure at the back of our property. The purpose of the fence is to obscure the 3 story apartment building behind our house and its surrounding parking lot, both of which are plainly visible from our patio. There is currently a 5'4" wood fence at the property line that was built by the owners of the the apartment building. Because our lot slopes off at the back of our property, though, the effective height of the fence is approximately 4' in terms of obscuring the building/parking lot from our yard. We are requesting that you allow us to build a fence roughly 1' inside our property line as high as you would allow -- either 8' if you would permit that, or 6' if you will not . If you will not approve a fence, as an alternative, we would ask that you allow us to install lattice panels to 8' in height for approximately 15' to block the area of the parking lot most visible from our patio.

Applicable HDC Design Standards

<div><div>Topic</div><div>3. Exterior Changes</div></div> <div><div>Brief Description of the Applicable Aspects of Your Proposal</div><div><p>The bluestone and white brick of the counter, and the wood steps and banister of the porch steps are consistent with the historic character of the property and the Cameron-McCauley Historic District. Furthermore, they are not visible from the street, thereby ensuring that they do not compromise the overall character of the site, as well as minimizing the effect of the change on the historic district.</p><p>Consistent with 4.10 of the town's design principles, the simple rectangular design of the arbor is appropriate to the home's character. Also consistent with those principles, the arbor is located in the backyard of the house, minimizing its visibility.</p><p>While we have tried, consistent with the town's principles, to use landscape materials to obscure the property and parking lot behind us, because that area is shady, after 4 years, those shrubs are still quite small, as you'll see in the attached pictures.</p></div></div>

Property Owner Information

Property Owner Name

Maxine Eichner

Property Owner Signature

Maxine Eichner




09/05/2022

Notice Information

History

Date	Activity
Sep 5, 2022 at 7:23 pm	Maxine Eichner started a draft of Record HDC-22-4
Sep 5, 2022 at 7:24 pm	Maxine Eichner altered Record HDC-22-4, changed ownerEmail from "" to "meichner@unc.edu"
Sep 5, 2022 at 7:24 pm	Maxine Eichner altered Record HDC-22-4, changed ownerName from "STEIN ERIC S" to "Maxine Eichner"
Sep 5, 2022 at 7:24 pm	Maxine Eichner altered Record HDC-22-4, changed ownerPhoneNo from "" to "9199291614"
Sep 5, 2022 at 7:24 pm	Maxine Eichner altered Record HDC-22-4, changed ownerStreetNo from "" to "222 Vance St."
Sep 5, 2022 at 9:45 pm	Maxine Eichner submitted Record HDC-22-4
Sep 5, 2022 at 9:45 pm	approval step COA Completeness Check was assigned to Anya Grahm on Record HDC-22-4
Sep 7, 2022 at 4:48 pm	Anya Grahm added attachment Notification Addresses.csv to Record HDC-22-4
Sep 13, 2022 at 4:28 pm	Anya Grahm added attachment Elevation Drawings.pdf to Record HDC-22-4
Sep 13, 2022 at 4:31 pm	Anya Grahm added attachment Updated Site Plan - 9.13.2022 Reduced Size.pdf to Record HDC-22-4
Sep 27, 2022 at 7:55 am	Anya Grahm approved approval step COA Completeness Check on Record HDC-22-4
Sep 27, 2022 at 12:36 pm	completed payment step COA Fee on Record HDC-22-4
Sep 27, 2022 at 12:36 pm	approval step COA Approval Review was assigned to Anya Grahm on Record HDC-22-4

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 COA Completeness Check	Complete	Sep 5, 2022 at 9:45 pm	Sep 27, 2022 at 7:55 am	Anya Grahm	-
 COA Fee	Paid	Sep 27, 2022 at 7:55 am	Sep 27, 2022 at 12:36 pm	-	-
 COA Approval Review	Active	Sep 27, 2022 at 12:36 pm	-	Anya Grahm	-

Written description of changes

We have just added a patio to our backyard (Residential permit R-22-278), and are asking to make 4 other changes to go along with the patio:

- 1. Add a porch door and stairs leading to the patio.** We propose adding a screen door and three wood steps and a wood handrail that match the door and stairs on the other side of the porch.
- 2. Add a custom-built bluestone counter of approximately 6' long by 32" wide.** The cabinet will be faced with brick painted white and have two stainless steel doors. The counter will be faced with bluestone.
- 3. Add an open wood arbor leading from our parking to our backyard and patio.** The arbor will be made out of 6 6x6 posts and 7 4x4 framing members to connect them. It will be painted. It will be roughly 6'4" wide and 18' long.
- 4. Add either a fence to screen the back of our property or a lattice structure.** We'd like to build an 8' wood fence to screen our lot from the easily visible 3 story apartment building and parking lot behind our home. If you would not allow that, our second choice would be to build a 6' fence. Our third choice would be to build a lattice structure roughly 8' high and 15' long to screen the area of the lot behind ours most readily visible from our patio.

History, context, and character

Current structures on the property are laid out on the attached site development plan. We are listed as the 137th property on the West Chapel Hill Historic District listing. The bluestone that we plan to use on the counter and the white brick on the cabinet are consistent with the modest and simple character of the property and the historic district.

Photos of Proposed Site

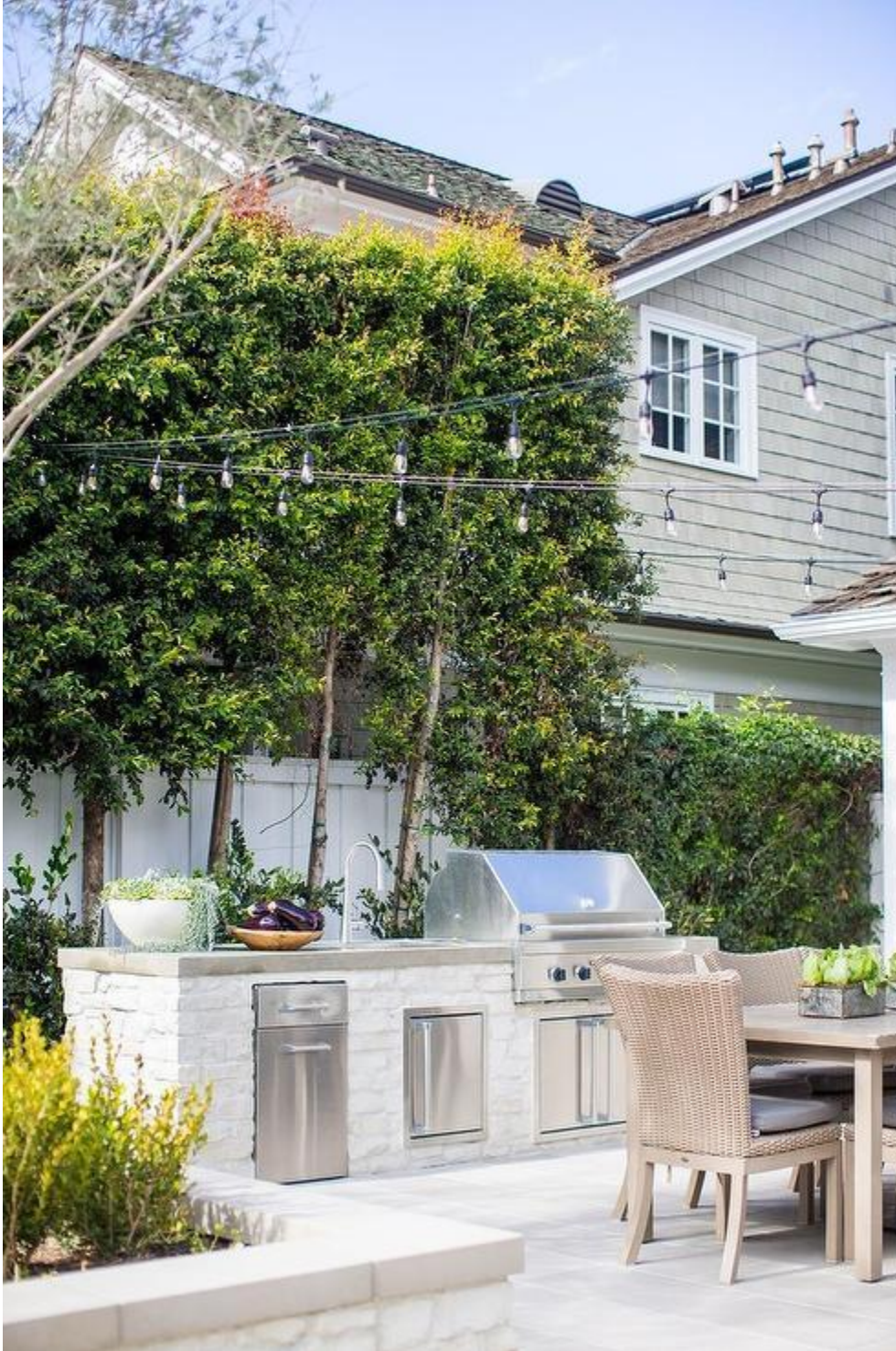
This is the view from the new patio behind our house. The patio is located between the two back wings of the “U” shape of the back of our house.



- 1. The porch door that we wish to add will replace the screen panel closest to the patio on the screen porch (visible after the patio ends on the left), and the stairs will lead from there to the patio. The style of the screened door and steps will match the door and steps on the other side of the screen porch that leads to our small parking area at the end of the driveway. Photos of that existing door and steps follow:**



2. The bluestone cabinet and counter will be situated along the front of the new porch stairs that lead to the patio. A picture similar to the counter is shown here, although ours will only be 6' long, will not contain a grill or sink, and will only have 2 stainless steel doors that open from the center.



3. The open wood arbor will serve as an entrance from the parking lot to the backyard and patio and will cover the first sets of stepping stones of the area shown here:



The arbor will look something like this in concept, although without a door behind it. It will be a freestanding structure consisting of 6 posts (3 rows of 2 posts that envelop the stepping

stones) and connecting beams, not attached to the porch:



4. The fence we propose at the back of the property would be sited roughly 1' in front of the existing fence here, in roughly the same style, but higher:



If we are allowed to build a lattice structure rather than a fence, that structure would look roughly like this:



The locations of all these proposed projects are indicated on the proposed site plan.

Thank you!

L1-2 LEGEND

EXISTING CONDITIONS

---	PROPERTY LINE
---	ROW/ADJACENT PROPERTY LINE
---o---o---o---	PICKET FENCE
---x---x---x---	METAL FENCE
o---ohu---	UTILITY POLE AND OVERHEAD UTILITY LINE
=====	STONE WALL
-----	BEDLINE
-----	BANK
=====	EDGING
□□□□	STEPPING STONES
PINE ○	TREE TO REMAIN
PINE X	TREE TO BE REMOVED
○	PLANT MATERIAL
○	PLANT MATERIAL TO BE REMOVED
=====	STORM DRAINAGE PIPE

PROPOSED CONDITIONS

□□□□	BLUESTONE STEPPING STONES
---o---o---	STRING LIGHTS
-----	BED LINE
-----	PLANTINGS
☁	LAWN
✱	OWNER'S GARDEN ART
○	FOUNTAIN
○	BIRD BATH
☼	OUTDOOR FAN
☼	ARCHITECTURAL POTTERY

L1-3 IMPERVIOUS SURFACE CHART

TOTAL LOT AREA (.39 AC.):	16988
TOTAL MISA (50%):	8494
Impervious Used:	4322
Impervious Remaining:	4172
EXISTING	
ITEM	SQ.FT.
House and Porches	2680
Drive	348
Walks and Steps	402
Walls and Columns	337
Front Planters	54
Front Edging	43
Stepping Stones	270
Sheds	144
Shed Ramp	24
HVAC Units	20
EXISTING TOTAL	4322
EXISTING TO BE REMOVED	
Stoop and Steps	24
Shed	51
Stepping Stones	138
Drive RR Ties	15
EXISTING TO BE REMOVED	228
EXISTING IMPERVIOUS TO REMAIN	4094
PROPOSED	
Terrace and Steps	270
Drive	61
Stoop and Steps	18
Counter	16
Stepping Stones	402
Edging	148
Firepit	7
PROPOSED TOTAL	922
TOTAL IMPERVIOUS SURFACE:	5016
REMAINING ALLOWABLE IMPERVIOUS:	3478

SURVEY INFORMATION

BOUNDARY AND EXISTING STRUCTURES WERE TAKEN FROM A SURVEY PROVIDED BY FREEHOLD LAND SURVEYS, INC. DATED JAN. 27, 2014.

ALL CONTRACTORS SHALL Examine and reference all the drawings and specifications which are a part of this contract, not just those drawings and specifications for a particular sub-contract.

KNOW WHAT'S BELOW. CALL BEFORE YOU DIG. UNDERGROUND UTILITIES: Prior to beginning layout and prior to beginning construction, all contractors and subcontractors who are moving earth or digging in the ground SHALL CONTACT NORTH CAROLINA

ONE-CALL (811 OR 1-800-632-4949) to have them field mark all underground utility services.

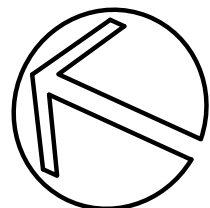
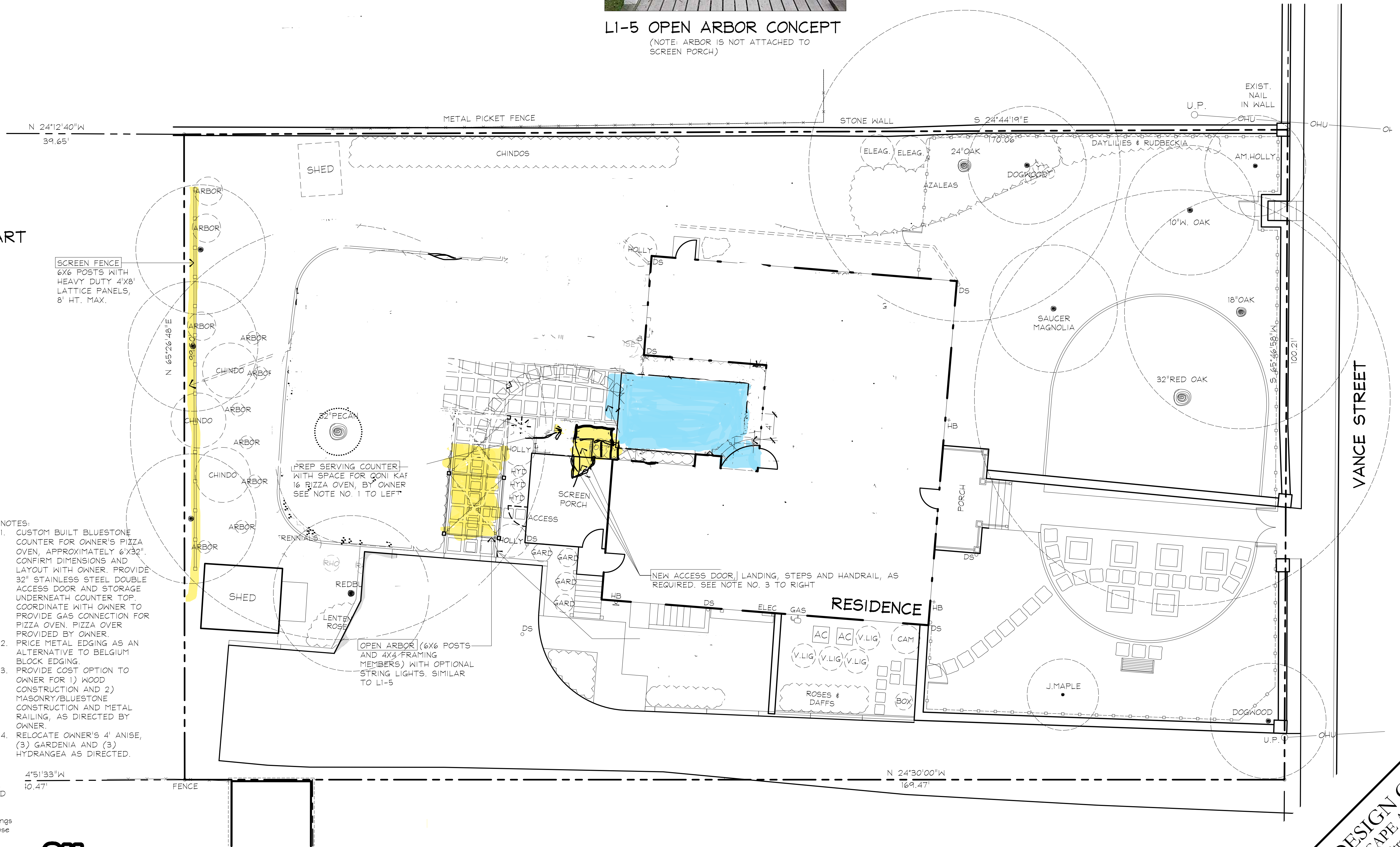


Know what's below.
Call before you dig.



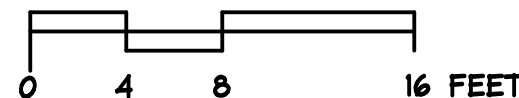
L1-5 OPEN ARBOR CONCEPT

(NOTE: ARBOR IS NOT ATTACHED TO SCREEN PORCH)



L1-1 SITE DEVELOPMENT PLAN

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



ERIC STEIN AND MAXINE EICHNER

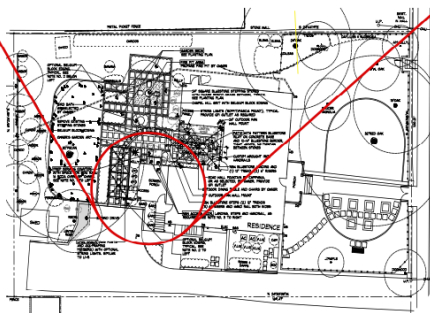
222 VANCE STREET
CHAPEL HILL, NORTH CAROLINA

Proj. RLP
Coord.
Date: 26 APRIL 2022
Revisions:

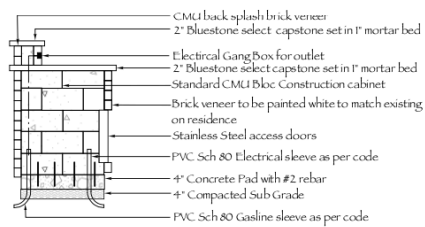
SEARS DESIGN GROUP, P.A.
LANDSCAPE ARCHITECTS
625 W. Jones Street Raleigh, NC 27603
(919)832-7000 Fax (919)832-8140
email: searsdesign@searsdesigngroup.com
Sheet No. L1
Of 3

STEIN - EICHNER RESIDENCE

A photograph of a house with a porch and a playground set in the yard. Red and yellow bounding boxes are overlaid on the image, highlighting specific areas of interest. The red box is on the porch area, and the yellow box is on the playground set.

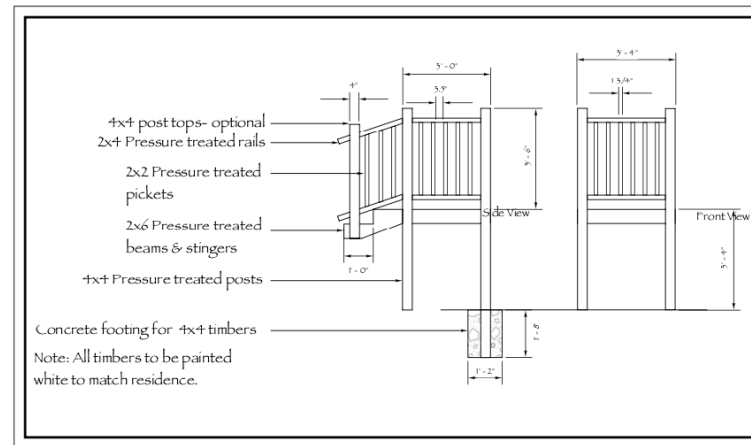


Site Plan by Sears Design Group
Scale: N.T.S.

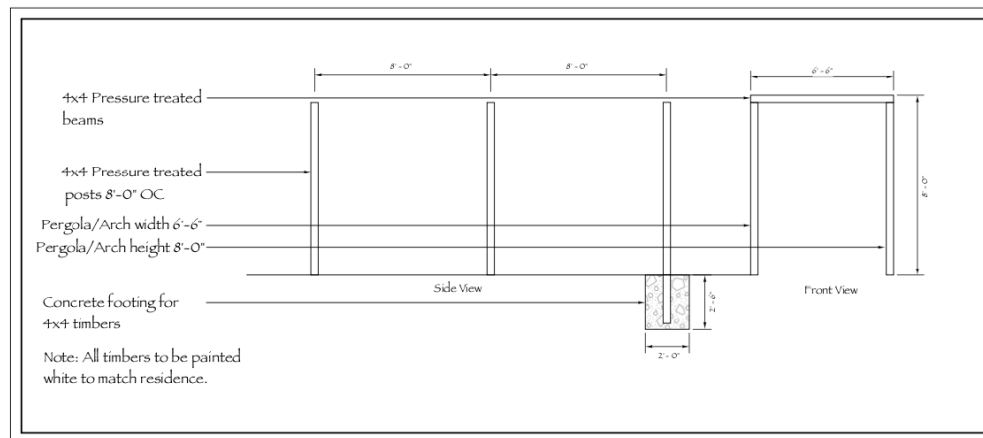


Notes:
Drink Ledge specified as 2" Bluestone cap
Kitchen Veneer to be brick and painted match existing
brick on residence.

Bluestone/Brick Cabinet
Scale: 1/2" = 1' - 0"



○ Access Stairs and Railing Detail
Scale: 1/2" = 1' - 0"



○ Pergola/ Arch Detail
Scale: $3/8" = 1' - 0"$



EICHNER/STEIN RESIDENCE
222 VANCE STREET
CHAPEL HILL, NORTH CAROLINA 27516

Scale:
Date:
September 11, 2022
Designer:
paulandreweisen

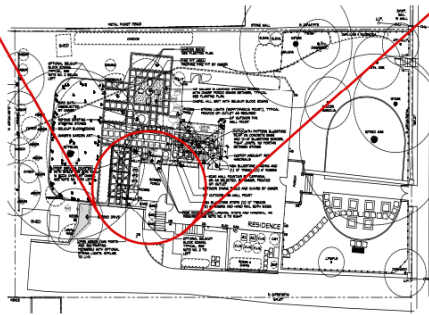
Revisions:
September 27, 2022
Sheet 1 OF 2



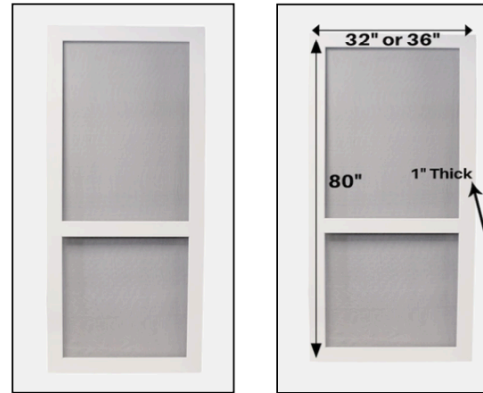
NORTH

construction
specifications

Photo Study



Site Plan by Scars Design Group
Scale: N.T.S.



Vinyl Screen Door
white UV vinyl best
to match screen porch

Vinyl Screen Door
Scale: N.T.S.



Brick Cabinet - White Paint



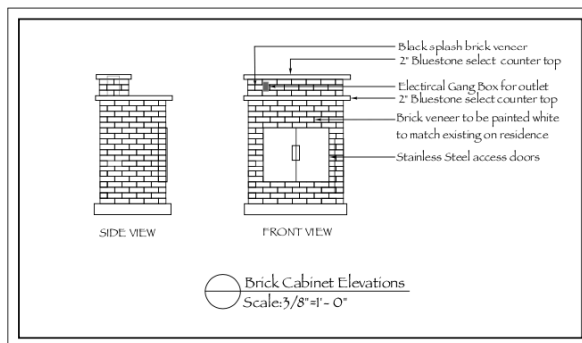
Brick Cabinet - Bluestone countertop



40\"/>



White painted brick around house and wall



Brick Cabinet Elevations
Scale: 3/8\"/>



EICHNER/STEIN RESIDENCE
222 VANCE STREET
CHAPEL HILL, NORTH CAROLINA 27516

Scale:
Date:
September 11, 2022
Designer:
paulandrewisen

Revisions:
September 27, 2022
Sheet 2 OF 2



construction
specifications

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 29

West Chapel Hill Historic District
Orange County, NC

136. 218 Vance St. 1925-1932

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

137. 222 Vance St. 1915-1925

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

137a. 1915-1925 one-story frame shed

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

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

South side 200 Block Vance Street

139. 205 Vance St. 1915-1925

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

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

140. 209 Vance St. 1925-1932

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

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

141. 211 Vance St. 1990 NC-age

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

142. 215 Vance St. pre 1932

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

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

222 Vance Street

HOUSE

1915-1925

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

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

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

SHED

1915-1925

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

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

According to Orange County property data as of 2021:

Plot size: 0.22 acres

Building size: 3,661 sq. ft.

Ratio: Building/Plot: 0.215

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

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

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

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

Cite this Page:

“222 Vance Street,” *Historic Chapel Hill*, accessed September 22, 2022,

<https://historicchapelhill.org/items/show/1964>.

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









Glossary of Architectural Styles (continued)

VICTORIAN ECLECTIC/FOLK VICTORIAN (1870-1910)

Stylistically related to the Italianate and Queen Anne styles, these houses are typically smaller in scale and feature one- or two-story, rectangular or L-shaped forms. In some cases, the form predates the style, which was applied later to make the house more fashionable. Applied Victorian decoration may include decorative shingles in the gables, brackets at the roofline, and turned posts or spindlework at the porch. Color palettes generally included two or three colors, typically a white or neutral base with contrasting trim, door, and sash colors.



VERNACULAR (1870-1940)

Sometimes referred to as Folk Housing, vernacular architecture is an informal local building tradition. Most examples cannot be characterized as a specific style because of a general lack of ornamentation or style-defining form. Rather, basic forms, typically one- or two-story rectangular or gable-and-wing forms, were constructed with few, if any, decorative details. Two of the most common vernacular forms in central North Carolina are the I-house and the triple-A-roofed house. The I-house, popular from 1870 to 1910, was two stories high, one room deep, had a side-gabled roof, centered front door, and a wide front porch. One-story gabled wings at the rear were common. The triple-A-roof, popular from 1870 to 1920, describes a side-gabled roof with a decorative gable centered on the front façade. The triple-A-roof can be found on two-story I-houses, but is most often on one-story houses that are a single room deep, often with a



rear ell. From the 1920s through the 1930s, one-story, front-gabled houses with shed or hip-roofed porches were also common. These are sometimes referred to as Depression-era cottages. Color palettes varied greatly, but generally included two or three colors, typically a white or neutral base with contrasting trim, door, and sash colors.

COLONIAL REVIVAL (1880-1960)

The Colonial Revival style was the most dominant residential style nationwide during the first half of the twentieth century. A revival of eighteenth-century Georgian- and Federal-style housing, it emerged after the Philadelphia Centennial of 1876 with its popularity reinforced after the success of the restoration of Colonial Williamsburg. It remained widespread for more than seventy years, in part due to its adaptability to different sizes, materials, and incomes, with its essential form being ornamentation applied to a rectangular box. The most common expressions of the Colonial Revival style in Chapel Hill are one- and two-story, side-gabled houses with wood or brick exteriors and projecting side wings or porches. The style is characterized by a symmetrical front façade with double-hung windows (six-over-six and eight-over-eight are the most common) and may include gabled dormers and/or dentil or modillion cornices. Entrances tend to be the most decorative part of the building, may have sidelights and/or fanlights, and are often accentuated with a decorative pediment supported by pilasters or projecting forward as a porch supported by columns.



While most Colonial Revival-style houses have side-gabled roofs, they occasionally have hipped or gambrel roofs, the latter variation often referred to as Dutch Colonial or Dutch Colonial Revival. The Colonial Revival style was also applied to smaller one- and one-and-a-half-story houses in the districts from the 1920s through the post-World War II era. One-story examples, more

Glossary of Architectural Styles (continued)

common after 1940, are sometimes called Cape Cods, but most are more accurately Minimal Traditional-style houses with colonial detailing. The style was favored as a representation of Chapel Hill's antebellum past and remained popular because it was easily adapted to modest houses and provided a familiar design alternative to Modernist designs. Red brick and frame examples are both found in the Chapel Hill; the frame examples were commonly painted white with dark red, black, or green door, trim, and sash colors.

QUEEN ANNE (1880-1910)

Popularized in nineteenth-century England by architect Richard Norman Shaw, the style has little to do with Queen Anne or the architecture popular during her reign from 1702-1714. The Queen Anne style reached its peak in North Carolina from 1890 to 1910 with the stylistic details popularized by Shaw widely disseminated in pattern books.



Additionally, one could order pre-cut woodwork and architectural details through the mail, distributed via the growing network of rail lines. The style is characterized by steeply pitched, gabled or hipped roofs and asymmetrical forms with projecting gables, turrets, and bays that further break up the rectilinear forms. The buildings were often heavily ornamented with patterned shingles and other wall decoration. Sawn or spindlework details may be used in gables or under wall overhangs left by cutaway bay windows. One-story full-width or wraparound porches are supported by turned posts, often with turned railings and decorative brackets. Later examples of Queen Anne architecture also feature elements of the Colonial Revival style, classified as Classical Revival or Transitional Queen Anne/Colonial Revival. Body colors for Queen Anne-style houses range from white or neutral, to pale pastel colors, to more vibrant and saturated colors. Most had polychromatic paint schemes with complementary trim, door, and sash colors.

SHINGLE (1880-1910)

In the early twentieth century, the Shingle Style was regionally popular in the Northeast from the late 1880s through the very early twentieth century. The style experienced limited use in North Carolina, though several examples were constructed in the Franklin-Rosemary Historic District. The style is characterized by two- or three-story asymmetrical forms covered in wood shingles and broad sweeping gable and hipped roofs, often with gables or dormers. The houses had double-hung windows and wide porches that sometimes wrapped around one corner of the façade. The Shingle style in the Northeast most often had stained wood shingles, though examples in Chapel Hill were usually painted light, neutral colors.



TUDOR REVIVAL (1890-1940)

The Tudor Revival style has little to do with sixteenth-century Tudor England and is instead loosely adapted from a variety of late Medieval and early Renaissance precedents in English building. Early and pure examples of the Tudor Revival style are characterized by a steeply pitched, usually side-gabled roof, often with one or more front gables on the façade. The houses may have grouped, narrow casement windows; round or pointed (Tudor) arches at the porch or entrance; prominent brick or stone chimneys; and faux half-timbering in the gables. However, as the style gained popularity in the United States, especially with the perfection of brick veneering by the 1920s, examples were built that combined

