

206 McCauley Street Certificate of Appropriateness Application-3/11/22



1) **WRITTEN DESCRIPTION**

This 1932 McCauley house is located between Ransom Street and Pittsboro Street and backs up to UNC's Nash parking lot, very close to the intersection of Pittsboro St and McCauley Street, the Carolina Inn and UNC's FedEx Global Education Center. It is a lovely Two-story L-plan house with side-gabled roof, front-facing cross gable, and painted wide front porch. The 2nd story is shingled siding. 206 McCauley was deemed a Contributing Building in the 1998 survey.

Current owners purchased the property late February 2020 understanding there was a significant amount of deferred maintenance as well as having the intention of presenting a much more appealing appearance from the street. Plans were deferred when Covid caused a delay in completing maintenance projects. The current owners also own the 208 McCauley property adjacent to the west as seen in the neighboring photos below, and hope to bring the subject property to a level more in keeping with it and other well kept homes in the district.

The much worn blue siding with red accent front door was recently painted a fresh white with a navy door. The large bench currently in front of the porch will be removed shortly with a long term plan to have green grass and plantings to increase the curb appeal.

SUBJECT PROPERTY

GIS MAP FOR LOCATION-206 McCauley Street -PIN 9788355329



1) HISTORY, CONTEXT, AND CHARACTER INFORMATION

- Subject property is in the McCauley-Cameron District, mostly single-family homes representing a broad complement of architectural styles. Like the Franklin-Rosemary District, is inextricably linked to the development of the University of North Carolina. The character of the district is typical of late nineteenth-century and early twentieth-century residential neighborhoods that developed gradually along narrow, grid-pattern streets. The majority were constructed between 1915 and 1932, and include one- and two-story Colonial Revival-style houses, Craftsman-style bungalows, and Tudor Revival-style houses. Most houses were designed by an owner-builder or ordered from mail-order catalogs.
- The information used to understand the relevant character and history of the district and subject property was physical inspections, photos of surrounding properties, historicchapelhill.org, as well as the Design Guidelines for the Chapel Hill Historic Districts.
- Subject property is a Two-story L-plan, with shingle siding on second story, double-hung windows, and wide front porch. Examples in Chapel Hill were usually painted light, neutral colors. Our records indicate it was built in 1932.



Older photo of subject property found at www.historicchapelhill.org

PHOTOS OF NEIGHBORING PROPERTIES



folders are up to date. Connected to: Microsoft Exchange
210 & 208 McCauley



209 McCauley



214 McCauley



211 McCauley



223 McCauley

2) JUSTIFICATION OF APPROPRIATENESS and PROPOSED CHANGES

- WINDOWS

Standard 3.4.5 of Design Principals and Standards page 90. If deterioration necessitates the replacement of an entire window...consider a compatible substitute material including aluminum-clad wood or fiberglass only if replacement in kind is not technically feasible.

Proposed change

The original windows were replaced with vinyl sometime prior to current ownership. Existing vinyl windows are in poor condition. Owner is proposing fiberglass or aluminum clad since in kind replacement of vinyl windows is not permitted. We understand custom wood is preferred, but this option is much more expensive upfront and requires yearly maintenance and repainting. Our goal is to provide a solution that matches the aesthetic and quality of the original windows while protecting the building envelope, and in keeping with neighboring properties.

Replacement windows would be prefinished in white with no grid as are existing windows in subject property as well as several of the surrounding properties (see photos of neighboring properties above and proposals below for both fiberglass and aluminum wood clad). Windows are replacement windows so they are built in specific sizes to fit the openings on the home. With older homes like this one, stock sizes sometimes won't fit. Window contractor will be measuring each window opening and building the window to fit what is provided.

Existing exterior trim around windows to remain and repaired as needed with in kind materials and standards.



Fiberglass Option-Marvin Essential-Stone White
LowE2 with Argon gas fill U-factor 0.29 SHGC 0.29



Aluminum Option-Pella Lifestyle-EndurClad-White
LowE with Argon gas fill U-factor 0.30 SHGC 0.30

Additional window specs and photos in pages 16-25 below

- ROOF

Standard 3.1.4 of Design Principals and Standards page 81. Replace in kind roof features and surfaces that are too deteriorated to repair, take care to replace only the deteriorated portion. Replacement features and surfaces should match the original in material, design, dimension, pattern, detail, texture, and color.

Proposed change

Applicant proposes In-kind replacement of existing improperly installed and malfunctioning rear EPDM membrane flat roof.

Existing rear flat EPDM roof is not sealed around seams and edges and allows water infiltration.

Proposed roof replacement would be installed with like materials, design, color, etc. (see proposal below on page 26).





Views of Existing EPDM roof-current materials are not sealed around the perimeter nor on seams

Applicant also proposes in-kind replacement of existing malfunctioning asphalt shingled roof over the front porch. Proposed roof over front porch would match existing shingles in material, application, color, etc. (see proposal below on page 27).

- EXTERIOR DOORS

Standard 3.5.4 pages 94-95.

Replace in kind exterior doors and entrance features that are too deteriorated to repair, taking care replace only the deteriorated portion rather than the entire door or feature. Replacement doors and features should match the original in material, design, dimension, configuration, detail, and texture.

The age of the existing door is unknown, it is believed to be birch, but it does not seem to be of the highest quality.

The applicant is requesting replacement with an in kind 12 light fir wood door in the same existing dimensions, in the event that restoration according to the standards is not possible.

Fir naturally resist most kinds of weathering without the application of a lot of paint or product.



Exterior front door (red was recently painted navy)



Proposed in kind replacement exterior front door



Poor conditions of existing front door

- **EXTERIOR LIGHTING**

Standard 1.6.5 of Design Principals and Standards page 58.

Introduce new exterior lighting fixtures with care so that the overall historic character of the building, site, and district is not compromised or diminished. Select and site new lighting fixtures so their location, orientation, height, brightness, scale, and design are compatible with the historic district and its human scale

Applicant proposes in kind replacement of white front porch flush mount light with exact light in black as well as replacement of side porch and rear lights.



Existing side porch light



proposed side porch & rear light



Proposed in kind replacement of front porch ceiling mount light in black instead of white

3) PHOTOS OF SUBJECT PROPERTY



View of east side



View of front of house-south side



Closer view of existing vinyl windows-front of house



Closer view of existing vinyl window-front of house



Closer view of existing vinyl windows-front of house



West side



View of existing window-west rear side



Existing window-east side



Existing window-east side (near side porch)-this one is not vinyl-perhaps original



View of east side from rear of property



Another view of east side/from street



View of north side/Rear view from UNC parking lot



Fiberglass Window Specifications

MARVIN 

CATALOG



MARVIN ESSENTIAL™ COLLECTION

DOUBLE HUNG



WHY MATERIALS MATTER

THE MARVIN MATERIALS DIFFERENCE: ULTREX FIBERGLASS

Choosing the right materials for windows and doors is important when it comes to long-term appearance and performance. Ultrex®, an innovative fiberglass material pioneered by Marvin over 20 years ago, was one of the first premium composites on the market. However, not all composites are created equal.

- Some companies use materials like sawdust and vinyl to produce a composite material with fundamentally different properties and performance values. But Ultrex is different. Its material makeup contains a high density of woven fibers bound by a thermally-set resin that makes it more resistant to pressure and temperature than vinyl-based composites.
- With such different materials grouped in the composites category, it becomes important to know what sets them apart.



STRENGTH AND STABILITY OF ULTREX

Ultrex fiberglass is highly impact resistant and more rigid than vinyl and vinyl/wood composites. Issues of instability and less-than-perfect alignment that can complicate installation—and long-term performance—are not a concern with Essential collection windows and doors.

The exceptional strength and stability of Ultrex eases installation and establishes a secure, long-lasting fit that stays square and true, year after year.

PULTRUDED FIBERGLASS

Thin strands of strong glass cables, saturated with compounded resins, create a durable material.

PATENTED FINISH

The patented finishing process applies an impermeable and AAMA 624 verified factory finish.



WHY MATERIALS MATTER

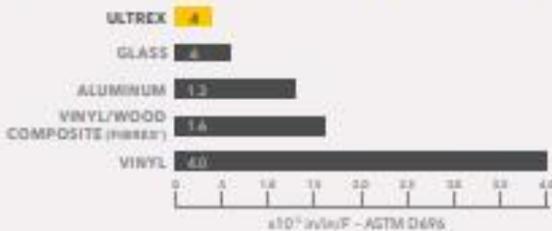
TEMPERATURES MAY FLUCTUATE, BUT ULTREX WON'T

Ultrax® expands and contracts at virtually the same rate as glass so it works with glass rather than against it. This means seals aren't as prone to leaking and windows aren't subjected to sagging issues like other composites.

This is especially true when compared to vinyl, which can distort in extreme heat and crack in fluctuating temperatures. Ultrax resists distortion even at temperatures up to 285°F. Rapid temperature change doesn't faze Ultrax. From -30°F to 70°F, a 6 foot stile changes less than 1/2 inch in length.

EXPANSION MEASUREMENT

Ultrax expands and contracts at virtually the same rate as glass.

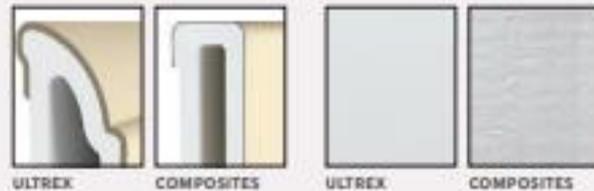


INDUSTRY'S BEST FIBERGLASS FINISH FOR LASTING BEAUTY

Ultrax is the first and only fiberglass finish to be verified to AAMA's 624 voluntary finish specifications for fiber reinforced thermoset profiles (fiberglass).

Windows and doors made with Ultrax resist scratches, dings, and marring more than vinyl. Our patented, mechanically bonded acrylic finish is up to three times thicker than painted competitive finishes, and it resists UV degradation up to five times longer than vinyl—even on dark colors.

PATENTED ACRYLIC CAP



Picture windows in Stone White

COOLER IN SUMMER, WARMER IN WINTER

TOP RATED ENERGY EFFICIENCY

The National Fenestration Rating Council (NFRC) defines energy performance ratings for the entire window and door industry. It rates:

- **U-factor:** How well a window keeps heat inside a building.
- **Solar heat gain:** A window's ability to block warming caused by sunlight.
- **Visible light transmittance:** How much light gets through a product.
- **Air leakage:** Heat loss and gain by air infiltration through cracks in the window assembly.

Ultrax® fiberglass is 500 times less conductive than roll-form aluminum and is similar to wood and PVC. It provides an insulated barrier against extreme weather temperatures, keeping homes comfortable, and reducing heating and cooling costs.

ENERGY COST SAVINGS

Marvin was the first major window and door manufacturer to offer energy-efficient Low E2 glass and ENERGY STAR® certified performance on all of our standard windows and doors. Compared to non-certified products, ENERGY STAR certified windows and doors cut heating and cooling costs by 12%.*

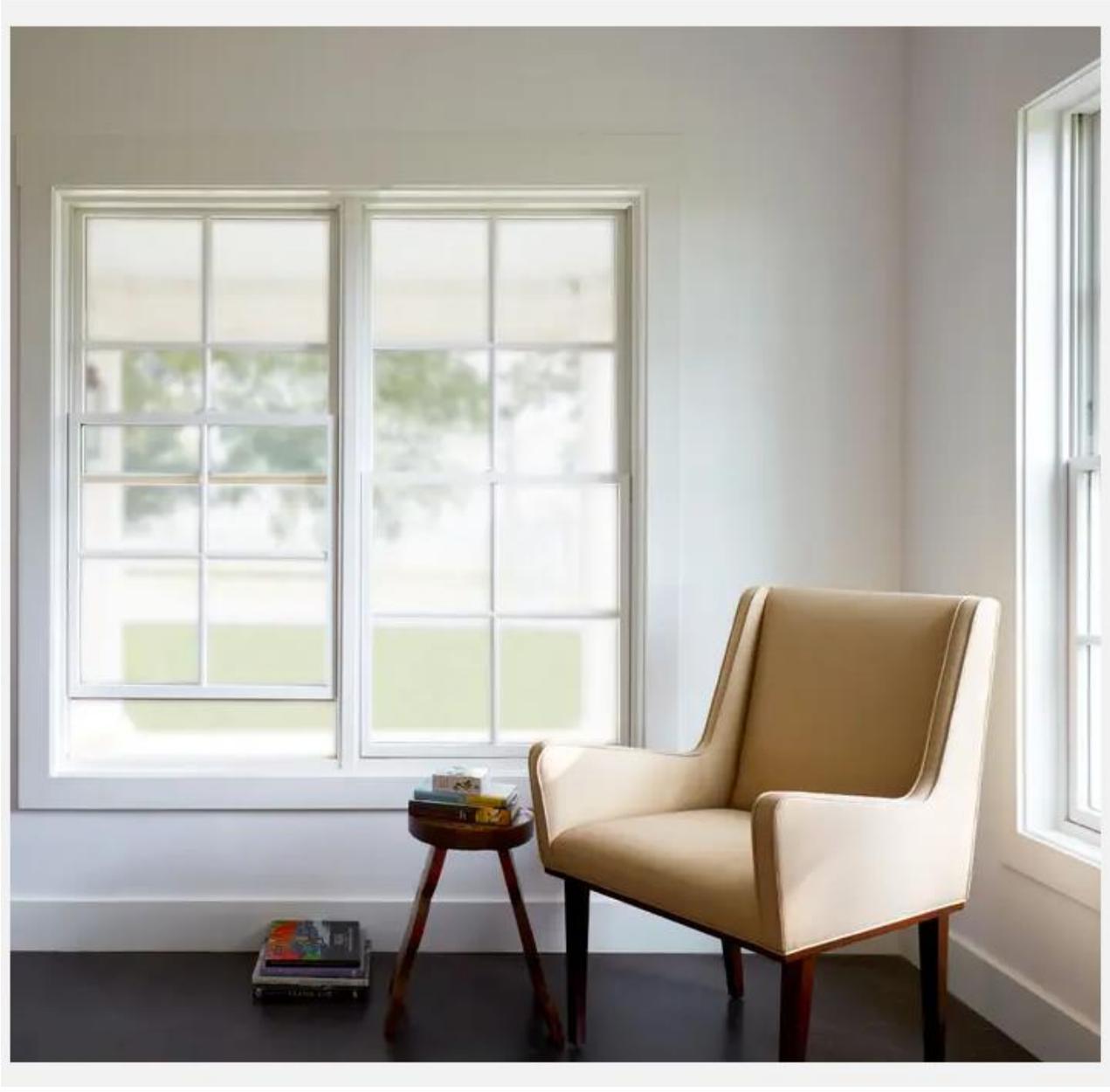
The Essential collection offers Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas, which has thermal conductivity 30% lower than that of air. It adds improved solar and thermal protection by distinguishing between visible light, damaging UV, and near-infrared rays to offer the ultimate glass performance, and provides a selection of energy-efficient solutions depending on your climate and needs.

LOW E GLASS COATING

The Low E coating is specially designed to take advantage of the angle of the winter and summer sun. Winter sun is absorbed and conducted indoors. Summer sun is filtered and reflected back outdoors.



Aluminum Clad Window Specifications



Pella® Lifestyle Series Double-Hung

Aluminum EnduraClad® Exterior

Detailed Product Description

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94 mm).
- Jamb liner shall be high-impact polyvinyl chloride backed by continuous hard-tempered aluminum springs.
- Optional factory applied jamb extensions are available.
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum, lap-jointed and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-5/8" (41 mm).
- Sashes tilt for easy cleaning.

Weatherstripping

- Foam with 3 mm skin at head and bottom rail. Thermal-plastic elastomer bulb with slip-coating set into upper sash for tight contact at check rail.
- Secondary polyvinyl chloride leaf-type weatherstrip on bottom sash at sill.
- Jamb liner to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- High altitude glazing available.
- Silicone groove-glazed 11/16" [obscure] dual-seal insulating glass [[annealed] [tempered]] [[Advanced Low-E] [SunDefense™ Low-E] [AdvancedComfort] [NaturalSun Low-E] with argon].

Exterior

- Exterior aluminum surfaces are finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
 - Color is [White] [Tan] [Putty] [Brown] [Poplar White] [Portobello] [Hartford Green] [Morning Sky Gray] [Brick Red] [Black].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [White] [Linen] [Bright White] [stain,]].

Hardware

- Galvanized block-and-tackle balances are connected to sash with a polyester cord and concealed within the frame.
 - Factory installed self-aligning surface-mounted sash lock. Two sash locks on units with frame width 33-1/4" and greater.
 - Optional Sash lift furnished for field installation. Two lifts on units with frame width 33-1/4" and greater.
 - Finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Satin Brass] [Satin Nickel].
 - Champagne locks are standard on unfinished units; White locks are standard on factory prefinished white units.
-

FIBERGLASS WINDOWS

2600 Life Lane,
Saurington, NC
27215. Office
619-709-0110,
Office 888-676-7008

THE WINDOW SOURCE OF RALEIGH
Where America Shops For Vinyl Windows Doors Siding

Jacob TRAGER (Hilltop Prop) 919-995-0621
Customer Name Home Phone Cell
206 McLAULEY ST CHAPEL HILL NC 27516
Install Address City State Zip
JTRAGER @ Hilltop Properties.NET
Email Address

QUANTITY	DESCRIPTION	SELL	EXTENDED
<u>14</u>	<u>32 3/4 x 61 1/2</u>	<u>1020</u>	<u>14280</u>
<u>1</u>	<u>31 3/4 x 61 1/2 TEMPERED GLASS</u>	<u>1233</u>	<u>1233</u>
<u>4</u>	<u>33 3/4 x 65 1/2</u>	<u>1020</u>	<u>4080</u>
<u>2</u>	<u>23 3/4 x 65 1/2</u>	<u>947</u>	<u>1894</u>
<u>1</u>	<u>33 3/4 x 32 1/2</u>	<u>855</u>	<u>855</u>
<u>1</u>	<u>33 3/4 x 32 1/2 Picture Window</u>	<u>772</u>	<u>772</u>

MARVIN ESSENTIAL Fiberglass
DH WINDOW, WHITE
NO GRIDS,

SUB TOTAL		<u>23114</u>
Measure, Site Set Up & Disposal		\$175.00
Any Discount	<u>2,506</u>	
County Tax	<u>1747</u>	
Total Investment	<u>25036</u>	# 25,036
Custom Order Deposit: 50%	<u>12518</u>	
Balance to be paid to installer on completion	<u>12518</u>	
Card	<u>7396</u>	
exp		
CVV		

Additional Terms: The company plans to provide labor and materials to complete the above work for the amount shown.
WINDOW SOURCE IS NOT RESPONSIBLE FOR ANY PAINTING UNLESS OTHERWISE SPECIFIED
You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. By signing this contract you, the buyer, agree to terms and conditions on the back of this contract.

Jacob 2/8/22
Company Representative Date

Customer Property Owner Date

Customer Property Owner Date

White Copy Original

Pink Copy Customer

Home Exteriors by
Baker Roofing Company
www.BakerRoofing.com

Your Estimator:
Robert Holt
rholt@bakerroofing.com
(919) 675-6406



PROJECT PROPOSAL:

206 McCauley Street
Chapel Hill, NC 27516



Prepared for:

Hilltop Properites

214 West Cameron Avenue
Chapel Hill, NC 27516-2703
919-968-6939
jtrager@hilltopproperties.net

Proposal Issued:
Mar 8, 2022

Proposal Valid to:
30 Days from issue date

I. SCOPE OF WORK

We propose to furnish all labor, material, equipment, insurance and sales tax necessary (unless otherwise specified) to perform the following:

WINDOWS:

1. Remove windows and dispose, per the below schedule.
2. **All work to be done in accordance with EPA guidelines for lead paint RRP on homes pre-1978.**
3. Install new **Pella Lifestyle (aluminum/wood) or Marvin Essential (fiberglass)** replacement windows. See Contract Options for pricing.
 - a. LIVING ROOM – (2) 33.5x65
 - b. LIVING ROOM – (2) 23.5x65
 - c. STAIRWELL – (1) fixed, 34x32, tempered glass
 - d. STAIRWELL – (1) 31x60, tempered glass
 - e. DINING ROOM – (2) 33.5x65
 - f. KITCHEN – (1) 31.5x60
 - g. BED1 – (1) 33.5x65
 - h. BED1 – (1) fixed, 34x32
 - i. BATHROOM – (1) 31x60
 - j. BED2 – (3) 31x60
 - k. BED3 – (3) 31x60
 - l. BED4 – (3) 31x60
 - m. KITCHEN – (1) 35x37
 - n. BED5 – (2) 32x61
4. Install new PVC stops as required.
5. Replace any rotted exterior trim with new wood trim, no PVC.
6. Color: White/White
7. No grids.
8. Full screens.
9. LowE/Argon gas fill, energy star rated.
10. See Finish Options chart for color, profile and accessory confirmation.
11. Materials Warranty: Per manufacturer.
12. Provide Baker Roofing Company's written workmanship warranty. Warranty is transferable.

FINISH OPTIONS:

Windows

Interior Color:	WHITE	Grids (yes or no):	NO
Exterior Color:	WHITE		
Half or Full Screen:	FULL		



Precise Roofing and Exteriors
 10 Jackson Rd.
 Youngsville, NC 27596 US
 (919) 631-1187
 rsantos@preciseroofingnc.com
 www.preciseroofingnc.com

Estimate

ADDRESS
 Leslie Brock
 PO Box 1113
 Chapel Hill, NC 27514

SHIP TO
 Leslie Brock
 204 McCauley St
 Chapel Hill, NC 27516

ESTIMATE #	DATE	EXPIRATION DATE
1814	02/09/2022	05/09/2022

SERVICE	RATE	AMOUNT
<p>Flat Roof</p> <p>Remove all existing EPDM membrane and insulation to bare roof decking from the two flat roof at the rear of the house. Replace one damage sheet of roof decking. (If more damage is found owner will be alerted and this can be added as a change order at an additional cost) Mechanically attach new insulation boards over the roof decking where previously removed. Install new custom white drip edge on the edges of the flat roofs. Cut a straight line along the siding on the walls to properly flash the new EPDM membrane. Cut reglect in the mortar of the two chimney to properly add new metal flashing. Adhere the new EPDM membrane on to the new insulation. Adhere the membrane around the edge of the roof with seam tape. Properly secure the epdm membrane under the siding. Clean and dispose of resulting debris.</p> <p><small>Any damaged roof decking or other damage found while performing work can be repaired on a time and material basis if needed (\$90 an hour plus material). Owner will be alerted of any additional work needed. For repairs: shingles, paint, siding or any other new materials being installed next to older components may not be an exact match.</small></p>	5,751.00	5,751.00
	SUBTOTAL	5,751.00
	TAX	0.00
	TOTAL	\$5,751.00

Accepted By

Accepted Date

FRONT PORCH ROOF

#3 Front Porch Roof Only

A. Replace front porch roof with same quality shingles (25-year 3 tab shingles)

- 15 lb felt paper
- No drip edge metal.
- No hand nailing.
- 2-year workmanship warranty.

\$2,714.00 _____

Respectfully:

Roberto Santos

919-631-1187

rsantos@preciseroofingnc.com

www.preciseroofingnc.com

Owner Signature _____

Date _____

This contract expires April 10, 2022

Payment is due upon completion of work.

What to Expect with Roof Replacement??

- Roof replacement may be a big undertaking but we will do our best to make the process as seamless and as smooth as possible. Safeguarding your home is of great importance to us and we will do everything possible to prevent damage. As with any other home renovation project, there may be a small amount of wear on grassy areas where there will be constant foot traffic. Very rarely is there any need for lawn repair but all attempts will be made to prevent this.
- Roofing replacement and other home renovation projects can become loud at times. Owner/s may decide to not be present during roof replacement process.
- In an effort to minimize disruption, materials for job will delivered the day before commencement work. If project starts on a Monday, materials and dump trailer may be delivered the Friday before.
- Removing any fragile loose items on walls or shelves so they will not fall with the work vibrations is recommended.
- We recommend covering any items you have stored in the attic as small debris and sawdust will fall in during the roof process.
- Use of the driveway to set up the material and dump trailer is required in most cases. Parking in an alternative area during work may be needed. This will also prevent damage to your vehicles.
- We recommend cutting your grass right before the completion of the work as to allow for easier clean up and collection of nails with our magnets.
- All efforts will be made to remove all remaining materials and equipment from jobsite the day after completing work.

Exclusions and Disclaimers:

- Any damaged wood or framing, not stated above, found while performing work can be replaced at an additional cost if needed.
- Under normal circumstances, there is no damage to the Sheetrock of the home if it has been installed and finished properly. On rare occasions roof work vibrations may cause some Sheetrock joints to come loose or loose joints to become more obvious. Loose sheetrock joints or cracks can be repaired at an additional cost if needed.
- Any satellite dish that is operational will have to be removed and reinstalled after new shingles have been installed. It would be installed in the same location where it was found but the signal may be lost and the dish will may have to be re-calibrated at owner's expense. If it is no longer operational, we can discard it.
- Brick chimneys or brick surfaces adjacent to roof areas may soak water due to age or poor construction practices. Masonry flaws may not be obvious but can be repaired at an additional cost if found to be causing water intrusion.
- Siding that may be damp or starting to deteriorate due to moisture may not be evident before removal of old roof as it may be covered by paint or sealants but may become more obvious after roof replacement. All attempts will be