

1 Mint Springs Lane

COA application for garage & porch construction etc.

History & setting

1 Mint Springs started life in 1942 as a modest cross-gabled cottage of one and a half stories. It has since been extended to its present size of 2,316 s.f. on the main floor plus about 200 s.f. in a low-ceiling area on the upper floor. There are two areas of unfinished partial basement with the remainder of the foundation area being crawl space.

A brick patio between two front-facing gables on the south side of the building is roofed with an open pergola. Brick steps and a sloped brick walk lead up from this patio to a parking pull-in on Mint Springs Lane.

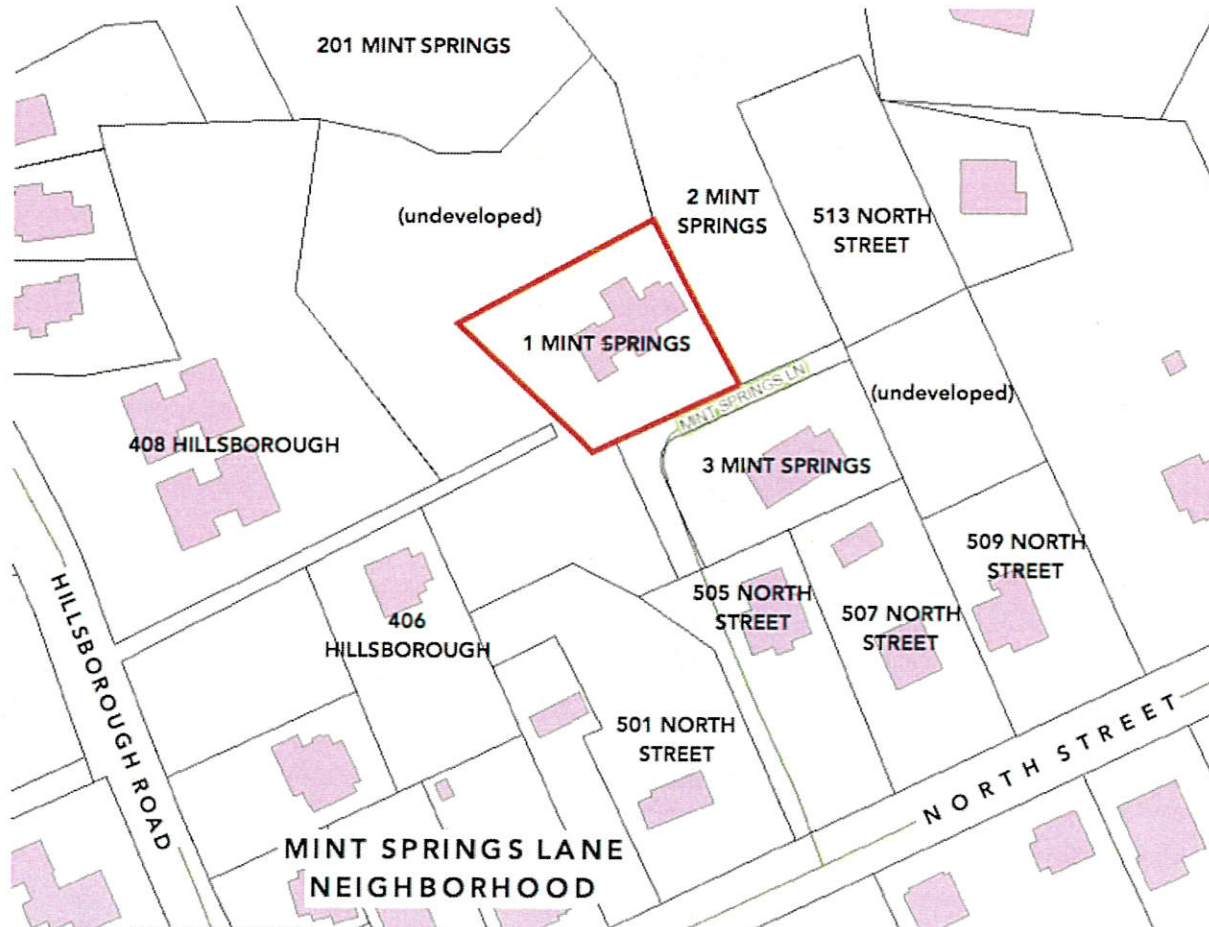
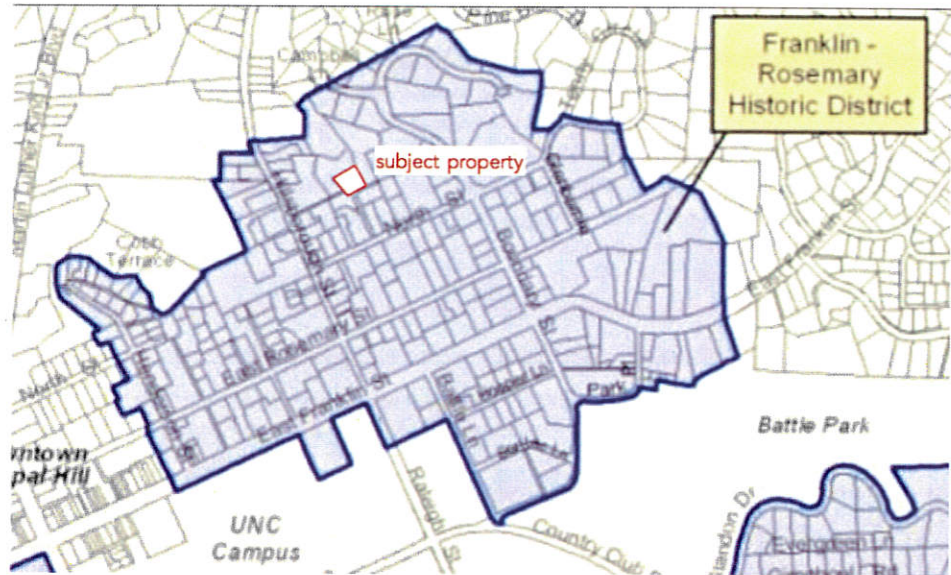


There is an open carport on the west side of the building at basement level leading via a set of external stairs up to a deck at the rear and thence to the interior. The stair and part of the deck are sheltered by a pergola which has been roofed over with transparent plastic sheeting. This is currently the main access to the house for bringing groceries etc. There is presently no way to approach the property with an at-grade entrance and the present proposals are to correct this deficiency as part of a comprehensive upgrade of the home to provide safety and accessibility.



Context

Mint Springs Lane is an asphalt-paved private right of way leading off North Street in the Franklin-Rosemary Historic District of Chapel Hill. It provides access to six lots of which one is yet undeveloped and in the same ownership as the subject property.



View of subject property from the south.

Looking toward the subject property from partway along Mint Springs Lane. The house on the right is 505 North Street, the lane occupies a private access easement over this lot. The left side gable of the subject property is just visible beyond.



*Entrance to
Mint Springs
Lane from North
Street*



Looking south from driveway of 1 Mint Springs

Vehicles are parked on Mint Springs Lane; North Street is out of view beyond.
3 Mint Springs is half-hidden center left, 505 North Street center right. The new garage will be just to the left of this viewpoint.

Proposed changes to the property in this application

1. New garage

A single-bay 354 s.f. garage will be added at the south west corner of the home at a scale proportionate to the home's existing front elevation..

2. Front Porch and connecting walkway

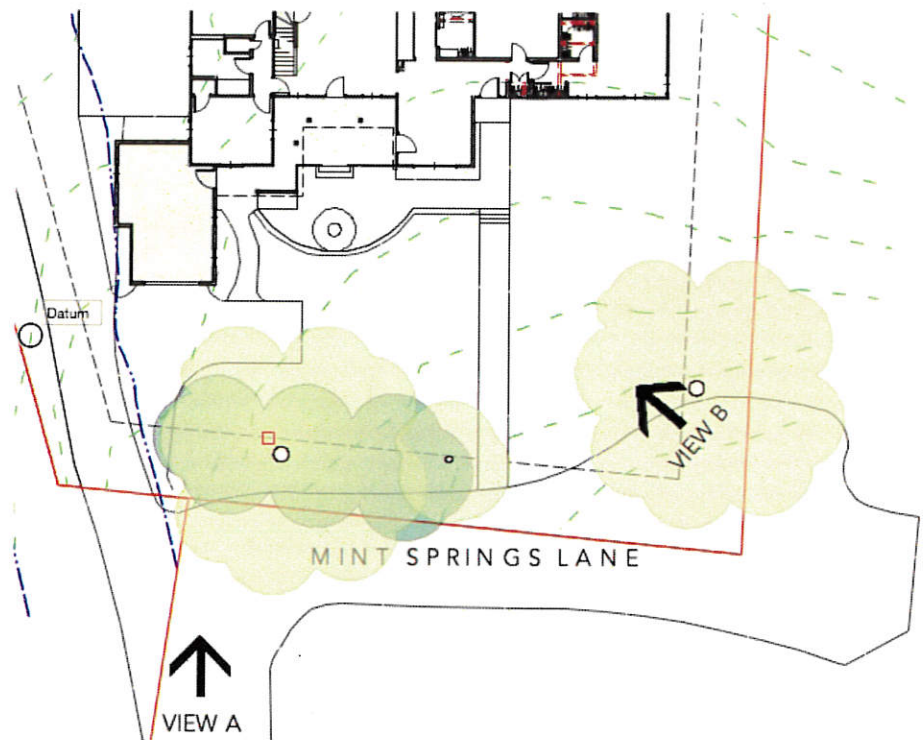
The pergola over the area of patio between the front gables will be removed and replaced by a shallow porch. The level of the patio between the two front gables will be raised and finished with mortared flagstone. The rest of the existing brick patio will remain undisturbed. A connecting level walk will lead from this porch to the side door of the garage with a wraparound porch roof to provide all-weather step-free access to the interior of the home.

3. Rear Porch & decks

The existing pergola will be removed and a new permanent shingled roof constructed at a smaller scale over part of the deck. The exterior stair to the basement-level carport will be left uncovered. The existing deck structure will be retained but the existing wooden rail will be replaced with a metal stanchion and wire system. This has been chosen to require minimal maintenance and to open up downhill views into the landscaped lower area of the lot. The same rail system will be used to replace the decaying wooden rail on the small deck and stair area at the northeast corner of the building. These rails will not be visible from any part of the public street.

4. Conversion of Screen Porch to Sun Room

The screen porch at the northeast corner will be weatherized with new windows fitted to the existing post structure and the lower parts of the perimeter wall will be insulated and externally faced with siding. This will add 294 s.f. to the first floor conditioned space bringing the total to 2,610 s.f.



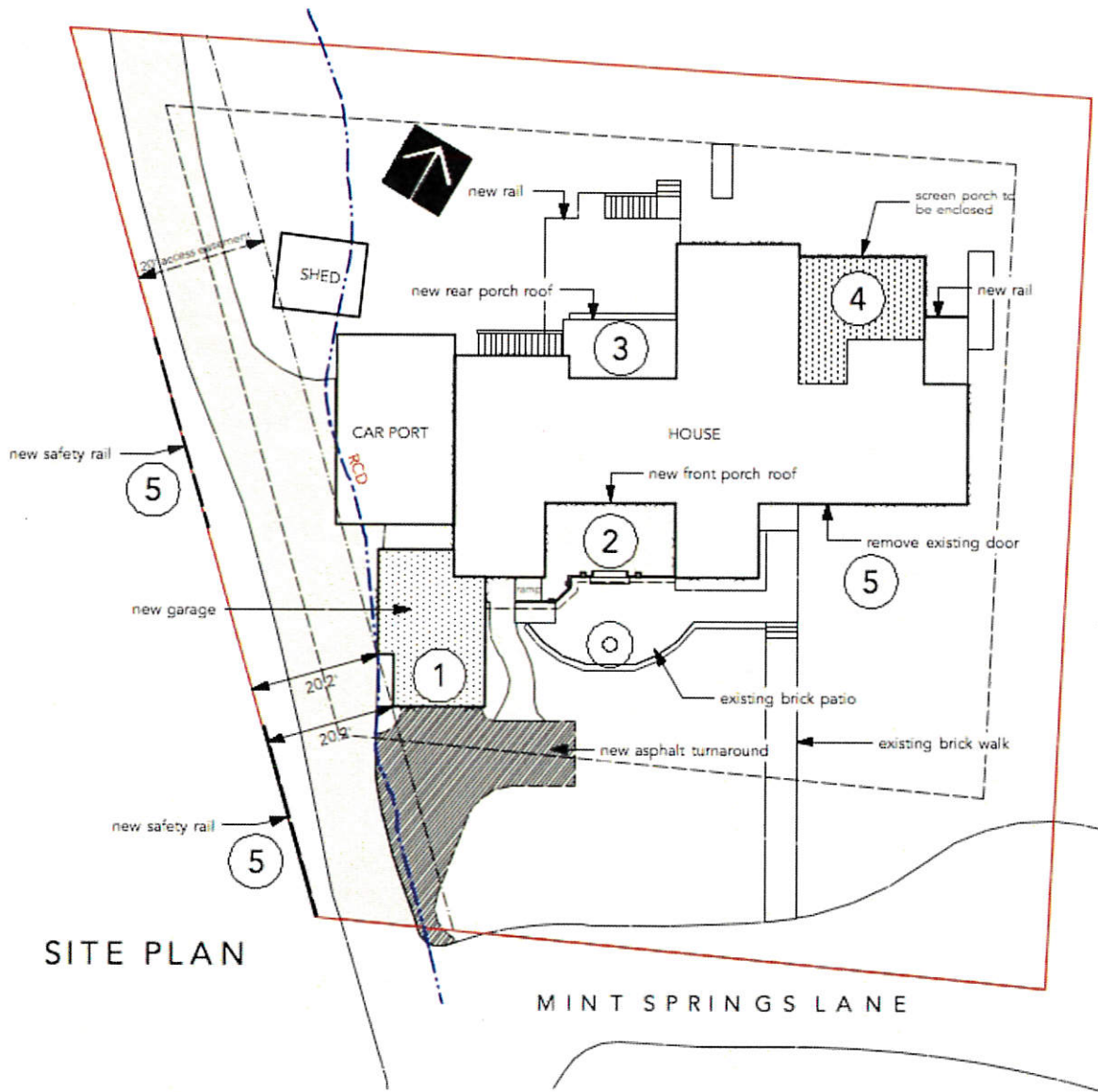
VIEW A

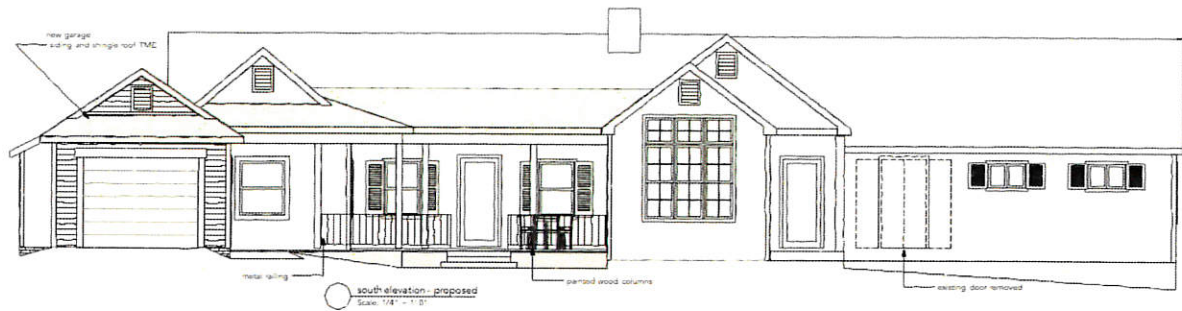


VIEW B

5. Other items

An existing exterior door pair at the east side of the front elevation will be removed and the opening seamlessly filled with siding to match existing. Sections of pressure- treated wood safety rail will be installed along the western edge of the property to prevent turning vehicles falling into the ravine.

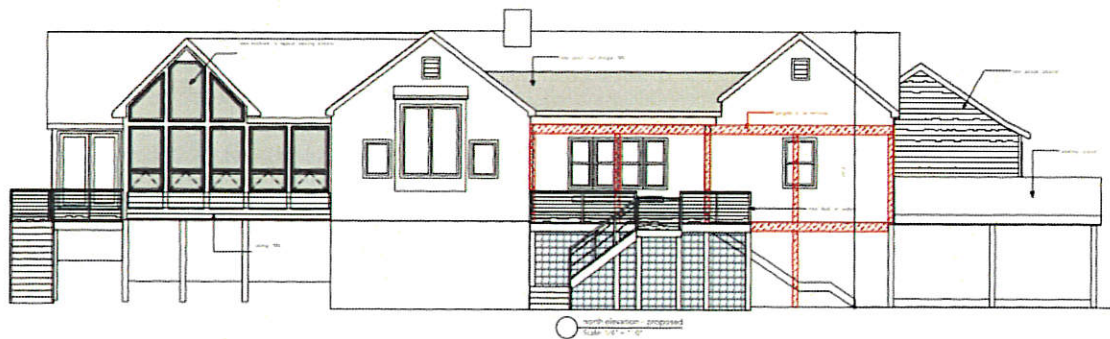




Front elevation (south)



Side Elevation (west)



Rear elevation (north)

Note: larger scale versions of these drawings are separately attached.

Materials

Most materials including asphalt roof shingles, lap siding and trim details on new construction will match those already existing on the subject property. Flagstone to be used to surface the elevated front patio and walk will be similar to an existing flagstone walk which will be removed to make way for the new garage. New materials to be introduced to the property are listed below.



Proposed rear deck rail.

Stainless steel wire in polished aluminum frame. This rail will not be visible from any part of the public street or the Mint Springs Lane private right of way.

Proposed front porch rail.

Painted steel front porch rail typical of many found in nearby historic district properties



Safety rail

A low wooden rail approximately 24" high will protect turning vehicles from the steep drop off beside the driveway.

