E. Applicable Design Guidelines

Section/Page	Topic	Brief description of the applicable aspect of your proposal
II/8	Setting	See Walkways, Driveways & Offstreet Parking description below for proposed new walkways.
II/11	Site Features & Plantings	Site topography will be minimally, if at all, altered to accommodate the proposed work. One 30" diameter hickory tree is proposed to be removed along the south end of the existing building as it is in the footprint of a proposed new ramp. It will be replaced with an in-kind native successional tree (Oak or Hickory), and new successional trees (Oak and Hickory) will be added throughout the site to replace dying trees. All other trees are to remain, and those near the work area envelope are to be protected from damage. Four existing HVAC condenser units will be replaced by six new condenser units, in the same location as existing units, in an interior corner along the northeast perimeter of the house. A new, four-sided, wood-slat screen with double gate (4'Hx18'Lx8'D, with a gate to match) is proposed at the northeastern corner of the property to screen a combination of (6) trash and recycling rollout containers. This enclosure will be similar to the trash/recycling enclosure across the street at 519 Senlac.
II/15	Public Right-of-Way	An existing asphalt apron connecting an existing gravel parking lot to South Boundary Street, and another existing asphalt apron connecting the lot to Senlac, are to be replaced with new asphalt aprons in the same location and footprints as the existing ones.
II/17	Walls & Fences	For new wood-slat screen around trash and recycling containers, see description for Site Features & Plantings above.
II/19	Walkways, Driveways & Offstreet Parking	A brick border will be added to both sides of an existing Chapel Hill gravel walkway leading from the front of the house to Battle Lane. A coating of stabilizer will be added to the Chapel Hill gravel to stabilize the gravel and meet accessibility requirements. Also to meet accessibility requirements, a new brick walkway is proposed to extend across the front of the house, connecting to a proposed ramp at the north end of the house and connecting to a proposed ramp at the south end of a proposed elevated terrace. An existing asphalt accessible parking pad at the northeast corner of the house is to be removed and replaced with a new 22'-0" x 17'-6" asphalt accessible parking pad at the southeast corner of the proposed elevated terrace, which can accommodate two cars and an access aisle.
II/21	Garages & Accessory Structures	An existing corrugated metal, 5'x8' storage shed is to be removed. In its location is to be a 10'X12' storage shed. The new shed is to be clad in fiber-cement lap siding, exposure to match that of the siding of the house. Its roof pitch will match that of the two-story gable running east west. It will have a double door and no windows.
II/23	Exterior Lighting	The proposed exterior lighting is designed to be as discreet as possible, with mostly small fixtures in out-of-sight places. The majority of the

		fixtures are downlights, with the exception of a few fixtures on the front of the house, which will gently illuminate the front facade at night, and a few sconces along the rear elevation of the house.
11/28	Masonry	An existing ramp at the northwest corner of the house is to be removed and replaced with an all-brick ramp, in the location of the existing ramp, which is sized ten inches wider to meet accessibility requirements. The new brick of the ramp is to match the existing brick of the foundation wall and front porch in material, design, dimension, detail, and finish.
III/31	Wood	The existing aluminum siding of the house is to be removed, exposing existing wood-lap siding and trim work underneath. The existing wood will be sanded and prepped for painting. Deteriorated or damaged wood will be repaired by patching, splicing, consolidating, and reinforcing. Wood beyond repair will be replace with in-kind wood. The bases of two existing front porch columns, which have suffered water damage, will be repaired with patching and replacement of wood to match existing column base details. Along the rear of the house, as part of the demolition of the post-1949 addition, several plywood wing-walls supporting an overhanging roof will be removed.
III/32	Architectural Metals	In order to meet accessibility requirements, an existing ramp and its wrought iron hand rail will need to be removed. The ramp is to be replaced and is to have a wrought iron railing of similar design. Along the rear elevation of the house, two steel pipe railings at the steps of the existing elevated walk will be replaced with a new wrought iron handrail. A new wrought-iron guard rail will extend along the existing elevated walk, and it will be similar in design to the existing ramp handrail in the front of the house. New standing-seam metal roofs are proposed. Please see "Roofs" topic below.
III/37	Roofs	The roof of the front porch, a low-slope membrane roof in need of repair, will be replaced with a standing-seam metal roof. Asphalt shingles on the roof of the one-story hip-roofed wings of the house will be removed. They will be replaced with a standing seam metal roof. Early photos of the house show a standing-seam metal roof over the one-story hip-roofed wings of the house. The existing architectural asphalt shingle roof of the two-story portions of the house are to be removed and replaced with a new architectural asphalt shingle roof. An existing membrane roof will be removed as part of the demolition of the post-1949 addition. The existing gutters are white aluminum with an ogee profile, and they are integrated into the fascia of the house, giving the appearance of wood crown mould along the fascia. All gutters will be replaced with in-kind white aluminum ogee gutters, and downspouts will be replaced with rectangular profile downspouts with a factory-finish to match the color of the wood siding (likely to be white). Vent hoods and plumbing vent stack pipes will be located on roof planes not visible from the front of the house.

III/39	Exterior Walls	As mentioned above in the "Wood" topic, the existing aluminum siding and trim will be removed to expose existing wood-lap siding. Replacement of existing windows may necessitate the removal of existing wood window casing. If this is the case, the window casing will be replaced with wood-composite trim with dimensions and profiles to match the existing. As part of the demolition of the post-1949 era addition, its exterior walls will be removed, which are clad in aluminum siding.
III/41	Windows & Doors	WINDOWS. The majority of the existing windows in the house have replacement sashes that are aluminum-clad wood. Their existing heads, jambs, and sills are wood and are in various states of decay. There are five existing wood windows and five existing vinyl windows on the first floor. On the second floor, in addition to the windows with replacement sashes, there are six existing wood windows. Of the five wood windows on the first floor, three are in walls that are to be removed and the other two are adjacent to a new window opening, which will require a new window. Of the six existing wood windows on the second floor, two are to be removed and replaced with windows that are about 8" shorter in height, and the rest are in the same plane as windows with replacement sashes. Since there are so few existing wood windows that will remain, we propose to provide new, high-quality fiberglass/wood windows made by Marvin throughout. The windows will have simulated divided light and shadow bars and have grid patterns to match existing and/or to match the proportion of existing. We propose to remove the existing windows in the front elevation of the one-story, hip-roofed wings. In each wing, we propose a new box-bay window in the location of the removed windows. The Box-bay windows are to replicate the design of box bay windows that are visible in early photos of the house, before its colonial-revival renovation in the 1920's. The existing shutters on the house are in various states of decay and disrepair. We propose to replace them all with new wood, louvered shutters, sized properly to the window opening, and to provide hinges and shutter dogs, which are visible in early 20th century photos of the house. DOORS. Three wood, six-panel doors leading off the front porch, including the front door, are to be replaced with new wood/ ¾ lite doors with true divided light. Our goal in proposing these new doors is to create a sense of transparency between activities in the house and activities on the porch. We cite as precedents the glass and wood front doors, with their transoms and sidelites, at 214 Henderson Street, in the same historic district, and at 405 Ransom Street, in the Cameron-McCauley historic district.

		An existing french door leading off an enclosed screened porch is to be removed and a new window is to go in its place. Since the space was formally a porch, the door is not original to the house. Three other exterior doors, on the rear elevation of the house, are to be removed as part of the demolition of the post-1949 addition. One is fiberglass, one is a half-lite wood door, and one is a steel door.
III/43	Porches, Entrances & Balconies	As mentioned above in the "Wood" topic, several column bases will be repaired.
III/47	Utilities & Energy Retrofit	As mentioned above in the "Site Features & Planting" topic, four existing HVAC units in an interior corner along the northeast perimeter of the house will be replaced, in the same interior corner, with six new units. The new units will be as quiet or quieter than the existing units.
IV/54	Additions	As mentioned before, we propose to remove, down to the existing floor, a post-1949 addition. We propose to build back, in the same footprint, walls 18" taller than the earlier addition along the rear elevation and 27" taller along the south elevation than the earlier addition along the south elevation. Off the north end of this addition will be a small, 186 sf, one-story addition, with a scale to match the new addition. Like the post-1949 addition, these additions will be compatible but discernable from the older house. We also propose an elevated terrace off the south end of the house. Its covered portion is tucked into the southeast corner, set back 34 feet from the front of the house. It is well away from S. Boundary, by about 130 feet. The mass of the covered portion is diminished by being open on three sides. It has a low-slope, hip roof to further diminish its visual impact. All of the terrace and roof structure's materials, except for bluestone paving, are found elsewhere on the house. The bluestone paving is inset with a brick border, and is a common landscape paving material found in the district.