MEMORANDUM

TO: Chapel Hill Historic District Commission

FROM: Colleen Willger, Planning Director
Anya Grahn, Principal Planner
Charnika Harrell, Planner I

SUBJECT: 379 Tenney Circle: Certificate of Appropriateness (COA)
(PIN 9788698624, COA-22-21)

FILING DATE: May 16, 2022

DATE: June 13, 2022

COA SUMMARY

The applicants, Beril and Michael Ulku-Steiner, request a COA for:

- Replace the 22-year-old asphalt shingle roof with a new architectural grade asphalt shingle roof
- Add two new gabled dormers on the façade
- Demolish the existing garage and replace with gravel parking area
- Relocate an electrical panel

EXISTING CONDITIONS

The subject lot is zoned Residential-1 (R-1) and is located in the Franklin-Rosemary Historic District.

BACKGROUND

May 16, 2022	The applicant submits a request COA for the scope of work outlined above.

DISCUSSION

The applicant is requesting a COA to **allow:**

- Replace the 22-year-old asphalt shingle roof with a new architectural grade, CertainTEED asphalt shingle roof
- Add two new gabled dormers on the façade
- Demolish the existing garage and replace with a gravel parking area
- Relocate the electrical panel that is currently located on the garage to the west side of the house.

The site design is shown in the application materials (Attachment 4).

If the COA is granted for the exterior changes, the applicants would then be required to obtain any necessary zoning compliance and building permits from the Town.

NOTE

The *Chapel Hill Historic Districts Design Principles and Standards*[1] are incorporated into the record by reference.

ATTACHMENTS

1. Attachment 1 – Written Decision (approving the COA)
2. History
3. Special Character Essay – Franklin-Rosemary Historic District (pages 25-29)[2]
4. Application Materials

[1] https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf

[2] https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf

ATTACHMENT 1

WRITTEN DECISION - APPROVING CERTIFICATE OF APPROPRIATENESS

WRITTEN DECISION APPROVING AN APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 379 TENNEY CIRCLE (PIN 9788-69-8624, PROJECT #COA-22-21)

WHEREAS, having reviewed the applicant's argument and various documents and other evidence submitted at the hearing on this matter, and having heard public comment on the application, the Historic District Commission (HDC) finds as facts those facts summarized by the Chair at the conclusion of the Commission's hearing of this matter and hereby incorporates them by reference as Commission Findings of Fact; and finds that such facts are supported by competent, material, and substantial evidence presented to the Commission; and

BE IT RESOLVED by the Historic District Commission of the Town of Chapel Hill that, having considered the requested Certificate of Appropriateness (COA) at 379 Tenney Circle, requested by Beril and Michael Ulku-Steiner, to allow:

- Replace the 22-year-old asphalt shingle roof with a new architectural grade asphalt shingle roof
- Add two new gabled dormers on the façade
- Demolish the existing garage and replace with gravel parking area
- Relocate an electrical panel to the west elevation of the house

In accord with the improvements on the attached site plan, and identified as Orange County Property Identifier Number 9788-69-8624, the Board makes the following finding:

1. The requested Certificate of Appropriateness (COA) is not incongruous with the special character of the Franklin-Rosemary Historic District.

The following Design Standards apply to the Application:

1.4 Walkways, Driveways, & Off-Street Parking (pages 52-53):

1.4.5. Design new walkways, driveways, and off-street parking to conform with the spacing, width, configuration, and materials of character-defining walkways, driveways, and off-street parking areas in the district.

1.4.6. Site new walkways, driveways, and off-street parking areas in locations that are compatible with the character of the building, site, and district—typically to the side and rear of existing buildings—and locate them so the topography of the site and mature trees and other significant site features are not significantly altered, damaged, or lost.

a. In residential areas, do not locate off-street parking areas in front yards. Whenever possible, driveways should lead to parking areas to the side or rear of the primary building on the site.

b. In commercial and institutional areas, parking should be located at the side or rear of the property whenever possible.

1.4.7. Do not locate driveways or parking areas in locations where the paving will abut the principal building. A planting strip should be retained between historic residential structures and any new paving in order to minimize damage to the foundation.

1.4.10. Construct new driveways and off-street parking areas in traditional materials and designs that are compatible in configuration, material, scale, and detail with the character of the building, site, and district.

a. These include red brick, concrete, asphalt, and Chapel Hill grit. Consider permeable materials—including brick—or install paving strips or concrete runners, to minimize the impervious surface area and thus, reduce runoff from the site.

b. Do not use gravel in sizes larger than one-half inch.

1.4.11. Utilize perimeter plantings, trees, shrubbery, hedges, and other landscape features—including low stone walls—to screen new driveways and off-street parking areas visually from the street, to buffer adjacent residential properties from their visual impact, and to reduce the solar heat gain of paved surfaces. Further reduce the visual impact of large parking areas by subdividing them with interior planting medians.

3.1 Roofs, Gutters, & Chimneys (pages 81-82)

3.1.1. Retain and preserve roof shapes, materials, and decorative and functional features that are important in defining the overall historic character of buildings within the historic districts. These include, but are not limited to, roof height, form, shape, pitch, and overhang; roof materials and functional features including shingles, flashing, vents, and gutters; and decorative features including dormers, chimneys, turrets, spires, cupolas, and balustrades.

3.1.5. If deterioration necessitates the replacement of an entire roof surface, replacement surfaces should match the original in material, design, dimension, pattern, detail, texture, and color. Consider a compatible substitute material (including composite shingle, synthetic slate, and wide-pan matte-finish metal roofing) only if the replacement material is compatible with the design, size, and scale of the building. a. Do not replace historic standing-seam, pressed metal, or asphalt-shingled roofs with multi-rib metal roofing. b. Do not install built-up or rubber roofing in locations that are visible from the street.

3.1.7. When possible, locate new roof features and mechanical equipment—including, but not limited to dormers, chimneys, skylights, vents, plumbing stacks, solar collectors, and satellite dishes—on roof slopes where they are not visible from the street or in locations where they will not compromise this historic roof design, damage character-defining features or materials, or otherwise compromise the architectural integrity of the building.

3.1.10. Do not introduce roof features or details to a building or site that would create a false historical appearance.

3.9 Sustainability & Energy Efficiency (pages 107-108):

3.9.7. Locate new mechanical equipment, utilities, and sustainable site features—including air-conditioning and heating units, meters, exposed pipes, rain barrels or cisterns, and raised planting beds—in locations that are minimally visible from the street and do not alter or remove historic fabric from the building or do not diminish or compromise the overall character of the building, site, or district. Screen ground-level equipment from view with vegetation or fencing.

4.9 Dormer Additions (pages 139-140)

4.9.1. Introduce compatible new dormers, as needed, in ways that do not compromise the historic character of the site or district.

4.9.2. Construct dormers in locations that are compatible with the character of the building and site and are minimally visible from the street, typically on rear elevations. Dormers may be constructed on side elevations only when located near the rear of the elevation in order to minimize their impact on the building and the rhythm of the streetscape. Do not install new dormers on front facades.

4.9.3. Rear dormers shall be inset a minimum of two feet from the side elevations of the building to reduce potential visual impacts and help preserve the existing roof form and historic building materials.

4.9.4. Design dormers to be compatible with the existing building in their size, scale, and roof form so that they do not visually overpower the building on this or adjacent sites.

a. The number and size of dormers shall be limited on a roof, such that the primary roof form remains prominent.

b. Utilize similar roof forms and pitches for dormers. Gabled, hipped, or shed dormers are appropriate for most structures.

c. Roof ridges for dormers must be secondary to (lower than) those of the main structure and set in from the eave of the building.

d. Maintain the roof pitch and ridgeline of the existing building. Do not alter or raise the roof ridge of existing buildings in order to accommodate dormers.

4.9.5. Design dormers with materials that are compatible with, but discernible from and secondary to, the existing building and historic buildings within the immediate surroundings when the materials are important in defining the overall historic character of the district.

a. Select exterior materials and finishes that are compatible with the original building in terms of scale, dimension, pattern, detail, finish, texture, and color.

b. Use traditional materials in conventional ways so that additions are in harmony with the buildings in the historic district (i.e. wood siding applied horizontally).

c. Smooth-faced cementitious or composite siding that matches the traditional dimension of wood siding is permitted for new dormers.

d. It is generally inappropriate to use synthetic (vinyl, aluminum, PVC, plastic, resin, fiberboard) siding and details on new dormers within the historic districts unless it can be demonstrated that the material and finishes are compatible with the original building in terms of scale, dimension, pattern, detail, finish, texture, and color.

e. Whenever possible, match new roof materials to those on the existing house.

4.9.6. Design dormers with architectural details that are compatible with, but discernible from and secondary to, the existing building.

a. The style of the dormer should relate to the style of the house.

b. Incorporate materials and details derived from the primary structure.

c. Utilize eave designs and materials that complement the architecture of the existing house.

d. Extend the architectural hierarchy of architectural details to the addition with architectural embellishments and detailing simplified on less visible side and rear elevations.

4.9.7. Design dormers so that the location, shape, scale, size, materials, pattern, and proportion of windows are compatible with the windows of the existing building and with historic buildings in the immediate surroundings when these elements of windows are important in defining the overall historic character of the district . Windows should follow the standards for New Construction: Doors and Windows.

4.9.8. Do not obscure, cover, or remove historic features when adding a dormer.

BE IT FURTHER RESOLVED that the Commission hereby grants the application for a Certificate of Appropriateness , in accord with the plan listed above and the following conditions::

1. The certificate of appropriateness shall be valid for three hundred sixty-five (365) calendar days from date of issuance. If the authorized work has not commenced within that period, has not been extended by the commission, or has been discontinued for more than three hundred sixty-five (365) calendar days from the date of issuance, such certificate of appropriateness shall expire and the applicant shall be required to reapply and obtain a new certificate of appropriateness before commencing further work.

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Signed - Historic District Commission Chair, Sean Murphy

This, the 13th day of June, 2022.