



Town of Chapel Hill, NC

05/20/2022

COA-22-21**Certificate of Appropriateness for the Historic District****Status:** Active**Date Created:** May 16, 2022**Applicant**

Beril + Michael Ulku-Steiner
beril.steiner@gmail.com
379 Tenney Circle
Chapel Hill, North Carolina 27514
919448508

Location

379 TENNEY CIR
CHAPEL HILL, NC 27514

Certificate of Appropriateness Form**Historic District**

Franklin-Rosemary

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

Minor Work as defined by Design Standards☐**Historic District Commission Review**☒**Request for Review After Previous Denial**☐**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

Written Description

As residents of Chapel Hill since 1988/1989, we have appreciated the charms of Tenney Circle for decades. We are delighted to be joining homeowners and members of the community dedicated to preserving the historic homes of our town.

Since 1983, 379 Tenney has been the beloved residence of a married couple without children. We are proposing

materials such as siding, trim, roof, foundation materials, windows, etc. - Renderings of the proposed work - Spec sheets

plans that are congruous with the integrity of this contributing historic home as well as with the special character of the District. These changes include maintenance measures and exterior renovations to accommodate our family of four with 21st century functionality within the existing modest footprint. Our proposal includes extending the livable space within the house and increasing access to natural light.

Roof

The roof is 22 years old, in a state of disrepair, and reaching the end of its serviceable life. Inspection revealed aggregate loss and curling asphalt shingles that no longer retain their flexibility. We will replace the roof with asphalt shingles matching the existing roof material in order to stave off additional maintenance issues that will result from further deterioration (see attached spec sheets).

Garage

The existing detached single-car garage is not original to 379 Tenney. The documentation below from Historic Chapel Hill, National Register and recent examination by a builder suggest it was added decades later. The garage detracts from the architectural and historical integrity of the original house, produces a challenging tie-in at the roofline, dwarfs the lot, and is too small for our vehicle/s to fit - making it impossible to have our cars off of the street when our family is all at home.

Given its comparatively recent addition to the property, its placement in an obtrusive and historically incongruous location to the original house and lack of functionality for current day living, we propose removing the garage and breezeway and adding a more historically accurate side entry. We will salvage all reusable materials to repurpose on future projects on the property. We will add Chapel Hill gravel to the end of the drive to accommodate two cars parked side by side in a more visually appealing and serviceable appropriation of space.

Dormers

Two new dormers will be constructed on the façade. The dormers will be clad in wood lap siding to match the house. They will be low profile and built to appropriate size and proportion in relationship to the roof (12:12 pitch, 3" overhang, asphalt shingle roof and matching divided light windows in each).

The dormers will allow for more livable space on the second floor for our family (the second floor is currently a ½ story and has a ceiling height of 7' 5"). The dormers will also allow additional natural light.

They will be congruent with the character of the Historic District overall, as evidenced by the homes of similar age

Applicable HDC Design Standards

Page / Standard # 79, 3.1	Topic 5. Exterior Changes
Brief Description of the Applicable Aspects of Your Proposal The roof is 22 years old, in a state of general disrepair, and requires replacement to avoid further deterioration.	

Page / Standard # Page 81 # 3.1.1, 3.1.7, 4.9	Topic 5. Exterior Changes
Brief Description of the Applicable Aspects of Your Proposal We propose adding two dormers to the front of the house that are congruous with the special character and architectural integrity of the District These additions will allow us to preserve 379 Tenney as a charming historical cottage and retain its modest footprint (see attached notes and images).	

Page / Standard # Pages 50 + 53 / 1.4 + 1.5 + 5.1	Topic 7. Demolition and Relocation
Brief Description of the Applicable Aspects of Your Proposal The existing detached single-car garage is not original to the house (see attached documentation) and not integral to the home's designation as a contributing historical house. The garage is unusable as a functional space for our cars, detracts from the historical integrity of the original house, and is obtrusively placed on the property. The garage will be removed, reusable materials salvaged, and Chapel Hill gravel added to the area to be used as a non-obtrusive parking area for two cars.	




Property Owner Information

Property Owner Name Michael and Julia McVaugh	Property Owner Signature Unsigned
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Notice Information

Timeline

Label	Status	Activated	Completed	Assignee	Due Date
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Label	Status	Activated	Completed	Assignee	Due Date
 COA Completeness Check	Complete	May 16, 2022 at 12:47 pm	May 16, 2022 at 4:11 pm	Anya Grahm	-
 COA Fee	Paid	May 16, 2022 at 4:11 pm	May 16, 2022 at 9:21 pm	-	-
 COA Approval Review	Active	May 16, 2022 at 9:21 pm	-	Anya Grahm	-

Anya Grahn

From: Beril Steiner <beril.steiner@gmail.com>
Sent: Monday, May 23, 2022 3:39 PM
To: Anya Grahn
Subject: 379 Letter

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear HDC Members,

We are delighted to be moving to Tenney Circle soon! We are currently under contract at 379 and officially close on the property this Friday, May 27th at 9:00 AM.

We look forward to the chance to meet with you in a few weeks as homeowners in the District and neighbors to several of you!

Warm regards,
Beril + Michael Ulku Steiner

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number

7

Page

155

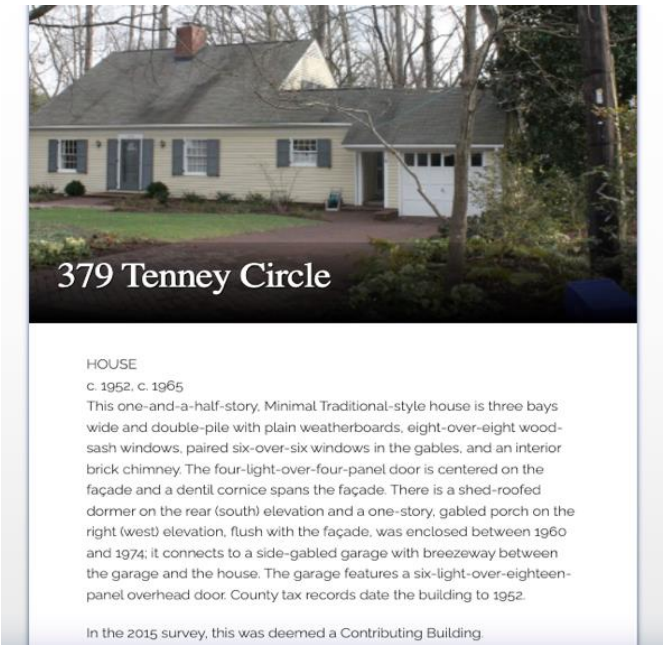
Chapel Hill Historic District Boundary Increase and
Additional Documentation
Orange County, North Carolina

379 Tenney – House – c. 1952, c. 1965

C – Building

This one-and-a-half-story, Minimal Traditional-style house is three bays wide and double-pile with plain weatherboards, eight-over-eight wood-sash windows, paired six-over-six windows in the gables, and an interior brick chimney. The four-light-over-four-panel door is centered on the façade and a dentil cornice spans the façade. There is a shed-roofed dormer on the rear (south) elevation and a one-story, gabled porch on the right (west) elevation, flush with the façade, was enclosed between 1960 and 1974; it connects to a side-gabled garage with breezeway between the garage and the house. The garage features a six-light-over-eighteen-panel overhead door. County tax records date the building to 1952.

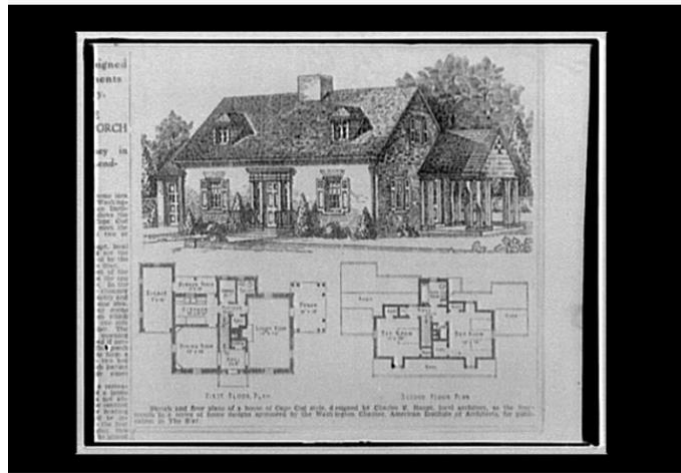
Historic Chapel Hill Website



Dormers

Although dormers were not original to 379 Tenney, they were the standard for 1950's post-war Cape-style homes constructed to offer affordable housing for families. Both original and added dormers are consistently evident throughout the Franklin-Rosemary Historic District on various forms and styles of homes - particularly those built around the time of 379's construction (see photos in next section).

The dormers will align with the special character of the Franklin-Rosemary Historical District and be congruous with homes identical to 379 at the time it was built. Below is a blueprint from the Library of Congress archives showing a cottage with the interior layout, front façade, chimney, front door and window placement identical to that of 379 Tenney - with dormers on the front façade of the house. The second image is a vintage house blueprint confirming the historical accuracy of dormers on a traditional cottage home design from the 1950s. This blueprint also depicts the exact floor plan of 379 Tenney.

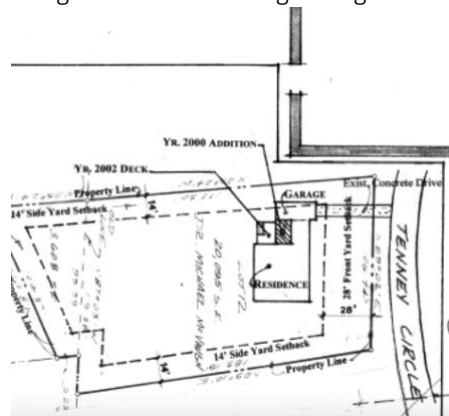


The added dormers will allow us to retain the historical character, architectural integrity, and modest footprint of 379 while making it a more functional space for our family. The dormers are congruous with the homes of the Franklin-Rosemary HD- (see images below of original and added dormers on Tenney, Glenburnie, Franklin and Rosemary).

Garage

Our most educated guess (based on documentation from Historic Chapel Hill, the National Register and examination by a builder) is that the garage was added in the mid 1970s as a detached structure. Survey records and permits indicate that the house has grown toward the garage over the decades (see below). This has compromised the historical integrity of the original house and has produced structural and visual complications with roofline angles and tie-ins.

Plat showing additions in 2000 growing toward garage.

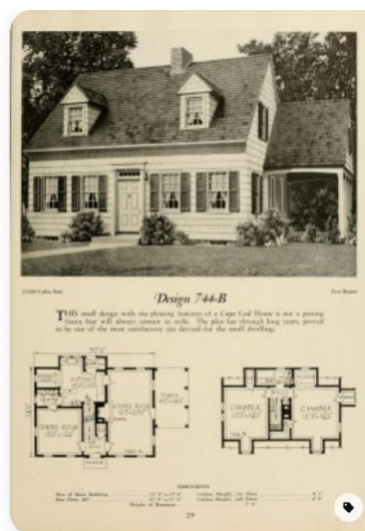


If/when garages or carports were part of 1950s Cape design, they were typically integrated into the house plan (see plans with carports/garages below). This is not the case with the comparatively ill-fitting garage structure at 379 Tenney. The added breezeway, though serviceable as a shelter from weather, is incongruous with the simple saltbox appeal and charm of the original 1950s design. It also required inelegant and somewhat clunky variations in stair and roof height in order to tie in to the 1960s garage extension on the west side of the original house. In addition, the small size and awkward placement of the garage result in a line of our family cars being the immediate and unappealing first visual impression of 379 Tenney.

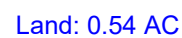
We would like to salvage all of the materials that we can repurpose, remove the garage and breezeway, add three brick stairs to access the door on the west side of the house matching what is already part of the property, and incorporate Chapel Hill gravel to serve as a small parking area beyond the current driveway (aligned with the house).

Removing the garage will restore the historical integrity of the house, improve the proportions of the façade (see attached elevation drawings), and create a more functional and less obtrusive parking area.

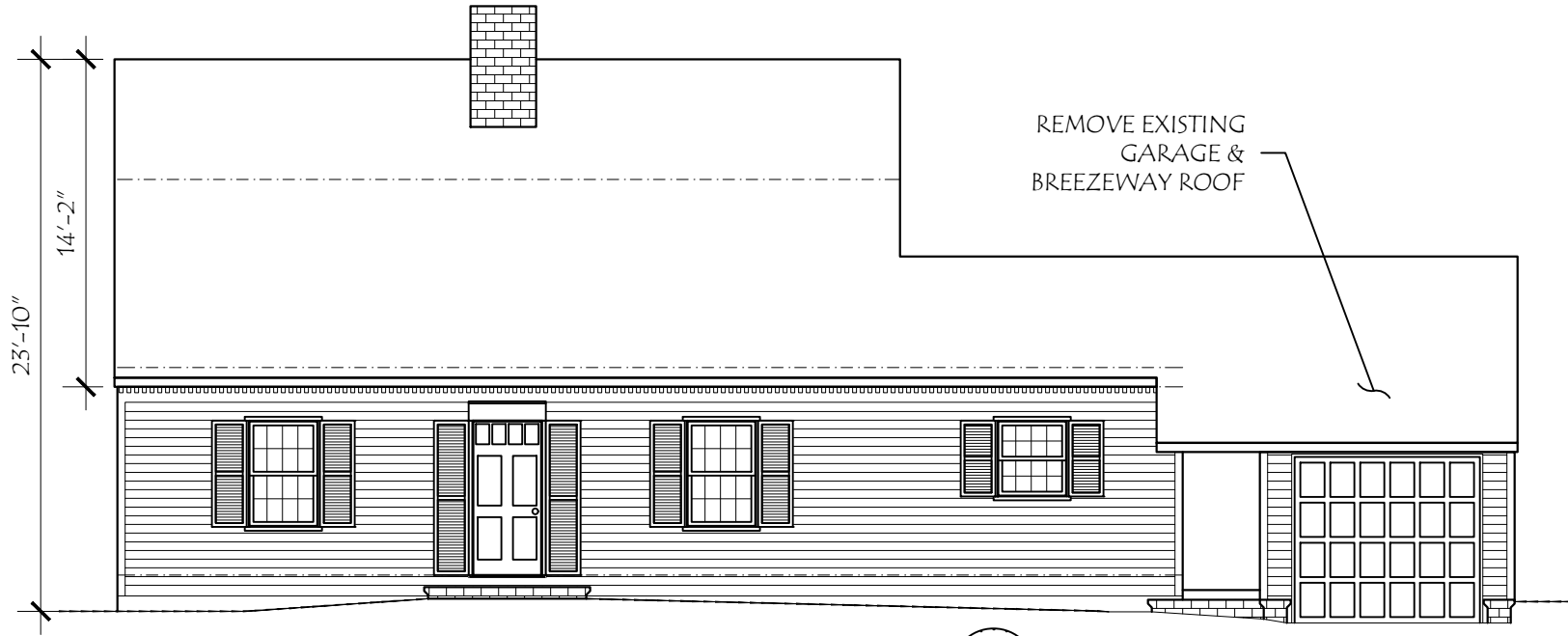
1950s Cape blueprints showing the typical integrated garages/carports of the era.



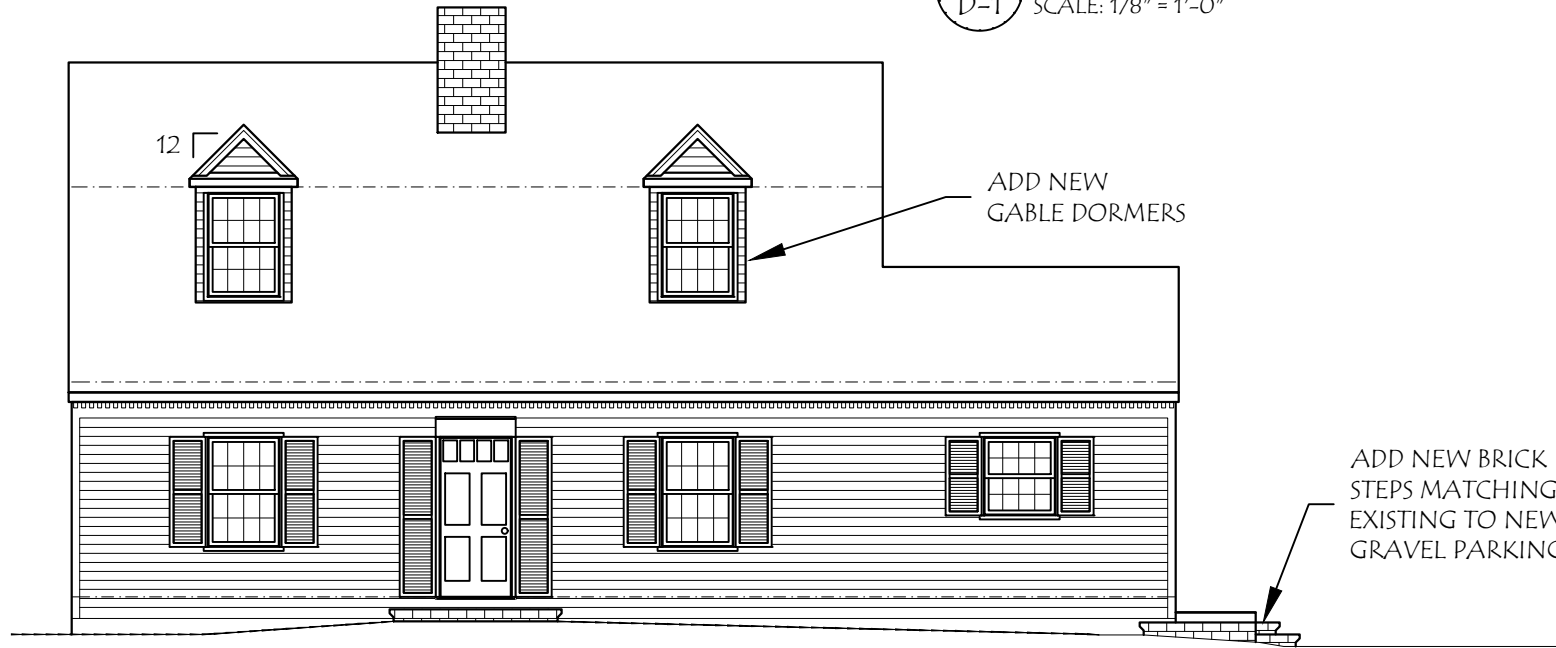




379 Tenney Cir
Chapel Hill, NC 27514 USA
scale: 1" = 20'



1
D-1 EXISTING FRONT/NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2
D-1 NEW FRONT/NORTH ELEVATION
SCALE: 1/8" = 1'-0"

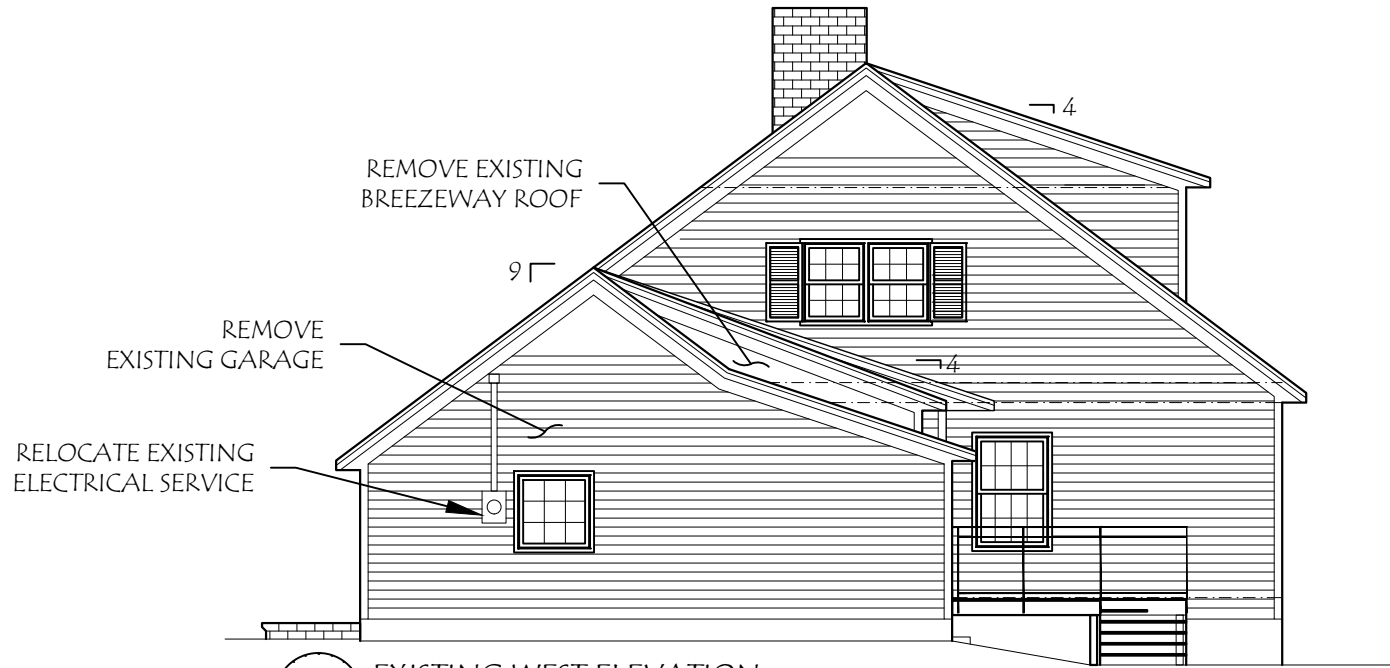
Katherine P.S. Walker

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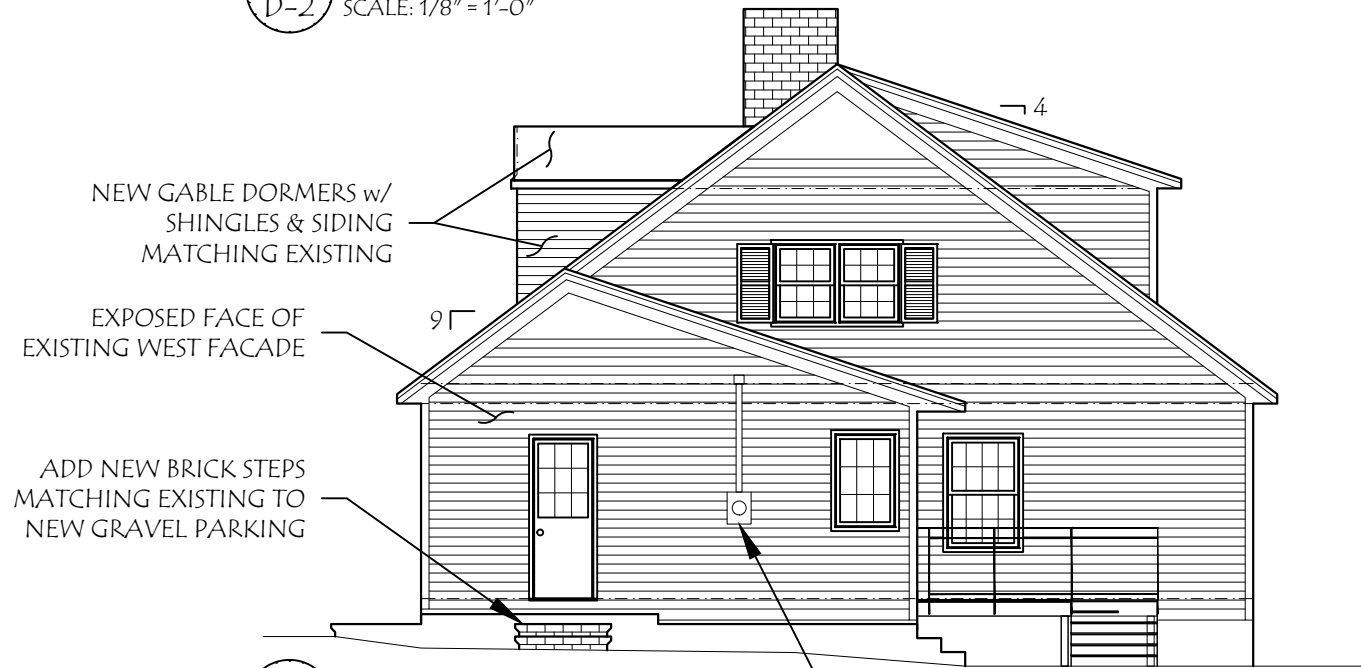
BERIL STEINER
379 TENNEY CIR
CHAPEL HILL NC 27514

FOR : FOR CONSTRUCTION
PROJECT# W0152
DATE : 5-15-2022
SHEET : D-1 of 2

**Southern
Harmony
Designs, LLC**
Katherine P.S. Walker
235 Joyce Rd, Hillsborough NC 27278
kwalker@SHD LLC.com 919.384.5902



1
D-2
EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



2
D-2
NEW WEST ELEVATION
SCALE: 1/8" = 1'-0"

FINAL POSITION V.I.F OF RELOCATED
ELECTRICAL SERVICE PER ELECTRICIAN

Katherine B. Walker

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FOR : FOR CONSTRUCTION
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SHEET : D-2 of 2

**Southern
Harmony
Designs, LLC**
Katherine P.S. Walker
235 Joyce Rd, Hillsborough NC 27278
kwalker@SHDILLC.com 919.384.5902

Photographs

Existing Conditions (House)



View from Tenney Circle - North Elevation



Front door



Garage



Existing (non-original) breezeway and detached garage



Existing (non-original) breezeway and detached garage -



South elevation



South elevation



South elevation- Basement door



Garage west elevation



East elevation

















Neighboring Houses



381 Tenney (next-door neighbor to the west): the original Tenney Farmhouse, **with dormer added between 1992 and 2002**



380 Tenney (existing to the north)

*Additional examples of dormers on many homes in the Franklin/Rosemary Historic District.
Dormers on 379 Tenney would be in keeping with the special and historic character of the District.*



603 E. Franklin



611 E. Rosemary



211 Glenburnie



607 E. Rosemary



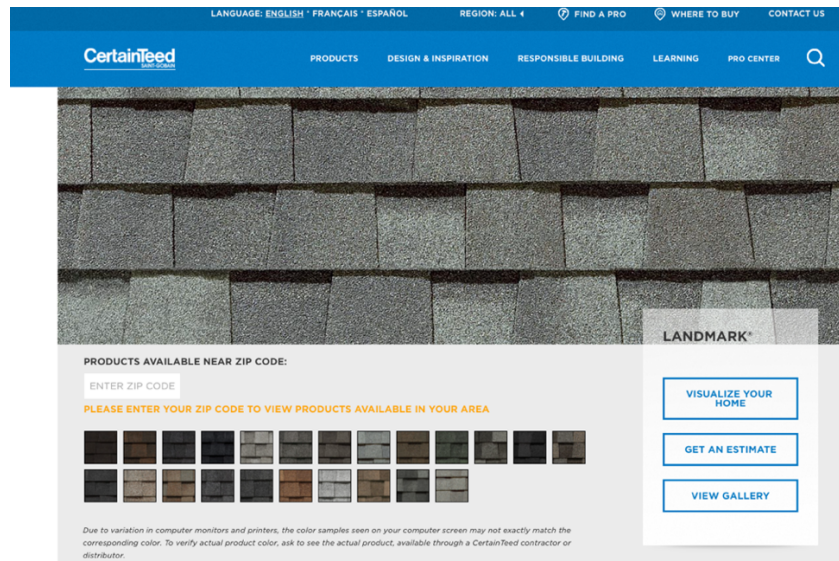
615 E. Rosemary



507 E. Rosemary

Roof Shingles

We will replace the current roof (from 2000) with CertainTeed ASPHALT architectural shingles to match the existing roof materials. These architectural asphalt shingles have been used to replace roofs throughout all three Chapel Hill Historic District sections. CertainTeed shingles are also highlighted in historic preservation projects on their website. See images on next page.

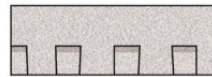


Technical Data Sheet

Landmark®, Landmark® Premium, Landmark® Pro Shingles, Landmark® Pro/Architect 80 (NW Region Only) Shingles

PRODUCT INFORMATION

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature. **Please see the installation instruction section below for important information regarding NailTrak.**



In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae. AR shingles are not available in all regions.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

ASTM D3018 Type I
ASTM D3462
ASTM E108 Class A Fire Resistance
ASTM D3161 Class F Wind Resistance
ASTM D7158 Class H Wind Resistance
UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537
CSA Standard A123.5 (Regional)
Miami-Dade Product Control Approved
Florida Product Approval # FL5444
Meets TDI Windstorm Requirements

Technical Data:

	Landmark (and AR)	Landmark PRO* (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	219 to 238 lb **	240 to 267 lb **	300 lb
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Shingles/Square (approx.)	66	66	66

When Brendan Grimaldi and his husband purchased their New England saltbox home seven years ago, they were facing a common problem. After 60 years with the same owners the house was well-maintained but in need of an update. Not so common perhaps, their home has a name and a listing on [Historic Buildings of Connecticut](#). Here Grimaldi shares the story of the home's fabulous transformation:

ABOUT THE HOME:



The Thomas Welles house before the renovation.

Grimaldi: "Our house is the Thomas Welles House, built in 1774 in Wethersfield, CT, the oldest town in Connecticut. The historical district in Wethersfield is the largest in the state."

THE CHALLENGE: WEATHER CONCERNS VERSUS HISTORICAL EXPECTATIONS

When they moved into the house seven years ago the home had wood siding painted a deep barn red.

Grimaldi: "The house has very strong sunlight from dusk-to-dawn, so paint, especially darker colors, were difficult to maintain."

Then there were the historical considerations.

Grimaldi: "While it is a historical house, we are not located in the historical district, so we have much more leeway than the other historical houses in town. However, the house is in a very visible spot in the neighborhood so renovating the exterior was important and needed to be done right."

THE SOLUTION: RETHINK THE ORIGINAL PLAN



BEFORE

This tiny eastern New York farmhouse suffered from years of neglect - the yard was overgrown, the roof deteriorating and the entryway all but gone. Where most people would say raze and start again, the homeowners and team at EJT Contracting saw an opportunity for a second life. Their vision included a bold exterior makeover and improved energy efficiency.