



Town of Chapel Hill, NC

06/27/2022

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

Beril + Michael Ulku-Steiner
beril.steiner@gmail.com
379 Tenney Circle
Chapel Hill, North Carolina 27514
9194485108

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

Historic District Commission Review**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 materials such as siding, trim, roof, foundation materials, windows, etc. - Renderings of the proposed work - Spec sheets

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 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 and form with dormers (both original and added) throughout Tenney, Glenburnie and Rosemary (see

attached photographs) – and be historically accurate for homes with minimal traditional/cape cod architecture built the same year as 379 Tenney (see attached blueprints).

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

Beril and Michael Ulku-Steiner

Notice Information

Timeline

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	-	-
 Postcard Notice	Issued	May 24, 2022 at 11:27 am	May 24, 2022 at 11:27 am	Anya Grahm	-

Label	Status	Activated	Completed	Assignee	Due Date
 COA Approval Review	Complete	May 16, 2022 at 9:21 pm	Jun 16, 2022 at 8:27 am	Anya Grahn	-
 Development Notification	Paid	Jun 21, 2022 at 2:16 pm	Jun 21, 2022 at 2:29 pm	-	-
 COA Approval Review - Round 2	Active	Jun 22, 2022 at 10:55 am	-	-	-

Written Description

We are proposing modifications to the back and side elevations of 379 Tenney Circle that will allow us to retain the modest footprint of the cottage and increase the livable space for our family of four.

The proposed modifications are congruent with Chapel Hill Design Standards and principles and the special character of the Franklin Rosemary district and compatible with the existing architectural features of the home. We will:

- extend the roof line of the existing rear dormer to meet the south wall of the house, replace existing first floor windows with patio doors and second floor windows to match the doors below – each compatible with the existing style and character.
- extend the existing side/west deck to the back/south wall of the house to create a screen porch and add decking along the back/southern elevation.
- relocate the existing basement door and HVAC unit to the east elevation to accommodate the new deck.
- replace one door with two small windows on the first floor of the side/west elevation and relocate the door to the existing window opening. Add one window on the east elevation.
- add a vent to the side/west wall to accommodate a range hood.

Applicable Design Standards

3.3 Exterior Walls, Trim, & Ornamentation

3.3.7. Locate new exterior wall features, such as windows, doors, chimneys, bays, and communication or mechanical equipment, on exterior walls that are not visible from the street or in locations that do not compromise the architectural integrity of the building.

3.4 Windows and Shutters

3.4.6. If new window openings are necessary, when possible, locate them on a side or rear elevation where they are minimally visible from the street, ensuring that they do not damage character-defining features or materials, or otherwise compromise the architectural integrity of the building.

3.4.11 . Do not install vinyl and vinyl-clad windows in the historic district

3.5.12. Do not install vinyl and vinyl-clad sidelights or transoms in the historic district

3.5.13 Do not introduce exterior doors or entrance features to a building that would create a false historical appearance

3.4.15. Do not introduce window features or details, including shutters, to a building that would create a false historical appearance.

4.3 New Roof Forms

4.3.1 Design new roofs to be compatible in form, slope, and orientation with historic buildings in the immediate surroundings when the form, slope, and orientation are important in defining the overall historic character of the district

4.3.8. Install condensers, skylights, ventilators, antennas, satellite dishes, and mechanical or communication equipment on roof slopes or building elevations that are not visible from the street or in locations that do not visually compromise the architectural character of the building.

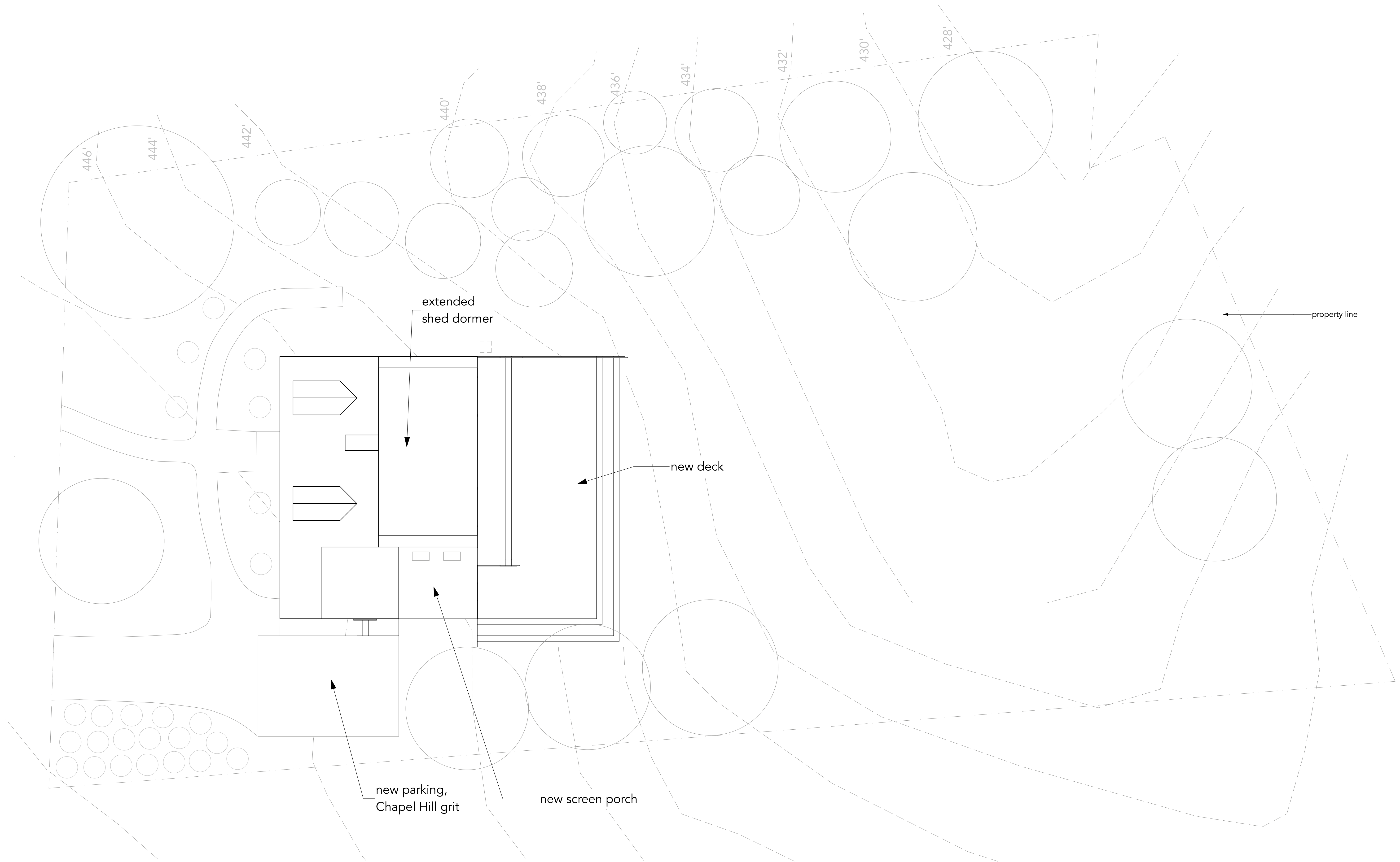
4.5 Doors + Windows

4.5.5. Install windows and doors constructed of materials that are compatible with the windows and doors of buildings in the immediate surroundings when those materials are important in defining the overall historic character of the district. These include wood, aluminum-clad, and fiberglass-clad wood windows as well as wood, metal, metal-clad wood, or fiberglass doors. Vinyl and vinyl-clad windows are not appropriate in the historic districts.

- 4.5.6. Install storm windows and doors following the standards found in Windows & Shutters and Exterior Doors.
- 4.5.7. Do not use tinted, frosted, or mirrored glass where visible from the street. Translucent or low-e glass may be strategies to reduce solar heat gain.

4.10 Decks + Patios:

- 4.10.1. Locate decks and patios on rear elevations or in inconspicuous areas that are minimally visible from the public right-of-way.
- 4.10.2. Locate decks and patios in locations that do not damage or conceal significant building or site features or details. Do not introduce a deck or patio if it requires the loss of a character-defining building or site feature, including porches, projecting bays or wings, historic garages, accessory buildings, and retaining walls.
- 4.10.4. Limit the size and scale of decks and patios to minimize their visual impact. Do not introduce a deck or patio if it will visually overpower the building or site or substantially alter the proportion of constructed area to unbuilt area on the site.
- 4.10.5. Align decks with the building's first floor. For sites with steep topography or high foundations, consider multilevel decks that step down to follow the topography of the site.
- 4.10.6. Design and detail decks and any related steps and railings to be compatible with the historic building in scale, material, configuration, and proportion.
- 4.10.7. Construct decks of wood or substitute materials that visually replicate wood. When visible from the street, construct patios in traditional materials—including red brick, flagstone, and Chapel Hill grit.
- 4.10.8. Minimize damage to the historic building by designing decks and patios to be structurally self-supporting. Attach decks to the building carefully to minimize the loss of historic fabric and to allow for their removal in the future. Retain a planting strip between patios and building foundations to allow for proper drainage.
- 4.10.9. Screen the structural framing of decks with foundation plantings, lattice, or other compatible screening materials.
- 4.10.10. Maintain and protect significant site features from damage during or as a consequence of deck-or patio related site work or construction.



extended
shed dormer

new deck

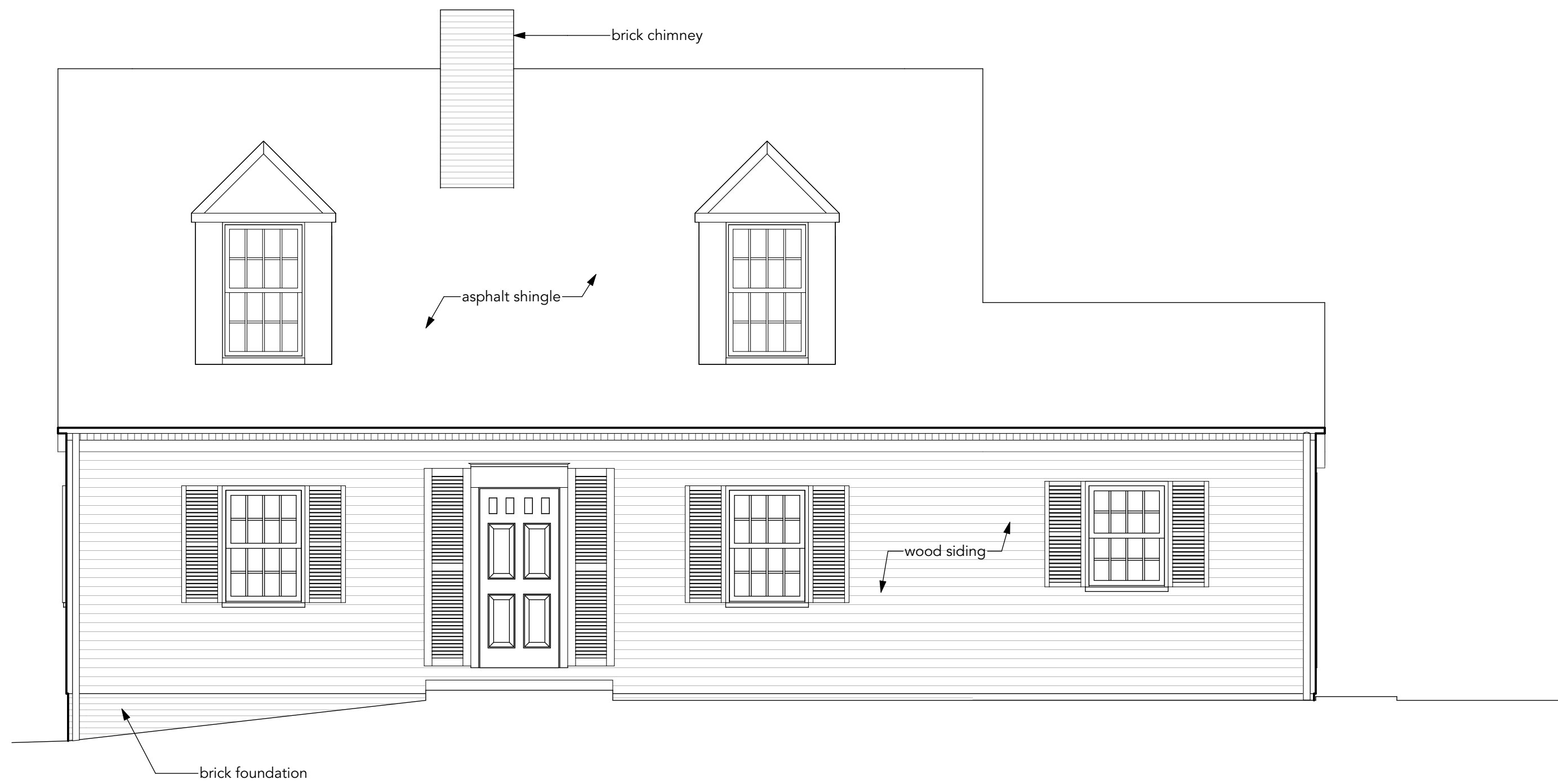
new parking,
Chapel Hill grit

new screen porch

property line



2 existing east elevation



1 existing north elevation

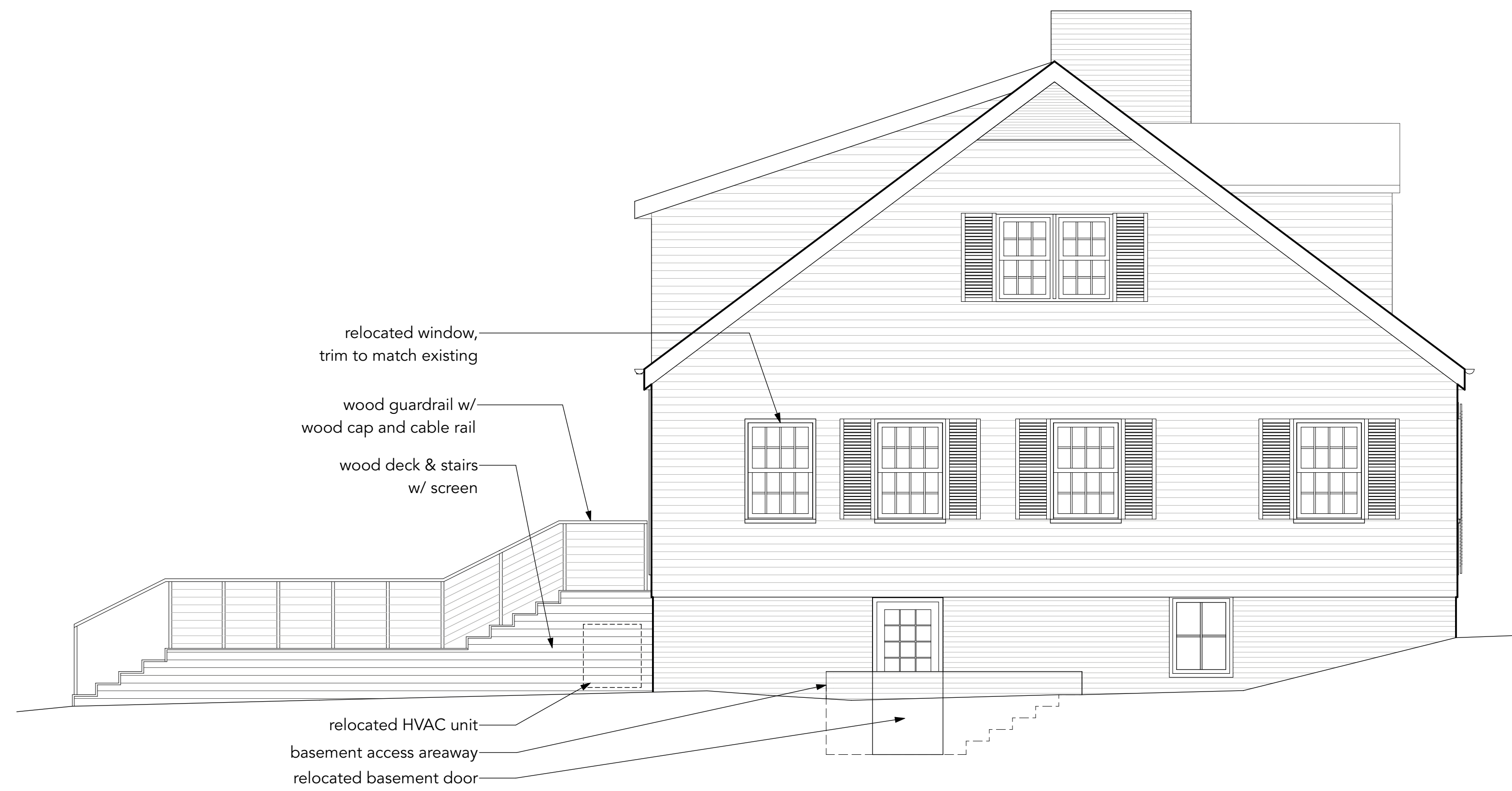


4 existing west elevation



3 existing south elevation

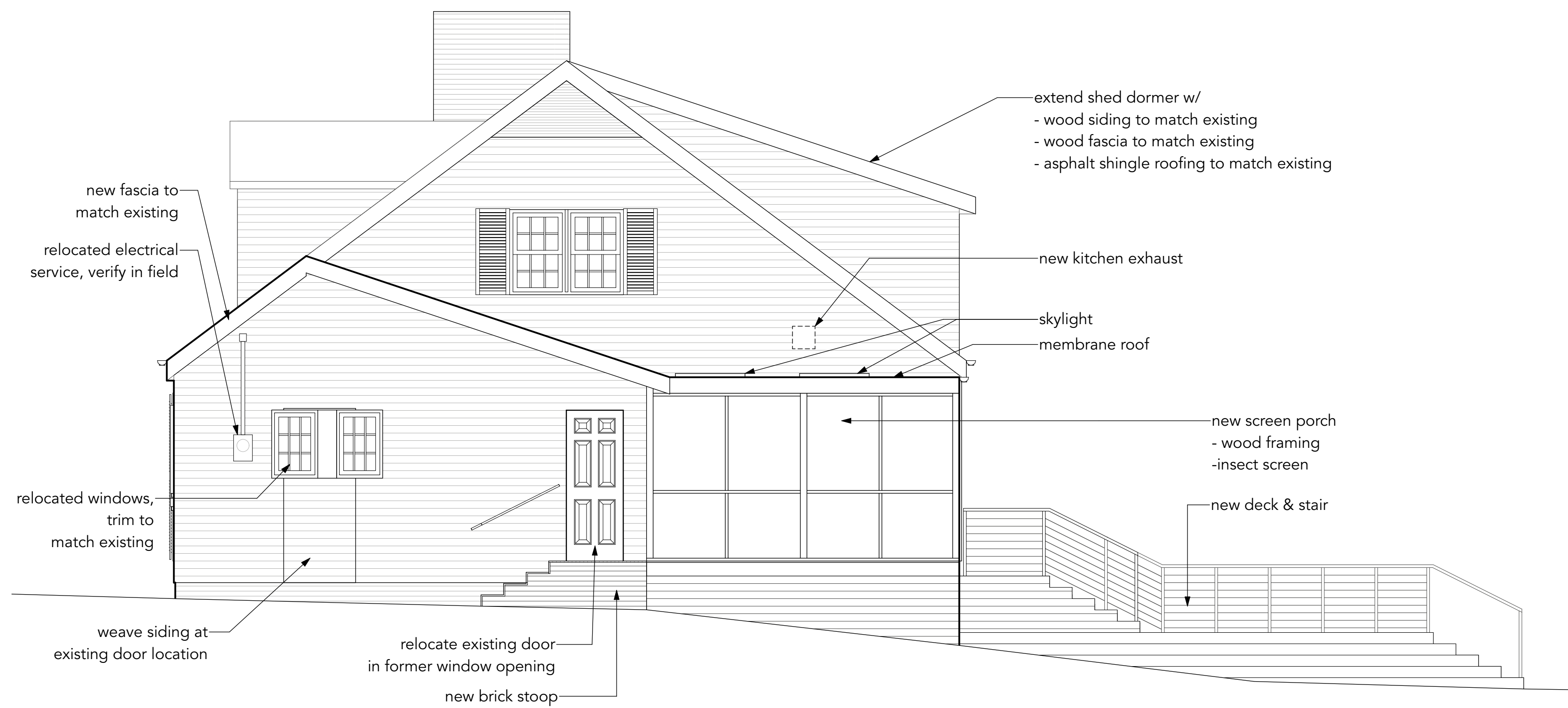




2 east elevation



1 north elevation



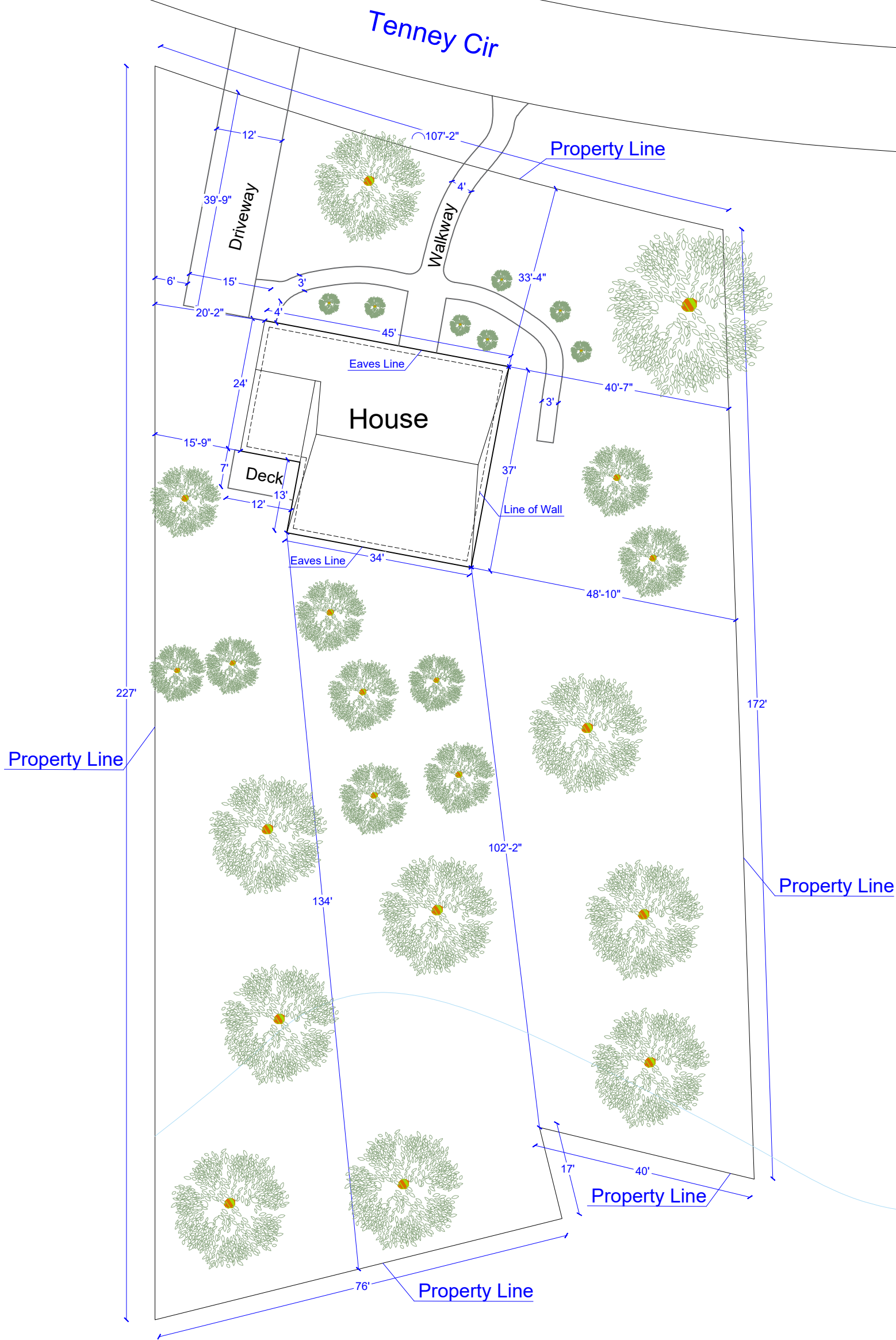
4 west elevation

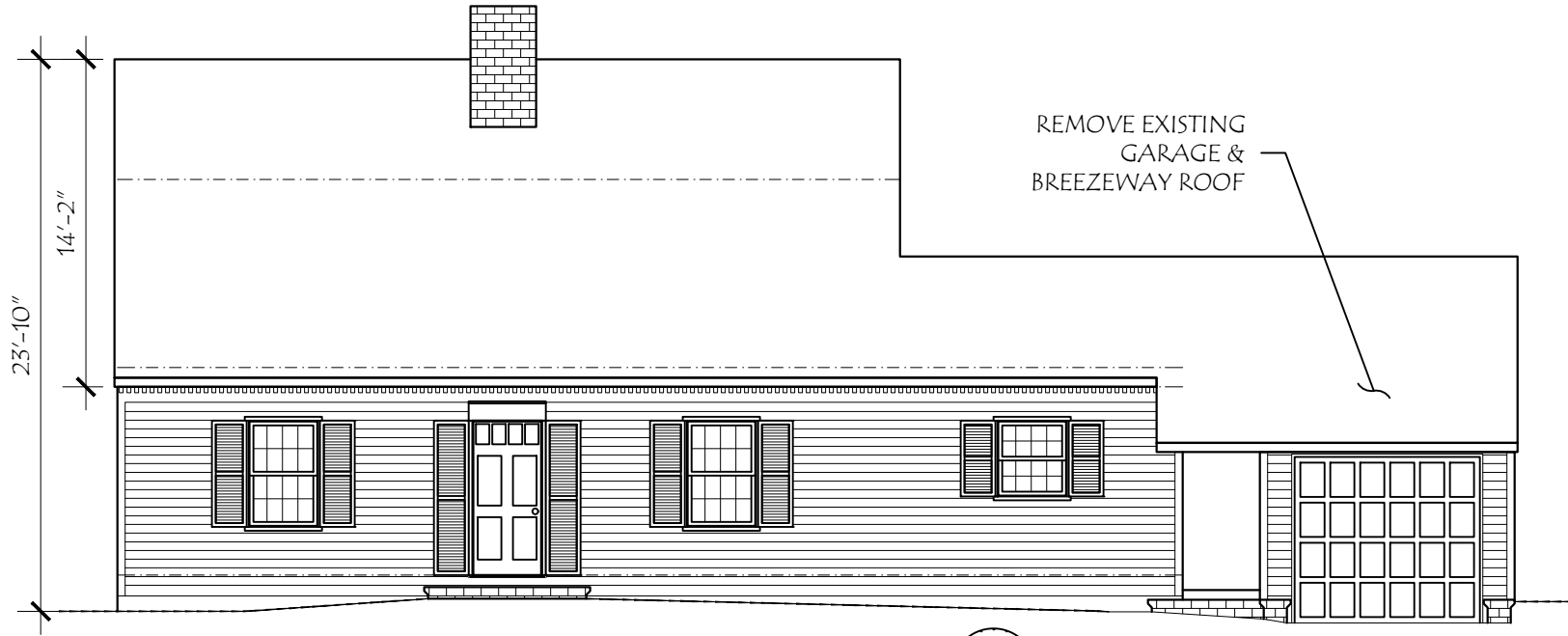


3 south elevation

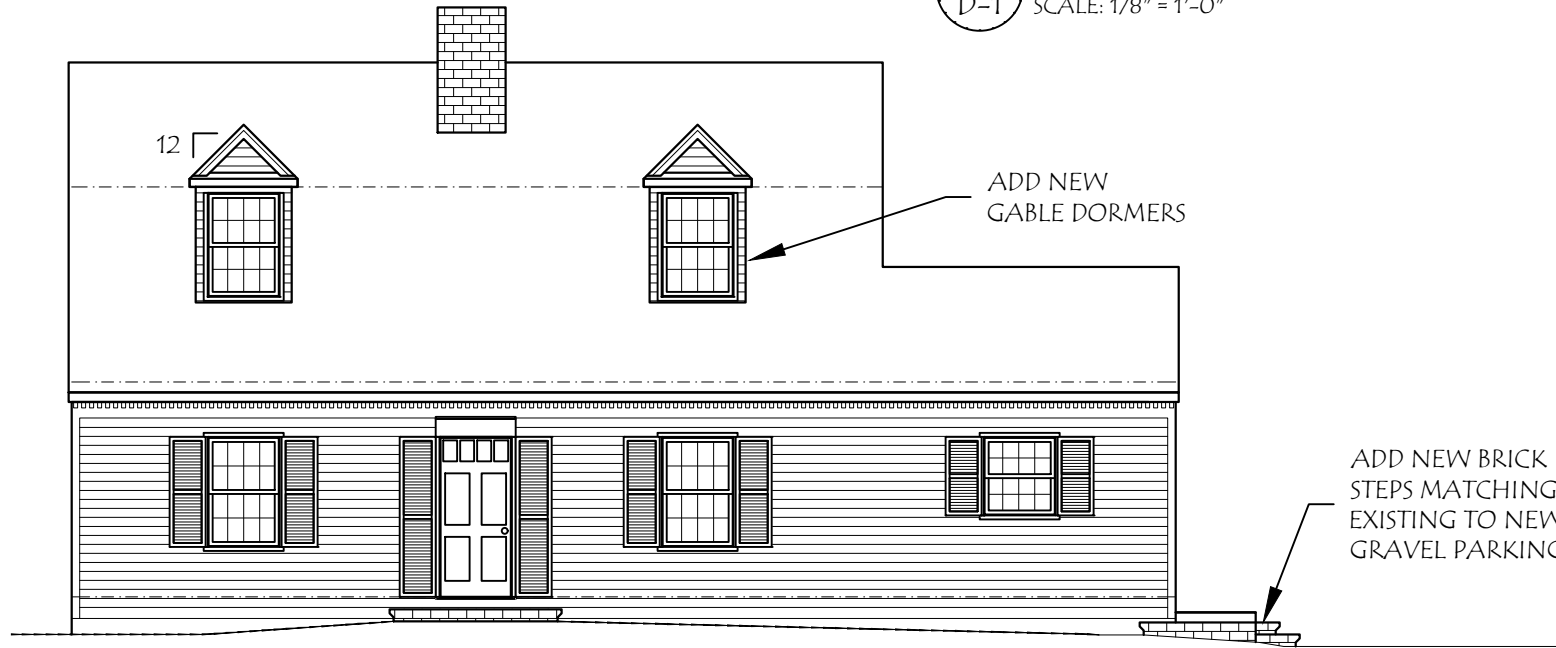


door schedule					
door	single / pair	total width	leaf height	finish	notes
Patio Door (Center)	P	12'-0"	8'-0"	clad exterior / paint interior	Marvin Elevate Sliding Door w/ mutins: ELSPD 12080 OXXO
Patio Doors (L/R)	P	6'-0"	8'-0"	clad exterior / paint interior	Marvin Elevate Sliding Door w/ mutins: ELSPD 6080 XO
South Elevation Upper Windows	S+P	3'-0"	3'-6"	paint	Marvin Elevate Picture/Fixed factory mull pair ELDHP3860 - verify
Screen Porch Door	S	3'-0"	7'-4"	paint	full height screen porch door
Relocated Kitchen Door	S	2'-6"	6'-8"	paint	relocate kitchen door, verify size in field
Relocated Basement Door	S	2'-8"	6'-7"	paint	relocate basement door, verify size in field
Relocated existing west elevation window to east elevation	S	2'-8"	4'	paint	relocate existing window, verify size in field





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



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

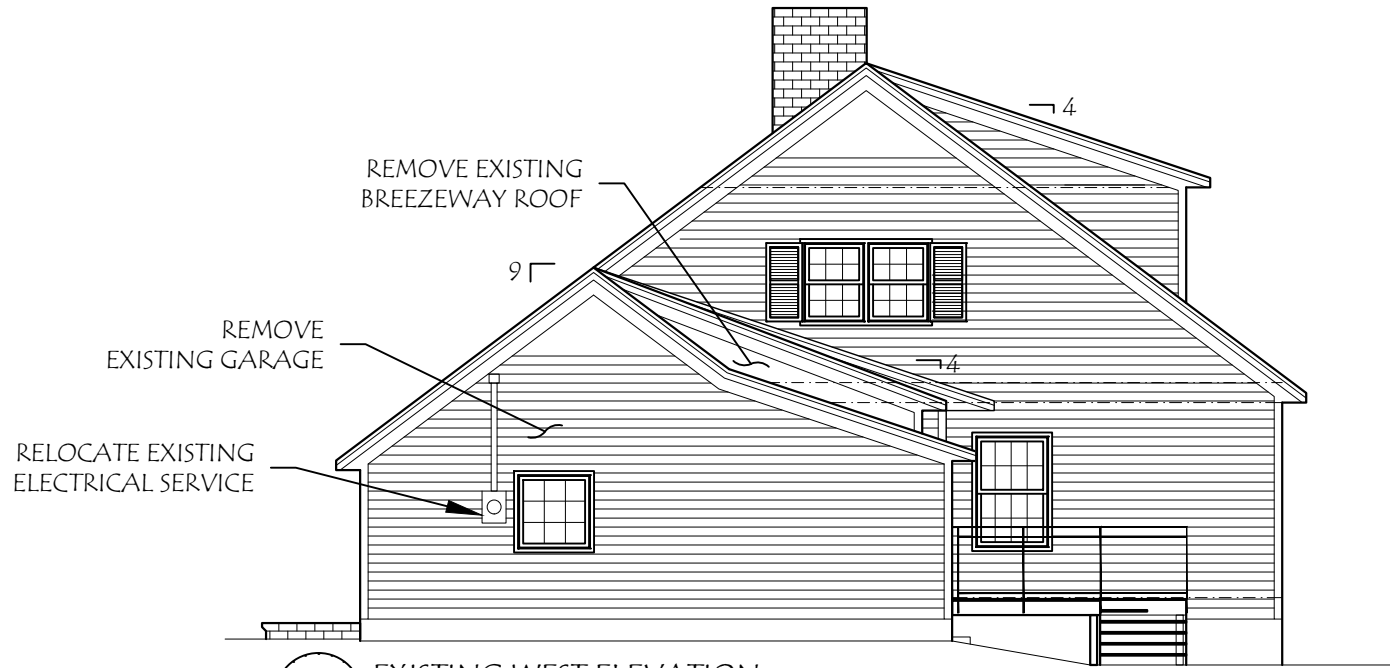
Katherine P.S. Walker

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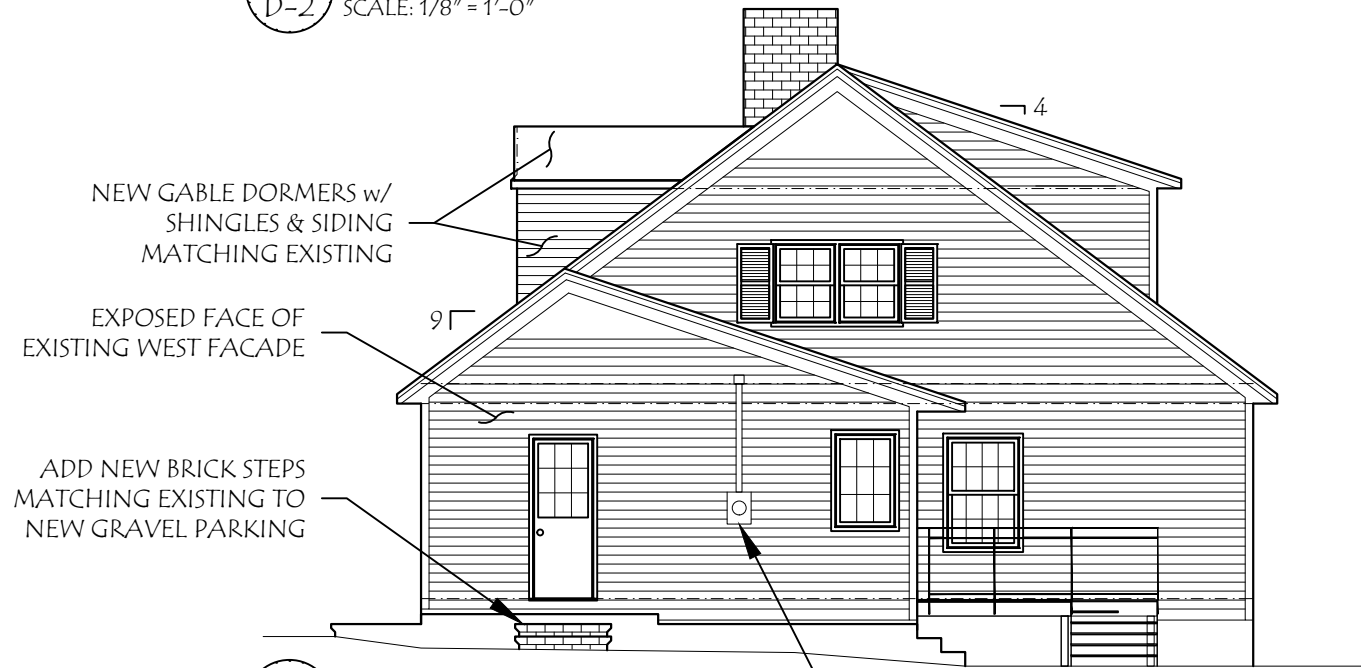
BERIL STEINER
379 TENNEY CIR
CHAPEL HILL NC 27514

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 P.S. Walker

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CHAPEL HILL NC 27514

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SHEET : D-2 of 2

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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















