

Certificate of Appropriateness Application

379 Tenney Circle

Thank you

Propose modifications to side and back elevations

Demonstrate

- **Congruence** with the special character of Franklin-Rosemary Historic District as well as the architectural character and fabric of the house and neighborhood
- **Alignment** with Chapel Hill design principles and standards





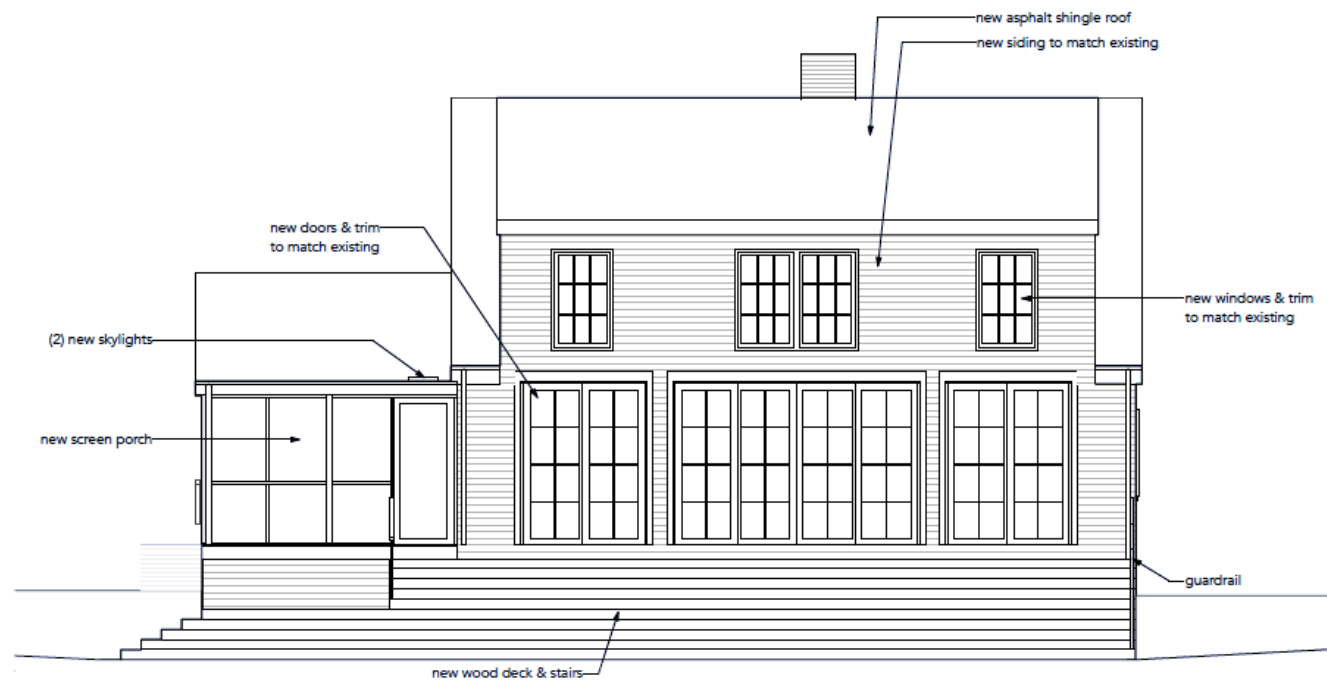
South/Rear Elevation

- extend the existing dormer
- add decking along the south elevation
- replace existing first floor windows with patio doors and second floor windows to match the doors below
- extend the porch on the west elevation, add screens and skylights
- relocate basement door and HVAC unit to the east side to accommodate the new deck



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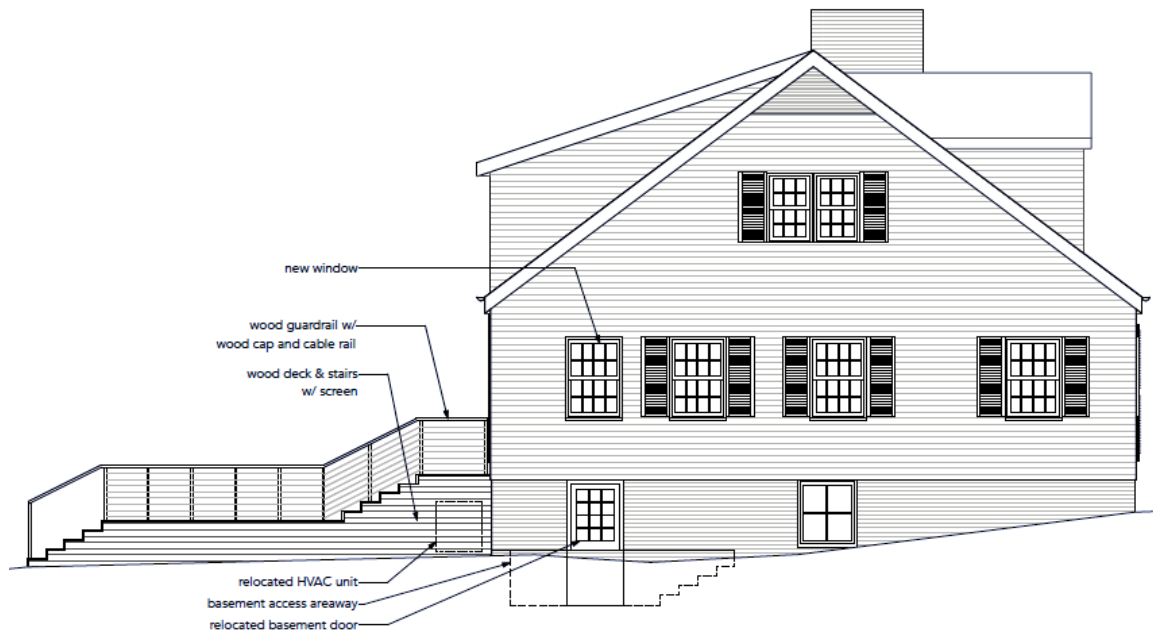
existing south elevation





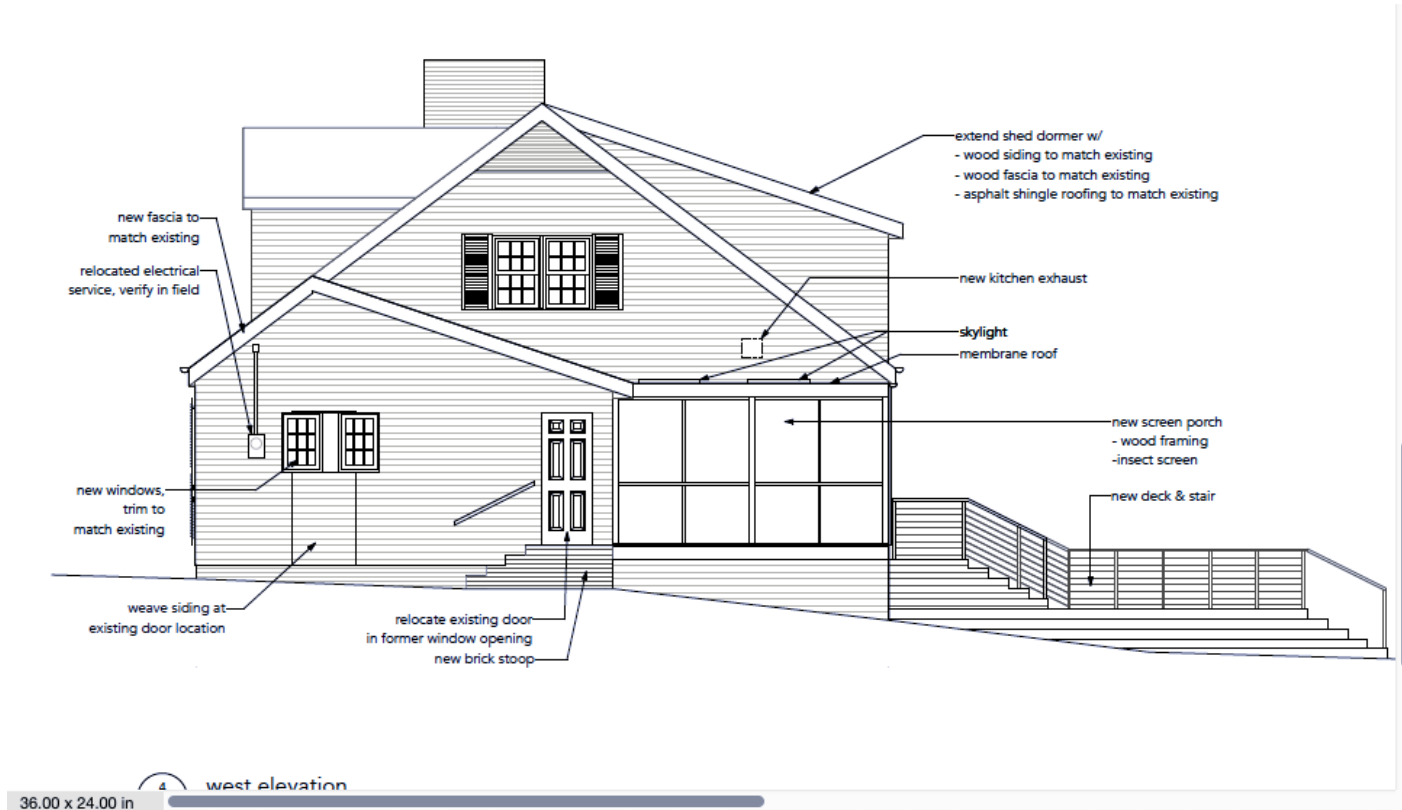
East/Side Elevation

- relocate existing south elevation window to the east side
- relocate the existing basement door and HVAC unit to the east side to accommodate the new deck.
- add guardrail and screen to side elevation of decking



West/Side Elevation

- relocate exterior door to current window opening
- relocate two rear/south elevation windows to west wall
- add kitchen exhaust vent



4.9 Dormers (page 139-140)

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) 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.

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

Incorporate materials and details derived from the primary structure.

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

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.

Dormer extension is compatible with the existing building structure, limited to the back/south elevation, maintains the original roof line and remains set in from the eaves.

Asphalt shingles and siding materials are compatible and in harmony with buildings in the HD.

Style of the shed dormer relates to/extends the current dormer style of the house and the materials and details are derived from the main structure.

The new windows are compatible in shape, material and style to the windows of the house and district.

3.3 Exterior Walls, Trim, & Ornamentation (page 87)

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 (page 90-91)

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.

3.4.10. Do not install windows with two-dimensional simulations of pane subdivisions, such as snap-in muttons. If not true divided light, glazing should have three-dimensional grills affixed to both the interior and exterior of the window with shadow bars between insulated glass panes.

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.

4.5 Doors + Windows (page 90-91)

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

The new windows and patio doors are located on the rear and side elevations of the house, are not visible from the street, do not compromise the architectural integrity of the home and are compatible with the special character of homes in the HD.

The new and repurposed doors and windows are made of wood and fiberglass and compatible with those of the house and the HD.

“The rhythm and placement of door openings is usually quite consistent on a historic building. Thus, the removal or introduction of new door openings should be undertaken with care and limited to side or rear elevations. New doors should be compatible with the overall design of the building but need not replicate historic details and patterns exactly.”

3.6 Porches, Entrances, & Balconies (pages 98-99)

- 3.6.6.** If new porches or entrances are necessary, 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 architectural integrity
- 3.6.8.** Do not remove, screen, or enclose a porch, entrance, or balcony on a primary, street-facing elevation. a. Consider screening a porch or balcony on a side or rear elevation only if the design will preserve the historic character of the porch or balcony. b. Consider enclosing a porch or balcony on rear elevation only if the design will preserve the historic character of the porch or **3.6.10.** Do not introduce porch, entrance, or balcony features or details to a building that would create a false appearance.

4.3 New Roof Forms (page 120)

- 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.
- 4.3.8.** Install condensers, skylights, ... 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.

4.10 Decks + Patios (page 143)

- 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.
- 4.10.3.** Retain and preserve historic building materials and trim + minimize the visual impact of a deck or patio inset from corners
- 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 etc.
- 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.

The screen porch is located on the side elevation tucked in the southwest corner of the existing house and minimally visible from the street.

Roof structure is compatible with the existing roof lines and the porch skylights are not visible.

The deck is located on the south/rear elevation, is self-supporting and made of wood compatible material and trim.

The deck aligns with the first floor and is multileveled to follow the topography of the property. Steps and railings are compatible in proportion and scale to the house/deck.



3.1 Roofs Gutters and Chimneys (page 81)

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.

3.1.2. Protect and maintain the details, features, and surfaces of historic roofs through a program of regular maintenance and repair using accepted preservation methods.

3.1.3. Repair deteriorated or damaged roof features and surfaces through accepted preservation methods for the specific feature or material. Repairs may include selective in-kind replacement of missing or deteriorated portions of historic roof features or materials. Do not patch slate or metal roofs or flashing with tar or asphalt products.

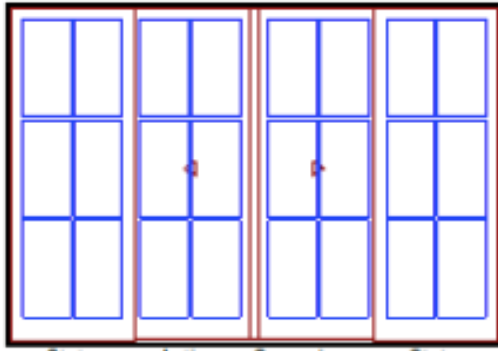
3.1.4. Replace in kind roof features and surfaces that are too deteriorated to repair, taking care to replace only the deteriorated portion rather than the entire feature or surface. Replacement features and surfaces should match the original in material, design, dimension, pattern, detail, texture, and color.

- Protect chimney crown through regular maintenance.
- Repair by repointing deteriorating mortar around bricks as necessary to avoid leaks and water damage.

The slides are the following pages are images to include if/as needed



South/Rear Elevation Patio Door Spec Sheet



As Viewed From The Exterior

Entered As: CN

CN 12080

FS 141" X 95 1/2"

RO 142" X 96"

Egress Information

Width: 59 3/64" Height: 90 47/64"

Net Clear Opening: 37.21 SqFt

Performance Information

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.25

Visible Light Transmittance: 0.43

Condensation Resistance: 57

CPD Number: MAR-N-429-00626-00001

ENERGY STAR: N, NC, SC, S

Performance Grade

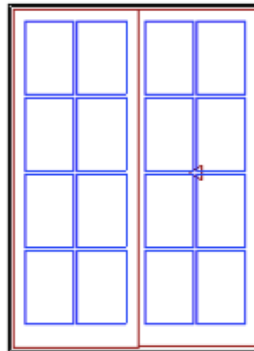
Licensee #1128

101/I.S.2/A440-08

LC-PG30 4800X2425 mm (189X95.5 in)

LC-PG30 DP +30/-30

FL10956



As Viewed From The Exterior

Entered As: CN

CN 6080

FS 71" X 95 1/2"

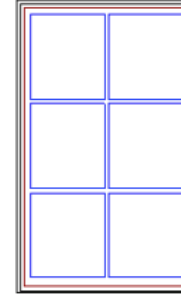
RO 72" X 96"

Egress Information

Width: 29 17/64" Height: 90 47/64"

Net Clear Opening: 18.44 SqFt

Performance Information



As Viewed From The Exterior

Entered As: CN

CN 3860

FS 37 1/2" X 59 3/4"

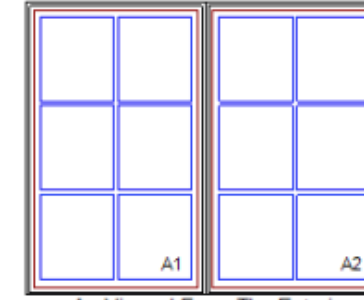
RO 38 1/2" X 60 1/4"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.26



As Viewed From The Exterior

Entered As: Size by Units

FS 75" X 59 3/4"

RO 76" X 60 1/4"

Egress Information A1, A2

No Egress Information available.

Performance Information A1, A2

U-Factor: 0.26

Solar Heat Gain Coefficient: 0.3

Visible Light Transmittance: 0.51

Condensation Resistance: 60

CPD Number: MAR-N-273-01322-00001

ENERGY STAR: N, NC

Performance Grade A1, A2

Licensee #793

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG40 1562X1924 mm (62X76.8 in)

LC-PG40 DP +40/-40

FL6535

Windows do not align in the interior if shuttered

