Historic District Certificate of Appropriateness

HDC-22-5

Submitted On: Sep 8, 2022

Applicant

Ashlee Hicks
9196231137
@ ashlee.d.hicks@gmail.com

Primary Location

234 MCCAULEY ST
CHAPEL HILL, NC 27516

Certificate of Appropriateness Form

Historic District

Cameron-McCauley

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

false

Historic District Commission Review

true

Request for Review After Previous Denial

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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

Remove malfunctioning shingles on low pitch areas of roof. These roof areas include the front porch, back dormer and back porch.

Replace the failing shingles in the aforementioned areas with non-straited standing-seam metal, 16" wide with a 1" seam and hidden fastener system. The material is Galvalume, 26 gauge. The paint is factory applied Kynar. The manufacturing company is Metal Panels Inc. The color will match the existing shingles as closely as possible.

Applicable HDC Design Standards

Page / Standard #

81-82

Topic

2. Building Materials

Brief Description of the Applicable Aspects of Your Proposal

Design Standards listed on pages 81-82 of the document related to Section 3.1. Roofs, Gutters, & Chimneys. Sub-bulleted text describes how proposed project meets each standard.

- 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.
  - Roof shape will not change. Roof materials will only change in areas where this is absolutely necessary due to failing shingles. We have tried replacing shingles to repair roof on multiple occasions, but each year we have new leaks in low pitch areas. Our roofer Mark Stith informed us the only way to prevent new leaks is to replace the shingles in low pitch areas with metal roofing material.
- 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.
  - We are only replacing current roofing material in low-pitch roof areas where shingle replacement and repair is not solving a persistent problem with internal leaks. Material will change due to necessity, however, we will match the color as closely as possible to existing shingles.
- 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. Do not replace historic standing-seam, pressed metal, or asphalt-shingled roofs with multi-rib metal roofing. Do not install built-up or rubber roofing in locations that are visible from the street.
  - We are not replacing the entire roof, only the low-pitch areas. The replacement surface will not match the original material due to this material failing repeatedly in the low-pitch areas and causing internal damage to the house due to leaking. We will match the color as closely as possible with the new material. We will not be using multi-ribbed metal roofing. We will not be installing built-up or rubber roofing in areas visible from the street.
- 3.1.8. Introduce new gutters and downspouts, as needed, with care so that no architectural features are damaged or lost. Select gutters and downspouts that are painted or coated with a factory finish (unless they are copper) to match the building's trim. Replace half-round gutters and cylindrical downspouts in kind.
  - We will not be introducing or replacing new gutters or downspouts.
- 3.1.9. Do not remove or conceal character-defining roof features such as chimneys or chimney pots, dormers, built-in gutters, and vents, especially on a primary or other highly visible elevation.
  - We will not be removing or concealing any character-defining roof features.
- 3.1.10. Do not introduce roof features or details to a building or site that would create a false historical appearance.
  - We will not be introducing any roof features or details that would create a false historical appearance.

We are following the above design standards as closely as possible while also preventing further damage to the property caused by interior leaks. We have replaced and repaired the existing shingles on multiple occasions, but it has not solved our problems with leaks. Our roofer has suggested that we are chasing a problem that will not be resolved by using current roofing material in the low-pitch areas of the subject property.

Property Owner Information

Property Owner Name

Ashlee Hicks, Colin Hicks

Property Owner Signature

true

Existing Material, color-matched new material
New material will be non-straited standing-seam metal, 16" wide with a 1" seam and hidden fastener system. The material is Galvalume, 26 gauge. The paint is factory applied Kynar. The manufacturing company is Metal Panels Inc. The color will match the existing shingles as closely as possible. Please see below for pictures of current shingle color (left) and color of proposed material (right).

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Photos of Subject Property and Other Cameron-McCauley Homes for Showing Precedent

We are following design standards as closely as possible while also preventing further damage to the property caused by interior leaks. We have replaced and repaired the existing shingles on multiple occasions, but it has not solved our problems with leaks. Our roofer has suggested that we are chasing a problem that will not be resolved by using current roofing material in the low-pitch areas of the subject property. Due to this, we are proposing the shingles be replaced with the material referred to above.

It should also be noted that there are several other properties in the Cameron-McCauley historic district that have partial metal roofs on low pitch areas of the home. Please see below for photos of subject property and other partial metal roofs in the district, as well as photos of the damage that the leaking roof has caused to the interior and exterior of the subject property.

Photo of front/side of 234 McCauley Street subject property. Area outlined in red will be replaced with proposed roofing material.

Photo of back of 234 McCauley Street subject property. Area outlined in red will be replaced with proposed roofing material.

Additional photos to show roof angles of subject property:

Damage to front porch ceiling of subject property.

Damage to interior ceiling of subject property.

Evidence of Precedent – photos of other Cameron-McCauley Historic District Properties with partial metal roofing material
220 McCauley Street

224 McCauley Street

62. 230 McCauley St. 1915-1925

One-and-a-half-story bungalow with interior chimneys, oversized gabled dormer and engaged front porch. Similar to #232 and 234.

62a. one-story front-gabled small frame shed with exposed rafters

63. 232 McCauley St. 1915-1925

One-and- a- half story bungalow with exterior end-chimney, oversized gabled dormer, engaged front porch, and extensive rear additions.

64. 234 McCauley St. 1915-1925

One-and-a-half-story bungalow with exterior end-chimney, oversized gabled dormer and engaged front porch. Similar to #230 and 232.

65. 236-38 McCauley St. 1925-1932

Two-story brick-veneered duplex with hipped roof, symmetrical facade and paired six-over-one sash windows.

South side 200 Block McCauley St.

66. 209 McCauley St. 1925-1932

One-story frame house with front-gabled roof and gabled porch. Craftsman style features include four-over-one sash windows, bungalow porch supports and exposed rafter ends.

67. 211 McCauley St. c. 1913 Webb House or Caldwell-Mitchell House

Called by some sources the "First President's House," portions of this structure were salvaged from the "President's House," which dated from c.1795 to 1840 and was demolished to make way for Swain Hall at Columbia Street and Cameron Avenue (see discussion of the Junius D. Webb house, above). The salvaged portions were incorporated into new construction by Junius D. Webb on his back lot ca. 1913. In its present configuration, the Caldwell-Mitchell-Webb House is much altered by the application of aluminum siding but, in profile, it suggests a nineteenth-century hipped-roof I-house form. It features an irregularly spaced three-bay fenestration, with double-hung windows (probably dating from the early twentieth century), an entry transom, an interior chimney and a hipped wrap-around porch with turned spindles. The house is associated with the two men who lived longest in it during the nineteenth century. Joseph Caldwell (1773-1835) was educated at Princeton and came to Chapel Hill in the last decade of the 18th century as a professor of mathematics and astronomy, becoming the first president of the University in 1804, a post he resigned in 1812 after what was probably its first successful fund raising campaign. The troubled tenure of Robert Hett Chapman followed after which Caldwell was prevailed upon to return as president in 1816, an office he held until his death in 1835, having lived in the house only a few years, off and on. He was replaced in an acting capacity by Professor Elisha Mitchell (1783-1857), the other long-time resident -some four decades, in fact-of the first President's house.

234 McCauley Street

HOUSE
1915-1925
NR nomination: One-and-a-half-story bungalow with exterior end-chimney, oversized gabled dormer and engaged front porch. Similar to #230 and 232.

In the 1998 survey, this was deemed a Contributing Building.

2015 Survey Update: Similar in form and detail to the neighboring house at 232 McCauley, this bungalow features German-profile weatherboards, eight-over-eight wood-sash windows, including paired windows in the side gables and on the gabled front dormer, knee brackets in the gables, exposed rafter tails, and exterior brick chimneys on the right (east) and left (west) elevations. The one-light-over-one-panel door has matching sidelights and is sheltered by a full-width, engaged, shed-roofed porch that wraps around the right elevation as a hip-roofed porch, the rearmost bay of which is enclosed. The porch is supported by tapered wood posts on brick piers, installed since 1992, and has a low matchstick railing. A full-width, shed-roofed wing, perhaps an enclosed porch, extends across the rear (north) elevation with a gabled dormer at the right rear (northeast). A series of additions at the rear include a one-story, gabled wing at the right rear that connects to a one-story, side-gabled wing. A shed-roofed section at the left rear (northwest), west of the side-gabled wing, connects to a front-gabled wing that extends deep into the rear yard.

A large gabled rear dormer is visible on the side elevations and there is a one-story, gabled wing at the left rear (northwest) that extends beyond the left elevation. This wing, which houses a separate apartment, has German-profile

weatherboards, high windows on the left elevation, and a solid door with three lights on the south elevation, facing the street.

SOURCES: Kaye Graybeal, National Register of Historic Places Nomination: West Chapel Hill Historic District, Orange County OR1439 (Raleigh, NC: North Carolina State Historic Preservation Office, 1998); Heather Slane and Cheri Szcodronski, 2015 Survey Update (NCSHPO HPOWEB 2.0, accessed 10 Jan. 2020); courtesy of the North Carolina State Historic Preservation Office.

According to Orange County property data as of 2021:
Plot size: 0.34 acres
Building size: 3,409 sq. ft.
Ratio: Building/Plot: 0.230
For link to this information: https://property.spatialest.com/nc/orange/#/property/9788258163

For link to 1925-1959 Sanborn maps and map data for this property:
https://unc.maps.arcgis.com/apps/webappviewer/index.html?id=711a3b4017eb48c0acffc90cf2472f57&level=8&center=-79.0575,35.90734

Cite this Page:

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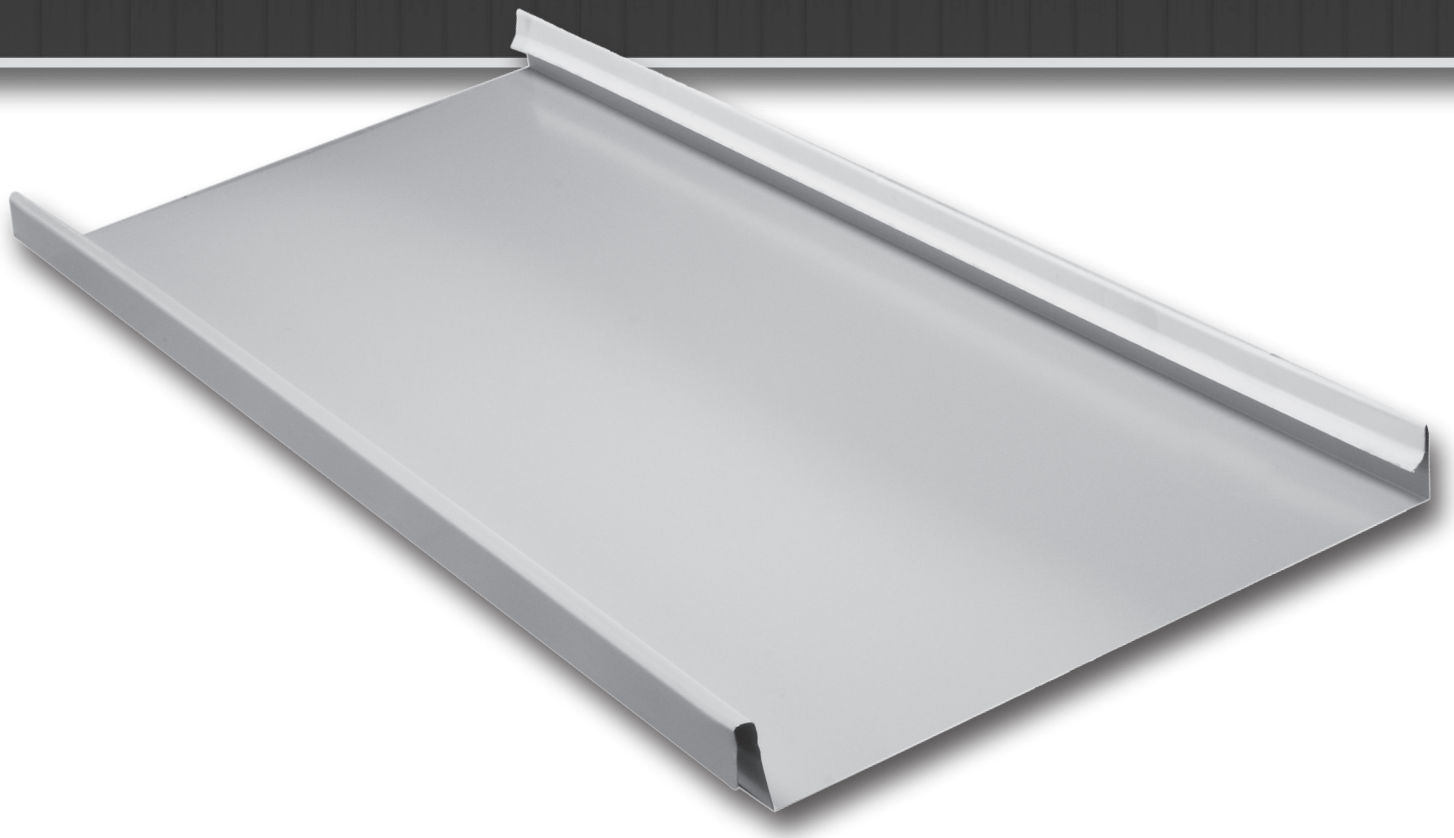
TRIAD CORRUGATED METAL, INC.

COMMERCIAL | RESIDENTIAL | AGRICULTURAL



Snap Loc Panel Guide

Snap Loc metal panels are a perfect fit for residential, architectural and commercial applications. The panels combine a clean, attractive look with strength and durability. Snap Loc is self-locking with excellent performance and ease of installation, making it an appealing choice for new or re-roofing projects.

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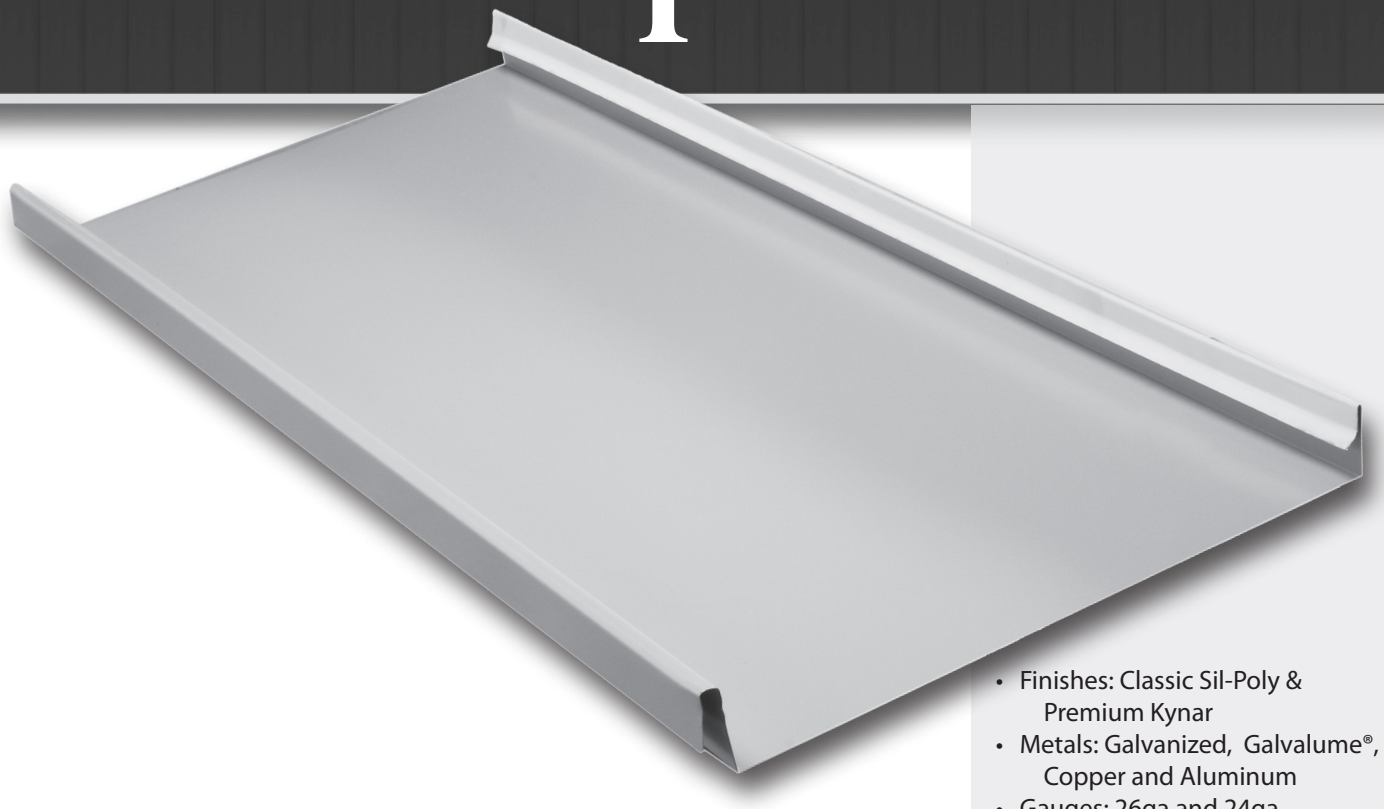
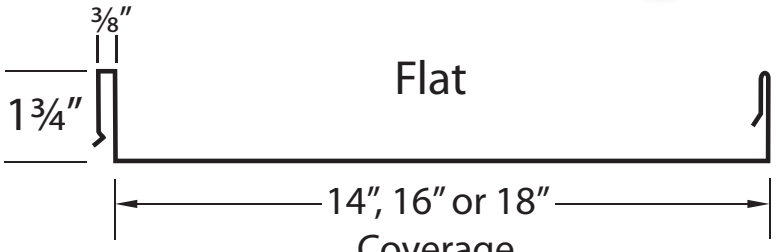
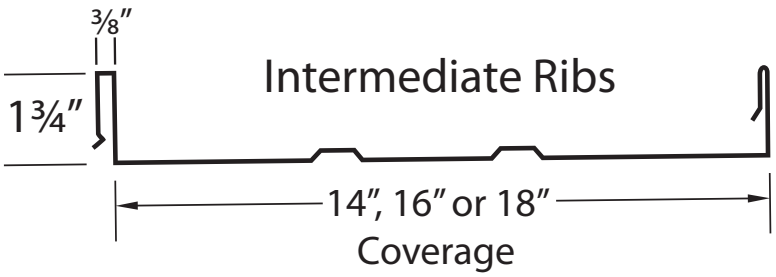
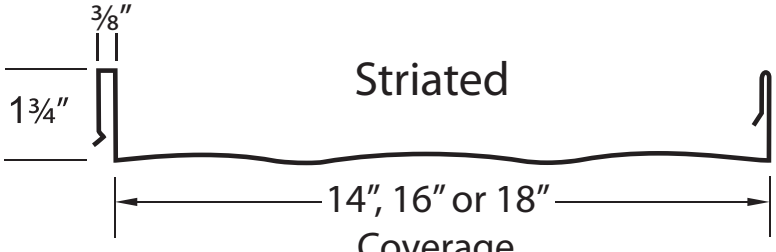
Snap Loc









- Finishes: Classic Sil-Poly & Premium Kynar
- Metals: Galvanized, Galvalume®, Copper and Aluminum
- Gauges: 26ga and 24ga
- Features:
  - Δ Architectural/ structural integral standing seam panel
  - Δ Applies over open framing or solid substrate
  - Δ Snap together panel system
  - Δ Minimum roof slope: 1:12
  - Δ Length cut to the inch

ACCESSORIES

Number in circles refer to page numbers in TCM Metal Roofing Guide.

TCM Snap Loc (24G x 16")

Panel Description & Summary Test Data

PANEL DESCRIPTION: 1-3/4" Snaploc panel, 24 gauge (0.023" min.), MSG coated steel, 16" max width, 1-3/4" tall rib, painted or unpainted. (material complies with FBC 2007, Sections 1504.3.2). Bare galvanized limited warranty - 20 years for integrity and corrosion perforation, "Galvalume" limited warranty - 25 years.

PAINT SYSTEMS: Silicone polyester (Limited warranty 40 year for integrity and adhesion, 30 year for chalking, 30 year for fade resistance.) Kynar Fluoropon (Limited warranty 35 years for integrity and adhesion, 30 years for chalking, 30 years for fade resistance.)

PANEL CLIP & FASTENER: Clip -One piece "1500SNS" 3.5" long @18" O.C. max. Fastener (2) #10-12 X 1", #2 Phillips Drive, Low profile screw per clip. (Corrosion resistant per FBC 2007 Section 1507.4.4)

MAXIMUM ALLOWABLE PANEL UPLIFT PRESSURE: 112.5 PSF, pressure based on UL 580/UL 1897 testing, UL construction #508,508a.

ROOF PANEL FIRE RATING: Panel has a Class B fire exposure rating in accordance with FBC Section 1505.3 without an additional fire barrier.

MINIMUM ROOF SLOPE: 3:12 Minimum slope (complies with FBC 2007, Section 1507.4.2 and manufacturers recommendations.)

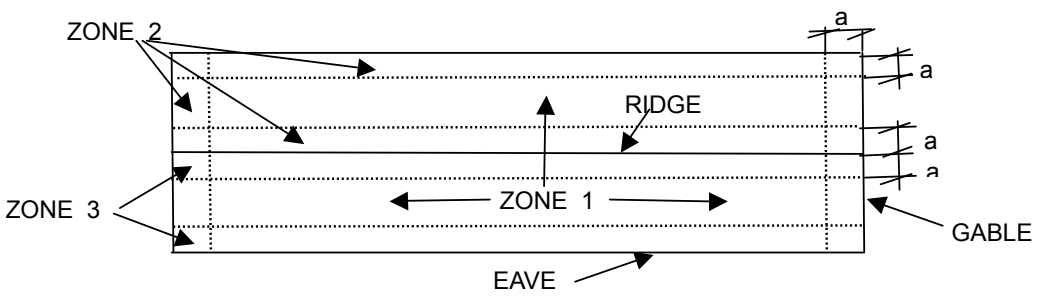
SUBSTRATE: Min. 19/32" thick, APA rated plywood, grade C-D, All joints sealed with one part urethane sealant feathered out from the joint. Plywood must be designed in accordance with FBC 2004.

VAPOR BARRIER: Recommended synthetic sheet (Titanium UDL30), Minimum 30# asphalt saturated organic felts paper in accordance with ASTM D226, Type I or Type II.

TESTING (Dated July, 2003)

Test is based on 24 gauge 16" wide panel with 1-3/4" rib installed over 19/32 plywood
Buildings having a mean roof height less than or equal to 20', roof slope PF 3:12 to 12:12.
Wind speeds 110 - 140 MPH, exposure C, 1=1.0, based on FLORIDA BUILDING CODE 2004

1-3/4" RIB - 24 GA. SNAP LOC, 16" WIDE FASTENER SPACING					
			WIND SPEED ZONE		
			110	120	130
ZONE	FASTENER	SUBSTRATE	MAX. ON CENTER SPACING	ON CENTER SPACING	ON CENTER SPACING
ZONE 1	(2) #10-12 X 1" /clip	19/32" CDX SEALED	508A - 36" / 508 - 18"	36"	36"
ZONE 2	(2) #10-12 X 1" /clip	19/32" CDX SEALED	508A - 36" / 508 - 18"	36"	36"
ZONE 3	(2) #10-12 X 1" /clip	19/32" CDX SEALED	508A - 36" / 508 - 18"	36"	36"

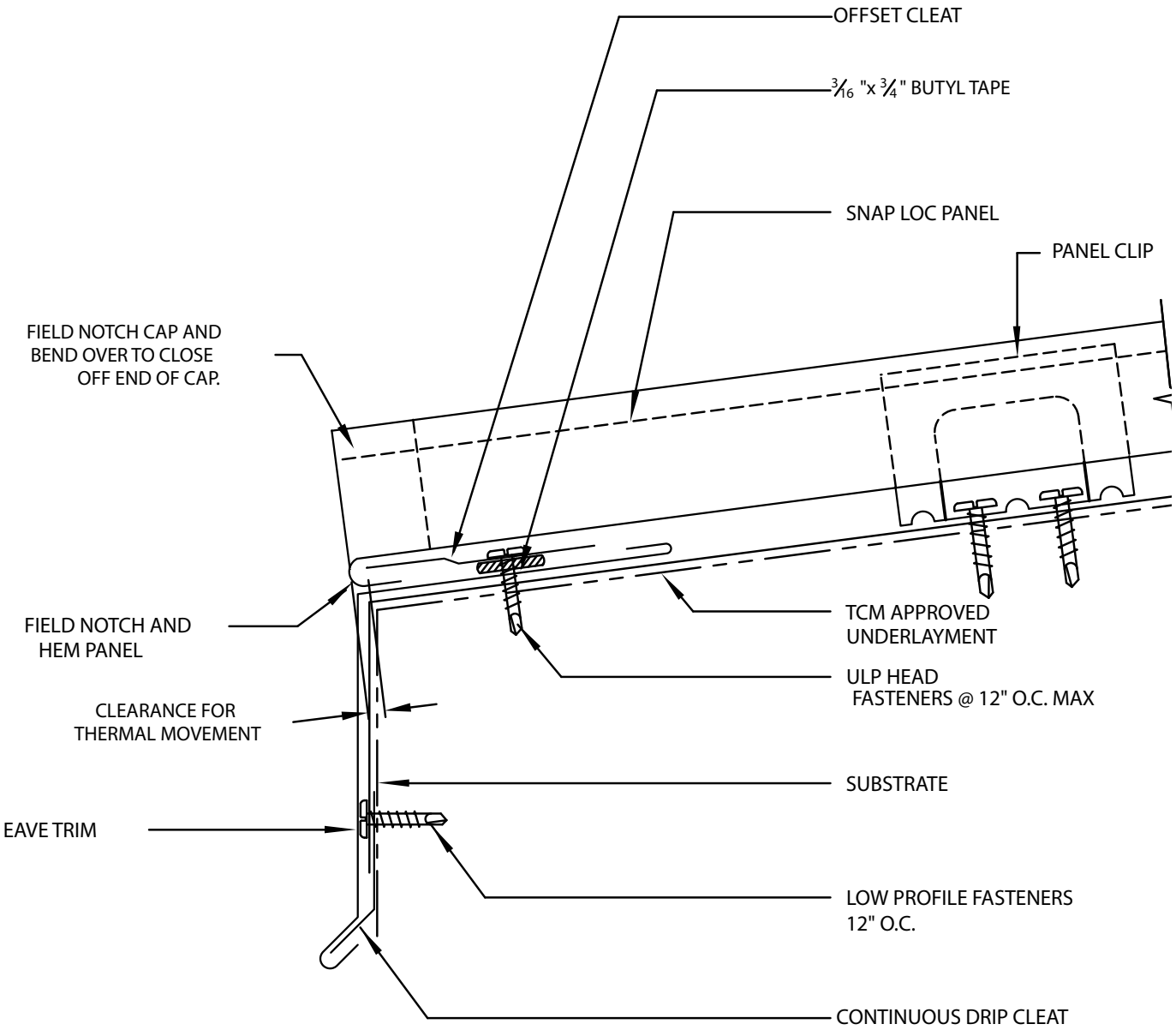


NOTE: Dimension (a) is defined as 10% of the minumum width of the building or 40% of the mean height of the roof, whichever is smaller, however, (a) cannot be less than either 4% of the minimum width of the building or 3 feet.

Additional panel test data available upon request

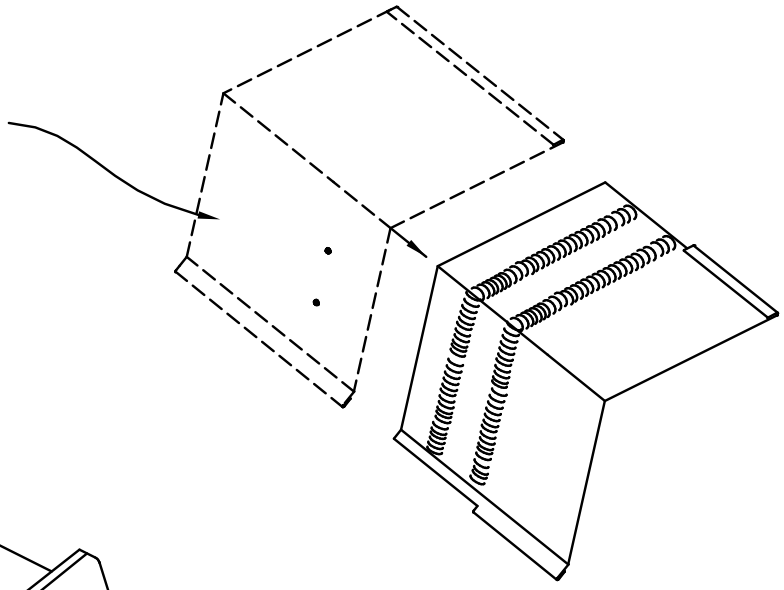
Snap Loc

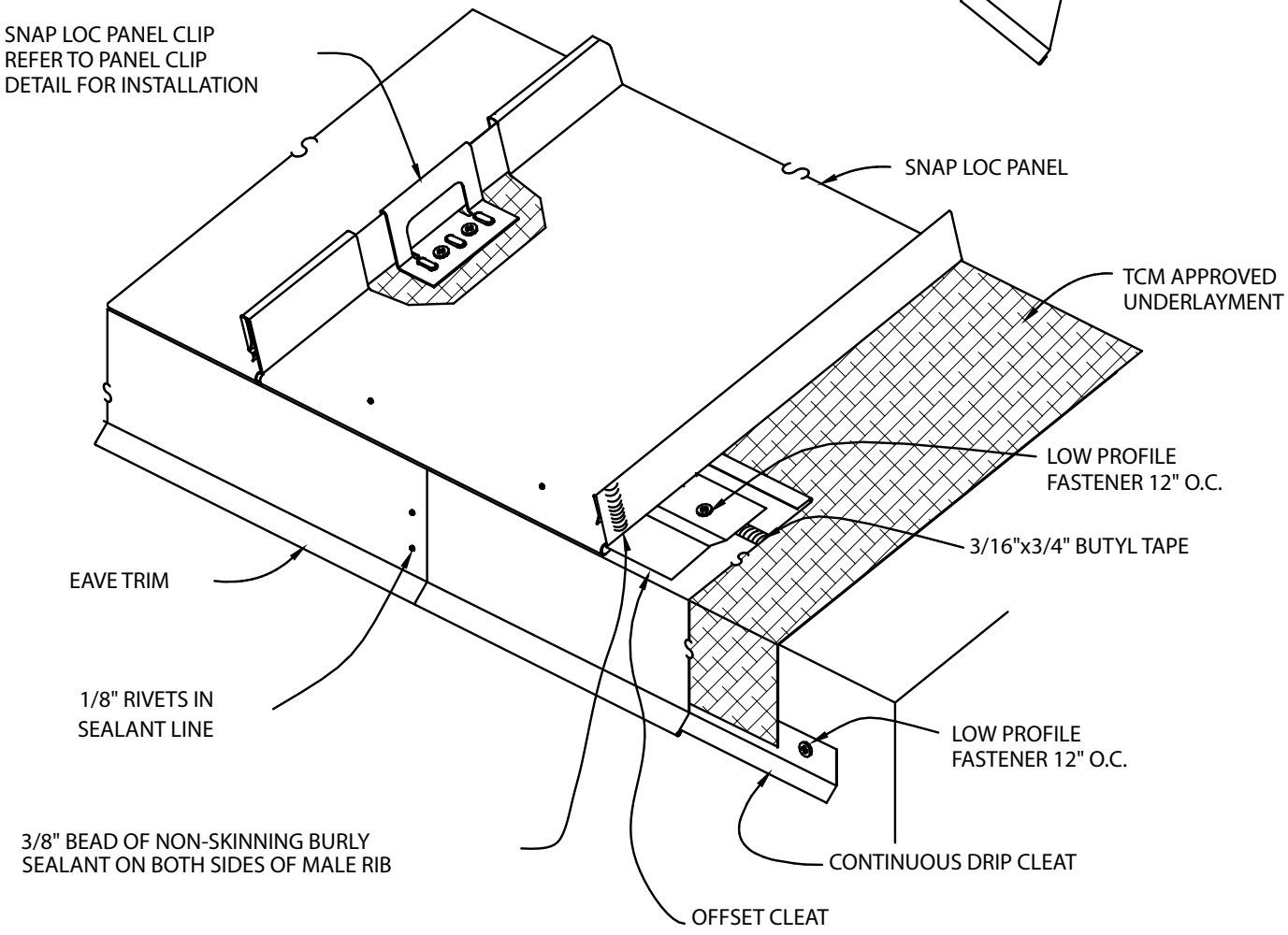
Eave Section



Snap Loc

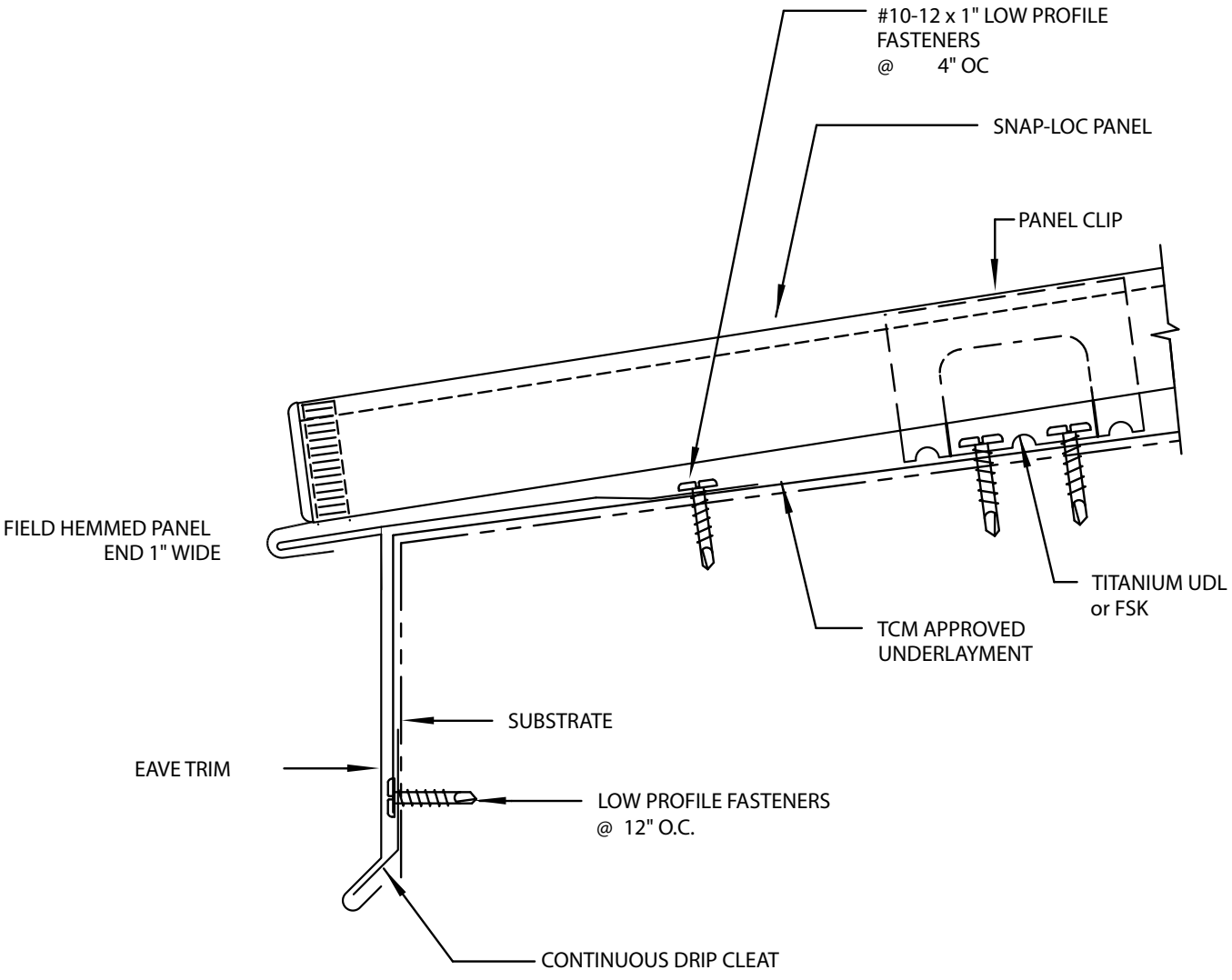
Eave
ISO View





Snap Loc

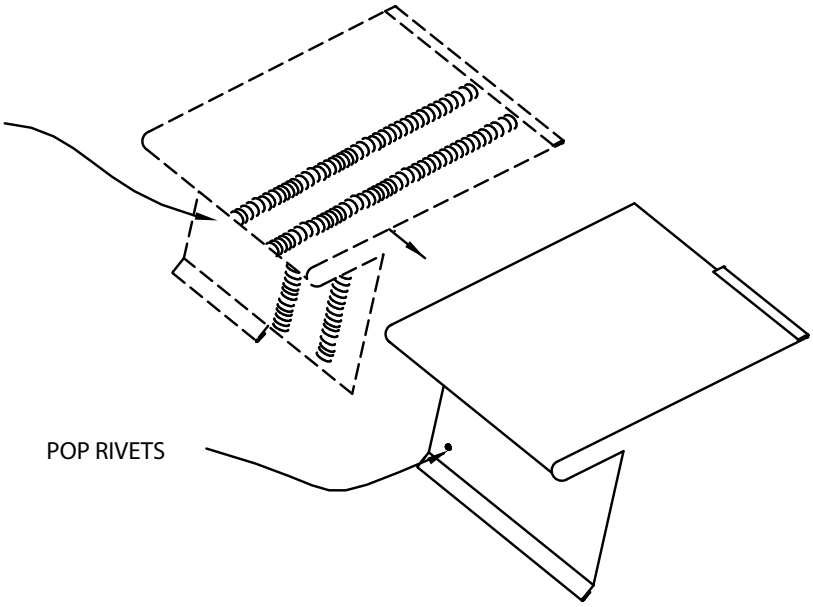
Low Eave Section

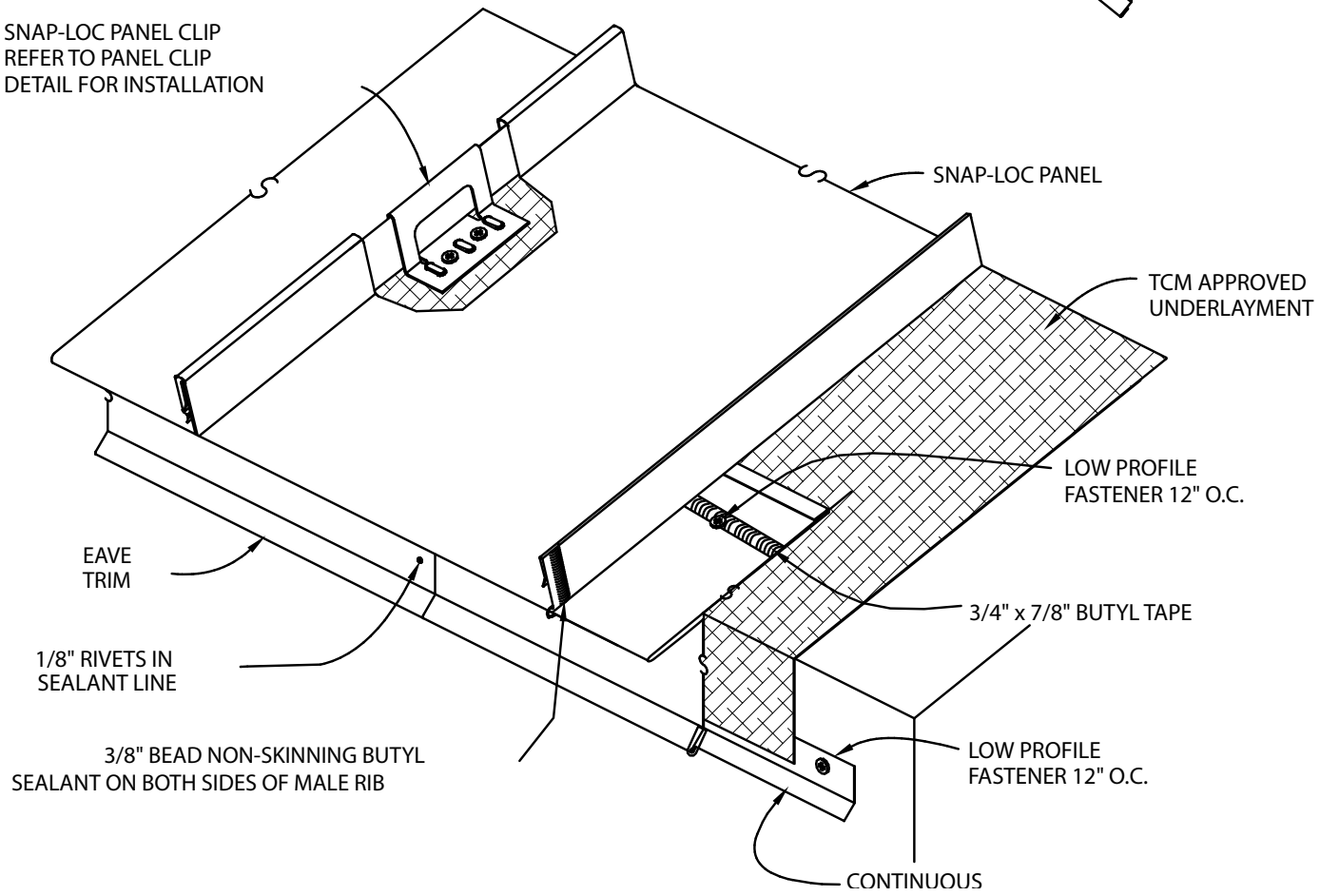


Snap Loc

Low Eave
ISO View

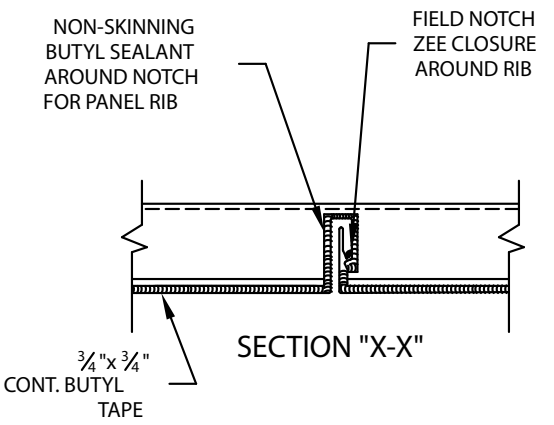
FIELD NOTCH HEMS OF COVERED EAVE TRIM 3" LONG AND 1/8" WIDE AT SPLICE. APPLY (2) 3/8" BEADS OF NON-SKINNING BUTYL SEALANT TO TOPSIDE OF COVERED EAVE TRIM BEFORE ENGAGING. USE 2 POP RIVETS TO FASTEN.

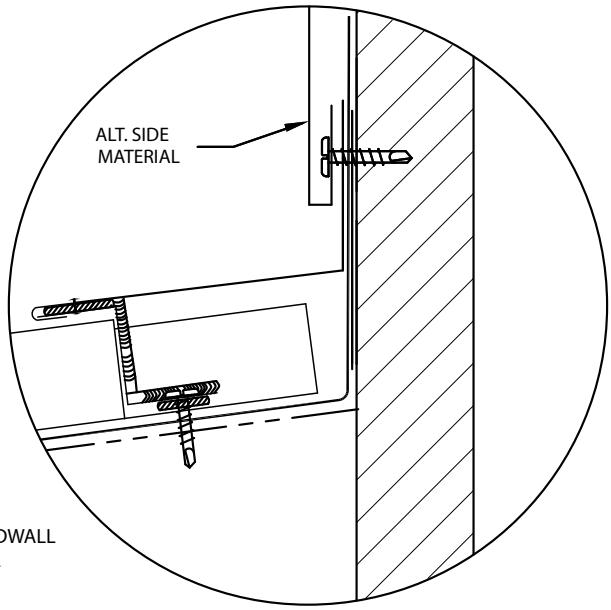




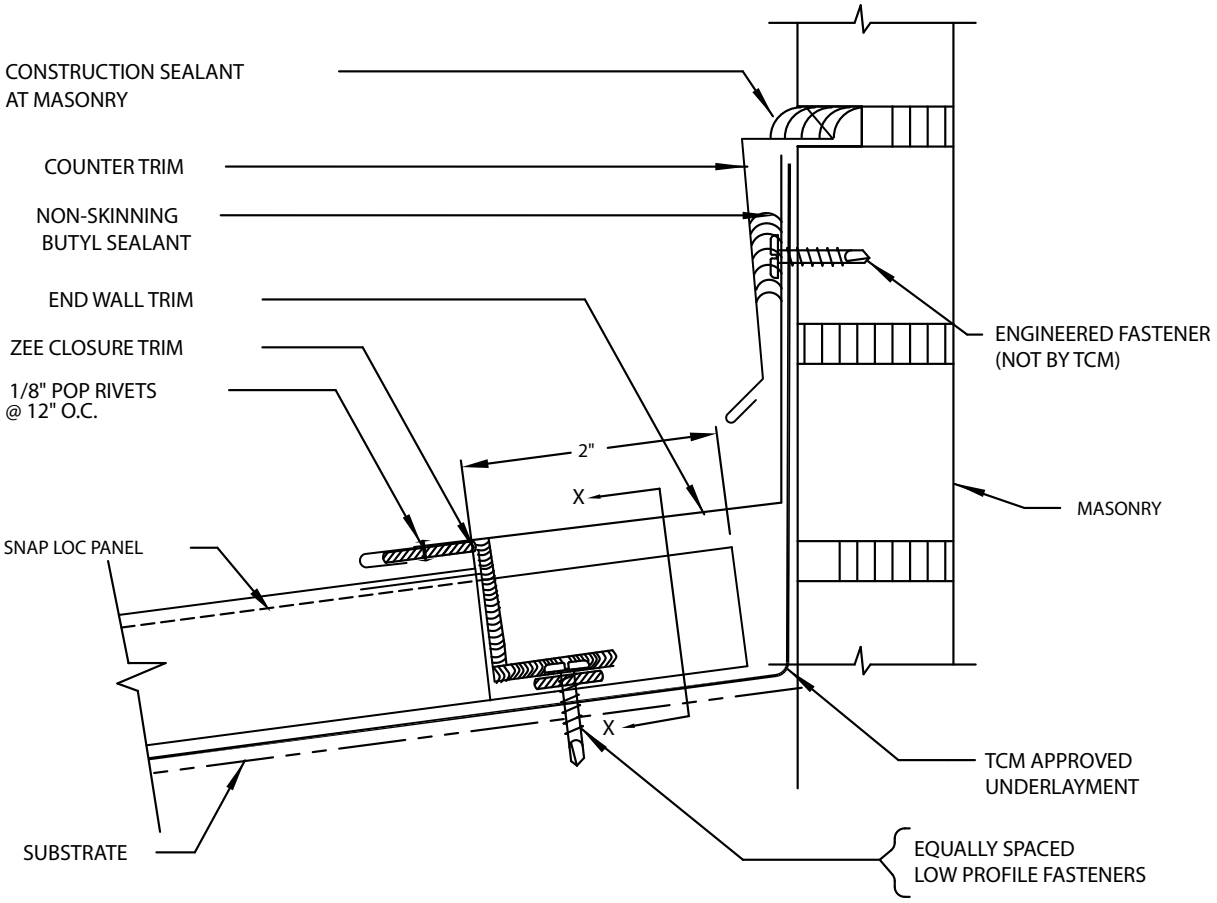
Snap Loc

End Wall Section



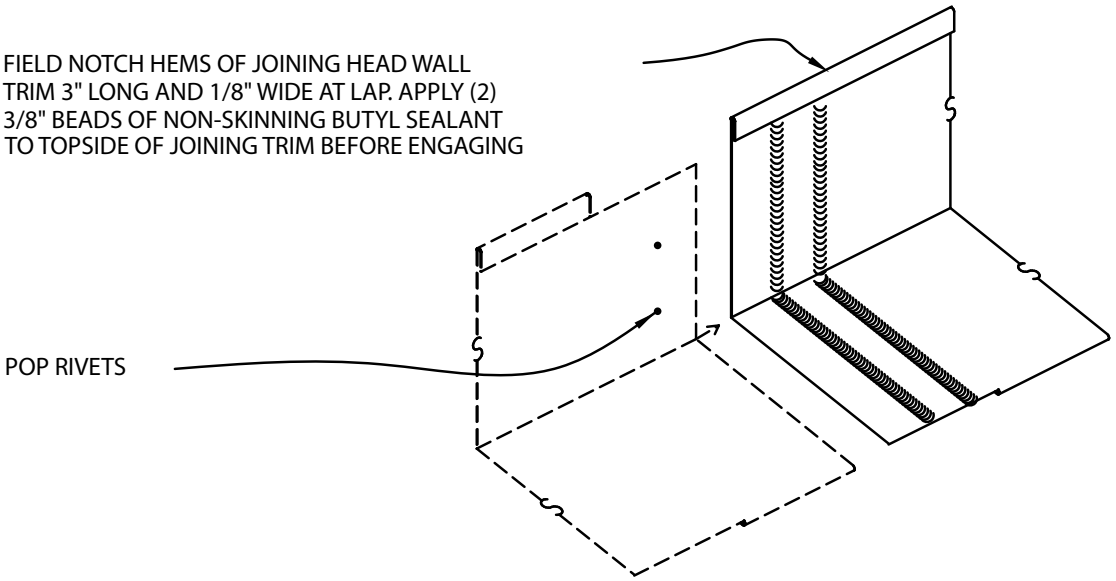


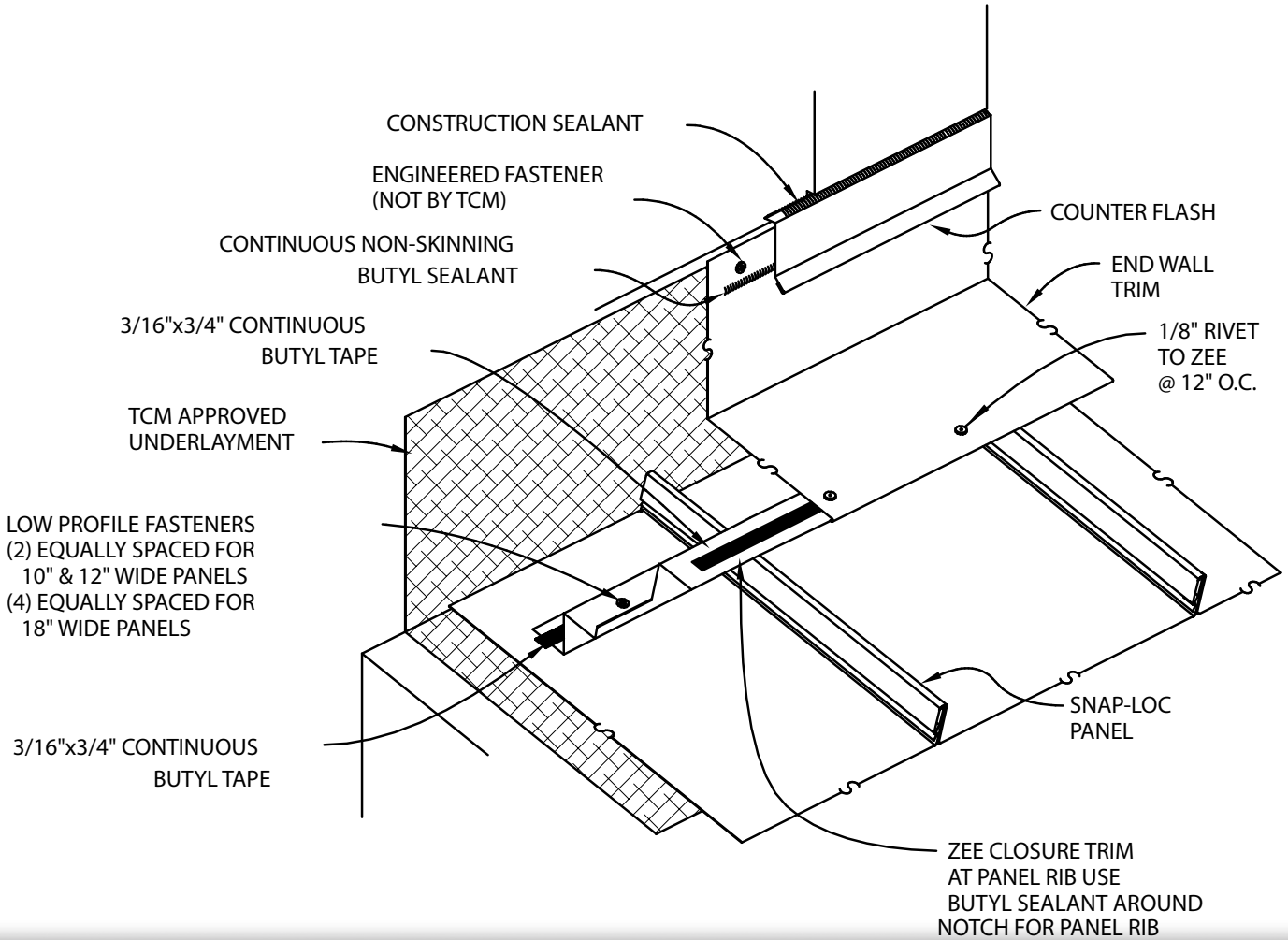
ALTERNATE ENDWALL INSTALL DETAIL

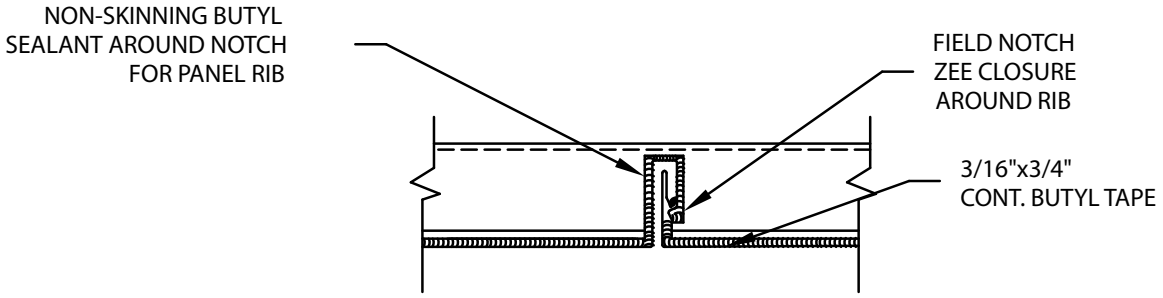


Snap Loc

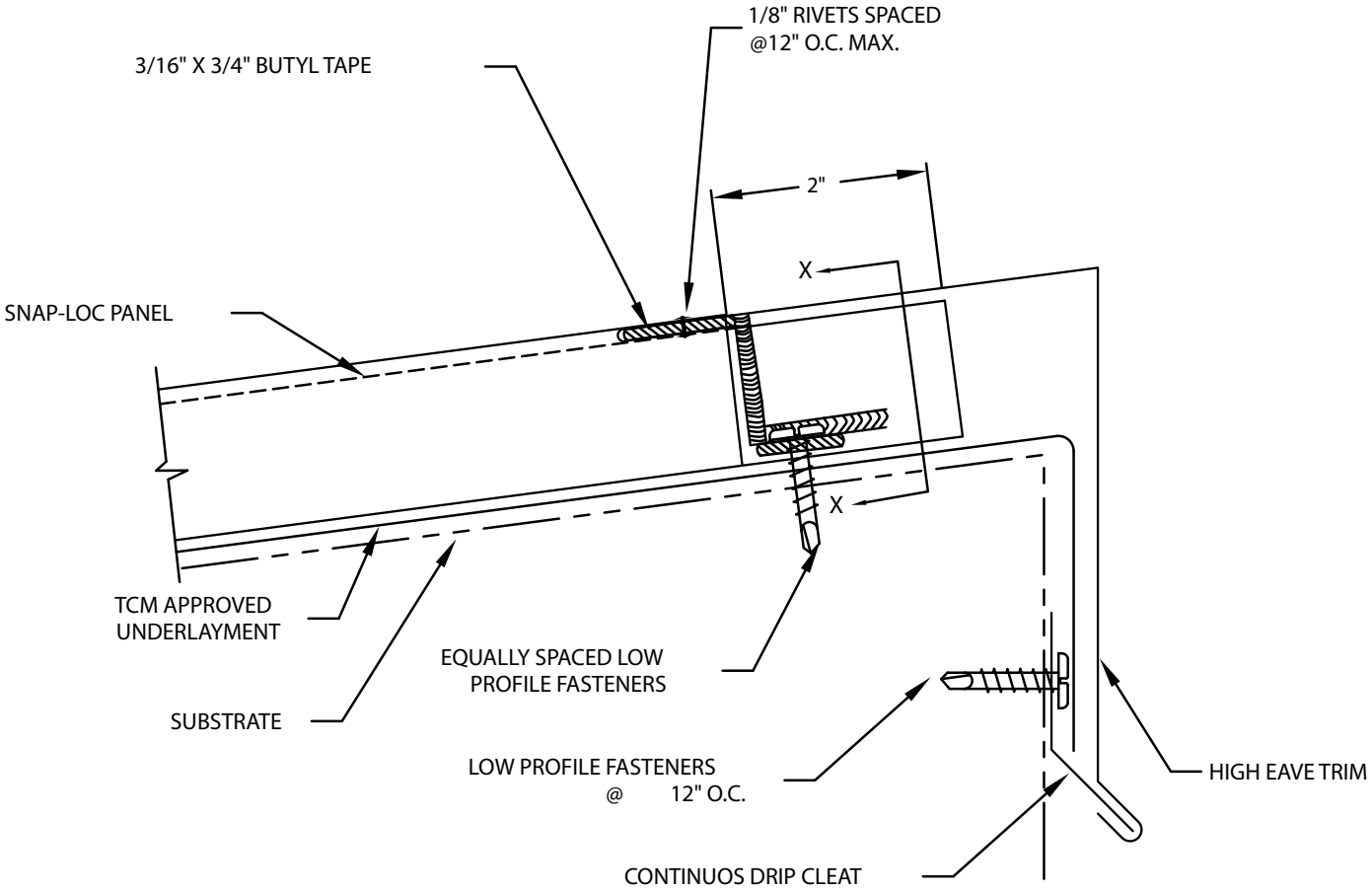
End Wall
ISO View





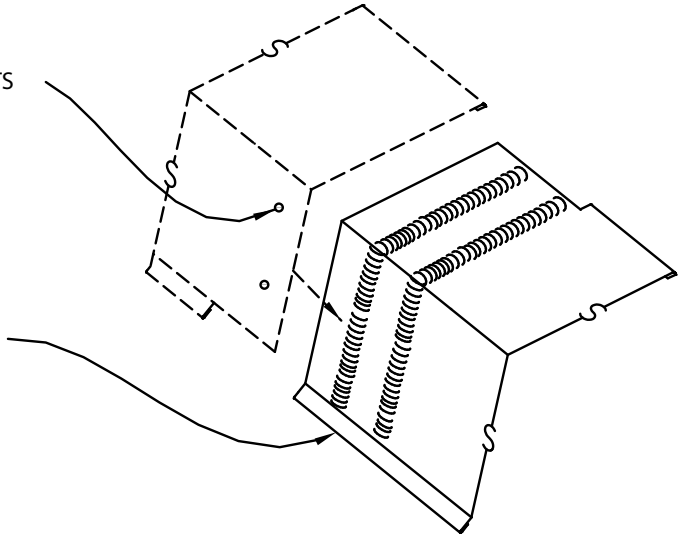

NON-SKINNING BUTYL SEALANT AROUND NOTCH FOR PANEL RIB
FIELD NOTCH ZEE CLOSURE AROUND RIB
3/16"x3/4" CONT. BUTYL TAPE

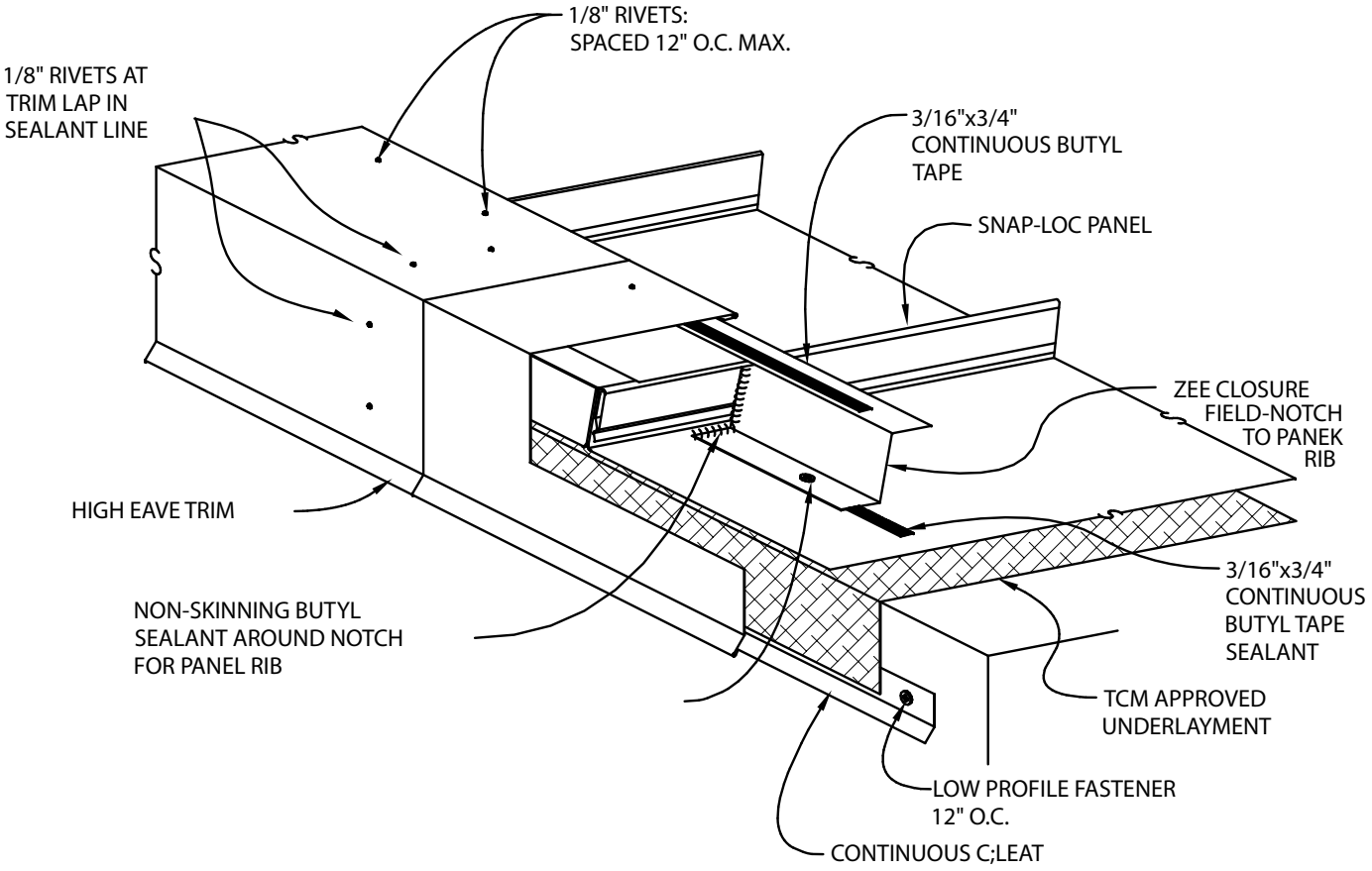
SECTION "X-X"


1/8" RIVETS SPACED @12" O.C. MAX.
3/16" X 3/4" BUTYL TAPE
2"
X
SNAP-LOC PANEL
X
TCM APPROVED UNDERLAYMENT
EQUALLY SPACED LOW PROFILE FASTENERS
SUBSTRATE
LOW PROFILE FASTENERS @ 12" O.C.
HIGH EAVE TRIM
CONTINUOS DRIP CLEAT

Snap Loc

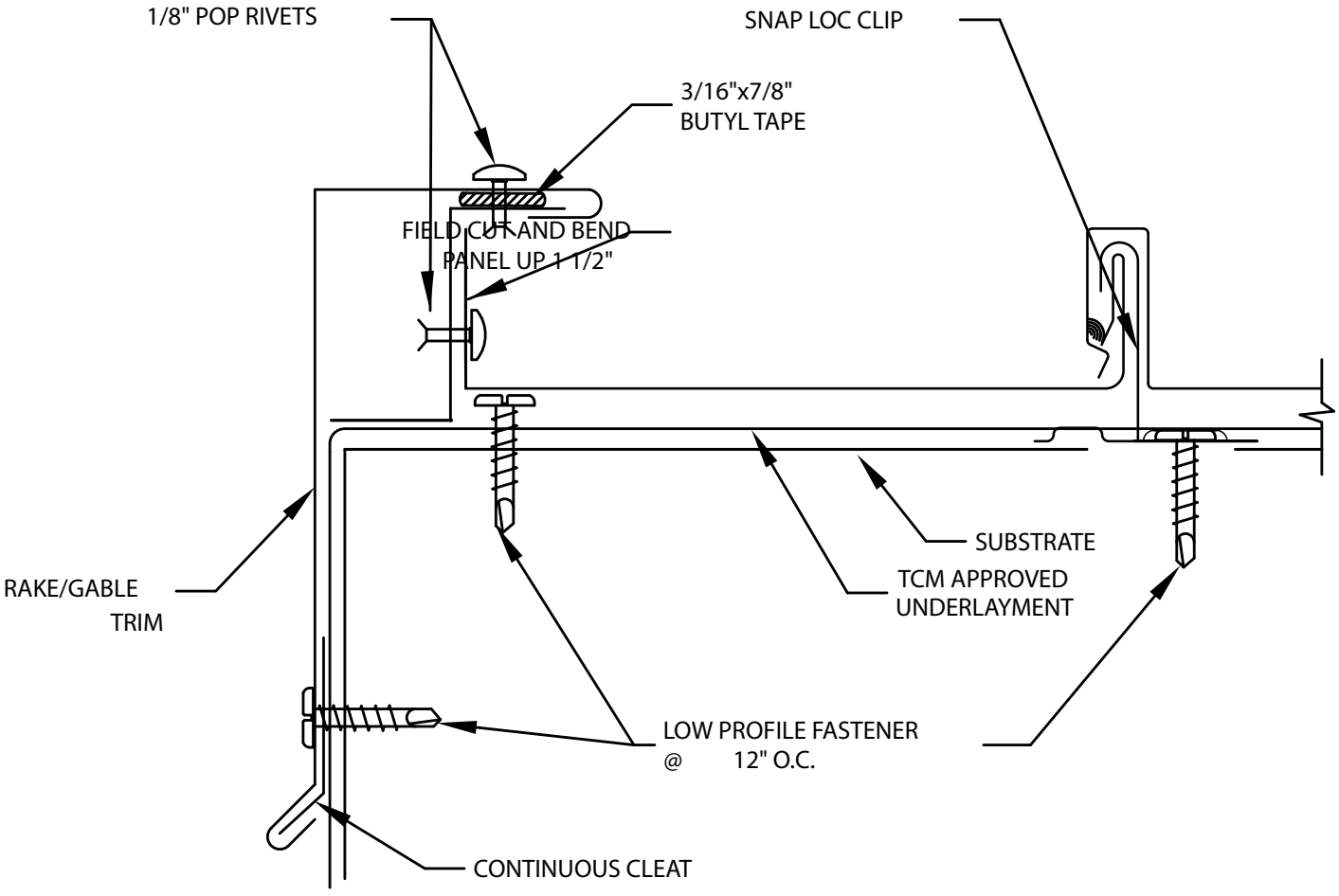
High Eave
ISO View





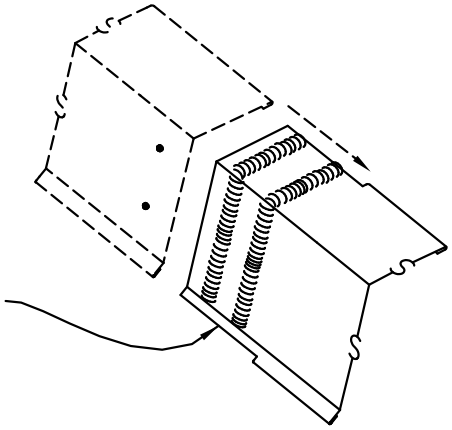
Snap Loc

Rake A
Section

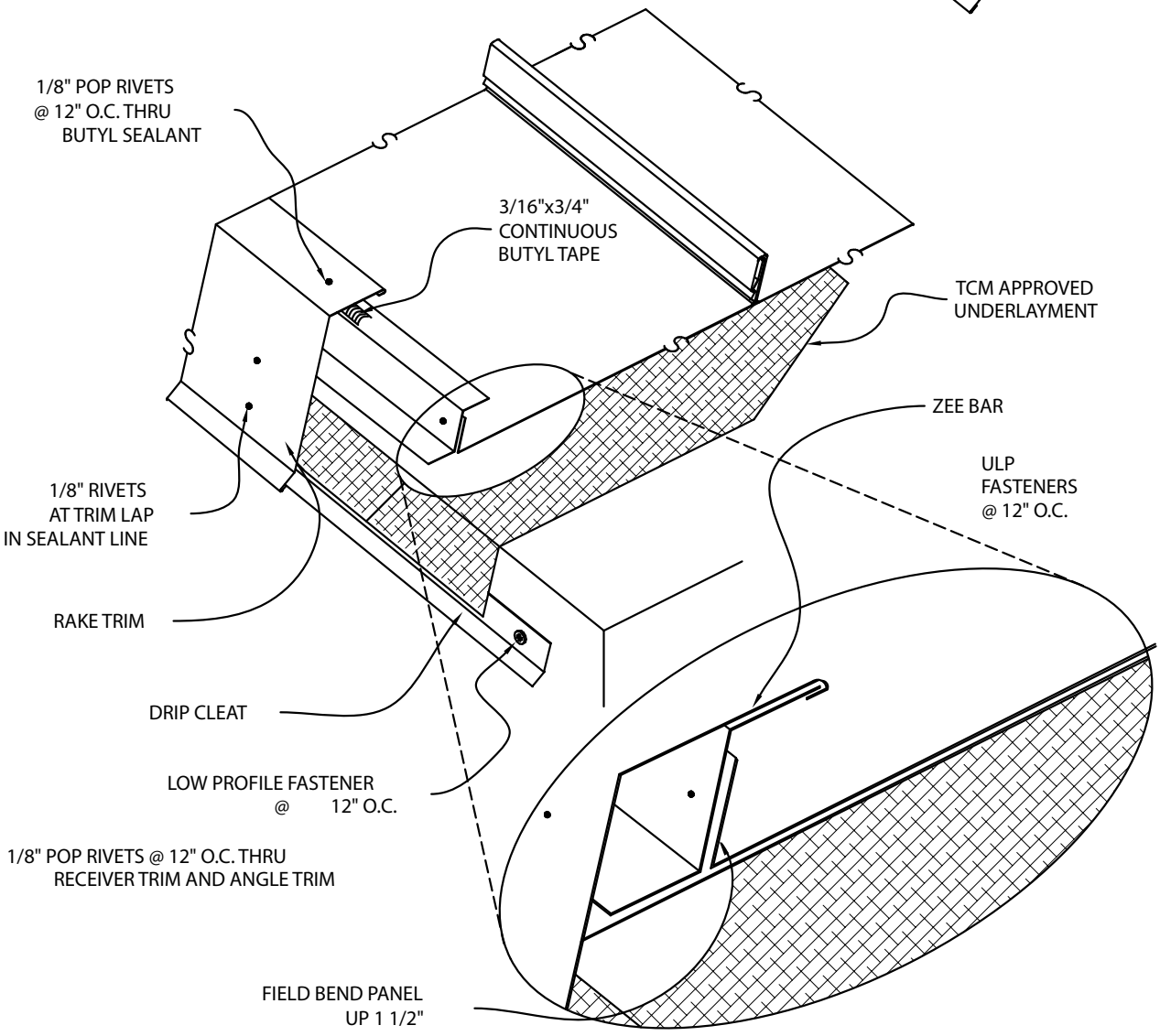


Snap Loc

Rake A
ISO View

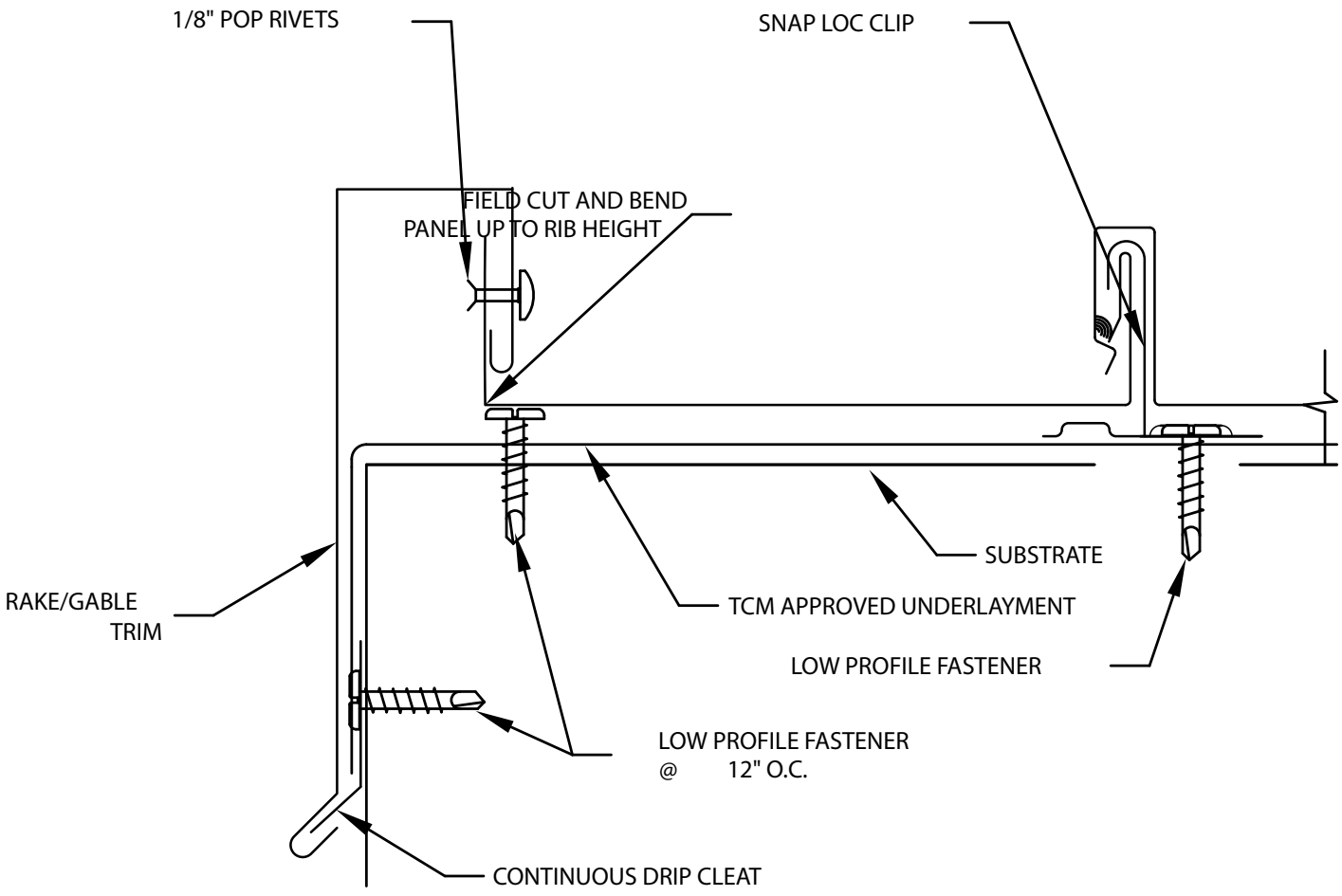


FIELD NOTCH HEMS OF UNDER TRIM PIECE
3" LONG AND 1/8" WIDE AT SPLICE. APPLY (2)
3/8" BEADS OF NON-SKINNING BUTYL SEALANT
TO TOPSIDE OF UNDER PIECE USE 2 POP RIVETS
TO SECURE BEFORE ENGAGING.



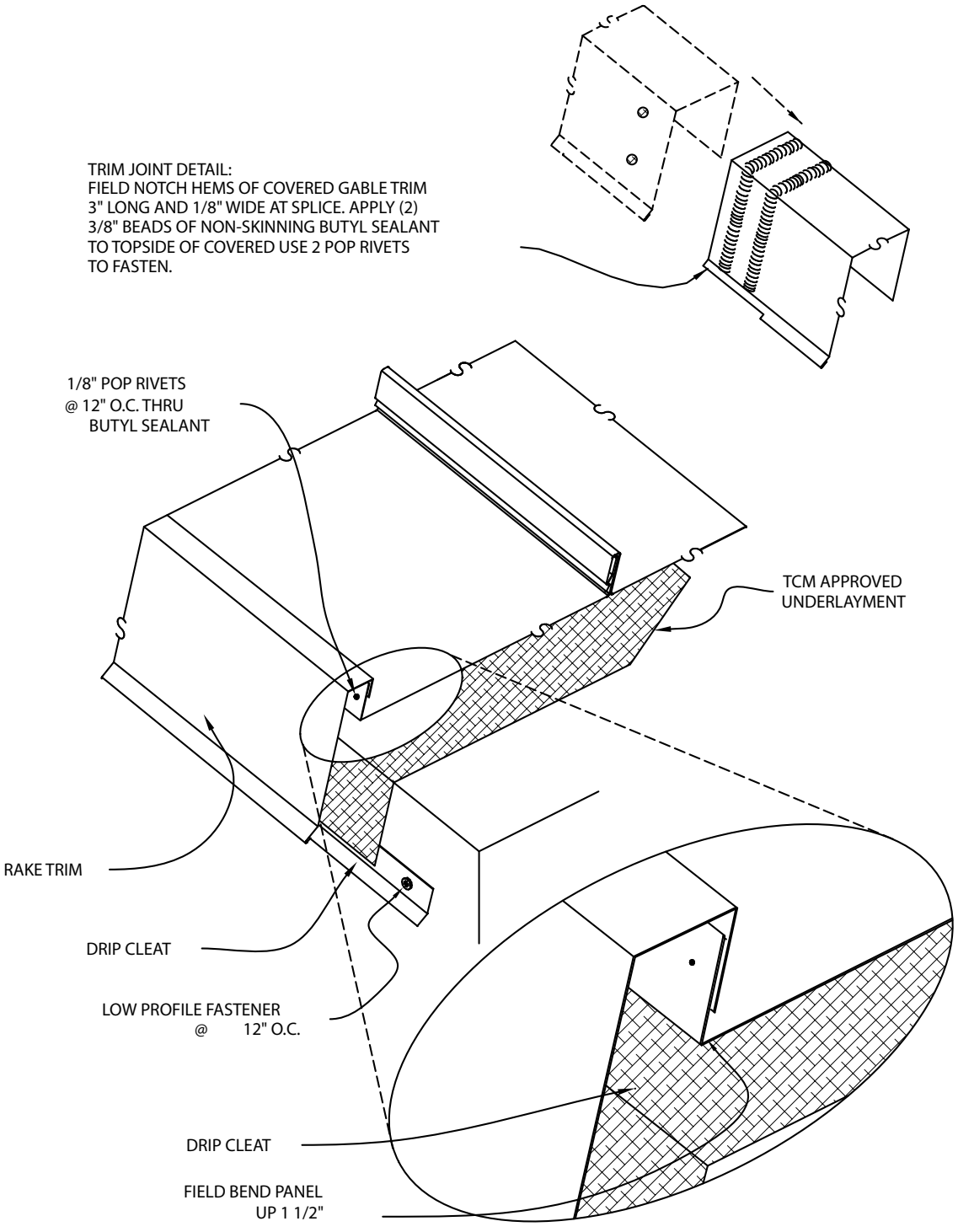
Snap Loc

Rake B
Section

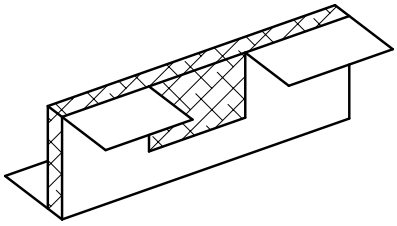


Snap Loc

Rake B
ISO View

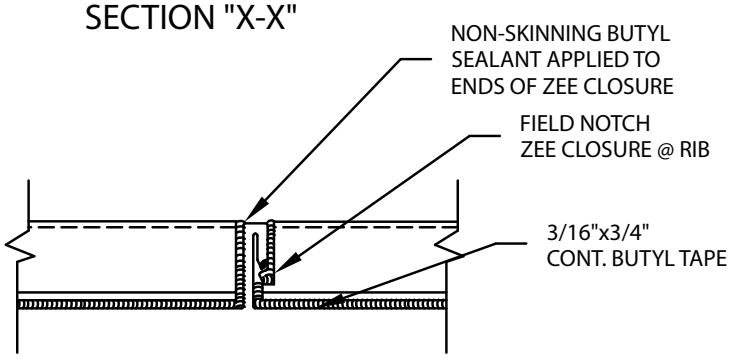


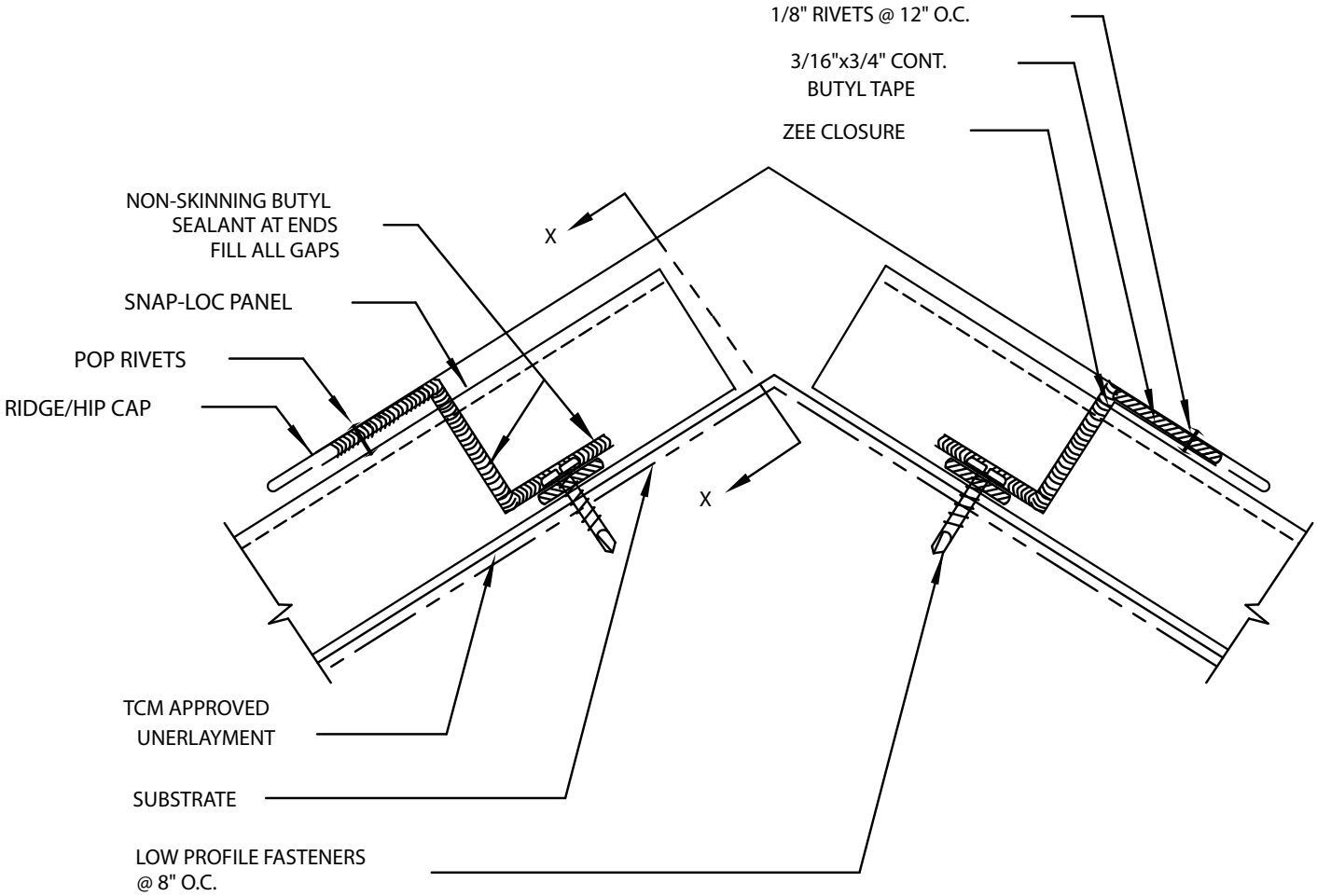
ALTERNATE: VENTED RIDGE



NOTE: TO VENT RIDGE NOTCH ZEE BAR
1" DEEP/INSERT VENTING
CLOSURE MATERIAL BEHIND

SECTION "X-X"

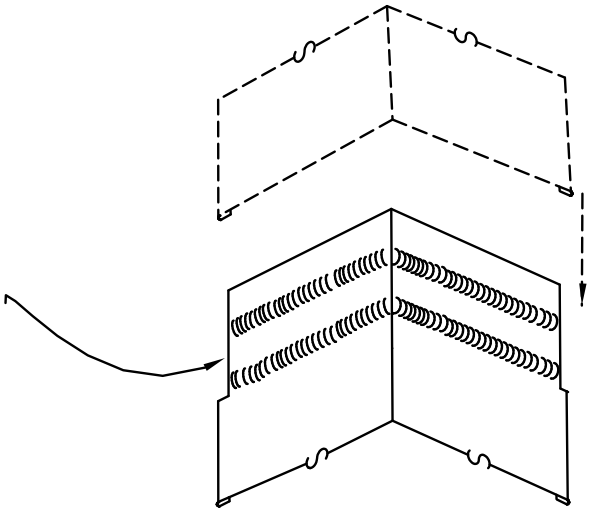


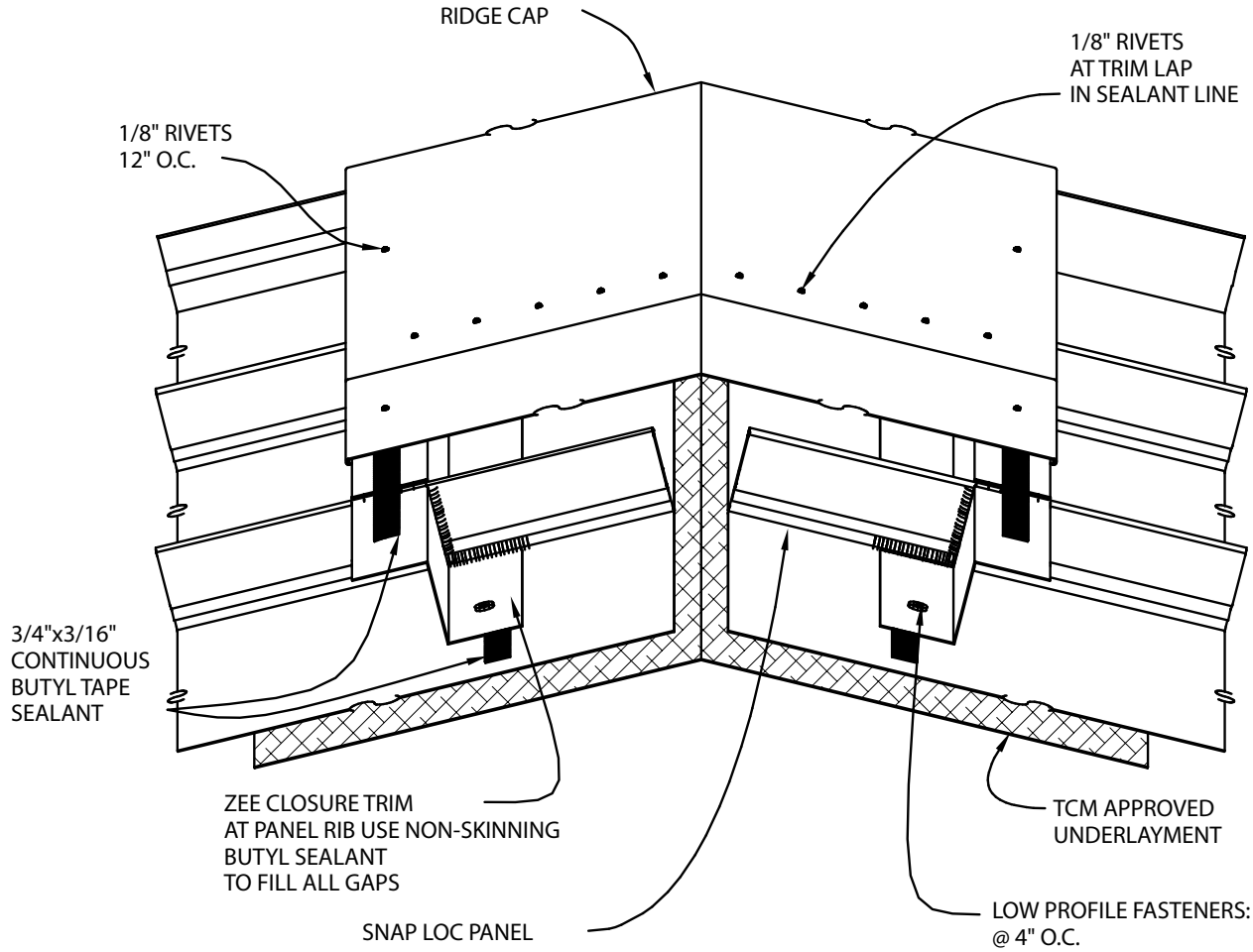


Snap Loc

Ridge/Hip
ISO View

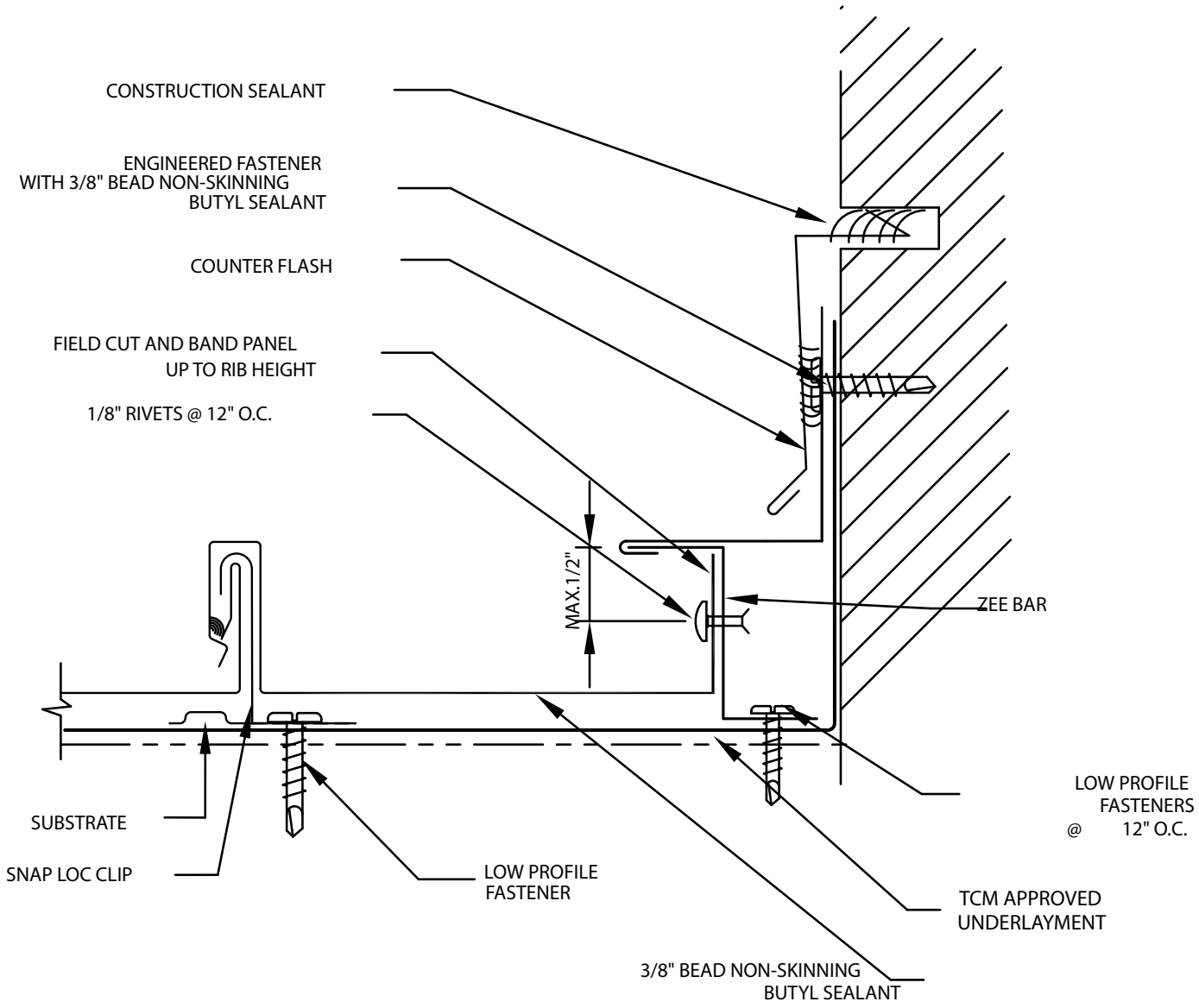
FIELD NOTCH HEMS OF UNDER TRIM PIECE 3" LONG AND 1/8" WIDE AT SPLICE. APPLY (2) 3/8" BEADS OF NON-SKINNING BUTYL SEALANT TO TOPSIDE OF UNDER HIP CAP USE POP RIVETS TO SECURE BEFORE ENGAGING.





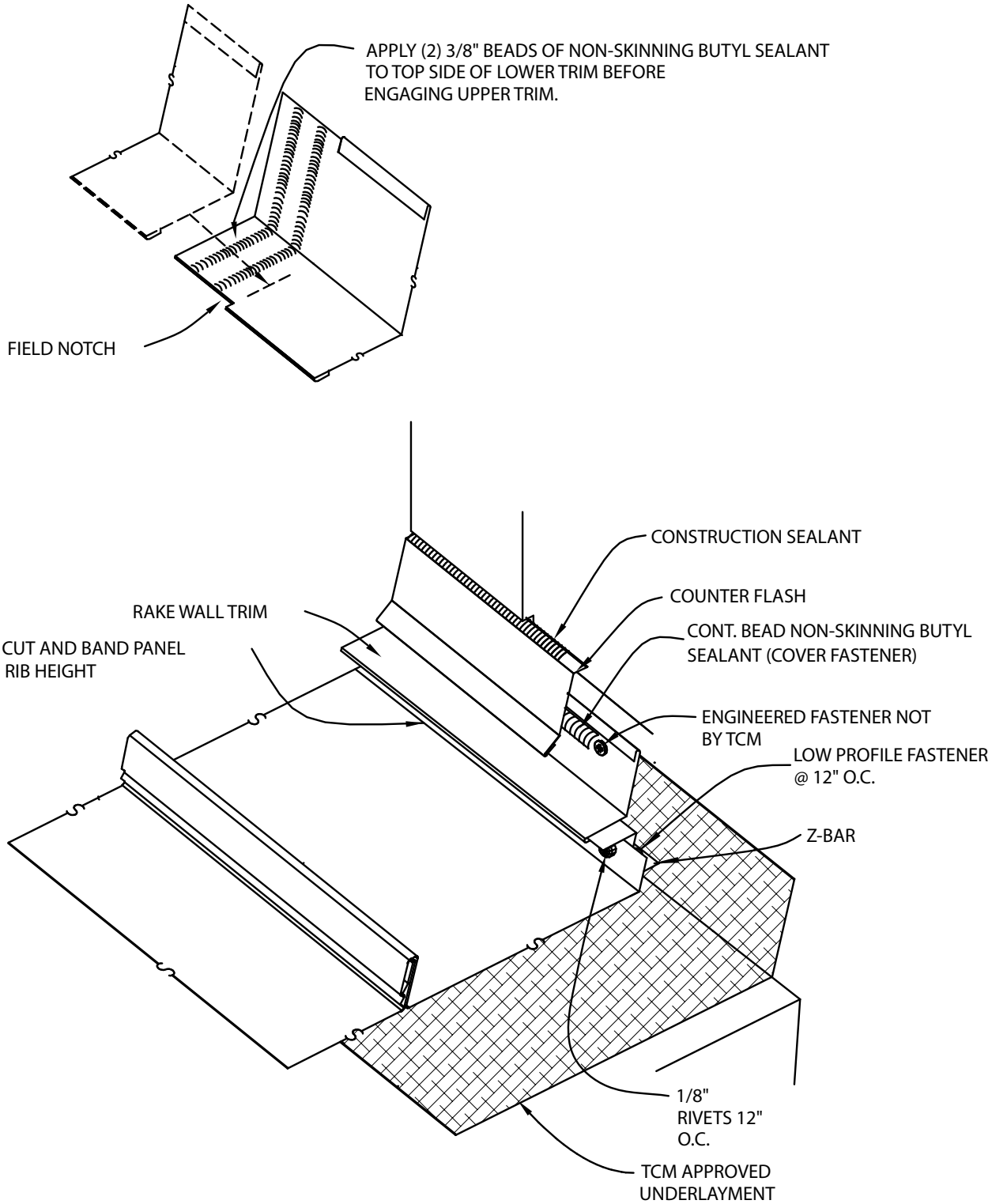
Snap Loc

Side Wall Section



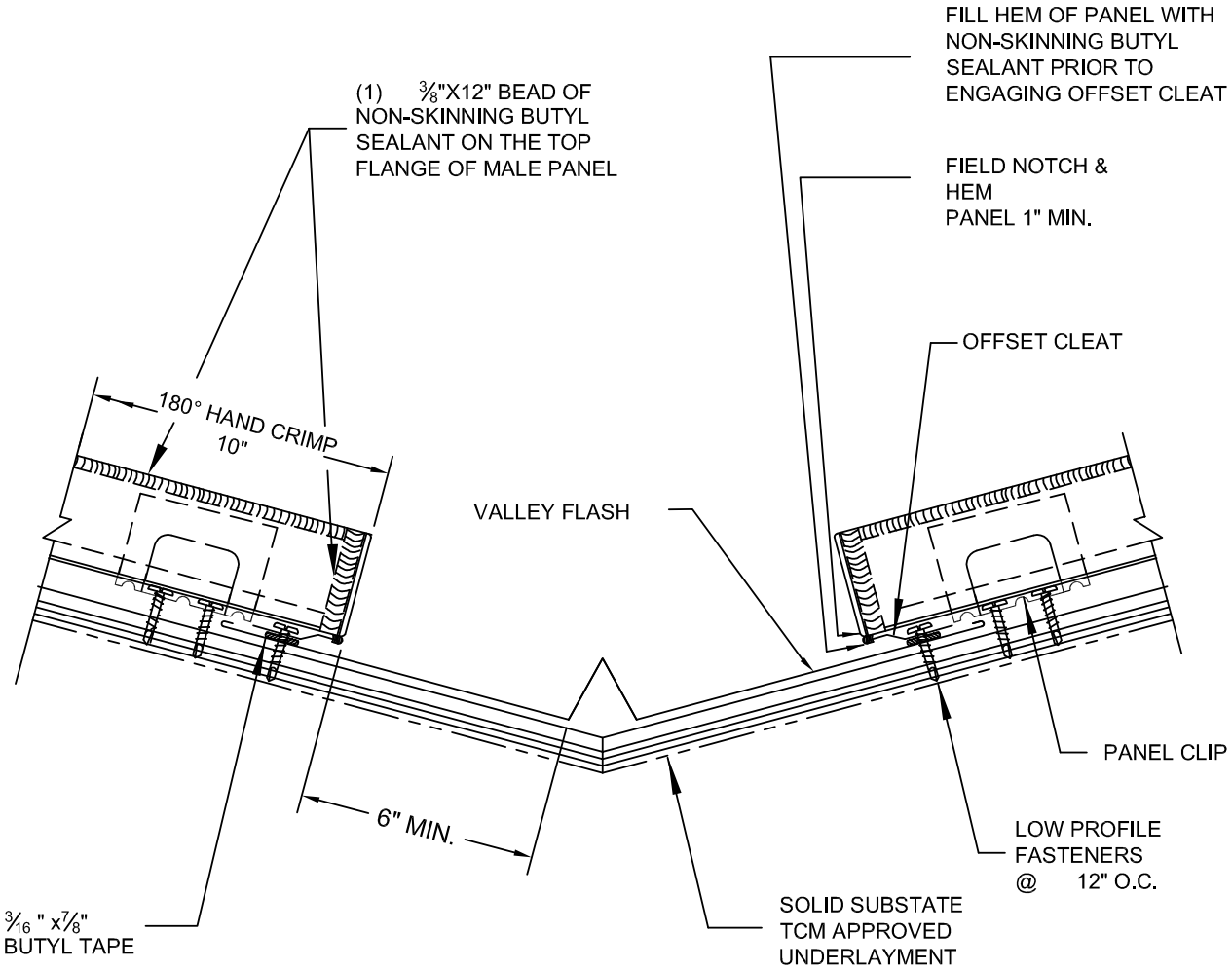
Snap Loc

Side Wall
ISO View



Snap Loc

Valley Detail Section



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