



## HDC-23-3

### Historic District Certificate of Appropriateness

**Status:** Active

**Date Created:** Feb 14, 2023

#### Applicant

Pearl Arnold  
info@3aught.com  
724 Mason Road  
Durham, NC 27712  
919-880-9158

#### 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

##### 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

We are requesting to gently attach a two story addition to the back of the home. ALL exterior materials are specified to match the existing home's: siding, roofing, trim, windows' sizes and style. The design concept is 'a mini' of the main house, connected by a breezeway, to provide two additional bedrooms and bathroom on the main level, and a walk out basement to the back yard below. Overhang

details/supports will be made to match the main house as well as circular attic vents.

## Applicable HDC Design Standards

**Page / Standard #**

64 / 2.1

**Topic**

2. Building Materials

**Brief Description of the Applicable Aspects of Your Proposal**

All the exterior trim and wood details of the addition will match the existing trim details.

**Page / Standard #**

75 / 2.4

**Topic**

2. Building Materials

**Brief Description of the Applicable Aspects of Your Proposal**

The existing home will be newly painted at the same time as the proposed addition. Paint principles will be followed.

**Page / Standard #**

85 / 3.3

**Topic**

3. Exterior Changes

**Brief Description of the Applicable Aspects of Your Proposal**

The overhang roof supports and attic vents will match the existing home.

**Page / Standard #**

88 / 3.4

**Topic**

3. Exterior Changes

**Brief Description of the Applicable Aspects of Your Proposal**

Windows' size, style, and sill and head heights are selected to align/match the existing home's windows.

**Page / Standard #**

92 / 3.5

**Topic**

3. Exterior Changes

**Brief Description of the Applicable Aspects of Your Proposal**

All exterior doors will be in same style/design as the existing.

## Property Owner Information

**Property Owner Name**

George Jenne

**Property Owner Signature**

George Conde Jenne  
02/09/2023

## Staff Use Only

## History

**Date**
**Activity**

Feb 9, 2023 at 9:59 am

Pearl Arnold started a draft of Record HDC-23-3

Feb 9, 2023 at 11:29 am




Pearl Arnold altered Record HDC-23-3, changed ownerEmail from "" to "george@georgejenne.com"

Feb 9, 2023 at 11:29 am

Pearl Arnold altered Record HDC-23-3, changed ownerPhoneNo from "" to "646-418-3092"

Date	Activity
Feb 10, 2023 at 10:41 am	Pearl Arnold altered Record HDC-23-3, changed ownerName from "JENNE GEORGE CONDE" to "GEORGE CONDE JENNE "
Feb 10, 2023 at 10:41 am	Pearl Arnold altered Record HDC-23-3, changed ownerStreetName from "403 MCCAULEY ST" to "MCCAULEY ST"
Feb 10, 2023 at 10:41 am	Pearl Arnold altered Record HDC-23-3, changed ownerStreetNo from "" to "403"
Feb 14, 2023 at 4:16 pm	Pearl Arnold submitted Record HDC-23-3
Feb 14, 2023 at 4:16 pm	approval step COA Completeness Check was assigned to Anya Grahm-Federmack on Record HDC-23-3
Feb 14, 2023 at 5:52 pm	Anya Grahm-Federmack approved approval step COA Completeness Check on Record HDC-23-3
Feb 15, 2023 at 9:46 am	completed payment step COA Fee on Record HDC-23-3
Feb 15, 2023 at 9:46 am	approval step COA Approval Review was assigned to Anya Grahm-Federmack on Record HDC-23-3
Feb 15, 2023 at 11:55 am	Pearl Arnold added attachment 403_McCauley_windowspecs.pdf to Record HDC-23-3
Feb 21, 2023 at 8:25 am	Anya Grahm-Federmack added attachment OR1439.pdf to Record HDC-23-3

## Timeline

Label	Status	Activated	Completed	Assignee	Due Date
 COA Completeness Check	Complete	Feb 14, 2023 at 4:16 pm	Feb 14, 2023 at 5:52 pm	Anya Grahm-Federmack	-
 COA Fee	Paid	Feb 14, 2023 at 5:52 pm	Feb 15, 2023 at 9:46 am	-	-
 COA Approval Review	Active	Feb 15, 2023 at 9:46 am	-	Anya Grahm-Federmack	-

### **403 McCauley Street, Chapel Hill : 1. History, context and character information**

The design for proposed addition was based on Chapel Hill Historic Districts Design Principles and Standards, as well as the existing home's character and details. Cues from the nearby residences were also considered.

The entry of the property in the National Register for Historic Places is:

"86. 403 McCauley St. ; 1915 - 1925

One-story frame bungalow with side-gabled roof, gabled dormer, interior end-chimney and engaged front porch.

86 a. 1915-19-1925

One-story front-gabled frame garage."



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 21

West Chapel Hill Historic District  
Orange County, NC

## South side 300 Block McCauley Street

79. 305-307 McCauley St. 1915-1925  
Two-story frame house with rear ell added between 1932 and 1949. The house exhibits a side-gabled roof, a three-bay facade and originally a front-gabled porch. The west street-facing facade has been obscured by a two-story front-gabled brick porch addition.
80. 311 McCauley St. pre 1915  
One-story frame dwelling with clipped-gable roof and dormers. It features a single interior chimney and a full-length shed porch with bungalow supports.
81. 313 McCauley St. 1932-1948  
One-story frame dwelling with side-gabled roof and front-facing cross-gable.
- 81a. 1932-1949 one-story frame front-gabled garage
82. 317 McCauley St. 1932-1948  
Two-story brick-veneered house altered to apartment building with hipped roof.
- 82a. 1932-1949 one-story front-gabled frame garage
83. 319 McCauley St. 1949-1960 NC-age  
One-story brick-veneered house with side-gabled roof, gabled dormers and cross-gable.
84. 321 McCauley St. 1915-1925  
One-story frame dwelling with side-gabled roof, interior chimney and partially engaged front porch.

## South side 400 Block McCauley Street

85. 401 McCauley St. 1915-1925  
One-story frame bungalow with side-gabled roof, gabled dormer, interior end-chimney and engaged front porch.
86. 403 McCauley St. 1915-1925  
One-story frame bungalow with side-gabled roof, gabled dormer, interior end-chimney and engaged front porch.
- 86a. 1915-19-1925 one-story front-gabled frame garage

# 403 McCauley Street

## HOUSE

1915-1925

NR nomination: One-story frame bungalow with side-gabled roof, gabled dormer, interior end-chimney and engaged front porch.

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

2015 Survey Update: Similar in form and detail to the neighboring house at 401 McCauley, this bungalow is three bays wide and double-pile with molded weatherboards, three-over-one Craftsman-style wood-sash windows, an interior brick chimney, exposed rafter tails, and knee brackets in the gables. The three-light-over-two-panel Craftsman-style door, centered on the façade, is sheltered by a full-width, engaged, shed-roofed porch supported by tapered wood posts on brick piers. A gabled dormer on the façade has paired four-over-one Craftsman-style wood-sash windows. There is a projecting gabled bay on the left (east) elevation and a shed-roofed bay at the rear (south) has grouped windows and may be an enclosed porch. There is a brick and concrete-block wall along the sidewalk and along the driveway on the right side of the house. County tax records date the building to 1924.

## GARAGE

1915-1925

One-story front-gabled frame garage with asphalt sheathing, an open garage bay on the north elevation, a shed-roofed bay with board-and-batten sheathing and a batten door on the east elevation, and an open, shed-roofed bay at the rear (south). In the 1998 survey, this was deemed a Contributing Building.

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: 0.29 acres

Building size: 1,438 sq. ft.

Ratio: Building/Plot: 0.114

For link to this information: <https://property.spatalest.com/nc/orange/#/property/9788242526>

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=-79.0598,35.90599>

Cite this Page:

“403 McCauley Street,” *Historic Chapel Hill*, accessed February 21, 2023, <https://historicchapelhill.org/items/show/1916>.

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## WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

Tables of Sizes .....	50-56
Specifications .....	54-61
Custom Sizes .....	62
Grille Patterns .....	63
Window Details .....	63-64
Joining Details .....	65
Combination Designs .....	181
Product Performance .....	197

**CUSTOM SIZING**  
in 1/8" (3) increments



Dimensions in parentheses are in millimeters.



# WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

## FEATURES

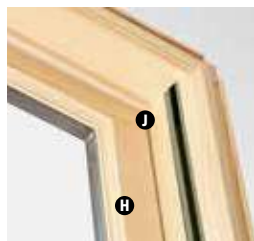
### FRAME

- A** Perma-Shield® exterior cladding protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.\*
- B** For exceptional long-lasting\* performance, sill members are constructed with a wood core and a Fibrex® material exterior.
- C** Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.
- D** A factory-applied rigid vinyl flange on the head, sill and sides of the outer frame helps secure the unit to the structure.
- E** Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.
- F** For units with white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

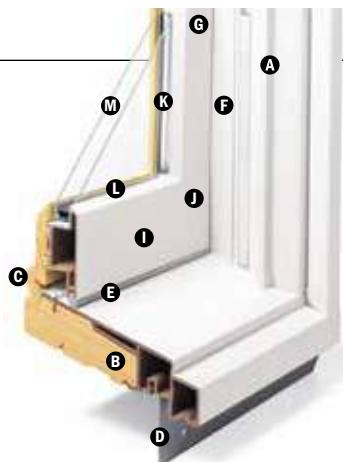
### SASH

- G** Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

### Wood Jamb Liner



- H** Natural wood sash interior with classic chamfer detailing. Available in pine, maple, oak or prefinished white.
- I** Low-maintenance sash exterior provides long-lasting\* protection and performance. Sash exteriors on most units include Fibrex material.
- J** Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.



### GLASS

- K** In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.
- L** Silicone bed glazing provides superior weathertightness and durability.
- M** High-Performance options include:
- Low-E4® glass
  - Low-E4 HeatLock® glass
  - Low-E4 SmartSun™ glass
  - Low-E4 SmartSun HeatLock glass
  - Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

### Patterned Glass

Patterned glass options are available. See page 12 for more details.

### HARDWARE



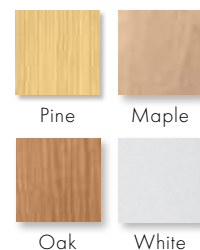
Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

## EXTERIOR & INTERIOR OPTIONS

### EXTERIOR COLORS



### INTERIOR OPTIONS



## HARDWARE



Standard Lock & Keeper

Antique Brass | **Black** | Bright Brass  
Brushed Chrome | Distressed Bronze  
Distressed Nickel | Gold Dust  
Oil Rubbed Bronze | Polished Chrome  
Satin Nickel | Stone | White

## OPTIONAL HARDWARE Sold Separately

### CONTEMPORARY



Bar Lift

Available in all hardware finishes.  
Shown in **Distressed Nickel**.

### ESTATE™



Hand Lift

Finger Lifts

Antique Brass | Bright Brass  
Brushed Chrome | Distressed Bronze  
Distressed Nickel | Oil Rubbed Bronze  
Polished Chrome | **Satin Nickel**

### TRADITIONAL



Bar Lift



Hand Lift



Finger Lifts

Antique Brass | Black | Bright Brass | Brushed Chrome  
Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**  
Polished Chrome | Satin Nickel | Stone | White

### CLASSIC SERIES™



Bar Lift



Hand Lift



Finger Lifts

Stone | **White**

Bold name denotes finish shown.

### HARDWARE FINISHES



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes.

See your Andersen supplier for actual color and finish samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.



## StormWATCH® PROTECTION

### Performance Grade (PG) Upgrades

Performance upgrades are available for select sizes of standard, non-impact Woodwright® windows allowing these units to achieve higher performance ratings. Performance Grade (PG) ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. For up-to-date performance information of individual products, visit [andersenwindows.com](http://andersenwindows.com). Use of this option will subtract 5/8" (16) from clear opening height. Contact your Andersen supplier for availability.

Visit [andersenwindows.com/coastal](http://andersenwindows.com/coastal) for more information on Stormwatch® Protection.

### SHAPES

Woodwright windows are available in the following shapes.



Double-Hung

Springline™  
Single-Hung



Arch Double-Hung

Unequal Leg Arch  
Double-Hung

### SASH OPTIONS\*



Cottage

Reverse Cottage

## ACCESSORIES Sold Separately

### FRAME

#### Extension Jamb



Standard jamb depth is 4 1/2" (114). Extension jambs are available in unfinished pine or prefinished white. Some sizes may be veneered.

Factory-applied and non-applied interior extension jambs are available in 1/8" (1.5) increments between 5 1/4" (133) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron application) or four sides (picture frame casing).

#### Pine Stool



A clear pine stool is available and ready for finishing. The Woodwright stool is available in 4 9/16" (116) for use in wall depths up to 5 1/4" (133) and 6 9/16" (167) for use in wall depths up to 7 1/8" (181). Works with 2 1/4" (57) and 2 1/2" (64) casing widths. Shown above on a 400 Series tilt-wash double-hung window.

### HARDWARE

#### Window Opening Control Device



A window opening control device is available, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied, or as a field-applied kit in stone or white.

### STORM/INSECT SCREEN COMBINATION UNIT\*\*



A self-storing storm window combined with an insect screen provides greater energy efficiency, while allowing ventilation when needed.

Constructed with an aluminum frame, single-pane upper and lower glass panels, and charcoal powder-coated aluminum screen mesh. Available in white, Sandtone and Terratone to match product exteriors. Canvas, dark bronze, forest green and black are available by special order.

Combination units can improve Sound Transmission Class (STC) and Outdoor Indoor Transmission Class (OITC) ratings. Ideal for projects near airports, busy roadways or other noisy environments. For example, adding a combination unit to a 400 Series tilt-wash double-hung (3862) unit with Low-E4® glass will improve its STC rating from 26 to 32. Contact your Andersen supplier for additional STC and OITC rating information.

### INSECT SCREENS

#### Insect Screen Frames



Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

#### TruScene® Insect Screens

Andersen TruScene insect screens let in over 25% more fresh air† and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

#### Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

### GRILLES

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 63.

### EXTERIOR TRIM

Available with Andersen® exterior trim. See exterior trim section starting on page 175.

#### CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- Do not paint 400 Series windows with white, canvas, Sandtone, dark bronze, forest green or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

\*Shown on 400 Series tilt-wash double-hung windows.

\*\*Do not add combination units to windows with Low-E4 Sun glass unless window glass is tempered. Combination units may also reduce the overall clear operable area of the window. See your local code official for egress requirements in your area.

†TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

Dimensions in parentheses are in millimeters.

