

Jane B. Preyer
307 East Rosemary Street
Chapel Hill, North Carolina 27514
jbpreyer@outlook.com 919-740-6727

May 27, 2020

Re: Request for COA for replacement of porch deck on 2nd floor with wood composite boards and no change at all to railing at 307 East Rosemary Street

Dear Members of the Historic District Commission and Town staff,

Thank you for consideration of my proposal to replace the wood floor decking to a 2nd floor, exterior porch that is not covered. The porch boards have deteriorated significantly with rotting and holes. Because this deck takes a beating from rain and tree debris, I've found that repairs with the same product do not work, as it continues to rot frequently. I have to change boards every 3-4 years.

I'd like to replace the deck with a compatible wood composite product -- Timber Tech Azek Porch. This is a product that I have seen used at another home in the Franklin-Rosemary historic district. The boards will be the exact tongue and groove as current boards, and board measurements and color (slate gray) will be the same as currently in place.

For this project, the details and features of the porch will be preserved. There is no impact to any other feature or portion of porch and no change to the railings or any character-defining feature.

Please note that from the Rosemary Street view this porch deck cannot be seen at all; the only visual from Rosemary Street is the white wood railing, and that railing will not be altered in any way.

The scope of work is attached from Ramirez Carpentry & Construction LLC. The cost of the project is approximately \$6,050.

Thank you for your considerations and please contact me with any questions.

Sincerely,



Jane B. Preyer

Enclosures: COA application and supplemental materials



QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

Chapel Hill Historic District Certificate of Appropriateness Application	Project: 20-040
Project Description: To replace the floor decking to a 2nd floor, exterior porch that is not covered. The porch boards have deteriorated significantly with rotting and holes. This deck takes a beating from rain and tree debris and past repairs do not work, as it continues to rot frequently. I have to change boards every 3-4 years. Replacement will be a compatible product- wood composite Timber Tech Azek Porch-- that I have seen being used at other homes in this historic district. I'll use same slate gray color currently used. The details and features of the porch will be preserved. There is no impact to any other feature or portion of porch and no change to the railings or any character-defining feature. From Rosemary Street view, this porch deck cannot be seen at all; only the white wood railing is seen, and that railing will not be altered in any way.	Permit:
	STAFF REVIEW
	<input type="checkbox"/> Application complete and accepted
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies
	BY: DATE: Anya Grahn, 5.27.2020
Instructions: Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred) Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date. Note: Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not complete will be returned with a notation of deficiencies.	

A: Property Information					
Property Address:	307 East Rosemary Stree	Parcel ID Number:	39788488472		
Property Owner(s):	Jane B. Preyer	Email:	jbpreyer@outlook.com		
Property Owner Address: 307 East Rosemary Street					
City:	Chapel Hill	State:	NC	Zip:	27514
		Phone:	919-740-6727		
Historic District: <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul				Zoning District: R-6	

B: Applicant Information



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Planning Department

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planning@townofchapelhill.org

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Applicant: Jane B. Preyer		Role (owner, architect, other):	owner
Address (if different from above):			
City:	State:	Zip:	
Email:		Phone:	

C. Application Type (*check all boxes that apply*)

☒ **Minor Work** Exterior works that do 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 [Design Guidelines](#) (p. 69) for a list of minor works.

☐ **Historic District Commission Review** Includes all exterior changes to structures and features other than minor works

☐ **Site-work only** (walkways, fencing, walls, etc.)

☐ **After-the-fact application** (for unauthorized work already performed).

☐ **Restoration or alteration**

☐ **Demolition or moving of a site feature.**

☐ **New construction or additions**

☐ **Request for review of new application after previous denial**

☐ **Sign**

D. Basic information about size, scale, and lot placement.

Provide measurements in feet and square feet where applicable. Where possible, please provide accurate measurements from a licensed surveyor, architect, engineer, etc. If exact measurements are not available, please provide estimated information. Current estimated information about lots and buildings can be found on the [Orange County Real Estate Data](#) website. Information about lot placement can be found on the [Chapel Hill](#) and [Orange County Interactive GIS](#) portals.

Zoning District:	Minimum setbacks			Maximum heights			Lot size
	Street	Interior	Solar	Primary	Secondary		
Required by zoning							
Proposed							
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)				Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)						Existing	Proposed
Impervious Surface Area (ISA)							
New Land Disturbance							



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E: Applicable Design Guidelines

The Town's [Design Guidelines for the Chapel Hill Historic Districts](#) are integral to the application and review process. These guidelines supplement the required review criteria for Certificate of Appropriateness applications (provided in [Section 3.6.2\(e\)\(4\)](#) of the Land Use Management Ordinance) by providing detailed, practical considerations for how to make changes to properties while preserving the special character of their Historic District context. Please review the Design Guidelines and consider their applicability to your proposed project. (Attach additional sheets, as necessary.)

Section/Page	Topic	Brief description of the applicable aspect of your proposal
p. 43	damage, deterioration of porch deck requires replacement with compatible product - wood composite	2 nd floor, uncovered wood deck is significantly deteriorated with rot and holes. Repairs with same wood boards are not working since I've had to do that every 3-4 years. Thus, I propose replacing with wood composite, Timber Tech Azek Porch. Same gray slate color as currently used. This product is used in other historic district homes.
p. 43	No changes to porch railing and or character-defining features.	The details and features of the porch will be preserved. There is no impact to any other feature or portion of porch and no change to the railings or any character-defining feature. Porch measurements are approximately 5.5 feet by 28.6 feet. One section is 6.5 feet wide in front of door. F
	Porch deck is not visible at all from Rosemary Street view -- it's on second floor, and only railing visible which will not be altered.	The details and features of the porch will be preserved. There is no impact to any other feature or portion of porch and no change to the railings or any character-defining feature. From Rosemary Street view, this porch deck cannot be seen at all; only the white wood railing is seen, and that railing will not be altered in any way.



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F. Checklist of Application Materials

Attach the required elements in the order indicated.	ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
	YES	N/A	YES	N/A	NO
1. Written description of physical changes proposed. 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. History, context, and character information. Please include a summary of what information you have relied on to understand the relevant character and history of the district and subject property—and briefly summarize that information. At a minimum, include: <ul style="list-style-type: none"> <input type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. <input type="checkbox"/> The entry of your property on the most recent inventory of historic resources in the relevant National Register for Historic Places filing, available via the NC State Historic Preservation Office website: for McCauley-Cameron see West Chapel Hill, for Franklin-Rosemary see Chapel Hill Historic District, for Gimghoul see Gimghoul. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Justification of appropriateness. Attach an annotated statement explaining how the proposed change(s) meets the following standards of appropriateness that the Commission considers in making findings of fact indicating the extent to which the application is or is not congruous with the historic aspects of the historic district. If a standard is not applicable, type "not applicable". <ul style="list-style-type: none"> A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings. B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings. C. Exterior construction materials, including texture and pattern. D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials. E. Roof shapes, forms, and materials. F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration. G. General form and proportions of buildings and structures. H. Appurtenant fixtures and other features such as lighting. I. Structural conditions and soundness. 	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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J. Architectural scale.					
4. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed or the digital equivalent. Maximum 2 images per page.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.) <input type="checkbox"/> Site plans must show the relationships between, and dimensions of, existing and proposed buildings, additions, sidewalks, walls, fences, driveways, and/or other structures on the property, as well as property lines and applicable zoning setbacks. <input type="checkbox"/> Include both written and drawn scales and show accurate measurements. You may also use a copy of a survey with surveyor's seal deleted. Revise the copy as needed to show existing conditions and your proposed work. <input type="checkbox"/> Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Elevation Drawings showing existing structural facades and proposed changes. Drawings should be submitted as 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. All details should be reasonably legible. Photographs are okay for facades with no changes. <input type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides. <input type="checkbox"/> Include scale bar, written scale, and label major dimensions (including width of structures and heights from finished grade to fascia/eaves and heights to top of roofs). <input type="checkbox"/> Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Information about context (required for all construction of new structures, proposed impervious surfaces greater than 1500 SF, additions greater than 150 SF, and/or proposed land disturbance greater than 5000 SF.) Detailed information about lots and structures can be found on the Orange County Real Estate Data website; information about lot placement can be found on the Chapel Hill and Orange County GIS portals. For each of the nearest adjacent and opposite properties, provide: <input type="checkbox"/> The height of each building (if an estimate, indicate that). <input type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). <input type="checkbox"/> The size of each lot (net land area in square feet). <input type="checkbox"/> The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from Orange County Real Estate Data ; indicate any corrections for accuracy you believe necessary and your basis for doing so.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<input type="checkbox"/> Provide a written description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property.					
<input type="checkbox"/> Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons and/or families associated with the property. Provide current exterior photographs of the property (4" x 6" as printed or the digital equivalent). If information is unknown, please provide a summary of sources consulted.					
<input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer.					
<input type="checkbox"/> As necessary, attach a statement explaining how a delay in demolition would cause the property owner to suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay.					
<input type="checkbox"/> Provide any records about the structure to be demolished.					
9. Mailing notification fee per Planning & Sustainability Fee Schedule . For a list of addresses, please refer to the Town's Development Notification Tool .	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule <i>\$400 mailed to Town Hall 5/27/20</i>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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G: Applicant signature

I hereby certify that I am authorized to submit this application; that all information is correct to the best of my knowledge, and all work will comply with the State Building Code and all other applicable State and local laws, ordinances, and regulations.

I acknowledge and agree that the Historic District Commission members, Town employees, and Town agents may enter, solely in performance of their official duties and only at reasonable times, upon the applicant's property for examination or survey thereof pursuant to North Carolina General Statute 160A-400.8. However, no member, employee, or agent of the Historic District Commission may enter any private building or structure without the express consent of the owner or occupant thereof.

I understand and agree that an approved Certificate of Appropriateness is valid only for the particular application, plans, specifications and related project details presented to, and approved by, the Historic District Commission. If any of the data contained in this application, any plans or any specifications presented to the Commission are changed or altered for any reason, including, but not limited to, changes or alternations deemed practically necessary during construction, required due to subsequent Town reviews, or otherwise, a new hearing before the Historic District may be required. By signing below, the applicant agrees to notify the Development Services Center of any changes or alternations in the data contained in this application, the approved plans or the approved specifications related to the project that is the subject of this application.

Hearings on Certificate of Appropriateness applications before the Commission are quasi-judicial proceedings. Therefore, Historic District Commission members are not permitted to discuss a pending application with the applicant or other party. By signing below, the applicant agrees to refrain from speaking with or contacting any member of the Historic District Commission about an application outside of the formal evidentiary hearing on the application.

Jane B. Preyer

Jane B. Preyer

5/27/20

Applicant (printed name)

Signature

Date

5/27/20

Jane B. Preyer

Jane B. Preyer

Property Owner

Signature

Date

5/27/20

(if different from above)

PROJECT DESCRIPTION: 307 East Rosemary 2nd floor porch deck replacement

To replace the floor decking to a 2nd floor, exterior porch that is not covered. The porch boards have deteriorated significantly with rotting and holes. This deck takes a beating from rain and tree debris and past repairs with the wood boards do not work, as it continues to rot frequently. I have to change boards every 3-4 years.

Therefore, I'm requesting to replace the porch boards with a compatible product--- wood composite Timber Tech Azek Porch--- a product that I have seen being used at another home in the Franklin-Rosemary historic district. The board measurements, tongue and groove design, and color (slate gray) will be the same as currently in place.

The details and features of the porch will be preserved. There is no impact to any other feature or portion of porch and no change to the railings or any character-defining feature.

Please note that from the Rosemary Street view, this porch deck cannot be seen at all; only the white wood railing is seen, and that railing will not be altered in any way.

Scope of work

RAMIREZ CARPENTRY &
CONSTRUCTION LLC

3407 OLD CHAPEL HILL RD
DURHAM, NC 27707

Date	Contract#
5/1/2020	190

Name / Address
Lark Hayes 307 E Rosemary St Chapel Hill NC 27514 <i>Jane Preyer</i>

project
porch floor replacement

Description	Qty	Rate	Total
Labor for this project,,,,,Replace porch floor for new 3 1/4 T&G timbertech,,,, cut an inch on the front to nothing on the back to have inclination,,,Remove and Reinstall existing handrail,, get rid of trash,,, .Will Need deposit to cover materials.. <i>\$3,950</i>	1	2,100.00	2,100.00
material needed for this job,,,3 1/4 T&G porch floor,,, .Will Need Deposit to cover materials..	1	3,650.00	3,650.00
material needed for this job,,about (15) pounds of screws,,, <i>porch, slate Gray</i> <i>see, Attached.</i> <i>Target # week of</i> <i>June 15</i>	1	300.00	300.00

Total

\$6,050.00

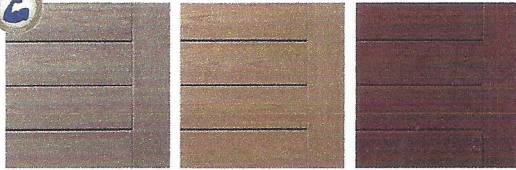
contractor signature *Ramirez carpentry*
Nemesio Ramirez

customer signature *Jane B. Preyer*

Harvest Collection®

Tie in traditional, cathedral wood grain patterns and a soft, solid color palette when using boards from this dynamic TimberTech AZEK collection.

- Brownstone and Slate Gray available in wide widths
- Harvest MAX is a 1.5" thick board, that can be installed 24" on center.
It's perfect for docks, boardwalks, and some commercial applications. Available in Slate Gray.



SLATE GRAY

BROWNSTONE

KONA®



NEW!
Harvest MAX

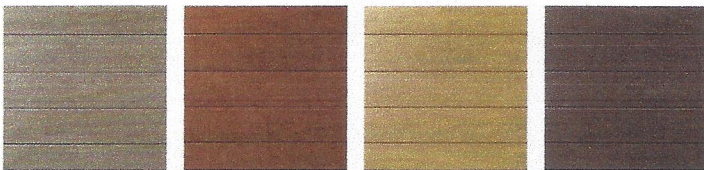
Standard Width 5.5"

NEW!
Wide Width 7.25"

AZEK® Porch

Crank up the porch appeal outside your own front door. New wide width porch boards offer design versatility and unrivaled performance. Tongue-and-groove installation allow for smaller gaps between boards. Tap into the timeless beauty of a well-thought-out porch without sacrificing modern convenience of technologically superior materials that will last for decades to come.

WIDE WIDTHS AVAILABLE IN FOUR COLORS

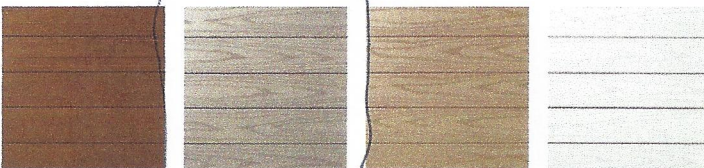


COASTLINE®

MAHOGANY

WEATHERED
TEAK®

DARK HICKORY



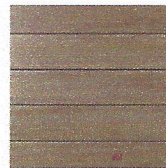
MORADO®

SLATE GRAY

BROWNSTONE

OYSTER®

SPECIAL ORDER



SILVER OAK®**



Standard Width 3.125"
Porch Board

Wide Width 5.5"
Porch Board

This is the wood composite product for porch boards

*Extended lead times may apply to certain geographies.

307 East Perry St

305
East
Perry St.



307 Rosemary Street

Perry Street

2nd Floor porch

307 East Rosemary St
Close-up of 2nd floor porch



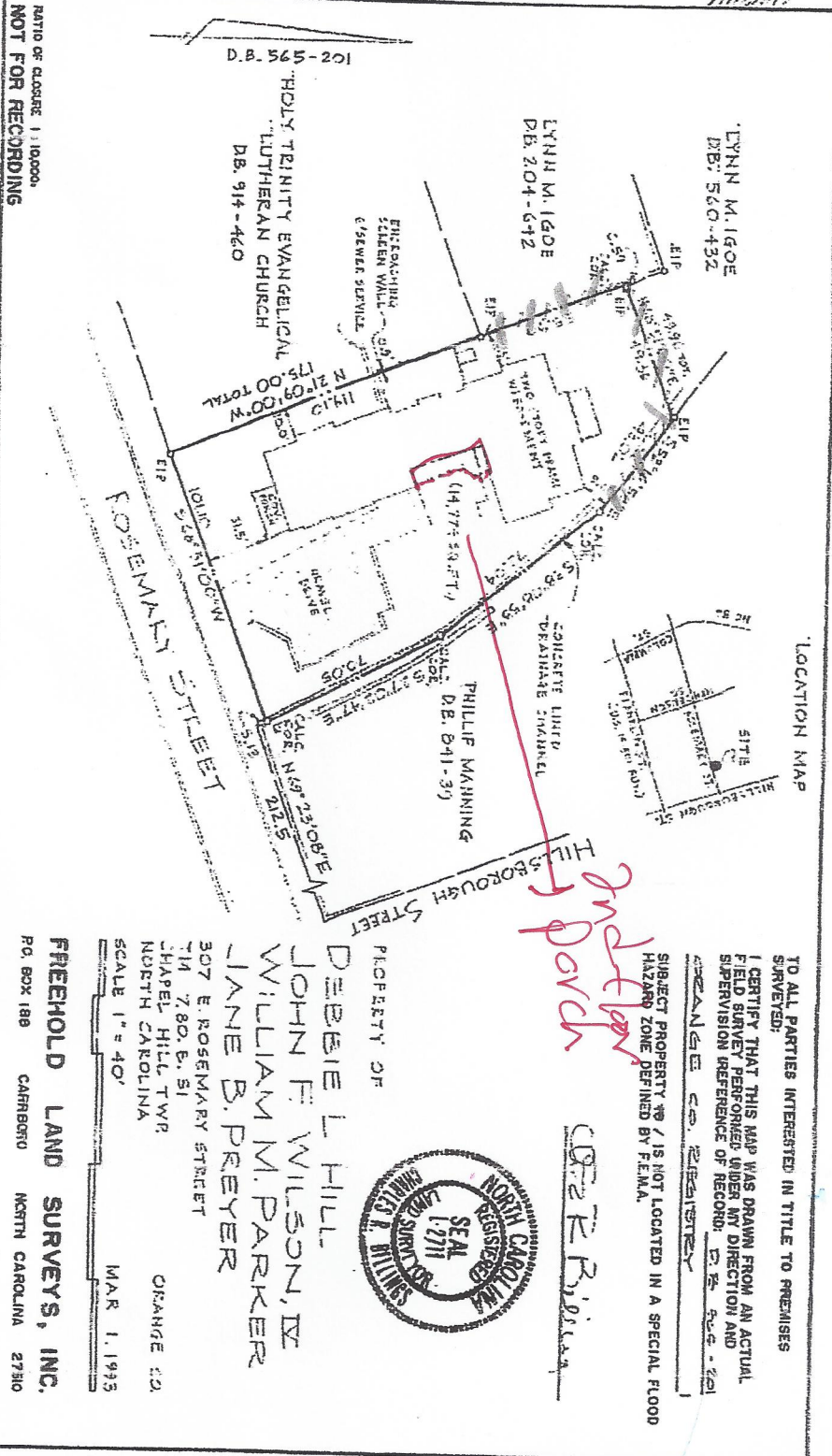
307 East Rosemary St.
2nd floor porch deck



Survey

Client	Jane B. Preyer				
Property Address	307 E Rosemary Street				
City	Chapel Hill	County	Orange	State	NC Zip Code 27514
Owner	J.Preyer, J.Wilson & W.Parker				

RATIO OF CLOSE 1:10,000,
NOT FOR RECORDING



Site plan