

127 Mallette St.

Certificate of Appropriateness Application

Applicant: Jack Haggerty, Architect Inc.

5/26/2015

#### 8. Written Description & 9. Information Regarding Surrounding Properties

a.) 127 Mallette St. is a two story structure approximately 32'-8" high. The proposed addition is two stories, with a height of 29'-0" (+/-).

The property to the north, 121 Mallette St., is a two story structure approximately the same height as 127 Mallette. The property to the south, 129 Mallette, is a single story structure approximately 17' high, though it sits at a higher elevation than 127 Mallette, which reduces the height differential between the two properties.

Both 122 and 126 Mallette, across the street, are a story and a half buildings.

There are on Mallette St. a number of structures approximately as tall 127 Mallette St.

b.) There is no work proposed to the street façade of 127 Mallette, hence no change in the relation of the front of the building to the street. There is a fairly consistent "build to" line on the east side of Mallette – this line will not be affected by the proposed addition.

The proposed addition is at the rear of the house, a location recommended in the *Design Guidelines for the Chapel Hill Historic Districts*: "rear elevations provide an inconspicuous location (for additions). Insetting the addition a foot or more from either rear corner ... diminishes visibility from the street." (p.54) These guidelines have been followed in the proposed project. Consequently, the proposed work doesn't not move the house closer to either the neighbor to the north or the south. Behind the house is a large parking lot.

There is no proposed change to the existing topography, nor to remove any existing trees. Both are recommendations from the design guidelines.

c.) The proposed exterior materials will match the existing materials on the structure – the new foundation will be brick, to match as closely as we can, the existing brick foundation. We will also match as closely as we can the horizontal siding that covers the first floor and the painted shakes that cover the second floor. All are used in the same respective locations as they are on the existing house. Both the original and the proposed roofs will have shingles, the new to match the existing, or the whole will be re-roofed with the same shingle.

d.) We propose matching the “kicked” roof eaves, the roof brackets, the trim details of the windows and the doors, and the battered brick and wood columns seen on the existing house. The masonry bond on the new foundation would match the existing.

e.) The main roof of the proposed addition would be a gable roof, opposing the axis of the main existing roof. There is an existing gable dormer on the street elevation of the house, and the proposed roof is on the same axis as this existing gable dormer. The proposed gable in the rear “splits” into two gables, to reduce the height of the new construction and its visual mass. There is a small shed roof at the rear of the proposed addition that is similar to the front porch roof in slope and size.

f.) The proposed windows are double hung windows, without muntins. This is the typical window in the existing house. The proportions of the proposed windows match, for the most part, the proportions of the existing windows. The new doors are half-glazed, matching the exterior doors on the house.

g.) Both the existing structure and the proposed addition are two story structures. The proposed addition is smaller in footprint than the existing house, and it is not so tall as the existing house. The proposed work is deferential to and does not compete with the original. It has the simple massing typical of Craftman/ Shingle style houses, the same as the existing house. The proposed roof forms are complimentary to the existing, and because of the consistency in the roof treatment, the mass of the proposed work is consistent with the proportions of the existing house. (See also item i, below)

h.) There are a mix of accessory fixtures at the house currently. This is due to a series of changes over the years. These will be made consistent. The existing exterior metal stair will be removed, as will the wood deck, both features that were not, in all likelihood, part of the original house.

#### i.) & 9. Information Regarding Surrounding Properties

There are many additions in the Cameron- McCauley Historic District, and they are particularly common on Mallette St. It could be fairly said that additions are the rule rather than the exception on Mallette. The additions are both single story and two story additions.

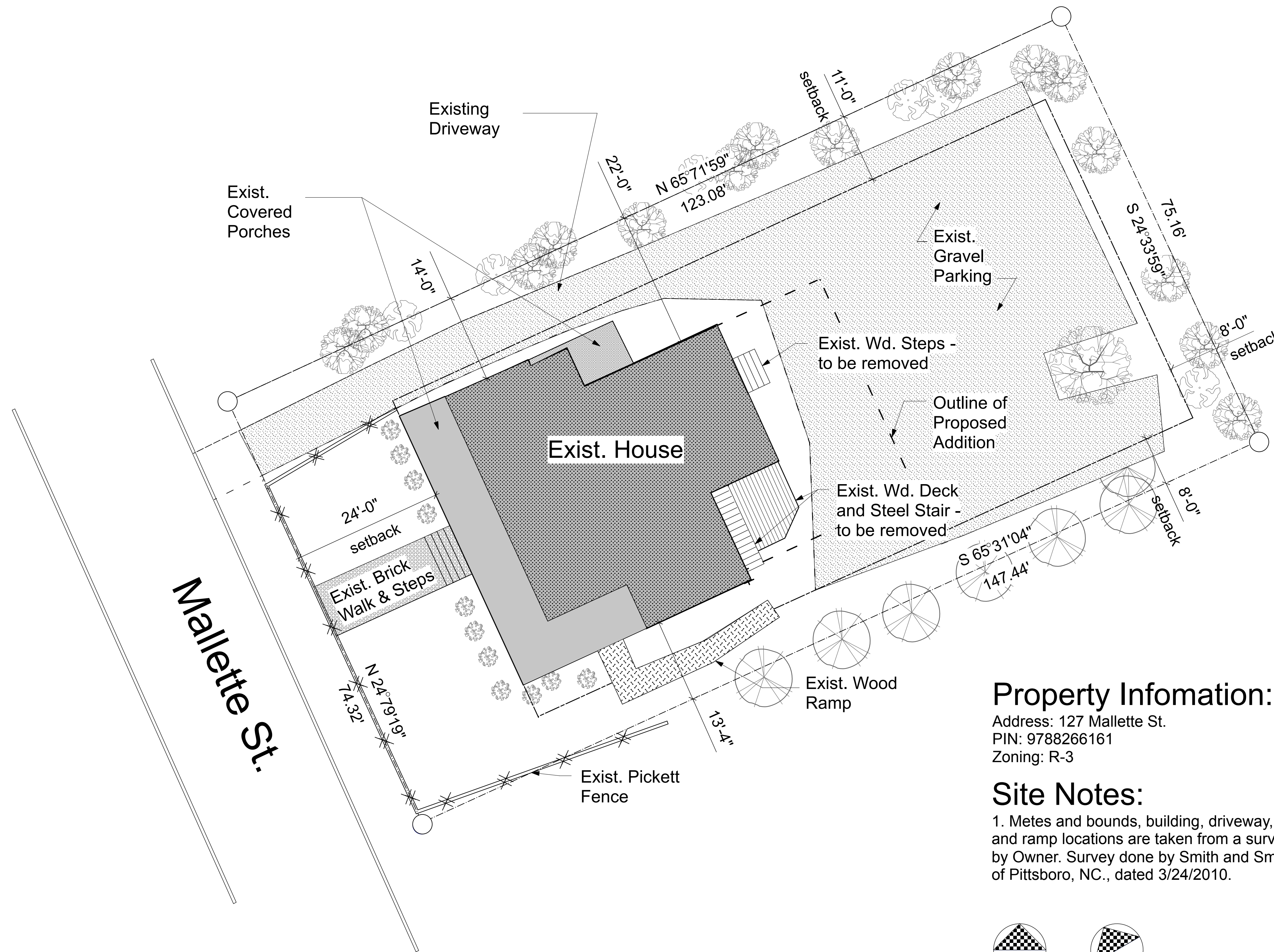
There is a considerable range in the size of the additions. Needless to say, some are large and some small. Some of the additions appear to have a footprint almost equal in size to the footprint of the original house, and others, though not increasing the footprint of the house to such an extent, add a considerable mass to the house. No general rule can be seen, no typical approach is apparent.

The ratio of lot coverage (built upon area to lot size) varies on Mallette and the nearby lots in the district. The proposed addition at 127 Mallette does not crowd the lot or the neighboring houses. The relative size of the addition to the existing house and the size of the total structure (both the proposed and the existing

portions) as a ratio of the lot area, is not out of the ordinary on Mallette St.: it is within the range of the existing houses and lots. The proposed addition is by no stretch an anomaly in the district or on the street. It is proportionally harmonious to itself, to the surrounding structures, and to the district.

### Lot Coverage Ratio

- Lot Size; .253 ac/ 11,008 s.f.
- Lot Coverage Ratio of Built Upon to Total Lot Area (includes covered porches but not deck or open stair): 2,155 s.f. (built upon) / 11,008 (lot area) = 19.6 %

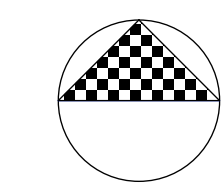


### Property Information:

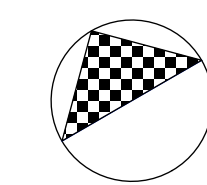
Address: 127 Mallette St.  
 PIN: 9788266161  
 Zoning: R-3

### Site Notes:

1. Metes and bounds, building, driveway, parking, deck and ramp locations are taken from a survey provided by Owner. Survey done by Smith and Smith Surveyors of Pittsboro, NC., dated 3/24/2010.



North



project North

## Existing Conditions Site Plan - 1"=10'

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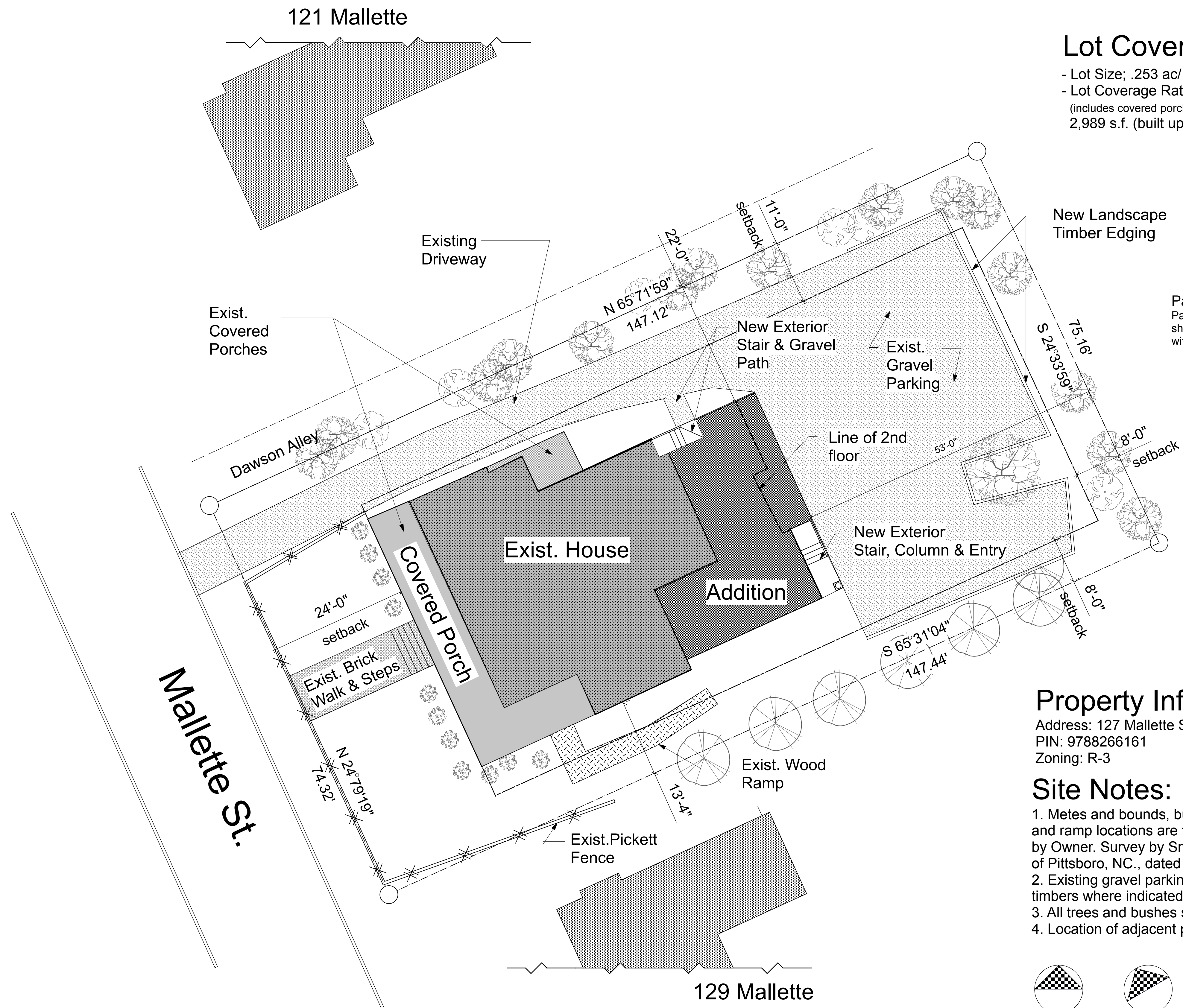
205 W. Main St., Ste. 211 Carrboro, NC 27510  
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127 Mallette St.  
 Chapel Hill, NC

Historic District Commission - Certificate of Appropriateness

5/26/15

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### Lot Coverage Ratio

- Lot Size; .253 ac/ 11,008 s.f.  
 - Lot Coverage Ratio of Built Upon to Total Lot Area  
 (includes covered porches but not deck or open stair):  
 2,989 s.f. (built upon) / 11,008 (lot area) = 27.2 %

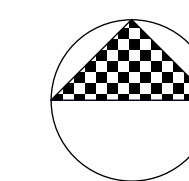
**Parking and Driveway Note:**  
 Parking area and driveway shall be re-graded to improve drainage, with new gravel placed as required.

### Property Information:

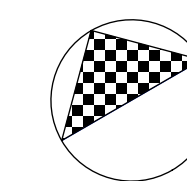
Address: 127 Mallette St.  
 PIN: 9788266161  
 Zoning: R-3

### Site Notes:

1. Metes and bounds, building, driveway, parking, deck and ramp locations are taken from a survey provide by Owner. Survey by Smith and Smith Surveyors of Pittsboro, NC., dated 3/24/2010.
2. Existing gravel parking area shall be edged with landscape timbers where indicated.
3. All trees and bushes shown are existing. No trees are to be removed.
4. Location of adjacent properties and trees are approximate.



North



project North

# Proposed Site Plan - 1"=10'

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**Chapel Hill, NC**

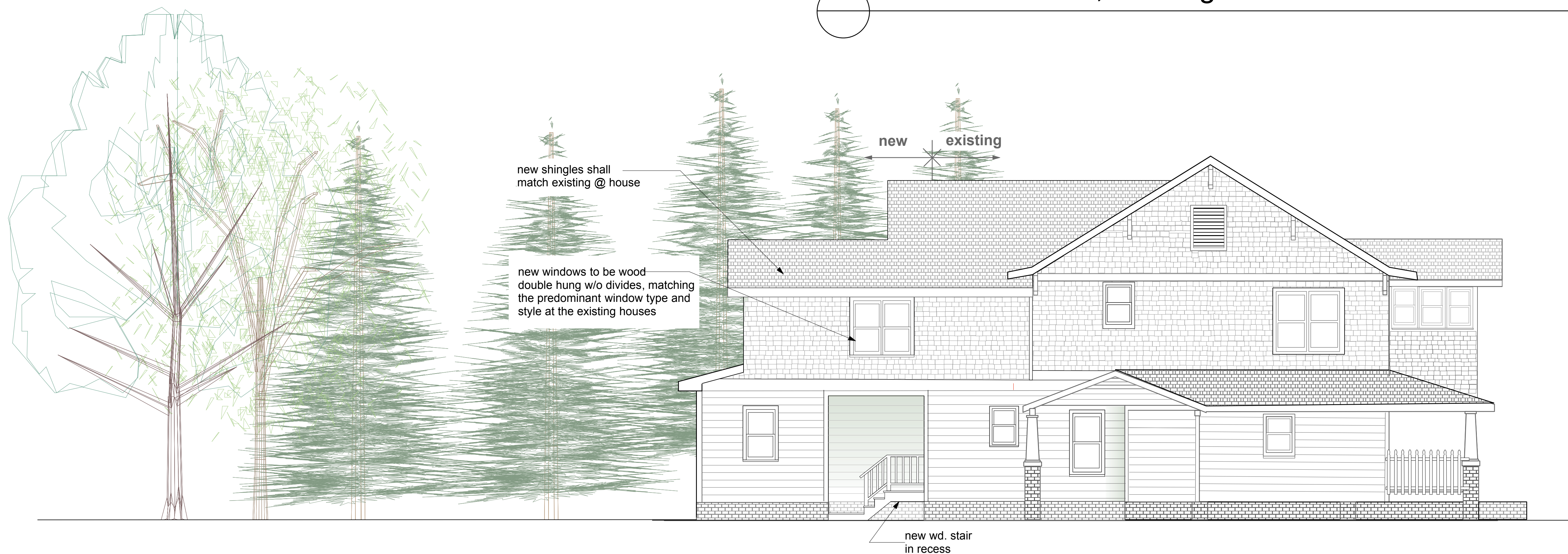
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North Elevation, Existing- 3/16"



North Elevation, Proposed- 3/16"

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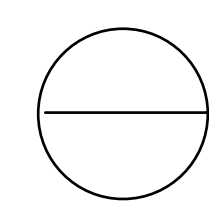
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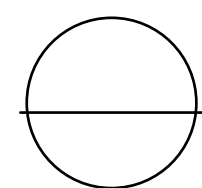
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2"



South Elevation, Existing- 3/16"



South Elevation, Proposed- 3/16"

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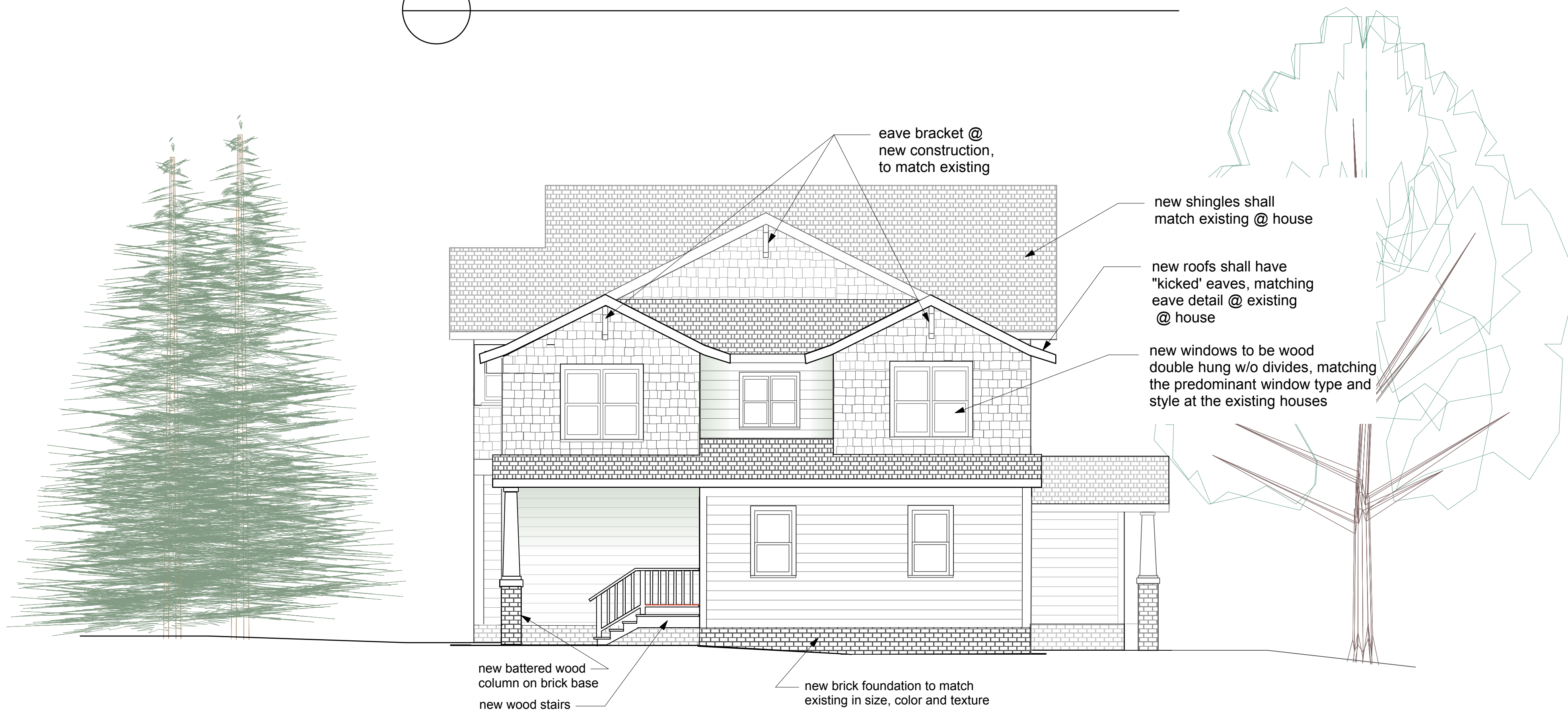
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East Elevation, Existing- 3/16"



East Elevation, Proposed- 3/16"

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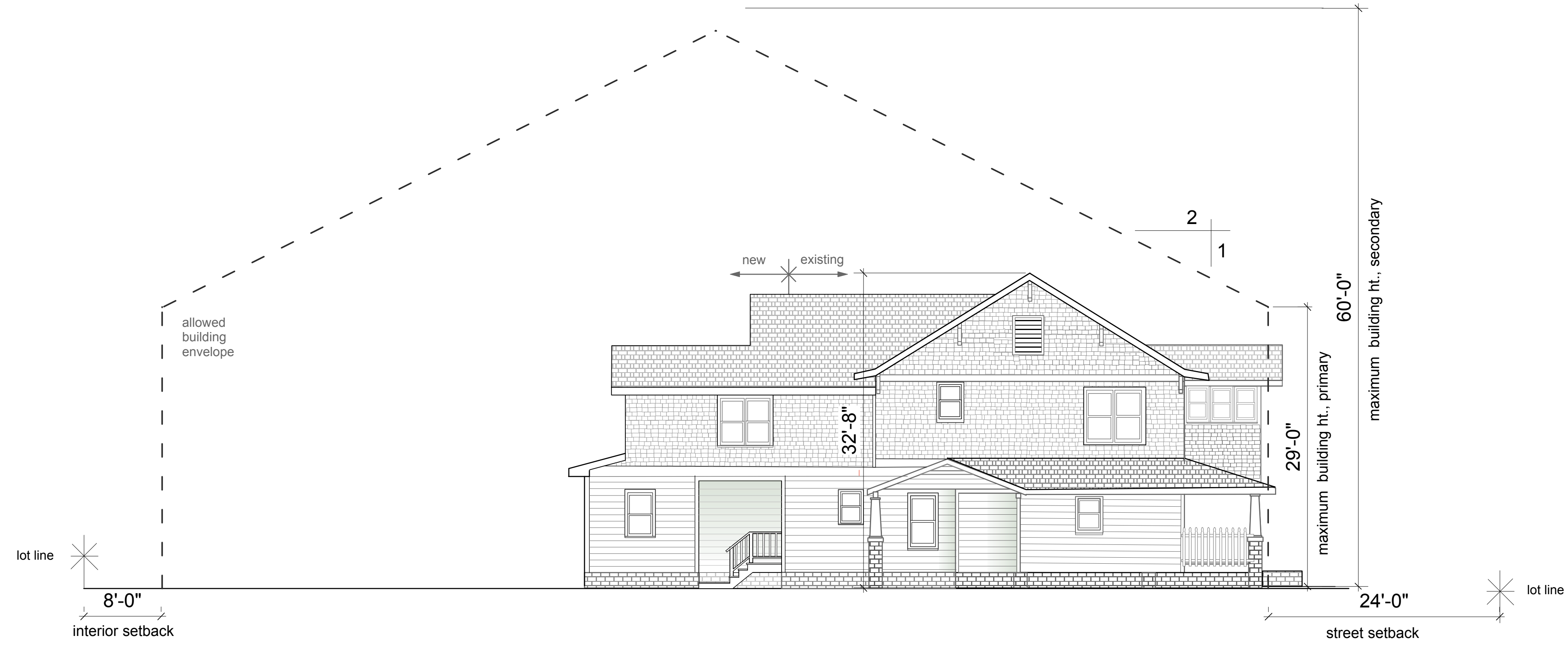
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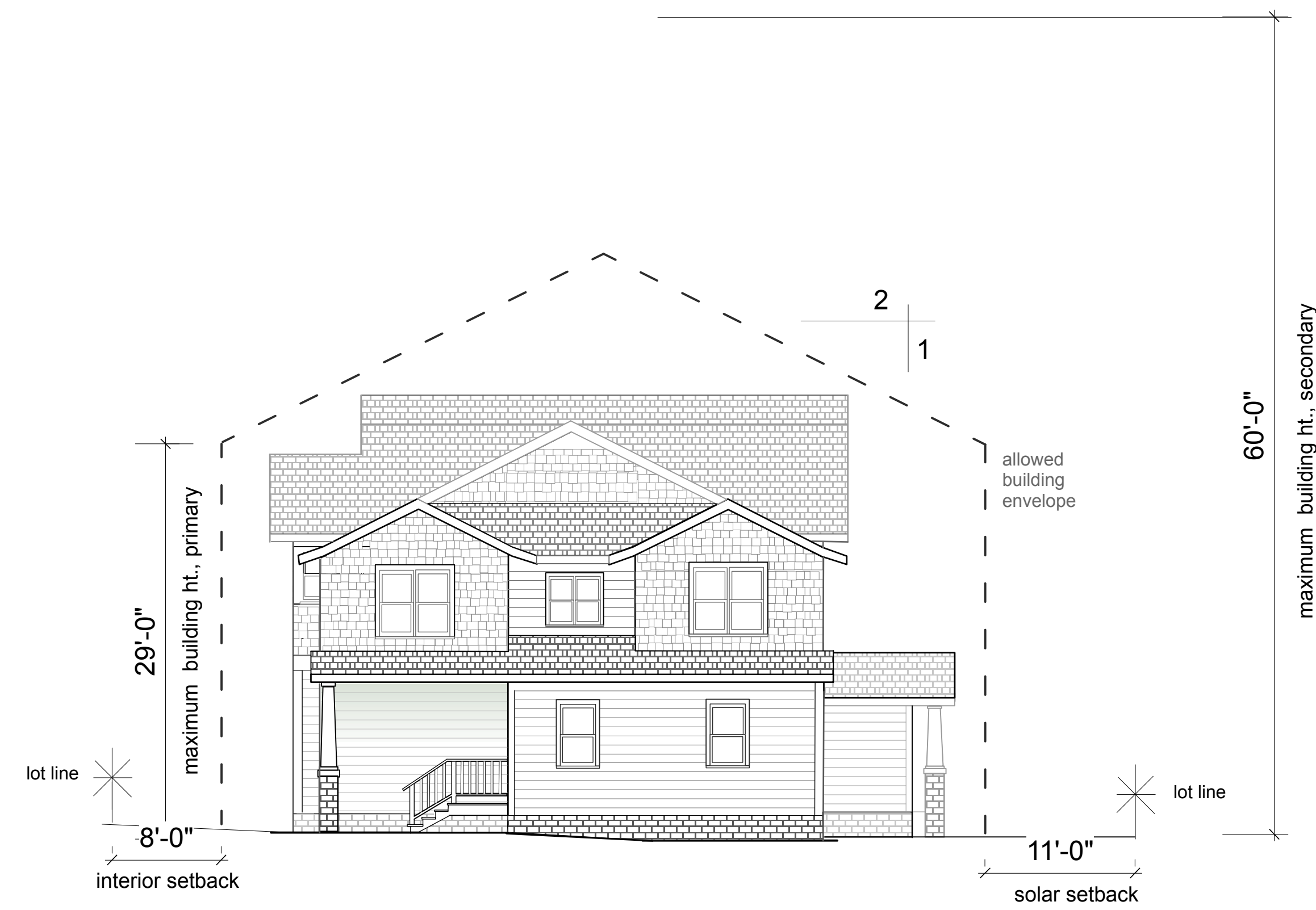
2"

1"





North Elevation, New - 1/8"



East Elevation, New - 1/8"

East Elevatio, Proposed - 3/16"

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127 Mallette St.  
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Historic District Commission - Certificate of Appropriateness Building Envelope

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2"

1"