



QUESTIONS?
Call or email us!

Chapel Hill Historic District Certificate of Appropriateness Application Project Description:	Project:	19-072
	Permit:	
	STAFF REVIEW	
	<input checked="" type="checkbox"/> Application complete and accepted <input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
	BY:	Anya Grahn, 6.12.19
DATE:		
<p>Instructions: Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred)</p> <p>Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date.</p> <p>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.</p>		

A: Property Information	
Property Address:	229 E. FRANKLIN ST 27514 Parcel ID Number: 9788487081
Property Owner(s):	GAMMA NU FOUNDATION Email: L.JALBERTSON@me.com
Property Owner Address:	40 LEE ALBERTSON 1340 PADSTONE DRIVE
City:	APEX State: NC Zip: 27502 Phone: 984-789-7330
Historic District:	<input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul
Zoning District:	

B: Applicant Information	
Applicant:	NEW DIMENSIONS CONSTR. Role (owner, architect, other): CONTRACTOR
Address (if different from above):	110 WILD GINGER RIDGE
City:	CHAPEL HILL State: NC Zip: 27517
Email:	SMITH RF @ gmail.com Phone: 919-967-2174 LAWRENCE110@bellsouth.net 919-616-0281

C. Application Type (check all boxes that apply)	
<input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> Historic District Commission Review Includes all exterior changes to structures and features other than minor works	
<input type="checkbox"/> Site-work only (walkways, fencing, walls, etc.) <input type="checkbox"/> Restoration or alteration <input type="checkbox"/> New construction or additions <input type="checkbox"/> Sign	<input checked="" type="checkbox"/> After-the-fact application (for unauthorized work already performed). <input type="checkbox"/> Demolition or moving of a site feature. <input type="checkbox"/> Request for review of new application after previous denial <p>* NOTE: BUILDING PERMIT WAS APPROVED</p>



QUESTIONS?
 Call or email us!

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						
Floor Area (main structure)	Existing	Change +/-	Total	Total Floor Area Ratio		ISA/NLA ratio
				Existing	Proposed	
Floor Area (all other)						Existing Proposed
Impervious Surface Area (ISA)						
New Land Disturbance						

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
Pg. 43 # 4	PORCHES, ENTRANCES + BALCONIES	EXISTING PORCH DEEMED BEYOND REPAIR BY CONSULTING ENGINEER TO BE REBUILT ON SAME
Pg. 43 # 5	PORCHES, ENTRANCES + BALCONIES	FOOTPRINT TO MATCH EXISTING ORIGINAL IN MATERIAL DESIGN
Pg. 43 # 6	PORCHES, ENTRANCES + BALCONIES	DIMENSION CONFIGURATION, DETAIL AND TEXTURE



QUESTIONS?
 Call or email us!

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 type="checkbox"/>		<input checked="" 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. <input checked="" type="checkbox"/> C. Exterior construction materials, including texture and pattern. <input checked="" type="checkbox"/> 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. J. Architectural scale. 	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>



QUESTIONS?
Call or email us!

<p>5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.)</p> <ul style="list-style-type: none"> <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"/>
<p>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.</p> <ul style="list-style-type: none"> <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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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.</p> <p>For each of the nearest adjacent and opposite properties, provide:</p> <ul style="list-style-type: none"> <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"/>
<p>8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed).</p> <ul style="list-style-type: none"> <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 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



QUESTIONS?
Call or email us!

<p>unknown, please provide a summary of sources consulted.</p> <p><input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer.</p> <p><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.</p> <p><input type="checkbox"/> Provide any records about the structure to be demolished.</p>					
9. Mailing notification fee per <u>Planning & Sustainability Fee Schedule</u> . For a list of addresses, please refer to the Town's <u>Development Notification Fee</u> .			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Certificate of Appropriateness fee per <u>Planning & Sustainability Fee Schedule</u>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

		6-10-19
Applicant (printed name)	Signature	Date
		6-10-19
Property Owner (if different from above)	Signature	Date

LEE S. ALBERTSON, DIRECTOR



QUESTIONS?
Call or email us!

<p>unknown, please provide a summary of sources consulted.</p> <p><input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer.</p> <p><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.</p> <p><input type="checkbox"/> Provide any records about the structure to be demolished.</p>					
9. Mailing notification fee per <u>Planning & Sustainability Fee Schedule</u> . For a list of addresses, please refer to the Town's <u>Development Fee Schedule</u> .			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Certificate of Appropriateness fee per <u>Planning & Sustainability Fee Schedule</u>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

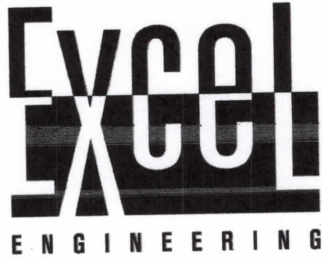
	LAWRENCE A SMITH	6-10-19
Applicant (printed name)	Signature	Date
	GAMMA NU FOUNDATION INC.	6-10-19
Property Owner (if different from above)	Signature	Date

CEE S. ALBERTSON, DIRECTOR

**Attachments to Certificate of Appropriateness Application
229 E. Franklin Street**

Section F-#1 and #3 – Written description of physical changes proposed and Justification of appropriateness

The existing front porch was assessed by a licensed engineer and deemed beyond repair (see attached letter and photos). Additionally, we found the existing floor to be a composite material, which does not match the original pine decking. The plan is to rebuild the existing porch on the same footprint to match the original in design, materials, dimensions, and detail. Photos of the original will guide the replication (attached). The porch will be constructed of southern yellow pine. The floor will be tongue and groove pressure treated southern yellow pine. The column and trim details will match the original, per photographs. The only difference between the original materials and the new materials will be that the floor joists and tongue and groove floor boards will be pressure treated southern yellow pine rather than untreated lumber. The pressure treated will be painted and will therefore look just like the original but be much more durable. Because we will replace the existing, deteriorated composite floor boards with painted southern yellow pine, the new porch will actually be more like the original than the porch that was there before we started.



- Structural Engineering
- Commercial/Residential Design and Review
- Forensic Investigations

PO Box 1264 • Carrboro, NC 27510 • 919.542.7578 • 919.819.1004 P-1844

June 10, 2019

Ryan Smith
New Dimensions Construction, Inc.
110 Wild Ginger Ridge
Chapel Hill NC 27514

Re: Review of Porch Roof Framing – 229 E. Franklin Street

Dear Ryan;

I reviewed the porch roof framing at the above referenced structure on 22 May 2019. The scope of the review is limited to this issue. The porch is reportedly 94 years old. All references to direction are based on an observer standing in the street facing the front of the house. The following visible issues were observed:

- 1) Undersized and broken rafters and a lack of connection to the main structure
- 2) Undersized hip rafter and a lack of connection to the main structure
- 3) Rotted ceiling joists and ceiling finishes
- 4) Over-notched ceiling joists at the connection to the main structure
- 5) Rotted column bases

I feel the observed conditions represent an immediate safety concern. Replacement of the framing is likely the most practical option.

The conclusions reached in this report are based upon the condition of the structure at the time of the review. No warranty as to the future performance of any item is expressed or implied. No areas of the structure were reviewed other than those discussed in the report. The review used a standard of care consistent with other local design professionals limited by the scope and budget. No review of mold, mildew or any other building science issue was performed except as noted. All opinions are subject to revision based on new or additional information. No responsibility will be taken for conditions that could not be easily seen or are outside the scope of this review. Any use which a third party makes of this report, or any reliance upon, decisions made in response to or in any way influenced by this report are the responsibility of such third party.

229 E. Franklin

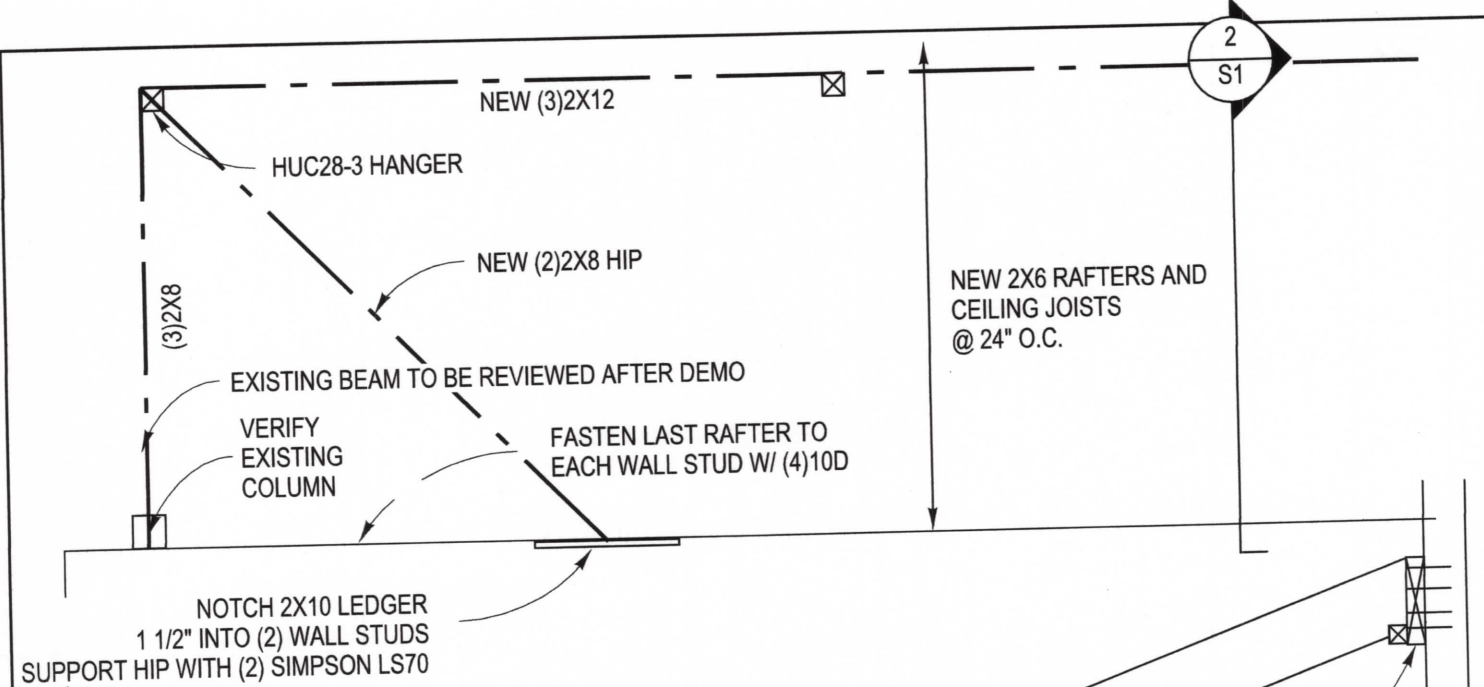
If there are any questions or if I can be of further service, please contact me at your convenience.

Sincerely,

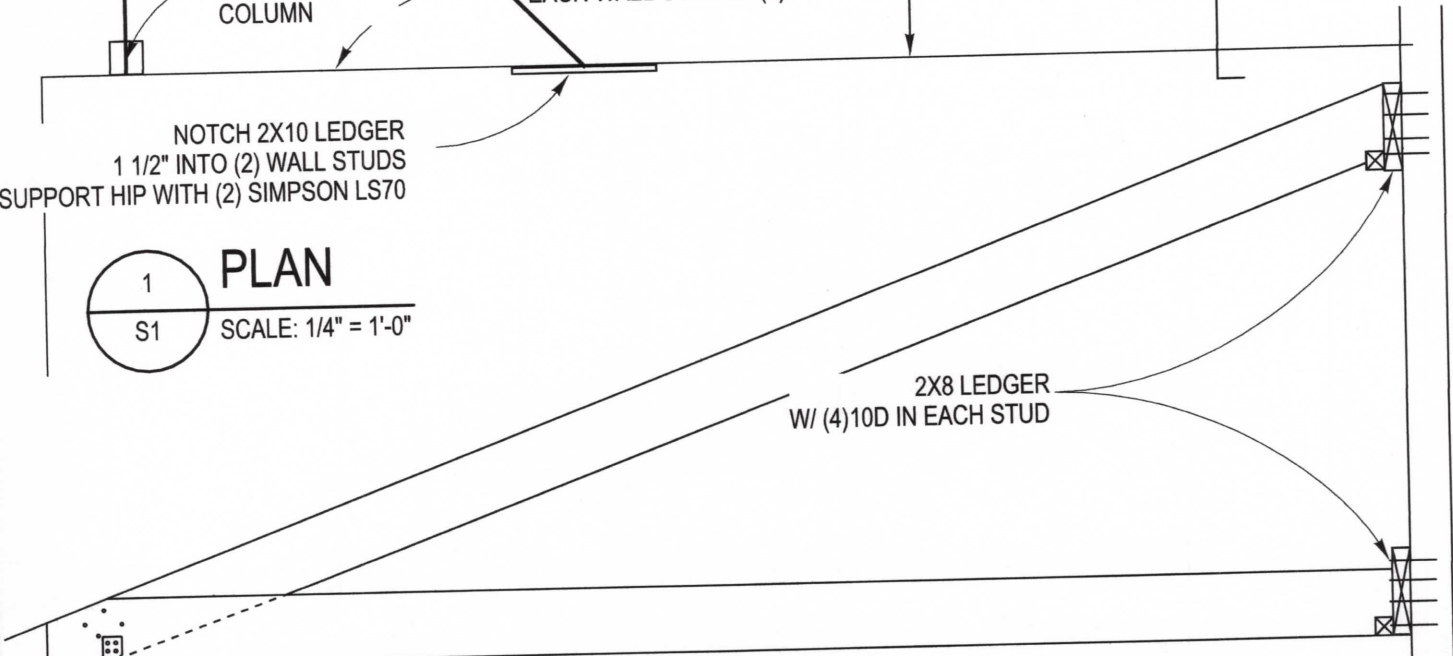


10 June 2019

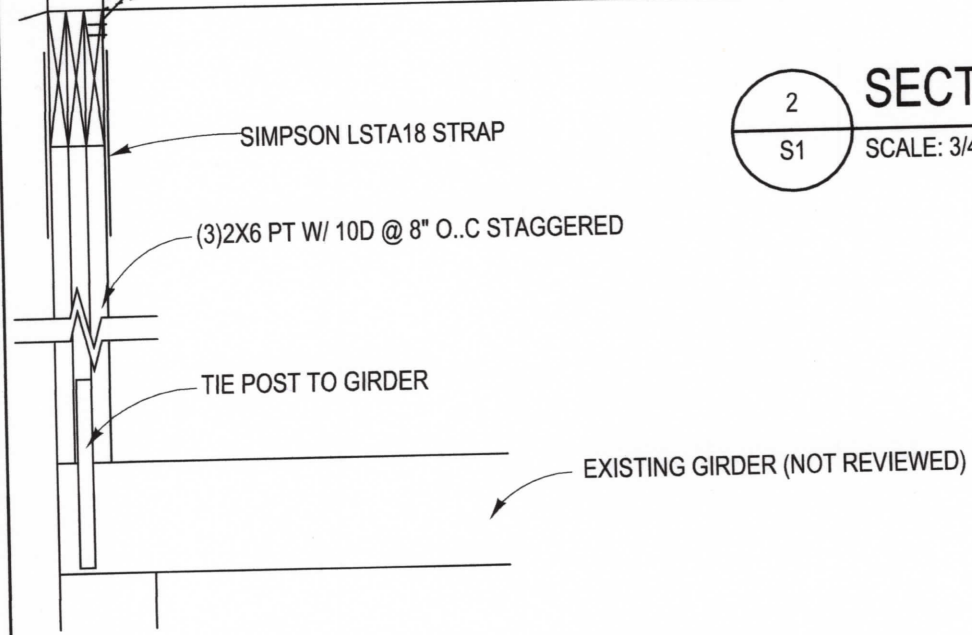
Rob Munach, PE



1 PLAN
S1 SCALE: 1/4" = 1'-0"



2 SECTION
S1 SCALE: 3/4" = 1'-0"



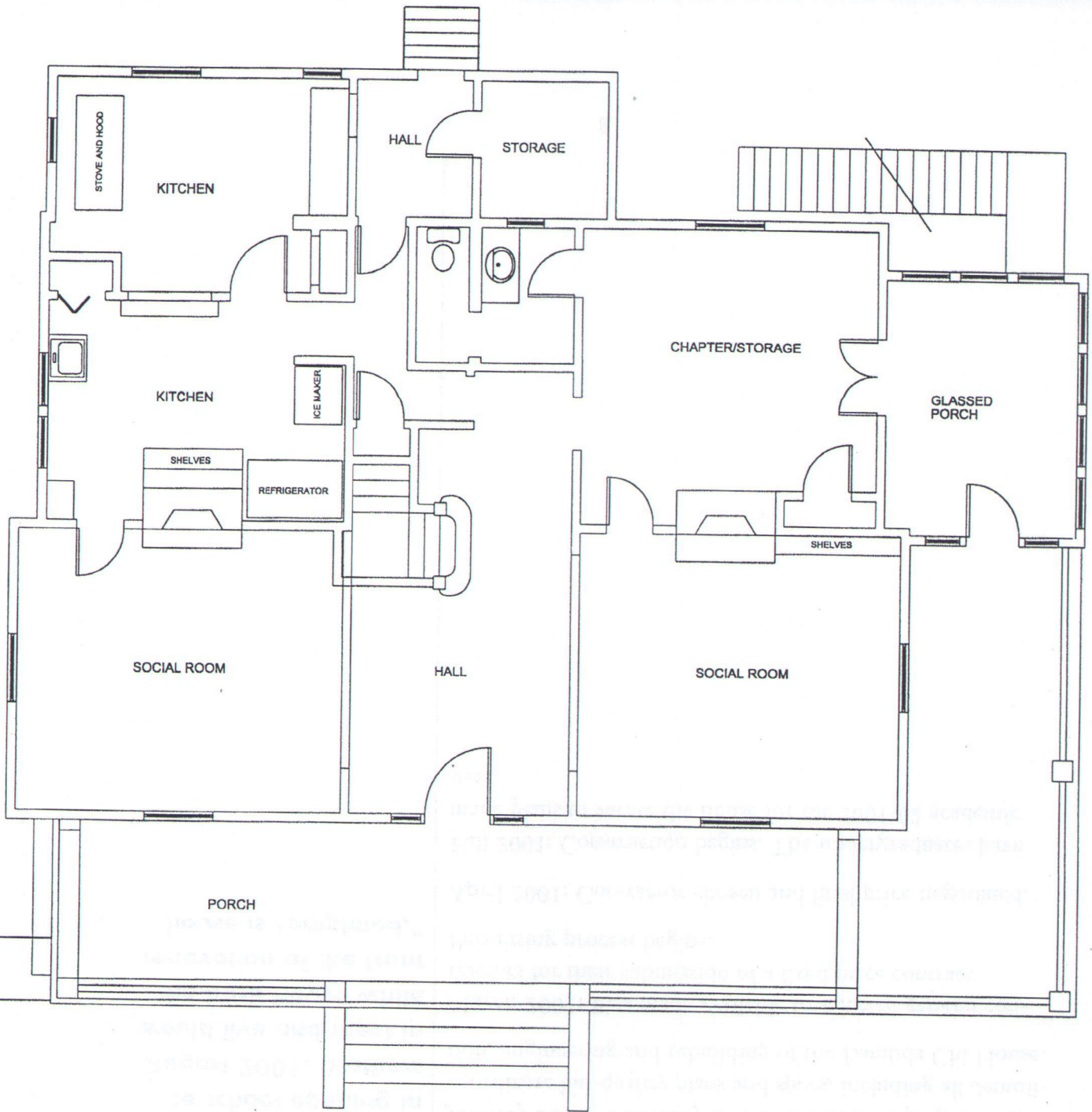
NOTES:
 CONTACT ENGINEER IF DISCREPANCIES ARE NOTED
 REFER TO THE NCSBC FOR DETAILS AND CONSTRUCTION NOT SPECIFICALLY SHOWN
 CONTRACTOR RESPONSIBLE FOR MEANS & METHODS OF CONSTRUCTION AND JOBSITE SAFETY
 VERIFY ALL DIMENSIONS. DO NOT SCALE DRAWING
 UNLESS PREVIOUSLY NEGOTIATED IN WRITING, THIS PROJECT DOES NOT INCLUDE JOBSITE OBSERVATION SERVICES



Excel Engineering PLLC • PO Box 1264 • Carrboro, NC 27510
 Robmunach@gmail.com • www.RobMunachPE.com
 919.542.7578 • Cell: 919.819.1004 P-1844

PORCH ROOF FRAMING REPAIR
229 E. FRANKLIN

Date: 06-04-19
 Sheet: 1 of 1



1
EC1

MAIN HOUSE- EXISTING MAIN FLOOR PLAN

SCALE: 1/8"= 1'-0"

MICHAEL HINING ARCHITECTS
Members of The American Institute of Architects

CHAPEL HILL OFFICE: 126 EAST FRANKLIN STREET, SUITE 201 • FOST OFFICE BOX 2304 • CHAPEL HILL, NORTH CAROLINA 27515-2304 • T. (919) 967-0011 • F. (919) 939-2000
DURHAM OFFICE: CITY PLACE • 501 WASHINGTON STREET, SUITE 6 • DURHAM, NORTH CAROLINA 27701 • T. (919) 682-2870 • F. (919) 682-5369

Michael J. Hining, President • Barry F. HR, Vice President • Kenneth R. Trivette, Vice President • Steven E. Coddie, Vice President • Linda C. Salguero • James H. Dougherty, T.L. Lord

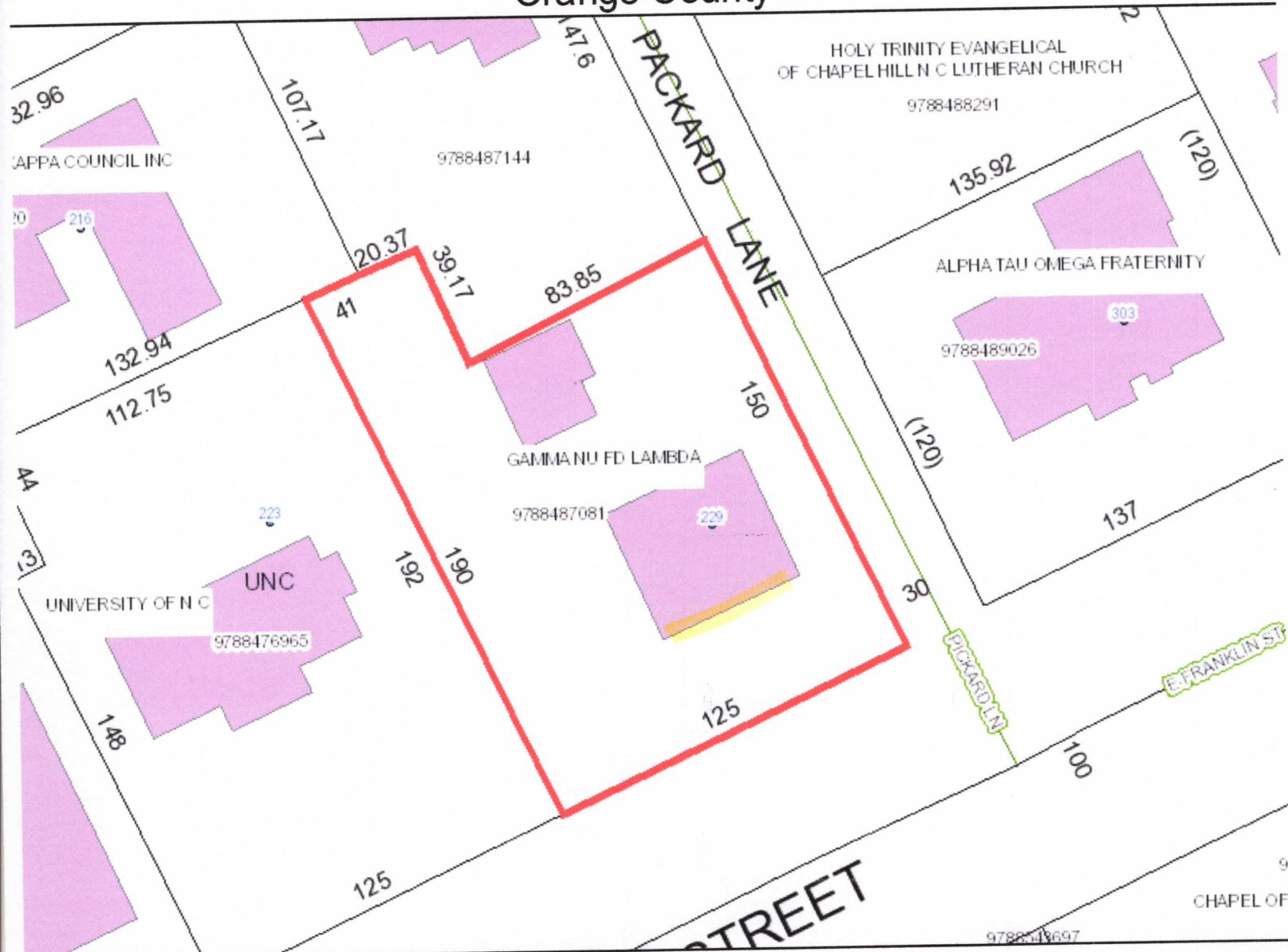
PROJECT NUMBER: 2027
DRAWN BY: JCB/AK
DATE: 30 OCT 2000

**RENOVATIONS AND ADDITIONS TO THE
LAMBDA CHI ALPHA FRATERNITY HOUSE
229 EAST FRANKLIN STREET
CHAPEL HILL, NORTH CAROLINA 27516**

SHEET CONTENTS
MAIN HOUSE- EXISTING
CONDITIONS

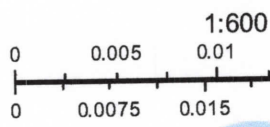


Orange County



This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information on this map.

88487081	SIZE:	0.47 A	BUILDING COUNT:	2
GAMMA NU FD LAMBDA	DEED REF:	188/451	LAND VALUE:	\$570,000
11 ALPA PO BOX 958	RATECODE:	22	BLDG_VALUE:	\$631,700
11 WEST FRANKLIN ST	TOWNSHIP:	CHAPEL HILL	USE VALUE:	\$
CHMOND	BLDG SQFT:	4364	TOTAL VALUE:	\$1,201,700
23221	YEAR BUILT:	1925	DATE SOLD:	08/01/1962
/W INT E FRANKLIN ST & PICKARD LN			TAX STAMPS:	



PORTION SHOWN IN [yellow highlight]

Orange County

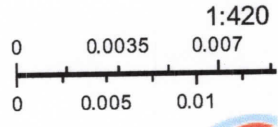


This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information on this map.

88487081
 MMA NU FD LAMBDA
 II ALPA PO BOX 958
 11 WEST FRANKLIN ST
 CHMOND
 23221
 /W INT E FRANKLIN ST & PICKARD LN

SIZE: 0.47 A
 DEED REF: 188/451
 RATECODE: 22
 TOWNSHIP: CHAPEL HILL
 BLDG SQFT: 4364
 YEAR BUILT: 1925

BUILDING COUNT: 2
 LAND VALUE: \$570,000
 BLDG_VALUE: \$631,700
 USE VALUE: \$
 TOTAL VALUE: \$1,201,700
 DATE SOLD: 08/01/1962
 TAX STAMPS:



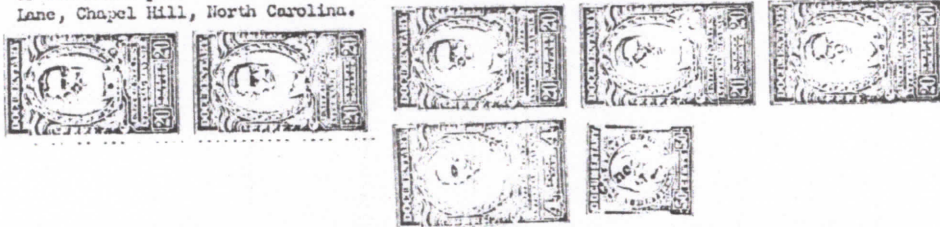
PORCH SHOWN IN

NORTH CAROLINA

THIS DEED, Made and entered into this the 2nd day of August, 1962, by and between Fred G. Patterson and wife, Julia Shirley Patterson party of the first part (whether one or more) and Gamma-Hu Foundation, Inc. party of the second part (whether one or more) WITNESSETH:

That the said party of the first part, in consideration of the sum of TEN DOLLARS and other good, valuable and sufficient considerations, paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party of the second part and his heirs and assigns all that certain tract or parcel of land in Chapel Hill Township, Orange County, North Carolina, and more particularly described as follows:

All that certain tract or parcel of land situated, lying and being in the Town of Chapel Hill, North Carolina and BEGINNING at a stake which is located in the North-west intersection of East Franklin Street and Pickard Lane and running thence along the West property line of Pickard Lane North 26 degrees 15 minutes West 150 feet to the former Lorena P. Wilson South property line; running thence with said line South 64 degrees 30 minutes West 84 feet and North 25 degrees 45 minutes West 40 feet; running thence South 64 degrees 30 minutes West 41 feet to the East property line of the University of North Carolina Consolidated University Offices property; running thence with said East property line South 29 degrees 45 minutes East 190 feet to a stake in the North property line of East Franklin Street; running thence along with the North property line of East Franklin Street about 125 feet, more or less, to the point and place of BEGINNING, and being all of the property owned by the party of the first part at the Northwest intersection of East Franklin Street and Pickard Lane, Chapel Hill, North Carolina.



TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the said party of the second part and his heirs and assigns in fee simple forever. And the said party of the first part does covenant that he is seized of said premises in fee simple and has the right to convey the same in fee simple; that the same are free from incumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whomsoever. Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders, as the context may indicate.

IN TESTIMONY WHEREOF the said party of the first part has hereunto set his hand and seal the day and year first above written.

_____(SEAL) *Fred G. Patterson* (SEAL)
_____(SEAL) *Julia Shirley Patterson* (SEAL)
_____(SEAL) (SEAL)

NORTH CAROLINA, ORANGE COUNTY.

I, Virginia H. Mills, a Notary Public in and for said State and County do hereby certify that Fred G. Patterson and wife, Julia Shirley Patterson the grantors, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance. Witness my hand and notarial seal, this the 2nd day of August, 1962. My commission expires: 7/19/63 *Virginia H. Mills, Notary Public*

NORTH CAROLINA, _____ COUNTY.

I, _____, a Notary Public in and for said State and County do hereby certify that the grantors, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance. Witness my hand and notarial seal, this the _____ day of _____, 1962. My commission expires: _____ Notary Public

NORTH CAROLINA, ORANGE COUNTY

The foregoing certificate of *Virginia H. Mills, a Notary Public of Orange County* is/are adjudged to be correct. Let this deed and all certificates be registered. Witness my hand, this the 2 day of August, 1962. *William J. ...* Clerk Superior Court

Filed for registration on the 2nd day of August, 1962 at 2:15 o'clock P.M. and duly recorded in the Office of the Register of Deeds of Orange County, North Carolina, in Book 188, at Page 451, etc. of Deeds.

Bob Page Betty June Hayes Register of Deeds
By: *James M. ...* Deputy

R/S PAID \$ 104.00

Box Beam to Crown Detail



~~#~~ Note Visible Sags in Structure →



CROWN M. OVER 2.5" BOX BEAM (see detail)

Square Collum to be reconstructed



fitch lumber
interior Baseboard

Old Composite Decking



Floor System Failure Below Columns

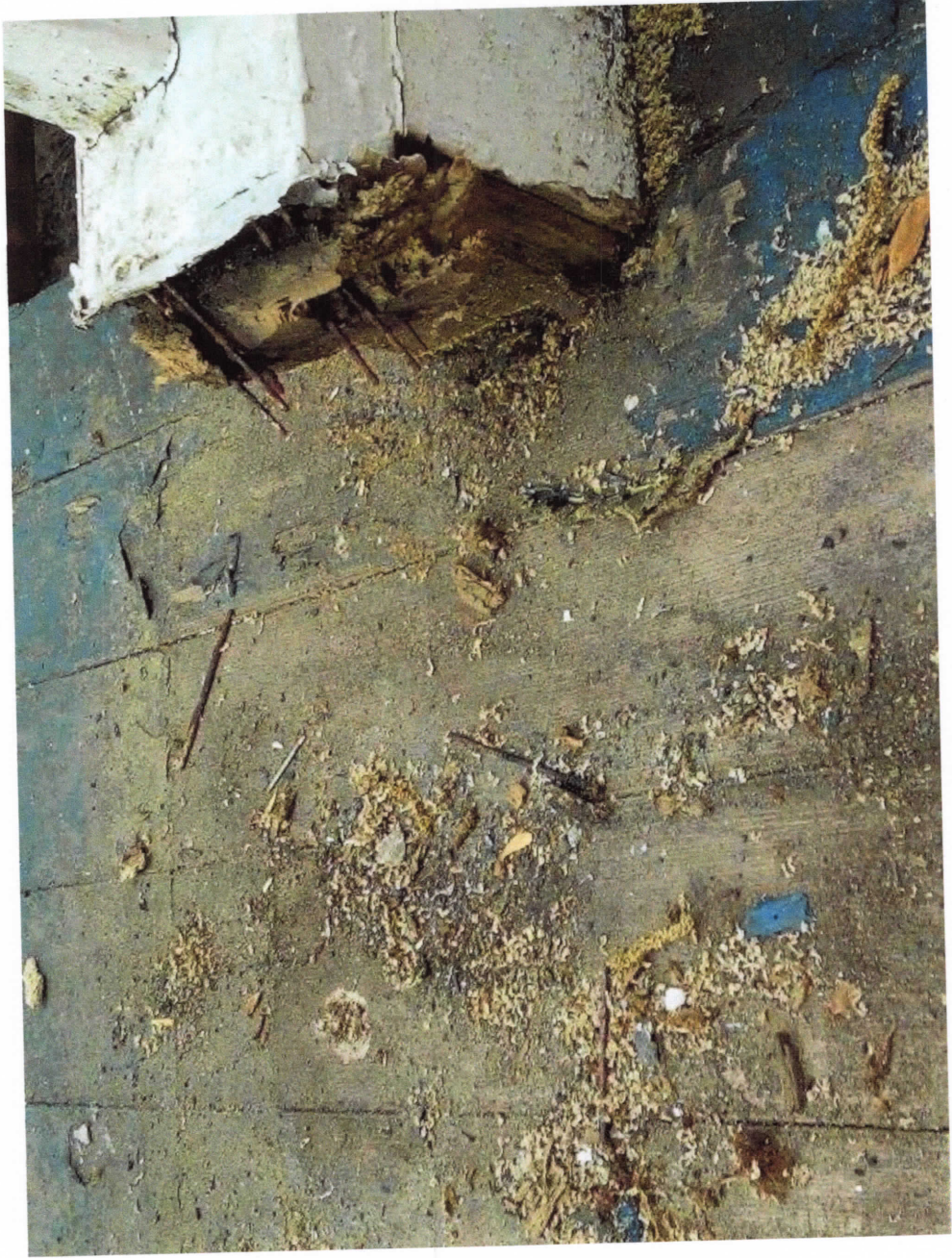


Hollow Rotten Columns



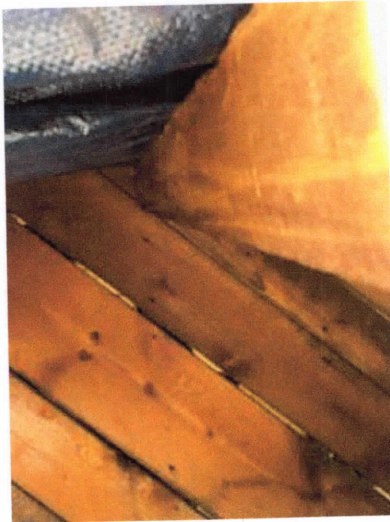
~~Repair~~ Note Attempted
Non-Bearing Portion

Rotten Railing Base



Exterior Rot





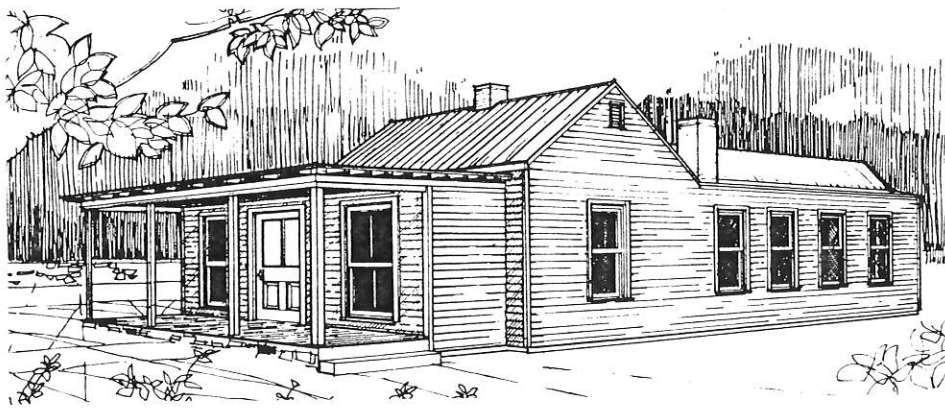
2x4 rafter
toe-nailed
no support



over Notched
Ceiling Joists
+
Ceiling rot

Improperly added overhang to pitch





The Pickard House

Walter W. Pickard and his wife Elizabeth Snipes Pickard owned the property on East Franklin Street bounded on the east by Pickard Lane, north one hundred twenty-four feet extending west by one hundred fifty feet. This property was acquired by the Pickards from Julian S. and Nannie G. Carr in 1870 for five hundred dollars.

The Pickards lived in the small house now sitting in ruins at 227 East Franklin Street, while operating a hotel across Franklin Street. This small house is thought by some historic preservationists to have been built in the late 18th century.

In 1907 the Pickards, using part of the property, built a seventy-five room hotel. The hotel was located on the site of the present UNC School of Social Work. While they operated this hotel, it was the Pickard's home. At that time the small house was used by drummers to display their wares.

The Pickards continued to operate the hotel until Mr. Pickard's failing health in 1916 forced his retirement. At this time an addition was made to the rear of the small house and the Pickards returned there to live. When Mr. Pickard died in 1917 the hotel was sold to W.W. Uzzle. The Uzzle family operated the hotel until it burned in 1920. Mrs. Pickard continued to live in the small house until her death in 1920.

Dr. John S. Hooker, a local physician, began using the small house as his office. A little later Chapel Hill's first woman physician, Rena Henry, who grew up on the corner of Boundary and North Street, began her practice there.

The Pickard's grandson, Fred Geer Patterson, Jr., came home after serving in World War II and began his medical practice there. In 1950 he was joined by Dr. S. Kempton Jones and later Dr. William Joyner.

Blanche Pickard Patterson, widow of Fred G. Patterson, daughter of the Pickards and mother of Fred, Jr., had bought the Pickard property consisting of the 84 feet on Franklin Street and 150 feet deep, including the small house and the Pickard Livery Stable on the corner of Pickard Lane, from her parents in 1915 for \$2,000. The Livery Stable, which began operating in 1897, was operated by the Pickard's son Marvin. Blanche Pickard Patterson began building her large house, now the home of the Lambda Chi Alpha Fraternity, on the Livery Stable site in 1917. There she had roomers and day boarders. Gladys Hall Coates best describes Mrs. Patterson's home in her booklet *Fifty Years with Albert Coates*, published by the UNC Press:

During the years of our engagement (1925-1928) I visited Chapel Hill several times, and some of my most delightful memories of those visits were the hours spent at the Old Soldiers' Club, the place in which Albert had his meals after he returned to teach in the Law School. The Old Soldiers' Club was composed of twelve members, nearly all of whom were on the University's faculty. Though most were bachelors, there was at least one widower, and I believe one divorcee, a rarity in those days. The Club was run by Mrs. Fred Patterson, mother of Dr. Fred Patterson who was then a boy, in her home on East Franklin Street just across from the Morehead Planetarium, a place undreamed of then. Mrs. Patterson, or Mrs. Pat as she was more often called, was an institution in herself and presided with a sort of informal dignity and grace that endeared her to everyone in the Club.

The oldest member of the Club was Major William Cain, then in his eighties, an uncle of Dr. Archibald Henderson. Major Cain, a veteran of the War Between the States, was a noted mathematician.... Some other members of the Club... were Frank Graham, Vernon Howell, Herman Baity, Grover Beard, Fletcher Green, Milton Heath, George McKie, Roy McKnight, Shipp Sanders, and Keener Fraser—a roster of well-known members of the faculty at that time and for the next quarter of a century and beyond. Not to be omitted was the Reverend W.D. Moss, known to all as Parson Moss, the much loved and

(continued on page 4)

Personnel News

New Job, Old Friend—We are fortunate indeed to have engaged Dorothy Jenner in the new job of Horace Williams House Hostess.



This part-time job has been created to assist our Administrator, Dianne Day. A great many of CHPS members know Dorothy as former Chairman of the Horace Williams House Committee. Dorothy was born and educated in Missouri, and came to Chapel Hill as a faculty wife in 1950. She received a Master's Degree from UNC in 1972 in Recreation Administration and initiated and developed programs for retirees for Chapel Hill's Parks and Recreation Department. She retired three and a half years ago. She has spent a lifetime studying the piano and loves to travel, especially in the Orient. She has two grown children and two teenage grandchildren. We are so lucky to have Dorothy and her warm personality here at Horace Williams House. Come by and say hello to her during her working hours, which are 1:30 to 4:15 on Mondays, Wednesdays, and Thursdays.

New Caretaker—Our new caretaker, hired by the Personnel Committee on the recommendation of staff members Dianne Day and Dorothy Jenner, is Blake Rogers. Blake assumes his duties on May 10 and will begin residence as soon after that date as necessary painting to the downstairs apartment permits. Blake is a native of Durham. He attended Hillside High School and Louisburg College, and is currently employed by Brame, Inc. He hopes that living in Horace Williams House will contribute to his goal of returning to school on the UNC campus for his college degree. We think all will agree that we are lucky to have such a personable and responsible young man as part of our CHPS/HWH team.

New Name—The Personnel Committee has reviewed the job description of our full-time staff member, Dianne Day. With Dianne's help, the job has been better defined. The job title has been changed to Administrator, reflecting the Committee's decision to invest the position with authority to make day-to-day operational decisions. Copies of the job description are available from Dianne in the office for anyone who wishes to know what the job as now constructed entails.

—Virginia Young, Personnel Chair

The Pickard House (continued from page 2)

sometimes controversial Presbyterian minister.... The delicious food at the Old Soldiers' Club was unsurpassed (having been prepared by Mrs. Pat's) faithful cook Georgia Craig....

In later years the Patterson house was occupied by the Chi Omega Sorority and the Alpha Pi Sorority.

When Mrs. Patterson decided to retire she built the small house facing on Pickard Lane behind the large house in the closing days of World War II. It was here that she lived until her death in 1956.

In 1962 Fred Patterson and his wife, Julia Shirley Patterson, sold the entire Patterson property, three houses and adjoining vacant land, to the Gamma Nu Foundation of Lambda Chi Alpha Fraternity who owns it today.

—Mary Arthur Stoudemire



PRESERVATION NOTES

Chapel Hill Preservation Society

Clare Baum, President
Virginia Young, Vice President
Lee Culpepper, Treasurer
Michael Hining, Secretary
Dianne Day, Administrator

published quarterly by the
Chapel Hill Preservation Society
610 East Rosemary Street
Chapel Hill, North Carolina 27514

Storytelling...

The Friends of the Chapel Hill Public Library and the Preservation Society will jointly sponsor a return visit to the Horace Williams House by Louise Kessel, storyteller of national acclaim, on Friday May 25th. Ms. Kessel is from Pittsboro. Families are invited to bring a picnic supper—the Horace Williams House will supply lemonade—and enjoy Ms. Kessel's storytelling skills, beginning around 6 p.m. The stories have no age limit, they are enjoyed by young and old.

Preservation Celebration!

The Chapel Hill Preservation Society contributed to the theme "Keeping America's Heritage Alive" for Preservation Week May 13 through 19, 1990, with three activities at the Horace Williams House. First, the Historic District Commission met on the evening of Thursday, May 10, in the Octagon Room. (See the last issue of *Preservation Notes* for information about the Historic District Commission, its duties and relationship to the Preservation Society.) Next, the Celebration continued: on Wednesday May 17th at 7:30 p.m., Mark Braswell Perry gave a slide presentation, "Preservation's Success Story in Salisbury, North Carolina." Mr. Perry's story was both instructive and inspirational for our continuing local efforts. Last and far from least, the Preservation Society's Mary Arthur Stoudemire presented a slide show, "An Introduction to Chapel Hill's Architecture and Preservation Accomplishments" on Thursday afternoon, May 17th at 3 p.m. The Horace Williams House itself serves as a fine example with which to Celebrate Preservation, as all who attended these activities must have observed!

Chapel Hill Preservation Society
610 East Rosemary Street
Chapel Hill, NC 27514

Bulk Mail
U.S. Postage Paid
Chapel Hill, NC
Permit No. 183



Architectural survey photograph, c.1990