

MODIFICATION ATTACHMENT TO COA APPLICATION.

Project: 521 Hooper Ln. Earp Residence

Responses to Items E and F.

E. Applicable design guidelines.

This section is in response to the "Design Guidelines for the Chapel Hill Historic Districts". Pages and sections are referenced.

There are several pieces to the modification to the renovation/addition and so they will be discussed, as each is applicable to the guidelines:

Page 55/1,5, 39/1,2,. 36/1,2 41/1,7 Our aim is to repair and update the home for the new residents. It was important to maintain the integrity and scale of the house and compliment what exists. The two proposed modification items are in keeping with what was unanimously approved with the original ZCP.

1. Removal of a side door. The proposed change is to remove an existing side door and alcove. The existing main wall would become continuous and sided to match the adjacent wall. There is no change to roofline. The existing attached brick stoop would be removed. The door/stoop is not seen from the street. The door is not important to defining the overall historical character to the house (it is a half -lite, fiberglass door) 41/1. The wall itself is not character defining to the house 39/1. The removal of the door will have minimal impact on the historical value of the house 55/1, 39/1,2.
2. Change the roof on an existing shed. The existing garden shed is a hexagonal structure with a double pitch, 6 sided turret style roof. It is not consistent with the original house or the approved changes to the home 36/1. We propose to leave the walls intact and remove and replace the existing roof with a more appropriate 4:12 pitched roof consistent with the existing carport and front entry roofs 36/2. The overhang will match the current, adjacent screen porch in size, details and finish already approved by the board.

Page 55/5 The exterior materials to be used on both the wall and the shed will match the existing. This includes featheredge cedar siding with a painted finish and an asphalt shingle roof. The wood trim and eaves will be painted.

F. Checklist of Application Materials.

1. Written description of physical changes proposed.

CHANGES PROPOSED.

The home on 521 Hooper Lane, formally the home of Bill and Ida Friday, known as "The Friday House", is currently under repair and renovation/updating. The two modification items will continue our care and attention to detail throughout this process to retain the overall character and style of the home.

MATERIALS.

All proposed exterior work will use the same materials as utilized on the existing house. These include; painted, feather edge cedar siding on the side wall and shed and an asphalt shingle roof on the shed roof.

WINDOWS AND DOORS.

The door of the shed will need to be replaced, as it is rotten. It is a flush door and will be replaced with a flush door and painted, as is the current door. The two windows in the shed will remain.

2. History, context and character information.

521 Hooper Lane is located inside the Franklin-Rosemary Historic District that was established in 1976.

The construction date is 1983 and the architect was Wesley McClure from Raleigh. It was designed for William and Ida Friday.

William (Bill) Friday was the president of UNC from 1956 to 1986.

Ida Friday, along with Georgia Kyser who helped Ida with the interior design of the home, was one of the founders of the Chapel Hill Preservation Society in 1976.

Information about the house has been gathered from the Friday family and in conversations with the original architect and builder. We have reviewed the original construction documents, as well as an article on Southern Living magazine from Feb. 1988 provided by the Friday family.



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Development Services 919-969-5066
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Chapel Hill Historic District Certificate of Appropriateness Application	Project:	521 Hooper Ln. Earp Residence
Project Description: Repair water damage to existing house. Renovate and update interior including 4 ½ baths, kitchen, laundry, living and dining room and 2 bedrooms. 4' addition on north east/rear corner. Removal of bump outs on north west wing and chimneys. 4' expansion of sunroom and addition of screen porch and carport. Incorporate apartment back into main house.	Permit:	
	STAFF REVIEW	
	☐ Application complete and accepted	
	☐ Application not complete and returned with a notation of deficiencies	
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.		



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A: Property Information

Property Address:	521 Hooper Lane	Parcel ID Number:	9788-68-3350				
Property Owner(s):	Henry Shelton (Shelly) and Joanne L. Earp	Email:	joanne_earp@unc.edu, shelton_earp@med.unc.edu				
Property Owner Address: 521 Hooper Lane/ 320 Lone Pine Rd.							
City:	Chapel Hill	State:	NC	Zip:	27514	Phone:	919 9673824
Historic District: ☐ Cameron-McCauley ☒ Franklin-Rosemary ☐ Gimghoul						Zoning District: R-2	

B: Applicant Information

Applicant:	Role (owner, architect, other):	
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
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R-2	Street	Interior	Solar	Primary	Secondary		22,403
Required by zoning	26	11	13	29	50		
Proposed	36.3	23.5	43	9'-2"	24'-3"		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	2854	+263	3117	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	170	+328	498	0.13	0.16	Existing	Proposed
Impervious Surface Area (ISA)	10,470	+236	10706	0.46	0.47	0.46	0.47
New Land Disturbance			70				

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
		SEE ATTACHMENT



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F. Checklist of Application Materials					
<i>Attach the required elements in the order indicated.</i>	ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
	YES	N/A	YES	N/A	NO



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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. SEE ATTACHEMENT.	☒	☐	☐	☐	☐
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: ☐ X Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate	☒	☐	☐	☐	☐



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<u>Data.</u> ☐ X 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.)					
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". 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. 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.	☒	☐	☐	☐	☐
5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.) ☐ x 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. ☐ x 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. ☐ x Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.	☒		☐	☐	☐
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. ☐ x Elevation drawings showing all proposed changes above current grade	☒	☐	☐	☐	☐



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from front, back, and both sides. ☐ x 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). ☐ x Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)					
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: ☒ The height of each building (if an estimate, indicate that). ☐ The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). ☐ The size of each lot (net land area in square feet). ☐ 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.	X	☐	☐	☐	☐
8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed). ☐ 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. ☐ 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. ☐ If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer. ☐ 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. ☐ 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.	☒		☐	☐	☐



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10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule	☐		☐	☐	☐
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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



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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.

Sophie Piesse	9.8.2017
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Applicant (printed name)	Signature	Date
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Henry Shelton (Shelly) and Joanne L. Earp	9.8.2017
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Property Owner	Signature	Date
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(if different from above)		
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Certificate of Appropriateness Supplemental Requirements

***In addition to [Residential](#) Zoning OR [Administrative](#) Zoning Compliance Permit Requirements**

Certificate of Appropriateness applications are subject to review and approval by the Historic District Commission as well as by Town staff. For assistance with this application, please contact the Chapel Hill Planning Department.

Please submit *all* materials listed on this sheet. The Historic District Commission meets on the second Tuesday of each month at 6:30 pm. For confirmation of a meeting date and the placement of your request on the agenda, please call the Planning Department. **Applications are due one month in advance of meeting.**

Application Process:

1. Historic District Commission Review of Certificate of Appropriateness (COA) Supplemental materials
2. Staff review of Residential / Administrative Zoning Compliance Permit (ZCP) materials

****COA (step 1) and ZCP (step 2) materials may be submitted simultaneously or separately.**

Required Application Materials

(In addition to [Residential](#) Zoning Compliance Permit or [Administrative](#) Zoning Compliance Permit Requirements)

An Electronic copy of each document is required in addition to paper copies.

Provide a single set of the following materials:

	1. Application Form. Either Residential Zoning Compliance or Administrative Zoning Compliance.
X	2. Recorded plat or deed verifying property's current ownership
	3. Recorded plat of easements, right-of-way, and dedications, if applicable
X	4. Mailing List of Property Owners , applicable within 100 feet of property boundaries The Town will prepare a formal notice to be mailed to surrounding property owners about the application. You may find it helpful to discuss the proposed changes with your neighbors in person so you can address their concerns both in your planning and presentation.
X	5. Mailing notification fee. The fee per address can be found on the Planning Department's Fee Schedule .
X	6. Certificate of Appropriateness fee per Planning Department's Fee Schedule
X	7. Reduced Site Plan Set (reduced to 8.5" x 11")
X	8. Building Elevations (label building height from top of roof to finished grade line)
X	9. Floor Plan, only if accessory apartment, duplex, or commercial application.

(Continued)



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x

10. Written Description

Describe all proposed changes to the property, list all materials to be used, and address the criteria (listed below) that the Commission uses to determine appropriateness. Presenting your proposal with these criteria in mind will provide a clear basis for the Commission's deliberations.

- a) The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
- b) The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite buildings;
- c) The exterior construction materials, including textures and patterns;
- d) The architectural detailing such as lintels, cornices, brick bond, and foundation materials;
- e) The roof shape, form, and materials;
- f) The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors);
- g) The general form and proportion of the buildings;
- h) The accessory fixture and other features (including lighting fixtures, hardware, awnings, etc.);
- i) The architectural scale in relation to existing structures and surrounding buildings; and
- j) Structural conditions and soundness.

Provide photographs of existing property and elevation drawings of the proposed changes. Depict changes in as much detail as possible, paying special attention to those features which the Commission uses to determine appropriateness. This section of the application allows the Commission to see the current state of the property, to visualize the proposed changes, and to assess the impact. The visual description must include dimensions. For new buildings and major additions, the visual description must include the interior floor plan.

x

11. Information Regarding Surrounding Properties

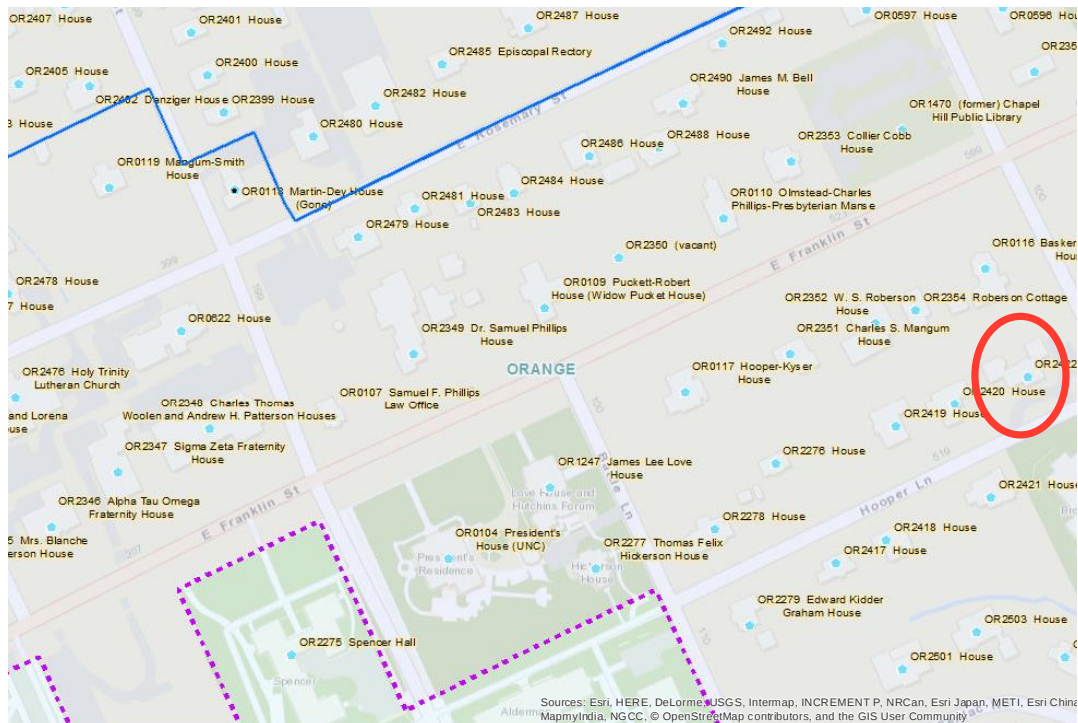
For new construction or large projects, the applicant is required to provide information on:

- The height of the nearest adjacent and opposite buildings;
- The setback and placement of the nearest adjacent and opposite buildings;
- The scale of the nearest adjacent and opposite buildings, including percentage of lot coverage.

12. Demolition Information (if applicable)

Provide a 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. Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons, and/or families associate with the property.

NCHPO inventory map:



Unofficial Property Record Card - Orange County, NC

General Property Data

Parcel ID	9788683350	Property Location	521 HOOPER LN
Property Owner	FRIDAY IDA H	Property Use	
Mailing Address	521 HOOPER LN	Most Recent Sale Date	10/27/1994
City	CHAPEL HILL	Legal Reference	1298/518
State	NC	Grantor	FRIDAY
Zipcode	27514-3837	Sale Price	0
		Land Area	1 LOT

Current Property Assessment

Card 1 Value	Building Value	412,400	Other Features Value	0	Land Value	437,000	Total Value	849,400
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Building Description

Building Style	Single Fam	Foundation Type	Slab	Heating Type	Combo H&A
# of Living Units	1	Roof Structure	Gable	Heating Fuel	N/A
Year Built	1984	Roof Cover	Shk/Wood	Air Conditioning	100%
Finished Area (SF)	3475	Siding	Frame	# of Bsmt Garages	0
Full Baths	4	1/2 Baths	1	3/4 Baths	0
# of Other Fixtures	0				

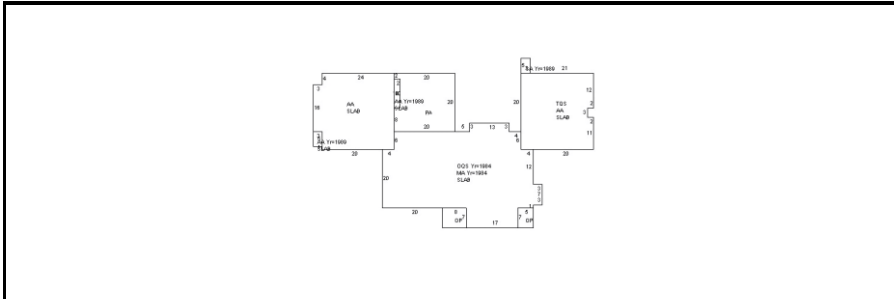
Legal Description

BOUNDARY & HOPPER LANE CH TP P34/189

Narrative Description of Property

This property contains 1 LOT of land mainly classified as with a(n) Single Fam style building, built about 1984 , having a finished area of 3475 square feet, with Frame exterior and Shk/Wood roof cover, with 1 unit(s).

Property Sketch



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

3. Justification of appropriateness.

The removal of a side door.

The proposed modification to the approved COA is to remove an existing side door, stoop and alcove. The existing main wall would become continuous and sided to match the adjacent wall. There is no change to roofline. The existing attached brick stoop would be removed. The door/stoop is not seen from the street. The door is not important to defining the overall historical character to the house (it is a half-lite, fiberglass door). The wall itself is not character defining to the house so the removal of the door will have no impact on the historical value of the house.

The side entrance is the old apartment entrance. The apartment was eliminated as part of the original COA application and the house is now a single family home. This entrance actually impedes egress. The inside hallway is 28", at it's narrowest, and a code violation. By eliminating the door and alcove we are able to provide code compliant access from the kitchenette to the bathroom.

As the door is also hidden from the main living spaces and master bedroom areas it also has a potential security issue. It is not a main egress from the house.

Change the roof on an existing shed.

The existing garden shed is a hexagonal structure with a double pitch, 6 sided turret style roof. It is not in keeping with the architectural vernacular of the home, which is 1980's contemporary. The roof style and pitch is not consistent with any other structure on the property. We propose to leave the walls intact and remove and replace the existing roof with a 4:12 pitch consistent to the existing carport and front entry roofs. The overhang will match the current, adjacent screen porch in size, details and finish already approved by the board.

The existing shed roof is not in keeping with the house 36/1. The replacement roof will be consistent with the existing home in finish and details 36/2.

B. The plan in #7 *Information About Context* below shows that the Earp's home location on the lot is consistent with adjacent homes and none of the proposed work is closer to the setbacks than structure that is currently there.

C. Exterior materials on the addition will be to match existing featheredge cedar siding with matching exposure and painted finish and asphalt shingles on the shed as is on the existing home. Door is to be fiberglass (consistent with the house) with painted fascia, trim and siding.

D. Built in the 1980's the detailing is simple. As such, the roof, 12" painted plywood overhang, 1x6 painted fascia, 2" painted door and window trim will match the existing home. The exterior will be pressure washed, repaired and painted to fix any water damage.

E. Roofs will have the same pitch, overhangs and materials as the existing roofs.

F. No new windows.

G. All proposed forms are consistent with existing, using the same proportions of the lower pitch roof on the entry and carport.

H. No new light fixtures will be visible from the street.

I. The shed is designed by Sophie Piesse, Architect, engineered by Robert Munach, PE and will be built by Kennedy Building Company, all professionals with excellent reputations.

J. The proposed changes are all designed to show respect to the existing home, using what is there to influence all changes we propose. We want to enhance the features of the home while we update and repair the home for the new owners.

4. Photographs of existing conditions



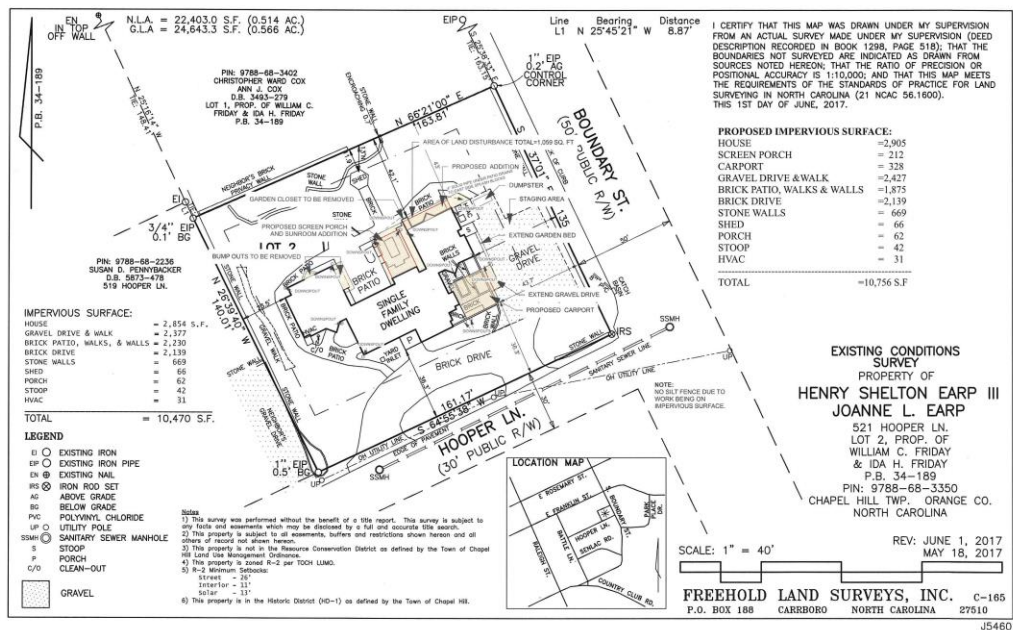
Driveway entrance. Existing side door.



Existing shed.

5. Site Plan Set

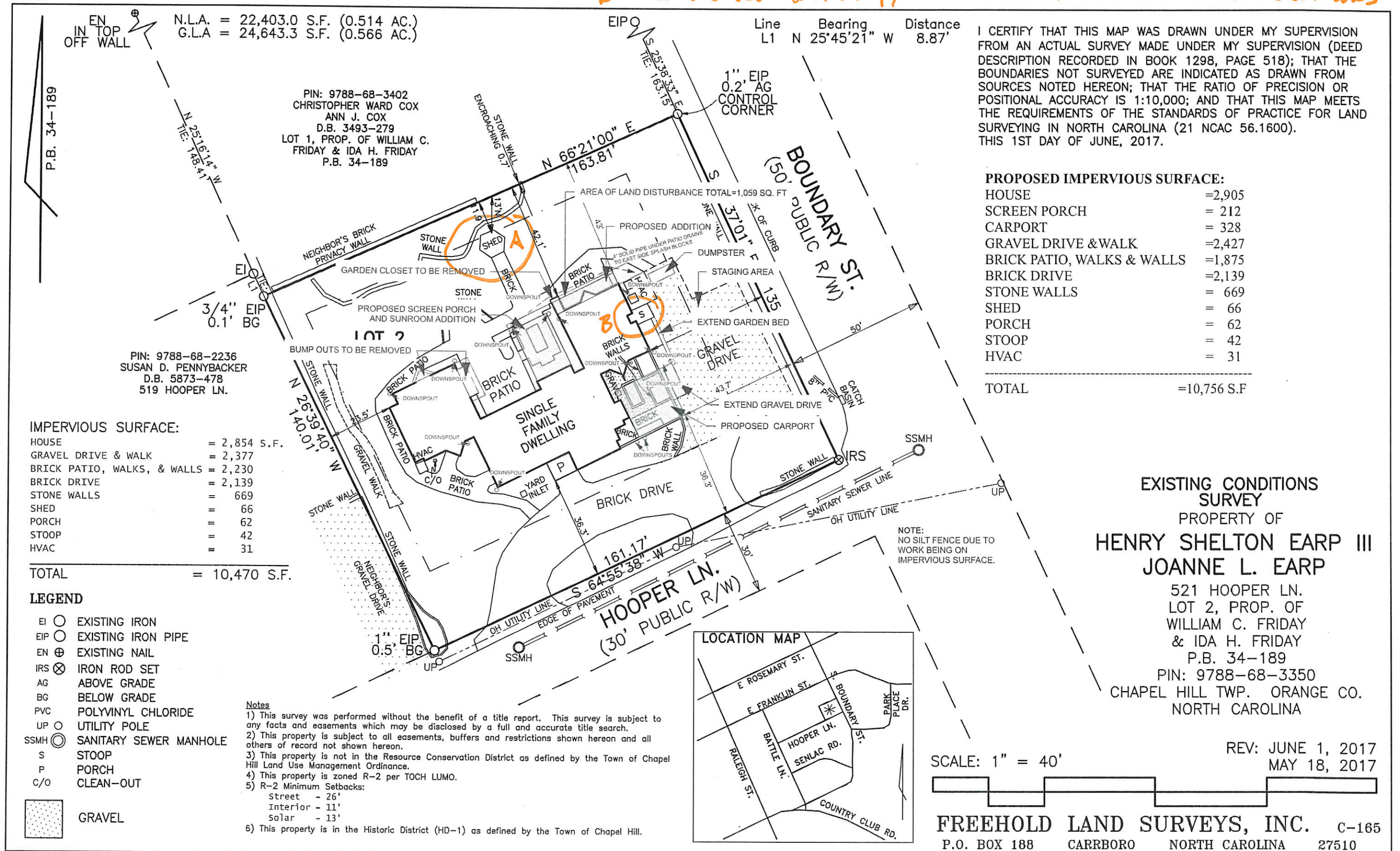
*Zoning- Approved Plan Set - 3 sheets
11/1/17 Mike Klein, AICP, CRO*



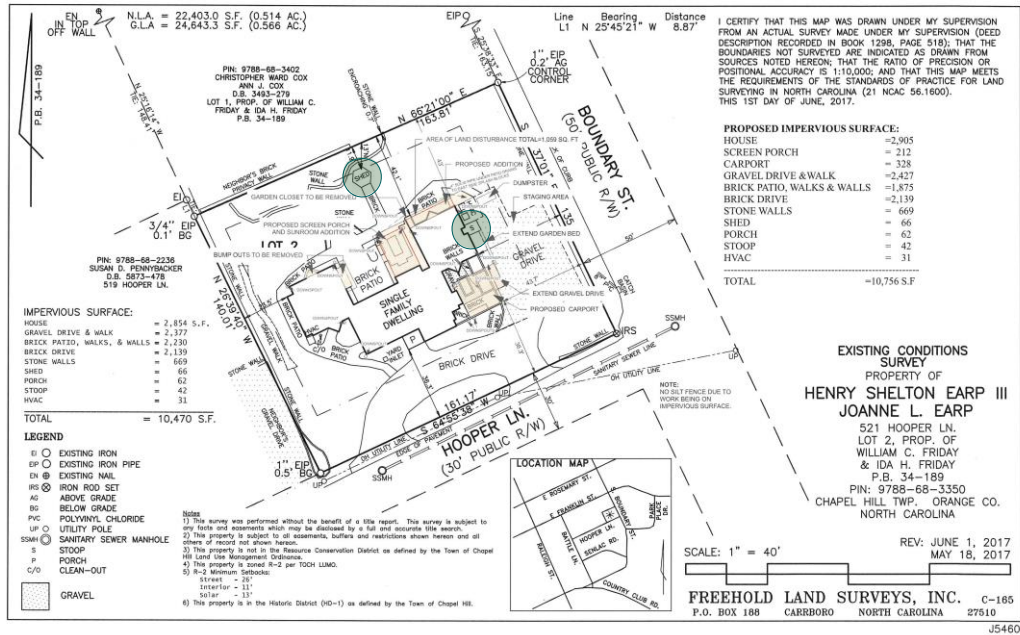
Approved Site plan

Proposed Revs to prev. COA

- A - rebuild shed, diff. appearance, no bldg. permit req'd, in same location
- B - remove door and stoop, remove recess, add window where door was

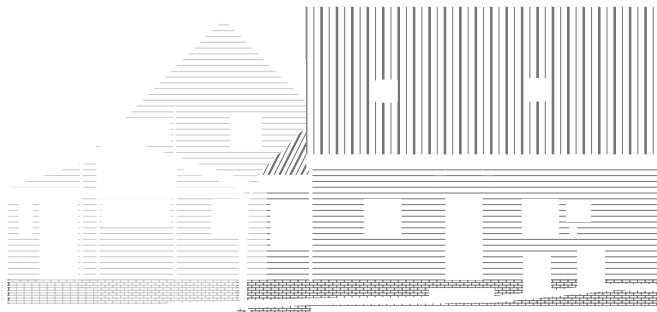


Zoning- Approved Plan Set - 3 sheets
11/1/17 Mike Klein, AICP, CZO

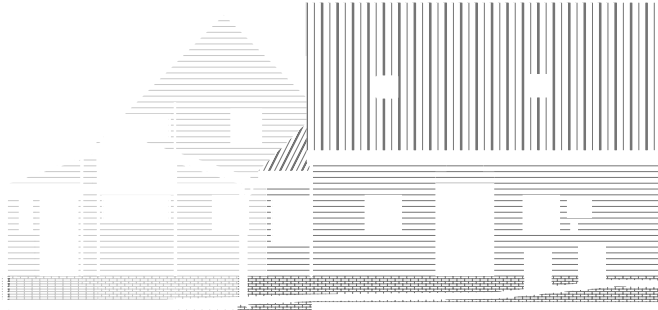


Modifications located on site plan.

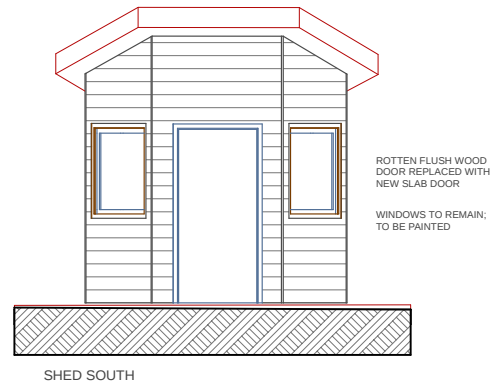
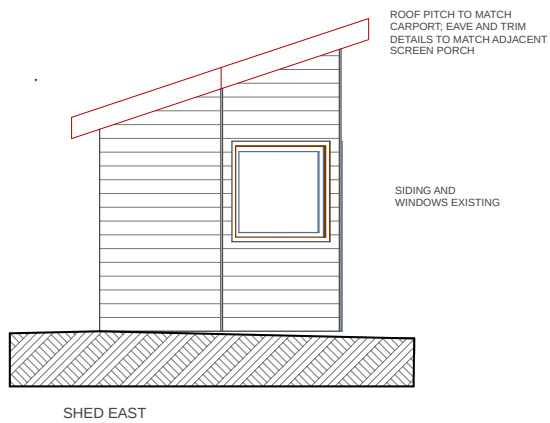
6. Elevations drawings



Approved side door/east elevation



Modified/Proposed Side door Elevation

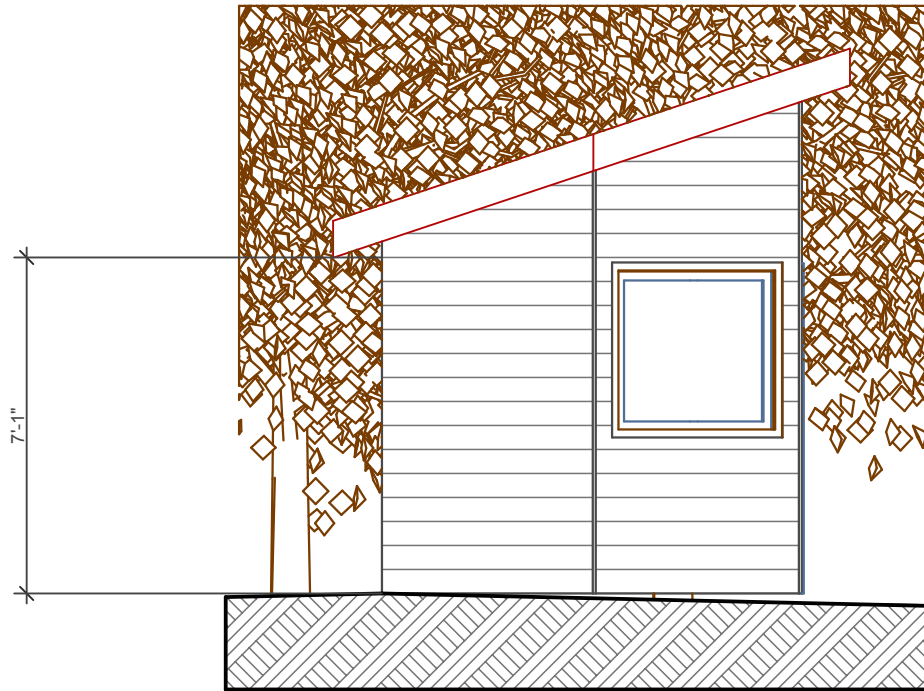


Modified/Proposed Side Shed Elevation

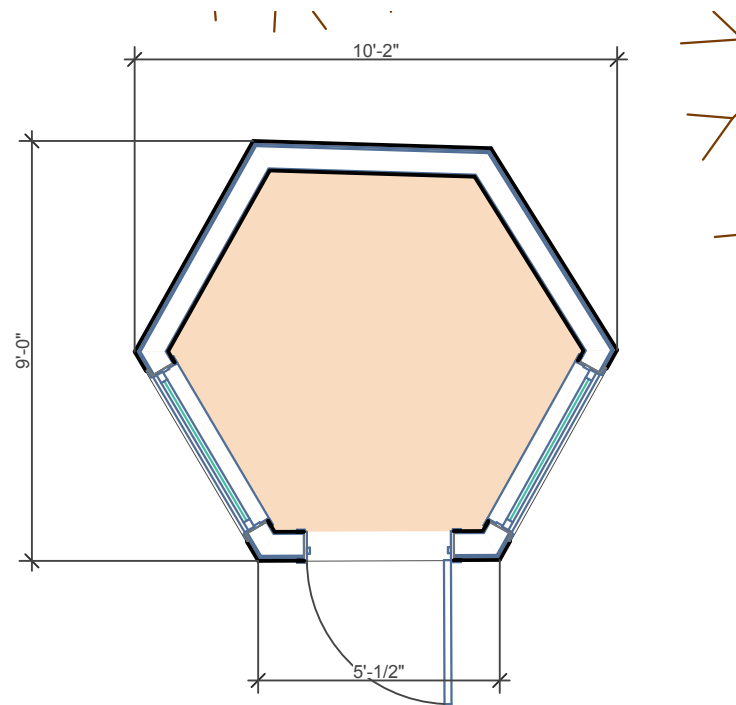
Modified/Proposed Front Shed Elevation



Modified/Proposed shed



SHED EAST
SCALE 1/4"=1'-0"



SHED PLAN
SCALE 1/4"=1'-0"