



QUESTIONS?  
Call or email us!

Town of Chapel Hill  
Planning Department  
919-969-5040  
[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

## Chapel Hill Historic District Certificate of Appropriateness Application

### Project Description:

Completion of a gravel driveway and creation of a parking area in the rear of the property

Please see attached narrative with details

Project:

#19-098

Permit:

201922452

STAFF REVIEW

Application complete and accepted

Application not complete and returned with a notation of deficiencies

BY: Anya Grahn

DATE: 8/12/2019

**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

<b>Property Address:</b> 224 McCauley Street Chapel Hill, NC		<b>Parcel ID Number:</b> 9788351225	
<b>Property Owner(s):</b> Rig Beyla and Sejal Patel		<b>Email:</b> rigsp1@gmail.com	
<b>Property Owner Address:</b> As above and 10116 Lobley Hill lane			
<b>City:</b> Raleigh	<b>State:</b> NC	<b>Zip:</b> 27613	<b>Phone:</b> 919-673-6677
<b>Historic District:</b> <input checked="" type="checkbox"/> Cameron-McCauley <input type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul		<b>Zoning District:</b> 124	

### B: Applicant Information

<b>Applicant:</b> Rig S Patel		<b>Role (owner, architect, other):</b> Owner
<b>Address (if different from above):</b> As above		
<b>City:</b> Raleigh	<b>State:</b> NC	<b>Zip:</b> 27613



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Email: as above

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		17,128
Required by zoning				n/a	n/a		
Proposed	no change	no change	no change	n/a	n/a		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	n/a	n/a	n/a	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	n/a	n/a	n/a	n/a	n/a	Existing	Proposed
Impervious Surface Area (ISA)	3,397	3,153	6,550	n/a	n/a	0.198	0.38
New Land Disturbance	n/a	3,153	3,153				



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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
#2 Page 5	Guideline for rehabilitation	The historic character of the property shall be retained and preserved. By keeping vehicles away from the large oak tree. Work plan will ensure all trees are protected and none are removed. The new parking area has been designed to curve around and intergrate with current landscaping
pg 18 paragraph 2, lines 4-6	walkways and driveways	Driveway/parking area constructed and designed to blend into the site, to conform to irregularities of terrain, and landscaping maintained to soften the edges, while maintaining an informal character. Edges of the parking area designed to be curved to create a harmonious visula effect
pg 19. Driveways and walkways: Guidelines- #1, #2, #3, #4, #5, #7, #8, #9, #10	Guidelines Walkways ,driveways, and offstreet parking	Not creating a topographical impact and care taken to maintain the hisotrcial character namely large oak tree and preventing impact on the building. Preserving features and dimensions. Maintaining Trees and plantings with goal of tree protection, preventing erosion (as is currently occurring). Repair incomplete/deteriorating driveway. Completing a new parking area that is hidden from street view and not impacting the building. Maintaining landscaping ( parking area is designed to curve around and prevent removal of or damage to current trees and plantings) to screen the parking area. Care to use traditional material for construction with specific care to match the current gravel



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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
<b>1. Written description of physical changes proposed.</b> 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"/>
<b>2. History, context, and character information.</b> 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:  <input checked="" type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from <a href="#">Orange County Real Estate Data</a> .  <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 <a href="#">West Chapel Hill</a> , for Franklin-Rosemary see <a href="#">Chapel Hill Historic District</a> , for Gimghoul see <a href="#">Gimghoul</a> . (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"/>
<b>3. Justification of appropriateness.</b> 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.	<input type="checkbox"/> n/a		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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J. Architectural scale.					
4. <b>Photographs</b> 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. <b>Site Plan Set</b> showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.)  <input checked="" 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"/>	<input type="checkbox"/>
6. <b>Elevation Drawings</b> 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"/> n/a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. <b>Information about context</b> (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 <a href="#">Orange County Real Estate Data</a> website; information about lot placement can be found on the <a href="#">Chapel Hill</a> and <a href="#">Orange County</a> 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 <a href="#">Orange County Real Estate Data</a> ; indicate any corrections for accuracy you believe necessary and your basis for doing so.	<input type="checkbox"/> n/a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. <b>Demolition/Relocation Information</b> (required only if demolition or relocation of a feature is proposed).	<input type="checkbox"/> n/a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<ul style="list-style-type: none"><li><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.</li><li><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.</li><li><input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer.</li><li><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.</li><li><input type="checkbox"/> Provide any records about the structure to be demolished.</li></ul>					
<b>9.</b> Mailing notification fee per <a href="#">Planning &amp; Sustainability Fee Schedule</a> . For a list of addresses, please refer to the Town's <a href="#">Development Notification Tool</a> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10.</b> Certificate of Appropriateness fee per <a href="#">Planning &amp; Sustainability Fee Schedule</a>	<input type="checkbox"/>	<input 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 alterations 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 alterations 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.

Rig S Patel		Verified by PDFfiller 08/06/2019	8/6/19
Applicant (printed name)	Signature	Date	
Property Owner (if different from above)	Signature	Date	



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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:**

x
x
x
x

1. Application Form. Either Residential Zoning Compliance or Administrative Zoning Compliance.
2. Recorded plat or deed verifying property's current ownership
3. Recorded plat of easements, right-of-way, and dedications, if applicable
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
x
x
na
na

5. Mailing notification fee. The fee per address can be found on the Planning Department's Fee Schedule.
6. Certificate of Appropriateness fee per Planning Department's Fee Schedule
7. Reduced Site Plan Set (reduced to 8.5" x 11")
8. Building Elevations (label building height from top of roof to finished grade line)
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.

na

#### 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.

na

#### 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.

This is an approximately 1600 sq ft home built in 1906 which is situated on a narrow but deep lot. It is a beautiful example of a well preserved building within the Cameron -McCauley Historic district.

It has a set back from the street with beautiful trees creating a canopy and shade, and in particular a dominant white oak tree adjacent to the side of the house which provides a majestic canopy which is clearly an important part of the buildings history.

Currently there is a partial driveway. There was a previous detached parking garage near the back part of the property that the original driveway ended in- this garage was apparently removed over a decade ago by prior owner- I am unable to locate further details. The driveway forks into 2 sections. One section leads to the side of the home and has a partially completed, blind ending area where vehicles have been parking for several years. The other part of the fork leads to an area that is adjacent to the trunk of the large Oak tree as noted above. This Oak tree sits very close to where cars have been parking and in particular due to lack of space/lack of fully constructed parking surface, cars have had to park immediately next to the trunk of the tree and on top of the root area.. I have had the tree inspected for health and it appears to be healthy and a health maintenance program ( currently managing root health) has been initiated by a professional arborist. Part of the assessment result was a recommendation to try to create other areas for vehicles to park so they do not have to make turns or park immediately next to the trunk.

The end of this driveway next to the house has no delineation and ends on dirt (adjacent to prior site of what we believe was a parking garage), before extending to the grassy area in the back. Some gravel does spill on to the grassy area. Due to space availability of gravel surface, previous owners have been using this indistinct area to turn vehicles as well as an area to park cars. This is not ideal for the ground structure and is not ideal for the street view of parked vehicles as well as visible eroding dirt.

Cars have been parking on the driveway and on the limited area next to the oak tree as well as the undefined end of the driveway as noted above. When cars have been turning around to come back out of the driveway, erosion has occurred adjacent to plantings/grass. I assume previous owners have only had 1 vehicle, and it is clear that current conditions do not provide properly constructed parking space to avoid damage to important aspects of the area. Continued use of this limited space, with more vehicles for the current owners, will create more erosion and there is concern that there is no space to place vehicles away from the base of the large oak ( See photo). Additionally the current incomplete driveway/ current parking space is not optimally designed for the street visibility i.e. parked vehicles distract from the essence of the building and general grounds. The previous site of the garage that was at the end of the driveway has not been repaired ( see photo).

***Summary of deficiencies of current conditions:***

1. Incomplete driveway with need for repair/replacement of the end part of the incomplete section and area or prior garage
2. Incomplete/parking area with lack of space to park/maneuver vehicles without causing problems with erosions/ potential damage to surrounding grounds
3. Current area where parking is having to be used, is creating potential traffic area too close to the trunk of a dominant Oak tree. This may have long term damaging effects to the tree. There is a need to create parking space away from this tree where traffic near the tree can be reduced
4. Street view of parked vehicles is not optimized

***The current proposal is to be able to :***

- 1).** Repair /complete the incomplete driveway at its end and continue it to the back of the property
- 2)** Create a proper parking area that is constructed according to guidelines. The goal is to create a visually desirable solution for parking whereby the cars can be parked away from the large trees, as well as away from street view and to allow safe maneuverability of vehicles without leaving the gravel area and without creating damage to surroundings and plantings. Creating parking space behind the house will hide parked vehicles from the street view. Additionally, the proposed design accounts for tree protection, but also allows for maintaining landscaped areas between the house and the new parking area and also allows for maintaining all the landscaping in the periphery of the lot as well as space to add further plantings as needed, to allow the parking area to be hidden from adjacent lots as well as from the house itself. The new driveway/parking area is designed to avoid removal of any of the current landscaping
- 2).** To maintain the health of the trees , in particular a large dominant white Oak tree that is immediately next to the house. Creating a proper parking space will reduce traffic from the base of this tree
- 3).** Maintain an optimal street view of the home and to conceal parked vehicles by providing space in the back of the property. Additionally, landscaping will be maintained between the house and the parking areas and on the periphery of the parking areas

As per the Secretary of the Interior's guideline for Rehabilitation (Described on page 5, #2 of the Design guidelines for the Chapel Hill Historic Districts-DGCHHD)), the historic character of the property shall be retained and preserved. In particular, to be able to keep vehicles from creating any damage to natural site features and plantings, hedges and street canopies (in this case the trees that have acquired

historic significance) should be preserved (#4). This work plan will ensure all trees will be protected from damage during the site work (as is in compliance with the guidelines iterated in line 5-6 page 10) Additionally specific care has been taken to avoid damage to tree root areas. Part of this design has paid special attention to reduce traffic and avoid parking over the root area of the large Oak tree adjacent the house.

As per the DGCHHD, the Public right of way will not be affected. Currently due to erosion, the end of the driveway has created a patchwork effect due different textures of eroded soil, grass and deteriorating gravel area. The goal of this project is to correct the areas of erosions and to replace the eroded fine gravel and avoid the any patchwork effect of alternating surface materials. (This is in compliance with the DGCHHD as noted on public right of way section, 3<sup>rd</sup> paragraph line 13, page 14). Aesthetically, the driveway will be non obstructive, and instead inviting to pedestrians entering the property, surrounded by plants and trees, and designed with gentle curves as it enters the hidden parking area in the back of the property. This is in keeping with the guidelines noted on page 13 ( Public right of way 1<sup>st</sup> paragraph)

The driveway will remain a single lane driveway and lead from the street to a now more posterior and hidden placed area for parking. The driveway and parking areas will be constructed using standard techniques for gravel driveway but special attention will be made to match the size, color and texture of the current gravel to maintain continuity and historic preservation. As noted, the driveway and parking area has been designed to blend into the site, to conform to irregularities of terrain and landscaping will soften the edges. (this is in compliance with the DGCHHD section for walkways, driveways and offset parking on page 18, paragraph 2 lines 4-6) while maintaining an informal character.

As this lot is large enough, off-street parking is being developed in the rear to reduce street visibility of parked vehicles a well as avoid vehicles having to park and maneuver at the side of the house where damage to plantings and trees is potentially occurring. It has been designed so that this parking area will not be visible from the street and specifically designed so that there is intervening landscaping / current plantings and trees that will be maintained, between the back of the dwelling and the proposed parking area. This effect will significantly reduce visibility of the parking area and vehicles even from within the front and sides of the property and from the back of the house. The edges of the parking area are designed to be curved to create a harmonious visual effect but also to allow maintenance of current trees on the edges of the parking area that provide preservation of the aesthetics of the trees but also provide screening of parked vehicles and the parking area from the street and adjacent properties. There will be enough spacing on the edges of the parking area to add more plantings if needed, again to maintain a natural appearance in the back. No trees currently on the property will be removed,

and great care will be taken to avoid damage to their surface aspects or roots ( and root area) during this project.

As noted, the driveway will be constructed using traditional methodology, and with special attention to not damage surrounding structures or any trees and to carefully match the current gravel. Areas of prior erosion will be corrected and the surface work will include professional grading. The general topography of the site and trees and other site features will not be altered.

These are all in compliance with guidelines set forth in DGCHHD guidelines on page 18 #1, #2, #3, #4, #5, #7, #8, #9, )

Of note to ensure there is high quality work being preformed and in particular to ensure the health and planning of landscaping and trees, as well as to maintain the abovementioned goals, independent professional consultants ( trees specialist, and independent expert landscaper) have been assigned to assist with the planning and supervision of the construction team during the driveway/parking areas construction process.

I, TED S. HOPKINS CERTIFY THAT THIS MAP IS A TRUE REPRESENTATION OF ALL THE PROPERTY DESCRIBED IN DEED BOOK 3221 PAGE 329 AND SHOWN AS ALL OF LOT PIN 9788351225, ORANGE COUNTY REGISTER OF DEEDS, AND THAT ENCROACHMENTS, IF ANY AT THE TIME OF THE SURVEY, ARE SHOWN.

*Ted S. Hopkins*  
TED S. HOPKINS, PROFESSIONAL LAND SURVEYOR L-3878

PHYSICAL ADDRESS:  
224 McCauley St.

CHAPEL HILL, N.C. 27516

ZONING:

R4  
SETBACKS  
FRONT 22'  
SIDE 8'  
REAR 9'

CURRENT OWNER:  
ROBERT WHITE

D.B. 3221 PG. 329  
PIN # 9788351225

FILE: 142419.DWG

\* LEGEND

- ISS • IRON STAKE SET
- EP • EXISTING IRON PIPE ( TYP. )
- NLS • NAIL SET
- PP • POWER POLE
- PED • PHONE PEDESTAL
- WM • WATER METER
- R/W • RIGHT OF WAY
- OHE • OVERHEAD ELECTRIC
- WOOD LINE
- CP • COMPUTED POINT
- X — EXISTING FENCE
- ⑤ SANITARY SEWER MANHOLE
- ELECTRIC BOX

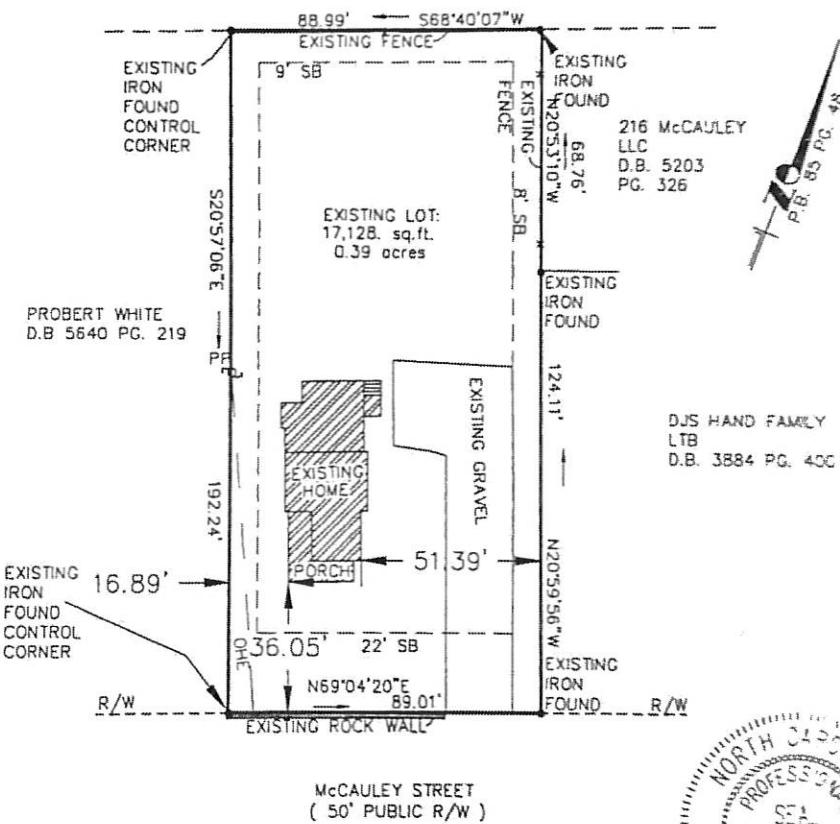
Civiltek East

Surveying Planning Subdivision Design  
602 EAST WASH STREET  
SPRING HILL, NC 27682 (252) 475-3005  
E-MAIL: [Surveyor@CiviltekEast.com](mailto:Surveyor@CiviltekEast.com)

CAUPELOR S<sup>2</sup>  
15 MUSKEE SITE  
MUSKEE  
McCAULEY S<sup>2</sup>

VICINITY MAP

UNIV. OF NC.  
PIN 9788353521



PROPERTY SURVEY  
FOR  
CLIENT: BEYLA, RIG & SEJJAL PATEL  
224 McCauley Street  
CHAPEL HILL, N.C. 27516

CHAPEL HILL Township  
ORANGE County, North Carolina  
Map Recorded in Plat Book 85 At Page 48

40 0 20 40 60 80 100 120 140 160

PDF created with deskPDF

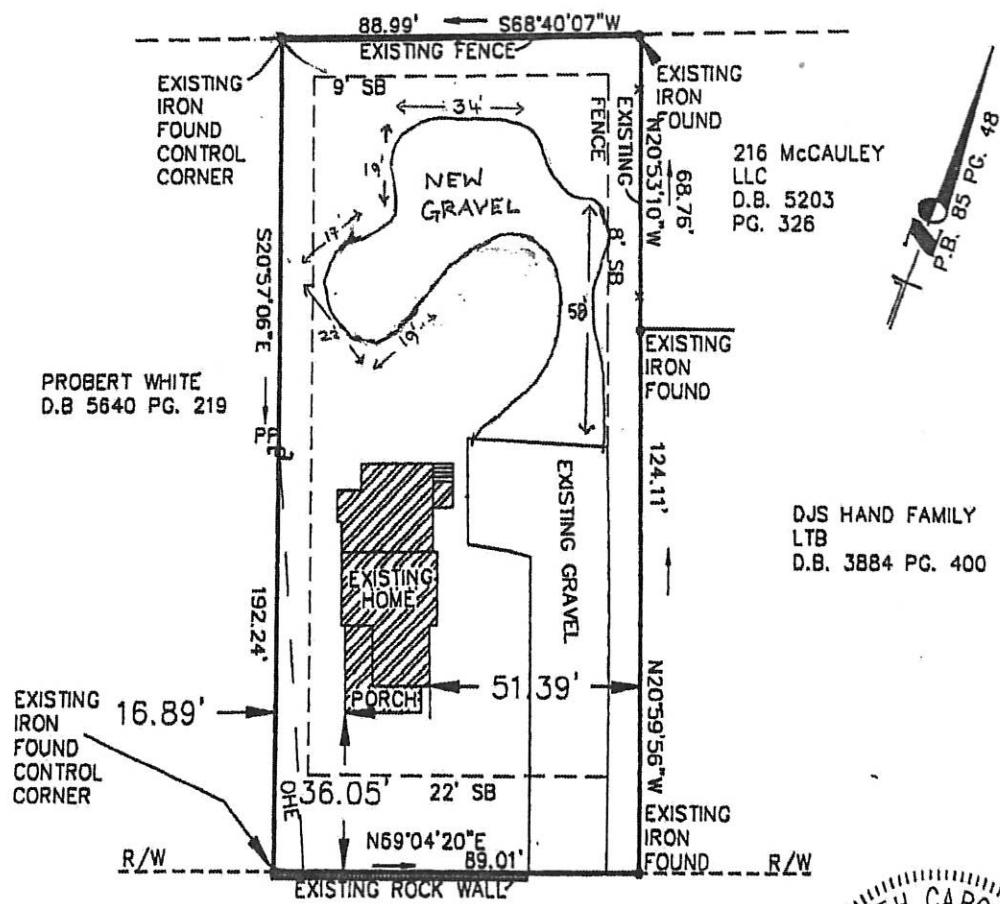


5-23-19

Scale: 1" = 40'

## ADDITION OF NEW GRAVEL

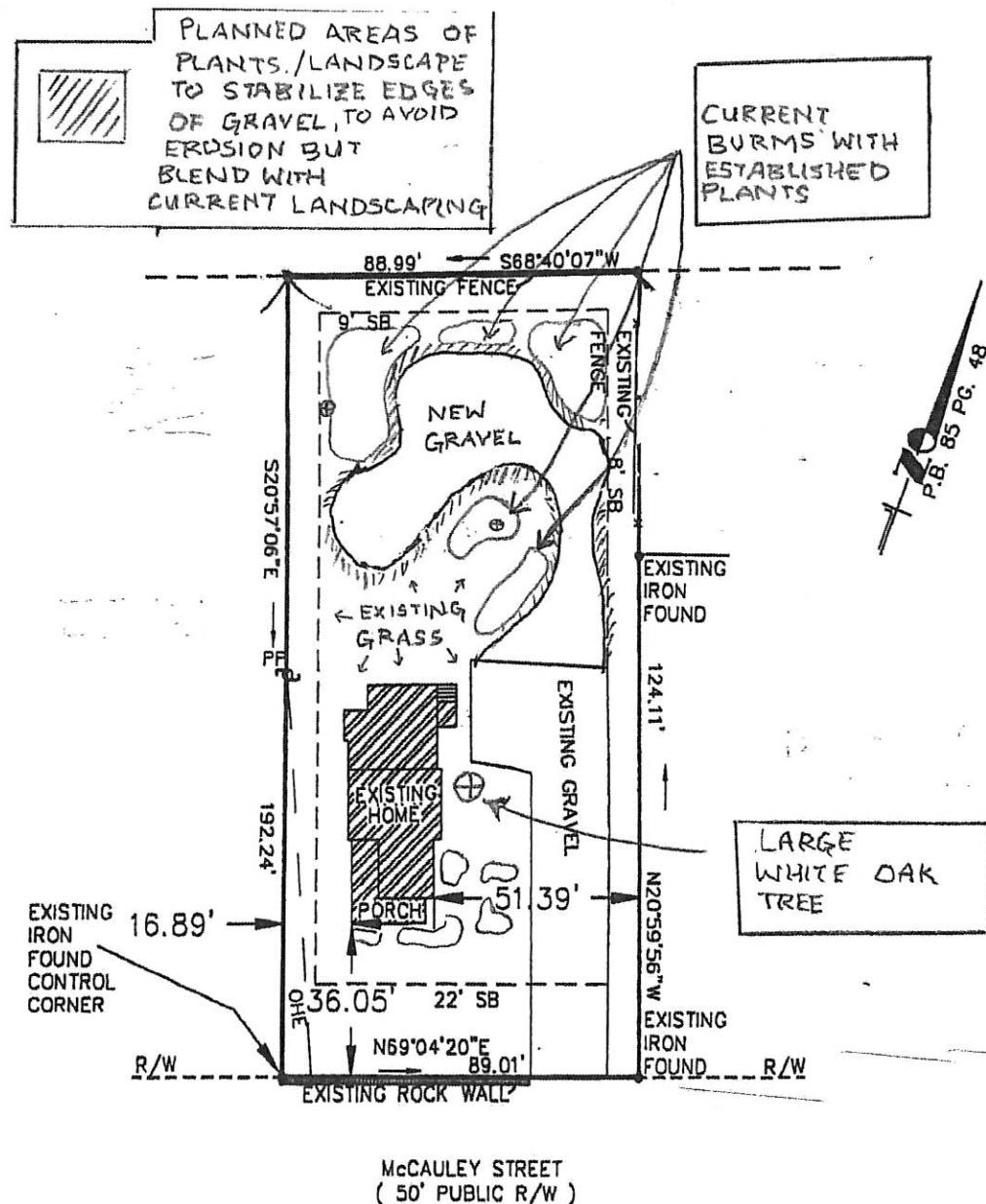
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McCAULEY STREET  
( 50' PUBLIC R/W )



SUMMARY OF CURRENT CONDITIONS (GRAVEL, LANDSCAPING, LGE OAK)  
 WITH ADDITION OF NEW GRAVEL AND ADDITION OF  
 PLANTS/LANDSCAPING TO THE NEW GRAVEL EDGES



PROPERTY SURVEY  
 FOR  
 CLIENT: BEYLA, RIG & SEJJAL PATEL  
 224 McCauley Street  
 Chapel Hill, N.C. 27516

## Exhibit "A"

BEGINNING at an existing iron pin located in the northern right of way of McCauley Street and being the southeastern most point of land now or formerly owned by Robert White (D.B. 5640, Page 219); running thence, North 20 degrees 57 minutes 06 Seconds West 192.24 feet to an existing iron pin; running thence along land now or formerly owned by University of North Carolina (PIN 9788353521) North 68 degrees 40 minutes 07 seconds East 88.99 feet to an existing iron pin; running thence, South 20 degrees 53 minutes 10 seconds East 68.76 feet to an existing iron pin; running thence, South 20 degrees 59 minutes 56 seconds East 124.11 feet to an existing iron pin; running thence South 69 degrees 04 minutes 20 seconds West 89.01 feet to an existing iron pin and being the point and place of BEGINNING, all according to survey entitled "Property Survey for Beyla, Rig & Sejjal Patel" and prepared by Ted S. Hopkins, PLS, dated 5-29-19.







view from the back where  
new gravel area will be  
extended to allow cars to  
be parked behind the  
house





Cars with little space at  
gravel near the house,  
having to turn and park too  
close to the Oak tree

1256  
mc

This Document eRecorded: 06/13/2019 01:14:09 PM  
Fee: \$26.00 Tax: \$1,100.00  
Orange County, North Carolina  
MARK CHILTON, Register of Deeds by JESSICA HAGER

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1100.00

Parcel Identifier No. 9788-35-1225 Verified by JK County on the \_\_\_ day of \_\_\_, 20\_\_  
By:

This instrument was prepared by: Kendall H. Page (KHP) without title examination  
Mail to: Grantee

Brief Description for the Index:

THIS DEED made this 16th day of July, 2019, by and between

GRANTOR	GRANTEE
Robert F. White and Luisa White A married couple 1617 Smith Level Road Chapel Hill, NC 27516-3232	Beyla Rig Patel, unmarried and Rig Subhash Patel and spouse, Sejal R. Patel 224 McCauley Street Chapel Hill, NC 27516

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Orange County, North Carolina and more particularly described as follows:

See Exhibit "A" which is attached and incorporated by reference.

Above described property X was \_\_\_ or \_\_\_ was not the primary residence of Grantor(s).

Submitted electronically by ROPER AND TAYLOR PA ATTORNEYS AT LAW in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claim of all persons whomever. Title to the property hereinabove described is subject to the following exceptions: including, but not limited to: 1) any and all restrictions, easements and/or rights of way of record, if any; 2) 2019 taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written. By executing this Deed, the Grantor acknowledges that this document has been prepared solely for the transfer of title from the Grantor to the Grantee. Furthermore, Grantor acknowledges that it is not being represented by the preparer of this document in the closing of this sale.

Robert F. White (SEAL)  
Robert F. White

Luisa White (SEAL)  
Luisa White

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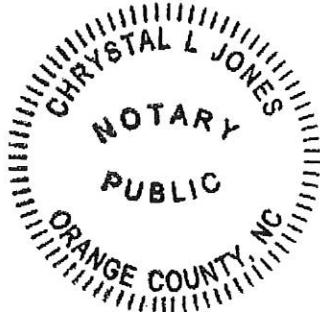
State of North Carolina - County of Orange

I, the undersigned Notary Public of the County and State aforesaid, certify that Robert F. White and Luisa White personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial stamp or seal this 29th day of May, 2019.

My Commission Expires: 11-8-2021

Christal L. Jones  
Notary Public

(Place Stamp/Seal  
to the right hereof)



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The foregoing Certificate(s) of \_\_\_\_\_ is/ are certified to be correct.  
This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.  
\_\_\_\_\_  
By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/ Assistant – Register of Deeds

moved to a house just east of the President's residence), buying it when Olmstead moved.

A professorial jack-of-all-trades, Mitchell interested himself in mineralogy, chemistry, and geology while at the same time preaching in the Congregational Church and serving as university bursar, superintendent of grounds, and, on the death of Caldwell, acting president. He also conducted scientific expeditions to the North Carolina outer banks and western mountains. The tallest peak in the state was named Mt. Mitchell after him, an appropriate appellation since he was killed in a fall on the mountain during one of his expeditions and was buried at its top.

17. Griffin House ca. 1913 (214 McCauley). This Classical Revival house suggests the 19th century houses found on Cameron, but is a much later example, featuring a hipped roof, a square-columned porch situated fully across the front of the house. The property also features Chapel Hill stone walls.

The property was sold in 1901 by David McCauley to Thomas W. Strowd, who probably held the land for sale to C. B. Griffin, a renter from across the street, on which Griffin built the house in 1913. Griffin was a bank cashier.

18. William Haward House ca. 1905-6 (219 McCauley). An eclectic structure representing elements associated with a variety of styles including the Colonial Revival and Queen Anne, the house was built by Roy Thayer for William H. Haward as a rental property, and later owned and occupied by Margaret Webb Callihan, daughter of Junius Webb and granddaughter of William Haward. It was rented for several years to C. B. Griffin before he built the house at 214 McCauley.

The house is an irregularly gabled structure with an off center foreblock and hipped main block. Its wrapped porch features jig-sawn Gothic Revival/Eastlake members, the gables, returns. Its entry features sidelights; there are recent details, including a chimney and additions.

19. Thomas Strowd House ca. 1910 (220 McCauley). Built on the western parcel of two lots purchased by Thomas W. Strowd from David McCauley in 1901, this house resembles the one across the street at 219 McCauley, with its gabled principle block and jig-sawn, chamfered porch members. It is unique in its use of a patterned glass gable-peak window and two-story window bay on the west aspect.

20. Martha Patterson House ca. 1903 (223 McCauley). Named for one of its owners who apparently owned several parcels in the neighborhood, the wife and widow of H. H. "Hoot" Patterson, this house is a two-story Triple-A vernacular with corner framing, hipped porch with Classical Revival members, a multi-paned gable window and a single-story rear extension. It also features returns on both end and street-facing gables and an entry transom.

21. Braxton Craig, et. al. House ca. 1910 (224 McCauley). While no construction date exists for this house, it is probably contemporaneous with others in the neighborhood. It was owned in the years following its probable construction by Braxton Craig, W. L. Roberson, and L. Lloyd, who sold it in 1913 to E. G. Norwood. The house is a T-shaped Queen Anne *cum* Victorian Gothic with a pedimented fore block featuring Gothic Revival detailing in the gables and on the porch brackets and cornices. It also contains stained-glass multi-paned windows on the gables and first story. There is a single-story rear extension.

22. John O'Daniel House ca. 1900 (237 McCauley). Another ecelctic structure, this cottage features Eastlake, Gothic, and Classical Revival elements, including a pentagonal roof surmounting a wrapped porch, a tall hipped roof, framed corners, window bay and the stone walls typical of Chapel Hill. Information has yet to be uncovered as to the identity of John O'Daniel.

23. Pritchard House ca. 1900 (400 Ransom). This house came into the Pritchard family via William N. Pritchard's purchase of the property (probably without this house on it) from Nancy McCollum Lewter