



QUESTIONS?
Call or email us!

Chapel Hill Historic District Certificate of Appropriateness Application		Project:	19-008
Project Description: Removal of two cottages located at 410/412 North St for purpose of new construction single-family home with detached garage		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:	Becky McDonnell
		DATE:	1/24/19
Instructions: Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred)			
Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date.			
Note: Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not complete will be returned with a notation of deficiencies.			

A: Property Information			
Property Address:	410/412 North St, CH, NC	Parcel ID Number:	9788584909
Property Owner(s):	Robert E. May, Jr (RICKY)	Email:	Rmay2727@yahoo.com
Property Owner Address:	408 North St		
City:	Chapel Hill	State:	NC
		Zip:	27514
		Phone:	702-210-2935
Historic District:	<input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul		Zoning District:
			R-2

B: Applicant Information		
Applicant:	RICKY MAY	Role (owner, architect, other):
Address (if different from above):		
City:	State:	Zip:



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Email:	Phone:
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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	
						11388
Required by zoning	26	11	N/A	29	50	
Proposed	26	15'7"	N/A	<29	31	
	Existing	Change +/-	Total	Total Floor Area Ratio		
Floor Area (main structure)	1160		3700	Existing	Proposed	ISA/NLA ratio
Floor Area (all other)						Existing Proposed
Impervious Surface Area (ISA)				2782	5558	24% 48.8%
New Land Disturbance					8450	



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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
	See attached narratives	
pg 61 # 1-7	relocation of existing buildings	Applicant is working to identify options for relocation - if successful, will abide by all guidelines 1-7
pg 63 # 1-7	demolition of existing buildings	for either relocation or demolition.



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F. Checklist of Application Materials					
Attach the required elements in the order indicated.	ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
	YES	N/A	YES	N/A	NO
<p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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:</p> <p><input type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data.</p> <p><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.)</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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”.</p> <p>A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.</p> <p>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.</p> <p>C. Exterior construction materials, including texture and pattern.</p> <p>D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.</p> <p>E. Roof shapes, forms, and materials.</p> <p>F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.</p> <p>G. General form and proportions of buildings and structures.</p> <p>H. Appurtenant fixtures and other features such as lighting.</p> <p>I. Structural conditions and soundness.</p>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Town of Chapel Hill
Office of Planning and Sustainability

Development Services 919-969-5066
planning@townofchapelhill.org

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



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<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 unknown, please provide a summary of sources consulted. <input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer. <input type="checkbox"/> As necessary, attach a statement explaining how a delay in demolition would cause the property owner to suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay. <input type="checkbox"/> Provide any records about the structure to be demolished. 					
<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 Tool</u>.</p>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10. Certificate of Appropriateness fee per <u>Planning & Sustainability Fee Schedule</u></p>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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G: Applicant signature

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

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

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

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

Robert E. May, Jr	<i>Remgft</i>	1/18/19
Applicant (printed name)	Signature	Date
Property Owner	Signature	Date
(if different from above)		

Request for Amended Certificate of Appropriateness

I am coming before the HDC again, this time seeking an amended Certificate of Appropriateness for the approved house and detached garage to be built at 410/412 North St. This request is driven by discussions I've had with my builder and his draftsman since the time of approval and their recommendations about improving the interior plan and livability of the house. After much thought, I've decided to move forward seeking approval for the modifications they suggested plus a few other items that are detailed here, the combination of which will make for an improved project.

Nothing about these modification changes the approved footprint of the house. So there would be no change to the approved site plan(see slide15 and compare with slide 16 that follow) or the percentage of impervious surface. The roof lines and shapes for the house and garage remain virtually the same as well. All building materials remain the same.

The main modification involves the rear of the house which was originally proposed to have a porch around three sides of the back. I am now proposing to have a porch only on the right hand elevation of the house(the side facing the shared driveway with 408 North St) and closing off the other two sides which will increase the heated square footage of the first floor and allow for a larger master bedroom and bathroom space. This modification would require more windows at the back of the house than in the original plan as well. These modifications are shown in Slides 2, 3 and 4 and compare with slides 6 and 7 that follow.

Please note that a bathroom plus some heated square feet of loft space in the second floor of the house were eliminated and partially taken up by an unheated mechanical room to offset the increase in heated square footage created by enlarging the master bedroom and bath. In fact, the total heated square footage of the house goes down-- from 3040 sf to 3024 sf

Several smaller modifications are also requested for the house as follows.....

Propose to "flip" the front of the house so that the side door is on the right hand elevation facing the shared driveway rather than the left. This would also move the ventless gas fireplace to the left hand side of the house. Although the fireplace modification doesn't have any bearing on the external features of the house, it's best to point the modification out. See slides 2 and 3 and compare with slide 6 that follow.

The new left hand elevation also locates the two HVAC units, the waterless water heater and the vent for the dryer which were not present on the original approved elevation. These will be blocked from street view by a combination of the front of the house and existing red tips that will be left when the lot is cleared for construction. See slide 2.

Propose that the front door be modified to one door with windows on either side and on the top of the door rather than the two door option that is in the original approved

elevations. See slide 1 and compare with slide 5 that follow. This look is more in keeping with the neighborhood than the two door would be as there are many front doors similar to this new proposal throughout the District.

The following modifications are requested for the detached garage. The footprint for it stays the same as approved at 22ft x 30ft. The building materials remain the same as originally approved and are the same as the house.

Propose one garage door at the front rather than two with a divider as originally approved. See slide 8 and compare with slide 12 that follow. My builder pointed out that the narrower doors would be too tight for a large SUV and removing the divider would allow for two vehicles, no matter the sizes, to be able to get in and out of the garage more easily.

Propose removing the ground floor windows from the side and back elevations. See slides 9, 10 and 11 and compare with slides 13 and 14 that follow.

Propose adding a ground floor door to the right hand elevation. See slide 10 and compare with slide 13 that follow

Propose making the dormer windows single windows rather than double windows as depicted in the original elevations. See slides 9 and 10 and compare with slide 13 that follow.

Propose making the window in the second floor rear elevation a double window rather than two single windows. This would mirror the double window at the front of the garage. See slide 11 and compare with slide 14 that follow

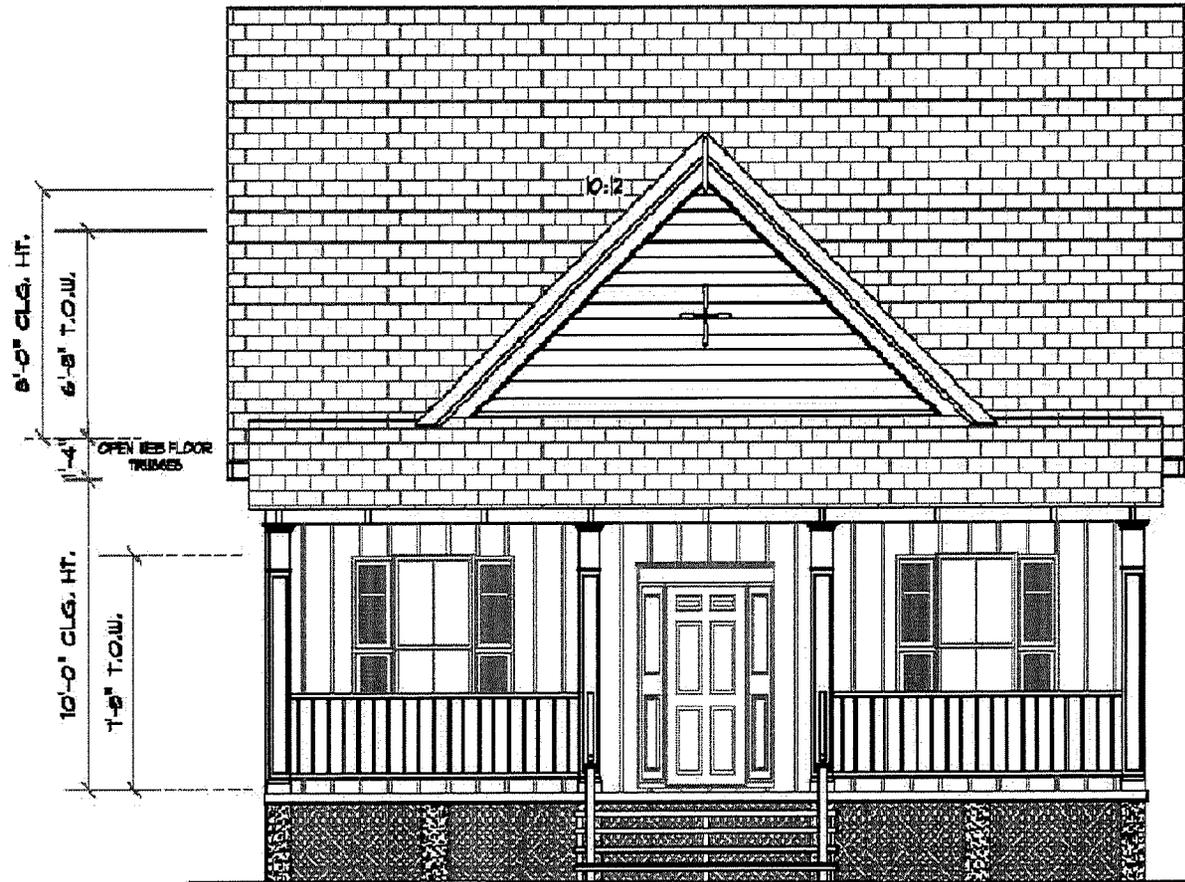
There is a mini split HVAC unit depicted in the rear elevation below the windows that was not depicted in the original rear elevation. See slide 11 and compare with slide 14 that follow.

Finally as a show of good faith and in response to concerns expressed during the original discussions with the HDC, I have worked with my builder and draftsman to lower the maximum ridge line of the house to 30 ft(from the approved 31) and the maximum ridge line of the garage to 27 ft(from 28). While not a big percentage change, maybe this will help some with concerns about scale.

While several of the criteria A thru J could be used for approval of these modifications, the two used in the original approval are listed below and could certainly be used to approve these modifications and the amended COA.

- C. Exterior construction materials, including texture and pattern
- F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.

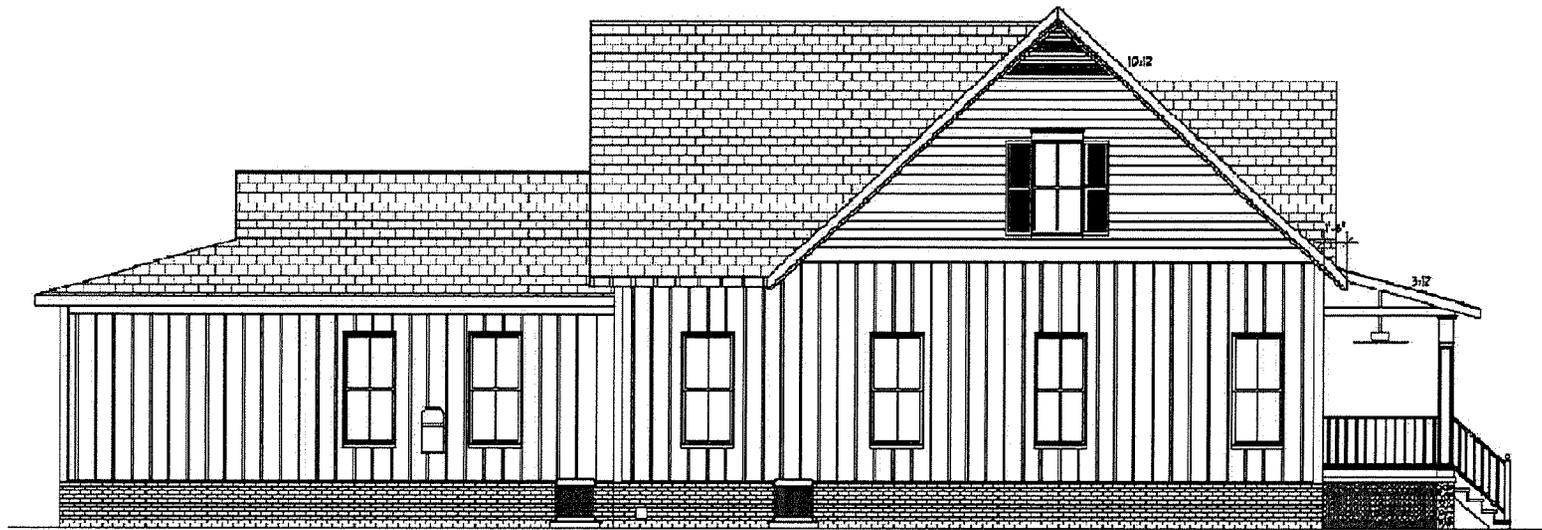
Slides 1 through 4 depict elevations requested for amended house COA
Slides 5 through 7 depict elevations used in original house COA materials
Slides 8 through 11 depict elevations requested for amended garage COA
Slides 12 through 14 depict elevations used in original garage COA materials.
Slide 15 is a site plan reflecting the actual foundations for the house and garage.
Slide 16 is a site plan that approximated the house foundation used in original COA materials



FRONT ELEVATION

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

①



LEFT SIDE ELEVATION

2



RIGHT SIDE ELEVATION



REAR ELEVATION

SCALE 1/8"=1'-0"



Front -
Elevation

4

5



Side
Elevation



Rear
Elevation



FRONT ELEVATION

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



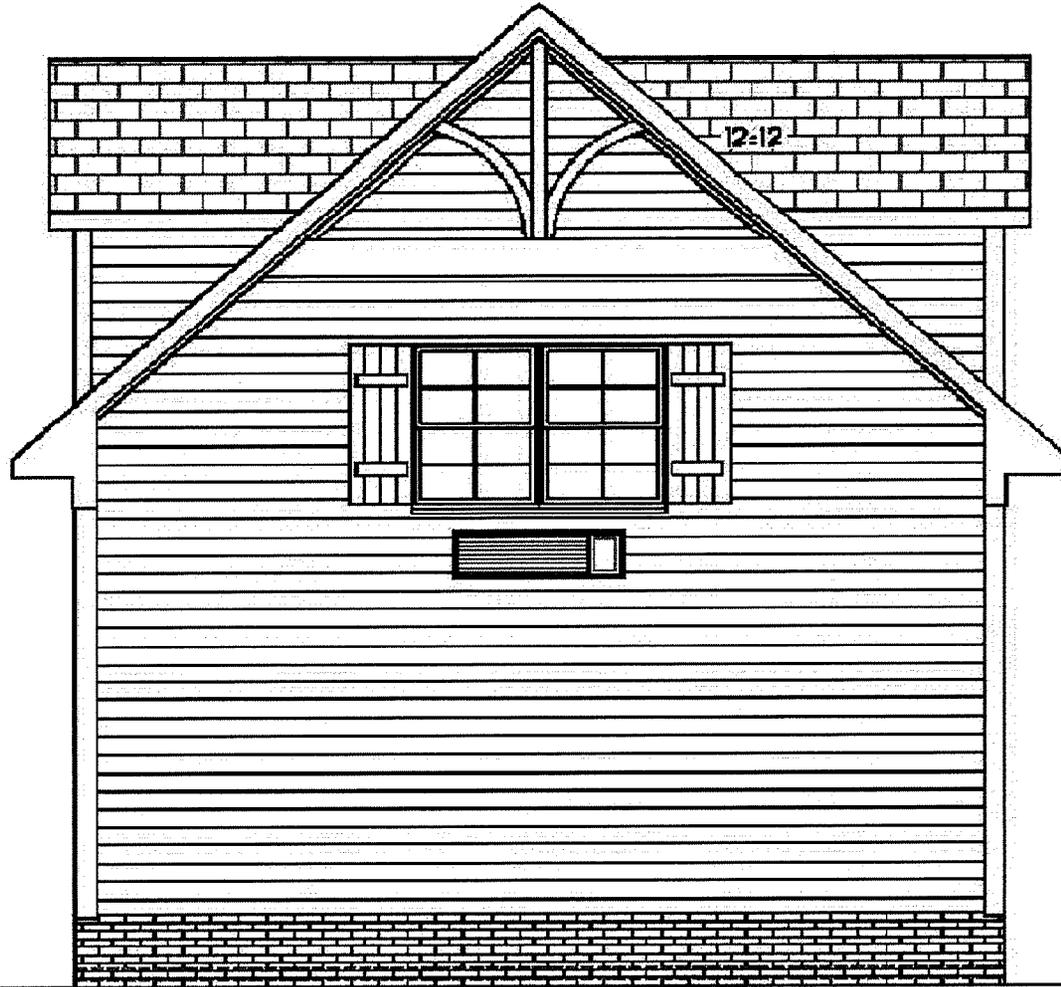
LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



REAR ELEVATION

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

11

From: designstudio@iniad.rr.com
Subject: Revised layouts
Date: May 18, 2019 at 4:39 PM
To: rmay2727@yahoo.com



FRONT ELEVATION



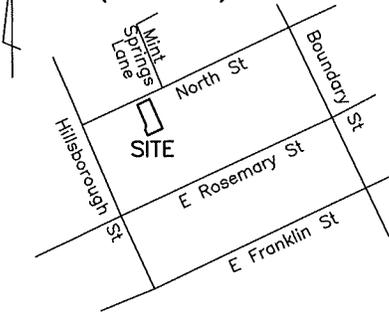
RIGHT ELEVATION



REAR ELEVATION

14

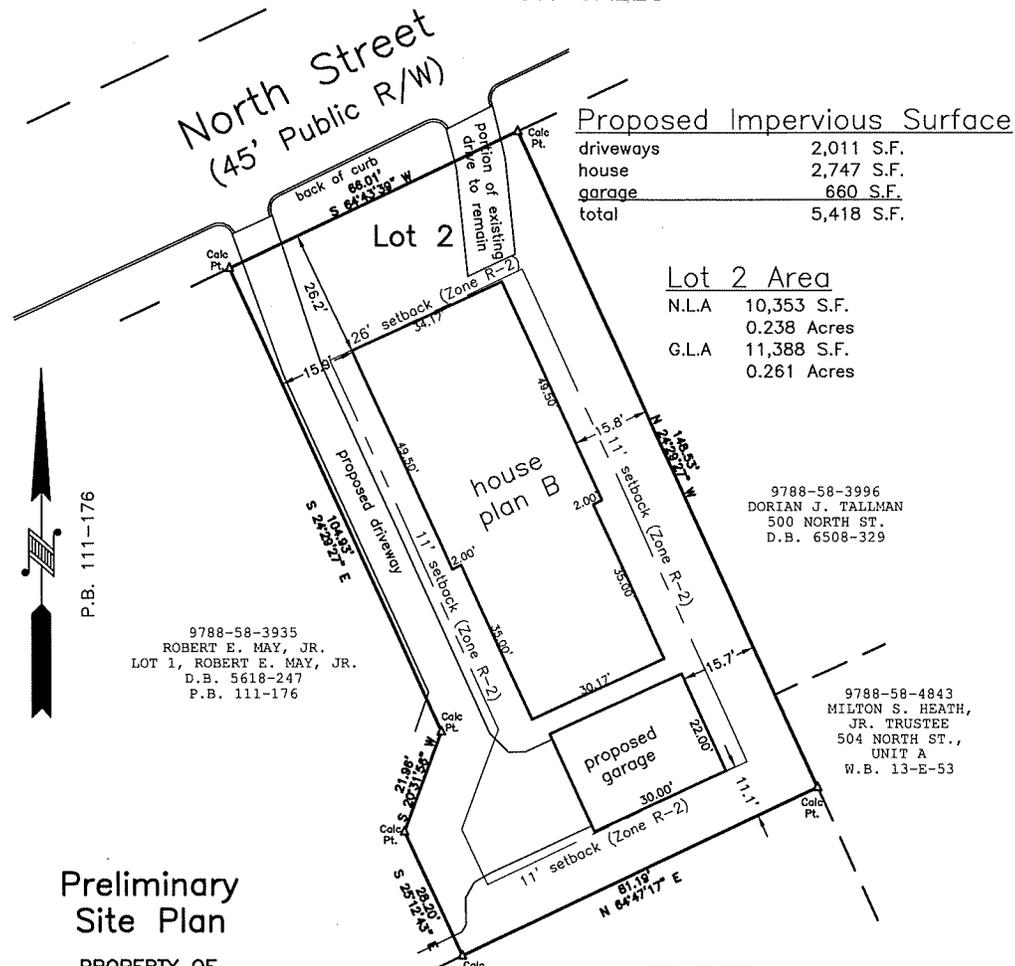
**LOCATION MAP
(not to scale)**



Notes

- 1) This survey was performed without the benefit of a title report. This survey is subject to any facts and easements which may be disclosed by a full and accurate title search.
- 2) This property is subject to all easements, buffers and restrictions shown hereon and all others of record not shown hereon.
- 3) This property is not in a Flood Hazard Area, as shown on FIRM Panel: 9788, Map Number: 3710978800K, Panel Effective Date: 11/17/2017.
- 4) This exhibit was prepared without field data. Boundaries shown are per Plat Book 111, Page 176.
- 5) The purpose of this exhibit is to show the footprint of a proposed house within the TOCH Zone R-2 building setbacks, and approximate the proposed impervious surface.

PRELIMINARY PLAT – NOT FOR RECORDATION, CONVEYANCES OR SALES



P.B. 111-176

9788-58-3935
ROBERT E. MAY, JR.
LOT 1, ROBERT E. MAY, JR.
D.B. 5618-247
P.B. 111-176

9788-58-3996
DORIAN J. TALLMAN
500 NORTH ST.
D.B. 6508-329

9788-58-4843
MILTON S. HEATH,
JR. TRUSTEE
504 NORTH ST.,
UNIT A
W.B. 13-E-53

Preliminary Site Plan

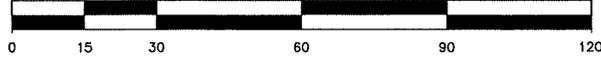
PROPERTY OF
ROBERT E MAY, JR

410 & 412 NORTH ST
LOT 2, ROBERT E MAY, JR
PB: 111-176
PIN: 9788-58-4909
CHAPEL HILL TWP. ORANGE CO.
NORTH CAROLINA

9788-58-3771
BETA UPSILON FOUNDATION FOR
EDUCATION, INC.
411 E. ROSEMARY ST.
D.B. 155-221

SCALE: 1" = 30'

Rev: DEC. 11, 2019
JAN. 17, 2019



FREEHOLD LAND SURVEYS, INC. C-165
P.O. BOX 188 CARRBORO NORTH CAROLINA 27510

LEGEND

CALC. PT. Δ CALCULATED POINT

15

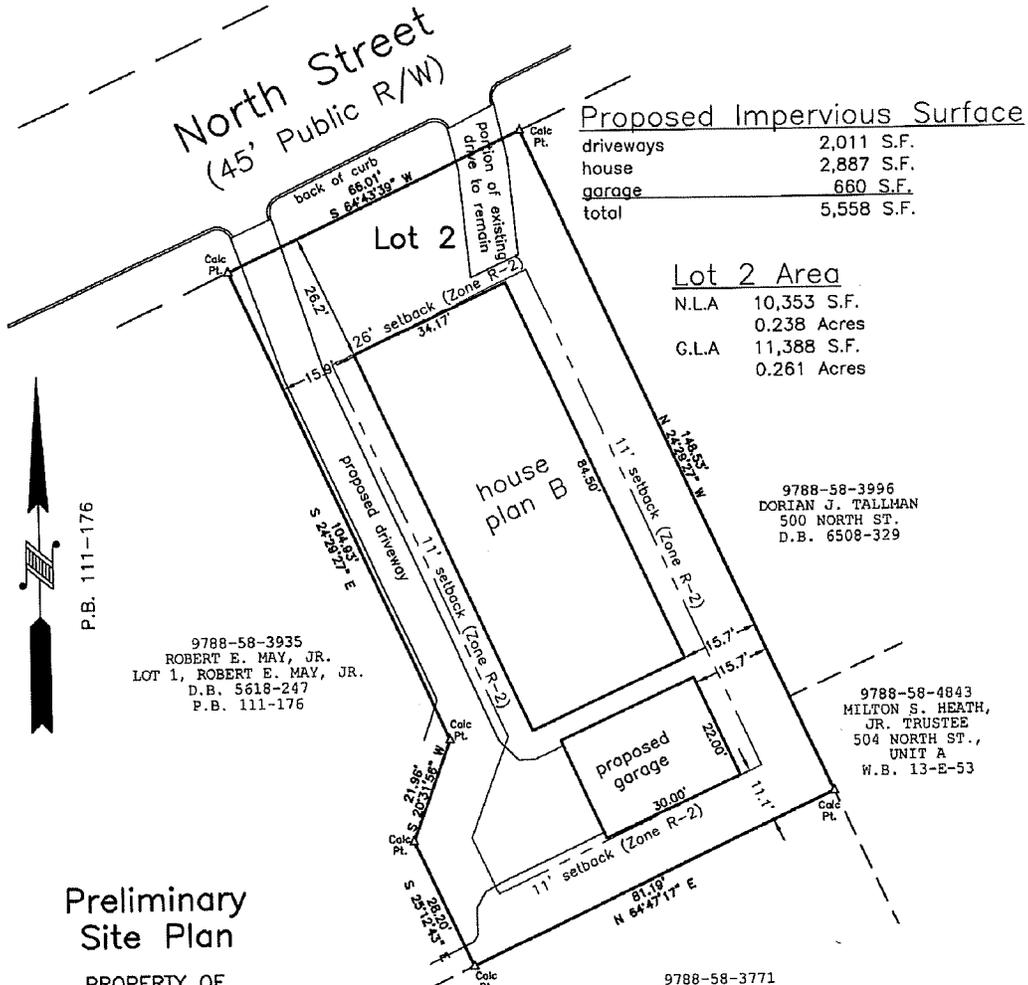
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(not to scale)



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PRELIMINARY PLAT – NOT FOR RECORDATION, CONVEYANCES OR SALES



Proposed Impervious Surface

driveways	2,011 S.F.
house	2,887 S.F.
garage	660 S.F.
total	5,558 S.F.

Lot 2 Area

N.L.A	10,353 S.F.
	0.238 Acres
G.L.A	11,388 S.F.
	0.261 Acres

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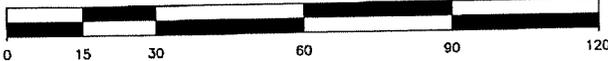
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ROBERT E MAY, JR

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CHAPEL HILL TWP. ORANGE CO.
NORTH CAROLINA

SCALE: 1" = 30'

JANUARY 17, 2019



FREEHOLD LAND SURVEYS, INC. C-165
P.O. BOX 188 CARRBORO NORTH CAROLINA 27510

LEGEND

CALC. PT. Δ CALCULATED POINT

16