



QUESTIONS?
Call or email us!

Town of Chapel Hill
Office of Planning and Sustainability
Development Services 919-969-5066
planning@townofchapelhill.org

Chapel Hill Historic District Certificate of Appropriateness Application		Project: 19-066
Project Description: Altering the facade of the Accessory Structure to include a standard doorway replacing the existing garage door	Permit:	
	STAFF REVIEW	
	<input type="checkbox"/> Application complete and accepted	
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
	BY: Anya Grahn,	DATE: 6/14/2019
<p>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.</p>		

A: Property Information		
Property Address: 428 W Cameron Ave 27516	Parcel ID Number:	
Property Owner(s): Cameron & Cameron Holdings, LLC	Email: Karhold4592@gmail.com	
Property Owner Address: 107 Checkerberry Ln		
City: Greensboro	State: NC	Zip: 27455
Phone: 336-314-9080		Zoning District:
Historic District: <input checked="" type="checkbox"/> Cameron-McCauley <input type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul		

B: Applicant Information		
Applicant: Kyle Arnold	Role (owner, architect, other): Owner	
Address (if different from above):		
City:	State:	Zip:
Email:		Phone:

C. Application Type (check all boxes that apply)	
<input type="checkbox"/> Minor Work Exterior works that do not involve any substantial alterations, and do not involve additions or removals that could impair the integrity of the property and/or the district as a whole. See Design Guidelines (p. 69) for a list of minor works.	
<input checked="" type="checkbox"/> Historic District Commission Review Includes all exterior changes to structures and features other than minor works	
<input type="checkbox"/> Site-work only (walkways, fencing, walls, etc.)	<input type="checkbox"/> After-the-fact application (for unauthorized work already performed).
<input checked="" type="checkbox"/> Restoration or alteration	<input type="checkbox"/> Demolition or moving of a site feature.
<input type="checkbox"/> New construction or additions	<input type="checkbox"/> Request for review of new application after previous denial
<input type="checkbox"/> Sign	

R3



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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		
						0.33 A	
Required by zoning	24'	8'	11'	40'	29'		
Proposed							
	Existing	Change +/-	Total	Total Floor Area Ratio		ISA/NLA ratio	
Floor Area (main structure)	2488.5'	0	2488.5'	Existing	Proposed		
Floor Area (all other)	677 _{sqft}	0	677 _{sqft}			Existing	Proposed
Impervious Surface Area (ISA)							
New Land Disturbance							

E: Applicable Design Guidelines

The Town's [Design Guidelines for the Chapel Hill Historic Districts](#) are integral to the application and review process. These guidelines supplement the required review criteria for Certificate of Appropriateness applications (provided in [Section 3.6.2\(e\)\(4\)](#) of the Land Use Management Ordinance) by providing detailed, practical considerations for how to make changes to properties while preserving the special character of their Historic District context. Please review the Design Guidelines and consider their applicability to your proposed project. (Attach additional sheets, as necessary.)

Section/Page	Topic	Brief description of the applicable aspect of your proposal



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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> <ul style="list-style-type: none"> <input type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. <input type="checkbox"/> The entry of your property on the most recent inventory of historic resources in the relevant National Register for Historic Places filing, available via the NC State Historic Preservation Office website: for McCauley-Cameron see West Chapel Hill, for Franklin-Rosemary see Chapel Hill Historic District, for Gimghoul see Gimghoul. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.) 	<input 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> <ul style="list-style-type: none"> A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings. B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings. 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. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed or the digital equivalent. Maximum 2 images per page.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<p>5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Site plans must show the relationships between, and dimensions of, existing and proposed buildings, additions, sidewalks, walls, fences, driveways, and/or other structures on the property, as well as property lines and applicable zoning setbacks. <input type="checkbox"/> Include both written and drawn scales and show accurate measurements. You may also use a copy of a survey with surveyor's seal deleted. Revise the copy as needed to show existing conditions and your proposed work. <input type="checkbox"/> Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet. 	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. Elevation Drawings showing existing structural facades and proposed changes. Drawings should be submitted as 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. All details should be reasonably legible. Photographs are okay for facades with no changes.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides. <input type="checkbox"/> Include scale bar, written scale, and label major dimensions (including width of structures and heights from finished grade to fascia/eaves and heights to top of roofs). <input type="checkbox"/> Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.) 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7. Information about context (required for all construction of new structures, proposed impervious surfaces greater than 1500 SF, additions greater than 150 SF, and/or proposed land disturbance greater than 5000 SF.) Detailed information about lots and structures can be found on the Orange County Real Estate Data website; information about lot placement can be found on the Chapel Hill and Orange County GIS portals.</p> <p>For each of the nearest adjacent and opposite properties, provide:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The height of each building (if an estimate, indicate that). <input type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). <input type="checkbox"/> The size of each lot (net land area in square feet). <input type="checkbox"/> The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from Orange County Real Estate Data; indicate any corrections for accuracy you believe necessary and your basis for doing so. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed).</p> <ul style="list-style-type: none"> <input type="checkbox"/> Provide a written description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property. <input type="checkbox"/> Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons and/or families associated with the property. Provide current exterior photographs of the property (4" x 6" as printed or the digital equivalent). If information is 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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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.					
9. Mailing notification fee per Planning & Sustainability Fee Schedule . For a list of addresses, please refer to the Town's Development Notification Tool .	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

G: Applicant signature

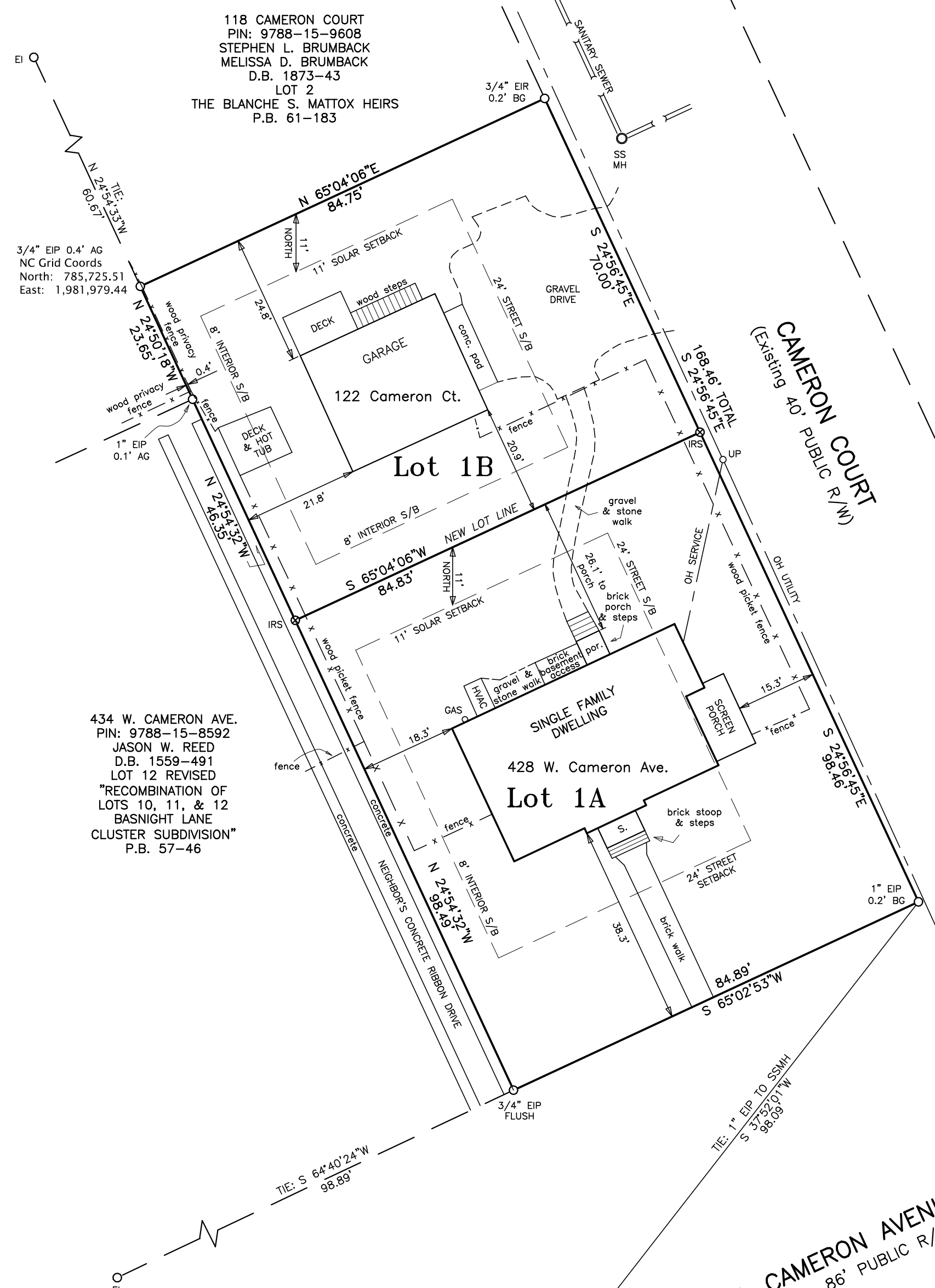
I hereby certify that I am authorized to submit this application; that all information is correct to the best of my knowledge, and all work will comply with the State Building Code and all other applicable State and local laws, ordinances, and regulations.

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

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

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

<i>Kyle Arnold</i>	<i>[Signature]</i>	5/22/19
Applicant (printed name)	Signature	Date
Property Owner (if different from above)	Signature	Date



123 BASNIGHT LANE
 PIN: 9788-15-8651
 RICHARD C. SCHOSSOW
 RETURI S. R. SCHOSSOW
 D.B. 5982-402
 LOT 10R
 "RECOMBINATION OF
 LOTS 10, 11, & 12
 BASNIGHT LANE
 CLUSTER SUBDIVISION"
 P.B. 57-46

3/4" EIP 0.4' AG
 NC Grid Coords
 North: 785,725.51
 East: 1,981,979.44

434 W. CAMERON AVE.
 PIN: 9788-15-8592
 JASON W. REED
 D.B. 1559-491
 LOT 12 REVISED
 "RECOMBINATION OF
 LOTS 10, 11, & 12
 BASNIGHT LANE
 CLUSTER SUBDIVISION"
 P.B. 57-46

118 CAMERON COURT
 PIN: 9788-15-9608
 STEPHEN L. BRUMBACK
 MELISSA D. BRUMBACK
 D.B. 1873-43
 LOT 2
 THE BLANCHE S. MATTOX HEIRS
 P.B. 61-183

SSMH
 NC Grid Coords
 North: 785,531.06
 East: 1,982,067.13

- 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 zoned R-3, Town of Chapel Hill
 - 4) This property is in the Cameron-McCauley Local Historic District.
 - 5) This property is not within the Jordan Lake Watershed Protection District.
 - 6) This property is not in a FEMA-delineated Flood Hazard Zone (per FRIS website).

TOWN OF CHAPEL HILL R-3 MINIMUM SETBACKS
 (per LUMO)

STREET 24'
 INTERIOR 8'
 SOLAR 11'

STATE OF NORTH CAROLINA
 COUNTY OF ORANGE

I, _____, REVIEW OFFICER OF
 ORANGE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH
 THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY
 REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEW
 OFFICER HAS RESPONSIBILITY AS PROVIDED BY LAW.

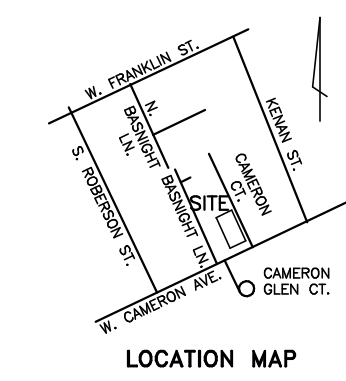
REVIEW OFFICER
 ORANGE COUNTY LAND RECORDS / GIS

DATE OF CERTIFICATION: _____

Area Table

Total Lot Area (Original Lot 1)	
N.L.A. = 14,292.3 S.F.	(0.328 AC.)
G.L.A. = 15,721.5 S.F.	(0.361 AC.)
Lot 1A	
N.L.A. = 8,356.3 S.F.	(0.192 AC.)
G.L.A. = 9,191.9 S.F.	(0.211 AC.)
Lot 1B	
N.L.A. = 5,935.9 S.F.	(0.136 AC.)
G.L.A. = 6,529.5 S.F.	(0.150 AC.)

- LEGEND**
- EI ○ EXISTING IRON
 - EIP ○ EXISTING IRON PIPE
 - EIR ○ EXISTING IRON ROD
 - IRS ⊗ IRON ROD SET
 - AG ○ ABOVE GRADE
 - BG ○ BELOW GRADE
 - UP ○ UTILITY POLE
 - SS ○ SANITARY SEWER MANHOLE
 - MH ○ "OVERHEAD"



I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6021, PAGE 263); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION IS A MAXIMUM OF 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER CERTIFY:

- A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- C. ANY ONE OF THE FOLLOWING:
 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 2. THAT THE SURVEY IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE;
 3. THAT THE SURVEY IS A CONTROL SURVEY; OR;
 4. THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
- D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS
 13th DAY OF NOVEMBER, 2017

STEPHEN M. HALLSTROM PROFESSIONAL LAND SURVEYOR L-5083

**PRELIMINARY PLAT – NOT FOR
 RECORDATION, CONVEYANCES
 OR SALES**

**MINOR SUBDIVISION OF LOT 1,
 THE BLANCHE S. MATTOX HEIRS**

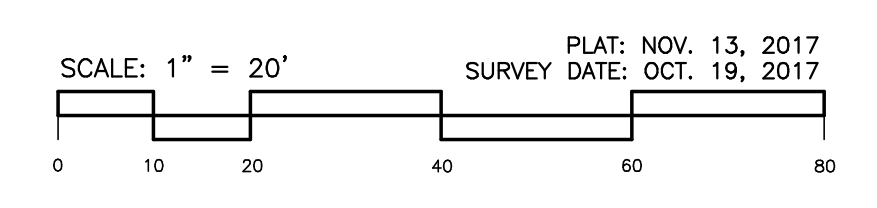
PROPERTY OF
Cameron & Cameron Holdings LLC

PROPERTY ADDRESSES:
 428 W. CAMERON AVENUE
 122 CAMERON COURT

LOT 1, THE BLANCHE S. MATTOX HEIRS
 PIN REFERENCE: 9788-15-9557
 DEED REFERENCE: 6021-263
 PLAT REFERENCE: 61-183

OWNER'S ADDRESS
 CAMERON & CAMERON HOLDINGS LLC
 673 WAMPLER DR.
 CHARLESTON, NC 29412

CHAPEL HILL TOWNSHIP
 ORANGE COUNTY
 NORTH CAROLINA



N 65°04'06"E
84.75'

NORTH
11'

11' SOLAR SETBACK

DECK

wood steps

GARAGE

Existing conc. pad

Proposed stoop

Proposed standard size door

122 Cameron Ct.

Lot 1B

21.8'

8' INTERIOR S/B

1'06"W

NEW LOT LIN

24' S/B

ST
B



MARTA MITCHELL
interior design



Arnold Residence

Chapel Hill, NC
May 17, 2019



Existing Exterior



Proposed Exterior



Proposed Exterior

Entry



Entry Stoop 4'-0" deep x 7'-0" wide