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Chapel Hill Historic District Certificate of Appropriateness Application	Project:	18-131
Project Description: New Construction: 1. Constructing a new 2,183 heated square foot (two-story) house at the end of the gravel cul-de-sac of W. Patterson Place that blends into the heritage and character of the community.	Permit:	201820303
	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:		12/12/18
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: West Patterson Place Lot #2	Parcel ID Number: 9788252240
Property Owner(s): James Kitchen	Email: Jim@jimkitchen.org
Property Owner Address: 109 New Castle Dr	
City: CHAPEL HILL	State: NC Zip: 27517 Phone: 919-801-5230
Historic District: <input checked="" type="checkbox"/> Cameron-McCauley <input type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul	Zoning District: R-3

B: Applicant Information	
Applicant: KEITH SHAW, AIA	Role (owner, architect, other): ARCHITECT
Address (if different from above): 180 PROVIDENCE RD. SUITE #8	
City: Chapel Hill	State: NC Zip: 27514



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Email: keith@shawdesign.us

Ph: 919-493-0528

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	
R-3	Street	Interior	Solar	Primary	Secondary	.35 ACRES 15,350 SQ.FT.	
Required by zoning	24	8	11	29	60		
Proposed	25'-8"	8'-6"	11'-5"	27'-7"	38'-9"		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	0	+1,271	1,271	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	0	+ 124	124	0	1,395	Existing	Proposed
Impervious Surface Area (ISA)	0	+1,395	1,395	0	1,395	N/C	.091
New Land Disturbance (10FT PERIMETER)			3,740				



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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
PG. 2	Intro / Intent	<p><i>“The majority of the houses in the district are bungalows and houses built in the nationally popular twentieth-century styles such as Colonial Revival, Craftsman, and Tudor Revival.”</i></p> <p>The proposed design is Craftsman inspired 2-story dwelling.</p>
PG. 5	Differential Design	<p><i>“...new construction shall not destroy historical materials, features, and spatial relationships that characterize the property. The new work shall be differential from the old and shall be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.”</i></p> <p>The proposed design is different to the existing (old) in the sense of it’s full 2-story dwelling. The reasoning for a full 2-story is to allow the roof line to align and be compatible to the surrounding existing buildings that sit at a higher elevation than our lot. It would be out of place if the dwelling’s roofline was lowered, as you drove down the street to the lower elevation. The key features include: roof brackets, tapered front columns, engaging front porch, double hung windows, side gable main roofline, mixture of horizontal siding with vertical accents as the gable treatment.</p>
PG. 5	Guidelines Setting	<p><i>“Introduce new buildings in ways that are compatible with the visual and associative characteristics of the historic district”</i></p> <p>The proposed construction utilizes materials (i.e 3-tab roofing, brick, clapboard siding exposure) and features (i.e. 3/1 windows, water table trim, front porch) that are represented throughout the neighborhood.</p>
PG. 5	Historic Property	<p><i>“...new construction shall be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired”</i></p> <p>The proposed dwelling is located towards the front of the lot (street) in order to maintain and avoid the steep grade drop off towards the rear. By maintaining the existing topography, the character of the historic lot remains intact.</p>
PG. 36	Roof	<p><i>“Whether flat, hipped, shed, gable, gambrel or a combination of these forms, the form and pitch of the roof contributes strongly to the architectural character of any building”“Today, asphalt or fiberglass shingles are common roofing materials in the historic district”</i></p> <p>The proposed side-gabled roof with an offset gross gable blends with the surrounding side-gable rooflines that have dormers and decorative</p>



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		elements on the roof. Using 3-tab asphalt shingles ensures the finish roofing does not stand out as unique in comparison to the neighborhood.
PG. 37	Roof Features	<p><i>"It is not appropriate to introduce roof features or details to a historic property in an attempt to create a false historic appearance."</i></p> <p>The proposed does not have a chimney, like the majority or the surrounding context. Adding a brick chimney to match the surrounding, would go against the above guidelines.</p>
PG. 40	Windows & Doors	<p>The proposed doublehung windows respect the SDL configuration of the surrounding neighborhood of 3 over 1 double hung. The trim surround consists of a historic sill, a 5 ½" casing with a traditional drip cap over the head.</p>
PG. 42	Porches & Entrances	<p><i>"Traditional front porches contribute significantly to the overall historic character of houses within Chapel Hill"</i></p> <p>The proposed front porch frames the front entry with (2) tapered columns down to a brick base.</p>
PG. 49	Shutters	<p><i>"Replace missing or deteriorated wooden shutters with new shutters that match the originals, sized to fit the opening, and are mounted to the sash side of the window casing so they could be operated."</i></p> <p>The Proposed front elevation will have wooden shutters sized correctly to each window. Historically they were used not only for shading, but to provide privacy from common public areas.</p>
PG. 52	New Construction	<p><i>"Site new buildings to be consistent with neighboring historic buildings in orientation to and setback from the street"</i></p> <p><i>"Design and site a new building so it does not compromise the overall historic character of the site, including its topography"</i></p> <p><i>"Design new buildings to be compatible in roof form, massing, and overall proportion with the neighboring historic buildings"</i></p> <p><i>"Designing new buildings and their features to be compatible in scale, materials, proportions, and details with neighboring historic buildings..."</i></p> <p>The proposed construction is located close to the front yard setback, like the surrounding buildings. Doing so allows existing topography to remain true to its historic character, as the grade drops off significantly to the rear. Respecting the neighborhood, we are having the main roofline (gable) running perpendicular to the street, maintaining the sense of horizontal design.</p>
PG. 57	Decks	<p><i>"Introduce decks in inconspicuous areas that are not visible from the street"</i></p> <p>The proposed deck is located in the rear, approx. centered to the core of the dwelling.</p>



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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
<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 checked="" type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. <input checked="" 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. 	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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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 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides. <input checked="" 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 checked="" 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 checked="" type="checkbox"/> The height of each building (if an estimate, indicate that). <input checked="" type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). <input checked="" type="checkbox"/> The size of each lot (net land area in square feet). <input checked="" 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 type="checkbox"/>	<input checked="" 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 Planning & Sustainability Fee Schedule. For a list of addresses, please refer to the Town's Development Notification Tool.</p>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule</p>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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W. PATTERSON PL. LOT # 2

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.

Applicant (printed name)

Signature

Date

JAMES KITCHEN

12/7/18

Property Owner

Signature

Date

(if different from above)



**WEST PATTERSON PLACE LOT #2
CHAPEL HILL, NC 27516
CERTIFICATE OF APPROPRIATENESS: NEW CONSTRUCTION**

DESCRIPTION OF PHYSICAL CHANGES PROPOSED:

1. NEW CONSTRUCTION ON EMPTY LOT – The owner is proposing a new, craftsman inspired, dwelling on empty lot # 2 on W Patterson Place. The side-gabled dwelling would have a footprint that covers 9.1% of the lot and sits towards the front of the lot, within all the required setbacks of zoning district R-3. It is important to sit towards the front to maintain the average distance back from the property line, compared to the dwellings on the south side of W. Patterson. As the lot is located towards the lowest elevation of the street, it is crucial to propose a full 2 story dwelling to have the roof lines align to the surrounding rooflines. By aligning the roof lines, it avoids the proposed dwelling to look un-proportional to the historic neighbors.

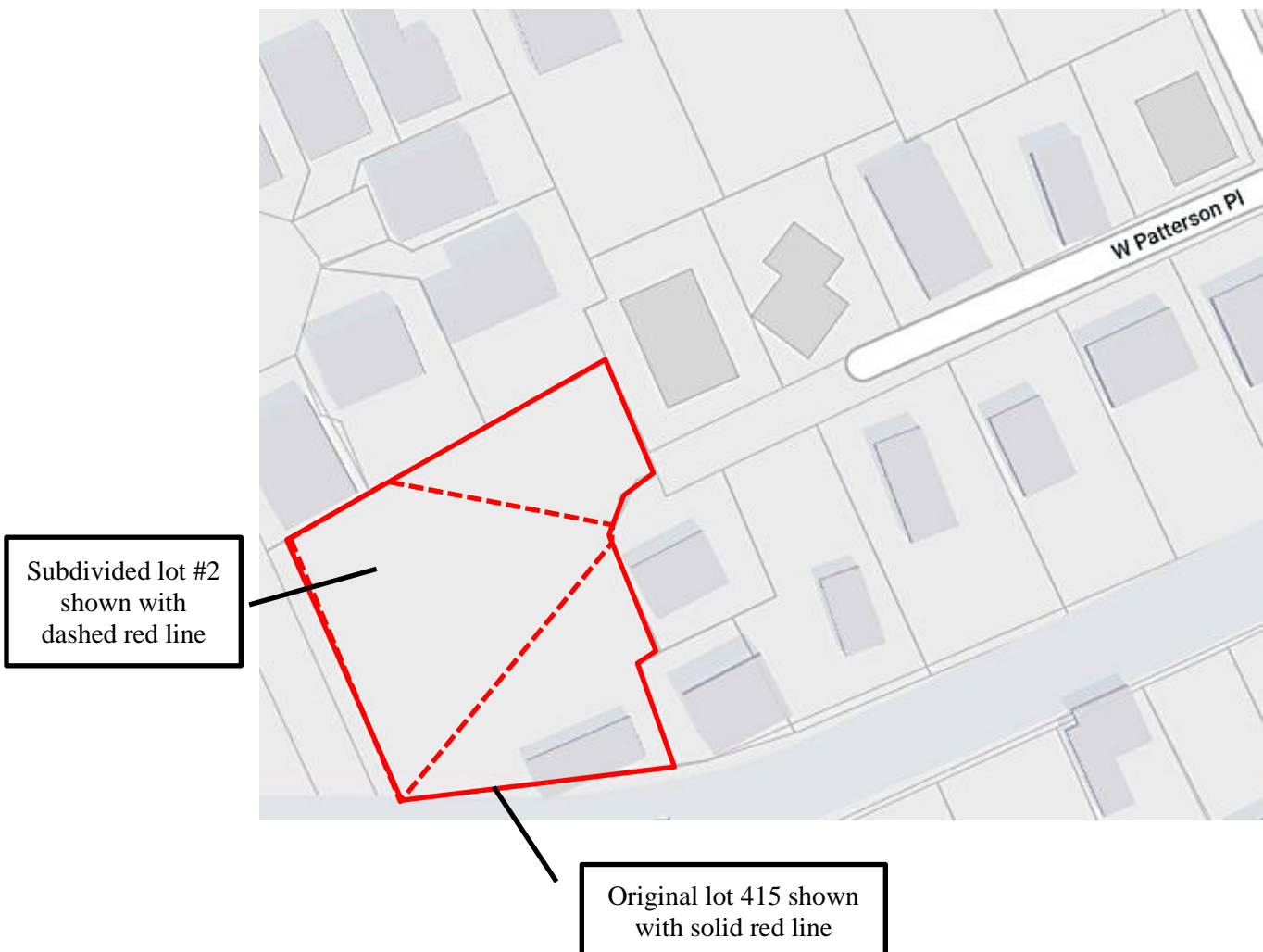
Material-wise, the design will respect the surrounding context by utilizing “modern” historical windows, doors, siding, and roofing in terms of physical appearance. The windows will be the energy-efficient version of the historical three-over-one SDL white doublehungs manufactured by Sierra Pacific (or clad exterior equal). The front exterior door onto the front covered porch - to be a solid 4 panel door with flanking sidelites. The exterior door to the rear deck will be cottage style, with a two-over-one SDL pattern that aligns to the pattern of the surrounding windows. Siding will be JamesHardie hardieplank wood grain lap siding, which most closely matches the existing neighborhoods aesthetics / character. Roofing will be comparable to the Owens Corning Supreme estate gray 3-tab asphalt roofing shingles. The front porch (5'-6" x 20'-0") will have wood decking boards with beadboard ceiling finish.



WEST PATTERSON PLACE LOT #2 CHAPEL HILL, NC 27516 CERTIFICATE OF APPROPRIATENESS: NEW CONSTRUCTION

HISTORY INFORMATION:

1. The original property, 415 W. Patterson Pl. (.71 acres) was subdivided into 3 parcels on September 21, 2018 and recorded in PB 119, pg. 52. This property, lot #2, consist of .35 acres of un-constructed virgin soils.



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Orange County, NC

South side 300 Block Patterson Place

87. 309 Patterson Place 1932-37
One-story frame dwelling with side-gabled roof and interior chimney.
87a. 1932-37 one-story front-gabled frame garage
88. 311 Patterson Place 1927 Dewitt Neville House
One-story frame dwelling with front-gabled roof and porch. Craftsman style features include triangular knee braces, exposed roof rafter ends, paired three-over-one windows and bungalow porch supports.
88a. post-1948 two-story concrete block garage NC-age
89. 313 Patterson Place 1932-1948
Two-story brick-veneered house with **side-gabled roof**, interior chimney and symmetrical side wings.
90. 317 Patterson Place 1932-1948
One-story cinder block house with interior chimney and symmetrical side wings.
90a. 1932-40 one-story side-gabled two-car garage

North side 400 block Patterson Place

91. 402 Patterson Place 1915-1925
One-story bungalow with **side-gabled roof**, gabled dormer and **engaged front porch**.
92. 406 Patterson Place 1915-1925
One-story bungalow with **side-gabled roof** and exterior end-chimney. The enclosed front porch greatly alters the appearance of front facade.
92a. 1915-1925 one-story front-gabled frame garage
93. 408 Patterson Place 1932-1948
One-story bungalow with front-gabled roof, interior chimney and shed-roofed porch.
93a. 1932-1948 front-gabled frame garage
94. 410 Patterson Place 1932-1948
One-story frame dwelling with hipped roof, interior chimney and engaged front porch.

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Orange County, NC

South side 400 Block Patterson Place

95. 401 Patterson Place 1915-1925
One-and-a-half-story frame bungalow with side-gabled roof, gabled dormers, exterior end-chimney and engaged front porch.
- 95a. 1915-1925 one-story front-gabled frame garage
96. 403 Patterson Place 1915-1925
One-story bungalow with side-gabled roof, shed dormer, paired windows and shed porch.
97. 407 Patterson Place 1915-1925
One-story frame bungalow with side-gabled roof, interior chimney and large gabled dormer.
- 97a. 1915-1925 one-story front-gabled frame garage
98. 409 Patterson Place 1915-1925
One-story frame dwelling with hipped roof, oversized hipped dormer, interior chimney and engaged porch.
- 98a. 1915-1925 one-story front-gabled frame garage

West side 300 Block Pittsboro Street

99. 302 Pittsboro St. c. 1913 Junius Webb House
This large extensively remodeled Colonial Revival two-story four-square house with hipped roof, full dormers and wrapped porch, contains many later additions, but its original outlines remain visible. The house was built by Junius D. Webb, a Chapel Hill businessman who, with Herbert Lloyd, built the Webb-Lloyd commercial block ca. 1900 (home of the Carolina Coffee Shop) during the first reconstruction of the Franklin Street commercial section. Webb was responsible for moving the bits of the house of the first president of the University from its site at the intersection of Cameron Avenue and Columbia Street, making way for the present Swain Hall. The house now serves as a sorority house.
100. 308 Pittsboro St. 1925-1932
Two-story frame house with one-story side wing. Colonial Revival style features include asymmetrical facade, paired, six-over-six sash windows, exterior end-chimney and porticoed, central entry.

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Orange County, NC

West side 400 Block Pittsboro Street

101. 404 Pittsboro St. 1925-1932
One-story frame dwelling with front-gabled roof. **Craftsman style** features include the exposed roof rafter ends and patterned tripartite windows. A frame garage is not original, but echoes the lines and details of the house.
102. 408 Pittsboro St. 1915-1925
Two-story frame house with **side-gabled roof**, gabled dormers, exterior end-chimney and symmetrical facade.
- 102a. post 1948 one-story frame shed NC-age
103. 410 Pittsboro St. 1925-1932
Two-story, brick-veneered house with **side-gabled roof**, **front-facing cross-gable**, asymmetrical facade and **grouped windows**.
104. 414 Pittsboro St. 1925-1932
Altered, one-story house with shingled exterior. The **Craftsman style is suggested by the cross-gabled roof, exposed roof rafter ends, and grouped windows**.
- 104a. post-1948 side-gabled frame shed NC-age
105. 416 Pittsboro St. pre 1932
One-story frame house with side-gabled roof and front-facing cross-gable. Original front porch has been closed in.

West side 500 Block Pittsboro Street

106. 500 Pittsboro St. pre 1932
Two-story frame house with board and batten siding on second story and weatherboards below. The facade is dominated by two front-facing gables. The house has been heavily altered, especially on the interior.
107. 504 Pittsboro St. c. 1935
Two-story frame Colonial Revival with exterior chimney on front facade, and shed roof wing on side.
108. 508 Pittsboro St. c. 1935
One-story, triple-A frame Colonial Revival with gabled side wing.

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East side 200 Block Ransom Street

109. 219 Ransom St. 1925-1932
Two-story brick-veneered house with hipped roof, gabled dormer and grouped windows on facade.

West side 200 Block Ransom Street

110. 210 Ransom St. 1915-1925
One-story frame dwelling with side-gabled roof, grouped windows and recessed entry. Craftsman style influences include triangular knee braces in gable end, three-over-one sash windows, and tapered porch supports.
111. 216 Ransom St. 1932-1948
One-story, one-room plan dwelling with side-gabled roof.
- 111a. post-1948 one-story frame storage shed NC-age

East side 300 Block Ransom Street

112. 307 Ransom St. 1932-1948
Two-story frame and brick-veneered house with side-gabled roof and steel casement windows.
113. 309 Ransom St. 1925-1932
One-story bungalow with side-gabled roof, oversized shed dormer and shed-roofed front porch.
- 113a. 1950 one-story side-gabled frame secondary house NC-age

West side 300 Block Ransom Street

114. 302 Ransom St. post 1960 NC-age
Two-story brick apartment building.
115. 306 Ransom St. 1925-1932
One-story frame Colonial Revival-style dwelling with side-gabled roof, interior chimney and symmetrical facade. The lot is bounded by a picket fence.
116. 308 1/2 Ransom St. 1932-1948
One-story frame house of minimal traditional-style with side-gabled roof, front-facing cross-gable and exterior end-chimney.



**WEST PATTERSON PLACE LOT #2
CHAPEL HILL, NC 27516
CERTIFICATE OF APPROPRIATENESS: NEW CONSTRUCTION**

JUSTIFICATION OF APPROPRIATENESS:

A. Height of building:

"Introduce new buildings and other structures in ways that are compatible with the visual and associative characteristics of the historic district." – (Design Guidelines pg. 9)

With the lot located at the end of the downhill street, the proposed height of the full 2-story dwelling is 27'-7" from front (street) grade to the apex of the roof. This height remains well under the maximum primary height of 29' in the R-3 zoning district. It is important to have a full 2-story dwelling to allow the roof line to align with the surrounding dwellings, that are placed on a higher elevation of the street, to avoid this disconnect of proportion.

B. Setback and placement on lot:

"Site new buildings to be consistent with neighboring historic buildings..." - (Design Guidelines pg. 52)

The proposed dwelling complies to all required setbacks to zoning district R-3. It is placed approx. 26' back from the front (street) property line, which is the average setback of the dwellings on the south side of the street. By complying to the required setbacks and following the Design Guidelines, the engaging front porch contributes *"significantly to the overall historic character of house"* (pg. 42). The dwelling will be 80 ft from the rear property line and 8'-3" / 11'-3" from the side property lines.

C. Exterior construction materials: The proposed dwelling will match (in kind) to the existing surrounding historical roofs, windows, doors, siding, and roofing in terms of physical appearance.

All roofing will be gray 3-tab asphalt shingles (as accepted per pg. 36 of the Design Guidelines). New windows shall be a mixture of three-over-one and two-over-one SDL (determined by proportions – see elevations attached) doublehangs. Siding will be James Hardie hardieplank wood grain lap siding (with board and batten as the gable treatments on the front elevation, which is the modern material that most closely matches the character of the surrounding



dwelling. The front porch (with wood decking boards) will have 2 tapered craftsman columns down to a brick square base.

D. Architectural detailing: To uphold the craftsman style inspired exterior, key architectural details include: three-over-one windows with a historical sill and 5 ½" trim surround with a traditional drip cap. Doors have 5 ½" trim surround with a traditional drip cap. Corner boards to be 6". Water table to be 7 ¼" with traditional drip cap. Shutters, on the front, constructed of 1x wood slats (sized correctly to each window per guidelines pg. 49). Large overhangs supported by painted wood brackets. Front porch to have exposed rafter tails. Front elevation exposed foundation to have brick veneer as the sides and rear will have painted exposed foundation, like adjacent property 413.

E. Roof shapes, forms, and materials:

"Design new buildings to be compatible in roof form, massing, and overall proportion with the neighboring historic buildings"
(Design Guidelines pg. 52)

"Retain and preserve the details, features, and material surfaces of historic roofs."
(Design Guidelines pg. 37)

Staying relevant to the surrounding context, the main roofline runs perpendicular to the street (side-gabled) with a small offset cross-gable. This keeps the appearance linear. Supporting the large overhangs with painted wood brackets, captures the craftsman style. All finished roofing will be 3-tab asphalt shingles.

F. Elements of fenestration:

"Design a new building so that the placement, shape, scale, size, materials, pattern and proportion of the window and door openings are compatible with the windows and doors of neighboring historic buildings"
- (Design Guidelines pg. 53)

The windows that are being proposed, are to be a mixture of three-over-one and two-over-one SDL's (determined by proportions – see attached elevations). The windows will be energy-efficient versions of the historical three-over-one doublehangs. Window sizes were selected to comply to today's safety codes while remain comparable in scale and proportion to the surrounding dwellings. Placement of the windows stay within rhythm to windows and doors that are above and below.



The exterior doors; front door to be a solid 4 panel door with flanking sidelites and the rear glass exterior doors to be cottage style two-over-one (allows the doors to aesthetically compliment the flanking windows).

G. Form and proportions of buildings and structures: Keeping the overall design simple, the proposed front elevation aesthetically symmetrical and visually balanced across the center line of the dwelling.

“Design new buildings that are compatible with but subtly discernible from historic buildings in the districts.”

- (Design Guidelines pg. 53)

The design begins with a simple “box” with a focus to the lower level in the front with the engaging front porch. The second floor visually gets pushed towards the rear behind the gable of the entry. The historic aesthetic of the neighborhood focuses at the entry and front porch as the second floor is visually pushed towards the rear of the property.

“...it is important to limit any excavation, regrading, or ground disturbance and to protect significant site features, so they are not damaged or destroyed.”

- (Design Guidelines pg. 54)

Land disturbance and grading will be minimal and kept to the front of the lot to maintain the existing topography as it drops off significantly to the rear.

H. Appurtenant fixtures and features: There is an existing Gazebo at the lowest portion of the lot that will remain as is and will not be harmed during the construction of the new dwelling.

“It is not appropriate to introduce period lighting fixtures in an attempt to create a false historical appearance” – (Design Guidelines pg. 23)

The front entry light fixture will be surface-mounted in the beadboard ceiling. The fixture will be subtle, so it will not stand out and compete with the engaging front porch, like the surrounding dwellings.

I. Structural conditions and soundness: The proposed dwelling is a completely new build to the property. The structural design intent is to utilize a step foundation wall/footing with 2x6 wood stud walls up to main level wood floor system. As for the roof, we will utilize common wood roof trusses.



**WEST PATTERSON PLACE LOT #2
CHAPEL HILL, NC 27516
CERTIFICATE OF APPROPRIATENESS: NEW CONSTRUCTION**

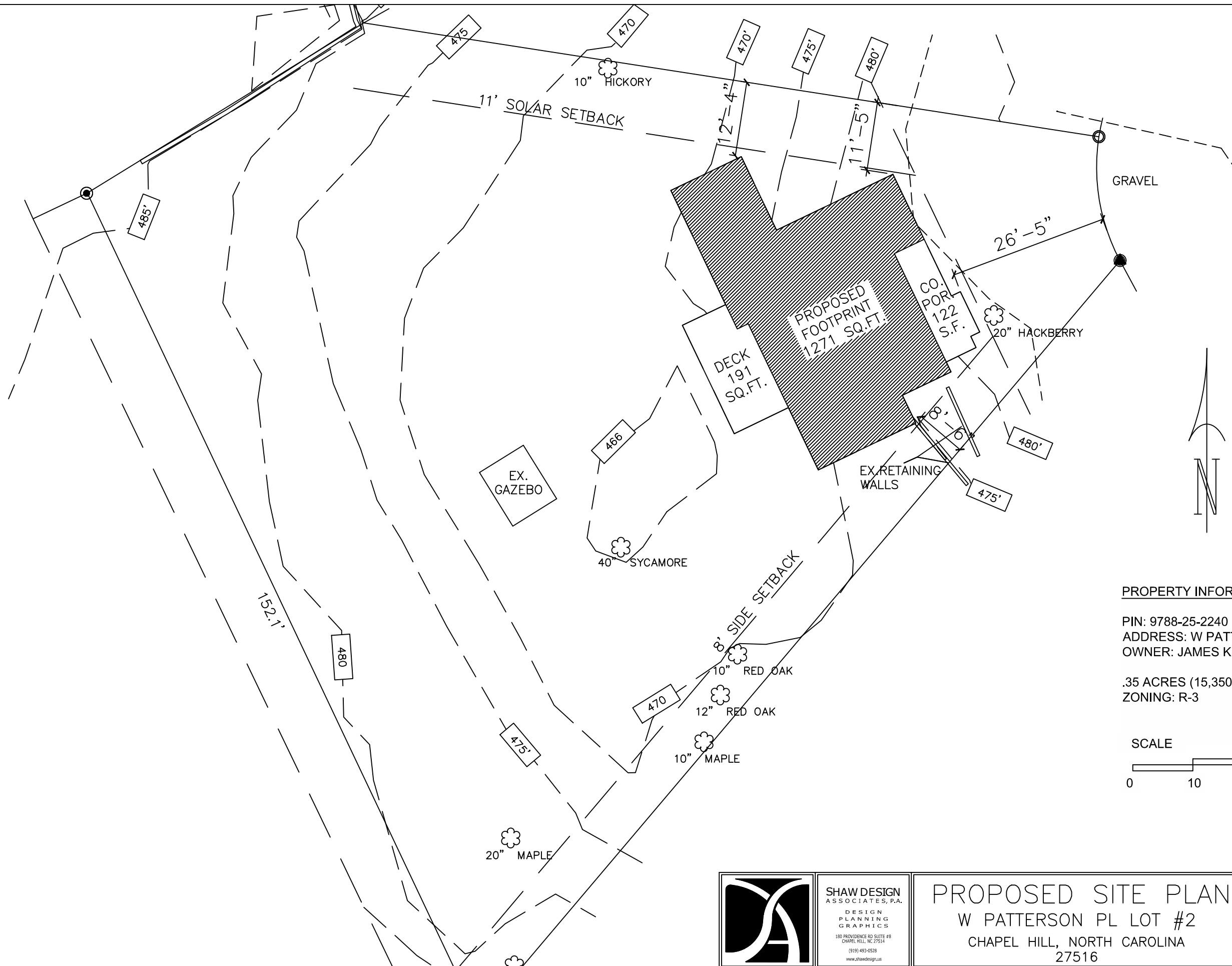
EXISTING CONDITON PHOTOS:



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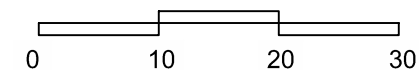


PROPERTY INFORMATION:

PIN: 9788-25-2240
 ADDRESS: W PATTERSON PL. LOT # 2
 OWNER: JAMES KITCHEN

.35 ACRES (15,350SQ. FT.)
 ZONING: R-3

SCALE



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PROPOSED SITE PLAN
 W PATTERSON PL LOT #2
 CHAPEL HILL, NORTH CAROLINA
 27516

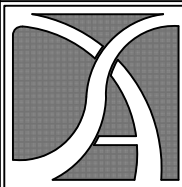
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DRAWN	MAA
FILE #	1842
SCALE	AS SHOWN

C101



FRONT (EAST) ELEVATION

W PATTERSON PL LOT #2
 CHAPEL HILL, NORTH CAROLINA 27516



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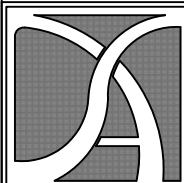
DESIGN
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 GRAPHICS

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DATE	12/5/2018
DRAWN	MAA
FILE #	1842
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A201

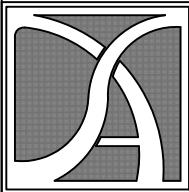


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RIGHT (NORTH) ELEVATION
W PATTERSON PL LOT #2
 CHAPEL HILL, NORTH CAROLINA 27516

DATE	12/5/2018
DRAWN	MAA
FILE #	1842
SCALE	1/8" = 1'-0"

A202

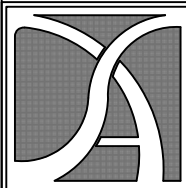


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REAR (WEST) ELEVATION
W PATTERSON PL LOT #2
 CHAPEL HILL, NORTH CAROLINA 27516

DATE	12/5/2018
DRAWN	MAA
FILE #	1842
SCALE	1/8" = 1'-0"

A203



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SIDE (SOUTH) ELEVATION
W PATTERSON PL LOT #2
CHAPEL HILL, NORTH CAROLINA 27516

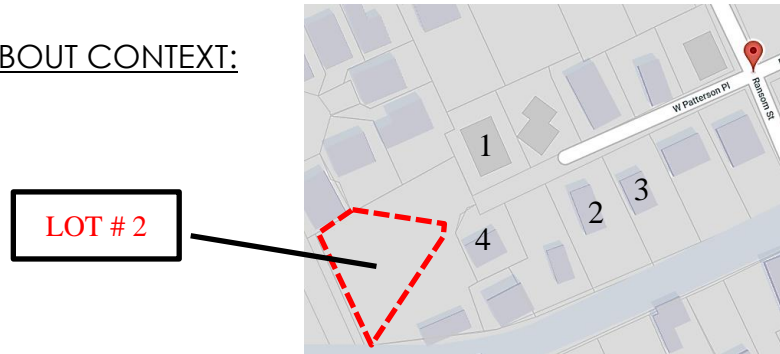
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A204

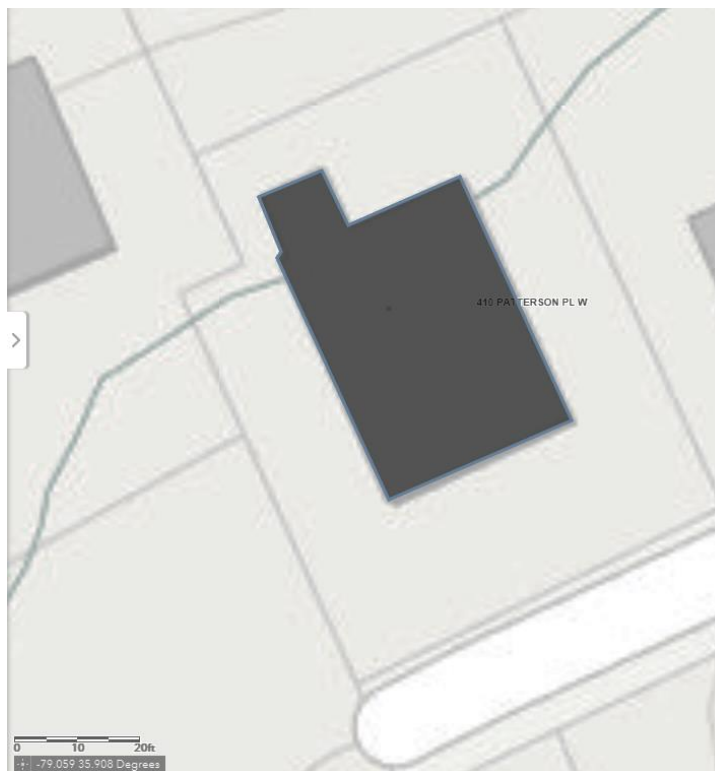


WEST PATTERSON PLACE LOT #2 CHAPEL HILL, NC 27516 CERTIFICATE OF APPROPRIATENESS: NEW CONSTRUCTION

INFORMATION ABOUT CONTEXT:



1. 410 W PATTERSON PL –
 - a. Height: 1 sty (hip roof)
 - b. Lot size: 0.19 ac (8,277 sq.ft.)
 - c. Footprint: 1,649 (estimated with gis area tool)
 - d. Floor Area: 1,440
 - e. Floor Ratio: .17





2. 411 W PATTERSON PL –

- a. Height: 1.75 sty (hip roof with front dormer)
- b. Lot size: 0.23 ac (10,019 sq.ft.)
- c. Footprint: 1,880 (estimated with gis area tool)
- d. Floor Area: 1,788
- e. Floor Ratio: .18





3. 409 W PATTERSON PL –
 - a. Height: 1.5 sty (side-gabled roof with front gable dormer)
 - b. Lot size: 0.27 ac (11,761 sq.ft.)
 - c. Footprint: 2,052 (estimated with gis area tool)
 - d. Floor Area: 1,830
 - e. Floor Ratio: .156





4. 413 W PATTERSON PL –

- a. Height: 2 sty (side-gabled dormer)
- b. Lot size: 0.14 ac (6099 sq.ft.)
- c. Footprint: 840 (estimated with gis area tool)
- d. Floor Area: 1,344
- e. Floor Ratio: .22



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LOT # 2

