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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:	19-071
Project Description: Wooden picket fence in material and style consistent with other fences found on sides and backs of lots within the Cameron-McCauley Historic District.		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:	6/7/2019
<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: 308 Ransom Street		Parcel ID Number: 9788247696, 9788246537	
Property Owner(s): Lyria Boast Trust		Email: Boast@cribmail.com	
Property Owner Address: 403 Westwood Drive			
City: Chapel Hill	State: NC	Zip: 27516	Phone: 919 619 8826
Historic District: <input checked="" type="checkbox"/> Cameron-McCauley <input type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul			Zoning District:

B: Applicant Information			
Applicant: Lyria Boast		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 checked="" type="checkbox"/> Site-work only (walkways, fencing, walls, etc.) <input type="checkbox"/> Restoration or alteration <input type="checkbox"/> New construction or additions <input type="checkbox"/> Sign	<input type="checkbox"/> After-the-fact application (for unauthorized work already performed). <input type="checkbox"/> Demolition or moving of a site feature. <input type="checkbox"/> Request for review of new application after previous denial



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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: R-2	Minimum setbacks			Maximum heights		Lot size
	Street	Interior	Solar	Primary	Secondary	
Required by zoning	26	11	13	29	50	
Proposed	N/A (Fence)	.5 (Fence)	.5 (Fence)	5.5 (Fence)	N/A	
	Existing	Change +/-	Total	Total Floor Area Ratio		
Floor Area (main structure)				Existing	Proposed	ISA/NLA ratio
Floor Area (all other)						Existing
Impervious Surface Area (ISA)						Proposed
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
II - District Setting Pages 16 and 17	Walls and Fences	The fence is consistent in design and material with existing fencing on the property. The fence extends a pre-existing fence line, and is set very far back from Ransom, McCauley, and Brookside.
II - District Setting Pages 16 and 17	Walls and Fences	There are multiple examples of very similar fence designs and materials within the District. (Included in Section 2). Consistency with other fencing in the District was a key criteria in selection of the fence design and materials.
II - District Setting Pages 16 and 17	Walls and Fences	The fence will be difficult to see from the street because of it's position on the interior of the block. No part of the fence is ever within about 166 feet of any street in the District. (Ransom ~166 feet, McCauley ~223 feet, Brookside ~206 feet). Vegetation, houses, and terrain all obscure large sections.



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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 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"/>
<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. 	☒		☐	☐	☐
<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.) 	☐	☒	☐	☐	☐
<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. 	☐	☒	☐	☐	☐
<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 	☐	☒	☐	☐	☐



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

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.

Lyria Beest
Lyria Beest *6/7/19*

Applicant (printed name)	Signature	Date
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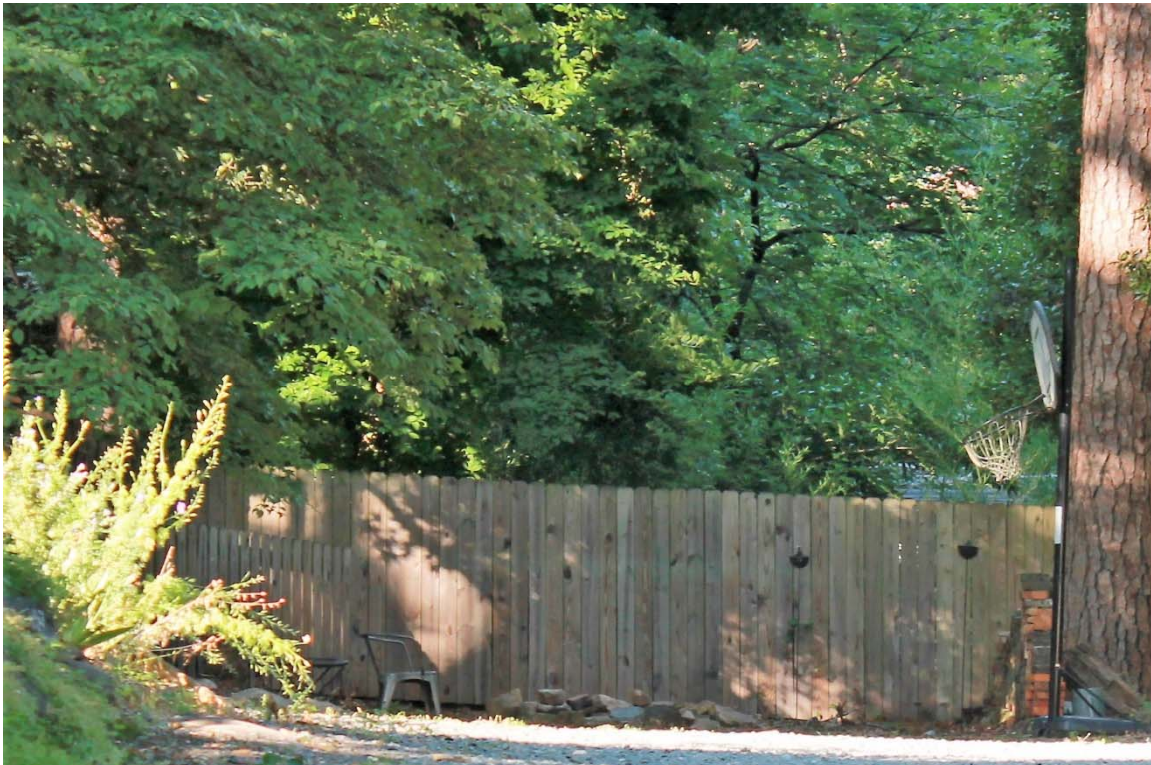
Property Owner (if different from above)	Signature	Date
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1. **Written description of physical changes proposed.** We propose to install a wooden picket fence along the north side (with a small section of the west side) of the property to extend an existing picket fence at the front of the property. The fence will be made of pine, with 4x4 posts, 2x4x8 horizontal runners, and 1x6x6 dog ear pickets. The fence will be 5 ½ feet tall and pickets will alternate on opposing sides of the runners.

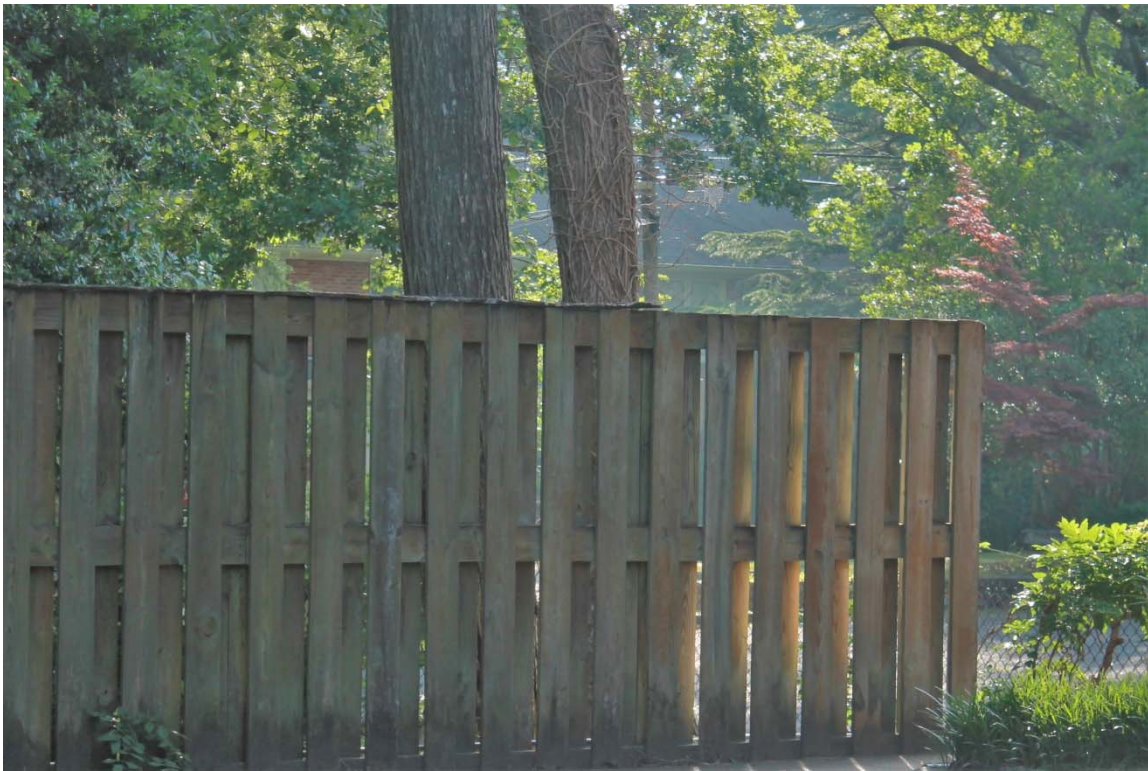
2. **History, context, and character information.**

Photographs of fences within the Cameron-McCauley Historic District are presented to give context and show the appropriateness of the design and materials.

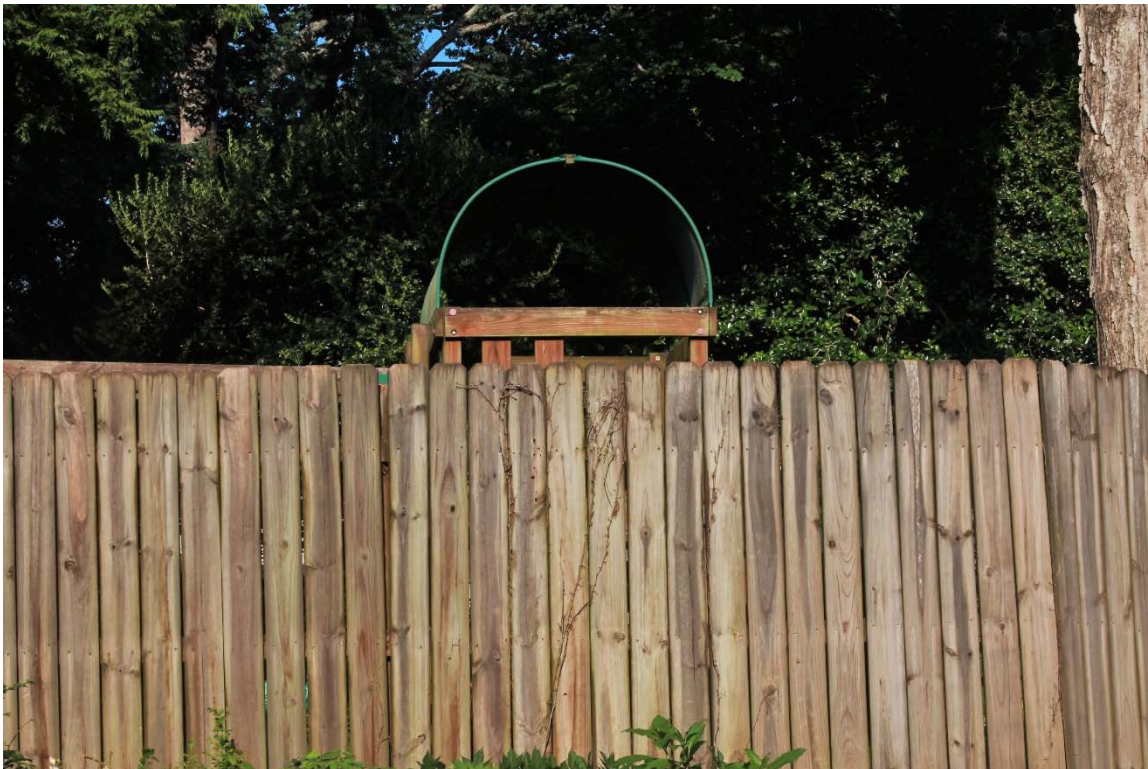
All of the fences in these pictures use almost identically dimensioned materials as will be used in the proposed fence. Some pickets on these fences are dog-eared and some not, and some fences have pickets on both sides of the rails whereas others are single-sided.



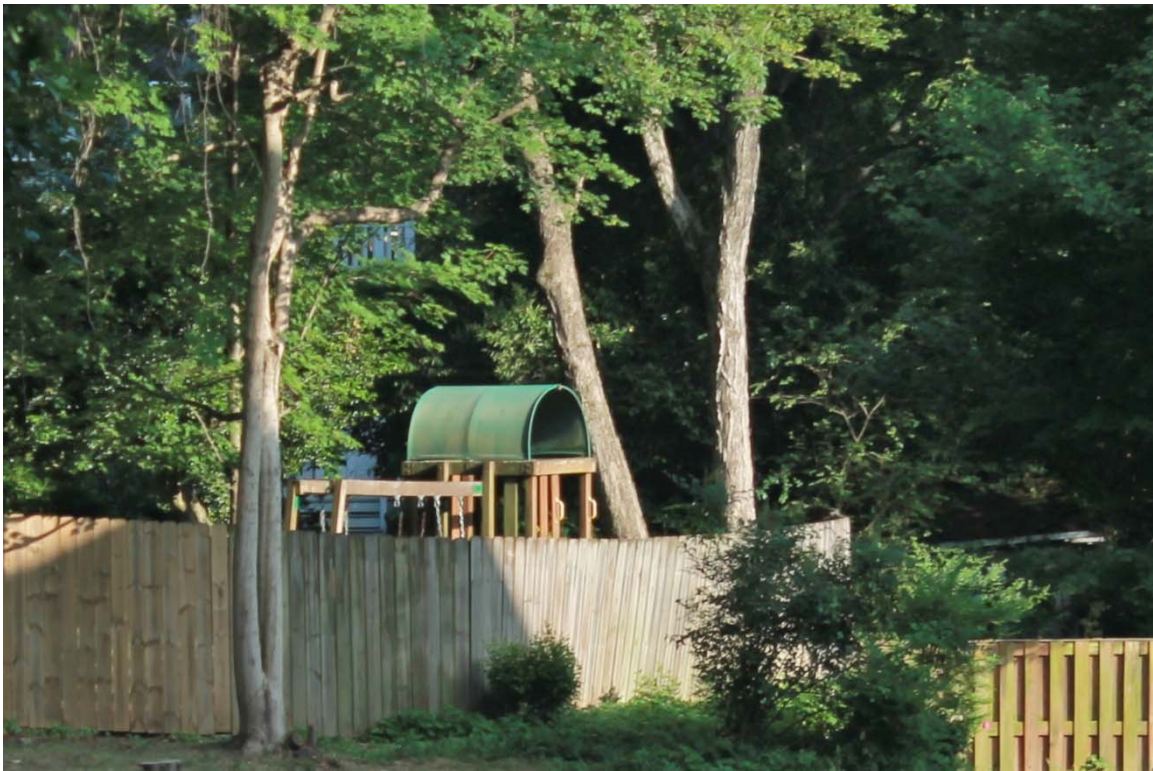
Ransom Street. Dog-eared pickets of the same dimension as proposed. The pickets on this fence are on one side of the rails, as opposed to alternating.



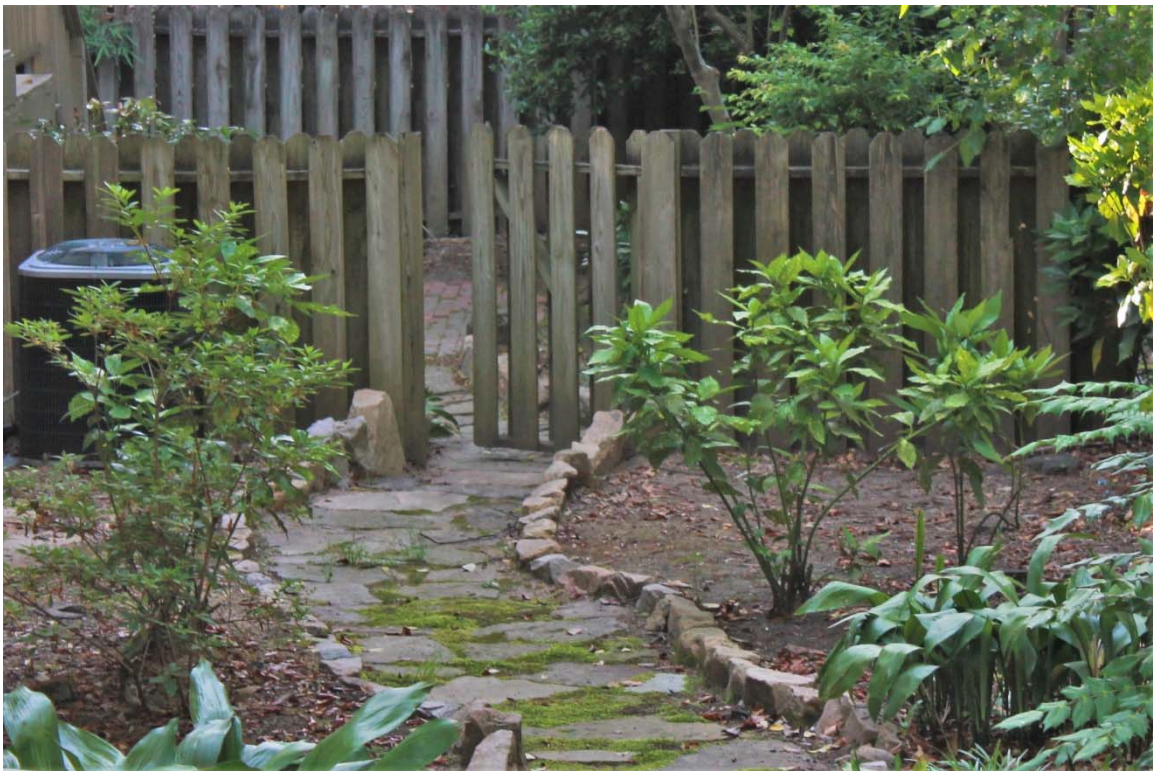
McCauley Street. These pickets are of the same dimensions as proposed and alternate sides of the rails, as proposed. They are not dog-eared and a top-rail is used in this example.



McCauley Street. Dog-eared and of the same dimensions. Not on alternating sides of the rails. Used to screen a playground from parked cars.



McCauley Street. Another view of the same fence.



West Patterson Place. The foreground fence is very similar in style to the proposed fence, having dog-eared pickets on alternating sides of the rails.



Kenan Street. On the boundary for the Historic District, this fence is used to screen parking from a residence. Although painted, the pickets are of the same dimensions and are dog-eared, but they do not alternate sides of the rails.



Mallette Street. Another fence used to screen a residence from parking. Identical or very similar materials although the pickets do not alternate sides of the rails.

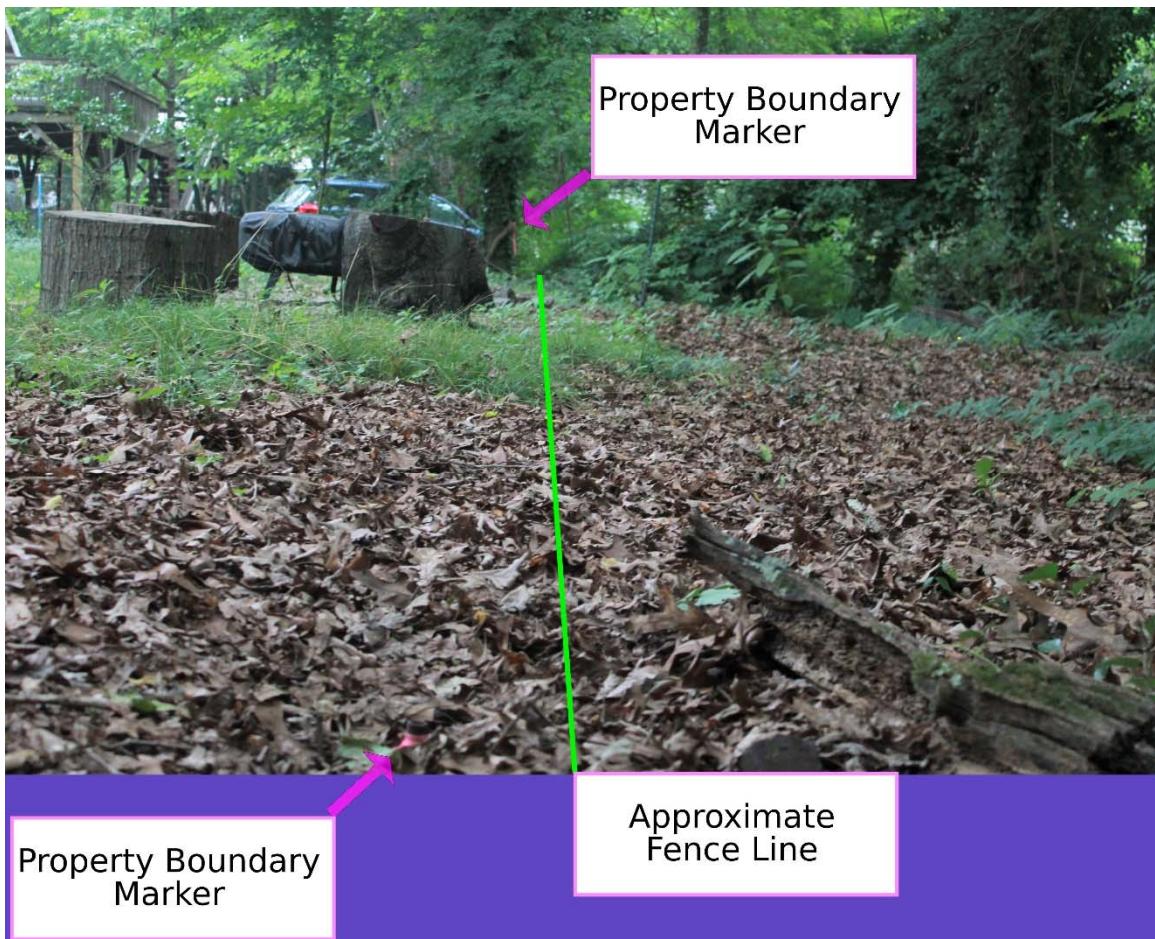
3. **Justification of appropriateness.** In choosing the design and height of the fence we reviewed the Historic District Design Guidelines and surveyed existing fences in the immediate neighborhood. The Design Guidelines specify “wooden or cast iron picket fences” and this type of fence is common in the neighborhood.

Parking for the properties between 305 and 317 McCauley is almost exclusively in the rear (of the houses facing McCauley). In some instances, cars are parked right up to or across the property line. The proposed fence is appropriate both to maintain the property boundaries and also to screen the view of parked vehicles. Residents at 308 1/2A Ransom, in particular, exit the apartment and immediately have a direct view of a parking lot full of cars, no more than 30-40 feet away and often extending across the property boundary.

4. Photographs of existing conditions.

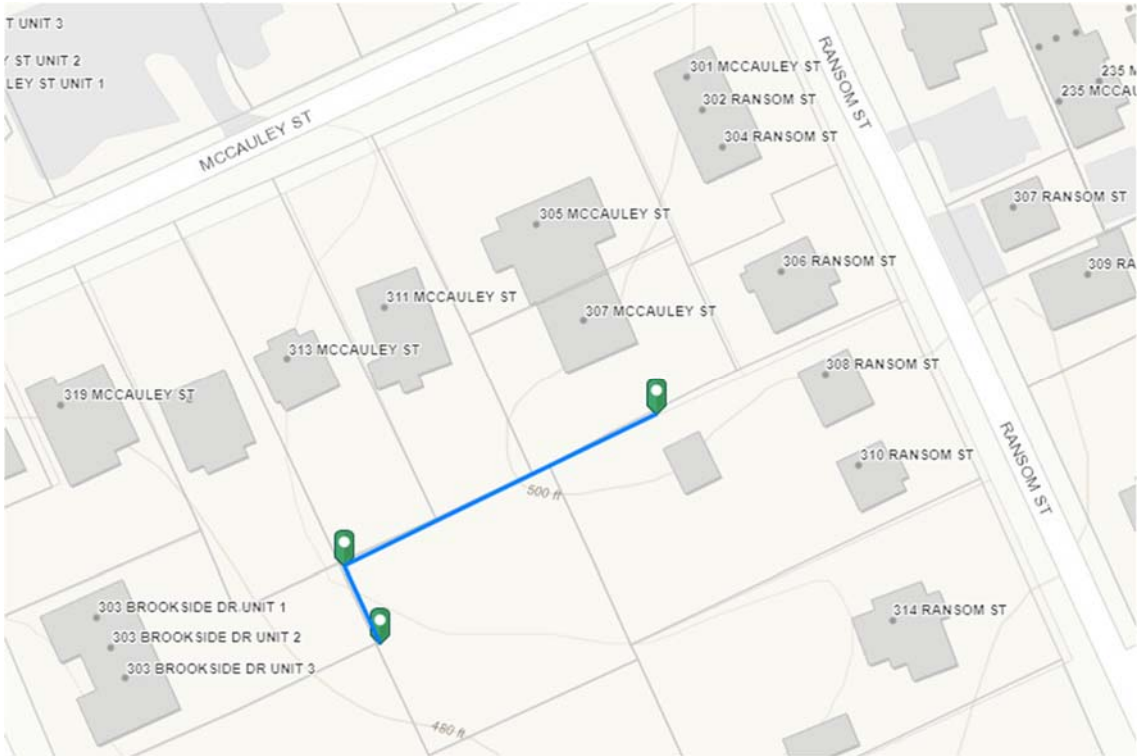


Existing picket fence. The proposed fence extends this fence line towards the middle of the block. This existing fence is almost identical to the proposed fence with the only difference being that the pickets on this fence are not dog-eared.

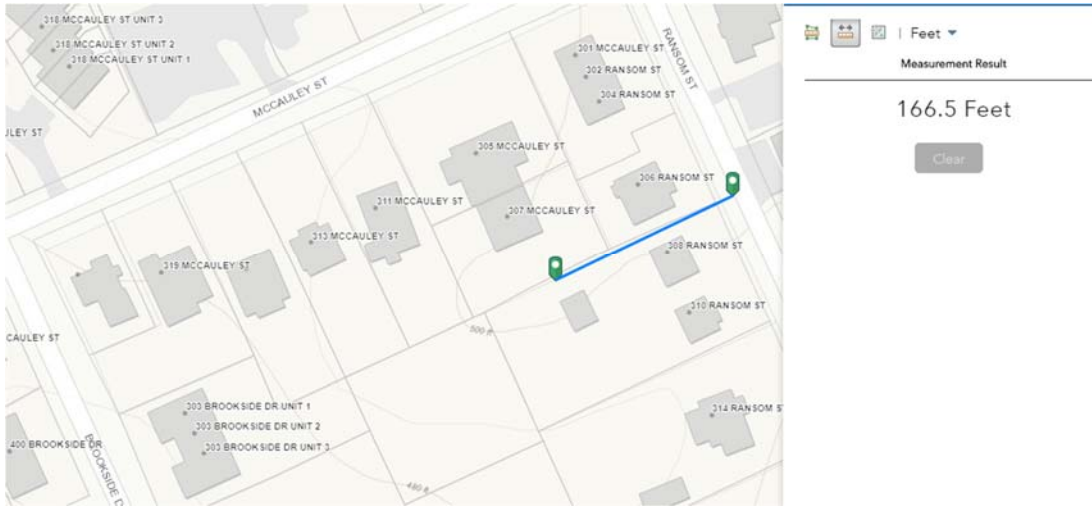


Approximate location of the fence line on the North side of the property. Parcels facing McCauley Street are to the left.

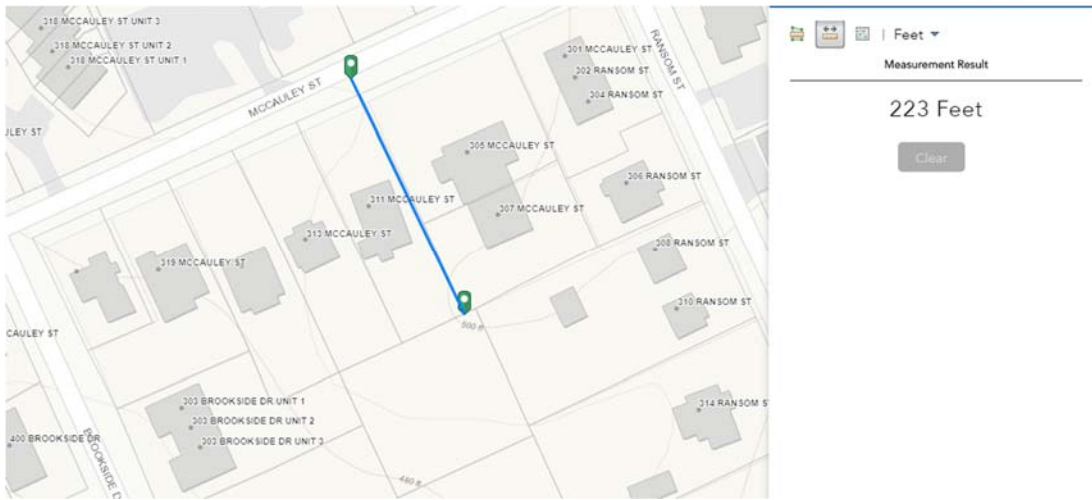
5. Site Plan Set



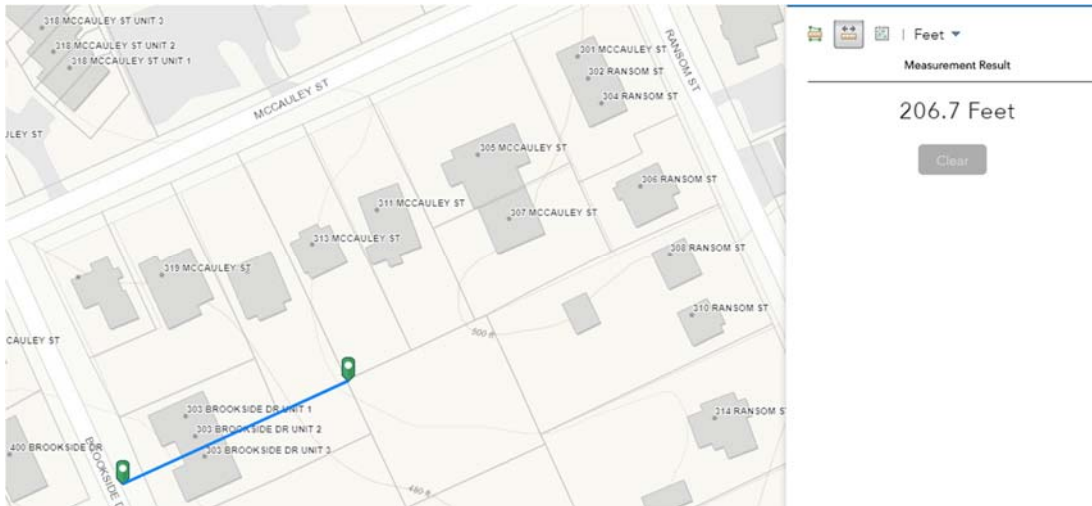
Approximate fence lines drawn on Town GIS image.



Approximate distance from North-East end of fence to Ransom Street as measured using the Town GIS.



Approximate distance from fence line to McCauley Street as measured using the Town GIS.



Approximate distance from fence line to Brookside as measured using the Town GIS.

