



QUESTIONS?  
Call or email us!

Town of Chapel Hill  
Planning Department

919-969-5040

[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

Chapel Hill Historic District Certificate of Appropriateness Application		Project: #20-004
Project Description: - REMOVAL OF SMALL, ONE-STORY, ONE-ROOM EXTENSION OF HOUSE, DATE UNKNOWN (SHOWS UP ON 1911 SANBORN MAP, BUT UNABLE TO OTHERWISE DATE) - ADDITION OF AND EXTENSION TO EXISTING PORCH	Permit: X	
	STAFF REVIEW	
	<input checked="" type="checkbox"/> Application complete and accepted	
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
		BY: Anya Grahn, 1.16.20 DATE:
<p><b>Instructions:</b> Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred)</p> <p><b>Deadlines:</b> Applications are due by the close of business 30 calendar days prior to the scheduled meeting date.</p> <p><b>Note:</b> 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: 403 W. CAMERON AVE.		Parcel ID Number: 9788255518	
Property Owner(s): JAMES PARROTT AND ELIZABETH SASSER		Email: JIMBO.PARROTT@GMAIL.COM	
Property Owner Address: 403 W. CAMERON AVE.			
City: CHAPEL HILL NC	State:	Zip: 27514	Phone: 202-527-1920
Historic District: <input checked="" type="checkbox"/> Cameron-McCauley <input type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul		Zoning District: R3	
B: Applicant Information			
Applicant: FREDRICK STEWART		Role (owner, architect, other): ARCHITECT	



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Address (if different from above): 7207 HARMONY CH. RD.

City: FFLAND State: NC Zip: 27243

Email: FRED@FREDRICKSTEWART.COM Phone: 919-868-0778

**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	
R3						
Required by zoning	24'	8'	11'	60'	29'	5500 SF
Proposed	← NO CHANGE →					
	Existing	Change +/-	Total	Total Floor Area Ratio		
Floor Area (main structure)	2603	(-) 65	2538	Existing	Proposed	ISA/NLA ratio



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Floor Area (all other)	911 (+)249					Existing	Proposed
Impervious Surface Area (ISA)	NO CHANGE						
New Land Disturbance	249						

E: Applicable Design Guidelines		
<p>The Town's <a href="#">Design Guidelines for the Chapel Hill Historic Districts</a> are integral to the application and review process. These guidelines supplement the required review criteria for Certificate of Appropriateness applications (provided in <a href="#">Section 3.2(e)(4)</a> 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.)</p>		
Section/Page	Topic	Brief description of the applicable aspect of your proposal
P. 55	ADDITIONS	3. LIMIT SIZE AND SCALE 4. COMPATIBLE IN ROOF FORM, MASSING & OVERALL PROPORTION.
		5. COMPATIBLE IN SCALE, MATERIALS, PROPORTIONS AND DETAILS.

F. Checklist of Application Materials							
<p>Attach the required elements in the order indicated.</p> <p>ALL MATERIALS TO MATCH EXISTING.</p>			ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
			YES	N/A	YES	N/A	NO
<p>1. <b>Written description of physical changes proposed.</b> Describe clearly and in detail the physical changes you are proposing to make. Identify the materials to be used (siding, windows, trim, roofing, pavements, decking, fencing, light fixtures, etc.), specify their dimensions, and provide names of manufacturers, model numbers, and specifications where applicable.</p>			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<p><b>2. History, context, and character information.</b> Please include a summary of what information you have relied on to understand the relevant character and history of the district and subject property—and briefly summarize that information. At a minimum, include:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from <a href="#">Orange County Real Estate Data</a>.</li> <li><input type="checkbox"/> The entry of your property on the most recent inventory of historic resources in the relevant National Register for Historic Places filing, available via the NC State Historic Preservation Office website: for McCauley-Cameron see <a href="#">West Chapel Hill</a>, for Franklin-Rosemary see <a href="#">Chapel Hill Historic District</a>, for Gimghoul see <a href="#">Gimghoul</a>. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.)</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3. Justification of appropriateness.</b> Attach an annotated statement explaining how the proposed change(s) meets the following standards of appropriateness that the Commission considers in making findings of fact indicating the extent to which the application is or is not congruous with the historic aspects of the historic district. If a standard is not applicable, type "not applicable".</p> <ul style="list-style-type: none"> <li>A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.</li> <li>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.</li> <li>C. Exterior construction materials, including texture and pattern.</li> <li>D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.</li> <li>E. Roof shapes, forms, and materials.</li> <li>F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.</li> <li>G. General form and proportions of buildings and structures.</li> <li>H. Appurtenant fixtures and other features such as lighting.</li> <li>I. Structural conditions and soundness.</li> <li>J. Architectural scale.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4. Photographs</b> 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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Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.					
<p><b>6. Elevation Drawings</b> showing existing structural facades and proposed changes. Drawings should be submitted as 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. All details should be reasonably legible. Photographs are okay for facades with no changes.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides.</li> <li><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).</li> <li><input type="checkbox"/> Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7. Information about context</b> (required for all construction of new structures, proposed impervious surfaces greater than 1500 SF, additions greater than 150 SF, and/or proposed land disturbance greater than 5000 SF.) Detailed information about lots and structures can be found on the <a href="#">Orange County Real Estate Data</a> website; information about lot placement can be found on the <a href="#">Chapel Hill</a> and <a href="#">Orange County</a> GIS portals.</p> <p>For each of the nearest adjacent and opposite properties, provide:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The height of each building (if an estimate, indicate that).</li> <li><input type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient).</li> <li><input type="checkbox"/> The size of each lot (net land area in square feet).</li> <li><input type="checkbox"/> The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from <a href="#">Orange County Real Estate Data</a>; indicate any corrections for accuracy you believe necessary and your basis for doing so.</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8. Demolition/Relocation Information</b> (required only if demolition or relocation of a feature is proposed).</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Provide a written description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<p>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.</p> <p>Provide any records about the structure to be demolished.</p>					
<p>9. Mailing notification fee per <a href="#">Planning &amp; Sustainability Fee Schedule</a>. For a list of addresses, please refer to the Town's <a href="#">Development Notification Tool</a>.</p>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10. Certificate of Appropriateness fee per <a href="#">Planning &amp; Sustainability Fee Schedule</a></p>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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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.

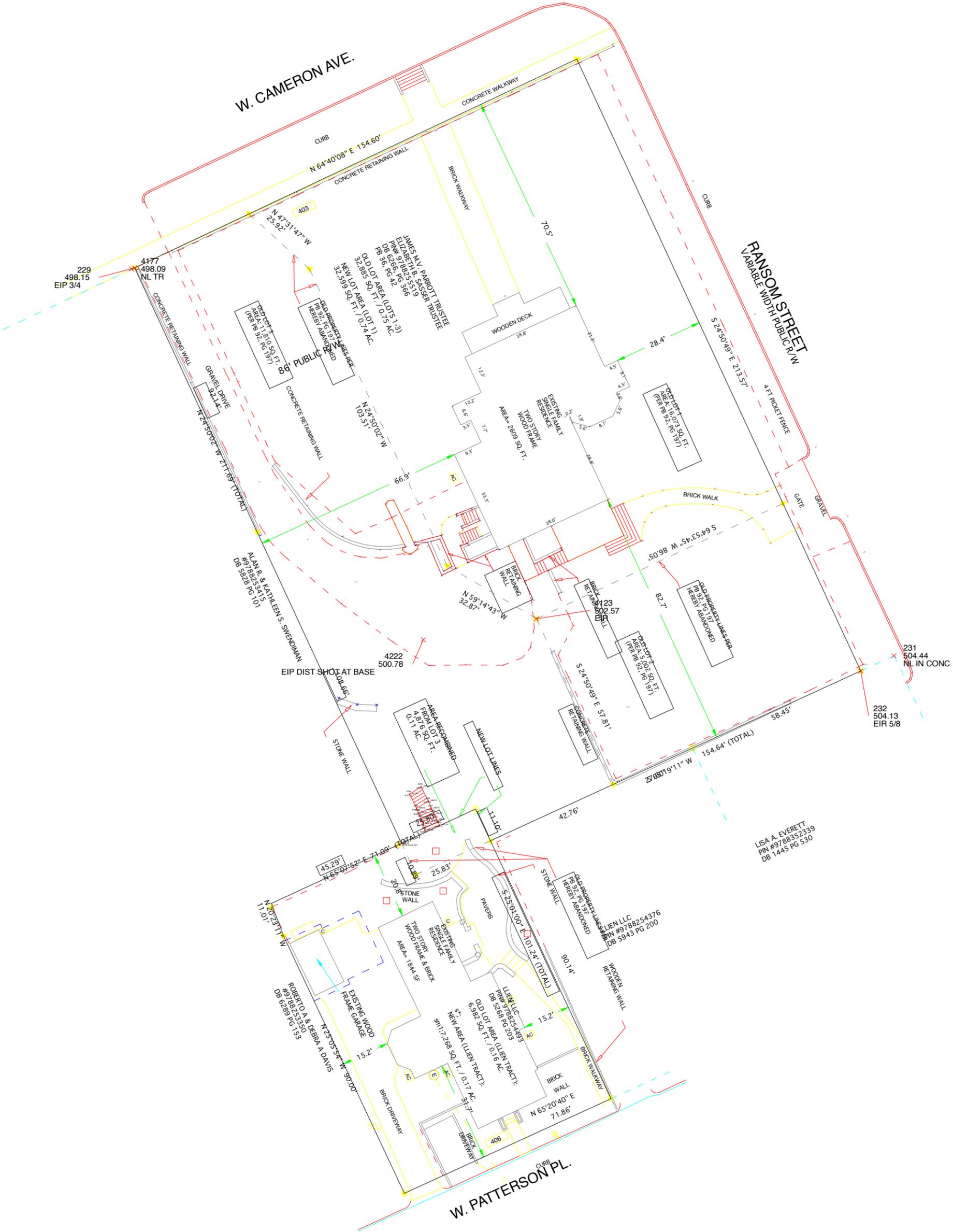
FREDRICK STEWART *[Signature]* 1/16/20

Applicant (printed name)                      Signature                      Date

JAMES PARROT *[Signature]* 1/16/20

Property Owner                      Signature                      Date  
(if different from above)

4160  
498.63  
NL TR



LISA A. EVERETT  
PIN #9788352339  
DB 1445 PG 530

229  
498.15  
EIP 3/4

4177  
498.09  
NL TR

231  
504.44  
NL IN CONC

232  
504.13  
EIR 5/8

4222  
500.78  
EIP DIST SHOT AT BASE

ROBERTA & DEBRA DAVIS  
#9788352339  
DB 6285 PG 153

LIEN LLC  
PIN #9788254376  
DB 5943 PG 200

ALAN R. & KATHLEEN S. SHINDMAN  
#9788352339  
DB 5829 PG 101

JAMES M. PARROT TRUSTEE  
ELIZABETH B. SASSER TRUSTEE  
PIN #9788352339  
DB 6285 PG 366

NEW LOT AREA (LOT 1)  
32,885 SQ. FT. / 0.74 AC.

OLD LOT AREA (LOTS 1, 2)  
62,066 SQ. FT. / 1.41 AC.

OLD PROPOSED LINES - HERE HEREBY ABANDONED

PUBLIC

OLD LOT AREA (LOT 3)  
AREA 1,181 SQ. FT.  
(PER PG 52, PG 137)

OLD LOT AREA (LOT 4)  
AREA 1,610 SQ. FT.  
(PER PG 52, PG 137)

OLD LOT AREA (LOT 5)  
AREA 1,028 SQ. FT.  
(PER PG 52, PG 137)

AREA REDESIGNED FROM LOT 3  
4,316 SQ. FT.  
0.1 AC.

EXISTING WOOD FRAME GARAGE  
AREA 1,844 SF

EXISTING FAMILY RESIDENCE  
AREA 2,609 SF

NEW AREA (LIEN TRACT)  
591,728 SQ. FT. / 0.17 AC.

OLD LOT AREA (LIEN TRACT)  
6,982 SQ. FT. / 0.16 AC.

BRICK WALL

BRICK WALKWAY

WOODEN DECK

Parrott/Sasser Residence  
403 W. Cameron Avenue  
Chapel Hill, N.C.



1. Description of physical changes proposed:

- a. removal of existing, one-story portion of the existing house
- b. removal of existing double-hung window to make room for new pocketing, french door
- c. extension of existing front porch to wrap around west end of house
- d. all materials and finishes to match existing

2. History, context, and character information:

- a. all decisions in the design of the proposed porch extension were made from analyzing and copying similar components of the existing house

3. Justification of Appropriateness:

a) *The height of the building in relation to the average height of the nearest adjacent and opposite buildings:* THE PROPOSED PORCH EXTENSION IS AN EXACT MATCH IN HEIGHT TO THE EXISTING PORCH ON THE HOUSE AND SIMILAR TO OTHER PORCH HEIGHTS IN THE NEIGHBORHOOD.

b) *The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite buildings:* NOT APPLICABLE.

c) *The exterior construction materials, including textures and patterns:* THE CONSTRUCTION MATERIALS OF THE PROPOSED PORCH EXTENSION ARE THE SAME AS THE EXISTING ON THE HOUSE.

d) *The architectural detailing such as lintels, cornices, brick bond, and foundation materials:* THE ARCHITECTURAL DETAILING OF THE PROPOSED PORCH EXTENSION IS THE SAME AS THE EXISTING ON THE HOUSE.

e) *The roof shape, form, and materials:* THE ROOF SHAPE, FORM AND MATERIALS ARE DRAWN DIRECTLY FROM THE EXISTING PORCH.

f) *The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors):* THE NEW, POCKETING FRENCH DOOR IS AN EXACT MATCH TO THREE, EXISTING OTHERS IN THE HOUSE.

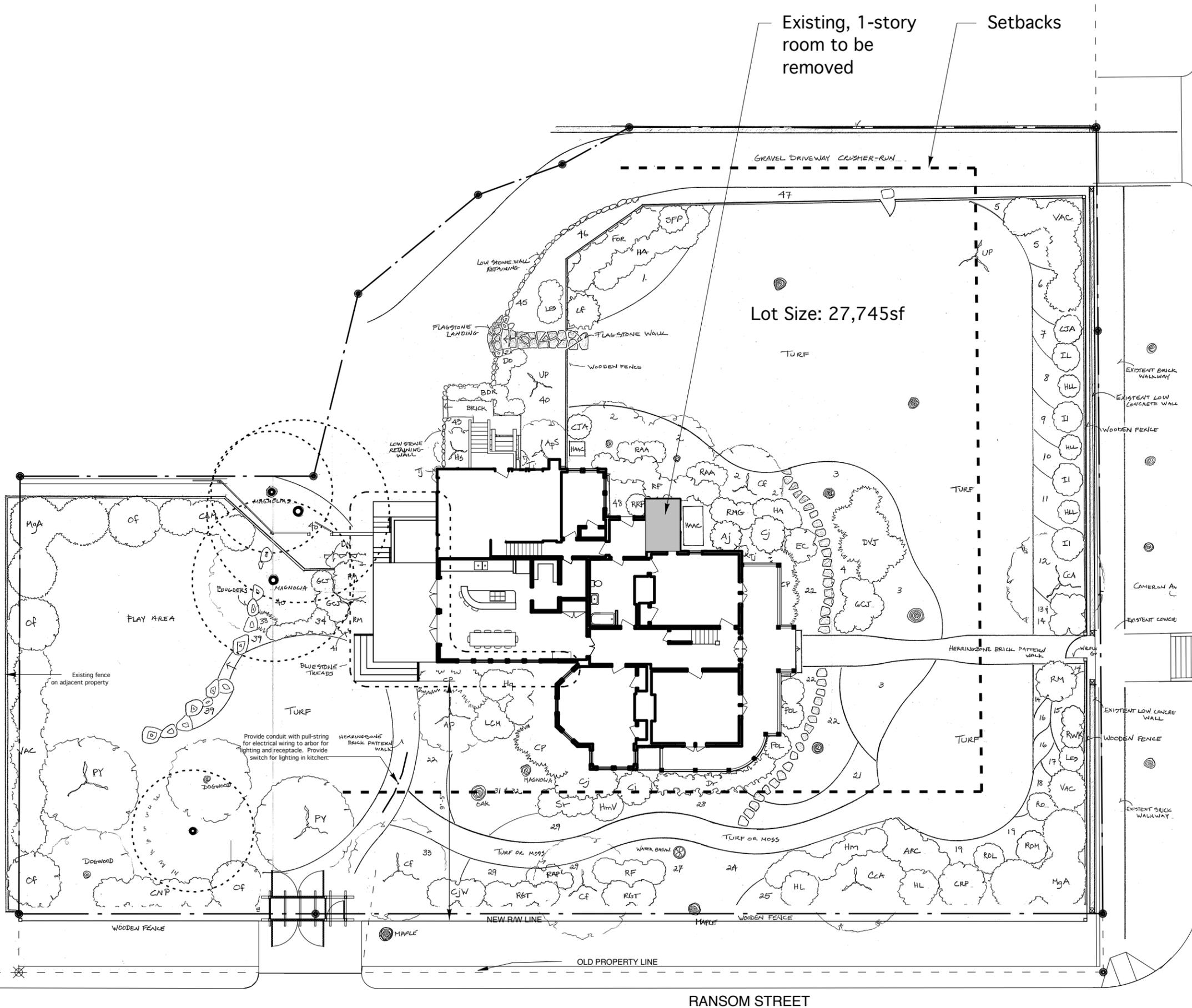
g) *The general form and proportion of the buildings:* THE PROPOSED PORCH EXTENSION'S GENERAL FORM AND PROPORTIONS ARE DRAWN DIRECTLY FROM THE EXISTING PORCH.

h) *The accessory fixtures and other features (including lighting fixtures, hardware, awnings, etc):* THE LIGHTING WILL BE RECESSED IN THE CEILING OF THE PROPOSED PORCH EXTENSION AND THE CEILING FAN WILL BE OF A PERIOD DESIGN APPROPRIATE TO THE VICTORIAN HOUSE.

i) *Structural conditions and soundness:* EXISTING HOUSE IS WELL-MAINTAINED AND NEW WORK WILL BE EXECUTED BY A LICENSED GENERAL CONTRACTOR.

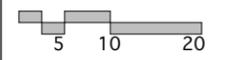
j) *The architectural scale in relation to existing structures and surrounding buildings:* THE PROPOSED PORCH EXTENSION WILL BE OF AN APPROPRIATE ARCHITECTURAL SCALE TO THE EXISTING HOUSE AND PORCH.

1  
Project  
Introduction

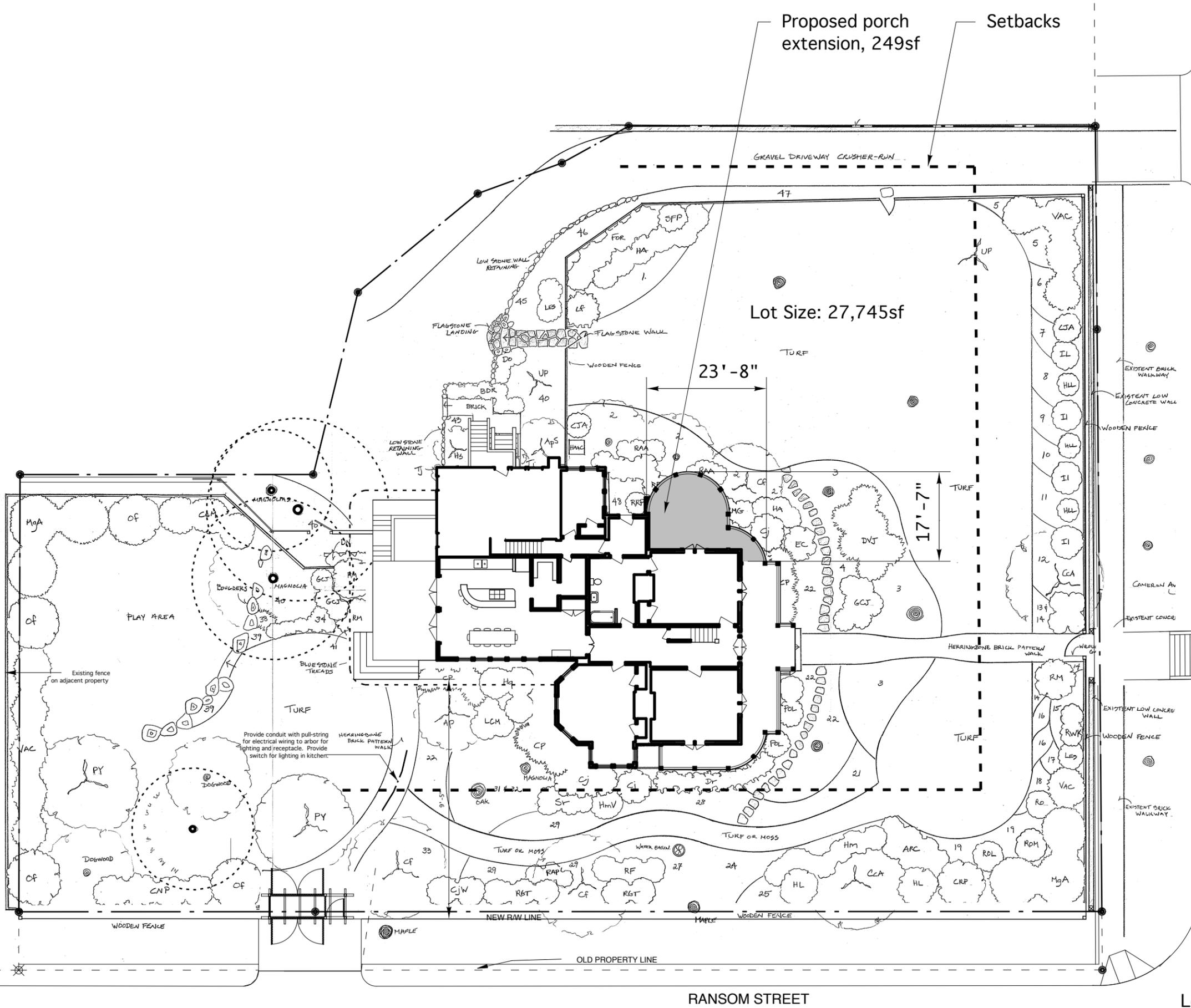


Parrott/Sasser Residence  
 403 W. Cameron Avenue  
 Chapel Hill, N.C.

2  
 Existing Site  
 Plan  
 1" = 20'

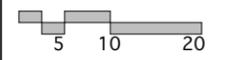


1/15/20



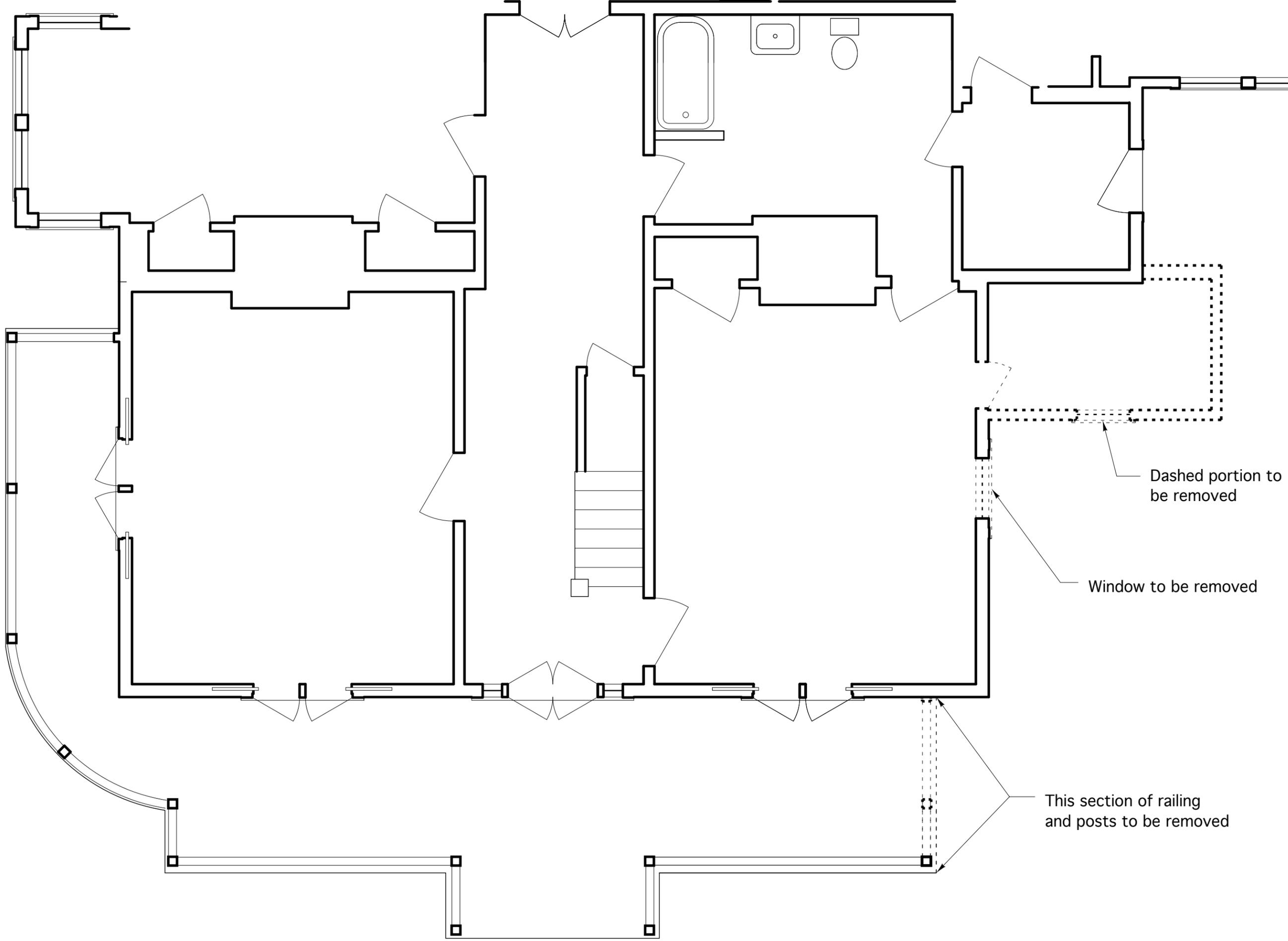
Parrott/Sasser Residence  
 403 W. Cameron Avenue  
 Chapel Hill, N.C.

**3**  
 Proposed Site  
 Plan  
 1" = 20'



Lot Size: 27,745sf

Parrott/Sasser Residence  
403 W. Cameron Avenue  
Chapel Hill, N.C.



Dashed portion to be removed

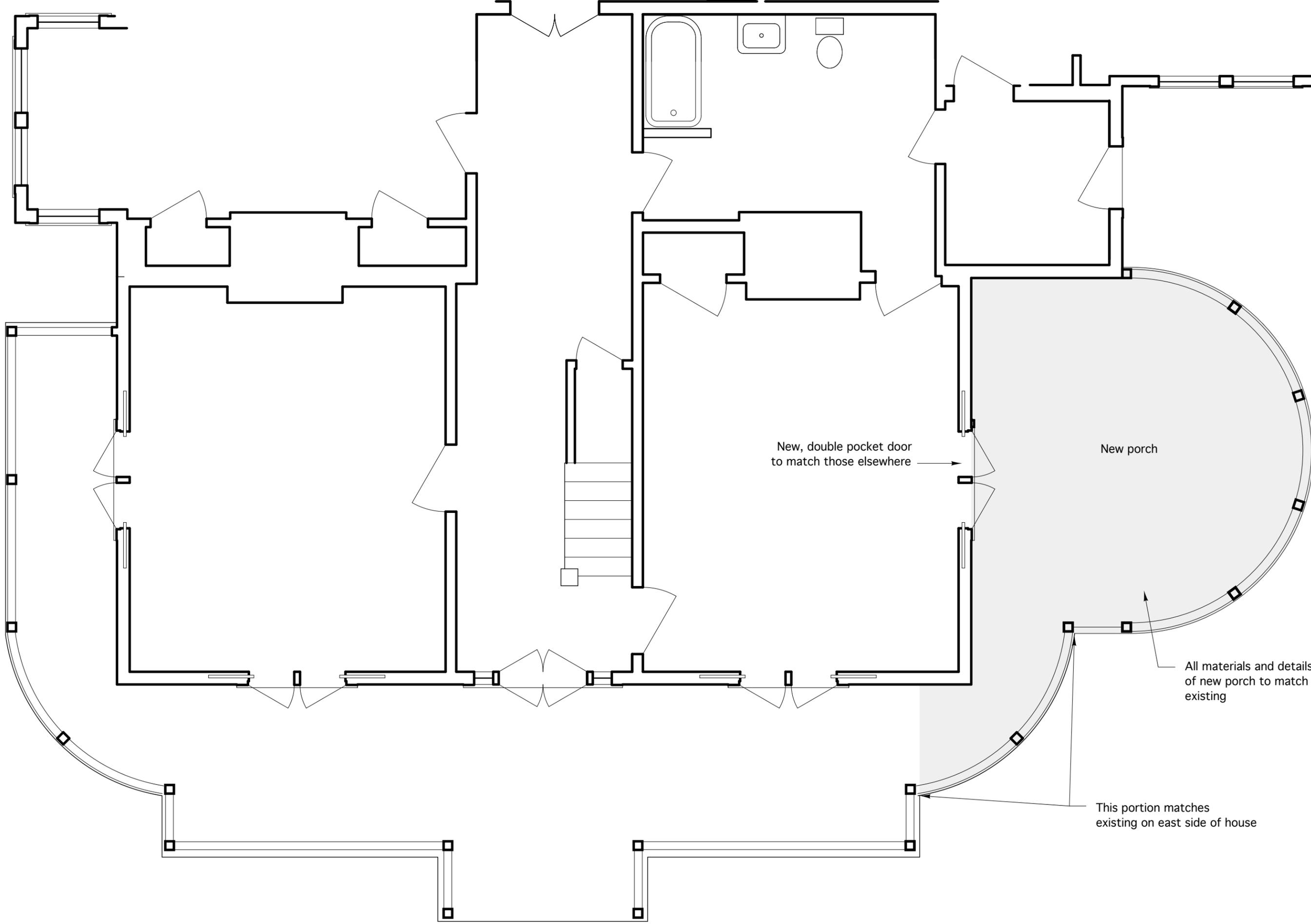
Window to be removed

This section of railing and posts to be removed

**4**  
Existing Floor Plan

1/8" = 1'-0"





New, double pocket door  
to match those elsewhere

New porch

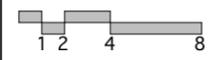
All materials and details  
of new porch to match  
existing

This portion matches  
existing on east side of house

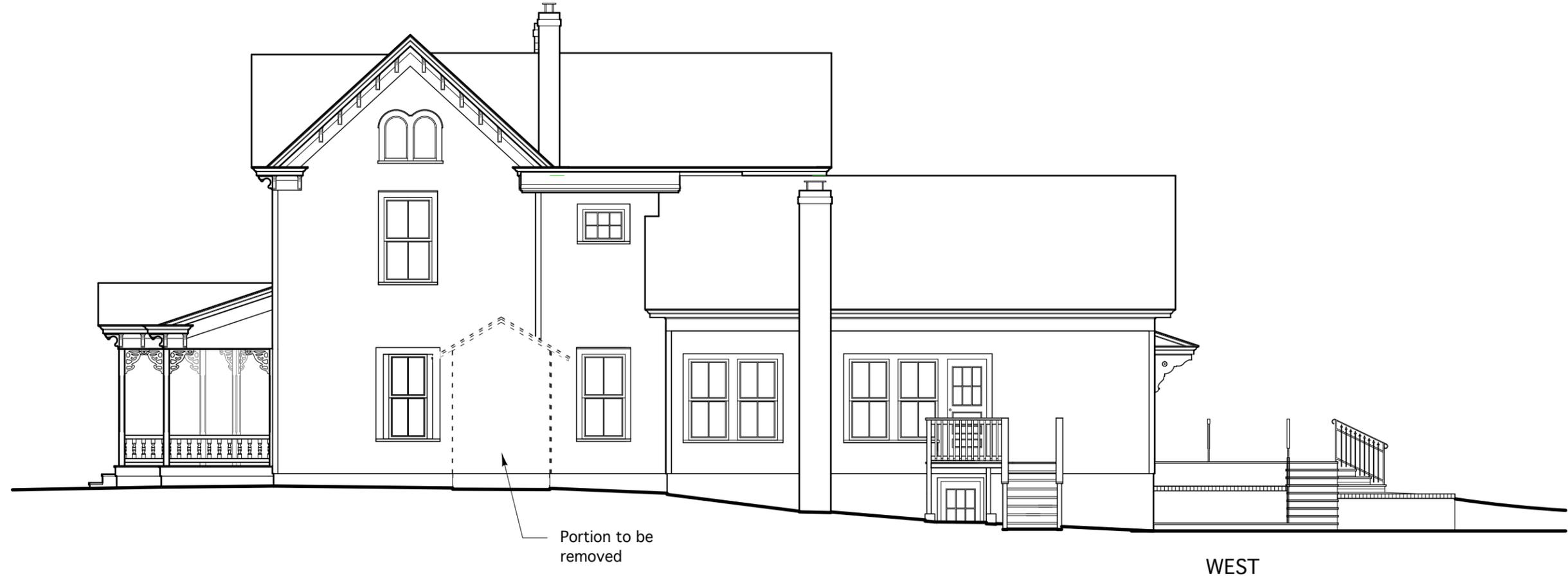
Parrott/Sasser Residence  
403 W. Cameron Avenue  
Chapel Hill, N.C.

**5**  
Proposed Floor  
Plan

1/8" = 1'-0"



1/15/20



Parrott/Sasser Residence  
403 W. Cameron Avenue  
Chapel Hill, N.C.

**6**  
Existing  
Elevations  
1/8" = 1'-0"  
1 2 4 8



NORTH

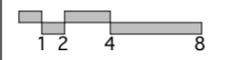
This portion of new porch matches adjacent on opposite side of house



WEST

Parrott/Sasser Residence  
403 W. Cameron Avenue  
Chapel Hill, N.C.

7  
Proposed  
Elevations  
1/8" = 1'-0"





Fredrick Stewart Architecture PLLC  
7207 Harmony Church Road  
Efland, N.C. 27243  
919-868-0778  
fred@fredrickstewart.com

Parrott/Sasser Residence  
403 W. Cameron Avenue  
Chapel Hill, N.C.

8

Photo -  
Northwest

1/15/20



Fredrick Stewart Architecture PLLC  
7207 Harmony Church Road  
Efland, N.C. 27243  
919-868-0778  
fred@fredrickstewart.com

Parrott/Sasser Residence  
403 W. Cameron Avenue  
Chapel Hill, N.C.

9  
Photo -  
North

1/15/20

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 10

West Chapel Hill Historic District  
Orange County, NC

In 1899, the "Alberta Mill", and a second mill ca. 1909, by which time Isaac Pritchard had also built another mill, the Blanche Hosiery Mill, at the site. All of these mills were eventually purchased by Julian Shakespeare Carr between 1909 and 1914, the Alberta Mill becoming Building #4 and the second Lloyd mill becoming Building #7 of the Durham Hosiery Mill complex. The Wiley ownership dates from the mid-1930s.

- |      |             |  |
|------|-------------|--|
| 14a. | c. 1940s    | one- ½ story side-gabled frame secondary house         |
| 14b. | c.1910s-20s | one-story frame front-gabled garage w/ exposed rafters |
| 14c. | c. 1860     | stone well with 1920s gabled frame shelter             |
| 14d. | c. 1860     | front-gabled brick and frame smokehouse                |

### South side 400 Block W. Cameron Avenue

15. 403 W. Cameron Ave. c. 1870 Pool-Harris-Patterson House

This house appears to be one of the few examples in Chapel Hill of the Victorian Gothic, but may be an updated three-gabled I-house form with an L-shaped plan, interior chimney, rear extensions and late porches. The two-story frame house with gabled block features a circular louvered vent in the central front-facing gable and double-arched louvers on the end gables, six-over-six fenestration on the second floor, and paired, floor-length windows on the first, flanking the transomed and sidelit entry. The wrap-around porch features a pedimented central element with rafters and decorative bracketing that is repeated elsewhere on the porch. Pedimented rear-block window bays with pediments and cornice bracketing reflect some of the porch motifs. Several late additions are attached to the rear. The house is reputed to be the first in Chapel Hill to have running water. The house is associated with Solomon Pool, an Elizabeth City native, UNC alumnus, Republican, and deputy appraiser of the state who was once known as the "most disliked person ever to be president of the University of North Carolina." He was a Reconstruction appointment to the presidency of the University at its lowest ebb, between 1870 and 1875, after which a committee organized by Governor Zebulon Vance reconstituted the University according to guidelines more acceptable to the North Carolina populace and remaining faculty. Pool owned two pieces of property on Cameron Street, and it is not clear which of these was his residence. The house at 403, however, was eventually purchased by Dr. Thomas W. Harris a physician, pharmacist, and proprietor of a drug store at the corner of Franklin and Henderson Streets, who was founder, first dean, and one of three original faculty members of the UNC Medical School, inaugurated in 1879. He had also been a captain in the Confederate army. In 1888, the house was purchased by Henry Houston "Hoot" Patterson in 1888, who, given the detailing of the house and his tenure, is probably responsible for its present appearance. Patterson was born six miles east of Chapel Hill in 1844, was wounded at Chancellorsville, and was the proprietor of a "high class emporium" at Franklin and Henderson Streets. Eventually he served as vice president and director of the Bank of Chapel Hill, as a village alderman, founder of its telephone service in 1901, and member and chair of the Board of Education. His grandson was a Chapel Hill physician, Dr. Fred Patterson (Vickers 1985, p. 110).