




QUESTIONS?  
Call or email us!

<p>Chapel Hill Historic District Certificate of Appropriateness Application</p>	Project:	19-058
<p><b>Project Description: Re-construction of previously demo'd sunroom to match existing structure with the exception of changing the bay window to a standard wooden window to match the exsisting sturcture. Design and materials will match exisisting structure</b></p> <p><b>The replacement wood steps, landing, and small deck to the rear of the garage will be designed to be compatible with garage and main house in scale, configuration, and proportion, though they will not "imitate" historic railings and steps. They will match what is currently erected. Lattice will screen the deck's structural framing, as per existing.</b></p>	Permit:	201921692
	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		
DATE: 5.21.19		
<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>		

<b>A: Property Information</b>			
<b>Property Address:</b>	126 Mallette Street	<b>Parcel ID Number:</b>	97888254978
<b>Property Owner(s):</b>	Wendell and Glen Yarbrough	<b>Email:</b>	glen.dell.yarbrough@gmail.com
<b>Property Owner Address: 126 Mallette Street</b>			
<b>City:</b>	Chapel Hill	<b>State:</b>	Nc
<b>Zip:</b>	27516	<b>Phone:</b>	615 210 7581
<b>Historic District:</b>	<input checked="" type="checkbox"/> Cameron-McCauley <input type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul		<b>Zoning District: HD-2</b>

<b>B: Applicant Information</b>			
<b>Applicant:</b> CQC Home LLC	<b>Role (owner, architect, other):</b>	General Contractor	
			
<b>Address (if different from above): 5102 Durham-Chapel Hill Blvd</b>			
<b>City:</b>	Durham	<b>State:</b>	Nc
<b>Zip:</b>	27707		



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<b>Email:</b> Patrick@cqchome.com	<b>Phone:</b> 9199715119
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**C. Application Type (check all boxes that apply)**

**Minor Work** Exterior works that do not involve any substantial alterations, and do not involve additions or removals that could impair the integrity of the property and/or the district as a whole. See [Design Guidelines](#) (p. 69) for a list of minor works.

**Historic District Commission Review** Includes all exterior changes to structures and features other than minor works

**Site-work only (walkways, fencing, walls, etc.)**       **After-the-fact application** (for unauthorized work already performed).

**Restoration or alteration**       **Demolition or moving of a site feature.**

**New construction or additions**       **Request for review of new application after previous denial**

**Sign**

**D. Basic information about size, scale, and lot placement.**

Provide measurements in feet and square feet where applicable. Where possible, please provide accurate measurements from a licensed surveyor, architect, engineer, etc. If exact measurements are not available, please provide estimated information. Current estimated information about lots and buildings can be found on the [Orange County Real Estate Data](#) website. Information about lot placement can be found on the [Chapel Hill](#) and [Orange County Interactive GIS](#) portals.

Zoning District:	Minimum setbacks			Maximum heights		Lot size	
	Street	Interior	Solar	Primary	Secondary		
Required by zoning	N/A	N/A	N/A	N/A	N/A		
Proposed	N/A	N/A	N/A	N/A	N/A		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	N/A	N/A	N/A	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	N/A	N/A	N/A	N/A	N/A	Existing	Proposed
Impervious Surface Area (ISA)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
New Land Disturbance			13.7 SF				



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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. 55	Additions	The re-constructed area of the house is located at the rear, will be attached to the original building carefully, will match the size of the sunroom that was removed (height and footprint), will be designed so it is compatible with the main house in roof form, massing, and proportion, and will have features and materials that match the main house in scale, composition, texture, pattern, color, and detail, yet be discernible from the historic building.
Pg. 57	Decks	The replacement wood steps, landing, and small deck to the rear of the garage will be designed to be compatible with garage and main house in scale, configuration, and proportion, though they will not "imitate" historic railings and steps. They will match what is currently erected. Lattice will screen the deck's structural framing, as per existing.



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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
✓ 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
✓ 2. <b>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: <ul style="list-style-type: none"> <li>☒ 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>☒ 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"/>
✓ 3. <b>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". <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> </ul>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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J. Architectural scale.					
✓ 4. <b>Photographs</b> 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. <b>Site Plan Set</b> showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.) <input type="checkbox"/> Site plans must show the relationships between, and dimensions of, existing and proposed buildings, additions, sidewalks, walls, fences, driveways, and/or other structures on the property, as well as property lines and applicable zoning setbacks. <input type="checkbox"/> Include both written and drawn scales and show accurate measurements. You may also use a copy of a survey with surveyor's seal deleted. Revise the copy as needed to show existing conditions and your proposed work. <input type="checkbox"/> Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. <b>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. <input type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides. <input type="checkbox"/> Include scale bar, written scale, and label major dimensions (including width of structures and heights from finished grade to fascia/eaves and heights to top of roofs). <input type="checkbox"/> Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. <b>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. 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 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N/A 8. <b>Demolition/Relocation Information</b> (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"/>



Town of Chapel Hill  
Office of Planning and Sustainability

Development Services 919-969-5066  
[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

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<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> <li>✓ <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.</li> <li><input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer.</li> <li><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.</li> <li><input type="checkbox"/> Provide any records about the structure to be demolished.</li> </ul>					
<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>	☒		☐	☐	☐
<p>10. Certificate of Appropriateness fee per <a href="#">Planning &amp; Sustainability Fee Schedule</a></p>	☒		☐	☐	☐



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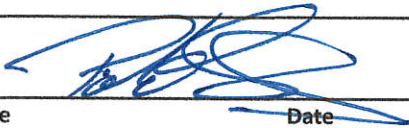
**G: Applicant signature**

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

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

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

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

<i>Patrick Bowers</i>		5-6-19
Applicant (printed name)	Signature	Date
<i>Glenda Y. Yarbrough</i>	<i>Glenda Y. Yarbrough</i>	5-8-19
Property Owner	Signature	Date
(if different from above)		



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## Certificate of Appropriateness Supplemental Requirements

**\*In addition to [Residential](#) Zoning OR [Administrative](#) Zoning Compliance Permit Requirements**

Certificate of Appropriateness applications are subject to review and approval by the Historic District Commission as well as by Town staff. For assistance with this application, please contact the Chapel Hill Planning Department.

**Please submit *all* materials listed on this sheet.** The Historic District Commission meets on the second Tuesday of each month at 6:30 pm. For confirmation of a meeting date and the placement of your request on the agenda, please call the Planning Department. **Applications are due one month in advance of meeting.**

### Application Process:

1. Historic District Commission Review of Certificate of Appropriateness (COA) Supplemental materials
2. Staff review of Residential / Administrative Zoning Compliance Permit (ZCP) materials

**\*\*COA (step 1) and ZCP (step 2) materials may be submitted simultaneously or separately.**

### Required Application Materials

(In addition to [Residential](#) Zoning Compliance Permit or [Administrative](#) Zoning Compliance Permit Requirements)

**An Electronic copy of each document is required in addition to paper copies.**

**Provide a single set of the following materials:**

- |                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | 1. Application Form. Either <a href="#">Residential</a> Zoning Compliance or <a href="#">Administrative</a> Zoning Compliance.   |
| <input checked="" type="checkbox"/> | 2. Recorded plat or deed verifying property's current ownership  |
| <input checked="" type="checkbox"/> | 3. Recorded plat of easements, right-of-way, and dedications, if applicable  |
| <input checked="" type="checkbox"/> | 4. <a href="#">Mailing List of Property Owners</a> , applicable within 100 feet of property boundaries<br>The Town will prepare a formal notice to be mailed to surrounding property owners about the application. You may find it helpful to discuss the proposed changes with your neighbors in person so you can address their concerns both in your planning and presentation. |
| <input checked="" type="checkbox"/> | 5. Mailing notification fee. The fee per address can be found on the <a href="#">Planning Department's Fee Schedule</a> .  |
| <input checked="" type="checkbox"/> | 6. Certificate of Appropriateness fee per <a href="#">Planning Department's Fee Schedule</a>   |
| <input checked="" type="checkbox"/> | 7. Reduced Site Plan Set (reduced to 8.5" x 11")   |
| <input checked="" type="checkbox"/> | 8. Building Elevations (label building height from top of roof to finished grade line)   |
| <input checked="" type="checkbox"/> | 9. Floor Plan, only if accessory apartment, duplex, or commercial application.   |

**(Continued)**





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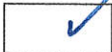


#### 10. **Written Description**

Describe all proposed changes to the property, list all materials to be used, and address the criteria (listed below) that the Commission uses to determine appropriateness. Presenting your proposal with these criteria in mind will provide a clear basis for the Commission's deliberations.

- a) The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
- 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;
- c) The exterior construction materials, including textures and patterns;
- d) The architectural detailing such as lintels, cornices, brick bond, and foundation materials;
- e) The roof shape, form, and materials;
- f) The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors);
- g) The general form and proportion of the buildings;
- h) The accessory fixture and other features (including lighting fixtures, hardware, awnings, etc.);
- i) The architectural scale in relation to existing structures and surrounding buildings; and
- j) Structural conditions and soundness.

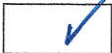
Provide photographs of existing property and elevation drawings of the proposed changes. Depict changes in as much detail as possible, paying special attention to those features which the Commission uses to determine appropriateness. This section of the application allows the Commission to see the current state of the property, to visualize the proposed changes, and to assess the impact. The visual description must include dimensions. For new buildings and major additions, the visual description must include the interior floor plan.



#### 11. **Information Regarding Surrounding Properties**

For new construction or large projects, the applicant is required to provide information on:

- The height of the nearest adjacent and opposite buildings;
- The setback and placement of the nearest adjacent and opposite buildings;
- The scale of the nearest adjacent and opposite buildings, including percentage of lot coverage.



#### 12. **Demolition Information (if applicable)**

Provide a 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. Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons, and/or families associate with the property.

126 Mallette Street Chapel Hill NC

Section F. - Number 2

Based on the information we gathered from Orange County Real Estate Data <http://www.web.co.orange.nc.us/realestatedata/about.asp> and National Register of Historic places <https://files.nc.gov/ncdcr/nr/OR1439.pdf>, the property at 126 Mallette Street Chapel Hill NC, 27516 is located in the West Chapel Hill Historic District. The subject property sits on .36 acres and consists of two buildings. The main house, a single family craftsmen bungalow style home with an oversized dormer and engaged front porch supported by grouped square columns built in 1932 is 1.5 stories tall. The property is a 2641 square foot single family residential home and consists of 4 bedroom and 3 baths. Constructed of wood framing sitting on masonry foundation with a gable style roof. The siding is constructed out of weatherboard lap siding and matching wood trim around the windows and doors, with an asphalt shingle roof. The second structure is set behind the main house that consists of a two car garage with a 552 square foot apartment above the two car garage. The garage is a two story structure built in 1985 with wood framing on a masonry foundation. The siding is wood lap siding with wood trim around windows and doors.

The West Chapel Hill Historic District is located in the town of Chapel Hill just south of the central business district. The overall character of the neighborhood streetscape is formed by rows of late nineteenth- and twentieth-century houses along narrow grid pattern streets lined with gravel walkways, stone walls and mature shade trees.

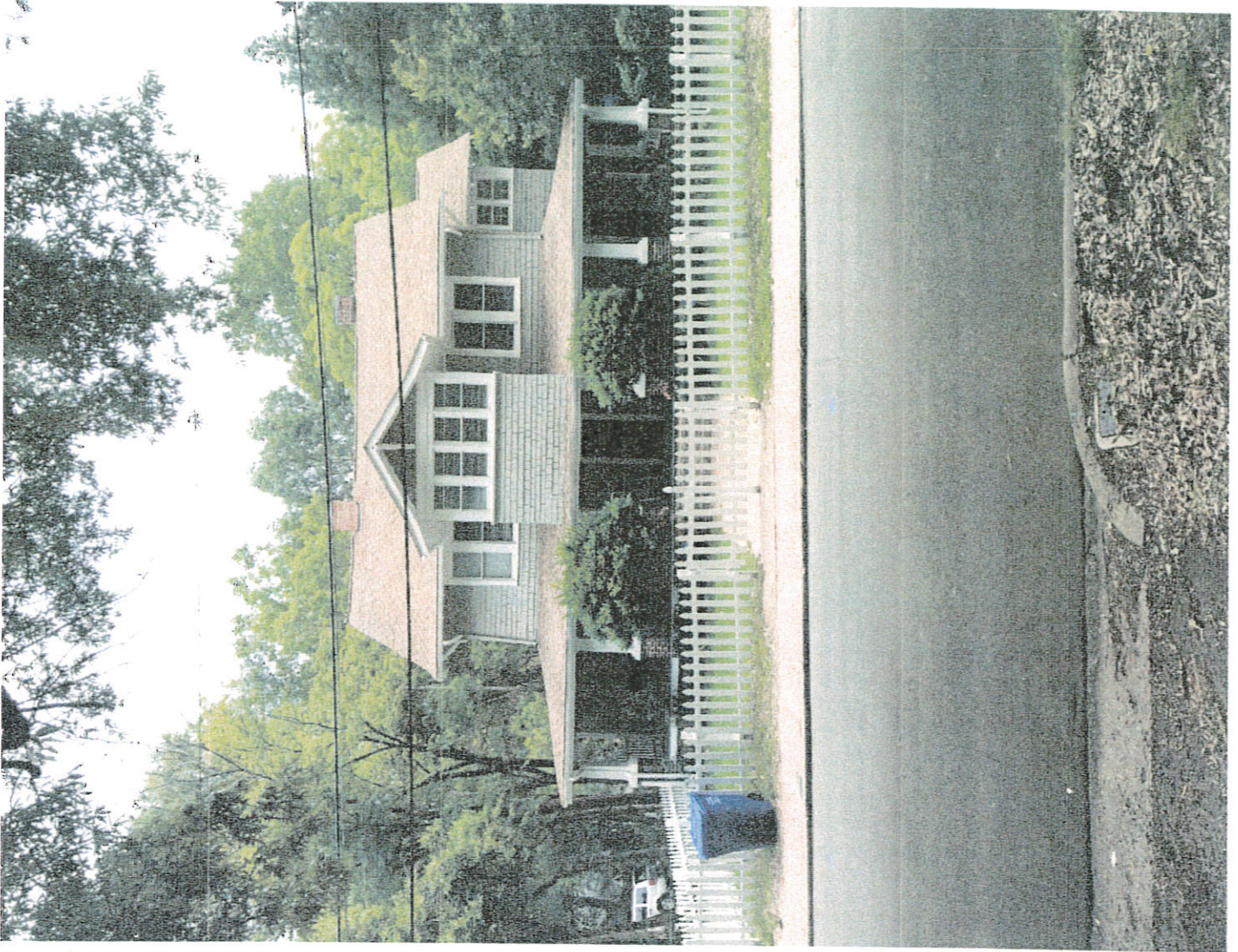
Architecturally, the West Chapel Hill Historic District represents an intact collection of late nineteenth and early twentieth-century upper-middle class housing styles, both those impressively genteel and those modest. The majority of houses in the district were built by 1932, with a significant group constructed between 1915 and 1925 (with the exception of the Westwood area developed beginning in 1933).

Chapel Hill Historic District  
Certificate of Appropriateness Application  
126 Mallette Street  
05.06.19

Part F, 3: Justification of Appropriateness

- A. Height: N/A
- B. Setback/Lot placement: N/A
- C. Exterior Constructio Materials. The exterior finish materials will match exactly those materials used on the existing structure, including horizontal architectural shingles, wood trim, wood siding, and painted brick foundation.
- D. Architectural detailing. The brick foundation will be painted to match the existing. The eave, soffit, fascia, trim, and window casing will all match the style of the original house.
- E. The existing main house has a side-gabled roof with a gabled front dormer, both at approximately a 6:12 pitch. The rear master wing and screen porch have gables at slightly different pitches that the main house (about 5:12), as does the first floor extension on the south side of the south (3:12). Both the upstairs bathroom and the former sunroom had shed-style roofs, due to their positions on the house, with a 3:12 pitch. The addition, replacing the sunroom, will have the same shed-style roof with a 3:12 pitch.
- F. Fenestration: All new windows will be wood and will match types, sizes, and grille patterns of existing windows, along with their casing and trim. The two windows at the rear of the addition will match the existing kitchen windows, twin 2/0 x 4/4 double hungs with 4 over 4 grille patterns. The new dining room window (south elevation) will match the existing dining room window, 2/10 x 5/2 double hung with 6 over 6 grille pattern. The new kitchen windows will be single versions of the existing twins, 2/0 x 4/4 double hung, with 4 over 4 grille pattern.
- G. Form: The addition will match the exact footprint and roof pitch of the former sunroom.
- H. Appurtenant fixtures: N/A
- I. Structural Conditions and Soundness. The former sunroom had a partial foundation wall plus masonry piers, as if it was at one point a porch. The piers are not in good shape and the footings are inadequate. The addition will remove the piers and utilize a masonry wall for the entire foundation.
- J. Architectural scale. : The addition will match the exact footprint and roof pitch of the former sunroom.

~~\*Address the deck replacement on the garage.~~



*Directly across the street*

*Comparison Pictures*



Across the street and to  
the ~~left~~ right



Subject property AND property to the left



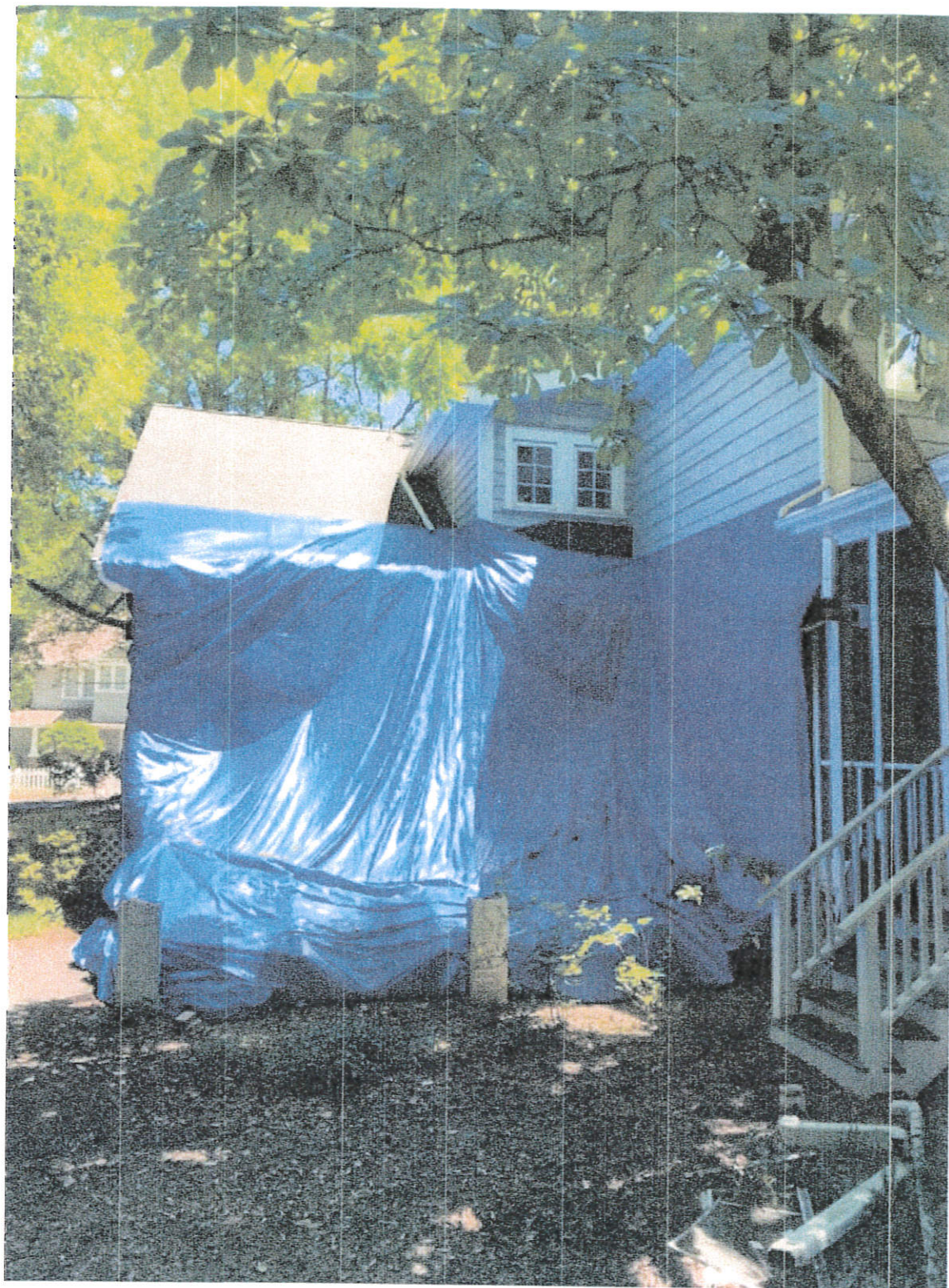
Subject property AND property TO THE LEFT





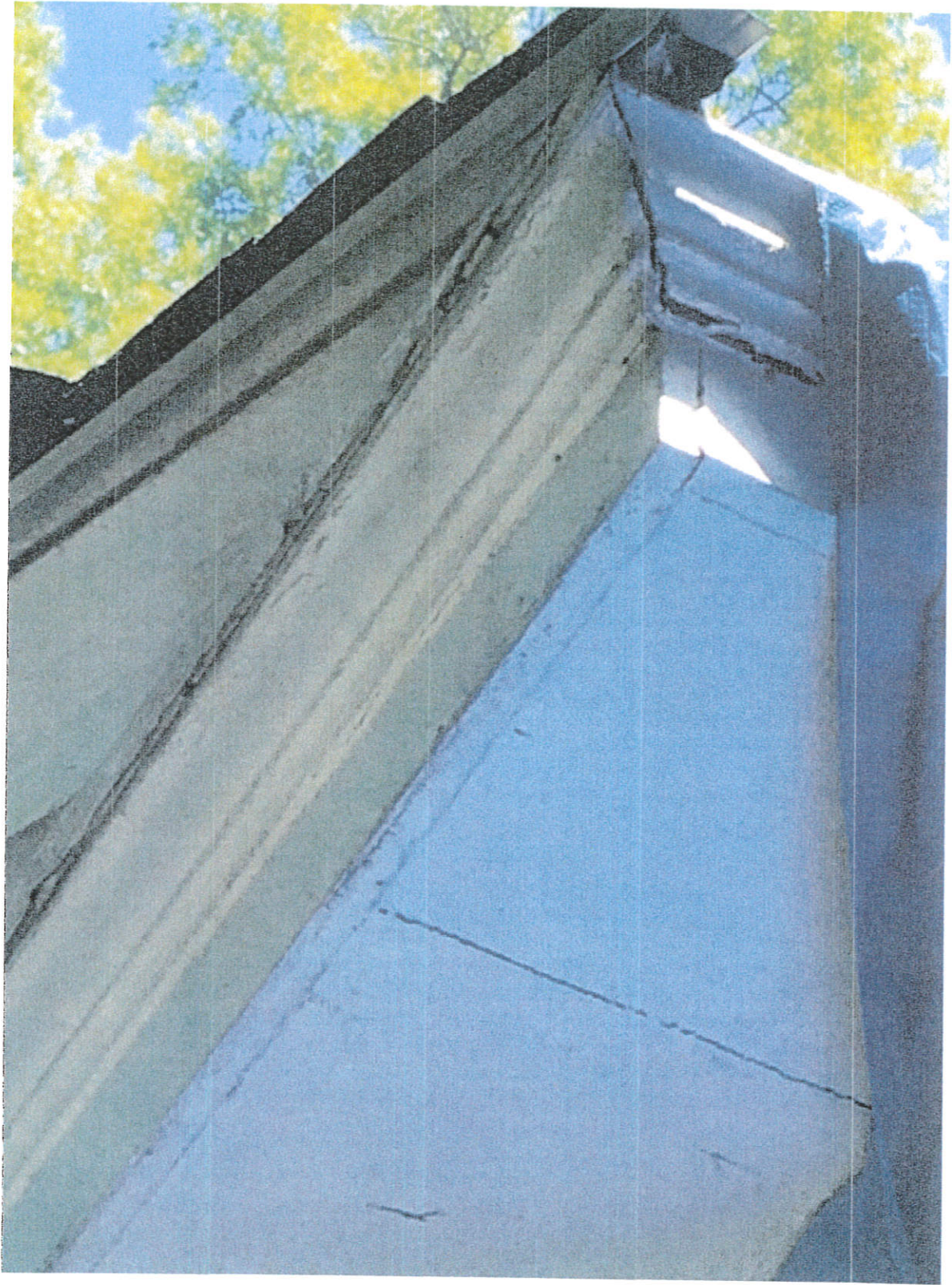






















20180801000146190 DEED  
Bk: RB6502 Pg: 349  
08/01/2018 10:47:29 AM 1/4

FILED Mark Chilton  
Register of Deeds, Orange Co. NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$1718.00

*AAA*

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 1718.00

Parcel Identifier No: \_\_\_\_\_

Prepared By: Lance A. Wootton

*9788-25-4978 AB*

Return to : Grantee

The property transferred herein  includes  does not include the primary residence of the grantor.

THIS DEED made this 12 day of July, 2018, by and between:

GRANTOR	GRANTEE
Adam I. Lowe and spouse, Pamela A. Jagger 256 Crest Avenue, Ann Arbor, MI 48301	Glenda Youngblood Yarbrough and spouse, Wendell Gray Yarbrough 126 Mallette St., Chapel Hill, NC 27516

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the state of North Carolina, more particularly described as follows:

See Exhibit A

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 4800 at Page 392. A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

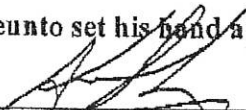

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

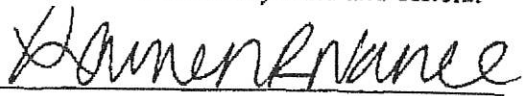
IN TESTIMONY WHEREOF, the said Grantor has hereunto set his hand and seal, the day and year first above written.

  
 \_\_\_\_\_ (SEAL)  
 Adam I. Lowe  
  
 \_\_\_\_\_ (SEAL)  
 Pamela A. Jagger by Adam I. Lowe,  
 her attorney-in-fact \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)

State of NC / County of Orange

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Adam I. Lowe  
stamp or seal this 15 day of Aug, 2018. AW  
Witness my hand and official

My Commission Expires: 5/5/2021  
(SEAL - STAMP)

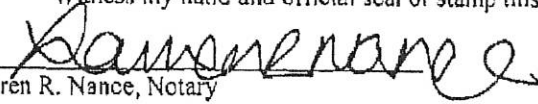
  
\_\_\_\_\_  
Notary Public



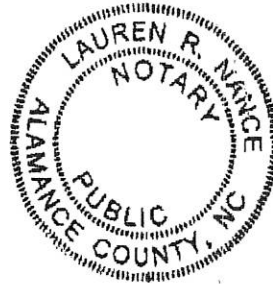
STATE OF NORTH CAROLINA - COUNTY OF ORANGE

I, Lauren R. Nance a Notary Public for the County of Alamance State of North Carolina, do hereby certify that Adam I. Lowe as agent, appeared before me this day and being duly sworn executed the foregoing instrument on behalf of Pamela A. Jagger and that his authority to execute and acknowledge this instrument is contained in the Power of Attorney duly executed, acknowledged, and recorded in the office of the Register of Deeds in the County of Orange, State of North Carolina on the 1st day of August, 2018, and this this instrument was executed on behalf of Pamela A. Jagger under and by virtue of the authority given by said Power of Attorney, for the purpose a therein expressed.

Witness my hand and official seal or stamp this 1st day of August, 2018.

  
Lauren R. Nance, Notary

My Commission expires: 5/5/2021



CAPTION A

**BEGINNING** at a calculated corner of the Western margin of Mallett Street, the Northeast corner of the Property of John R. Lynch, Jr., and Kathy B. Lynch, as described in Deed Book 1101, Page 229, Orange County Registry; running thence South 69 degrees 50' 40" West 99.10 feet to an existing iron; running thence South 70 degrees 08' 04" West 123.96 feet to an existing iron; running thence North 20 degrees 02' 53" West 69.98 feet to an existing iron; running thence North 70 degrees 00' 00" East 223.72 feet to a calculated corner; running thence South 19 degrees 30' 40" East 70 feet along the western margin of Mallett Street to the point and place of **BEGINNING**, all as shown on an unrecorded survey and map prepared by Freehold Land Surveys, Inc., dated July 24, 2008, Job #14106, and being the same property conveyed to Everett B. Jess and wife, Virginia B. Jess in Book 257, Page 1519, Orange County Registry, and being the same land conveyed to P. L. Burch and wife, Bessie M. Burch, by deed of Zeb P. Council dated May 11, 1921, and recorded in the Office of the Register of Deeds in Orange County in Book 78, Page 544.

PIN: 9788-25-4978

412 W CAMERON LLC	6302 FAIRVIEW RD STE 580	CHARLOTTE	28210
JENNE MARY GRAHAM	406 W CAMERON AVE	CHAPEL HILL	27514
YARBROUGH GLENDA Y	126 MALLETT ST	CHAPEL HILL	27516
SLEBOS MATTHEW	402 W CAMERON AVE	Chapel Hill	27616
LYNCH JOHN RICHARD JR	PO BOX 171	CHAPEL HILL	27514
CHEN CELIA H TRUSTEE ETAL	PO BOX 99507	RALEIGH	27624
COLINDRES MELIDA D	643 WELLINGTON DR	CHAPEL HILL	27514
JONES JOHN D III	812 CHRISTOPHER RD	CHAPEL HILL	27514
LC PARTNERS LLC	PO BOX 3000	WHITSETT	27377 <del>277</del>
LC PARTNERS LLC	PO BOX 3000	WHITSETT	27377
BRYANT DONNA M	129 MALLETT ST	CHAPEL HILL	27516
CHABAD OF DURHAM INC	501 N ESTES DR	CHAPEL HILL	27514
SPENCER JAMES C III	121 MALLETT ST	CHAPEL HILL	27516

12x .80 = \$9.60

NC	28210
NC	27514
NC	27516
NC	27516
NC	275140171
NC	27624
NC	27514
NC	27514
NC	273773000
NC	273773000
NC	275162531
NC	27514
NC	27516



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3321 Guess Rd.  
Durham, North Carolina 27705  
p. 919.971.5119

YARBROUGH RESIDENCE  
RENOVATION & RE-CONSTRUCTION  
126 Mallette Street  
Raleigh, North Carolina 27516

DATE	ISSUE
05/17/19	HISTORIC REVIEW

EXISTING  
SITE PLAN

A1.0

I David M. Ray do certify that the property on this plot is not located in a special flood hazard area as determined by the Department of Housing and Urban Development.

This 13<sup>th</sup> Day of July 2018.

*David M. Ray*  
Professional Land Surveyor L-4906

I David M. Ray, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted on said plat; that the boundaries not surveyed are clearly indicated as drawn from information as indicated under references; that the ratio of precision as calculated is greater than 1:15,000; that this plat was prepared in accordance with G.S. 47-30 as amended.

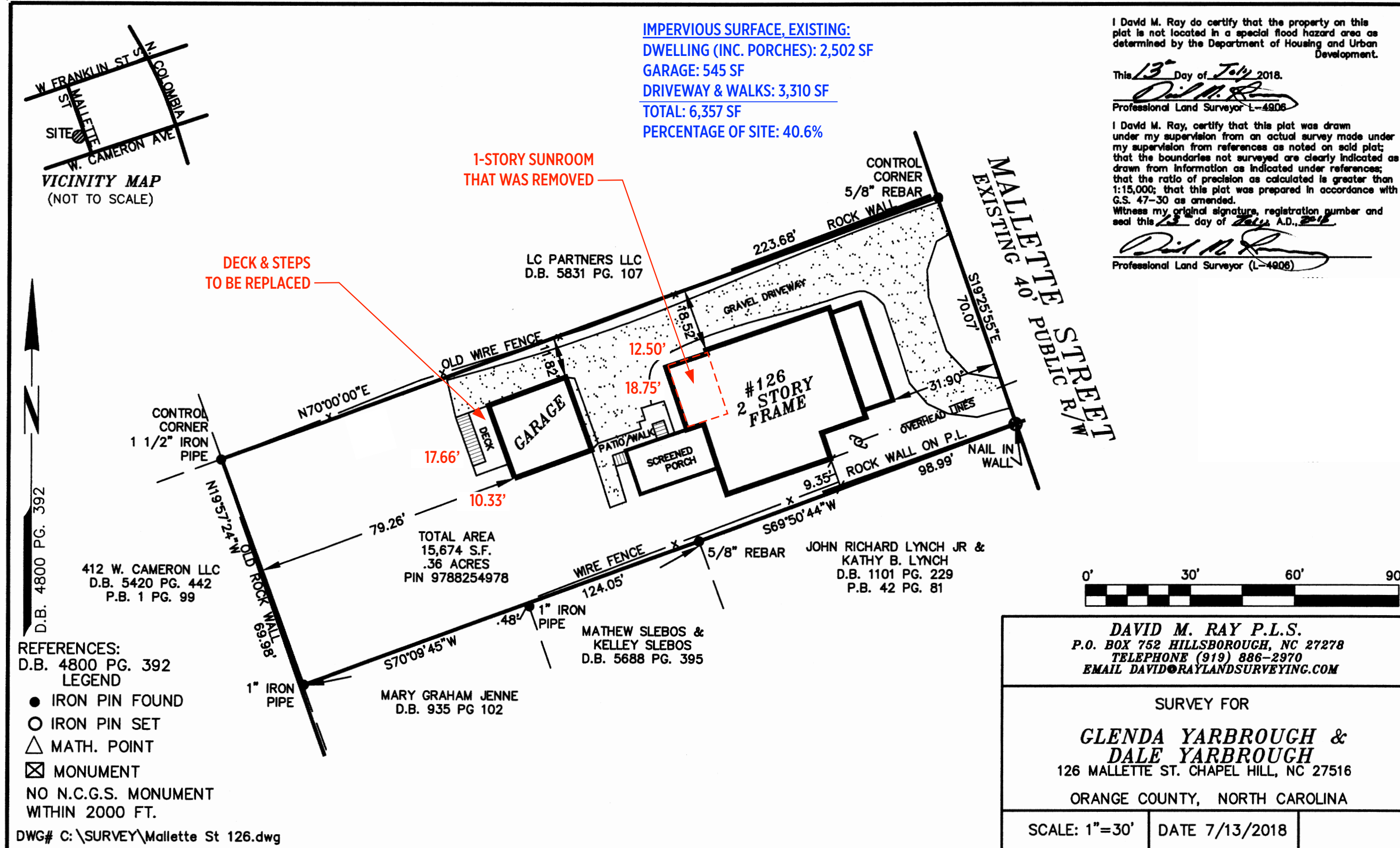
Witness my original signature, registration number and seal this 13<sup>th</sup> day of July A.D., 2018.

*David M. Ray*  
Professional Land Surveyor (L-4906)

IMPERVIOUS SURFACE, EXISTING:  
DWELLING (INC. PORCHES): 2,502 SF  
GARAGE: 545 SF  
DRIVEWAY & WALKS: 3,310 SF  
TOTAL: 6,357 SF  
PERCENTAGE OF SITE: 40.6%

1-STORY SUNROOM  
THAT WAS REMOVED

DECK & STEPS  
TO BE REPLACED







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 Raleigh, North Carolina 27516

ISSUE	HISTORIC REVIEW

NEW SITE PLAN

A1.1

I David M. Ray do certify that the property on this plat is not located in a special flood hazard area as determined by the Department of Housing and Urban Development.

This 13<sup>th</sup> Day of July 2018.  
*David M. Ray*  
 Professional Land Surveyor L-4906

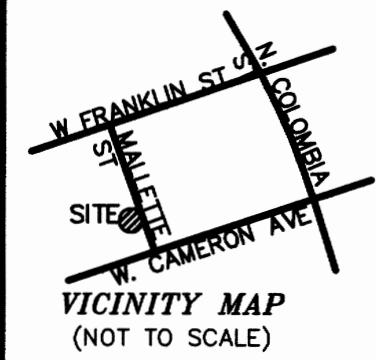
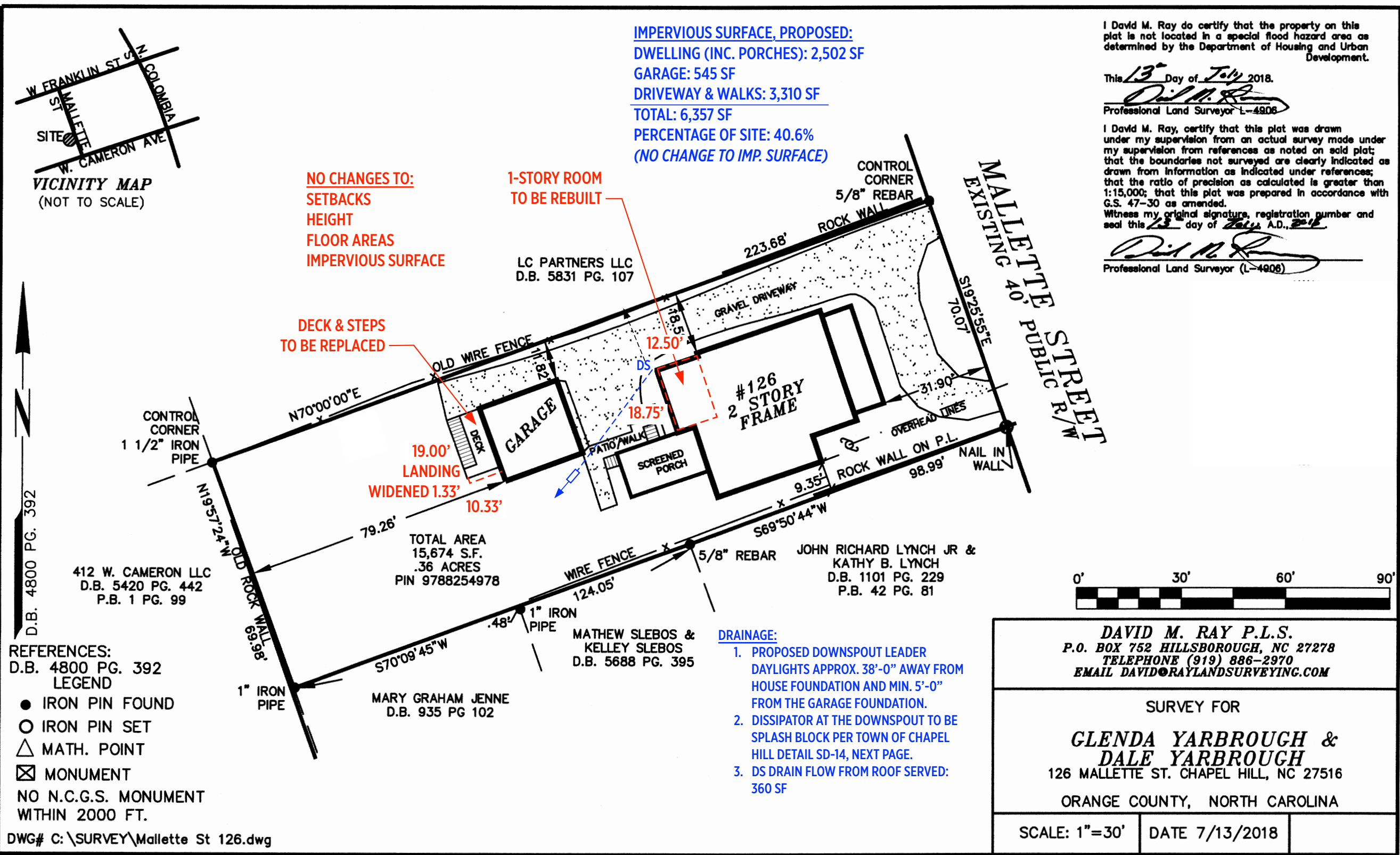
I David M. Ray, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted on said plat; that the boundaries not surveyed are clearly indicated as drawn from information as indicated under references; that the ratio of precision as calculated is greater than 1:15,000; that this plat was prepared in accordance with G.S. 47-30 as amended.  
 Witness my original signature, registration number and seal this 13<sup>th</sup> day of July A.D., 2018  
*David M. Ray*  
 Professional Land Surveyor (L-4906)

**IMPERVIOUS SURFACE, PROPOSED:**  
 DWELLING (INC. PORCHES): 2,502 SF  
 GARAGE: 545 SF  
 DRIVEWAY & WALKS: 3,310 SF  
 TOTAL: 6,357 SF  
 PERCENTAGE OF SITE: 40.6%  
 (NO CHANGE TO IMP. SURFACE)

**NO CHANGES TO:**  
 SETBACKS  
 HEIGHT  
 FLOOR AREAS  
 IMPERVIOUS SURFACE

**1-STORY ROOM TO BE REBUILT**

**DECK & STEPS TO BE REPLACED**



REFERENCES:  
 D.B. 4800 PG. 392  
 LEGEND  
 ● IRON PIN FOUND  
 ○ IRON PIN SET  
 △ MATH. POINT  
 ☒ MONUMENT  
 NO N.C.G.S. MONUMENT WITHIN 2000 FT.  
 DWG# C:\SURVEY\Mallette St 126.dwg

412 W. CAMERON LLC  
 D.B. 5420 PG. 442  
 P.B. 1 PG. 99

TOTAL AREA  
 15,674 S.F.  
 .36 ACRES  
 PIN 9788254978

LC PARTNERS LLC  
 D.B. 5831 PG. 107

JOHN RICHARD LYNCH JR &  
 KATHY B. LYNCH  
 D.B. 1101 PG. 229  
 P.B. 42 PG. 81

MATHEW SLEBOS &  
 KELLEY SLEBOS  
 D.B. 5688 PG. 395

MARY GRAHAM JENNE  
 D.B. 935 PG 102

- DRAINAGE:**
1. PROPOSED DOWNSPOUT LEADER DAYLIGHTS APPROX. 38'-0" AWAY FROM HOUSE FOUNDATION AND MIN. 5'-0" FROM THE GARAGE FOUNDATION.
  2. DISSIPATOR AT THE DOWNSPOUT TO BE SPLASH BLOCK PER TOWN OF CHAPEL HILL DETAIL SD-14, NEXT PAGE.
  3. DS DRAIN FLOW FROM ROOF SERVED: 360 SF

**DAVID M. RAY P.L.S.**  
 P.O. BOX 752 HILLSBOROUGH, NC 27278  
 TELEPHONE (919) 886-2970  
 EMAIL DAVID@RAYLANDSURVEYING.COM

SURVEY FOR

**GLEND A YARBROUGH &  
 DALE YARBROUGH**  
 126 MALLETT E ST. CHAPEL HILL, NC 27516  
 ORANGE COUNTY, NORTH CAROLINA

SCALE: 1"=30'    DATE 7/13/2018



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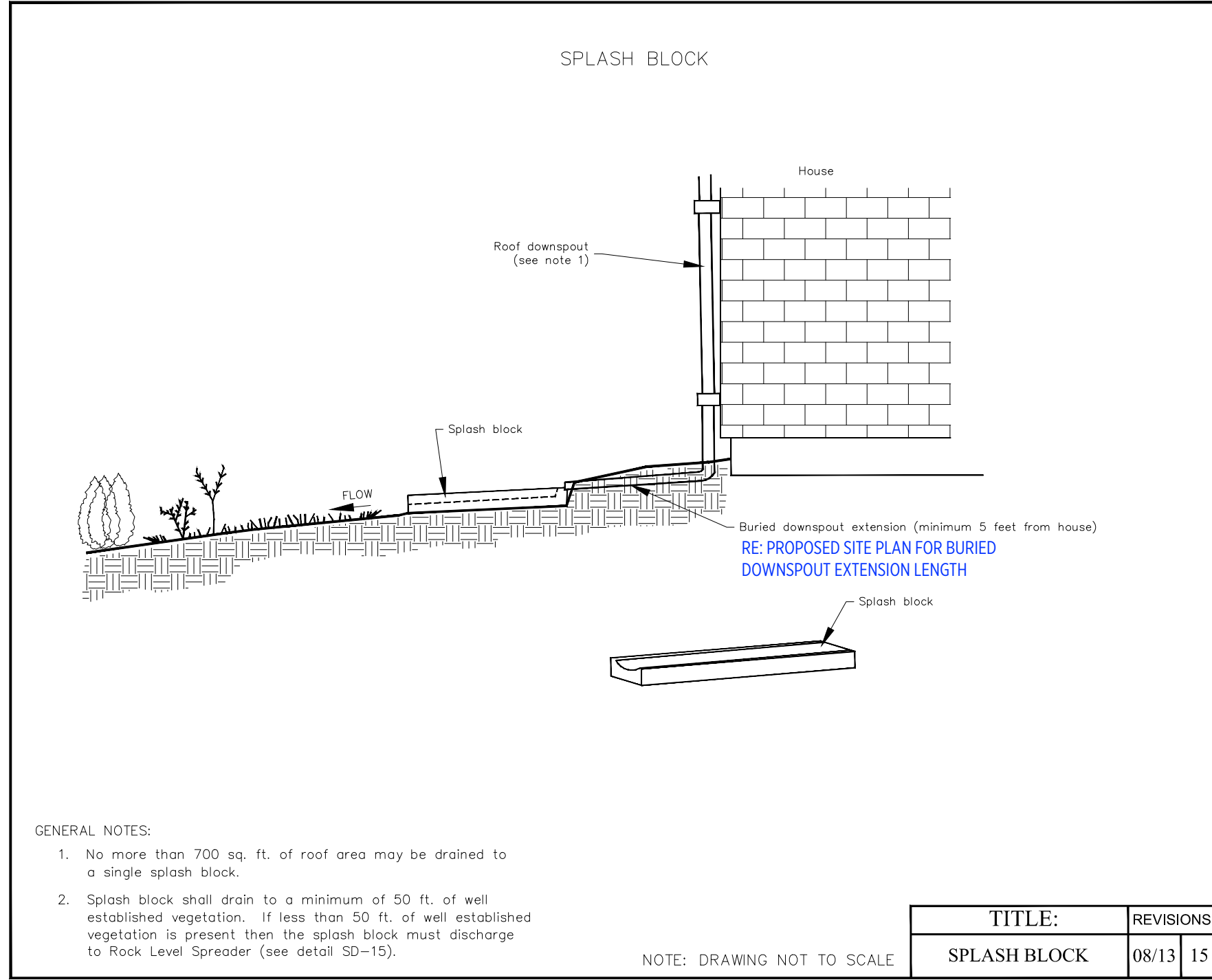
DATE	ISSUE
05/17/19	HISTORIC REVIEW

**SITE DETAILS**

**A1.2**



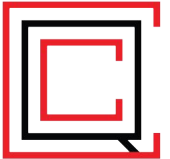
**ENGINEERING DEPARTMENT STANDARDS DETAILS**



- GENERAL NOTES:
1. No more than 700 sq. ft. of roof area may be drained to a single splash block.
  2. Splash block shall drain to a minimum of 50 ft. of well established vegetation. If less than 50 ft. of well established vegetation is present then the splash block must discharge to Rock Level Spreader (see detail SD-15).

NOTE: DRAWING NOT TO SCALE

TITLE:	REVISIONS	DET. NO.
SPLASH BLOCK	08/13 15	SD-14



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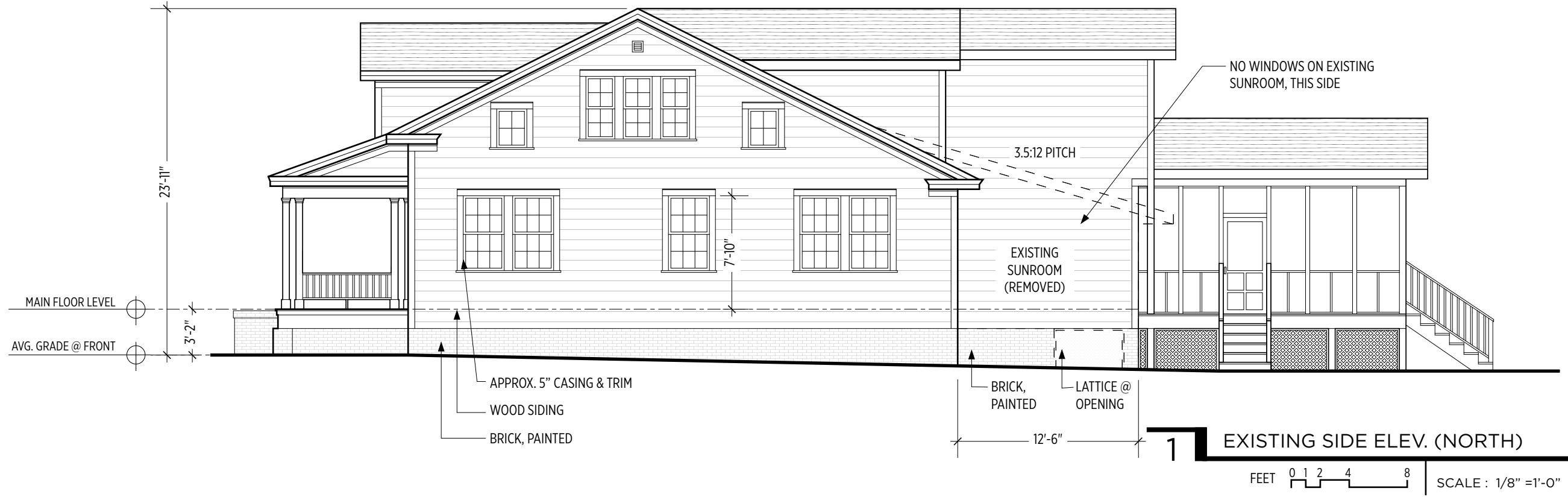
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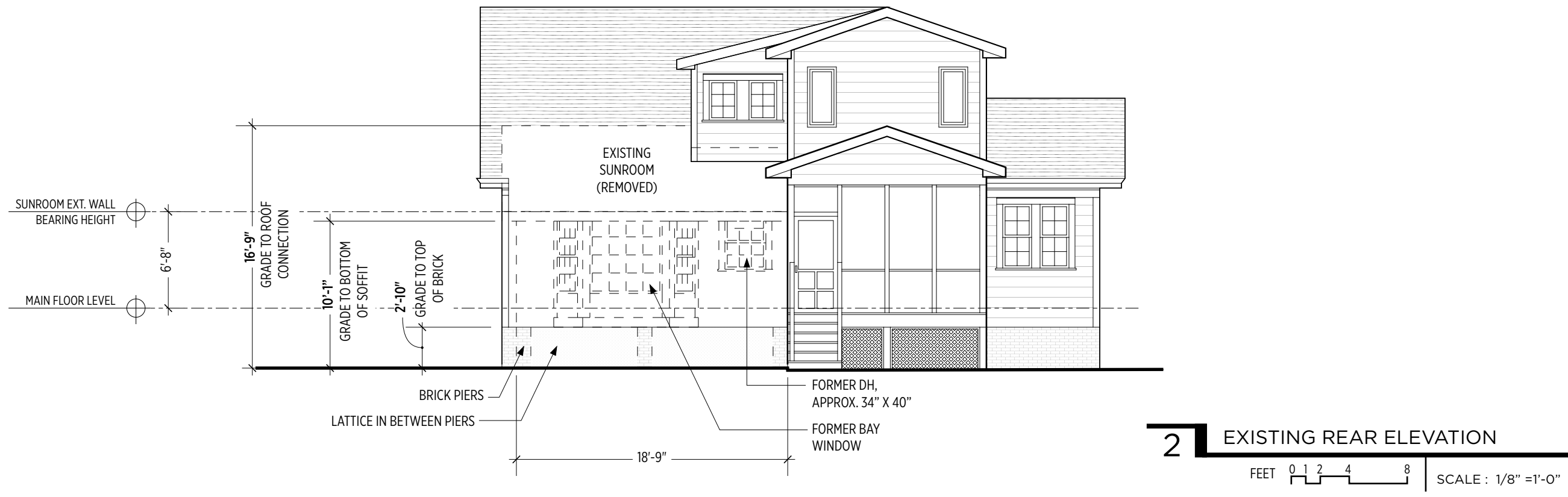
DATE	ISSUE
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**EXISTING ELEVATIONS**

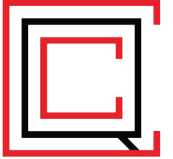
**A2.0**



**1** EXISTING SIDE ELEV. (NORTH)  
FEET 0 1 2 4 8 | SCALE : 1/8" =1'-0"



**2** EXISTING REAR ELEVATION  
FEET 0 1 2 4 8 | SCALE : 1/8" =1'-0"



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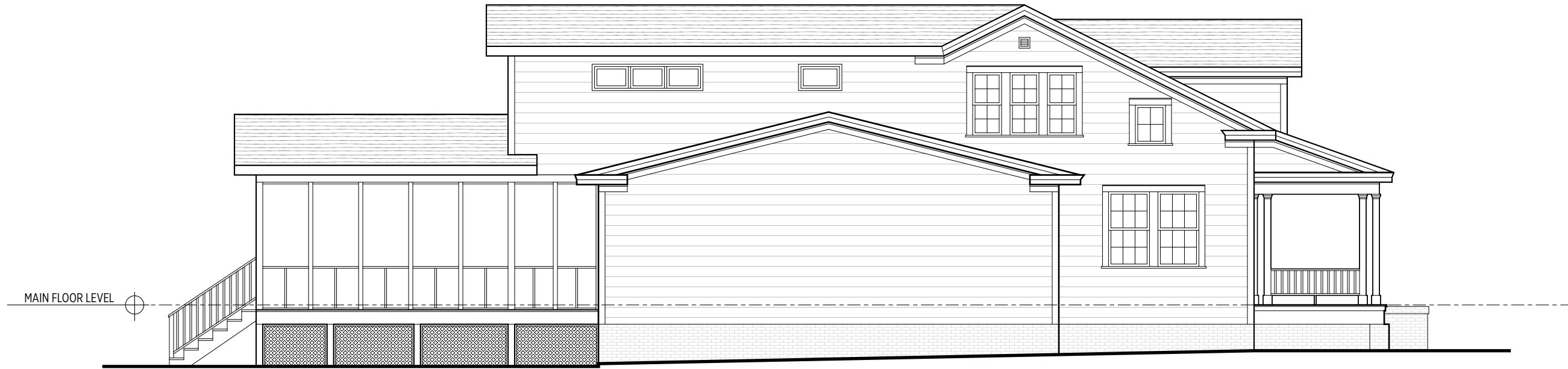
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EXISTING  
ELEVATIONS

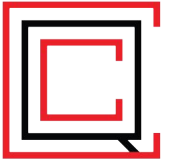
**A2.1**



MAIN FLOOR LEVEL

**1** EXISTING SIDE ELEV. (SOUTH)

FEET 0 1 2 4 8 SCALE: 1/8" = 1'-0"



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EXISTING ELEVATIONS

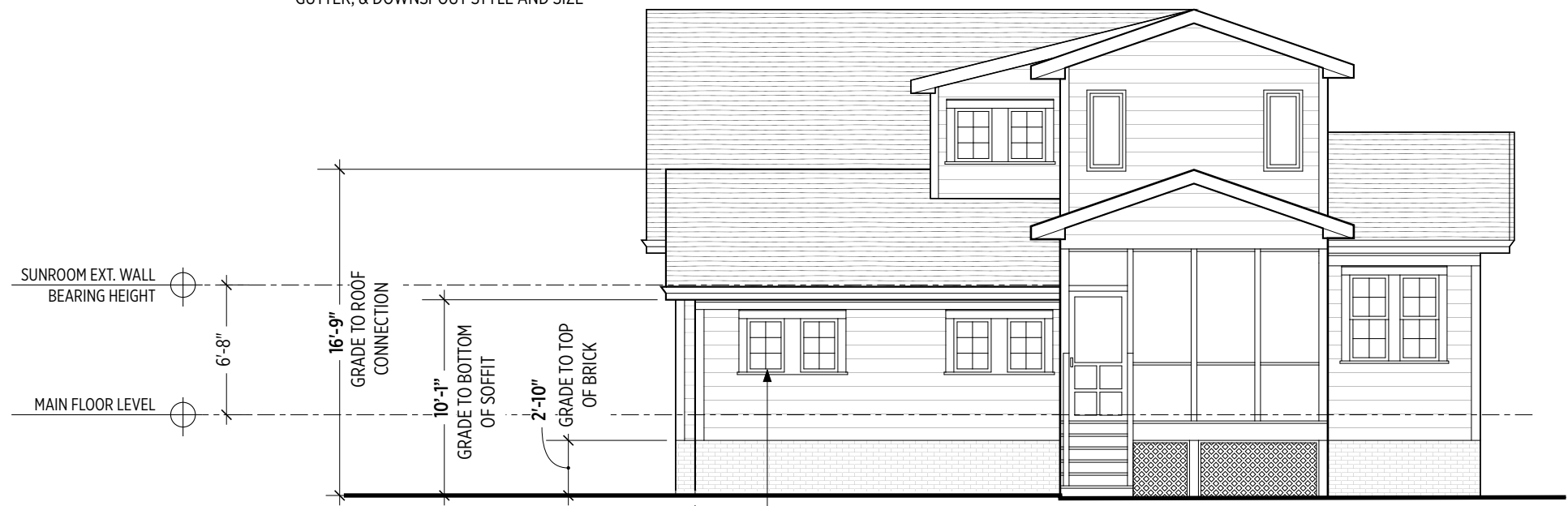
**A2.0**



FULL MASONRY FOUNDATION; MATCH EXISTING PAINTED BRICK VENEER  
 MATCH EXISTING SIDING  
 MATCH EXISTING ARCHITECTURAL SHINGLE TYPE & COLOR  
 MATCH MAIN HOUSE EAVE, FACIA, & TRIM, GUTTER, & DOWNSPOUT STYLE AND SIZE

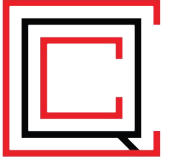
FULL MASONRY FOUNDATION; MATCH EXISTING PAINTED BRICK VENEER  
 SIDING: MATCH EXISTING

**1** PROPOSED SIDE ELEV. (NORTH)  
 FEET 0 1 2 4 8 | SCALE: 1/8" = 1'-0"



MATCH EXISTING 2ND FLOOR BATHROOM WINDOW SIZE, TYPE, CASING & TRIM: (2) 2/0 X 2/9, CASEMENT.

**2** PROPOSED REAR ELEVATION  
 FEET 0 1 2 4 8 | SCALE: 1/8" = 1'-0"



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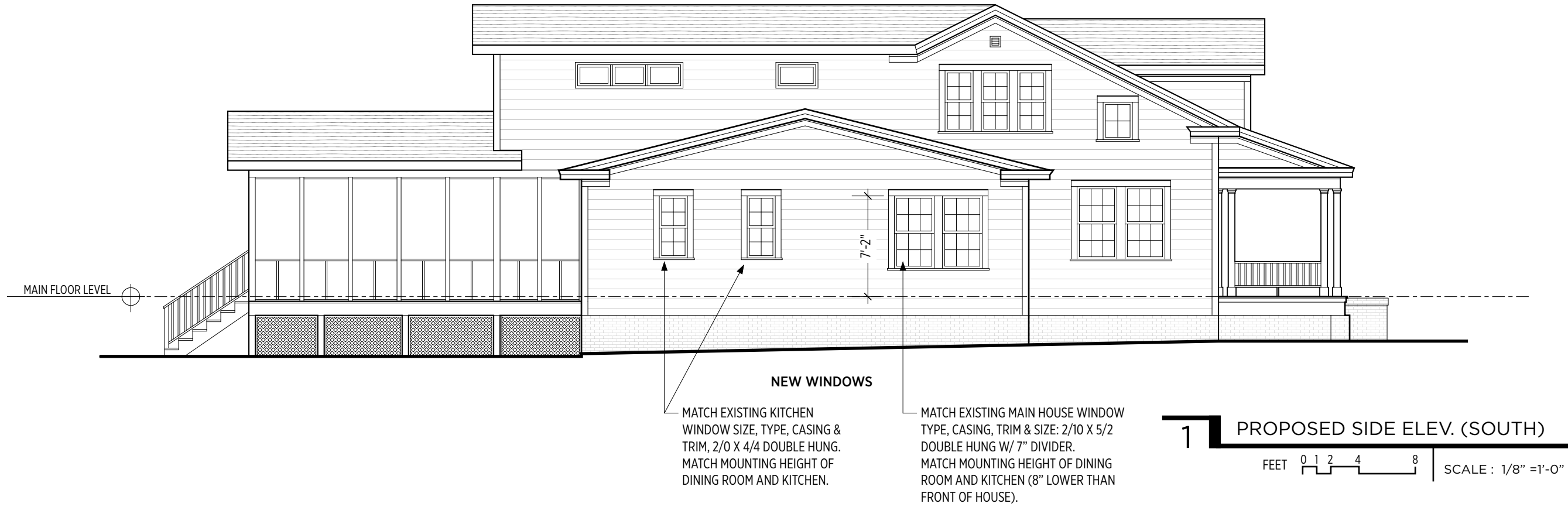
**YARBROUGH RESIDENCE**  
RENOVATION & RE-CONSTRUCTION

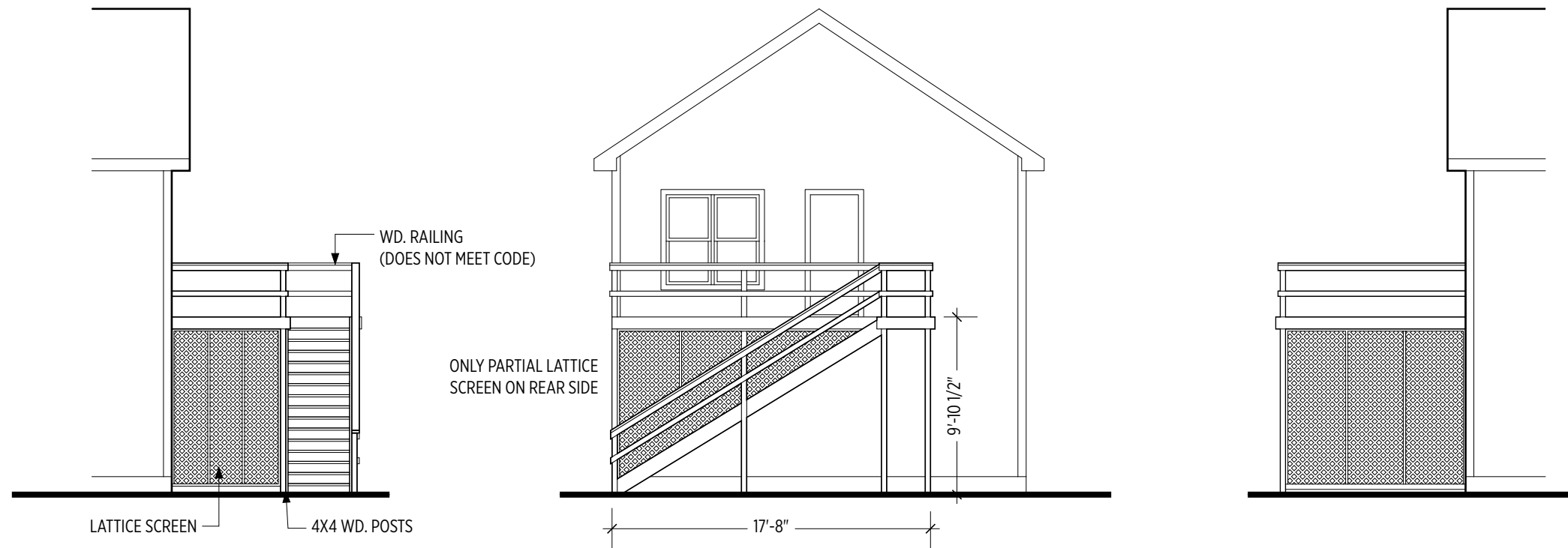
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Raleigh, North Carolina 27516

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**PROPOSED ELEVATIONS**

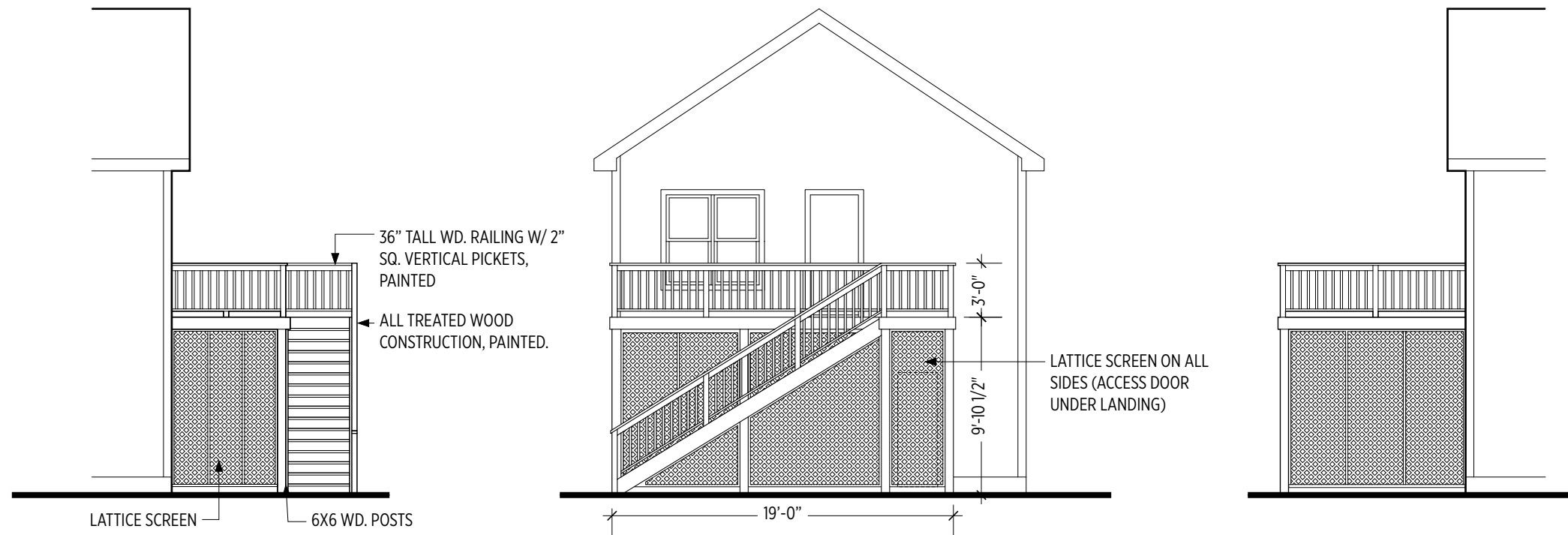
**A3.1**





**1** EXISTING DECK ELEVATIONS @ GARAGE

FEET 0 1 2 4 8 | SCALE : 1/8" = 1'-0"



**2** PROPOSED DECK ELEVATIONS @ GARAGE

FEET 0 1 2 4 8 | SCALE : 1/8" = 1'-0"



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**DECK & STEP ELEVATIONS**

**A4.0**