



**QUESTIONS?**  
Call or email us!

Town of Chapel Hill  
Office of Planning and Sustainability  
Development Services 919-969-5066  
[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

<b>Chapel Hill Historic District</b> <b>Certificate of Appropriateness Application</b>	Project: 21-033 510 Hooper Lane
<b>Project Description:</b> Demolition of an existing brick parking pad and concrete slate, installation of a semi-permeable brick paver walkway, semi-permeable chapel hill gravel landscaping area, installation of a concrete retaining wall with new drainage system to the front entrance, change finish, replace gutters, change roof tiles, add lighting and landscaping features.	Permit:  STAFF REVIEW <input type="checkbox"/> Application complete and accepted <input type="checkbox"/> Application not complete and returned with a notation of deficiencies BY: Anya Grahn
<b>Instructions:</b> Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred) <b>Deadlines:</b> Applications are due by the close of business 30 calendar days prior to the scheduled meeting date. <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.	



Town of Chapel Hill  
Office of Planning and Sustainability

QUESTIONS?  
Call or email us!

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

A: Property Information			
Property Address:	510 Hooper Lane	Parcel ID Number:	9788-68-1060
Property Owner(s):	Kenneth Becker & Kim Levell	Email:	<a href="mailto:kim@kimlevell.com">kim@kimlevell.com</a>
Property Owner Address: 510 Hooper Lane			
City:	Chapel Hill	State:	NC
Zip:	27514	Phone:	813-810-5469
Historic District: <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul			Zoning District: R-2
B: Applicant Information			
Applicant: Kim Levell		Role (owner, architect, other):	Owner/Designer
Address (if different from above): same			
City:	State:	Zip:	
Email:	Phone:		

C. Application Type (check all boxes that apply)	
<input checked="" type="checkbox"/> <b>Minor Work</b> 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 <a href="#">Design Guidelines</a> (p. 69) for a list of minor works.	
<input type="checkbox"/> <b>Historic District Commission Review</b> Includes all exterior changes to structures and features other than minor works	
<input type="checkbox"/> <b>Site-work only</b> (walkways, fencing, walls, etc.)	<input checked="" type="checkbox"/> <b>After-the-fact application</b> (for unauthorized work already performed).
<input type="checkbox"/> <b>Restoration or alteration</b>	<input type="checkbox"/> <b>Demolition or moving of a site feature.</b>
<input type="checkbox"/> <b>New construction or additions</b>	<input type="checkbox"/> <b>Request for review of new application after previous denial</b>
<input type="checkbox"/> <b>Sign</b>	

**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:	<i>Minimum setbacks</i>			<i>Maximum heights</i>			Lot size
	Street	Interior	Solar	Primary	Secondary		12,197
Required by zoning	26	11	13	29	50		
Proposed	same	same	same	same	same		
	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)	2,577	-229	2,348	n/a	n/a		
New Land Disturbance			2575				

**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
		PLEASE REFER TO THE ATTACHED SHEETS.



**QUESTIONS?**  
Call or email us!

F. Checklist of Application Materials					
<i>Attach the required elements in the order indicated.</i>	<b>ATTACHED? TO BE COMPLETED BY APPLICANT</b>		<b>TO BE COMPLETED BY TOWN STAFF</b>		
	YES	N/A	YES	N/A	NO
<b>1. 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"/>
<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: <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> <p>A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.</p> <p>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.</p> <p>C. Exterior construction materials, including texture and pattern.</p> <p>D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.</p> <p>E. Roof shapes, forms, and materials.</p> <p>F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.</p> <p>G. General form and proportions of buildings and structures.</p> <p>H. Appurtenant fixtures and other features such as lighting.</p> <p>I. Structural conditions and soundness.</p>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	-------------------------------------	--	--------------------------	--------------------------	--------------------------



# Town of Chapel Hill Office of Planning and Sustainability

**QUESTIONS?**  
Call or email us!

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

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 type="checkbox"/>	<input checked="" 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 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 <a href="#">Orange County Real Estate Data</a> ; 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"/>

<b>8. Demolition/Relocation Information</b> (required only if demolition or relocation of a feature is proposed).  <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"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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.					
<b>9.</b> 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> .	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10.</b> Certificate of Appropriateness fee per <a href="#">Planning &amp; Sustainability Fee Schedule</a>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



QUESTIONS?  
Call or email us!

Town of Chapel Hill  
Planning Department  
919-969-5040  
[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

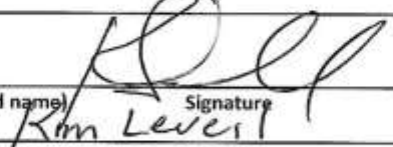
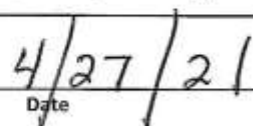
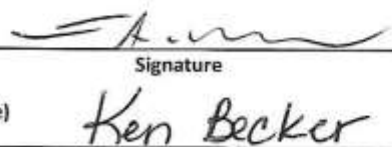
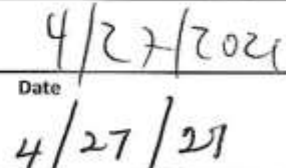
**G: Applicant signature**

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)		
Property Owner (if different from above)		

## 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:**

<b>X</b>	<b>1. Application Form. Either <a href="#">Residential</a> Zoning Compliance or <a href="#">Administrative</a> Zoning Compliance.</b>
<b>X</b>	<b>2. Recorded plat or deed verifying property's current ownership.</b>
<b>n/a</b>	<b>3. Recorded plat of easements, right-of-way, and dedications, if applicable</b>
<b>X</b>	<b>4. <a href="#">Mailing List of Property Owners</a>, applicable within 100 feet of property boundaries</b> 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.
<b>X</b>	<b>5. Mailing notification fee. The fee per address can be found on the <a href="#">Planning Department's Fee Schedule</a>.</b>
<b>X</b>	<b>6. Certificate of Appropriateness fee per <a href="#">Planning Department's Fee Schedule</a></b>
<b>X</b>	<b>7. Reduced Site Plan Set (reduced to 8.5" x 11")</b>
<b>n/a</b>	<b>8. Building Elevations (label building height from top of roof to finished grade line)</b>
<b>n/a</b>	<b>9. Floor Plan, only if accessory apartment, duplex, or commercial application.</b>

**(Continued)**



Town of Chapel Hill  
Office of Planning and Sustainability

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

**QUESTIONS?**  
Call or email us!

X

**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.

n/a

**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.

X

**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.

## **CERTIFICATE OF APPROPRIATENESS APPLICATION**

**PROJECT: 510 HOOPER LANE**

**ESCOPE: DEMOLITION OF EXISTING BRICK PARKWAY, NEW WALKWAY, AND NEW  
RETAINING WALL WITH APPROPREATE DRAINAGE SYSTEM.**

### **RESPONSE TO ITEMS E & F:**

#### **E. Applicable Design Standards (Adopted February 2021)**

##### **1.1 Site Features: Standards (page 42):**

*1.1.7. Introduce new site features to be compatible in scale, design, and materials with the overall historic character of the site and district. Utilize traditional materials in the construction of benches, terraces, gazebos, trellises, fences, and walls.*

*1.1.8. Introduce contemporary site features—including playground equipment and swimming pools—in locations that do not diminish or compromise the overall character of the site and district, typically in rear yards or other locations not visible from the street.*

##### **1.2 Walkways, Driveways, & Off-Street Parking: Standards (page 52-53):**

1.4.9. Construct new walkways in traditional materials and designs that are compatible in configuration, material, scale, and detail with the character of the building, site, and district.

- a. These include red brick, flagstone, concrete, and Chapel Hill grit.
- b. Do not use asphalt or contemporary materials that mimic other materials for sidewalks within the historic districts.

1.4.10. Construct new driveways and off-street parking areas in traditional materials and designs that are compatible in configuration, material, scale, and detail with the character of the building, site, and district. a. These include red brick, concrete, asphalt, and Chapel Hill grit. Consider permeable materials—including brick—or install paving strips or concrete runners, to minimize the impervious surface area and thus, reduce runoff from the site. b. Do not use gravel in sizes larger than one-half inch.

1.4.11. Utilize perimeter plantings, trees, shrubbery, hedges, and other landscape features—including low stone walls—to screen new driveways and off-street parking areas visually from the street, to buffer adjacent residential properties from their visual impact, and to reduce the solar heat gain of paved surfaces. Further reduce the visual impact of large parking areas by subdividing them with interior planting medians.

**CERTIFICATE OF APPROPRIATENESS APPLICATION: 510 HOOPER LANE:**  
**Demolition of an existing brick parking pad and concrete slate, installation of a semi-permeable brick paver walkway, semi-permeable chapel hill gravel landscaping area, installation of a concrete retaining wall with new drainage system to the front entrance, change finish, replace gutters, change roof tiles, add lighting and landscaping features.**

## **INTRODUCTION AND CASE FOR “AFTER THE FACT PERMISSION”**

My name is Kim Levell and I am the resident and owner of 510 Hooper Lane along with my husband Ken Becker. I have worked in Florida for the better part of 20 years doing residential design build for exteriors. I have extensive knowledge in drainage, soil conditions, building construction, irrigation, landscaping, hardscaping, design work both interior and exterior, lighting, and anything related to exterior design build. My credentials can be found on [www.kimlevell.com](http://www.kimlevell.com). When we first purchased this home, I knew the slope and grade of the property would need to be changed, however, with two small children and a bi-weekly commute to Florida for work I could not find the time to submit a proposal.

Unfortunately, I was thrust into repairing this problem on very short notice when the side wall of our home started caving in with gallons of water pouring in during a heavy rainstorm. I also already knew the modifications over the years were not saving the home as evidenced by a lack of moisture control and moldy conditions. I could not wait for the lengthy process of applying to the HDC and needed to repair the home as soon as possible which meant at the very least excavating the slope away from the home and creating a drain path for the water to run off the front yard down the driveway. In other words, with the front portion of this home being built on a rock with no way to stop moisture altogether the front yard needed to be dry.

510 Hooper Lane was built in 1912. The north portion of the home (front view) was built on a large boulder. Subsequently, a brick supporting stem wall was placed without supporting footers on the boulder or on raw ground. Over the years attempts were made to hold back the soil around the boulder in the crawl space by adding layers of stacked rock, and in some areas with block walls, and then back filling with soil. Additional corrections were made to attempt to keep water out by installing a sump pump and gravel which we the new residents of 4 years have already replaced once. Our basement area has flooded on several occasions due to the poor site plan and drainage conditions, along with failing equipment which ran a significant amount of water towards the basement (see drainage topo).

Unfortunately, the sense of urgency came when the southwest corner of the home began to collapse due to heavy rain draining into the crawl space. It was clear to me that I would need to make the necessary repairs sooner than later. The sump could not work hard enough, and the surrounding land stays wet against the rock. The moisture was causing mold problems which is not a healthy environment for my family to live in, especially for my oldest son turning 5% in May who has asthma. I made these abrupt changes not only to save our home and its contents inside from mold damage but also to preserve our health.

The only and absolute way to mitigate this problem was to change the drainage pattern away from the

home/ basement back towards an open channel which doubles as a walkway towards the driveway in which front yard water can runoff rather than run into the home. This also allows the soil level and rock below to remain drier which is within the first 8 feet of living space above. The original walkway was always a trip hazard for the people servicing our home for mail and elderly guests like our mother who is now using a walker.

I also am making a design change to the gutters by using 5" rolled gutters to remove rainwater from the roof that was draining into the front lower portion of the home. The current gutters are inadequate during heavy rainfall and the water runs right over them. The current gutters are currently attached to ADS drains that take the water to the back yard and this will remain intact.

The new grade required a supporting wall. I chose to stay 12' away from Hooper Lane to limit land disturbance as the neighboring property at 508 Hooper Lane had already experienced a recent wall collapse due to shifting ground under Hooper Lane. I also made sure this wall would be heavily supported by using a 12"x 24" 3500 psi footer with dialed rebar every 24" into solid cells of poured concrete. The wall was then treated with masonry sealer on the lane (west) side and stucco was applied to the residential (east) side. The wall was then capped in brick in like color to the driveway brick seen throughout Hooper Lane for surface hardscape use. While I would have liked to use stone the property already had a significant amount of brown colored brick along the driveway and this new wall attached to it seamlessly. I also could not face the wall in stone because it will need ongoing maintenance as it serves as a water barrier to the yard and home.

A small drainage area was created internally at the base of the west side of the wall to hold water that will naturally perk on this area. This space also has been made accessible to allow for amendments to be made if there are environment changes naturally occurring or made improvements to the lane. It will then remain backfilled with soil from the site and a new slope directed towards Hooper Lane will be covered with Chapel Hill stone.

I am requesting to add a limestone finish to the house as many of the bricks are now cracked allowing moisture to seep in as well as making the exterior cohesive due to the fact there are 3 brick colors now on the home from additions. Homes built in 1912 did not have the barrier layer needed in climates like NC thus causing moisture to be captured between brick and wood/drywall adding increased risk for mold and more importantly settling of the home. There are several brick buildings on the UNC campus (Old East, Gerrard, Old West...) that have been coated with a limestone finish for this very reason. 510 Hooper Lane should be no exception to this standard of preservation. There are also 2 residences one located at 115 Battle Lane and 511 Senlac which both have their brick painted. I am not asking to paint the home rather to add a removable limestone finish for its preservation and overall beautification. The treatment is an acceptable historic application as seen on the historic original buildings of UNC.

Other considerations that were made was to use the 12' area between the wall and street to perk water by creating a 36" deep water hold using a base layer of #57 gravel with a top layer of grass or gravel pave (tm) using sod or #97 gravel which would allow for the area to be completely pervious, however, due to the stability of Hooper Lane as evidenced by my neighbors collapse I deemed it necessary to preserve the lane and run the water back down the driveway rather than hold it against the street. The only color selection for this material readily available in our area are also red or grey granite which I feel detracts from the overall "historic" appearance along Hooper Lane. Chapel Hill gravel cannot be used in gravel pave type products due to compaction. I am also considering facing the wall in stone, but it needed to be accessible for ongoing maintenance as the topography would not be changing and this

area will continue to still be hit with water coming from nearly 5 lots and Battle Lane. Stucco can be sealed and painted whereas a stone finish cannot. Over time this will need to be done for the preservation of the land between the lane and the home.

While I also could have simply used landscape block or dry stacked stone for ease of application, as a design/builder I felt this was not the proper way to create a long-term solution for the problem, and I would just be passing the issue along to a future homeowner who would ultimately face a similar predicament.

I have also had to hire mold remediation and crawl space contractors to seal off the moisture and conditions below the second story which is my entire foyer, most of my office, and a portion of my living room which were exposed. I will be constructing yet another stone wall to now hold back the soil which was left exposed on the southwest corner.

There will also be a new roof installed, renovation and preservation of original windows removing the storm windows added around the 1980's and new entry lighting as the current light added well after this home was constructed is improperly placed and not in scale, or architecturally correct for this home. The gambrel style home does not have the clearance for an over the door fixture to look small appropriate.

It is my objective to make this home look more historic than its current state and beautify the neighborhood while solving serious issues.



*Figure 1 - Door leading to the crawl space.*



*Figure 2 - Brick on soil in the northwest corner*



*Figure 3 - Block amendment to hold back soil.*



*Figure 4 Soil thru vents next to soil that has started to cave in.*



*Figure 5 - Area where soil is collapsing - Water runs into the space during every storm and is heavy during heavier times. It is now just starting washing in.*



*Figure 6 -Sump pump installed to remove water and gravel area which never dries out.*



*Figure 7 - Block wall footer being poured.*



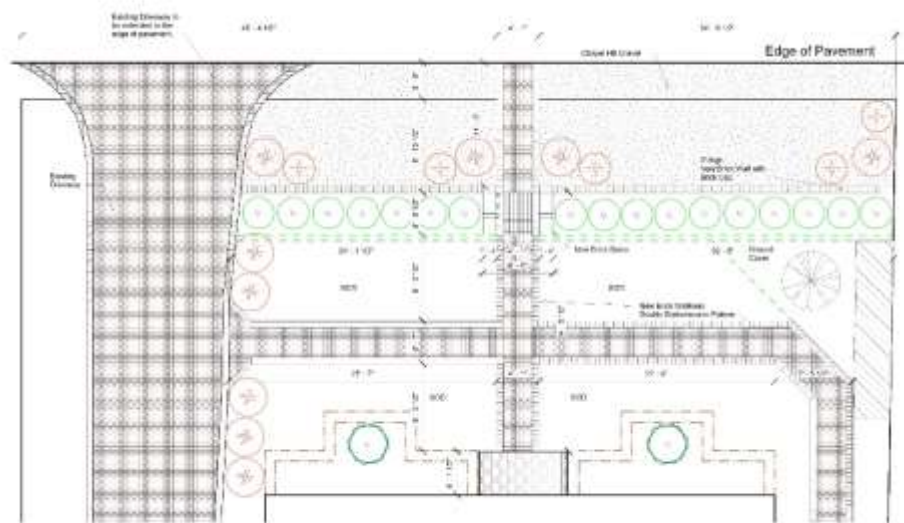
*Figure 8 - Concrete Brick Wall – Rebar every 2'*



*Figure 9 - Applied Masonry Sealer on the back of new concrete brick wall*



*Figure 10 - Brick cap at the driveway meeting new concrete block wall.*



*Figure 11 - Plan layout for walkways and chapel hill stone (will be finished after submission within days to stabilize the site).*

## **1. Written Description of Physical Changes Proposed.**

The residential lot which drains from several adjacent properties onto the street currently drains into the homes crawl space/ basement. The front yard will be excavated so that the soil is removed up to 12' from Hooper Lane. The slope will be graded away from the home and away from the new supporting wall. The new yard will have a hardscape plan of sidewalks to be used to drain the water onto the driveway which in turn takes the water to the back yard. The new walkway to the north side of the property will drain off to the north east. At 12' will be a small wall erected approximately 36" on average with a slope covered in Chapel Hill gravel to run water away from the wall to the street which in turn washes down the driveway. The home will be washed in a limestone taupe finish to help seal the brick and make the shade variations between three different bricks used over time cohesive. There will be additional improvements as in repairing woodwork and restoring windows to original condition as well as removing the storm windows. Steps were installed to allow for access from the street level to the front yard in a classic neighborly style rather than using a driveway for parking and the front entry sequence. New side lights to be installed on either side of the front door as there is little to no space above the door for an adequate fixture that ties into the historic look of the home. A simple metal handrail will be installed going down the stairs from the street level to mimic the railing that exists on the home today. We will install a new roof, gutters, and comprehensive landscape will be added to further create curb appeal. Overall, the plan allows for water to be removed from the property versus washing down into the home causing settlement and mold.

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

The residence was built in 1912 and is not listed as a significant structure in the 1994 Franklin-Rosemary Significance Report. The proximity to campus is a few hundred feet. It is said to have been built by a college professor, but the original ownership is not clear. The front portion of the home was built on a large boulder without footers. There is a brick stem wall that rests on the rock/soil to support the front of the house. There have been several attempts made over time to shore up the soil in this area beneath the stem wall in the crawl space (see photos). The cement paver driveway, parking pad in the northwest corner, and Pennsylvania blue stone pathway were installed many years after the construction of the home. The house was remodeled sometime in the 80's/90's adding an additional apartment to the lower level. Some attempts were made at that time to mitigate drainage into the basement by installing a sump pump in the crawl space, however, the contour of the land remained the same, running all storm water from several properties adjacent at a higher elevation into the front of the house and basement.

### 3. Justification of Appropriateness.

- a. Brick walkways are found throughout the Franklin-Rosemary historic district in front yards. All University sidewalks are brick and within 300 feet of this property. The selected color is Pine Hall Cocoa which matches the hardscape brick border along the driveway. The color of this brick is found as the hardscape material used on both 517 and 521 Hooper lane. 521 Hooper Lane uses the exact same material. There are no public sidewalks on Hooper Lane and all hardscaping materials and colors as well as application vary from home to home. The Cocoa color is pulled from a full range of red/brown that exists throughout the historic district. I felt it was important to match the existing hardscape as best as possible considering the driveway perimeter brick is no longer manufactured. Cocoa is also a color observed throughout the historic districts as well as UNC campus. The brick pattern for the walkways will be the same on the front porch which is basket weave with a soldier row border. This is also the design of the front entry.



*Figure 12 – Brick Stairs Walkway – 407 E Rosemary St*



*Figure 13 – Brick Stars Walkway - 303 E Franklin St*



*Figure 14 – Brick Stairs Walkaway – New Development – 514 E Rosemary St*



*Figure 15 - Brick Driveway Reference - 517 Hooper Lane*



*Figure 16 - Brick Finishes and Patterns - 521 Hooper Lane*

- b. The steps leading down from the street level are simple and mimic the brick steps adjacent to the home. The iron railing to be attached will be made to look

like the existing railing using a simple style located solely on one side. There are many examples throughout the historic district that match this style including a newer home under construction on Rosemary Street.



*Figure 17 – Iron Railing – Playmakers Theater*



*Figure 18 - Iron Railing - 519 Hooper Lane*

- c. The home limestone treatment is to create continuity with the three brick colors on the home as well as help seal the brick. This application was done on several historic campus buildings for the same purpose. Some of those examples include Old East and Gerrard Hall. This will also help to make any obvious repairs to brick vanish. There are currently two homes located within 100 feet that have painted brick 511 Senlac and 115 Battle Lane. Limestone finishes can be removed at any time as it is not permanent, but helpful for preservation of a home this age.



*Figure 19 – Stucco Façade Treatment - New East Building*



*Figure 20 – Painted Brick Façade Finish – 511 Senlac Rd*

- d. The 80's storm windows will be removed to restore the original windows which will be painted white with a taupe trim which resembles several campus buildings. We will not put the storm windows or storm door back on the home as to leave it more in a historic look. Storm windows and doors were not available in 1912.



*Figure 21 - Window Style – 511 Senlac Rd*



*Figure 22 - Windows Reference - 520 Hooper Lane*



*Figure 23 - Limestone Facade Finish - Old East Build*



*Figure 24 - Limestone Façade Finish - Gerrard Hall Building*

- e. New copper coach lighting will be installed on either side of the entry door to mimic lighting from this era. The light fixtures will use energy efficient LED bulbs, however, look as though they could have been converted gas fixtures which would have existed in 1912. The improper light fixture above the door that was added after the original home was built will be removed.



*Figure 25 - Copper Lighting - 513 E Rosemary*



*Figure 26 - 325 Tenney Circle*



*Figure 27 -Lighting Fixtures - 515 Senlac Rd*



*Figure 28 - Lighting Fixtures - Tenney Circle*

- f. The reinforced block wall constructed was the only option to properly hold back the soil, allow for drainage, and support the existing road from erosion. The Chapel Hill gravel that will be the ground cover for this area along with landscaping are also both widely seen throughout the historic district. The wall was capped with similar brick to which it attaches to match in color. The block wall was treated with a sand finish stucco that will painted/sealed in the same color as the limestone finish and a 4' Nandina hedge will be installed in front of the wall to offer the lush greenery seen on Hooper Lane. There are homes throughout the historic district as well as campus buildings that use brick with stucco sand finish.



*Figure 29 – Stucco Façade Treatment – New East Building*



*Figure 30 - Chapel Hill Gravel - 611 E Rosemary St*



*Figure 31 - Chapel Hill Gravel - Battle Lane*

- g. New copper gutters and downspouts in lieu of the existing capped white gutters. Copper can be found all throughout the historic district and UNC campus.



*Figure 32 – Cooper Gutters - 611 E Rosemary St*

- h. A new Asphalt Certainteed roof will be installed in the color weatherwood which is their most popular historic color widely used in this historic district as well as many throughout the US.



*Figure 33 – Roof Reference and Stucco Façade – 303 E Franklin St*



*Figure 34 - Roof Reference – 611 Rosemary St*

**4. Photographs.**

Photos of existing conditions and an example of the type of pavers proposed are included in the application materials as well as a surrounding property research with similar finishes and materials is presented.

**5. Site Plan Set.** Included in the application materials.

**6. Elevation Drawings.** Not applicable.

**7. Information about context.**

Not applicable; the proposed impervious surface change is less than 1,500 square feet and the land disturbance is less than 5,000 square feet.

**8. Demolition/relocation information.**

Demolition of existing brick drive and reasoning is shown on proposed new plans and pictures.

**9. Mailing Notification Fee.** 7 surrounding properties x \$1.00 = \$7.00.

**10. Certificate of Appropriateness Fee.** \$400.

## CERTIFICATE OF APPROPRIATENESS APPLICATION: 510 HOOPER LANE



Figure 35 - 510 Hooper Lane Site Context Map



Figure 36 - View looking west towards S Boundary St



*Figure 37 - View Looking East Towards Battle Lane*



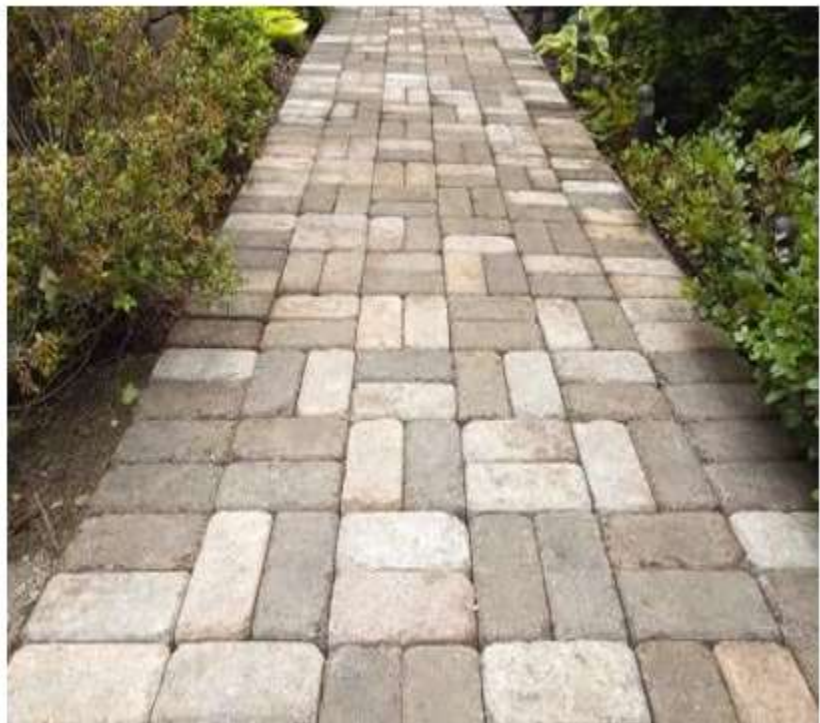
*Figure 38 - View of existing slate to be replaced.*



*Figure 39 - View of previously existing brick parking pad that has been demolished.*



*Figure 40 - View of Existing Brick Driveway to be extended to the edge of pavement.*



*Figure 41 - Example of the proposed walkway appearance, using Cocoa Full Range Pave 2.25" (Left Image) brick pavers arranged using a double basket weave pattern (Right Image)*



Figure 42 - Proposed soft landscaping area using Chapel Hill Rock.

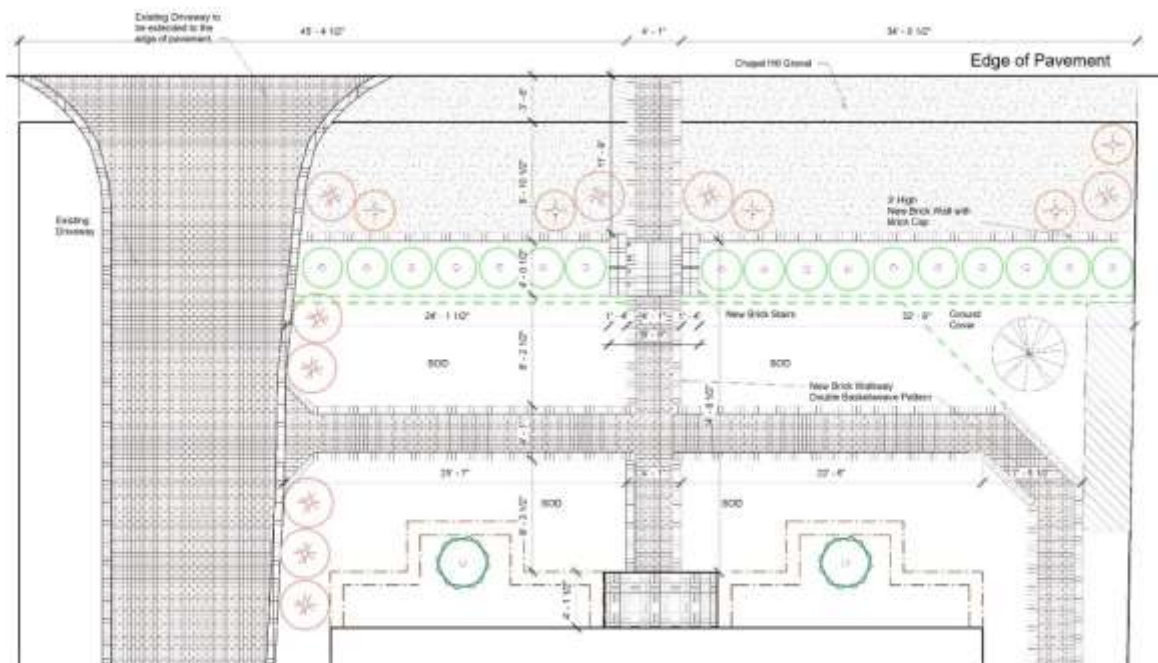


Figure 43 - Plan layout of the proposed new landscaping.



*Figure 44 - 3D Perspective - Northeast Side - Existing Driveway*



*Figure 45 - Front Elevation - New Brick Walkway (Hooper Lane View)*



*Figure 46 - 3D Perspective - Front Porch and Lighting Fixtures*



*Figure 47 - 3D Perspective – Proposed New Landscape*



*Figure 48 - 3D Perspective - New Walkaway and New Reinforced Brick Way with Limestone Finish and Brick Cap*

## 510 HOOPER LANE: PROPERTY OWNERS WITHIN 100 FEET

1	KYSER KIMBERLY	PO Box 70	CHAPEL HILL	NC	27514
2	BELL GERALD D ETAL	PO Box 572	CHAPEL HILL	NC	27514
3	SYLVESTER STEVEN	513 Hooper Lane	CHAPEL HILL	NC	27514
4	WORTHY FORD S	517 Hooper Lane	CHAPEL HILL	NC	27514
5	CHURCH ELIZABETH C	51 5th Ave 5B	NEW YORK	NY	10003
6	PHILLIPS EARL N	511 Senlac Road	CHAPEL HILL	NC	27514
7	HAYES ANNA RAGLAND	515 Senlac Road	CHAPEL HILL	NC	27514



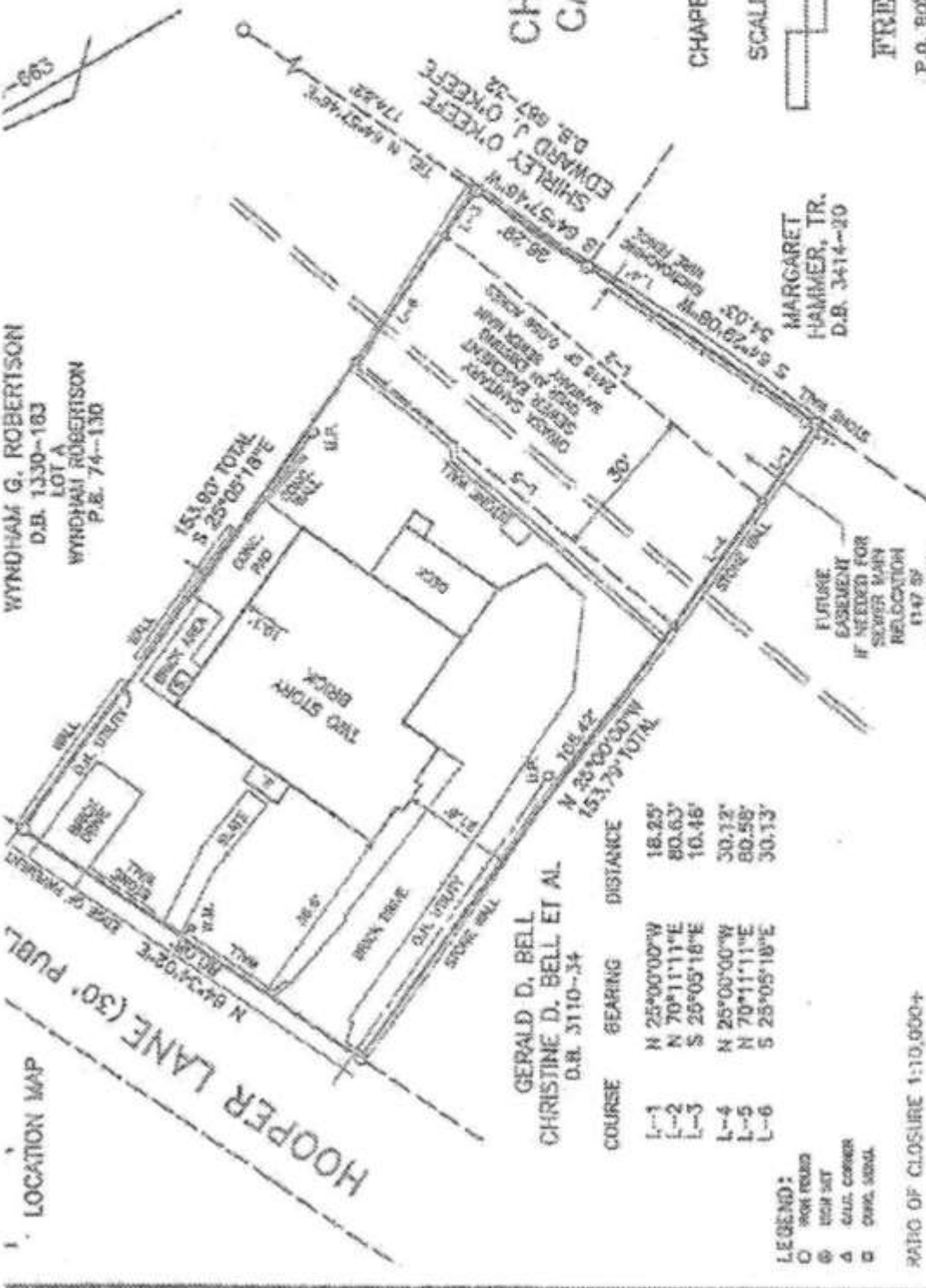
## File # 21665398

Lender Bank of America N.A.



The diagram shows a top-down view of the experimental setup. A subject is seated at a table, looking at a video screen. A camera is positioned above the screen. A target is placed on the table. A horizontal arrow indicates the direction of movement from the starting point to the target.

P.O. BOX 185      CAMERO      NORTH CAROLINA





Front View



East Side View - Main Driveway

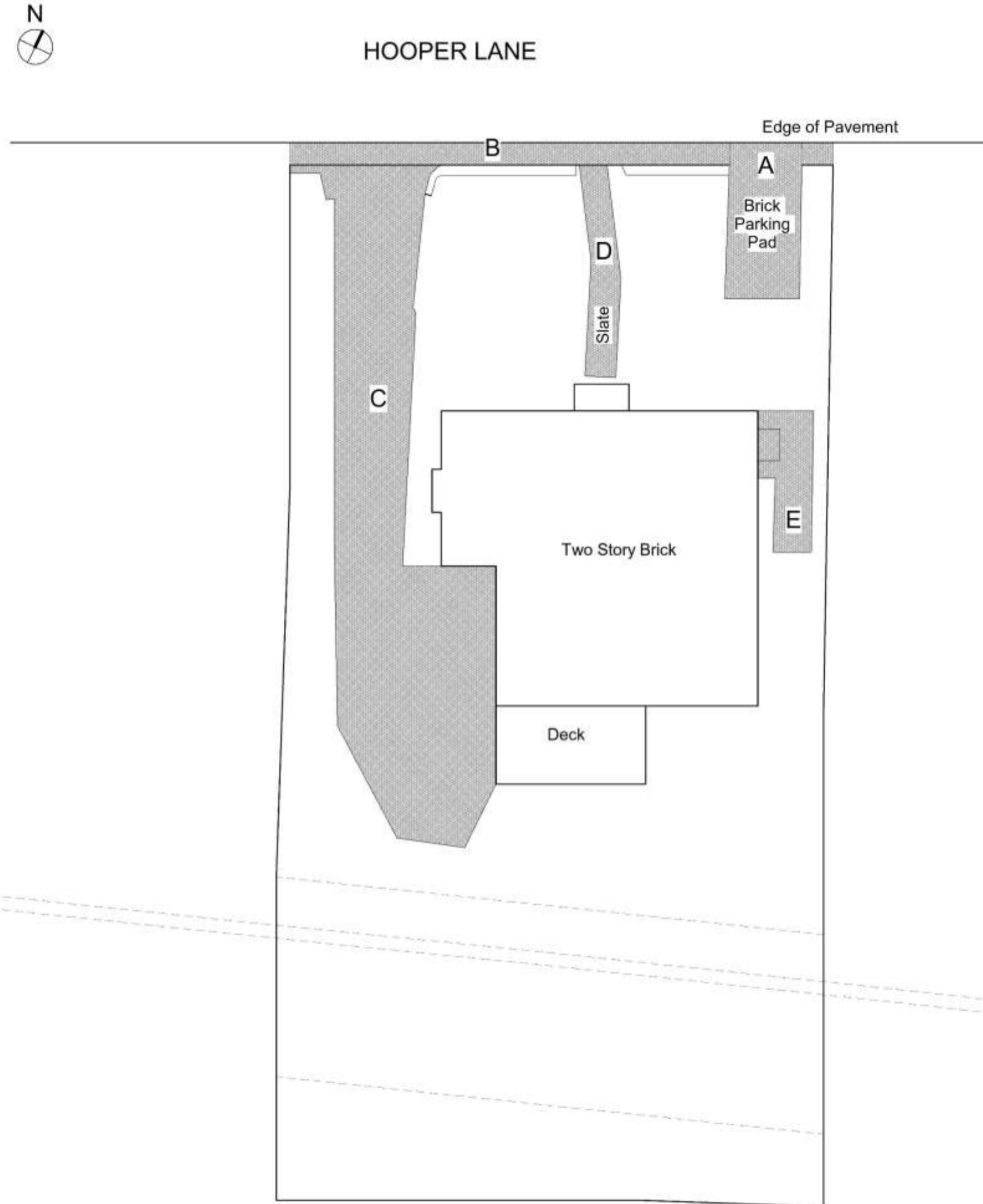


West Side View - Brick Parking Pad



Front View - Slate

Existing Hardscape Impervious Schedule		
Code	Description	Area
A	Brick Parking Pad (Demolished)	271
B	Asphalt	252
C	Driveway	1,701
D	Walkway Slate	199
E	Side Brick Area	154
<b>Total</b>		<b>2,577</b>



1 Existing Conditions - Site Plan  
3/32" = 1'-0"

*Kimmy*

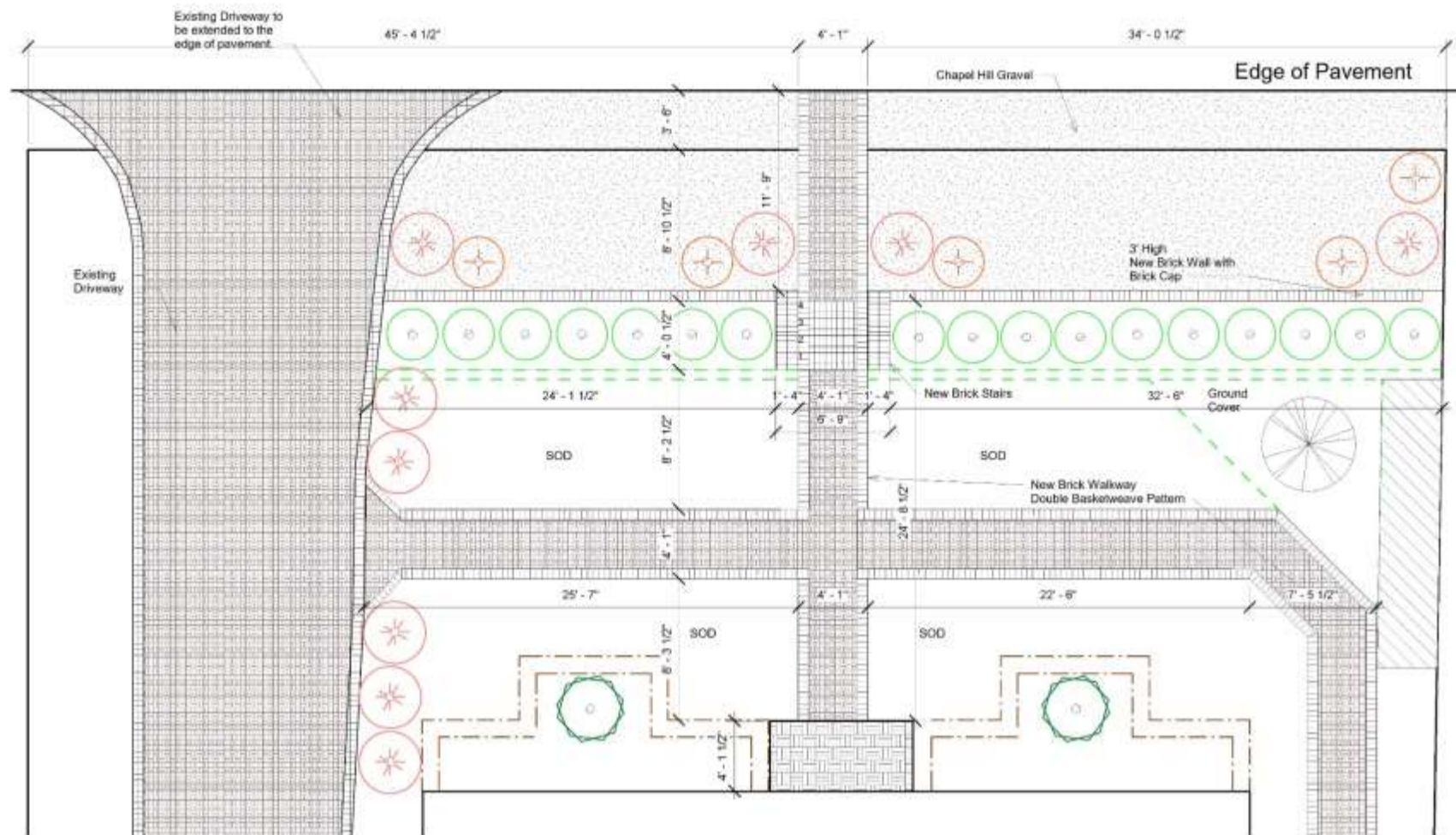
KIM LEVELL DESIGN  
https://www.kimlevelldesign.com

Revisions	
No.	Date
0.1	4/27/2021
Issued for Approval	

Kim Levell	510 Hooper Lane, Chapel Hill, NC	Construction Documentation	Architecture
------------	----------------------------------	----------------------------	--------------

PROJECT NAME:	Project Name
SHEET TITLE:	Site Plan - Existing Conditions
DRAWN BY:	B.B.
TECHNICAL REVIEW BY:	K.L.
APPROVED BY:	K.L.
DATE:	04/27/2021
JOB NO.:	5.2021
SCALE:	As indicated
DRAWING NUMBER:	A2
SHEET NUMBER:	02 of 05

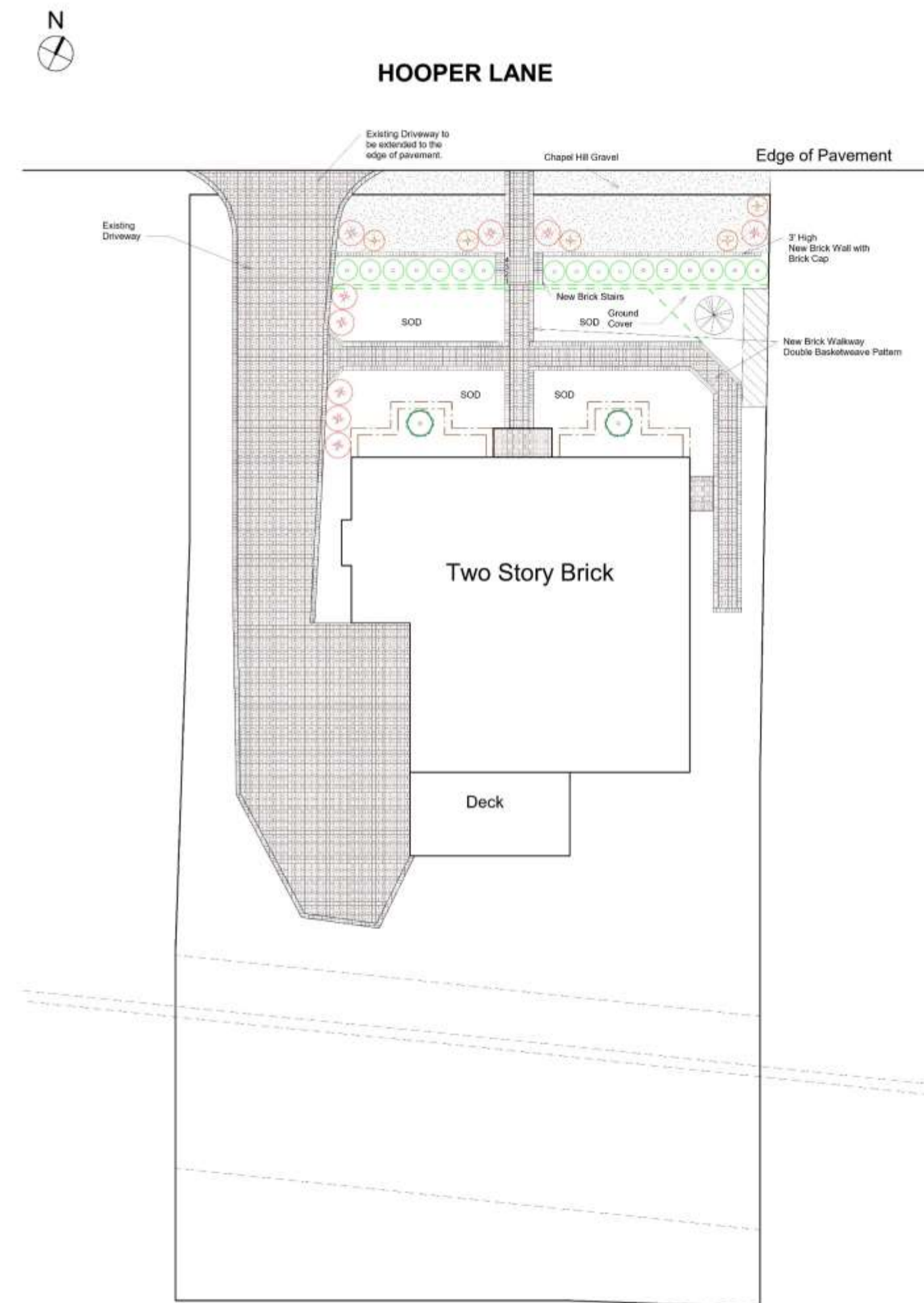




- 12" Boxwood
- Lirope
- Illex Schilling (Round Ball 36")
- Illex Schilling (Round Square 4' OA)
- 4-5' Nanoina (Full)
- Conical Holly 5-6' OA
- Cherry Tree
- Camelia

Landscape Legend  
1/4" = 1'-0"

Proposed Hardscape Impervious Schedule		
Code	Description	Area
A	Existing Driveway	1,769
B	New Brick Walkway	579
<b>Total</b>		<b>2,348</b>



1 Proposed New Landscaping - Site Plan  
1" = 10'-0"

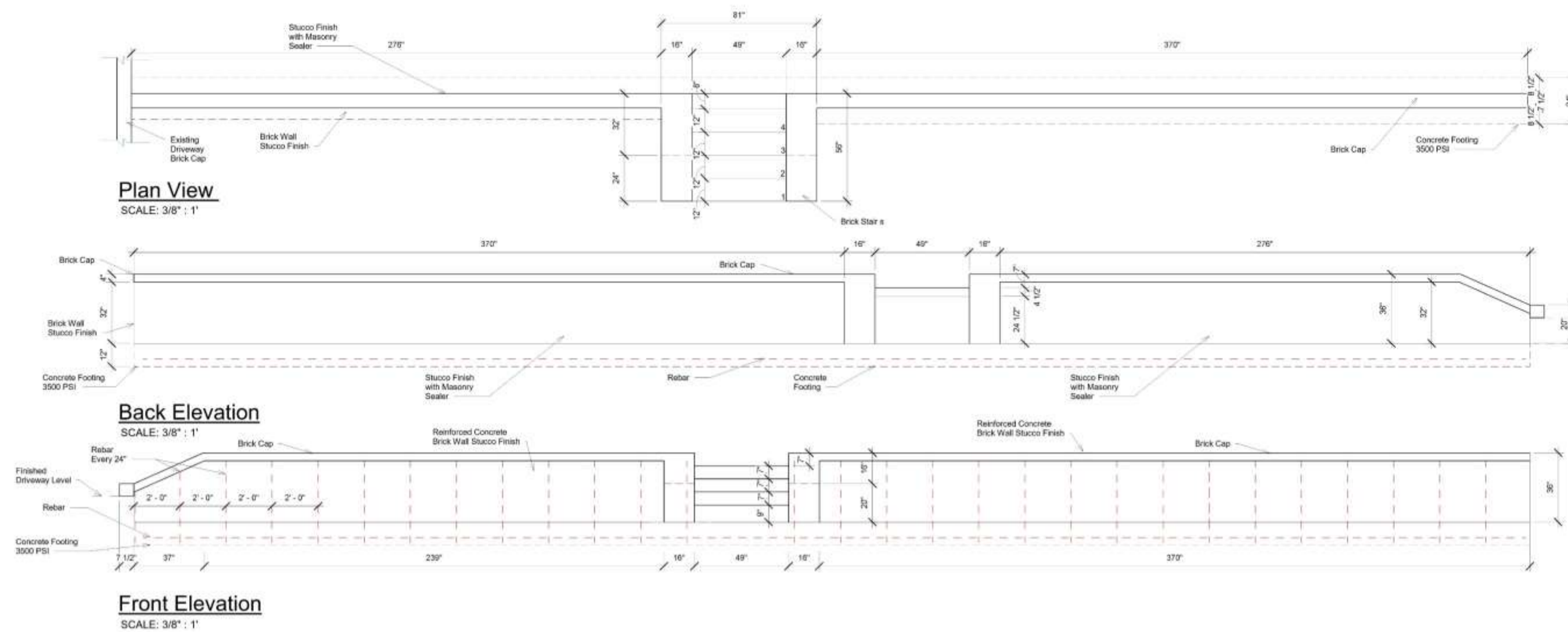
Kimmy

N M LEVELL DESIGN  
https://www.kimlevelldesign.com

Revisions	
No.	Date
0.1	4/27/2021
Description	
Issued for Approval	

Kim Level	510 Hooper Lane, Chapel Hill,
Trace	Construction Documentation
Discipline	Architecture

PROJECT NAME:	Project Name
SHEET TITLE:	Proposed New Landscape System - Site Plan
DRAWN BY:	B.B.
TECHNICAL REVIEW BY:	K.L.
APPROVED BY:	K.L.
DATE:	04/23/21
JOB NO.:	5.2021
SCALE:	As indicated
DRAWING NUMBER:	A3
SHEET NUMBER:	03 of 05



Front Elevation



Back Elevation



Back Elevation



Stairs - Back Elevation



Brick Cap



Driveway Connection



Front Elevation Brick Stairs

*Kimmy*

KIM LEVELL DESIGN  
https://www.kimlevelldesign.com

Revisions	
No.	Description
0.1	Issued for Approval
Date	4/27/2021

Kim Levell	510 Hooper Lane, Chapel Hill,
Construction Documentation	Architecture

PROJECT NAME:  
Project Name

SHEET TITLE:  
Reinforced Brick Wall

DRAWN BY:  
Author

TECHNICAL REVIEW BY:  
Checker

APPROVED BY:  
Approver

DATE:  
04/23/21

JOB NO.  
5.2021

SCALE:  
3/8" = 1'-0"

DRAWING NUMBER:

**A4**

SHEET NUMBER:  
04 of 05

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 62Chapel Hill Historic District Boundary Increase and  
Additional Documentation  
Orange County, North Carolina

significantly negative affect the historic integrity of the house. The building appears on the 1915 Sanborn map. On the 1949 Sanborn map, the house is labeled as a sorority house. The shed-roofed rear wing was originally a two-story porch, but was enclosed and the rear and side additions added after 1949. The large addition at the rear was erected after 1992.

**NC-Building – Shed, c. 1990** – One-story, shed-roofed frame shed with vertical plywood sheathing.

**Hooper Lane****508 Hooper – House – c. 1952, c. 1995****C – Building**

This two-story, asymmetrical side-gabled, Colonial Revival-style house is three bays wide and double-pile with narrow weatherboards, six-over-six wood-sash windows, and an interior brick chimney. Eight-over-eight windows on the first-floor façade have molded lintels and paneled wood aprons. The six-panel door has a leaded-glass transom and classical surround with fluted pilasters supporting a cornice. It is accessed by an uncovered brick stoop with a metal railing. A one-story, side-gabled porch on the right (west) elevation was enclosed with vinyl casement windows after 1992. A narrow, one-story, projecting entrance bay on the left (east) elevation is enclosed with screens. County tax records date the building to 1952.

**510 Hooper – House – c. 1945, c. 1970****C – Building**

This one-and-a-half-story, gambrel-roofed, Colonial Revival-style house is five bays wide and double-pile with three gabled dormers on the façade. The house has a brick veneer, six-over-six wood-sash windows, and an exterior brick chimney in the right (west) gable end. The six-panel door, centered on the façade, has four-light-over-one-panel sidelights and is accessed by an uncovered brick stoop. There is one window in the left (east) gable, windows flanking the chimney in the right gable, and the gabled dormers on the façade each have weatherboards and a single window. An original one-story, hip-roofed porch across the rear (south) elevation, visible on the 1949 Sanborn map, was enclosed, first with brick on the east end, leaving a porch on the west end supported by columns that was later enclosed with a weatherboard-covered knee wall with fixed panes above. There is a modern wood deck at the rear and a basement-level garage below the enclosed porch. The house appears on the 1949 Sanborn map.

**West of 517 Hooper - VACANT****517 Hooper – House – c. 1945, c. 1995****C – Building**

Constructed in the Dutch Colonial Revival style this house features a two-story, gambrel-roofed wing on the right (east) with its gable end facing the street and full-depth, shed-roofed dormers on the side elevations. There is a one-story, side-gabled wing on the left (west) nearly flush with the façade and the house is sheathed with wood shingles throughout. The two-story wing is two bays wide and triple-pile with six-over-six wood-sash windows, a stone chimney in the rear gable end, and a six-panel door





Front View



East Side View - Main Driveway

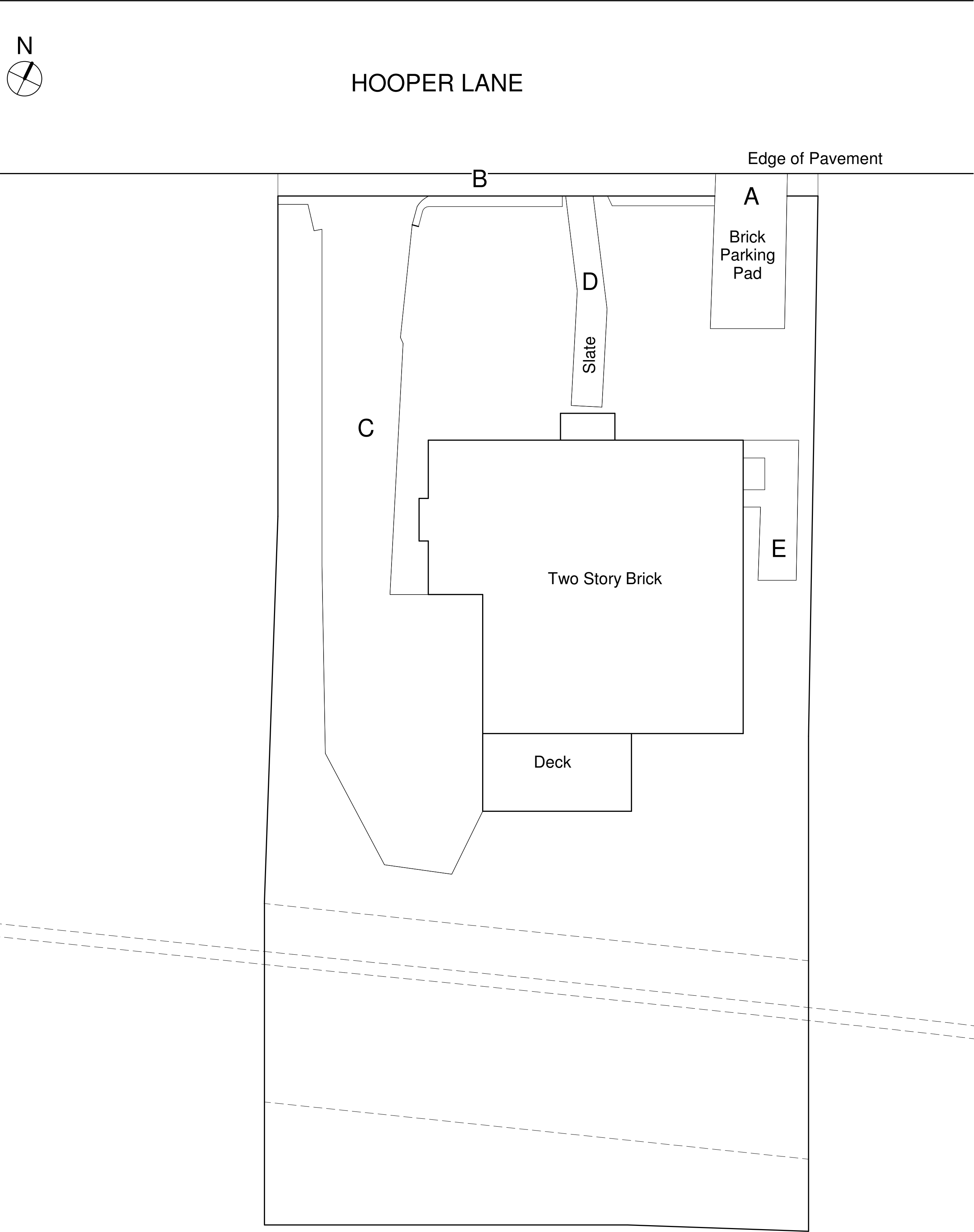


West Side View - Brick Parking Pad




Front View - Slate

Existing Hardscape Impervious Schedule		
Code	Description	Area
A	Brick Parking Pad (Demolished)	271
B	Asphalt	252
C	Driveway	1,701
D	Walkaway Slate	199
E	Side Brick Area	154
Total		2,577



① Existing Conditions - Site Plan  
3/32" = 1'-0"



KIM LEVELL DESIGN  
<https://www.kimlevell.com>

Revisions	Date		Description	No.	Issued for Approval										
	4/27/2021														

Kim Levell

510 Hooper Lane, Chapel Hill,

STAGE

Construction Documentation

DISCIPLINE

Architecture

PROJECT NAME:

Project Name

SHEET TITLE:

Site Plan - Existing Conditions

DRAWN BY:

B.B.

TECHNICAL REVIEW BY:

K.L.

APPROVED BY:

K.L.

DATE:

04/27/2021

JOB NO.

5.2021

SCALE:

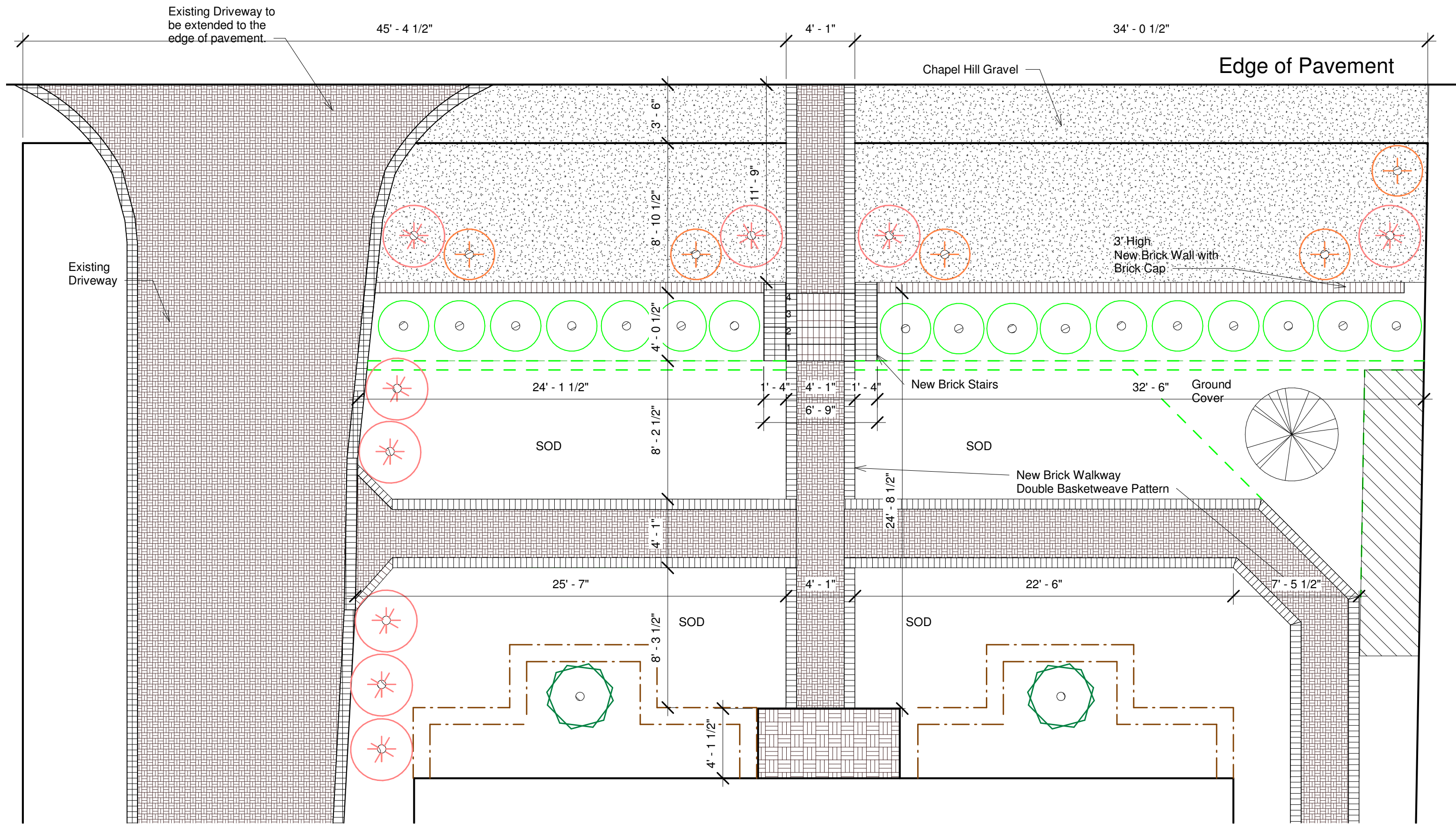
As indicated

DRAWING NUMBER:

A2

SHEET NUMBER:

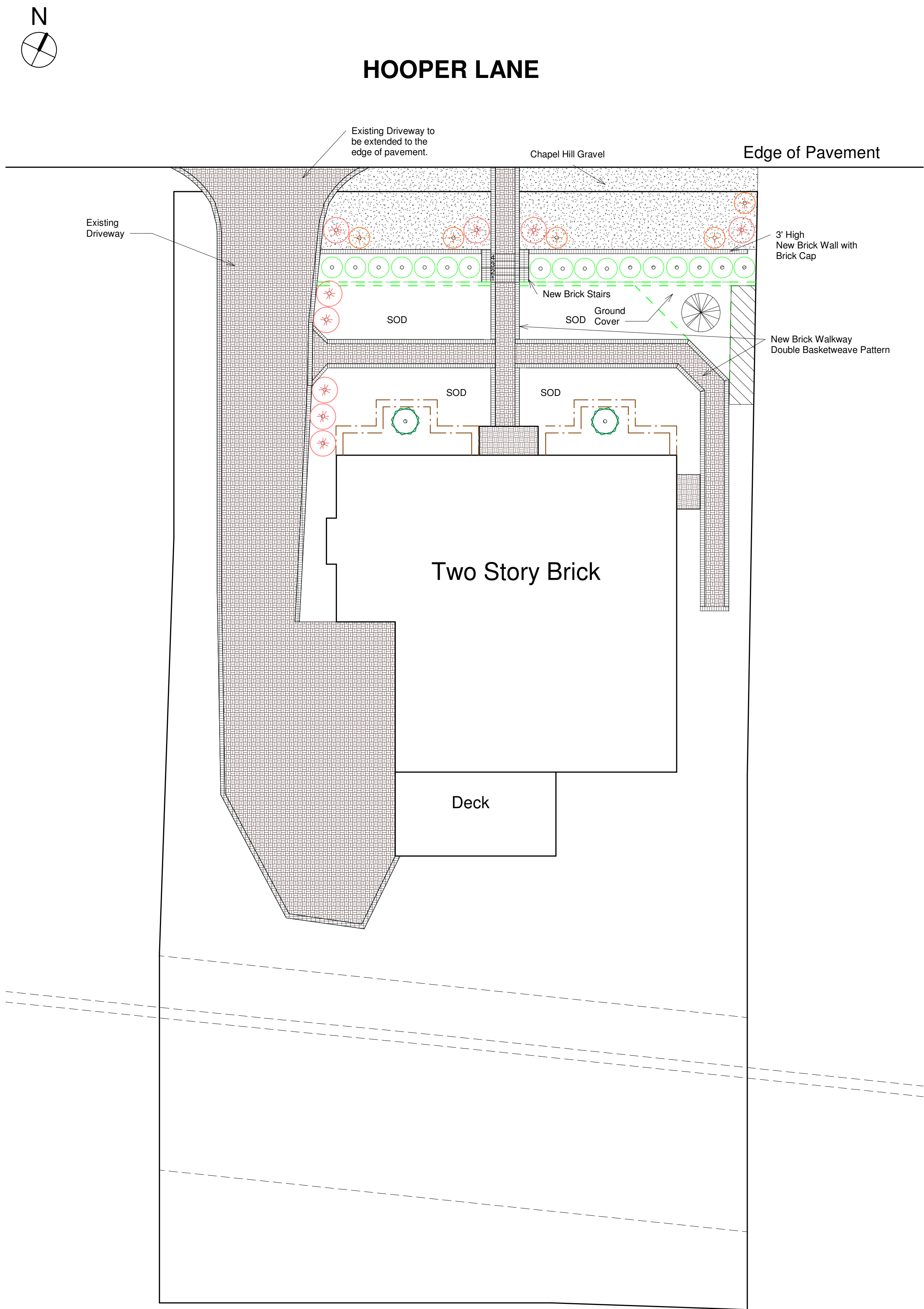
02 of 05




- 12" Boxwood
- Lirope
- Ilex Schilling (Round Ball 36")
- Ilex Schilling (Round Square 4' OA)
- 4-5' Nanoina (Full)
- Conical Holly 5-6' OA
- Cherry Tree
- Camelia

Landscape Legend  
1/4" = 1'-0"

Proposed Hardscape Impervious Schedule		
Code	Description	Area
A	Existing Driveway	1,769
B	New Brick Walkway	579
Total		2,348



1 Proposed New Landscaping - Site Plan  
1" = 10'-0"



Kim LEVELL DESIGN  
https://www.kimlevell.com

Revisions		Date	Description	No.
		4/27/2021	Issued for Approval	0.1

Kim Levell

510 Hooper Lane, Chapel Hill,

STAGE  
Construction Documentation

DISCIPLINE  
Architecture

PROJECT NAME:

Project Name

SHEET TITLE:

Proposed New Landscape System - Site Plan

DRAWN BY:

B.B.

TECHNICAL REVIEW BY:

K.L.

APPROVED BY:

K.L.

DATE:

04/23/21

JOB NO.

5.2021

SCALE:

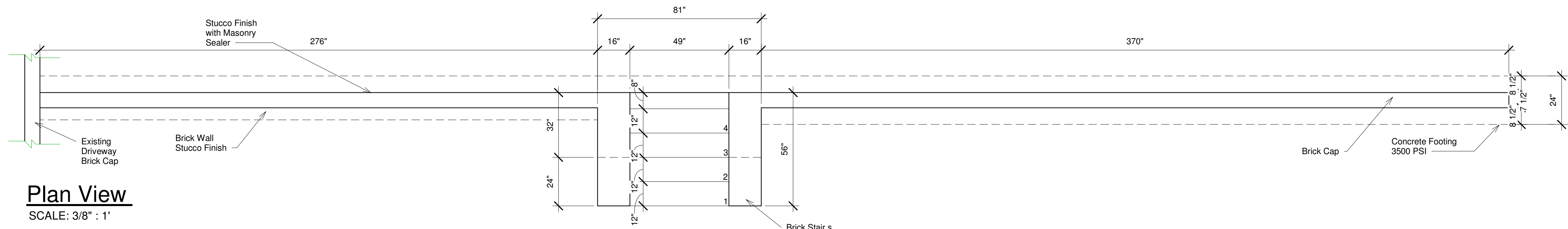
As indicated

DRAWING NUMBER:

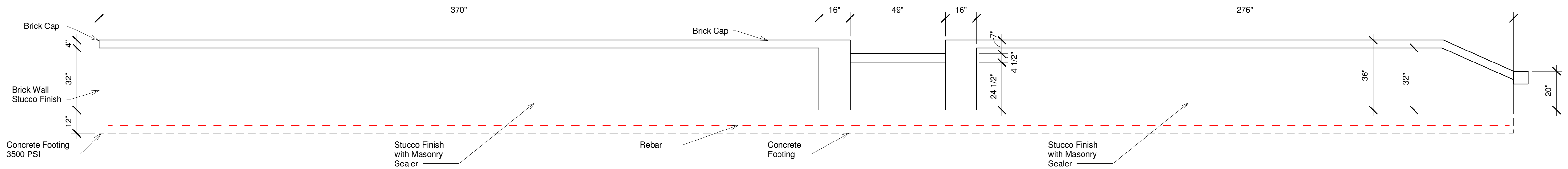
A3

SHEET NUMBER:

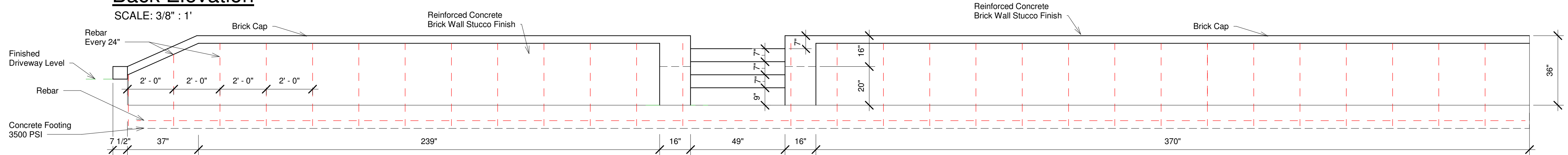
03 of 05



Plan View  
SCALE: 3/8" : 1'



Back Elevation  
SCALE: 3/8" : 1'



Front Elevation  
SCALE: 3/8" : 1'



Front Elevation



Back Elevation



Back Elevation



Stairs - Back Elevation



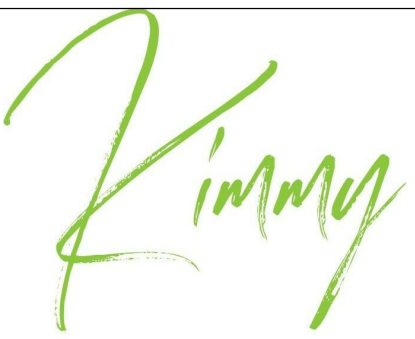
Brick Cap



Driveway Connection



Front Elevation Brick Stairs



KIM LEVELL DESIGN  
https://www.kimlevell.com

Revisions	
No.	Description
0.1	Issued for Approval

Kim Levell	510 Hooper Lane, Chapel Hill,
STAGE	Construction Documentation
DISCIPLINE	Architecture

PROJECT NAME:  
Project Name

SHEET TITLE:  
Reinforced Brick Wall

DRAWN BY:  
Author

TECHNICAL REVIEW BY:  
Checker

APPROVED BY:  
Approver

DATE:  
04/23/21

JOB NO.  
5.2021

SCALE:  
3/8" = 1'-0"

DRAWING NUMBER:  
A4

SHEET NUMBER:  
04 of 05

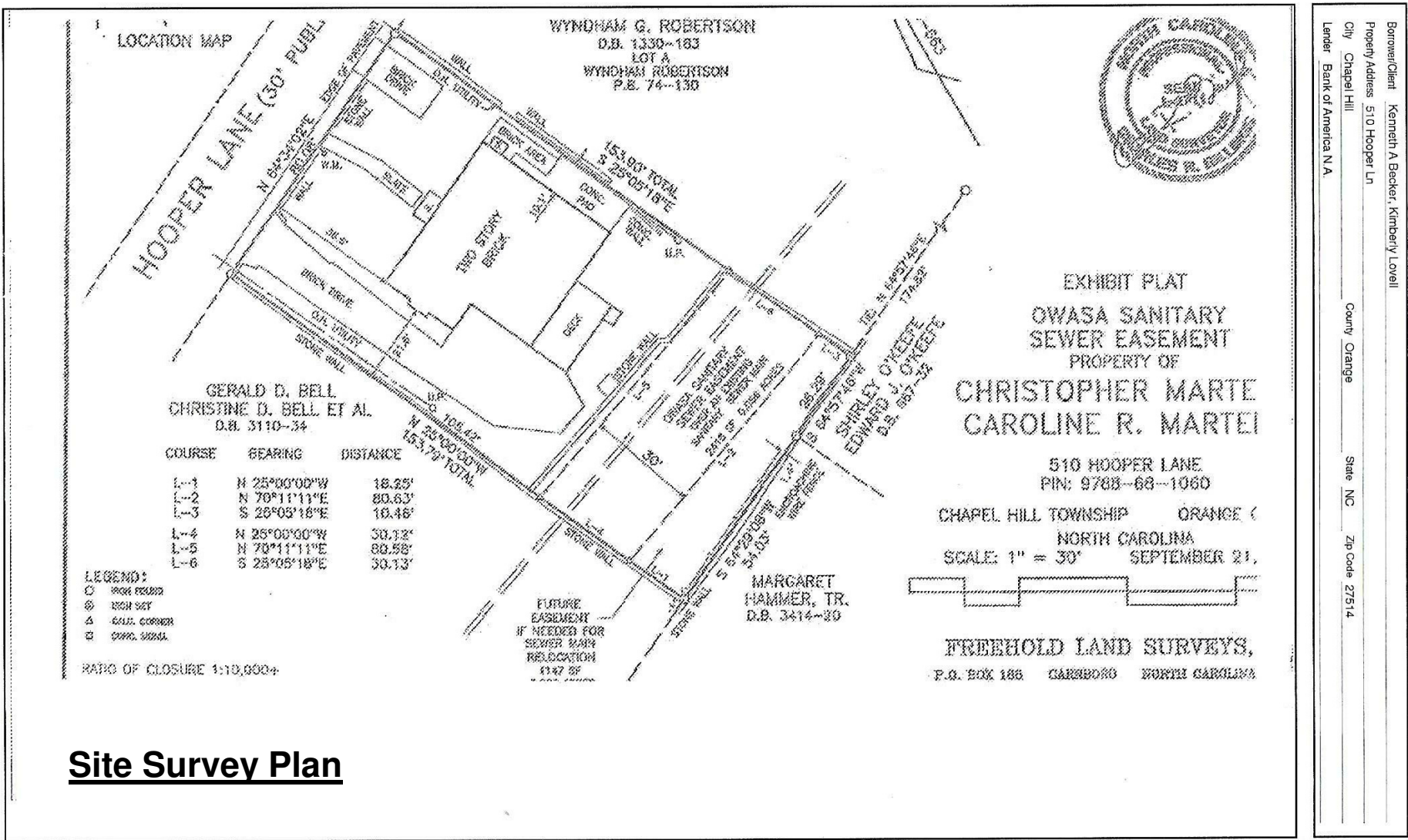
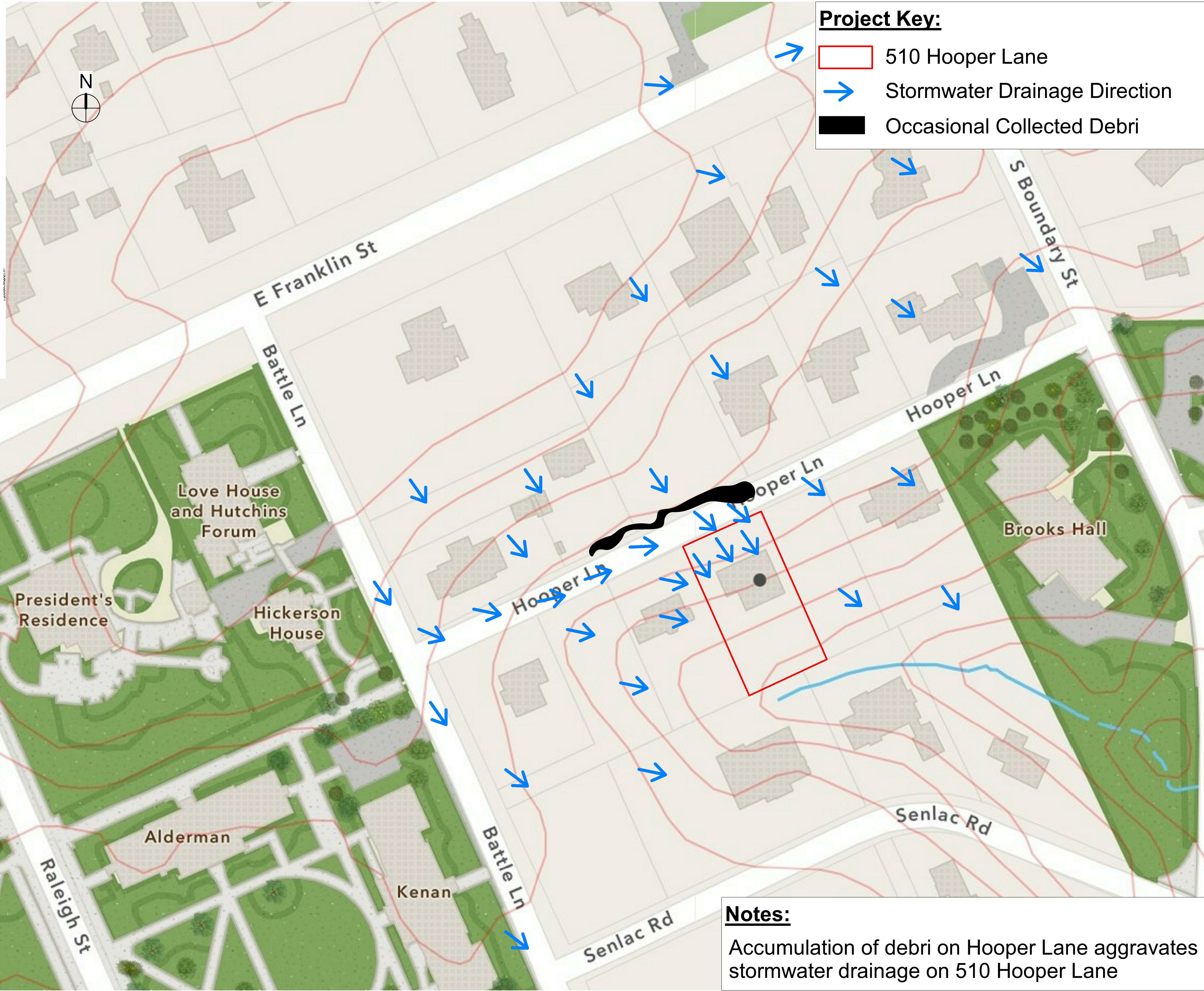


Image 1 - Battle Ln/Hooper Ln Stormwater Runoff



Image 2 - Evidence of Debris Accumulation on Hooper Lane adjacent to 510 Hooper Lane



*Kimmy*

KIM LEVELL DESIGN  
https://www.kimlevell.com

Revisions	
No.	Date
0.1	4/27/2021
	Issued for Approval

Project Name: 510 Hooper Lane, Chapel Hill,

Stage: Construction Documentation

Discipline: Architecture

Project Name: Project Name

Sheet Title: Stormwater/Drainage Plan

Drawn By: B.B.

Technical Review By: K.L.

Approved By: K.L.

Date: 04/26/21

Job No: 5.2021

Scale:

Drawing Number:

A5

Sheet Number: 05 of 05