



QUESTIONS?
Call or email us!

Town of Chapel Hill
Office of Planning and Sustainability
Development Services 919-969-5066
planning@townofchapelhill.org

Chapel Hill Historic District Certificate of Appropriateness Application	Project:	
	Permit:	
	STAFF REVIEW	
	☐ Application complete and accepted	
	☐ Application not complete and returned with a notation of deficiencies	
Project Description: This project is a roof replacement please see attached report for more information.	BY:	
	DATE:	
Instructions: Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred) Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date. Note: Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not complete will be returned with a notation of deficiencies.		

A: Property Information			
Property Address: 305 McCauley st Chapel Hill North Carolina 27516			
Property Owner(s): Anna Peed Washington		Email: washin2432@aol.com	
Property Owner Address: 305 McCauley st			
City: Chapel Hill	State: NC	Zip: 27502	Phone: (919) 929-2249
Historic District: ☒ Cameron-McCauley ☐ Franklin-Rosemary ☐ Gimghoul			Zoning District: R-4
B: Applicant Information			
Applicant: Isaiah Riley- Project Manager		Role (owner, architect, other):	



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Address (if different from above): 6300 Limousine Drive ste 112		
City: Raleigh	State: NC	Zip: 27617
Email: ITRiley1.1.c@gmail.com		Phone: (508) 942-7564 (919) 420-1889

C. Application Type *(check all boxes that apply)*

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

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

☐ **Site-work only** (walkways, fencing, walls, etc.)

☐ **After-the-fact application** (for unauthorized work already performed).

☒ **Restoration or alteration**

☐ **Demolition or moving of a site feature.**

☐ **New construction or additions**

☐ **Request for review of new application after previous denial**

☐ **Sign**

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

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

Zoning District:	Minimum setbacks			Maximum heights			Lot size
R-4	Street	Interior	Solar	Primary	Secondary		
Required by zoning	N/A	N/A	N/A	30ft	25 ft		2,624sq ft
Proposed	N/A	N/A	N/A	N/A	N/A		
	Existing	Change +/-	Total	Total Floor Area Ratio		N/A	
Floor Area (main structure)	N/A	N/A	N/A	Existing	Proposed	ISA/NLA ratio	



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Floor Area (all other)						Existing	Proposed
Impervious Surface Area (ISA)						N/A	N/A
New Land Disturbance						N/A	

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
Page 37	Roofs	Repair deteriorated or damaged roof features and surfaces through recognized preservation methods for specific feature or material.
		Replace in kind roof features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, pattern, detail, texture, and color. Consider a compatible substitute material only if replacement in kind is not technically feasible.

F. Checklist of Application Materials

Attach the required elements in the order indicated. See Attached	ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
	YES	N/A	YES	N/A	NO
1. Written description of physical changes proposed. Describe clearly and in detail the physical changes you are proposing to make. Identify the materials to be used (siding, windows, trim, roofing, pavements, decking, fencing, light fixtures, etc.), specify their dimensions, and provide names of manufacturers, model numbers, and specifications where applicable.	☒	☐	☐	☐	☐



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2. History, context, and character information. Please include a summary of what information you have relied on to understand the relevant character and history of the district and subject property—and briefly summarize that information. At a minimum, include: ☒ Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. ☐ The entry of your property on the most recent inventory of historic resources in the relevant National Register for Historic Places filing, available via the NC State Historic Preservation Office website: for McCauley-Cameron see West Chapel Hill, for Franklin-Rosemary see Chapel Hill Historic District, for Gimghoul see Gimghoul. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.)	☒	☐	☐	☐	☐
3. Justification of appropriateness. Attach an annotated statement explaining how the proposed change(s) meets the following standards of appropriateness that the Commission considers in making findings of fact indicating the extent to which the application is or is not congruous with the historic aspects of the historic district. If a standard is not applicable, type "not applicable". A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings. B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings. C. Exterior construction materials, including texture and pattern. D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials. E. Roof shapes, forms, and materials. F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration. G. General form and proportions of buildings and structures. H. Appurtenant fixtures and other features such as lighting. I. Structural conditions and soundness. J. Architectural scale.	☒	☐	☐	☐	☐
4. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed or the digital equivalent. Maximum 2 images per page.	☒	☐	☐	☐	☐
5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.) ☐ 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. ☒ 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.	☒	☐	☐	☐	☐



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Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.					
6. Elevation Drawings showing existing structural facades and proposed changes. Drawings should be submitted as 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. All details should be reasonably legible. Photographs are okay for facades with no changes. ☐ Elevation drawings showing all proposed changes above current grade from front, back, and both sides. ☐ 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). ☐ Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)	☐	☒	☐	☐	☐
7. Information about context (required for all construction of new structures, proposed impervious surfaces greater than 1500 SF, additions greater than 150 SF, and/or proposed land disturbance greater than 5000 SF.) Detailed information about lots and structures can be found on the Orange County Real Estate Data website; information about lot placement can be found on the Chapel Hill and Orange County GIS portals. For each of the nearest adjacent and opposite properties, provide: ☐ The height of each building (if an estimate, indicate that). ☒ The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). ☐ The size of each lot (net land area in square feet). ☐ The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from Orange County Real Estate Data; indicate any corrections for accuracy you believe necessary and your basis for doing so.	☐	☒	☐	☐	☐
8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed). ☐ 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. ☐ 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. ☐ If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer. ☒ As necessary, attach a statement explaining how a delay in demolition would	☐	☒	☐	☐	☐



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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. Provide any records about the structure to be demolished.					
9. Mailing notification fee per <u>Planning & Sustainability Fee Schedule</u> . For a list of addresses, please refer to the Town's <u>Development Notification Tool</u> .	☒		☐	☐	☐
10. Certificate of Appropriateness fee per <u>Planning & Sustainability Fee Schedule</u>	☒		☐	☐	☐

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.



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

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

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

Isaiah Riley

A handwritten signature in dark ink, appearing to read "IRA", written over a horizontal line.

08/15/2018

Applicant (printed name)

Signature

Date

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:

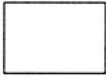
- | | |
|----------|---|
| X | 1. Application Form. Either <u>Residential</u> Zoning Compliance or <u>Administrative</u> Zoning Compliance. |
| X | 2. Recorded plat or deed verifying property's current ownership |
| X | 3. Recorded plat of easements, right-of-way, and dedications, if applicable |
| X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



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(Continued)



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.

Written Description:

Our Plan is to renovate the metal roof on this property and protect the structures underneath it from further risks of storm exposure and storm damage.

After conducting a roof inspection back on 02/2018 we were able to get the homeowners insurance company to release funds to renovate and upgrade the roof to protect it from extreme weather.

During the roof inspection we found nickel to quarter sized hail strikes to metal structures throughout the roof.

No Damage was found on the carport.

We noticed water intrusion damage to the fascia boards and pipe boots on the roof and some wind damage to the fascia boards and metal structures toward the front of the property.

My job is to work with Metropolitan Builders and the Insurance company to accomplish that task and give the homeowner peace of mind in knowing that her home will be protected from the elements.



We have one mission, that is to protect this landmark and give it more time in the community. Historic Properties have always been a interest of mine, I am honored to have been given an opportunity to work with this homeowner on her property and express her concerns to you. The roof on this property is over 100 years old and has never been replaced. As long as we can get the permits we need and enforce the need to bring this roof to a current state with the insurance company. We will see this property move forward to see future generations. If we don't get what we need for this build the Historic Society will continue to see a rapid deterioration in this property and many like it.

History of the Property

Built in 1917 by John Fowler

Purchased by Walley Kaufman of Hartwood Realty 1974

It was believed that the previous owner was attempting to turn the house into a boarding home and by enlisting the help of Edgar Stuurdivant to remodel the house.

Kaufemans plans to turn it in to 6 cooperative apartments were debunked by the town. Until Molly Cole from the NCNB “went to bat” for Kaufeman and got the bank to grant the loan for the project.

Kaufeman hired the a construction firm Barrett,Robert and Wood to do most of the Carpentry work.

Frank Wells to do the floors.

Carty Brothers to do the Brick Work.

At some point during this exciting transition the main house was purchased by an associated professor at UNC David Klainbaum and his wife Anna Peed Klainbaum now (Peed-Washington)

The property has not gone through any major changes since the 70's

Justification of Appropriateness

The Historic District Design Guidelines provide guidelines for roofs on page 37:

4. Repair deteriorated or damaged roof features and surfaces through recognized preservation methods for specific feature or material.
5. Replace in kind roof features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, pattern, detail, texture, and color. Consider a compatible substitute material only if replacement in kind is not technically feasible.

After attending a prior HDC meeting in July, I researched metal panels closely matching what is already on the roof. Due to the issue that the roof is 100 + years old we were not able to get it match exactly to what the roof is currently.

Barrage Victorian Metal Panel:

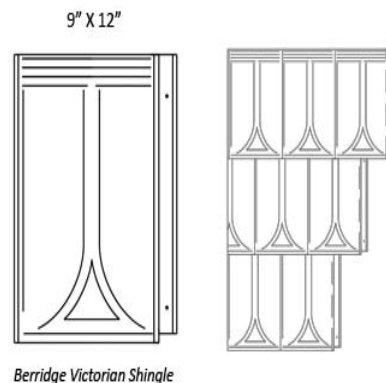


This Panel Offers a more vintage look while keeping a historic feel which is what both the homeowner and the Historic District are looking for.

- available in 24 gauge steel
- Concealed fasteners
- UL 580/UL 1897 tested
- Florida Product Approval
- Miami-Dade Approval

Materials:

- Standard material is 24-Gauge, Galvalume®
- Unfinished material is Acrylic Coated Galvalume®



The Vender will have to agree to terms put in place by our corporate office and insurance company.

Photos



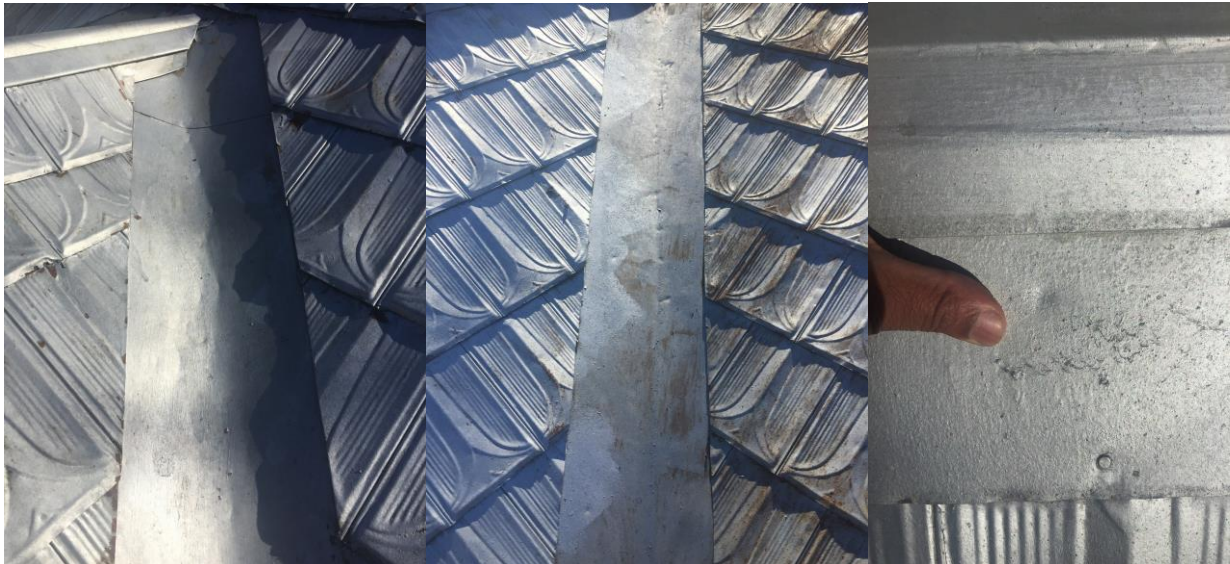
305 McCauley st, Chapel Hill North Carolina 27516- Front Of Property



Roof view of roofing structures facing toward front and right of property of 305 McCauley st. Three total pipe boots on this side of the property that need to be replaced.



Aged metal panels with rust build up on front of property.



Noticeable hail sticks to metal structures on the roof.



842 554 1/2

no money involved.

AK

19900315000030810 DEED
Bk: RB842 Pg: 554
3/15/1990 1/2

FILED

BOOK XXXX# 842 PAGE# 554

MAR 15 1 31 PM '90

BETTY JUNE HARRIS
REGISTERED CLERK
ORANGE COUNTY, N.C.

Recording Time, Book and Page

BOOK 842 PAGE 554

Excise Tax

Tax Lot No. 7.87.E.6 Parcel Identifier No. A = 9788-24-6860 oh
Verified by County on the day of 19
by B = 9788-24-6792
7.87.E.6AMail after recording to Wendy L. Shoob, Esq., Warner, Mayoue & Ryals, P.C., Suite 1300,
100 Galleria Parkway, Atlanta, GA, 30339 P.O. Box 420202This instrument was prepared by Jon P. spetalnick, Esq., Atlanta, GA 30342
(Prepared Out-of-State)

Brief description for the Index LOTS 6,7 & Part of 8, Block B, University Heights

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this day of January, 19 89, by and between

GRANTOR

David G. Kleinbaum (unmarried)
Department of Public Health
A27 Fisher Road
The University of Sidney
N.S.W. 2006 AUSTRALIA

GRANTEE

Anna P. Kleinbaum (unmarried)
305 McCauley Street
Chapel Hill, NC 27516RECEIVED
1990 MAR 15 PM 12:17
ORANGE CO. LAND RECORDS

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 City of Chapel Hill, xxxxxxxxxxxxxxxxxxxxxxxxx

Orange County, North Carolina and more particularly described as follows:

LOCATED IN ORANGE COUNTY, Chapel Hill Township, and being all of LOTS 6, 7 AND PART OF LOT 8 in BLOCK B, UNIVERSITY HEIGHTS, as surveyed and plotted by J.R. Edmonds, plat of which is recorded in the Orange Registry, Book 79, Page 188, being the same property conveyed to SARALYN, INCORPORATED by deed recorded at Book _____, Page _____, Orange County Registry.

BEING all of Unit A of the 307 McCauley Street Condominium according to the Declaration thereof, dated February 25, 1977, and recorded in Book _____, Page _____, of the Orange County Registry, and including appertenant thereto, a one-half (1/2) undivided interest in the common elements as provided in the hereinabove-described Declaration; provided that this Unit is subject to an easement in favor of Unit B over and across the common driveway and parking areas for ingress, egress and parking as such areas are shown on the Plans and Specifications attached as Exhibit "A" to the hereinabove-described Declaration.

(Continued on Back)

The said Unit A shall be used only for residential purposes as provided in Article V of the hereinabove-described Declaration.

This Deed is made and delivered in severance of the Grantor and Grantees' joint tenancy and as full settlement of the Grantor and Grantee's rights of equitable distribution in the property described herein and pursuant to the Settlement Agreement in the divorce action filed in the Superior Court of Fulton County, State of Georgia, Civil Action File No. D-65727.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 270, Page 918

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to covenants, restrictions and other easement of record.

Subject to ad valorem taxes, if any.

Subject to any indebtedness on said property incurred jointly by Grantor and Grantee, including, but not limited to, that First Mortgage as held by Home Savings & Loan Association of Durham, North Carolina.

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.

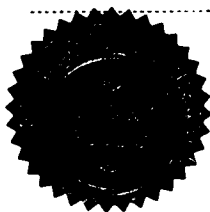
(Corporate Name)

By: _____

President

ATTEST: _____

Secretary (Corporate Seal)



SEAL - STAMP

SECRETARY

DAVID G. KLEINBAUM

DAVID G. KLEINBAUM

DAVID G. KLEINBAUM

DAVID G. KLEINBAUM

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