



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: 500 NORTH STREET RENOVATION 18-110
Project Description: Renovate a historic 1939 duplex by: 1. Adding 130 heated square feet (65 s.f. to each dwelling unit) to the rear elevation of the main level footprint. 2. Replacing two (2) rear shed dormers with one (1) larger rear shed dormer – spanning both dwelling units – to gain adequate headroom upstairs and add code-compliant egress windows to the bedrooms. 3. Adding a patio wall on the existing rear brick patio to provide screening between the two dwelling units.	Permit:
	STAFF REVIEW
	<input checked="" type="checkbox"/> Application complete and accepted
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies
	BY: Becky McDonnell DATE: 10/30/2018
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: 500 NORTH STREET	Parcel ID Number: 9788583996
Property Owner(s): JOSHUA DORIAN TALLMAN	Email: josh@bluesourcesolar.com
Property Owner Address: 500 NORTH STREET	
City: CHAPEL HILL State: NC Zip: 27514 Phone: 919-825-1163	
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: KEITH SHAW, AIA	Role (owner, architect, other): ARCHITECT
Address (if different from above): 180 PROVIDENCE RD. SUITE #8	
City: Chapel Hill	State: NC Zip: 27514



QUESTIONS?
Call or email us!

Email: keith@shawdesign.us

Ph: 919-493-0528

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-2	Street	Interior	Solar	Primary	Secondary		.31 ACRES
Required by zoning	26	11	13	29	50		
Proposed	N/C	N/C	N/C	N/C	N/C		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	2,228	+130	2,358	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	487	-130	357	2,228	2,358	Existing	Proposed
Impervious Surface Area (ISA)	2,715	N/C	2,715	2,715	N/C	.20	.20
New Land Disturbance			NONE				



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. 5	Historical Intent	<p>"A property shall be used as it was historically"</p> <p>Proposed construction will maintain the historic duplex's two-unit layout. Two small rear dormers will be replaced by a single larger rear dormer to allow for appropriate head room upstairs as well as code-compliant egress windows in the bedrooms.</p>
PG. 37	Roof Guidelines	<p>The proposed rear dormer and main level addition will both mimic the existing roof pitches, exterior cladding appearance, and window styles.</p>
PG. 47	Accessibility & Life Safety Considerations	<p>"Meet accessibility and life safety code requirements in ways that do not compromise the historic character"</p> <p>Proposed work will add code-compliant bedroom egress windows to the two dwelling units' upstairs bedrooms. They will be located within proposed rear shed dormer so as not to compromise the street-facing front elevation look.</p>



QUESTIONS?
Call or email us!

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

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. 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. <input checked="" type="checkbox"/> The entry of your property on the most recent inventory of historic resources in the relevant National Register for Historic Places filing, available via the NC State Historic Preservation Office website: for McCauley-Cameron see West Chapel Hill, for Franklin-Rosemary see Chapel Hill Historic District, for Gimghoul see Gimghoul. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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”. <ul style="list-style-type: none"> A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings. B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings. C. Exterior construction materials, including texture and pattern. D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials. E. Roof shapes, forms, and materials. F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration. G. General form and proportions of buildings and structures. H. Appurtenant fixtures and other features such as lighting. I. Structural conditions and soundness. 	<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

QUESTIONS?
Call or email us!

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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.) <input checked="" 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 checked="" 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 checked="" 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. 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. <input checked="" type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides. <input checked="" 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 checked="" 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. 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: <input type="checkbox"/> The height of each building (if an estimate, indicate that). <input type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). <input type="checkbox"/> The size of each lot (net land area in square feet). <input type="checkbox"/> The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from Orange County Real Estate Data ; indicate any corrections for accuracy you believe necessary and your basis for doing so.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Demolition/Relocation Information (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

QUESTIONS?
Call or email us!

<input type="checkbox"/> Provide a written description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property. <input type="checkbox"/> Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons and/or families associated with the property. Provide current exterior photographs of the property (4" x 6" as printed or the digital equivalent). If information is unknown, please provide a summary of sources consulted. <input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer. <input type="checkbox"/> As necessary, attach a statement explaining how a delay in demolition would cause the property owner to suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay. <input type="checkbox"/> Provide any records about the structure to be demolished.					
9. Mailing notification fee per Planning & Sustainability Fee Schedule . For a list of addresses, please refer to the Town's Development Notification Tool .	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



QUESTIONS?
Call or email us!

Town of Chapel Hill
Office of Planning and Sustainability
Development Services 919-969-5066
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.

DORIAN TALLMAN	Dorian Tallman	10/8/2018
Applicant (printed name)	Signature	Date

DORIAN J TALLMAN	Dorian Tallman	10/8/2018
Property Owner	Signature	Date

(if different from above)



500 NORTH STREET

CHAPEL HILL, NC 27514

CERTIFICATE OF APPROPRIATENESS: RENOVATION TO HISTORIC 1939 DUPLEX

DESCRIPTION OF PHYSICAL CHANGES PROPOSED:

1. PATIO WALL – The owner would like to propose an addition of a patio wall between the two sides of the duplex. The stained wood dividing wall would be attached to the rear of the structure and project perpendicularly toward the rear lot line. The wall - approximately 10'-0" in length, 6'-0" in height - would sit atop the existing brick patio and serve as a visual screening between the two sides of the duplex, allowing for two separated private outdoor spaces.

2. HEATED SQUARE FOOTAGE FOOTPRINT ADDITION – The owner would like to propose a 130 square foot heated addition to the existing main level footprint. The rectangular addition would project 6'-0" from the rear of the structure and sit atop the existing brick patio. It would be approximately 37'-0" away from the rear property line, 38'-6" from the west side property line, and 46'-4" from the east side property line.

No new impervious surface would be added because of its location on the existing patio. The addition would have a shed roof – comparable to what exists on the rear currently – and give each side of the duplex approximately 65 extra square feet of heated space.

Material-wise, the addition will match all the existing historical windows, doors, siding, and roofing in terms of physical appearance. The new windows will be an energy-efficient version of the existing six-over-six white double-hungs. The new exterior doors onto the rear patio – proposed to be half-light grids on the top and a two-panel relief on bottom – will match the existing exterior door from the kitchen into the sunroom. Added siding will be comparable to the GAF WeatherSide Purity fiber cement wavy shingle siding, which most closely matches the existing 10" asbestos siding material. The new shed roof will be covered in gray flat tab asphaltic shingles to most closely match the existing roofing.

3. REAR SHED DORMER ADDITION – To gain more headroom in the upstairs bedrooms, the owner would like to propose a single shed dormer across the rear of the dwelling. This new dormer would span both duplex units and allow for the addition of code-compliant egress windows.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 132Chapel Hill Historic District Boundary Increase and
Additional Documentation
Orange County, North Carolina

The Episcopal Rectory was built about 1850 and had only two rooms. In the late nineteenth century, two wings were added, each with two rooms, giving the house a general "H" shape. In approximately 1915, the house was moved from its original location on Rosemary Street to North Street and separated into a trio of small (two-room) cottages, which appear on the 1925 Sanborn map.

C-Building – Garage, c. 1925 – Located northwest of 408 North Street, this one-story, side-gabled, three-bay, frame garage has German-profile weatherboards, open garage bays on the east elevation and six-light windows on the west elevation.

409 North – House – c. 1935**C – Building**

Set far back from the street, this one-and-a-half-story, side-gabled Cape Cod house is three bays wide and double-pile with three gabled dormers on the façade and rear elevation. The house has plain weatherboards, six-over-six wood-sash windows, and an exterior painted brick chimney on the left (west) elevation. A two-light-over-four-panel door is centered on the façade and accessed by an uncovered brick stoop. There is a modern wood deck at the right rear (northeast) and a paved driveway and paved parking in front of the house. County tax records date the house to 1935 and the house appears on the 1949 Sanborn map.

500 North – Duplex – c. 1939**C – Building**

This one-story, side-gabled, Minimal Traditional-style duplex is six bays wide and double-pile with a symmetrical façade with projecting, front-gabled wings flanking the entrance bay. The building has asbestos siding, six-over-six wood-sash windows, including groups of three windows on each of the front-gabled wings, and two interior brick chimneys. Entrances to each unit are located on the side of the front-gabled wings, facing the center of the building and sheltered by a shed-roofed porch supported by square posts. Above the porch is a front-gabled dormer with a single six-over-six window. A side-gabled wing on the left (east) elevation has a second entrance to the left unit. There are shed-roofed dormers on the rear (south) elevation and a one-story, shed-roofed wing centered on the rear elevation. County tax records date the house to 1939 and the duplex appears on the 1949 Sanborn map.

501 North – House – c. 1937, c. 1960**C – Building**

This two-story, side-gabled, Colonial Revival-style house is three bays wide and double-pile with a whitewashed brick exterior and gable end brick chimneys. It has six-over-six wood-sash windows and the six-panel door, centered on the façade, has a pedimented surround with fluted pilasters and is accessed by an uncovered brick stoop with decorative metal railing. A c. 1960 one-story, flat-roofed wing on the left (west) elevation has plain weatherboards, a twelve-light metal picture window, and a metal railing at the roofline, encircling a roof deck. A twelve-light-over-one-panel door on the right (east) elevation leads to a small balcony that shelters a basement-level nine-light-over-two-panel door and window. A one-story-with-basement, shed-roofed wing extends the full width of the rear (north) elevation and there are weatherboards at the second-floor level of the rear elevation and an uncovered



500 NORTH STREET

CHAPEL HILL, NC 27514

CERTIFICATE OF APPROPRIATENESS: RENOVATION TO HISTORIC 1939 DUPLEX

JUSTIFICATION OF APPROPRIATENESS:

A. Height of building: The existing height of the duplex dwelling is 22'-6" from mean average grade to the apex of the roof peak. This height – well under the maximum primary height of 29' in the R-2 zoning district – will NOT be altered with the proposed renovation.

B. Setback and placement on lot:

"Introduce additions in locations that are not visible from the street – usually on rear elevations, inset from either rear building corner."
- (Design Guidelines pg. 55)

The proposed 130 square foot addition on the rear of the dwelling will protrude 6'-0" away from the existing rear of the dwelling. The new addition will be 37'-0" away from the rear property line and 38'-6" / 46'-4" from the side property lines – well under the minimum interior setback of 11' in the R-2 zoning district. Because of vegetation and placement on the lot, the proposed addition will be virtually invisible to adjacent neighbors.

C. Exterior construction materials: The proposed additions will match all the existing historical roofs, windows, doors, siding, and roofing in terms of physical appearance.

All new roofing will be gray flat-tab asphaltic shingles to most closely match the existing roofing on the dwelling. New added windows will match the historical six-over-six white double-hungs in general scale/ size, grid layout, and exterior trim. Added siding will be comparable to the GAF WeatherSide Purity fiber cement wavy shingle siding, which is the modern material that most closely matches the existing historical 10" asbestos siding material.

D. Architectural detailing: The existing duplex dwelling is a fairly simple structure in terms of architectural detailing and does not possess many decorative elements such as lintels, cornices, trim headers, overhangs, or brackets. The existing window trim surrounds – 2" trim and header with a 1" pitched sill – will be replicated on all new windows. Existing flat eave trim and 5 ½" corner boards will also be matched. The existing brick foundation – constructed in stretcher





bond layout where visible – will be replicated on the proposed addition where appropriate. If possible and historically matching the foundation, existing brick from the patio could be removed and reused for visible foundation portions of the footprint addition.

E. Roof shapes, forms, and materials:

“Retain and preserve roofs that are important in defining the overall historic character of the buildings within the historic districts.”

“Retain and preserve the details, features, and material surfaces of historic roofs.”

- (Design Guidelines pg. 37)

The new main level footprint addition will have a shed roof, comparable to what currently exists over the rear sunroom. The new rear shed dormer will be a larger version of the existing two shed dormers (to be removed) on the rear. All additions will have new gray flat-tab asphaltic shingles to most closely match the existing roofing. Both proposed additions occur on the rear of the dwelling, which will have minimal visibility.

F. Elements of fenestration:

“Retain and preserve windows and doors that are important in defining the overall historic character of buildings within the historic districts.”

“Retain and preserve the details, features, and surfaces of historic exterior windows and doors . . . matching the original material, design, dimension, configuration, detail, and texture.”

- (Design Guidelines pg. 41)

The existing windows and doors that are proposed to be removed on the sunroom addition are not historical; they have no six-over-six grids and appear to have been modern additions after the fact to enclose the sunroom. The proposed new windows on both the main level addition and rear dormer will be energy-efficient versions of the historical six-over-six white double-hungs. Sizes will be kept appropriate in scale and will be trimmed to match what occurs on the dwelling at present.

The new exterior doors onto the rear patio – proposed to be half-lights with grids on the top and a two-panel relief on the bottom – will match the existing (presumably historic) exterior door from the kitchen into the sunroom.



"Meet accessibility and life safety code requirements in ways that do not compromise the historic character of the building site and its significant features."

- (Design Guidelines pg. 47)

The new windows on the rear shed dormer will be large enough to meet fire egress codes for the upper level bedrooms. Their pattern and appearance will be seamless with the other historical six-over-six double-hung windows.

G. Form and proportions of buildings and structures: The proposed rear elevation changes will be visually symmetrical across the center line of the duplex dwelling, further accentuating the structure's unique historical two-unit layout. Each side of the duplex will appear to be equal mirror images of each other, much like the existing front elevation.

"Introduce additions in locations that are not visible from the street – usually on rear elevations, inset from either rear building corner."

- (Design Guidelines pg. 55)

All proposed additions and changes – patio wall, main level footprint addition, and shed dormer addition – occur on the rear of the dwelling and are not visible from the street. The new patio wall bisects the dwelling in the center of the lot, farthest away from adjacent neighbors. The main level addition is inset 19'-8" from the rear building corner; the rear dormer addition is inset 9'-0" from the rear building corner.

"The size of the addition is critical. It should be kept minimal so it does not visually compete with the original building and the footprint of the addition should not significantly alter the site's ratio of built mass to unbuilt area."

- (Design Guidelines pg. 54)

The 130 square foot main level footprint addition is minimal in size and scale to the existing $\pm 2,200$ sq. ft. structure and .31 acre lot. The new proposed single rear dormer addition will replace two existing shed dormers and is larger to allow for appropriate head room upstairs as well as code-compliant egress windows in the bedrooms. Both will have shed roofs, comparable to what currently exists on the rear. Neither of the proposed changes will be taller than what exists, nor will they overwhelm the lot or existing structure.



"...it is important to limit any excavation, regrading, or ground disturbance and to protect significant site features so they are not damaged or destroyed."

- (Design Guidelines pg. 54)

Land disturbance and grading will be minimal (if not altogether unnecessary) because all of the proposed construction will occur on an existing impervious brick patio in the rear of the dwelling.

H. Appurtenant fixtures and features: Exterior lighting fixtures on the rear patio area will be reused or matched on the new main level footprint addition.

"Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site fences and walls in configurations and locations that are compatible with the character of the building, site, and district."

- (Design Guidelines pg. 17)

The proposed stained wood patio wall would be approximately $\pm 10'-0"$ in length (centered between the duplex units and projecting toward the rear property line), $\pm 6'-0"$ in height, and would sit atop the existing brick patio. The screening patio wall would accentuate the unique fact that this dwelling is an historical duplex with two separate dwelling units. The Franklin-Rosemary Historic District encompasses numerous existing dividing structures – equal to the proposed wall's overall scale, construction, and material. The intent of the proposed patio feature is visual screening between the two separate duplex units so each side of the dwelling has a semi-private patio space; it is not meant to enclose the property or visually obscure the dwelling from the street or adjacent neighbors.

I. Structural conditions and soundness: The new rear dormer addition will structurally sit atop the exterior wall (rather than floating mid-roof as the existing dormers do), making the larger upper level dormer quite stable and secure. The new main level footprint addition will be adding onto a dropped sunroom area with filled-in flooring to match the main level FFE; it therefore should not compromise any of the existing foundation, footings, or structure of the main dwelling.

PHOTOGRAPHS OF EXISTING CONDITIONS: REAR ELEVATION



SHAW DESIGN ASSOCIATES, P.A.
180 Providence Road, Suite 8
Chapel Hill, North Carolina 27514
(919)493-0528 | www.shawdesign.us

500 NORTH STREET DUPLEX RENOVATION

PHOTOGRAPHS OF EXISTING CONDITIONS: REAR ELEVATION



SHAW DESIGN ASSOCIATES, P.A.

180 Providence Road, Suite 8
Chapel Hill, North Carolina 27514
(919)493-0528 | www.shawdesign.us

500 NORTH STREET DUPLEX RENOVATION

PHOTOGRAPHS OF EXISTING CONDITIONS: SIDE ELEVATION



SHAW DESIGN ASSOCIATES, P.A.

180 Providence Road, Suite 8
Chapel Hill, North Carolina 27514
(919)493-0528 | www.shawdesign.us

500 NORTH STREET DUPLEX RENOVATION

PHOTOGRAPHS OF EXISTING CONDITIONS: MATERIALS



WINDOWS & TRIM

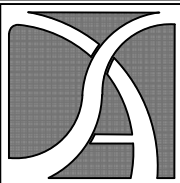
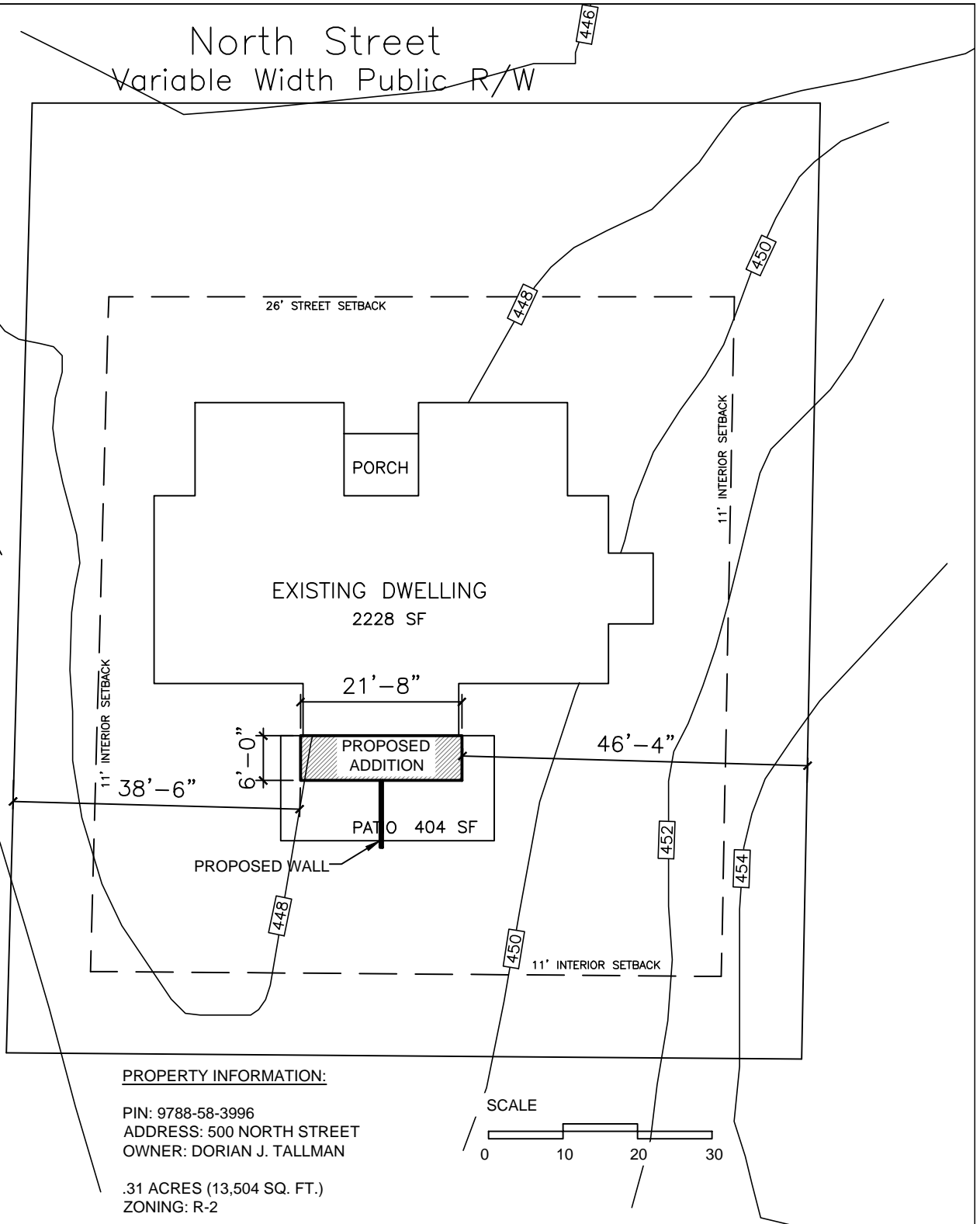
ROOF SHINGLES



SIDING



North Street Variable Width Public R/W



**SHAW DESIGN
ASSOCIATES, P.A.**

DESIGN
PLANNING
GRAPHICS

180 PROVIDENCE RD SUITE #8
CHAPEL HILL, NC 27514
(919) 493-0528
www.shawdesign.us

PROPOSED SITE PLAN

500 NORTH STREET

CHAPEL HILL, NORTH CAROLINA 27514

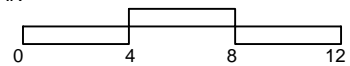
DATE	10/5/2018
DRAWN	MOE
FILE #	PERSPECTIVE
SCALE	1:20

C101

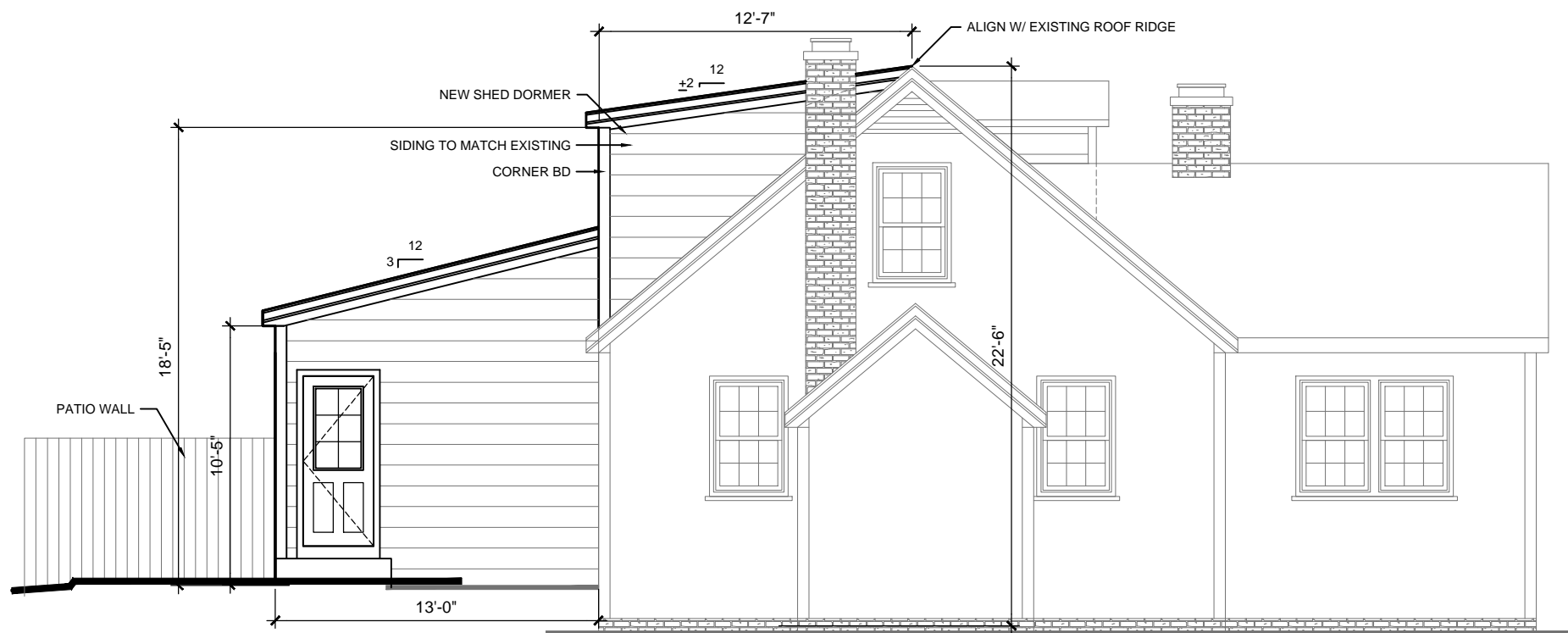




SCALE BAR







SCALE BAR

