



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:	18-118
	Permit:	
	STAFF REVIEW	
	<input checked="" type="checkbox"/> Application complete and accepted	
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
Project Description: Screen porch over existing patio	BY:	Becky McDonnell
	DATE:	11/30/18
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:	508 N Boundary St	Parcel ID Number:	
Property Owner(s):	Henrik Dohlman & Christianna Williams	Email:	hdohlman@gmail.com
Property Owner Address: 508 N Boundary St			
City:	Chapel Hill	State:	NC
Zip:	27514	Phone:	919-918-7198
Historic District: <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul		Zoning District: CH R-1	

B: Applicant Information			
Applicant: Henrik Dohlman		Role (owner, architect, other): owner	
Address (if different from above):			
City:	State:	Zip:	



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Email: hdohlman@gmail.com

Phone:
9199233972

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

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

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

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

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

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

☐ **Sign**

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

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

Zoning District:	Minimum setbacks			Maximum heights		Lot size	
	Street	Interior	Solar	Primary	Secondary		
Required by zoning	28	14	28	29	40		
Proposed							
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	3156	0	3156	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	673	0	673			Existing	Proposed
Impervious Surface Area (ISA)	3553	0	3553				
New Land Disturbance			0				



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E: Applicable Design Guidelines

The Town's [Design Guidelines for the Chapel Hill Historic Districts](#) are integral to the application and review process. These guidelines supplement the required review criteria for Certificate of Appropriateness applications (provided in [Section 3.6.2\(e\)\(4\)](#) of the Land Use Management Ordinance) by providing detailed, practical considerations for how to make changes to properties while preserving the special character of their Historic District context. Please review the Design Guidelines and consider their applicability to your proposed project. (Attach additional sheets, as necessary.)

Section/Page	Topic	Brief description of the applicable aspect of your proposal
p. 51	Additions	<p>1. Screen porch addition will not be visible from the street, does not damage or conceal significant building features, and will be built over an existing patio. New patio surface will not be visible. Existing trees and landscaping will be unaffected.</p> <p>2. Home is not historic.</p> <p>3. Screen porch addition will not alter the original building in either height or mass. It will be built over an existing patio and will not disturb unbuilt areas.</p> <p>4. Metal shed roof was designed to complement and not alter existing roof form.</p> <p>5. Surface stucco (enclosed) and all trim will match existing in terms of composition, texture, pattern, color and detail.</p> <p>6. Metal roof addition will render the addition discernible from the existing structure. Roof color will complement existing shingles. Roof material will echo that of neighboring homes.</p> <p>7. Addition will be over an existing patio. There will be no changes to site features.</p>
p. 37	Roofs	<p>7. Relocated gutters and downspouts will match existing.</p> <p>10. Metal roof will complement rather than copy existing shingle roof.</p>
p. 57	Decks	<p>Not applicable. Existing patio will be restructuctured on the same or slightly smaller footprint and will not be visible behind screen.</p>



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F. Checklist of Application Materials

Attach the required elements in the order indicated.	ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
	YES	N/A	YES	N/A	NO
1. 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 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"/>



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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"/>



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<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 checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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G: Applicant signature

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

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

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

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

Henrik Dohlman	<i>Henrik Dohlman</i>	11/8/18
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Applicant (printed name)	Signature	Date
--------------------------	-----------	------

Property Owner (if different from above)	Signature	Date
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**HDC application respectfully submitted by homeowners
Henrik Dohlman and Christianna Williams
508 N Boundary St
Chapel Hill, NC 27514**

Part 1. Written description of physical changes proposed.

We are requesting approval for a screen porch to be built over an existing patio (**Appendix 1**). Siding and trim will match existing in terms of material, design, dimension, pattern, detail, color and texture. The patio will be reconstructed with concrete in place of brick and stone. The metal roofing will render a compatible contemporary style so as to match roofing material used in adjoining homes (see **Appendix 2**). An interior ceiling fan and visible light fixtures will be in keeping with the character of the site and house and will match as closely as possible existing fixtures in terms of brightness, direction and color (**Appendix 3**).

Part 2. History, context, and character information.

The home was designed by Lucy Carol Davis and built in 1994 on the original Coker estate property. Neighboring homes were designed by the same architect and are of the same vintage, but vary dramatically in style. See attached current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. (**Appendix 4**).

Part 3. Justification of appropriateness.

The addition will be in an unobtrusive location not visible from the street and barely visible from adjoining properties. The structure will be compatible with the character of the existing building. Walls and trim will match existing in terms of material, design, dimension, pattern, detail, color and texture.

Visible light fixtures will be in keeping with the character of the site and house and will match as closely as possible existing fixtures in terms of brightness, direction and color. Care will be taken not to invade adjacent properties.

The room form and height will be compatible with and deferential to the original building so the original form and massing is still apparent. The selection of metal roofing materials will render a compatible contemporary style so as to be discernible from the original structure while echoing roofing material used in adjoining homes.

Any excavation will be temporary. There will be no permanent excavating, regrading or ground disturbance.

A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings:

Not applicable, existing building height is unchanged. The new roof will be at or below the height of the existing home and will not be visible from the street.

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.

Not applicable, building placement is unchanged. Screen porch will be built over an existing patio.

C. Exterior construction materials, including texture and pattern:

Walls and trim will match existing in terms of material, design, dimension, pattern, detail, color and texture. Concrete slab to replace current brick and stone patio will be entirely enclosed.

D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.

Architectural detailing will match existing in terms of material, design, dimension, pattern, detail, color and texture.

E. Roof shapes, forms, and materials.

See attached architectural drawings (**Appendix 1**). Metal roof to echo that of adjoining homes (Peacock and Hempsey) (see **Appendix 2**)

F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.

See attached architectural drawings (**Appendix 1**). Screened opening and screen door will match existing in terms of material, design, dimension, pattern, detail, color and texture.

G. General form and proportions of buildings and structures.

See attached architectural drawings (**Appendix 1**).

H. Appurtenant fixtures and other features such as lighting.

Visible lighting will match existing (**Appendix 3**). Visible light fixtures will be in keeping with the character of the site and house and will match as closely as possible existing fixtures in terms of brightness, direction and color. Care will be taken not to invade adjacent properties.

New enclosed ceiling fan and light will be MinkaAire Java or similar (**Appendix 3**).

I. Structural conditions and soundness. See attached architectural drawings.

Part 4. Photographs of existing conditions.

See attached photo (**Appendix 5**)

Part 5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.)

See attached architectural drawings, showing the relationships between, and dimensions of, existing and proposed buildings, walks, walls, and other structures on the property, area of all structural footprints (existing and proposed) in square feet.

See attached current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. (**Appendix 4**).

See attached survey of the entire property (**Appendix 4**).

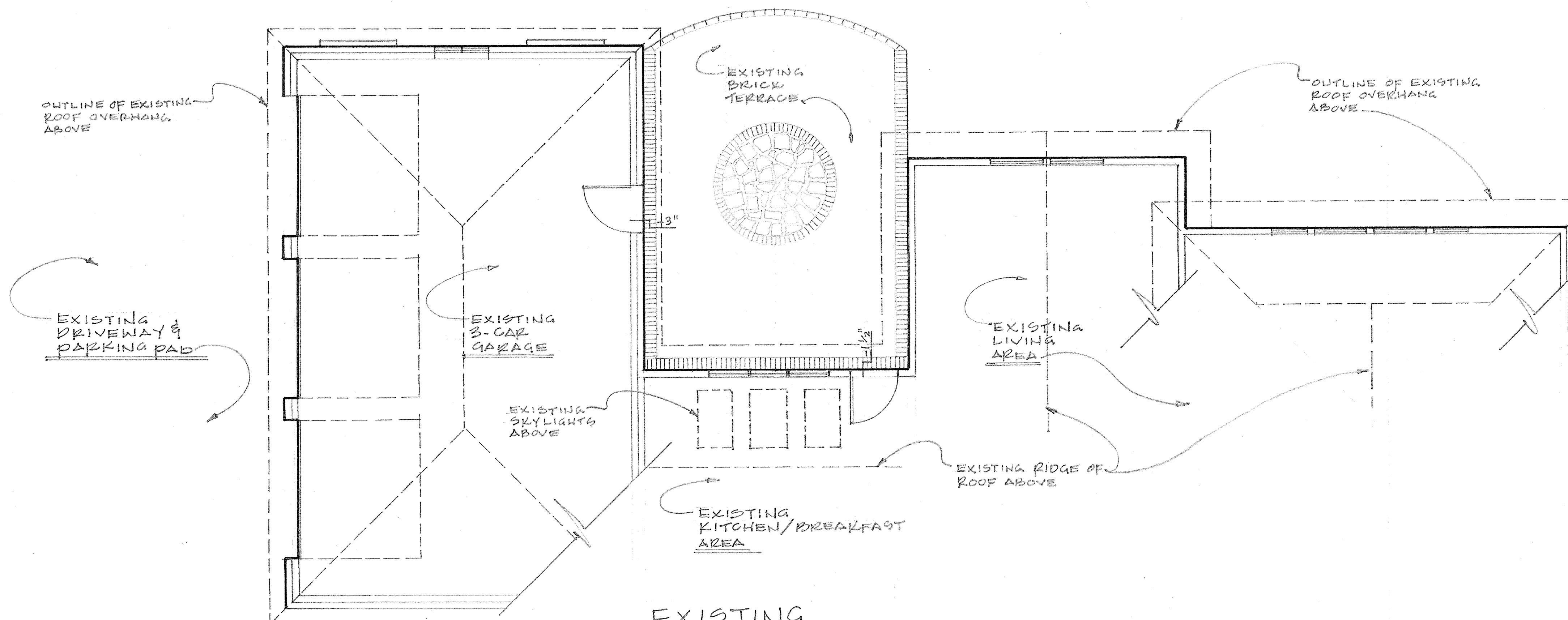
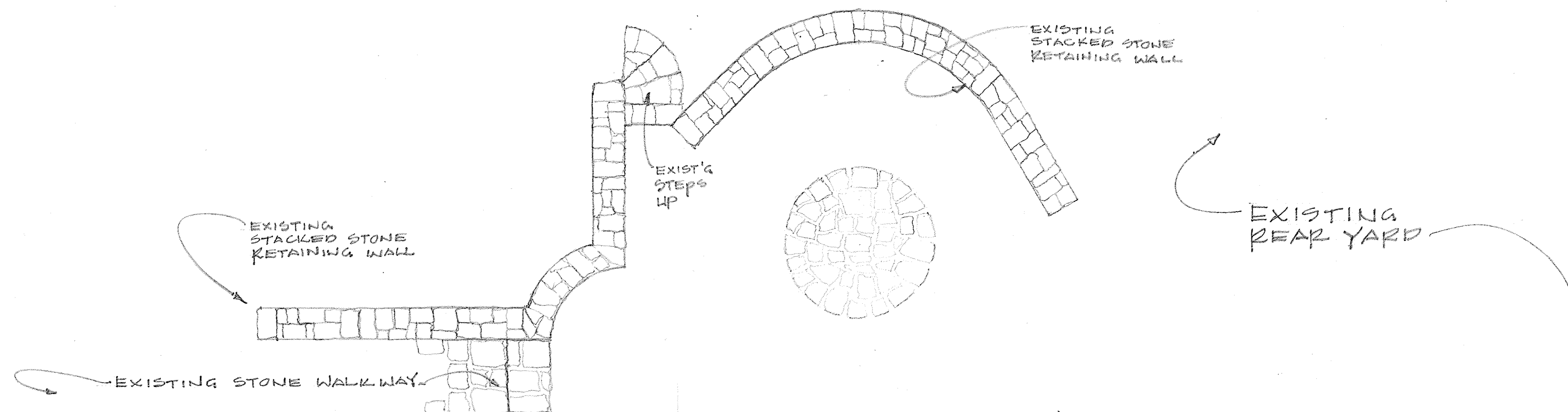
Part 6. Elevation drawings.

There are no changes. See attached architectural drawings, showing elevation and existing structural facades. (**Appendix 1**).

Materials to be used (roofing, siding, windows, trim, light fixtures, etc.) are labeled or will match existing structure.

See attached elevation data from Orange County GIS portal. (**Appendix 4**).

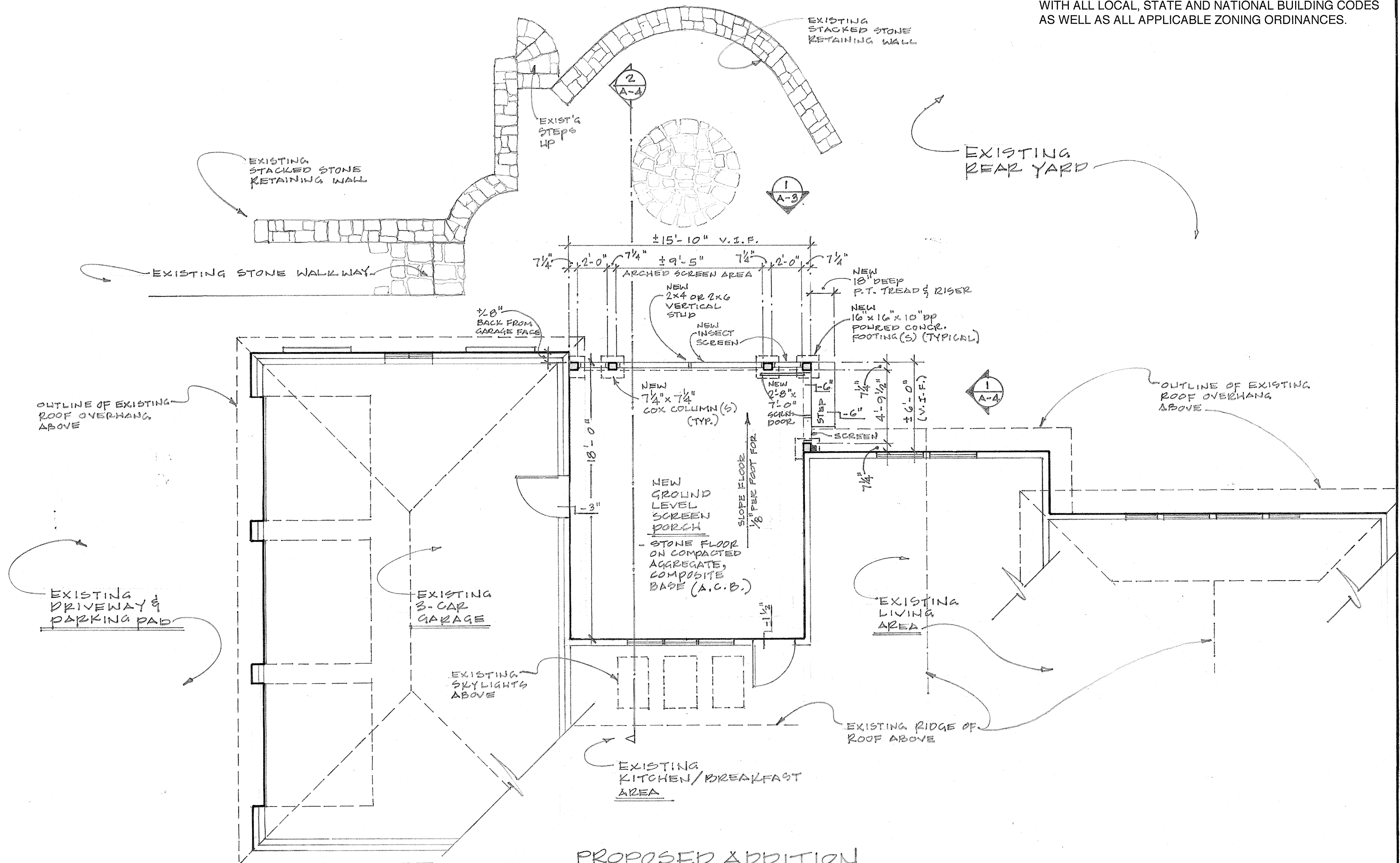
Appendix 1



EXISTING
PLAN VIEW OF
REAR TERRACE BEFORE
SCREEN PORCH CONSTRUCT
1/4" = 1'-0" SCALE

DOHLMAN/WILLIAMS	
SCALE: 1/4" = 1'-0"	APPROVED BY:
DATE: 10/5/18	REVISOR
508 N. BOUNDARY	
CHAPEL HILL, N.C.	
DRAWING NUMBER	EX-2 OF 2

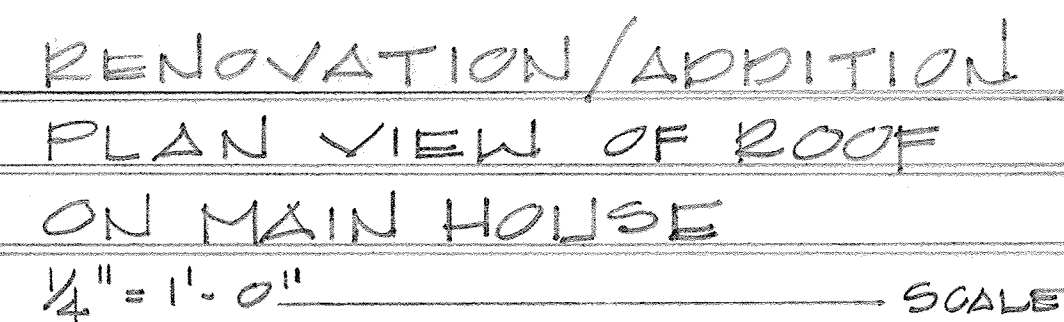
Note:
PLANS ARE FOR CONSTRUCTION GUIDANCE.
GENERAL CONTRACTOR IS TO ASSURE COMPLIANCE
WITH ALL LOCAL, STATE AND NATIONAL BUILDING CODES
AS WELL AS ALL APPLICABLE ZONING ORDINANCES.



PROPOSED ADDITION
PLAN VIEW OF
REAR TERRACE AFTER
SCREEN PORCH CONSTRUCT
 $\frac{1}{4}'' = 1'-0''$ SCALE

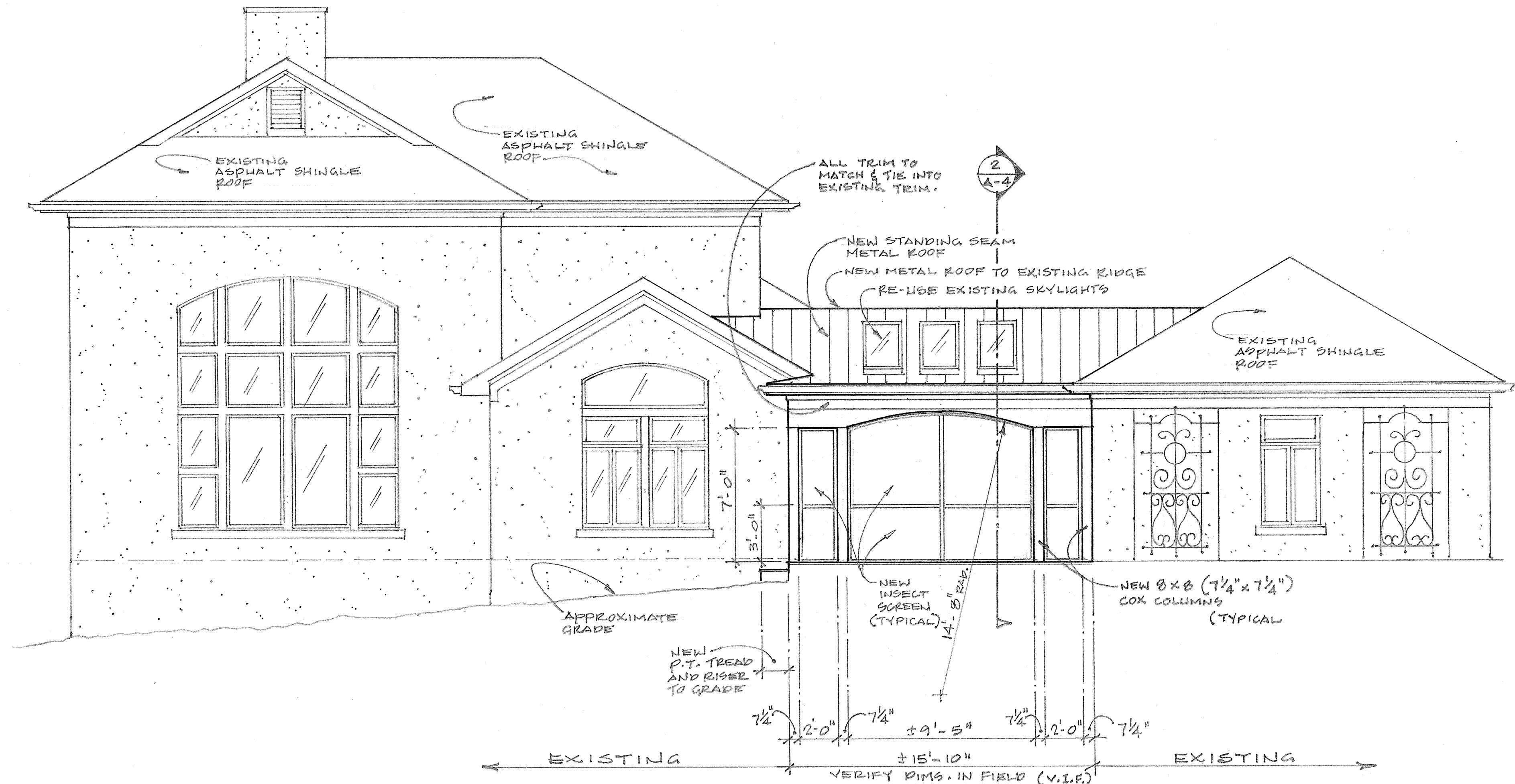
BOHLMAN/WILLIAMS	
SCALE: $\frac{1}{4}" = 1' - 0"$	APPROVED BY:
DATE: 10/5/18	DRAWN BY T.A.
REVISED	
508 N. BOUNDARY	
CHAPEL HILL, N.C.	DRAWING NUMBER A-1 OF 4

PLANS ARE FOR CONSTRUCTION GUIDANCE.
GENERAL CONTRACTOR IS TO ASSURE COMPLIANCE
WITH ALL LOCAL, STATE AND NATIONAL BUILDING CODES
AS WELL AS ALL APPLICABLE ZONING ORDINANCES.



<u>BOHLMAN/WILLIAMS</u>	
SCALE: $\frac{1}{4}" = 1' - 0"$	APPROVED BY:
DATE: 10/5/18	DRAWN BY T.A.
REVISED	
<u>508 N. BOUNDARY</u>	
<u>CHAPEL HILL, NC</u>	DRAWING NUMBER A-2 OF 4

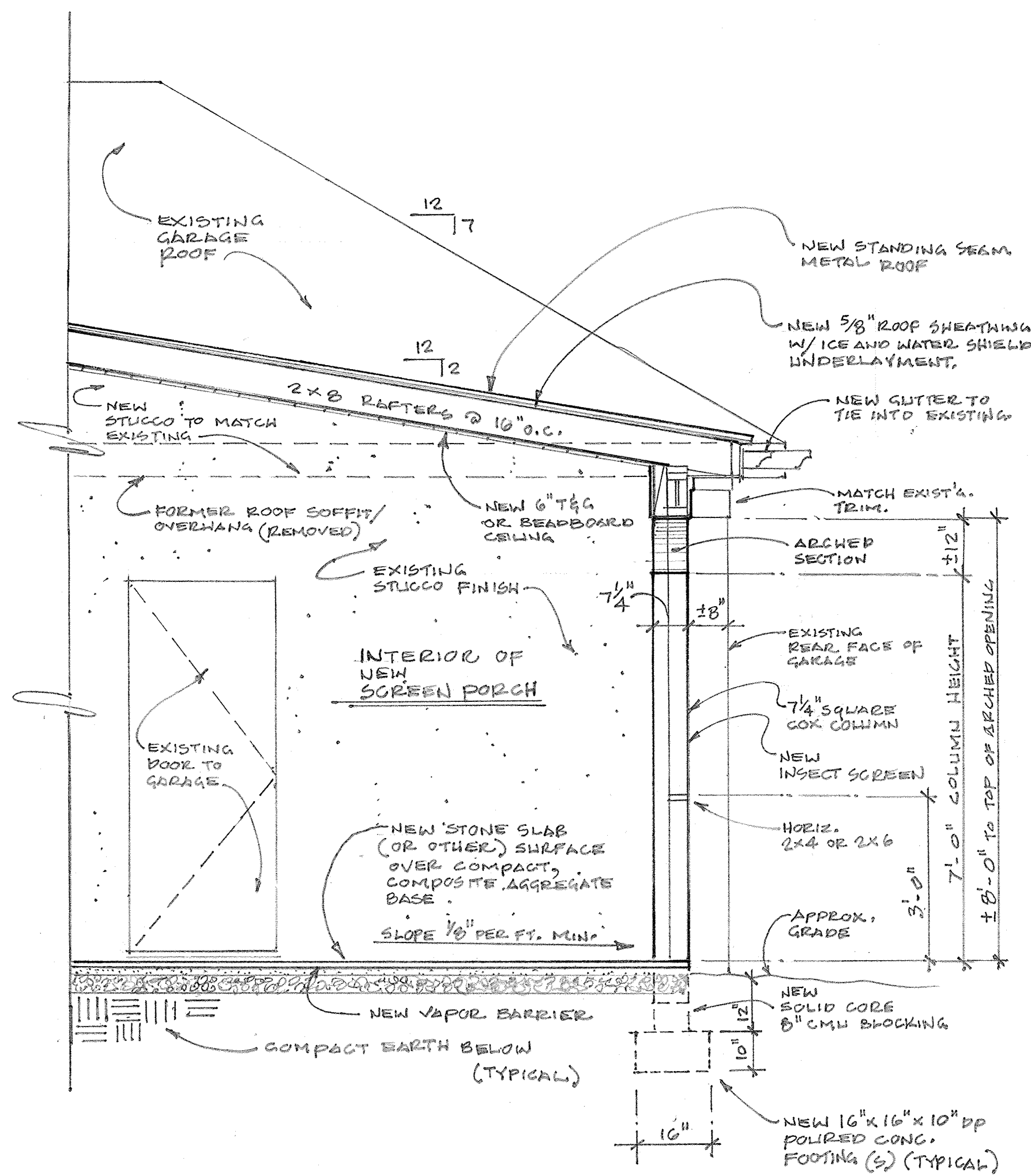
Note:
 PLANS ARE FOR CONSTRUCTION GUIDANCE.
 GENERAL CONTRACTOR IS TO ASSURE COMPLIANCE
 WITH ALL LOCAL, STATE AND NATIONAL BUILDING CODES
 AS WELL AS ALL APPLICABLE ZONING ORDINANCES.



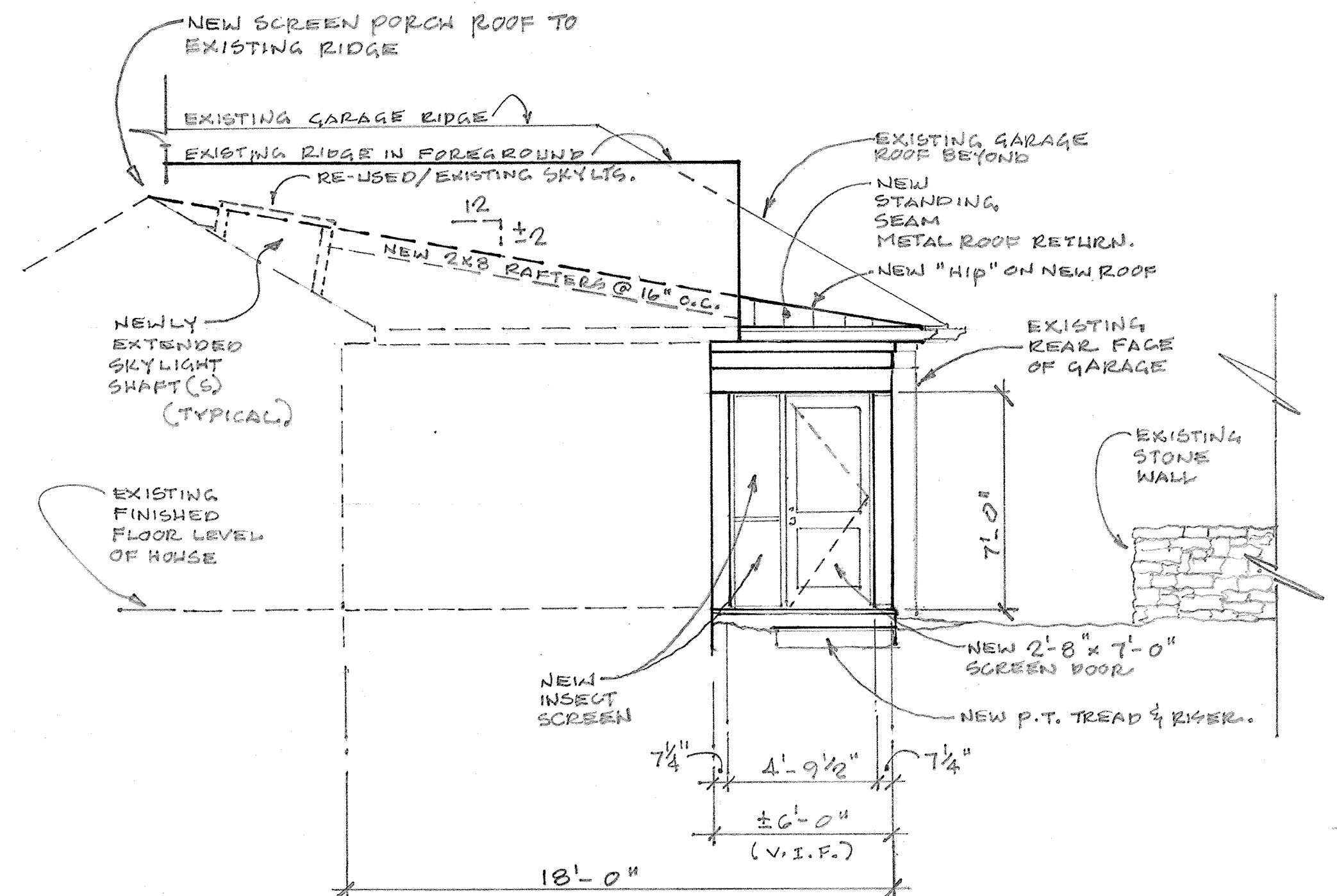
① RENOVATION/ADDITION
REAR ELEVATION
NEW SCREEN PORCH (GROUND LEVEL)
1/4" = 1'-0" SCALE

<u>DOHLMAN/WILLIAMS</u>		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY T.A.
DATE: 10/5/18		REVISED
<u>508 N. BOUNDARY</u>		
<u>CHAPEL HILL, N.C.</u>		
DRAWING NUMBER		<u>A-3 OF 4</u>

Note:
 PLANS ARE FOR CONSTRUCTION GUIDANCE.
 GENERAL CONTRACTOR IS TO ASSURE COMPLIANCE
 WITH ALL LOCAL, STATE AND NATIONAL BUILDING CODES
 AS WELL AS ALL APPLICABLE ZONING ORDINANCES.



② RENOVATION/ADDITION
 CROSS SECTION
 1/2" = 1'-0" SCALE



① RENOVATION/ADDITION
 SIDE ELEVATION
 1/4" = 1'-0" SCALE

DOHLMAN/WILLIAMS		
SCALE: VARIES	APPROVED BY:	DRAWN BY: T.A.
DATE: 10/5/18		REVISED
508 N. BOUNDARY		
CHAPEL HILL, N.C.		DRAWING NUMBER A-4 OF 4

Appendix 2





Appendix 3





Java - LED 54" Ceiling Fan

F753L-BNW Minka-Aire®

share this product

Description

54" 3-Blade Ceiling Fan in Brushed Nickel Wet Finish with Silver Blades with Etched Opal Glass

Available Finish: *Brushed Nickel*



Manual & Specs

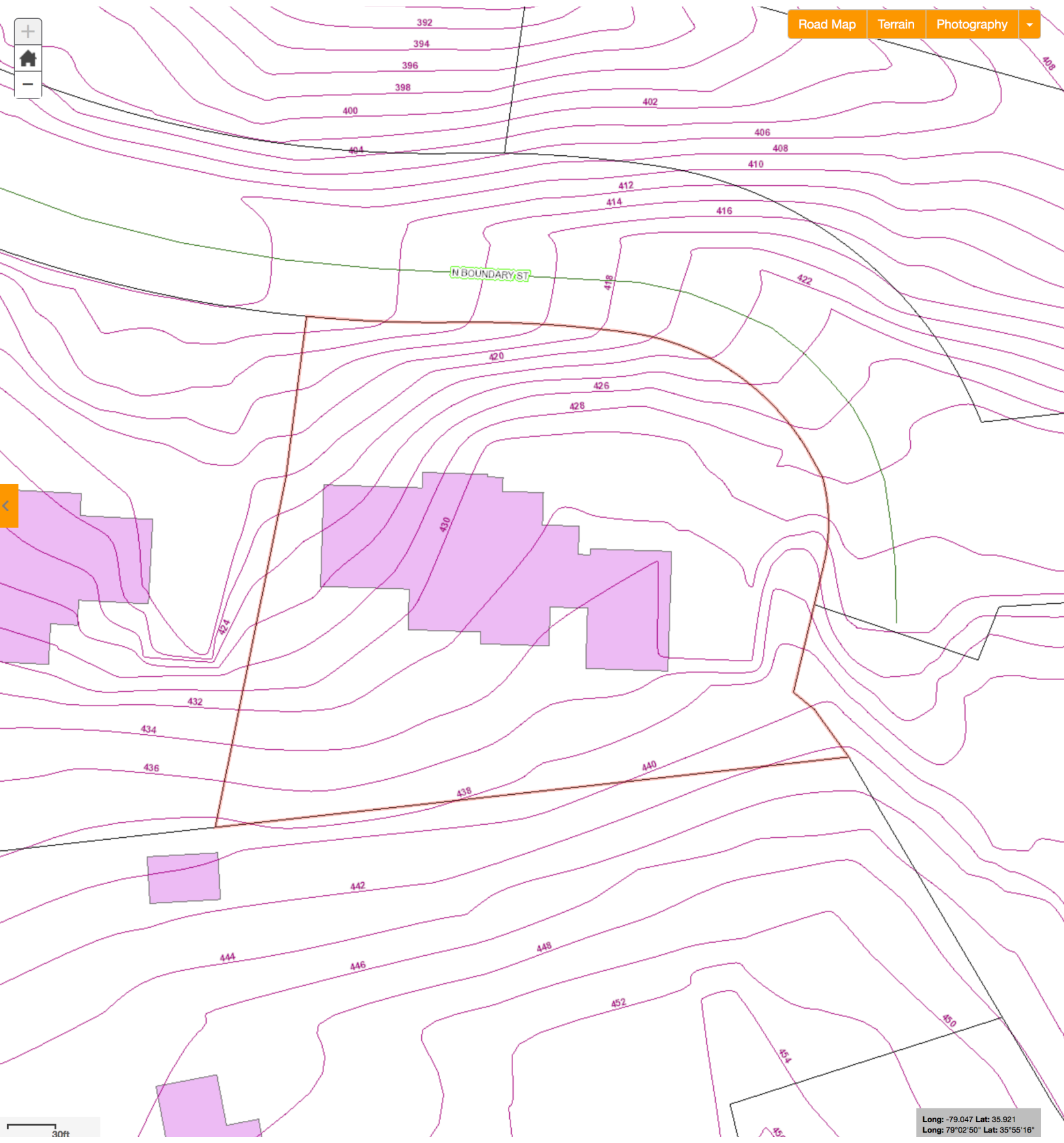
- Instruction Manual - English
- Instruction Manual - Spanish
- Product Specifications

SAVE TO PROJECT

Appendix 4



Road Map Terrain Photography



30ft

Long: -79.047 Lat: 35.921
Long: 79°02'50" Lat: 35°55'16"

Building Areas with Alternative Finishes

Area	Percent Usable	Alternate Type	Alternate Percent	Quality	# of Tenants
------	----------------	----------------	-------------------	---------	--------------

Building Areas

Sub Area	Sub Area Description	Sketched Area	Finished Area	Perimeter
AG	Attached Garage	672	0	106
MA	Main	2,431	2,431	252
MSRY	Masonry Foundation	2,431	0	252
OP	Open Porch	60	0	34
PA	Attached Patio/Stoop	300	0	70
PA	Attached Patio/Stoop	90	0	42
US30	Upper Story 30%	2,431	729	252

Appendix 5



