



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)

Chapel Hill Historic District Certificate of Appropriateness Application	Project:  18-129
Project Description: replacement of deteriorated retaining wall with low fieldstone retaining walls.	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: <i>Becky McDonnell</i> DATE: 12/12/18
<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.	

<b>A: Property Information</b>	
Property Address: <i>504 N. Boundary Street</i>	Parcel ID Number: <i>978859 8968</i>
Property Owner(s): <i>David and Jessica Hemsey</i>	Email: <i>dhemsey@gmail.com</i>
Property Owner Address: <i>504 N. Boundary Street</i>	
City: <i>Chapel Hill</i> State: <i>NC</i> Zip: <i>27517</i>	Phone: <i>415 595 3061</i>
Historic District: <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul	Zoning District:

<b>B: Applicant Information</b>	
Applicant: <i>Scott Nilsen (Garden Gate)</i>	Role (owner, architect, other): <i>Owner, Architect, Contractor</i>
Address (if different from above): <i>515 Parkside Circle</i>	
City: <i>Chapel Hill</i> State: <i>NC</i> Zip: <i>27516</i>	



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Email: ScotH@gardengateinc.com Phone: 919 255 6026

### 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: <u>R-1</u>	Minimum setbacks			Maximum heights		Lot size	
	Street	Interior	Solar	Primary	Secondary		
Required by zoning	<u>28</u>	<u>14</u>	<u>17</u>	<u>29</u>	<u>40</u>		
Proposed	<u>N/A</u>	<u>10*</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	<u>NA</u>	<u>NA</u>	<u>NA</u>	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	<u>NA</u>	<u>NA</u>	<u>N/A</u>	<u>NA</u>	<u>NA</u>	Existing	Proposed
Impervious Surface Area (ISA)	<u>NA</u>	<u>250 linear ft</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
New Land Disturbance			<u>1000 sq. ft.</u>				

\* Fences + walls not exceeding 6' in height are not subject to the minimum required setbacks (LUMO section 3.8.3). The fieldstone walls are approximately 2' tall.





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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/17	#7, 8	Proposed walls do not compromise the historic character of the site or district.
		Constructed walls are traditional materials that are compatible in configuration, height, material, scale
		and details of existing low fieldstone walls in the district



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### 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 checked="" 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>N/A <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.) <i>THIS part of N Boundary St is not within the National Register.</i></li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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". <ul style="list-style-type: none"> <li>A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.</li> <li>B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings.</li> <li>C. Exterior construction materials, including texture and pattern.</li> <li>D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.</li> <li>E. Roof shapes, forms, and materials.</li> <li>F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.</li> <li>G. General form and proportions of buildings and structures.</li> <li>H. Appurtenant fixtures and other features such as lighting.</li> <li>I. Structural conditions and soundness.</li> </ul>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





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J. Architectural scale.					
4. <b>Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed or the digital equivalent. Maximum 2 images per page.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. <b>Site Plan Set</b> showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.)  <input type="checkbox"/> Site plans must show the relationships between, and dimensions of, existing and proposed buildings, additions, sidewalks, walls, fences, driveways, and/or other structures on the property, as well as property lines and applicable zoning setbacks.  <input type="checkbox"/> Include both written and drawn scales and show accurate measurements. You may also use a copy of a survey with surveyor's seal deleted. Revise the copy as needed to show existing conditions and your proposed work.  <input type="checkbox"/> Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. <b>Elevation Drawings</b> showing existing structural facades and proposed changes. Drawings should be submitted as 11" x 17", or 8-1/2" x 11" reductions of full-size drawings. All details should be reasonably legible. Photographs are okay for facades with no changes.  <input type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides.  <input type="checkbox"/> Include scale bar, written scale, and label major dimensions (including width of structures and heights from finished grade to fascia/eaves and heights to top of roofs).  <input type="checkbox"/> Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. <b>Demolition/Relocation Information</b> (required only if demolition or relocation of a feature is proposed).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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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 <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"/>
10. 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"/>





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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.

Scott Wilsen Ser

12/6/2018

Applicant (printed name)

Signature

Date

David F. Henscy

[Signature]

12/6/2018

Property Owner

Signature

Date

(if different from above)



515 PARKSIDE CIRCLE  
CHAPEL HILL, NC 27516  
919 225 6026

[SCOTT@GARDENGATENC.COM](mailto:SCOTT@GARDENGATENC.COM)  
[WWW.GARDENGATENC.COM](http://WWW.GARDENGATENC.COM)

## APPLICATION MATERIALS

DATE: DECEMBER 7, 2018  
CLIENT'S NAME: DAVE HEMSEY  
CLIENTS ADDRESS: 504 BOUNDARY STREET

### Written description of physical changes proposed



1. Garden Gate will be removing a deteriorated railroad timber retaining wall and replacing it with a Chapel Hill low fieldstone retaining wall. The low fieldstone walls consist of Chapel Hill stones and Portland mortar mix. The stones are usually the size of a basketballs. There will be 4 walls located at the end of the driveway. Each wall will be 2' in height and will be terraced into the slope like a set of stairs. The space between each wall will be 4' in order to provide space for plant material.

### History, context, and character information.



2. Historically, these Chapel Hill low fieldstone walls border many yards. They are also used where topography shifts and retaining walls are needed to accommodate elevation changes. The technique of terracing or stepping the wall back is also in keeping with the visual open feel that is characteristic of the district.



## Justification of Appropriateness.



3. Exterior construction materials, including texture and pattern.

The Chapel Hill low fieldstone retaining walls we will be constructed with the same materials and construction technique found in the district. The construction method will be consistent in texture, scale and pattern within the district.



515 PARKSIDE CIRCLE CHAPEL HILL, NC 27516  
919 225 6026  
SCOTT@GARDENGATENC.COM

CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	415.51'	23°55' 21"	173.49'	172.23'	88.03'	S 70°27' 44" E

N/F:  
JOSEF BLASS  
& EWA BLASS  
PIN # 9789-50-6037

LOT 1

N. BOUNDARY STREET  
(50' PUBLIC R/W)

MAN HOLE  
28.02'  
N 09°19'26" E  
(TIE LINE)  
CONTROL

CORNER OF DEER FENCE IS  
16.84' OVER P/L

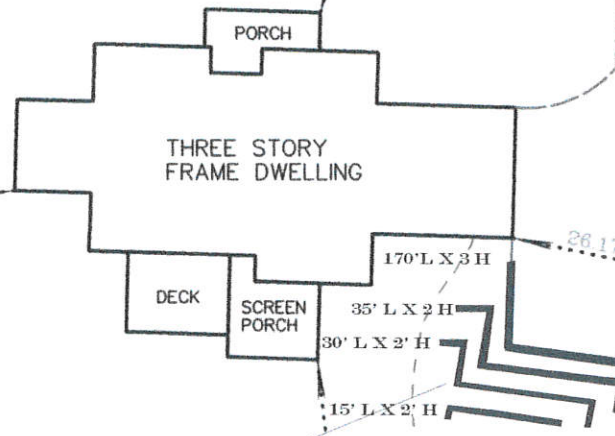
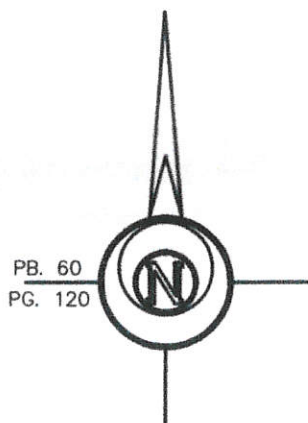
DEER FENCE FOR LOT 1  
N 25°04'12" E 114.52'

LOT 2  
25661.09 sq.ft. (0.58910 acres)  
PIN # 9788-59-8968

N 79°55'49" W 76.18'

LANDSCAPE AREA FOR LOT 2  
CROSSES P/L (MULCH & BUSHES)

N/F:  
FRANCES C. GRAVELY  
PIN # 9788-59-6951



ASPHALT DRIVE

LOT 3

N/F:  
TERRY BARNETT TRUSTEE  
& VIRGINIA CARSON TRUSTEE  
PIN # 9788-69-0925

Note: fences + walls not exceeding 6ft in height are exempted from the 14ft interior setback. These walls are 2ft tall.

N/F:  
FLORENCE F. PEACOCK  
& JAMES L. PEACOCK, III  
PIN # 9788-59-9778

\*NOTE:  
UNDERGROUND UTILITIES  
ALONG STREET R/W

W. G. AUTRY LAND SURVEYOR

1708 SIX GABLES ROAD  
DURHAM NC. 27712 PHONE/FAX: (919) 477-1423

Lot 2 Block  
Plat Title NORTH STREET DEVELOPMENT  
Pb. / Db. 60 Pg. 120

- Iron found ● Iron set ○ Mon. □ Math Point + Nail x
- No true lines cut. Property lines traversed.
- This is a class A survey. (No useable horz. Control found within 2,000
- This survey is a representation of conditions existing at this time and is not for recording purposes.
- Location of utilities, if shown, are based on visible evidence or information provided to the surveyor. Location of utilities may vary from shown locations. Additional utilities may exist. Local utility companies should be consulted for information affecting this property.
- This survey was done without benefit of a title search which could disclose zoning, restrictive covenants, easements, building setbacks, or other information which could affect this property.
- No subsurface or environmental considerations affecting this property have been investigated by surveyor.
- This survey is not valid for subsequent owners or transactions.
- © copyright by William Gregory Autry Land Surveyor. Reproductions or alterations of any part of this document, without written consent of

CLIENT or OWNER :

DAVID HEMSEY  
&  
JESSICA HEMSEY

Property Address: 504 N. BOUNDARY STREET  
City or Township: CHAPEL HILL County: ORANGE State:

Scale: 1" = 30' Date: DEC. 2, 2013



Ordered by: JULIE (BAGWELL HOLT SMITH) Job # 120213A



## General Property Data

Property Location **504 BOUNDARY ST**  
 Property Use  
 Most Recent Sale Date **12/31/2013**  
 Legal Reference **5738/469**  
 Grantor **HICKS**  
 Sale Price **839,000**  
 Land Area **0.59 AC**

## Current Property Assessment

Card 1 Value      Building Value **553,500**      Other Features Value **0**      Land Value **300,000**      Total Value **853,500**

## Building Description

Heating Type **Combo H&A**  
Heating Fuel **N/A**  
Air Conditioning **100%**  
# of Bsmt Garages **0**  
3/4 Baths **0**

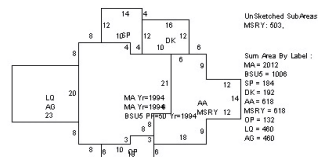
## Legal Description

**2 PH 4 NORTH STREET DEV P60/120**

### Narrative Description of Property

This property contains 0.59 AC of land mainly classified as with a(n) Single Fam style building, built about 1994 , having a finished area of 3342 square feet, with Frame exterior and Shingle roof cover, with 1 unit(s).

## Property Sketch



<http://web.co.orange.nc.us/realestatedata/RecordCard.asp>