



QUESTIONS?  
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Chapel Hill Historic District Certificate of Appropriateness Application	Project:	19-008
Project Description: Removal of two cottages located at 410/412 North St for purpose of new construction single-family home with detached garage	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:	1/24/19
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: 410/412 North St, CH, NC	Parcel ID Number: 9788584909
Property Owner(s): Robert E. May, Jr (RICKY)	Email: Rmay2727@yahoo.com
Property Owner Address: 408 North St	
City: Chapel Hill	State: NC Zip: 27514 Phone: 702-210-2935
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: RICKY MAY	Role (owner, architect, other):
Address (if different from above):	
City:	State: Zip:



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Email:	Phone:
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**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	
						11388
Required by zoning	26	11	N/A	29	50	
Proposed	26	15'7"	N/A	<29	31	
	Existing	Change +/-	Total	Total Floor Area Ratio		
Floor Area (main structure)	1160		3700	Existing	Proposed	ISA/NLA ratio
Floor Area (all other)						Existing      Proposed
Impervious Surface Area (ISA)				2782	5558	24%      48.8%
New Land Disturbance					8450	



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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
	See attached narratives	
pg 61 # 1-7	relocation of existing buildings	Applicant is working to identify options for relocation - if successful, will abide by all guidelines 1-7
pg 63 # 1-7	demolition of existing buildings	for either relocation or demolition.



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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
<p><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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><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:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from <a href="#">Orange County Real Estate Data</a>.</li> <li><input type="checkbox"/> The entry of your property on the most recent inventory of historic resources in the relevant National Register for Historic Places filing, available via the NC State Historic Preservation Office website: for McCauley-Cameron see <a href="#">West Chapel Hill</a>, for Franklin-Rosemary see <a href="#">Chapel Hill Historic District</a>, for Gimghoul see <a href="#">Gimghoul</a>. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.)</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3. Justification of appropriateness.</b> Attach an annotated statement explaining how the proposed change(s) meets the following standards of appropriateness that the Commission considers in making findings of fact indicating the extent to which the application is or is not congruous with the historic aspects of the historic district. If a standard is not applicable, type “not applicable”.</p> <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"/>



Town of Chapel Hill  
Office of Planning and Sustainability

Development Services 919-969-5066  
planning@townofchapelhill.org

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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. <b>Information about context</b> (required for all construction of new structures, proposed impervious surfaces greater than 1500 SF, additions greater than 150 SF, and/or proposed land disturbance greater than 5000 SF.) Detailed information about lots and structures can be found on the <a href="#">Orange County Real Estate Data</a> website; information about lot placement can be found on the <a href="#">Chapel Hill</a> and <a href="#">Orange County</a> GIS portals.  For each of the nearest adjacent and opposite properties, provide:  <input type="checkbox"/> The height of each building (if an estimate, indicate that).  <input type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient).  <input type="checkbox"/> The size of each lot (net land area in square feet).  <input type="checkbox"/> The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from <a href="#">Orange County Real Estate Data</a> ; indicate any corrections for accuracy you believe necessary and your basis for doing so.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. <b>Demolition/Relocation Information</b> (required only if demolition or relocation of a feature is proposed).	<input checked="" type="checkbox"/>	<input 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.					
<b>9.</b> Mailing notification fee per <u>Planning &amp; Sustainability Fee Schedule</u> . For a list of addresses, please refer to the Town's <u>Development Notification Tool</u> .	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10.</b> Certificate of Appropriateness fee per <u>Planning &amp; Sustainability Fee Schedule</u>	<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.

Robert E. May, Jr	<i>Remgft</i>	1/18/19
Applicant (printed name)	Signature	Date
Property Owner	Signature	Date
(if different from above)		

## Guidelines: New Construction

### **1. Site new buildings to be consistent with neighboring historic buildings in orientation to and setback from the street as well as in spacing between and distance from other buildings.**

When it comes to setback from the street, no two houses in the 400-500 block of North St are the same distance from the street. There is no pattern whatsoever and the net effect offers a randomness to the street. The house will be placed slightly forward of the houses on either side. The garage will be placed at the back of the lot and out of street view exactly as is the case at neighboring 408 North St.

### **2. Design and site a new building so it does not compromise the overall historic character of the site, including its topography, significant site features and distinctive views.**

There will be no significant changes to topography of the lot. There are some dead trees at the back of the lot that will come out as a part of site preparation.

### **3. Design new buildings so that their size and scale do not visually overpower neighboring historic buildings.**

The massing of the house and detached garage is the similar to other neighboring structures on the street. The exception is the ADPi sorority house to the rear which is much more massive(3 times as large) than what is being proposed at 412 North St.

### **4. Design new buildings to be compatible in roof form, massing, and overall proportion with neighboring historic buildings.**

The gable roof of the house and the detached garage are similar to those prevalent throughout the historic districts and the immediate neighborhood. The roof will be asphalt shingle which is prevalent throughout the historic district and will the same as used at 408 North St

### **5. Design new buildings so that the proportion of their street facade is similar with those of neighboring historic buildings.**

The facade will be a "Southern Cottage" look with a front porch and which is

similar throughout the Chapel Hill historic districts. It will be very similar to the facade of 408 North St

**6. Design new buildings and their features to be compatible in scale, materials, proportions, and details with neighboring historic buildings. Select exterior surface materials that are compatible with those of neighboring historic buildings in terms of module, composition, texture, pattern, color and detail.**

The facades will be painted lap cement board siding. The building proportions and overall forms are derived from the building forms within the neighborhood.

**7. Design a new building so that the placement, shape, size, materials, pattern, and proportion of window and door openings are compatible with the windows and doors of neighboring historic buildings.**

The house will face North St and with a covered front porch. The windows and doors will be similar to 408 North St and create a southern cottage look that is present elsewhere in the neighborhood. No materials will be used that are not already present in the neighborhood.

**8. Design new buildings that are compatible with but subtly discernible from historic buildings in the districts ,**

While designed to be compatible with the existing structures in the immediate neighborhood and the Franklin-Rosemary district in general, the house and detached garage will have their own personality and add to the uniqueness of the 400-500 block of North St

**9. Maintain and protect significant site features from damage during or as a consequence of related site work or construction.**

There will be no changes to the topography. The trees at the front of the lot will be retained while the dead trees at the back of the lot will be removed.

## Information regarding removal of cottages

The cottages known as 410 and 412 North St are historically significant but their history is unclear. Records that Preservation Chapel Hill has indicate that "local legend" says that these structures were moved to their current location in 1915 along with a since removed structure at 408 North St. The three cottages may have been connected as one building at some point and been part of the Episcopal Rectory prior to their relocation in 1915. If that is the case, then even now they are not in their original location or condition. To applicant's knowledge, there is no other history available about this property. In 2013 applicant received permission from the Chapel Hill Planning Commission to subdivide the lot into two roughly one-quarter acre lots putting 410 North and 412 North on a lot separate from 408 North. Since that subdivision, 410 North(~480 sq ft) and 412 North(~680 sq ft) have continued their long time use as faculty and student rental properties.

Having recent experience with the HDC process for removal of an existing structure and construction of a new home within one of the Town historic districts, applicant is well aware of the HDC guidelines and Town LUMO. It would be applicant's strong preference that 410 and 412 North be moved to another location and their use continued. Per the HDC guidelines, applicant would prefer that a property owner(s) within the historic district purchase one or both cottages and have them relocated. Should that not be possible, applicant would prefer to donate one or both cottages to one or more of the non-profit affordable housing organizations that participate in the Town affordable housing coalition. Discussions with these groups has already begun. The final alternative would be for the two cottages to be demolished to make room for a new construction single-family home that applicant will propose soon.

Applicant is requesting that the HDC approve the necessary permit to be authorized at the earliest date possible should either a historic district homeowner come forward and want to relocate one or more of the cottages or alternatively should one or more of the affordable housing partners want to relocate one or more of the cottages. Should no alternative other than demolition be possible, applicant is requesting approval for a demolition permit be authorized 365 days from the date of this meeting.

## Information regarding possible relocation of existing buildings

Using the Design Guidelines for the Chapel Hill Historic Districts and specifically the Guidelines for Relocation of Existing Buildings found on page 61, applicant asserts the following. It would applicant's strong preference that the cottages at 410 and 412 North St be moved to another site and their use continued. The first preference would be for the cottages to find a new home within one of the historic districts. Absent that, applicant would prefer for the cottages to move to another location in Chapel Hill, possibly a site made available by one of the non-profits that is part of the affordable housing coalition. Applicant has documented the setting of the cottages on a current site plan, which is attached. Applicant has also attached photos of the cottages in their current condition. Applicant has engaged with a construction professional who believes that the cottages are in solid enough condition to withstand a move to a different location. Applicant will only work with contractors who have experience in moving historic structures should a suitable home be found for them. Contractors will be required to use their best efforts and experience to insure that damage does not occur through vandalism or exposure to elements nor shall damage occur along the relocation route. Applicant will work with any property owners that have interest in the cottages to select a site on their property that best replicates the visual character of the cottages and provides a similar setback and spacing to nearby buildings and orientation to the street. Should relocation be possible within one of the historic districts, applicant will work with the new property owners to insure that they are proposing a location that is compatible with surrounding buildings and are aware of the design guidelines for new construction. Once the cottages are removed from their current location, applicant will be very prompt in clearing the site of any debris so that construction of the new single family home and detached garage for which approval is anticipated can begin immediately. The process as described here takes into account all of the guidelines suggested and required.

## Information regarding possible demolition of existing buildings

Using the Design Guidelines for the Chapel Hill Historic Districts and specifically the Guidelines for Demolition of Existing Buildings found on pages 62 and 63, applicant asserts the following. Applicant has already stated awareness of the preference to relocate the cottages located at 410 and 412 North St rather than demolition. However should no one step forward to accept the cottages and demolition be necessary, applicant is aware of the state of North Carolina legislation that allows the HDC to delay the issuance of a demolition permit for up to 365 days from the date of this application. Should a delay of up to 365 days take place, applicant commits to keeping the cottages in their current condition during that period acknowledging that to neglect them could reflect negatively on the neighborhood. Applicant will be responsible for keeping photographs of the cottages so there is visual documentation of them. Applicant will also salvage any architectural materials prior to demolition. Applicant will protect any mature trees on the property from damage during demolition. Once demolition has been completed, applicant will clear the site of debris as promptly as possible. Prior to demolition, applicant will have proposed a single family home and detached garage for the property that will be completely in keeping with the HDC guidelines for new construction. That construction will begin immediately assuming that necessary approvals have been received.

## Justification for Appropriateness

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

Due to topography, New 412 North will stand at the same height as 408 North St and slightly higher than 500 North St. The ridge line of the structure will be 31 ft including foundation at its highest point with most of the house being much lower. It will sit much lower than the Alpha Delta Pi sorority house to its rear which is a three story building

The detached garage will stand at 28 ft and will be built on a concrete slab. This will be the same height as the detached garage at 408 North St.

### **B. The setback and placement on the lot to the building in relation to the average setback and placement of the nearest adjacent and opposite buildings.**

New 412 North St and the detached garage sits within all prescribed setbacks. The house is situated in the middle of the lot which allows for equal distance between 500 North St and 408 North St. This a significant improvement for 500 North St as the current cottage is only one foot from the setback. This placement also allows for New 412 North St and 408 North St to continue with a shared driveway.

The detached garage will stand at the back of the lot and not be visible from the street. It will be side loading to allow for use of a shared driveway with 408 North St. This is similar to the side loading garage recently approved side at nearby 307 Hillsborough St. It will be a two car garage and two story with a 22x30 foot print. This will be smaller than the two story/three car garage recently approved and under construction at 407 Hillsborough St.

### **C. Exterior construction materials, including texture and pattern.**

All exterior materials will be the same as used at 408 North St and will include painted cement board lap siding with painted wood corner boards. Asphalt shingles will be used for the roof. The foundation will be brick. The porch will have painted wood floors and vertical slats for banisters/railings. The windows will also be similar to those used at 408 North St. The garage will be built using the same materials. The net effect of the materials will be to provide a consistent look as exists on the 400-500 block of North St and the Franklin-

Rosemary district.

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

The design of New 412 North St was chosen due to its "Southern Cottage" look which makes it compatible with the house recently built at 408 North St and the balance of the neighborhood. It does not feature any unusual lintels or cornices. The brick foundation and pattern will be the same as used at 408 North St

**E. Roof shapes, forms and materials.**

The house and the garage will feature gable roofs

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

The window pattern of the house fits the "cottage" look of similar structures found in the 400-500 block of North St, the Franklin-Rosemary district and the other Chapel Hill historic districts.

**G. General form and proportions of buildings and structures.**

New 412 North St and detached garage will have similar form and proportion offered in the North St neighborhood, the Franklin-Rosemary district and the other Chapel Hill historic districts. No two properties in the 400-500 block of North St are exactly the same and a mix of architectural designs is present. The proposed cottage and garage will complement the neighborhood and "fit in" just as newly built 408 North St has done.

**H. Appurtenant fixtures and other features such as lighting.**

Door and hardware will be in keeping with historic styles, yet clean in appearance. Exterior lights will be simple craftsman style similar to those used at 408 North St to complement the cottage look.

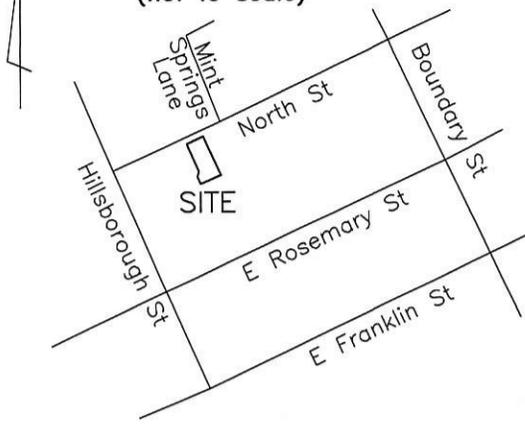
**I. Structural conditions and soundness.**

The proposed dwelling is a completely new build to the property. The structural design intent is to utilize a step foundation wall/footing with 2x6 wood stud walls up to main level wood floor system. Common wood roof trusses will be used for the roof.

## **J. Architectural scale.**

The scale of New 412 North St and the detached garage is not overwhelming or pretentious. Houses in the 400-500 block of North St and to the rear of the lot on Rosemary run from 2000 sf to 10000 sf making the proposed square footage of the house and detached garage roughly in the mid point of existing structures. The design is intended to compliment the surrounding structures with the effect of having been there for a long time once completed.

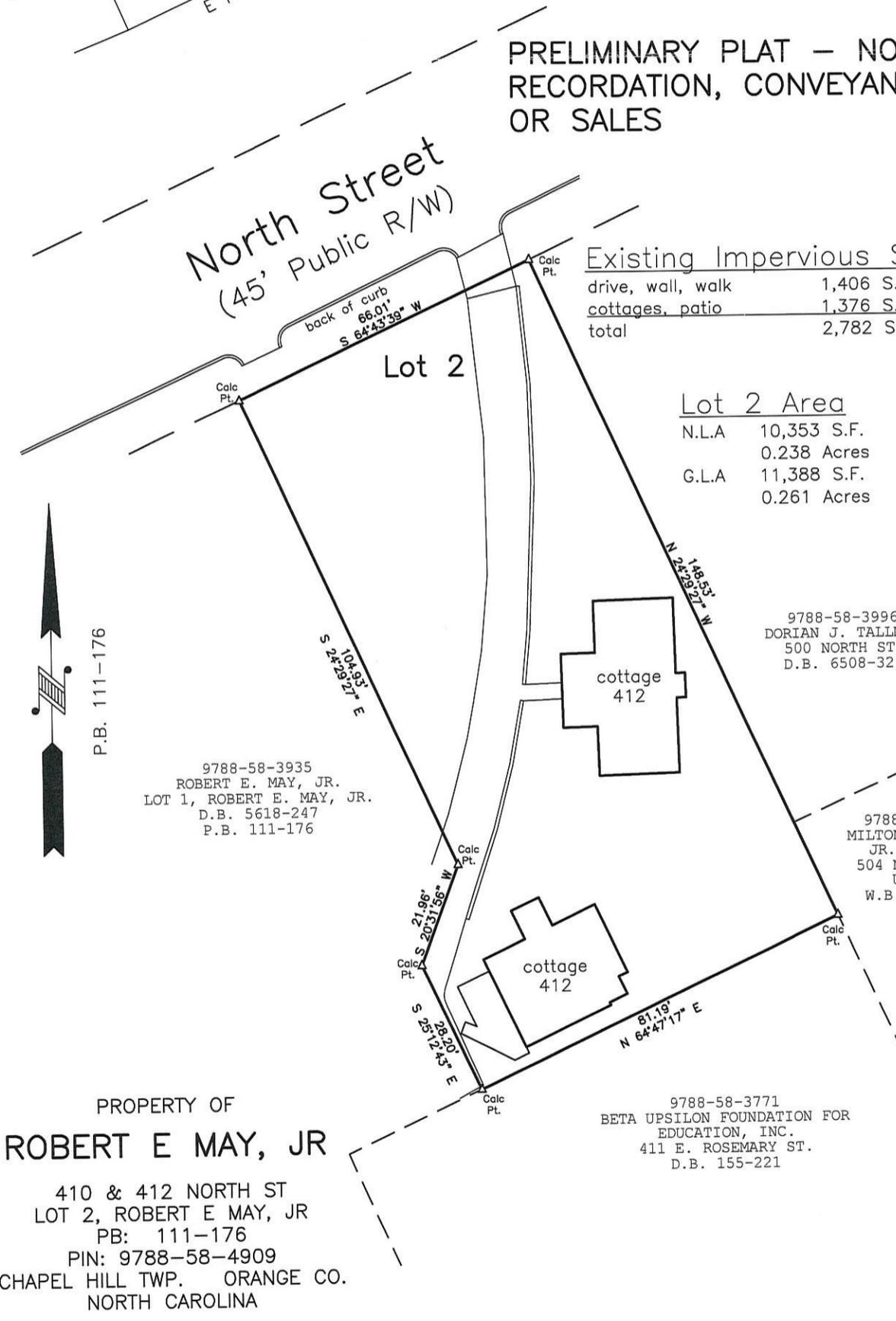
**LOCATION MAP  
(not to scale)**



**Notes**

- 1) This survey was performed without the benefit of a title report. This survey is subject to any facts and easements which may be disclosed by a full and accurate title search.
- 2) This property is subject to all easements, buffers and restrictions shown hereon and all others of record not shown hereon.
- 3) This property is not in a Flood Hazard Area, as shown on FIRM Panel: 9788, Map Number: 3710978800K, Panel Effective Date: 11/17/2017.
- 4) This exhibit was prepared without field data. Boundaries shown are per Plat Book 111, Page 176.
- 5) Improvements shown hereon were digitized from a plat by Jim Holland, dated September 25, 2014.

**PRELIMINARY PLAT – NOT FOR  
RECORDATION, CONVEYANCES  
OR SALES**



Existing Impervious Surface	
drive, wall, walk	1,406 S.F.
cottages, patio	1,376 S.F.
<b>total</b>	<b>2,782 S.F.</b>

Lot 2 Area	
N.L.A	10,353 S.F.
	0.238 Acres
G.L.A	11,388 S.F.
	0.261 Acres

P.B. 111-176

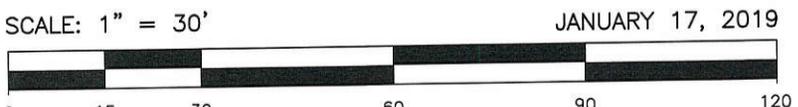
9788-58-3935  
ROBERT E. MAY, JR.  
LOT 1, ROBERT E. MAY, JR.  
D.B. 5618-247  
P.B. 111-176

9788-58-3996  
DORIAN J. TALLMAN  
500 NORTH ST.  
D.B. 6508-329

9788-58-4843  
MILTON S. HEATH,  
JR. TRUSTEE  
504 NORTH ST.,  
UNIT A  
W.B. 13-E-53

9788-58-3771  
BETA UPSILON FOUNDATION FOR  
EDUCATION, INC.  
411 E. ROSEMARY ST.  
D.B. 155-221

**PROPERTY OF  
ROBERT E MAY, JR**  
  
410 & 412 NORTH ST  
LOT 2, ROBERT E MAY, JR  
PB: 111-176  
PIN: 9788-58-4909  
CHAPEL HILL TWP. ORANGE CO.  
NORTH CAROLINA



**LEGEND**  
CALC. PT. Δ CALCULATED POINT

**FREEHOLD LAND SURVEYS, INC.** C-165  
P.O. BOX 188 CARRBORO NORTH CAROLINA 27510

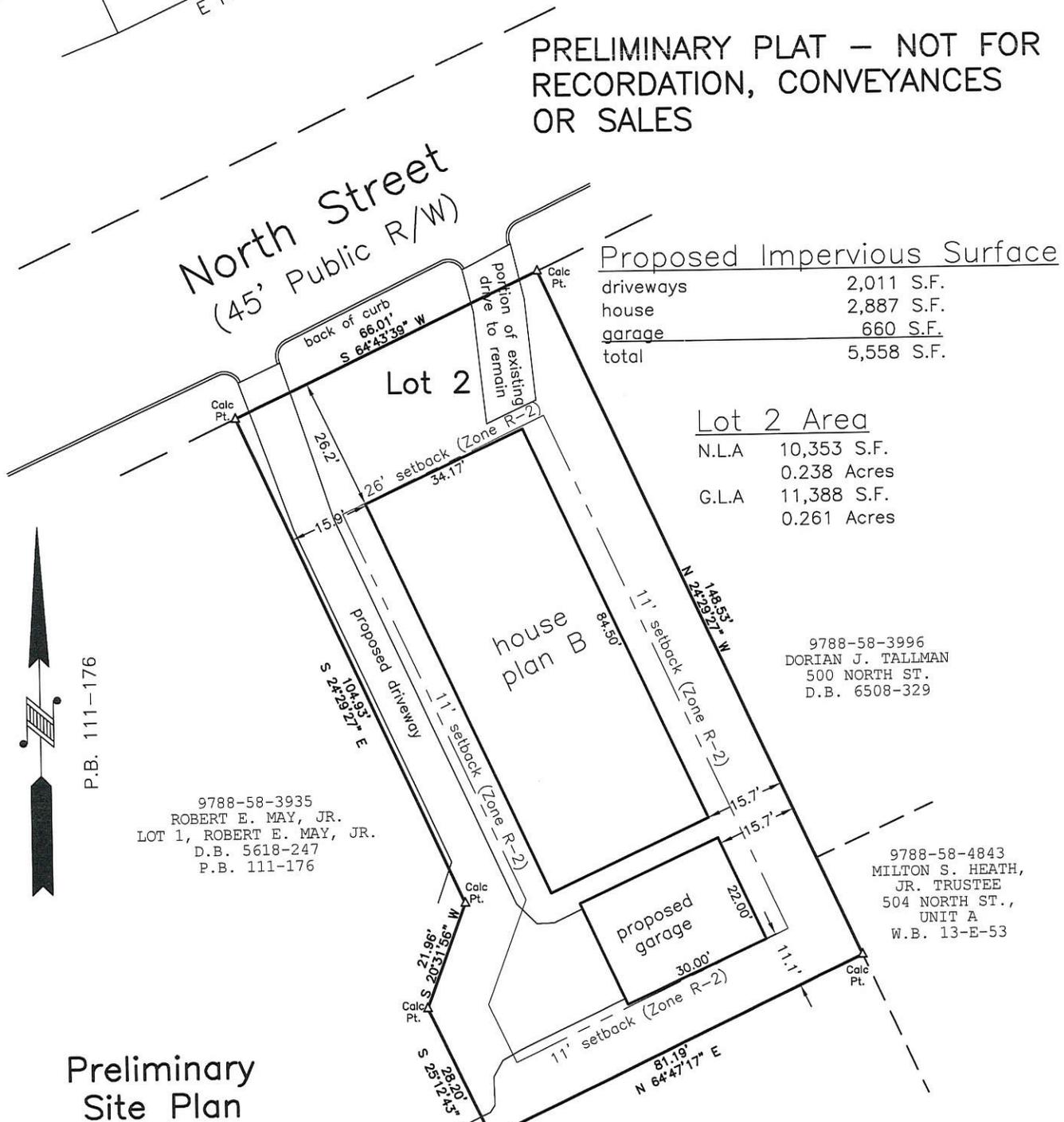
**LOCATION MAP  
(not to scale)**



**Notes**

- 1) This survey was performed without the benefit of a title report. This survey is subject to any facts and easements which may be disclosed by a full and accurate title search.
- 2) This property is subject to all easements, buffers and restrictions shown hereon and all others of record not shown hereon.
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- 4) This exhibit was prepared without field data. Boundaries shown are per Plat Book 111, Page 176.
- 5) The purpose of this exhibit is to show the footprint of a proposed house within the TOCH Zone R-2 building setbacks, and approximate the proposed impervious surface.

**PRELIMINARY PLAT – NOT FOR  
RECORDATION, CONVEYANCES  
OR SALES**



**Proposed Impervious Surface**

driveways	2,011 S.F.
house	2,887 S.F.
garage	660 S.F.
<b>total</b>	<b>5,558 S.F.</b>

**Lot 2 Area**

N.L.A	10,353 S.F.
	0.238 Acres
G.L.A	11,388 S.F.
	0.261 Acres

9788-58-3996  
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LOT 1, ROBERT E. MAY, JR.  
D.B. 5618-247  
P.B. 111-176

9788-58-4843  
MILTON S. HEATH,  
JR. TRUSTEE  
504 NORTH ST.,  
UNIT A  
W.B. 13-E-53

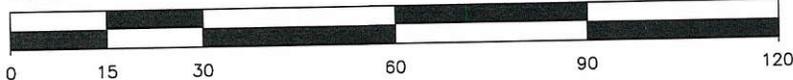
9788-58-3771  
BETA UPSILON FOUNDATION FOR  
EDUCATION, INC.  
411 E. ROSEMARY ST.  
D.B. 155-221

**Preliminary  
Site Plan**  
  
PROPERTY OF  
**ROBERT E MAY, JR**

410 & 412 NORTH ST  
LOT 2, ROBERT E MAY, JR  
PB: 111-176  
PIN: 9788-58-4909  
CHAPEL HILL TWP. ORANGE CO.  
NORTH CAROLINA

SCALE: 1" = 30'

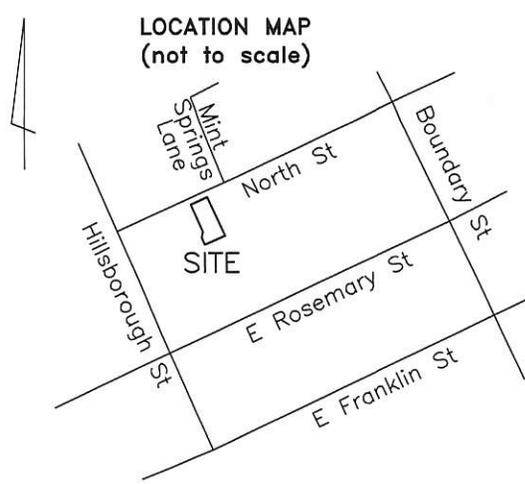
JANUARY 17, 2019



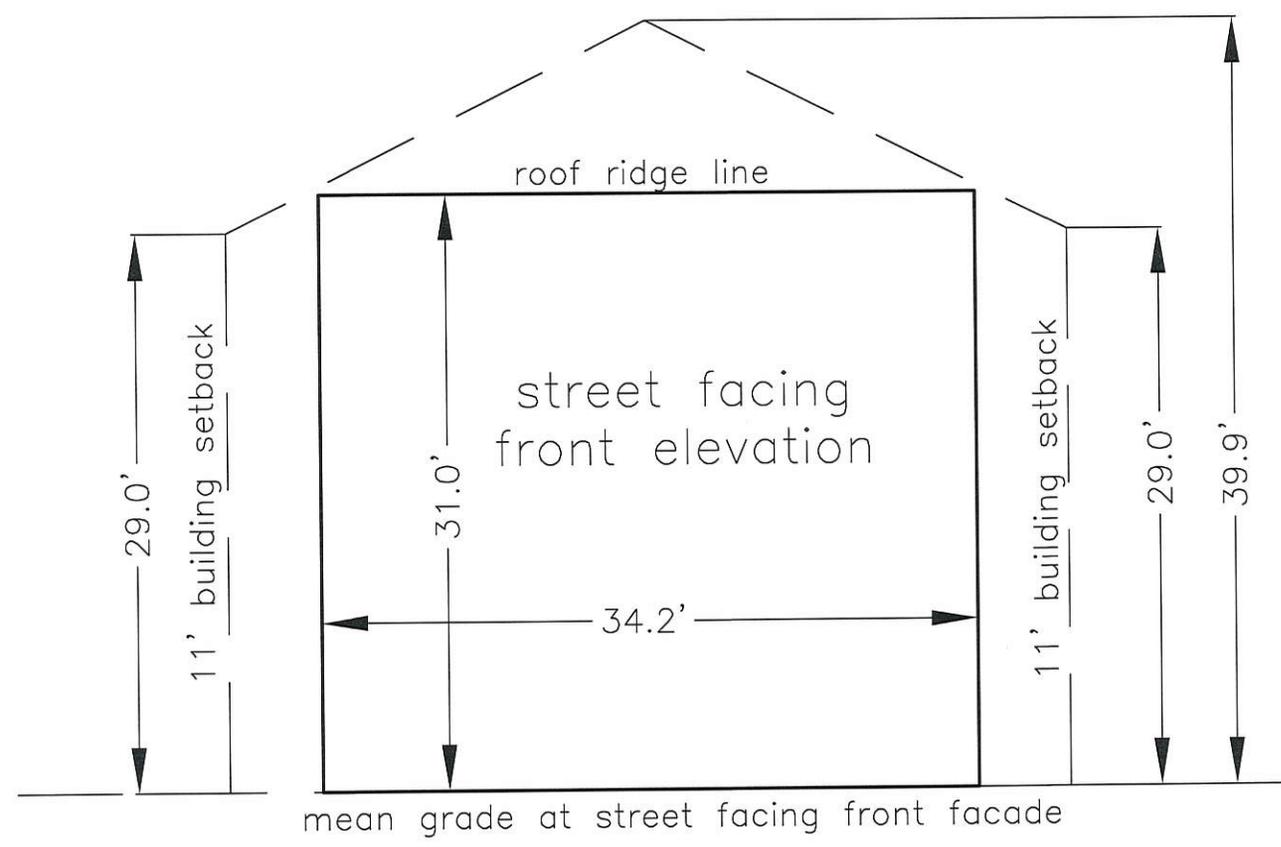
**LEGEND**

CALC. PT.  $\Delta$  CALCULATED POINT

**FREEHOLD LAND SURVEYS, INC. C-165**  
P.O. BOX 188 CARRBORO NORTH CAROLINA 27510

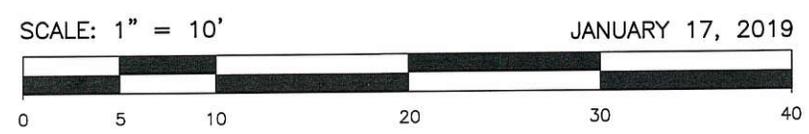


PRELIMINARY PLAT — NOT FOR  
RECORDATION, CONVEYANCES  
OR SALES



**Preliminary  
Front Elevation  
Exhibit**

PROPERTY OF  
**ROBERT E MAY, JR**  
410 & 412 NORTH ST  
LOT 2, ROBERT E MAY, JR  
PB: 111-176  
PIN: 9788-58-4909  
CHAPEL HILL TWP. ORANGE CO.  
NORTH CAROLINA



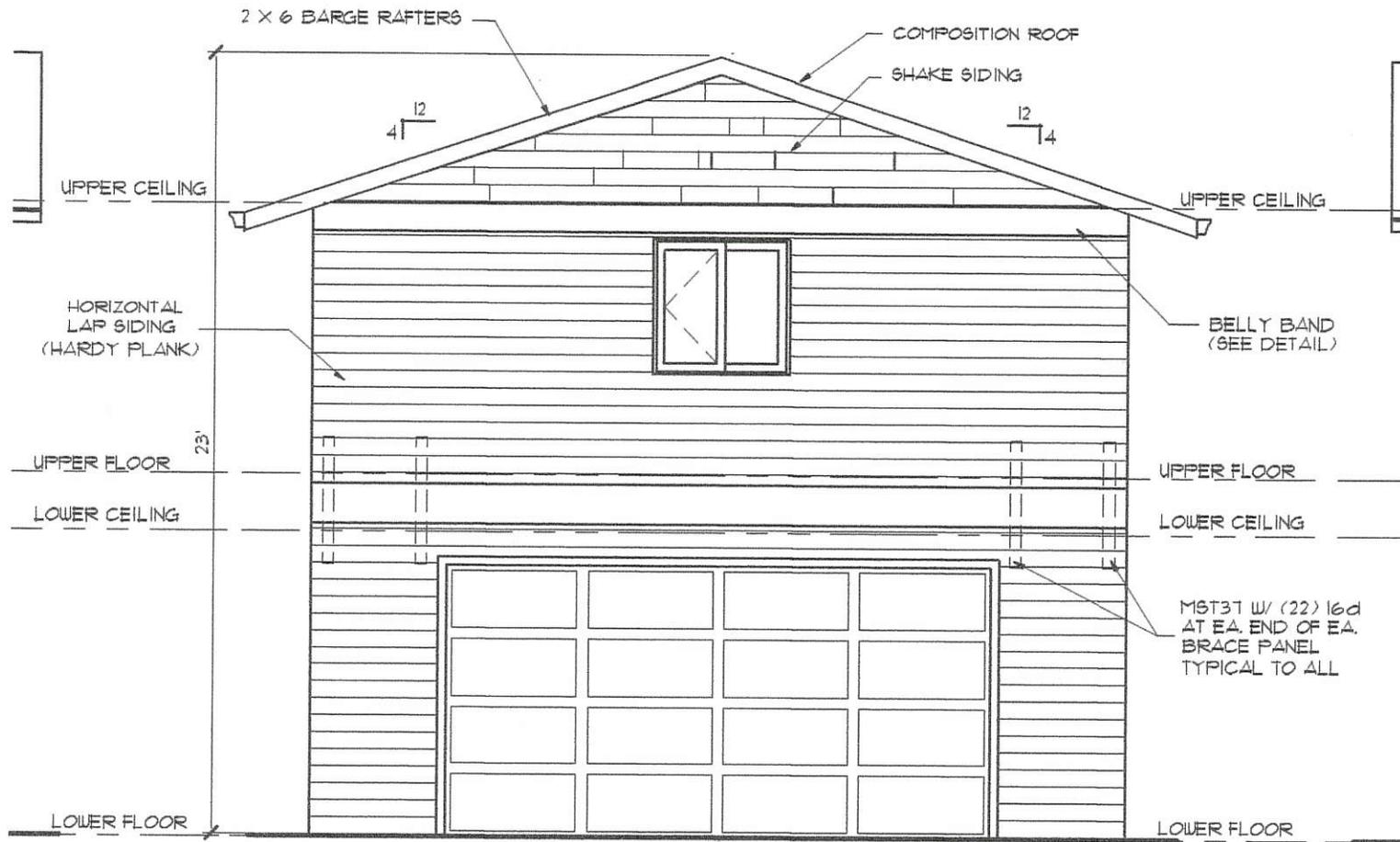
**FREEHOLD LAND SURVEYS, INC.** C-165  
P.O. BOX 188 CARRBORO NORTH CAROLINA 27510











**FRONT ELEVATION**  
 1/4" = 1'-0"

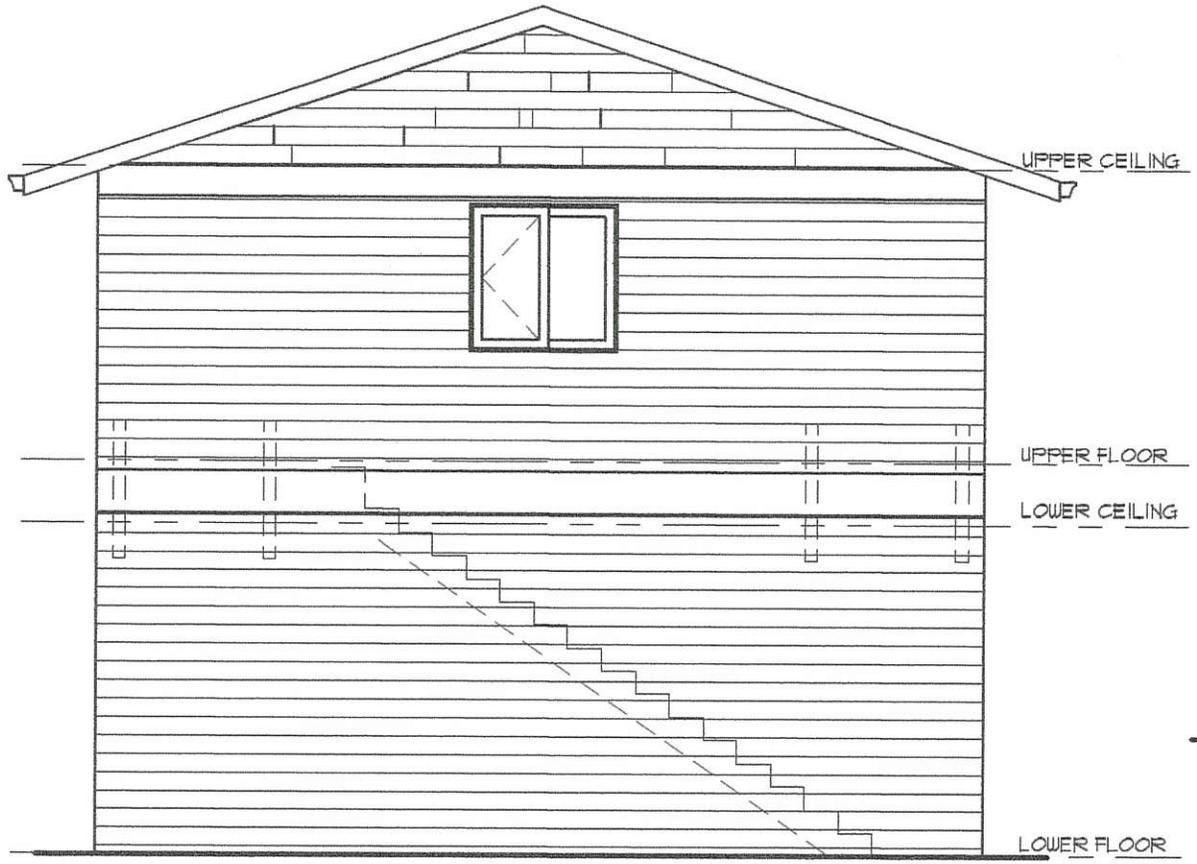


LEFT ELEVATION  
1/4" = 1'-0"



**RIGHT ELEVATION**

1/4" = 1'-0"



**REAR ELEVATION**

1/4" = 1'-0"





410 and 412 NORTH ST



410 NORTH ST



412 NORTH ST



**411 E. ROSEMARY ST**

**Lot Size: 31660 sf – 3 story – Dwelling Floor Area: 9905 sf**



## 501 NORTH ST

Lot Size: 24393 sf – 3 story – Dwelling Floor Area: 3900 sf



## 504 NORTH ST

Lot Size: 13068 sf – 1.5 story – Dwelling Floor Area: 1076 sf



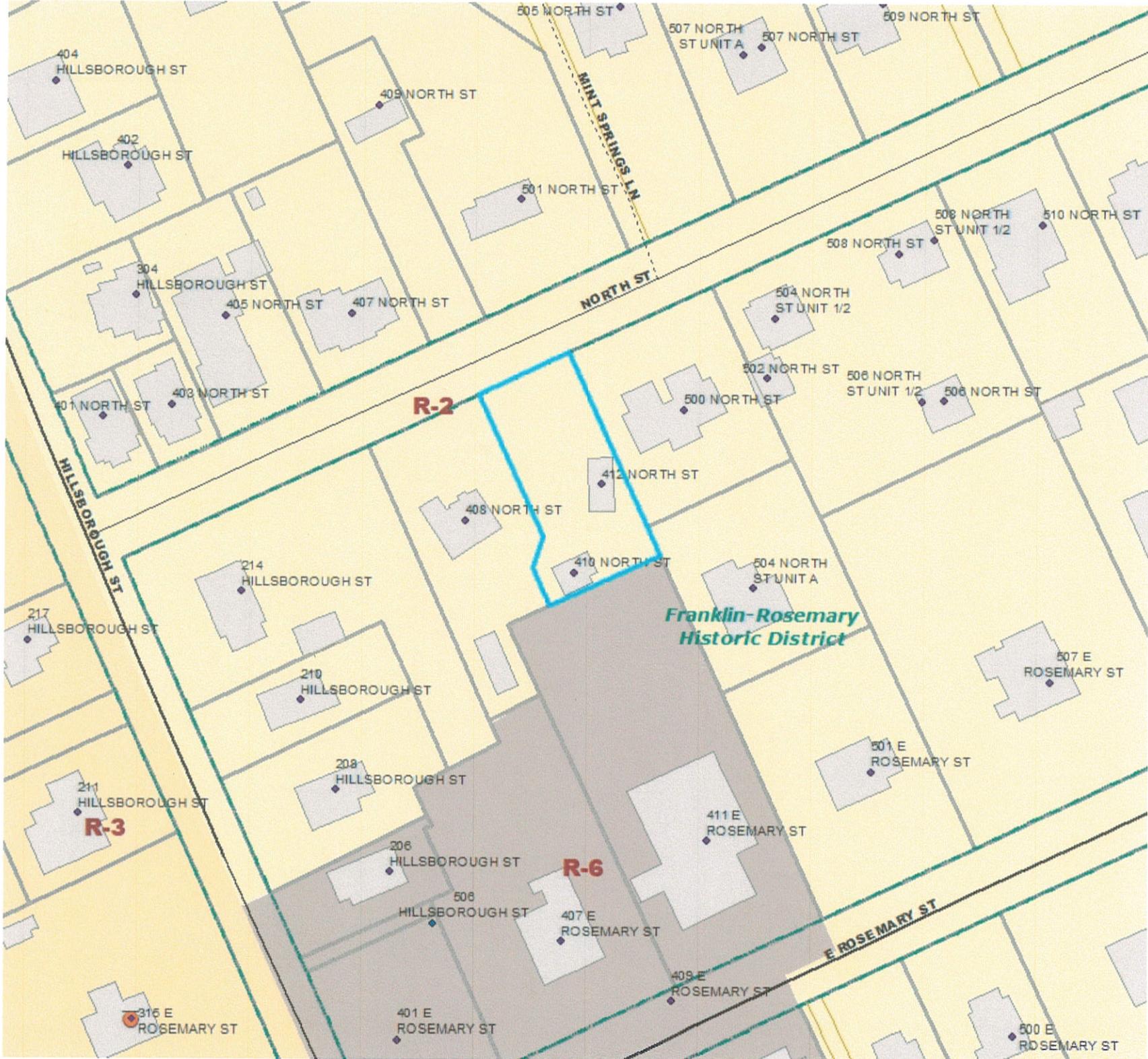
## 500 NORTH ST

Lot Size: 13503 sf – 2 story – Dwelling Floor Area: 2562 sf



**408 NORTH ST**

**Lot Size: 13503 sf – 2 story – Dwelling Floor Area: 2728 sf**



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 131

Chapel Hill Historic District Boundary Increase and  
Additional Documentation  
Orange County, North Carolina

## 407 North – Hope Summerell Chamberlain House – c. 1950

### C – Building

The largest house in the 400 block of North Street, this one-and-a-half-story, side-gabled, Period Cottage is four bays wide and double-pile. It has a painted brick veneer, eight-over-eight wood-sash windows, and a projecting, front-gabled wing centered on the façade. The front-gabled wing is two bays wide with an exterior brick chimney on its right (east) end and a cat-slide roof sheltering an arched entrance bay on the left (west) end. Recessed within the entrance bay is a six-panel door. There is a hip-roofed dormer on the left end of the façade that has paired eight-light casement windows and diagonal wood sheathing. There is a one-story, side-gabled wing at the rear of the right elevation with an inset screened porch at the right rear (northeast) corner. In front of it, flush with the façade, is a flat-roofed porch on full-height brick piers that has been enclosed with wood on the façade and has a single window on the right elevation. A full-width, one-story, shed-roofed wing extends across the rear elevation.

While county tax records date the house to 1946, the house is not present on the 1949 Sanborn, but was likely constructed soon after. Hope Summerell, granddaughter of Elisha Mitchell, the UNC professor, geologist and botanist for whom Mount Mitchell is named, contracted Charles York to build this house for her in 1946. Chamberlain was an artist, author, and civic worker who wrote and illustrated several books. She lived in the house until her death, after which it was purchase by Henry Wilkins Lewis in 1966. Lewis was an attorney, author, professor, director of the Institute of Government at UNC from 1973 to 1978, and vice-president of UNC from 1968 to 1969.

## 408-412 North – (former) Episcopal Rectory – c. 1850, late 19<sup>th</sup> century, c. 1915

### C – 3 Buildings

About 1915, the Episcopal Rectory was moved to this site (now two parcels) and separated into three buildings, 408, 410, and 412 North Street, set back from the road and arranged around an open front yard. The house at 408 North Street is a one-story, side-gabled house that is three bays wide and single-pile with plain weatherboards, partial cornice returns, and six-over-nine wood-sash windows. It has a decorative, Greek Revival-style façade with a modillion cornice, projecting windows, and a six-panel door with four-light-over-one-panel sidelights in a classical surround with a carved denticulated entablature supported by pilasters. There is an exterior, stucco-covered chimney and a garden window on the rear (south) elevation.

At the center of the cluster of three cottages, 410 North Street is a one-story, side-gabled house that is three bays wide and two bays deep. It has wood shingles, paired four-over-four wood-sash windows, and a five-panel door centered on the façade that is sheltered by a shed roof on heavy sawn brackets, added when the house was moved. A wide, shed-roofed addition extends across the rear of the building and a chimney was removed from the building after 1992.

On the east end of the site, 412 North Street is a one-story, side-gabled cottage that is five bays wide and single-pile with German-profile weatherboards, one-over-one wood-sash windows, and partial cornice returns. The one-light-over-three-panel door is centered on the façade and flanked by narrow windows. It sheltered by a three-bay-wide, shed-roofed porch, constructed when the house was moved to this site, that is supported by square columns with a Chippendale-style railing.

# Unofficial Property Record Card - Orange County, NC

## General Property Data

Parcel ID **9788584909**  
 Property Owner **MAY ROBERT E JR**  
 Mailing Address **408 NORTH ST**  
 City **CHAPEL HILL**  
 State **NC**  
 Zipcode **27514**

Property Location **UNKNOWN**  
 Property Use  
 Most Recent Sale Date **9/19/2013**  
 Legal Reference **5618/247**  
 Grantor  
 Sale Price **0**  
 Land Area **0.24 AC**

## Current Property Assessment

Card 1 Value	Building Value <b>32,300</b>	Other Features Value <b>0</b>	Land Value <b>285,000</b>	Total Value <b>317,300</b>
Total Parcel Value	Building Value <b>75,500</b>	Xtra Features Value <b>0</b>	Land Value <b>285,000</b>	Total Value <b>360,500</b>

## Building Description

Building Style <b>Single Fam</b> # of Living Units <b>1</b> Year Built <b>1850</b> Finished Area (SF) <b>496</b> Full Baths <b>1</b> # of Other Fixtures <b>0</b>	Foundation Type <b>Masonry</b> Roof Structure <b>Gable</b> Roof Cover <b>Shingle</b> Siding <b>Frame</b> 1/2 Baths <b>0</b>	Heating Type <b>Forced Air</b> Heating Fuel <b>N/A</b> Air Conditioning <b>0%</b> # of Bsmt Garages <b>0</b> 3/4 Baths <b>0</b>
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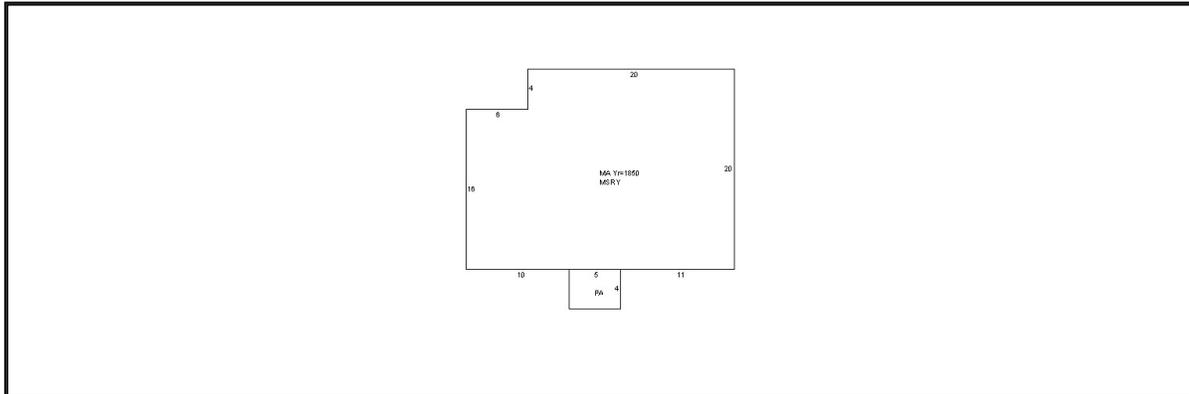
## Legal Description

**2 ROBERT E MAY JR P111/176**

## Narrative Description of Property

This property contains 0.24 AC of land mainly classified as with a(n) Single Fam style building, built about 1850 , having a finished area of 496 square feet, with Frame exterior and Shingle roof cover, with 1 unit(s).

## Property Sketch



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

DB



Z1  
AR

20130531000130690 DEED  
**Bk:RB5618 Pg:247**  
05/31/2013 12:31:14 PM 1/4

FILED Deborah B. Brooks  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$750.00

DB

AREA ABOVE LINE RESERVED FOR REGISTER OF DEEDS

Prepared by: Wm. Griffin Graves, III, Attorney-at-Law (without title examination)

Return to: Grantee at: 5112 Dunes Court, Charlotte, NC 28226

PIN: 9788582889 *mb*

**N.C. Excise Tax - \$750.00**

## GENERAL WARRANTY DEED

THIS DEED, made and delivered on this 31<sup>st</sup> day of May, 2013, by and between **R. STERLING KENAN and spouse, JOHN R. MCCRACKEN (who joins in this Deed for the sole purpose of conveying, releasing and relinquishing any right, title, interest or claim that he may have in or to the property herein conveyed arising out of his marriage to R. Sterling Kenan and who is not warranting the title to the property herein conveyed)**, hereinafter referred to as "Grantor", whose mailing address is 234 Kenlyn Road, Palm Beach, FL 33480; and **ROBERT E. MAY, JR.**, hereinafter referred to as "Grantee", whose mailing address is 5112 Dunes Court, Charlotte, NC 28226;

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantee in fee simple all that certain tract or parcel of land situate, lying and being in the Town of Chapel Hill, Chapel Hill Township, Orange County, North Carolina, and more particularly described as follows:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.



GENERAL WARRANTY DEED

---

The property described above was acquired by Grantor by instrument recorded in Book 3452, Page 84, Orange County Registry.

TO HAVE AND TO HOLD this tract or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee in fee simple forever.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

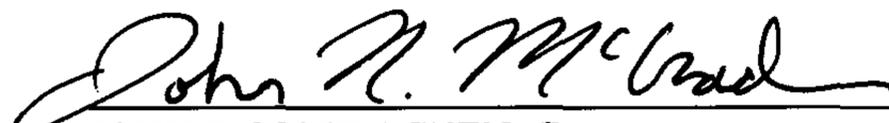
Title to the property described above is subject to ad valorem taxes for the current year; unviolated restrictive covenants of record; and utility easements of record that do not materially affect the value of the property conveyed herein, if any. There is also conveyed all easements of record that benefit the property described herein, if any.

The designation Grantor and Grantee as used herein shall include the parties hereto, their heirs, successors, assigns and legal and/or personal representatives.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

**The property described herein is not the primary residence of the Grantor.** (required per NCGS § 105-317.2)

  
R. STERLING KENAN, Grantor

  
JOHN R. MCCRACKEN, Grantor



GENERAL WARRANTY DEED

STATE OF Florida

COUNTY OF Palm Beach

I, the undersigned, a Notary Public, certify that **R. STERLING KENAN and JOHN R. MCCRACKEN**, Grantor, personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and notarial stamp or seal, this the 29<sup>th</sup> day of MAY, 2013.

Elizabeth Nasuti  
Notary Public

Elizabeth Nasuti  
Typed/Printed Name of Notary Public



(NOTARIAL SEAL)

My commission expires: 2/28/16

S:\Users\Griff\WORK\Closing Legal Documents\Kenan Sterling Seller Documents\Kenan Deed.wpd



## EXHIBIT A

BEGINNING at a stake, in the southern margin of North Street and the northwest corner of the property of Eleanor Godfrey (DB 110/320); running thence with the western margin of Godfrey and Sanders, South 24° 28' 21" East 148.42 feet to an existing iron pin in the western margin of Betty Sanders (DB 326/373) and the northern margin of the property of Beta Upsilon Ed. Foundation (DB 155/221); running thence with the north margin of Beta Upsilon Ed. Foundation (DB 155/221), South 64° 45' 23" West 111.49 feet to a calculated corner; running thence with the western margin of Beta Upsilon Ed. Foundation, South 24° 15' 30" East 51.32 feet to an existing iron pin in the northern margin of the NC Delta Upsilon Foundation (DB 117/168); running thence with the northern margin of the NC Delta Upsilon Foundation, South 62° 09' 22" West 38.07 feet to a calculated corner in the eastern margin of Finn (DB 669/859); running thence with the said margin of Finn, North 24° 00' 00" West 201.53 feet to an existing iron pin in the southern margin of North Street; running thence with said margin of North Street, North 64° 48' 14" East 37.09 feet and North 64° 45' 23" East 110.93 feet to the point and place of BEGINNING, all according to plat of survey of Stephen E. Wilson, RLS, dated Dec. 2, 1992 entitled "Property of Roger Brooks".



DOCUMENT: 9788582889\_090513

PAGE 1 of 1

NORTH CAROLINA  
ORANGE COUNTY

PUBLIC NOTICE  
SPLIT

20130919000233630 SPLIT  
**Bk:RB5693 Pg:164**  
09/19/2013 02:31:06 PM 1/1

PIN: 9788-58-2889  
Township: 7  
Size: 1 L

*DN*

FILED Deborah B. Brooks  
Register of Deeds, Orange Co, NC  
Recording Fee: \$.00  
NC Real Estate TX: \$.00



NEW PARCEL

PIN: 9788-58-3935 Township: 7 Parcel Size: 0.31 A  
Book/Page: 5618/247 Rate Code: 22

Revenue Stamps:

Description: 1 ROBERT E MAY JR P 111/176

Comments:

Owner: MAY ROBERT E JR

Address: 5112 DUNES CT

City: CHARLOTTE State: NC Zipcode: 28226

NEW PARCEL

PIN: 9788-58-4909 Township: 7 Parcel Size: 0.24 A  
Book/Page: 5618/247 Rate Code: 22

Revenue Stamps:

Description: 2 ROBERT E MAY JR P 111/176

Comments:

Owner: MAY ROBERT E JR

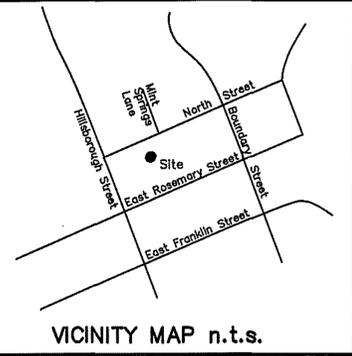
Address: 5112 DUNES CT

City: CHARLOTTE State: NC Zipcode: 28226

ADDITIONAL PARCELS: NO

Split By: Plat 111/176 Deed \_\_\_/\_\_\_ Admin. Date: \_\_\_/\_\_\_/\_\_\_

Prepared By: mbs Date: 9/19/13 Keyed By: \_\_\_ Date: \_\_\_/\_\_\_/\_\_\_



Provided that this plat be recorded within 30 days of final approval: Approved by Town Manager. **9-18-13**

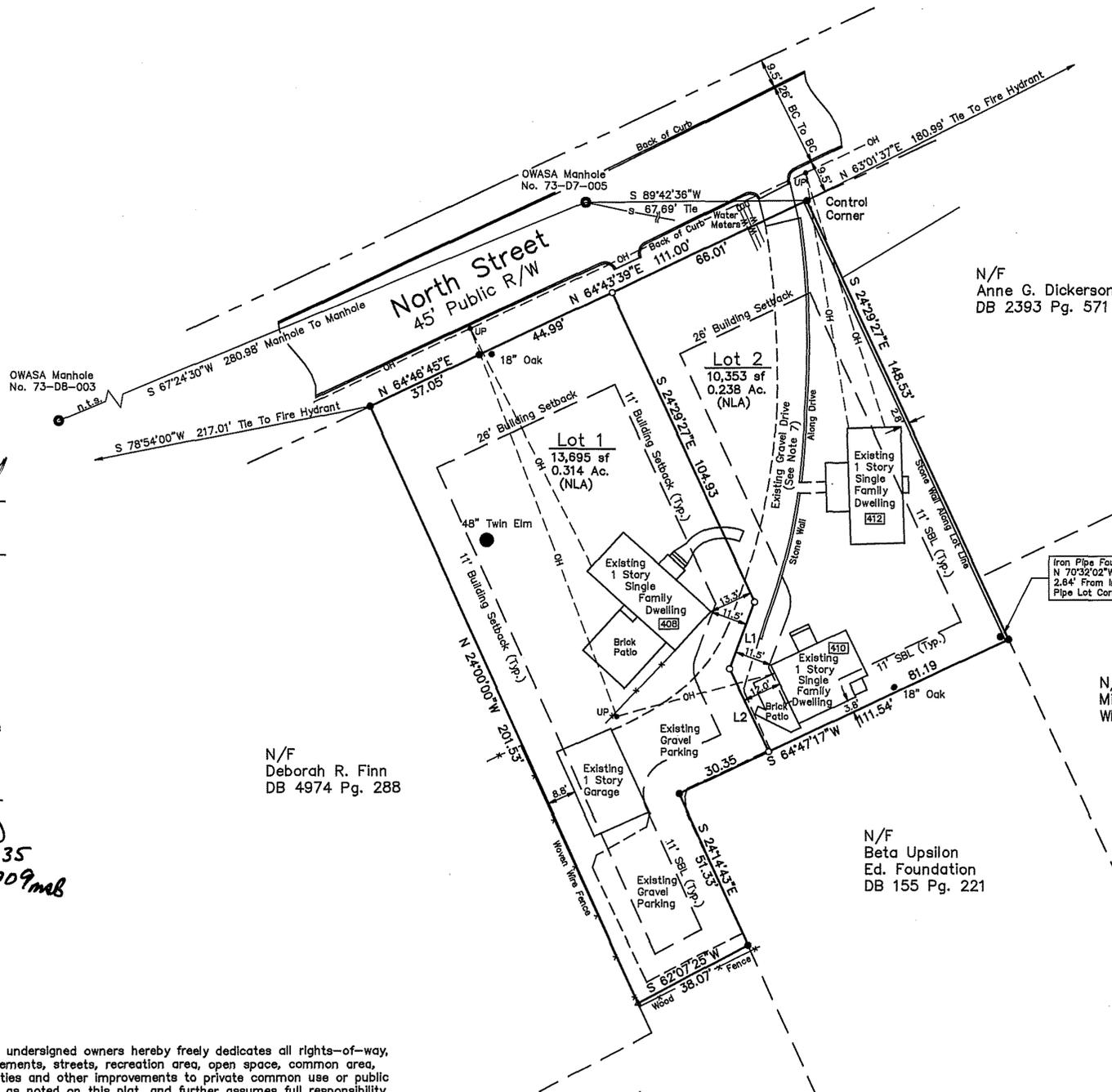
Barcode and recording information: 20130919000233640 PLAT Bk: PL111 Pg: 176 09/19/2013 02:31:07 PM 1/1 FILED Deborah B. Brooks Register of Deeds, Orange Co., NC Recording Fee: \$21.00 NC Real Estate TX: \$ .00

Line Table: L1 S 20°31'56"W 21.97' L2 S 25°12'43"E 28.20'

- Notes: 1) Distances shown are horizontal ground distances in feet. 2) Areas shown are computed by the coordinate method. 3) Only evidence of easements or structures thereto which are readily apparent from a casual above ground view of premises are shown. 4) The premises shown and described herein are subject to any existing easements, rights-of-way, restrictions, and setback lines whether or not they may be shown on the plat hereon or whether or not recorded in the public records. 5) No title search was performed for this survey. The field survey is based on the referenced plats and/or deeds. 6) This parcel is not located within the Resource Conservation District as defined in the Chapel Hill Development Ordinance/Land Use Management Ordinance. 7) The existing gravel drive across Lot 2 and at least 2 gravel parking spaces inside Lot 1, next to the existing house labeled 410, are to be a cross-access and parking easements for both lots. 8) Parking provided as shown is for residents and their guests. 9) The actual location of the individual water and sewer lines is unknown. The water lines originate at the water meters for each individual lot. The sewer lines are tapped into a single line accessing OWASA manhole No. 73-D7-005 (general location shown). The entirety of each lot is to be a cross-access utility easement for the other lot. 10) Unless authorized by the Town Manager, all stormwater structures, including roof drain outlets, are prohibited within the building setbacks. Any development on the new lots must meet the LUMO requirements for stormwater drainage. 11) These lots are within the Franklin-Rosemary Historic District and are subject to the regulations of the Land Use Management Ordinance (LUMO). The impervious surface area shall not exceed 50% of the gross land area (GLA) for each lot in accordance with the LUMO. These lots are within the Watershed Protection District and subject to the regulations of the LUMO. 12) This approval shall authorize the creation of no more than 2 lots, and shall be valid for one year from the date of approval subject to reapproval by the Town Manager in accordance with the provisions of the LUMO. The Final Plat shall be recorded in the Orange County Land Records within two (2) years of Planning Board approval. 13) All new or relocated utility lines, except for three-phase distribution lines, shall be placed underground and all surface disruptions required for installation shall be rehabilitated to the original or an improved condition.

I, James H. Holland, Jr., do hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision using references shown hereon; that the boundaries not surveyed are shown as broken lines plotted from information shown hereon; that the ratio of precision as calculated by latitudes and departures is 1 : 10,000 + ; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number, and seal this 17th day of June, A.D., 2013.

Professional Land Surveyor seal for James H. Holland, Jr., License Number L-2680.



State of North Carolina County of Orange

I, MICHAEL A. BURTON, Review Officer of Orange County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording for which the Review Officer has responsibility as provided by law.

Michael A. Burton, Review Officer, Date 9-18-2013

PARENT (SEE BELOW) 1 = 9788583935 2 = 9788584909mab

I, hereby certify:

- A- That this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land. B- That this survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land. C- Any one of the following: 1- That this survey is of an existing parcel or parcels of land and does not create a new street or change an existing street. 2- That this survey is of an existing building or other structure, or natural feature, such as a watercourse. 3- That this survey is a control survey. D- That this survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision. E- That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of his or her professional ability as to the provisions contained in (A) through (D) above.

The undersigned owners hereby freely dedicates all rights-of-way, easements, streets, recreation area, open space, common area, utilities and other improvements to private common use or public use as noted on this plat, and further assumes full responsibility for maintenance and control of said improvements until they are accepted for maintenance and control by an appropriate public body or by an incorporated neighborhood or homeowners association or similar legal entity.

Owner Robert E. May, Jr. Date 9/11/13

North Carolina, Chatham County

I, James H. Holland, Jr., a Notary Public for said County and State, do hereby certify that Robert E. May, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 10th day of SEPT 2013.

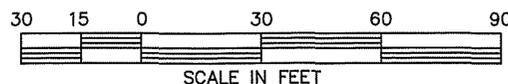
Notary Public seal for James H. Holland, Jr., Chatham County, NC.

Notary Public signature and date: Jan 10, 2015

- LEGEND: Iron Pipe Set (Unless Otherwise Designated), Existing Iron Pipe or Stake, Computed Corner (Nothing Set), Address, Utility Pole, OH Utility Lines, Sanitary Sewer Line (Approx. Loc.), Water Line (Approx. Loc.)

Tax Parcel: PIN 9788-58-2889 Zoning: R-2/HD-1

Recorded:



Reference: DB 5618 Pg. 247, DB 3452 Pg. 84, Unrecorded Survey by Stephen E. Wilson, PLS Dated Dec. 2, 1992 entitled 'Property of Roger Brooks'

Owner: Robert E. May, Jr., 5112 Dunes Court, Charlotte, NC 28228

FINAL PLAT MINOR SUBDIVISION FOR ROBERT E. MAY, Jr. CHAPEL HILL TWP., ORANGE CO., NC SCALE: 1" = 30' DATE: JUNE 17, 2013

HOLLAND Land Surveying logo and address: 608 MLK, Jr. Blvd., Chapel Hill, NC 27514 (919) 942-9401 License No. F-1169

Revisions: August 7, 2013, August 25, 2013

Project No. 13-021 NORTH.DWG