



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		Project:	
Certificate of Appropriateness Application		Permit:	
Project Description: 611 E. ROSEMARY STREET 1.) ADDING A CUSTOM TRIM "CHASE" ON THE EXTERIOR, RIGHT SIDE OF HOUSE TO COVER PLUMBING VENT PIPE 2.) REMOVING EXISTING COUNTER TOP IN AN EXISTING ALCOVE. INSTALL NEW WOOD GRAIN CABINETS AND A SOLID SURFACE COUNTER TOP IN THE EXISTING ALCOVE		STAFF REVIEW	
		☐ Application complete and accepted	
		☐ Application not complete and returned with a notation of deficiencies	
		BY:	
		DATE:	
Instructions: Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred)			
Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date.			
Note: Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not complete will be returned with a notation of deficiencies.			

A: Property Information			
Property Address: 611 E. ROSEMARY STREET		Parcel ID Number:	
Property Owner(s): Bethann Ann Leo Horey Horey		Email: bbhorey@icloud.com	
Property Owner Address: 611 E. ROSEMARY STREET			
City: Chapel Hill	State: NC.	Zip: 27514	Phone: 1-571-214-5224
Historic District: ☐ Cameron-McCauley ☒ Franklin-Rosemary ☐ Gimghoul			Zoning District:

B: Applicant Information			
Applicant: MARC DiRienzo		Role (owner, architect, other): Builder	
Address (if different from above): 444 FORN ROAD			
City: Chapel Hill	State: NC.	Zip: 27516	



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Email:
dbuilders@bellsouth.net

Phone:
919-602-4708

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							
Proposed							
	Existing	Change +/-	Total	Total Floor Area Ratio			
<u>Floor Area (main structure)</u>				Existing	Proposed	ISA/NLA ratio	
<u>Floor Area (all other)</u>						Existing	Proposed
<u>Impervious Surface Area (ISA)</u>							
<u>New Land Disturbance</u>							



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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
	Relevant pages and guidelines are listed below	The new laundry vent and outdoor cabinets will not impact the historic character of the house, and will not be visible from the street.

Page 37 – #9. It is not appropriate to introduce new roof features, such as chimneys, solar collectors, skylights, ventilators, and communication or mechanical equipment on roof slopes that are visible from the street or in locations that compromise the architectural integrity of the building.

Page 39 – #8. It is not appropriate to introduce new exterior wall features—such as windows, doors, chimneys, bays, and communication or mechanical equipment—on exterior walls that are visible from the street or in locations that compromise the architectural integrity of the building.

Page 49 – #8. Install mechanical equipment in areas and spaces that require the least amount of alteration to the appearance and historic fabric of the building.

Page 49 – #9. Minimize the visual impact of new mechanical and communication equipment and utilities by installing them in inconspicuous locations that are not visible from the street and by screening them from view. It is not appropriate to install condensers, skylights, ventilators, solar collectors, and mechanical or communication equipment on roof slopes or building elevations that are visible from the street or in locations that visually compromise the architectural character of the historic building.

Page 53 – #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.



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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	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.

2. History, context, and character information. Please include a summary of what information you have relied on to understand the relevant character and history of the district and subject property—and briefly summarize that information. At a minimum, include:

- ☐ Current property information for the lot and all structures, including Building Sketches and Building Details, from [Orange County Real Estate Data](#).
- ☐ The entry of your property on the most recent inventory of historic resources in the relevant National Register for Historic Places filing, available via the NC State Historic Preservation Office website: for McCauley-Cameron see [West Chapel Hill](#), for Franklin-Rosemary see [Chapel Hill Historic District](#), for Gimghoul see [Gimghoul](#). (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.)

3. Justification of appropriateness. Attach an annotated statement explaining how the proposed change(s) meets the following standards of appropriateness that the Commission considers in making findings of fact indicating the extent to which the application is or is not congruous with the historic aspects of the historic district. If a standard is not applicable, type "not applicable".

- A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.
- B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings.
- C. Exterior construction materials, including texture and pattern.
- D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.
- E. Roof shapes, forms, and materials.
- F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.
- G. General form and proportions of buildings and structures.
- H. Appurtenant fixtures and other features such as lighting.
- I. Structural conditions and soundness.



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5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.) ☐ Site plans must show the relationships between, and dimensions of, existing and proposed buildings, additions, sidewalks, walls, fences, driveways, and/or other structures on the property, as well as property lines and applicable zoning setbacks. ☐ Include both written and drawn scales and show accurate measurements. You may also use a copy of a survey with surveyor's seal deleted. Revise the copy as needed to show existing conditions and your proposed work. ☐ Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.	☐		☐	☐	☐
6. Elevation Drawings showing existing structural facades and proposed changes. Drawings should be submitted as 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. All details should be reasonably legible. Photographs are okay for facades with no changes. ☐ Elevation drawings showing all proposed changes above current grade from front, back, and both sides. ☐ Include scale bar, written scale, and label major dimensions (including width of structures and heights from finished grade to fascia/eaves and heights to top of roofs). ☐ Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)	☐	☐	☐	☐	☐
7. Information about context (required for all construction of new structures, proposed impervious surfaces greater than 1500 SF, additions greater than 150 SF, and/or proposed land disturbance greater than 5000 SF.) Detailed information about lots and structures can be found on the Orange County Real Estate Data website; information about lot placement can be found on the Chapel Hill and Orange County GIS portals. For each of the nearest adjacent and opposite properties, provide: ☐ The height of each building (if an estimate, indicate that). ☐ The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). ☐ The size of each lot (net land area in square feet). ☐ The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from Orange County Real Estate Data; indicate any corrections for accuracy you believe necessary and your basis for doing so.	☐	☐	☐	☐	☐
8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed). ☐ Provide a written description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property. ☐ Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons and/or families associated with the property. Provide current exterior photographs of the property (4" x 6" as printed or the digital equivalent). If information is	☐	☐	☐	☐	☐



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



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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.

MARC DiRENZO

Applicant (printed name)

Marc DiRenzo

Signature

2/7/19

Date

Bethann Horay

Property Owner

Bethann Horay

Signature

2.7.19

Date

(if different from above)

611 E Rosemary Street

Narrative and Justification of appropriateness

2/7/2019

There are two physical changes we would like to make to the exterior of this property:

1. We would like to add a laundry room to a finished basement. This will require a plumbing vent pipe to be installed and vented out the roof. We do not want to disturb the finished rooms inside the house, instead we would like to run the plumbing vent pipe up the outside of the house and out the roofline. The proposed plan is to have the vent pipe exit out of the basement wall on the right side of the house (from standing at the street and looking at the front of the house), run up the existing corner board of the porch, up the siding, through the soffit, and out the roof on the back of the house. We would encase the pipe in a custom trim piece, that is essentially a small box the pipe would fit in. The trimmed chase encasing the pipe will be four inches wide by four inches deep and would be constructed of the same yellow pine material used on the house for its exterior trim. The chase will be painted to match the siding it is installed upon.

2. There is an existing alcove on the side of the garage facing the stone patio in the back of the house. Currently, there is a stainless steel counter top running across the entire length of the 93 inch wide alcove. We would like to remove the stainless steel counter top, and install wood grained cabinets, made by Danver. We would like to install a solid surface counter top made by Dekton, and the color of the top will be "Trillium". Another possible material for the cabinetry would be Teak. This alcove cannot be seen from the street, left side, or back of the house. It is hardly recognizable from the right side of the house as well.

PROPERTY OF
LEO S. HOREY, III
BETHANN B. HOREY
611 EAST ROSEMARY STREET
PIN: 9788-69-3195
CHAPEL HILL TWP. ORANGE COUNTY
NORTH CAROLINA
SCALE: 1" = ~~300~~ 20'
APRIL 27, 2018

[illegible]

HOW IT'S MADE

Outdoor living is about more than just personal style and atmosphere; it's also about function and longevity. The Danver Stainless Outdoor Kitchens and Brown Jordan Outdoor Kitchens brands of stainless steel cabinets are especially designed and engineered for outdoor kitchens, transition rooms, rooftops and other spaces where durability is a concern.

Danver and Brown Jordan Outdoor Kitchens are the perfect choice for beauty, style, color and durability, as well as the optimal investment in outdoor living projects.

Our cabinets feature:

- Frameless, European styling
- All doors, drawers and cabinet boxes are manufactured from 100% 304-grade stainless steel; 316-grade is also available
- The cabinets are available in 3" increments from 9" to 48"
- Fabrication, finishing, powder coating and assembly take place in our Connecticut facility
- Cabinets have a lifetime warranty
- Powder coat finishes carry a 7 year limited warranty
- Each cabinet is a standard 30" height with 4" leveling legs available, along with a 27" standard depth (24" depth available)
- Drawers feature double-wall construction and full extension under-mount glides with self-close/soft-close technology
- Doors come standard with soft-close stainless steel hinges
- We have cabinets to fit any manufacturers' outdoor appliance; grills, smokers, side burners, sinks, bartending units and more
- Each project is built to order, ensuring the style, design and color are specific to your project
- Cabinets are delivered fully assembled and engineered for easy installation





1 Grand Street, Wallingford, CT 06492

Uncredited photography courtesy of: Steven Paul Whitsitt Photography
Chipper Hatter Photography | John Williams | Justin Tacinelli

www.danver.com | 203.269.2300 | brownjordanoorkitchens.com | 203.626.5625

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TSP – TECHNOLOGY OF SINTERIZED PARTICLES

Dekton employs exclusive Sinterized Particle Technology, a high tech process which represents an accelerated version of the metamorphic change that natural stone undergoes when subjected to high temperatures and pressure over thousands of years.

Sinterized particle technology synthesizes truly innovative procedures from the most advanced technology industries. This evolution represents a technological and industrial leap capable of generating a new process, a revolutionary material and a leading product.

Electronic microscopy allows us to fully appreciate the material's zero porosity, a consequence of the sinterization and ultra-compaction process exclusive to DEKTON. This zero porosity and lack of the micro-defects that cause tension or weak spots mark the difference as far as DEKTON is concerned.











United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 144Chapel Hill Historic District Boundary Increase and
Additional Documentation
Orange County, North Carolina

by grouped square columns with an original matchstick railing. Paired casement windows centered on the second-floor façade have geometric panes. There are two hip-roofed dormers on the façade, each with a six-over-six window, and two interior brick chimneys. The two-story, hip-roofed sleeping porch on the left (west) elevation dates to the 1920s or 1930s. Second-floor windows on the sleeping porch were replaced with the current casement windows between 1974 and 1992 and the first-floor windows were installed after 1992. A one-story, hip-roofed wing on the right (east) elevation has an inset porch supported by a square column. The house was constructed in 1911 by Louis Round Wilson, a librarian at the University of North Carolina for whom the Wilson Library was named [Little]. It was owned by the Wilson family until 1989.

611 E. Rosemary – Kent Brown House – c. 1915, c. 2009**C – Building**

This one-and-a-half-story, side-gabled, Craftsman-style bungalow is among the most impressive examples of the form in the district with an asymmetrical gable that allows for a second floor on the rear elevation. The house is three bays wide and triple-pile with weatherboards at the first floor, wood shingles at the second floor, one-over-one wood-sash windows throughout, and an interior brick chimney. The one-light-over-two-panel Craftsman-style door has fourteen-light sidelights and a twenty-light transom. It is sheltered by a full-width, engaged, shed-roofed porch supported by grouped square columns on stone piers with a standing-seam copper roof. A partially-inset, shed-roofed dormer on the façade has a tripartite window flanked by single windows and has a standing-seam copper roof. A low railing in front of the dormer has been removed since 1992. The side elevations feature flared walls at the base of the second floor, grouped windows at the second-floor level, and large vents in the gables. There is a one-story, shed-roofed bay on the right (east) elevation that is supported by knee brackets and flanked by paired twelve-light casement windows. An inset porch at the right rear (northeast) is supported by grouped square columns on a stone pier. The center section of the rear elevation is one story and there is a shed-roofed dormer on the rear (north) elevation and a one-story, gabled ell at the left rear (northwest) connects to a one-and-a-half-story, side-gabled garage addition. There is a one-light-over-two-panel door with six-light sidelights on the left elevation of the rear ell that is sheltered by a shed-roofed porch with full-height square columns. A one-light French door with twelve-light transom on the right elevation of the rear ell opens to a stone patio. The garage wing features two overhead doors on the left gable end, a shed-roofed dormer with four-light windows on the south elevation, and an exterior stone fireplace on the right gable end. A stone wall, matching the foundation and porch piers, extends across the front of the property. The house was built for Dr. Kent Brown, professor of Germanic languages and literature, about 1915 [Little] and it appears on the 1915 Sanborn map. The house was renovated and the rear ell and garage addition constructed between 2008 and 2010.

615 E. Rosemary – Stacy-Cain House – c. 1912**C – Building**

This two-story, hip-roofed house is three bays wide and double-pile with plain weatherboards, a wide fascia and deep eaves, one-over-one wood-sash windows, and two interior stuccoed chimneys. The entrance, located on the right (east) end of the façade has a one-light-over-five-panel door. It is sheltered

General Property Data

Property Location **611 ROSEMARY ST**
 Property Use
 Most Recent Sale Date **5/31/2007**
 Legal Reference **4295/246**
 Grantor **SMITH**
 Sale Price **1,300,000**
 Land Area **1 LOT**

Card 1 Value	Building Value 838,500	Other Features Value 0	Land Value 380,000	Total Value 1,218,500
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Building Style	Single Fam	Foundation Type	3/4 Basement	Heating Type	Combo H&A
# of Living Units	1	Roof Structure	Gable	Heating Fuel	N/A
Year Built	1920	Roof Cover	Shingle	Air Conditioning	100%
Finished Area (SF)	4578	Siding	Frame	# of Bsmt Garages	0
Full Baths	3	1/2 Baths	1	3/4 Baths	0
# of Other Fixtures	0				

611 E ROSEMARY ST P97/25

This property contains 1 LOT of land mainly classified as with a(n) Single Fam style building, built about 1920 , having a finished area of 4578 square feet, with Frame exterior and Shingle roof cover, with 1 unit(s).

[illegible]

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