



QUESTIONS?
Call or email us!

Chapel Hill Historic District		Project:	19-036
Certificate of Appropriateness Application		Permit:	
Project Description: <i>Install 2 Wrought iron railings at 305 and 307 East Rosemary. 305 Railing is a 4ft long 36-in high extension of current railing, and covers bottom three steps of house entrance. It will be identical to existing railing in all features/specs (except shorter length). A 90° bracket to be added at right base of existing railing for increased stability. 307 Railing is 100 feet from street view & nearly hidden near entrance. It goes down 7 step steep incline into garden. Will be compatible black railing, 11 ft long, 36-in high. Both railings needed for safety of residents + visitors.</i>		STAFF REVIEW	
		<input checked="" type="checkbox"/> Application complete and accepted	
		<input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
		BY:	AG
		DATE:	4.1.19
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: <i>305-307 East Rosemary St.</i>		Parcel ID Number: <i>9788488472</i>	
Property Owner(s): <i>Jane Preyer</i>		Email: <i>jbpreyer@outlook.com</i>	
Property Owner Address: <i>305-307 East Rosemary St.</i>			
City: <i>Chapel Hill</i>	State: <i>NC</i>	Zip: <i>27514</i>	Phone: <i>919-740-6727</i>
Historic District: <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul			Zoning District: <i>RS</i>

B: Applicant Information			
Applicant: <i>Jane Preyer</i>		Role (owner, architect, other): <i>owner</i>	
Address (if different from above):			
City:	State:	Zip:	



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

Email:

Phone:

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.) *outdoor railings on steps at entrance to 305 East Rose + into garden at 307 East Rose*

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



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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
pages 16-17	305 Railing extension to bottom 3 steps at entrance. 4 ft long, 36 in high	Will be fabricated to identically match existing railing in materials, color, design, height, width, pickets & brackets. There is little change in appearance from street view — on one side of steps only with backdrop of bushes & shrubs.
	307 Railing is compatible	To cover 7 steep steps going down into the garden.
pg 16-17	black, wrought iron railing. 11 ft long, 36 in high	Very hidden from street view as it is 100 feet from street and behind tall hedge, parking lot wall, and large bushes in front of it.



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F. Checklist of Application Materials

Attach the required elements in the order indicated.	ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
	YES	N/A	YES	N/A	NO
1. Written description of physical changes proposed. Describe clearly and in detail the physical changes you are proposing to make. Identify the materials to be used (siding, windows, trim, roofing, pavements, decking, fencing, light fixtures, etc.), specify their dimensions, and provide names of manufacturers, model numbers, and specifications where applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. History, context, and character information. Please include a summary of what information you have relied on to understand the relevant character and history of the district and subject property—and briefly summarize that information. At a minimum, include: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. <input type="checkbox"/> The entry of your property on the most recent inventory of historic resources in the relevant National Register for Historic Places filing, available via the NC State Historic Preservation Office website: for McCauley-Cameron see West Chapel Hill, for Franklin-Rosemary see Chapel Hill Historic District, for Gimghoul see Gimghoul. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Justification of appropriateness. Attach an annotated statement explaining how the proposed change(s) meets the following standards of appropriateness that the Commission considers in making findings of fact indicating the extent to which the application is or is not congruous with the historic aspects of the historic district. If a standard is not applicable, type "not applicable". <ul style="list-style-type: none"> A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings. B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings. <input checked="" type="checkbox"/> C. Exterior construction materials, including texture and pattern. D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials. E. Roof shapes, forms, and materials. F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration. G. General form and proportions of buildings and structures. H. Appurtenant fixtures and other features such as lighting. I. Structural conditions and soundness. 	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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



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G: Applicant signature

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

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

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

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

Jane B. Preyer Jane B. Preyer 4/22/2019

Applicant (printed name) Signature Date

Jane B. Preyer Jane B. Preyer 4/22/2019

Property Owner Signature Date

(if different from above)

Jane B. Preyer
307 East Rosemary Street
Chapel Hill, North Carolina 27514
jbpreyer@outlook.com 919-740-6727 (mobile)

Historic District Commission and Staff, Town of Chapel Hill

April 22, 2019

Re: Install 2 wrought iron railings at 305 and 307 East Rosemary St. 305 Railing will be a 4ft long extension of current railing and cover the bottom 3 steps at the house entrance. 307 Railing will be further back on property near the 307 entrance and cover 7 steps going down a steep incline into the garden. It will be 11 ft long. Both railings will be set only on one side of the steps. Both railings are much needed for safety for residents and visitors.

Dear Members of the Historic District Commission and Staff,

Thank you for your consideration of my COA application for two outdoor railings (labeled below as 305 Railing and 307 Railing), which are greatly needed on steps for safety for residents and visitors. There will be no structural or weightbearing affects to 305-307 East Rosemary, and no change to the house's shape, structure, or historical features.

305 Railing is a four-foot extension on three bottom steps at the entrance of 305 East Rosemary. The contractor will specially fabricate it to identically match the existing wrought iron railing in materials, color, design, height/width, pickets, and brackets. There will be little change in appearance from the street view, as the railing will be installed only on one side of the steps, closest to the house. Existing bushes and plantings beside the house should also help it blend in.

The extension is 4 feet long, height 36 in. The railing should not compromise the historic character of the property. The existing railing will remain, with a minor addition of one 90-degree bracket at its right base where reinforcement is needed for increased stability and safety.

307 Railing will be located at the far end of the driveway near the 307 East Rosemary entrance. It will go down a 7-step steep incline into the garden. Materials will be a compatible single wrought iron, black railing, 11 feet long, 36 inches in height. It will be very hard to see from street view as it is about 100 feet from the street and blocked by a tall hedge at the sidewalk, a parking lot wall, and a large boxwood bush and shrubs immediately in front of the railing. It will run down only one side of the steps.

Total cost of the project is about \$1,399 (\$448 for 305 Railing + \$891 for 307 Railing). The contractor is Mr. Tom Osborne of Chapel Hill, whose company has fabricated and installed outdoor and indoor railings and grab bars for 20 years. www.tomograbbars.com

I've been motivated into action because both a visitor and I fell on these steps in recent months. My hope is that the railings are consistent with historic district requirements, technically and in the spirit of the policy. Thank you very much for your service to Chapel Hill and the HDC.

Sincerely,


Jane B. Preyer

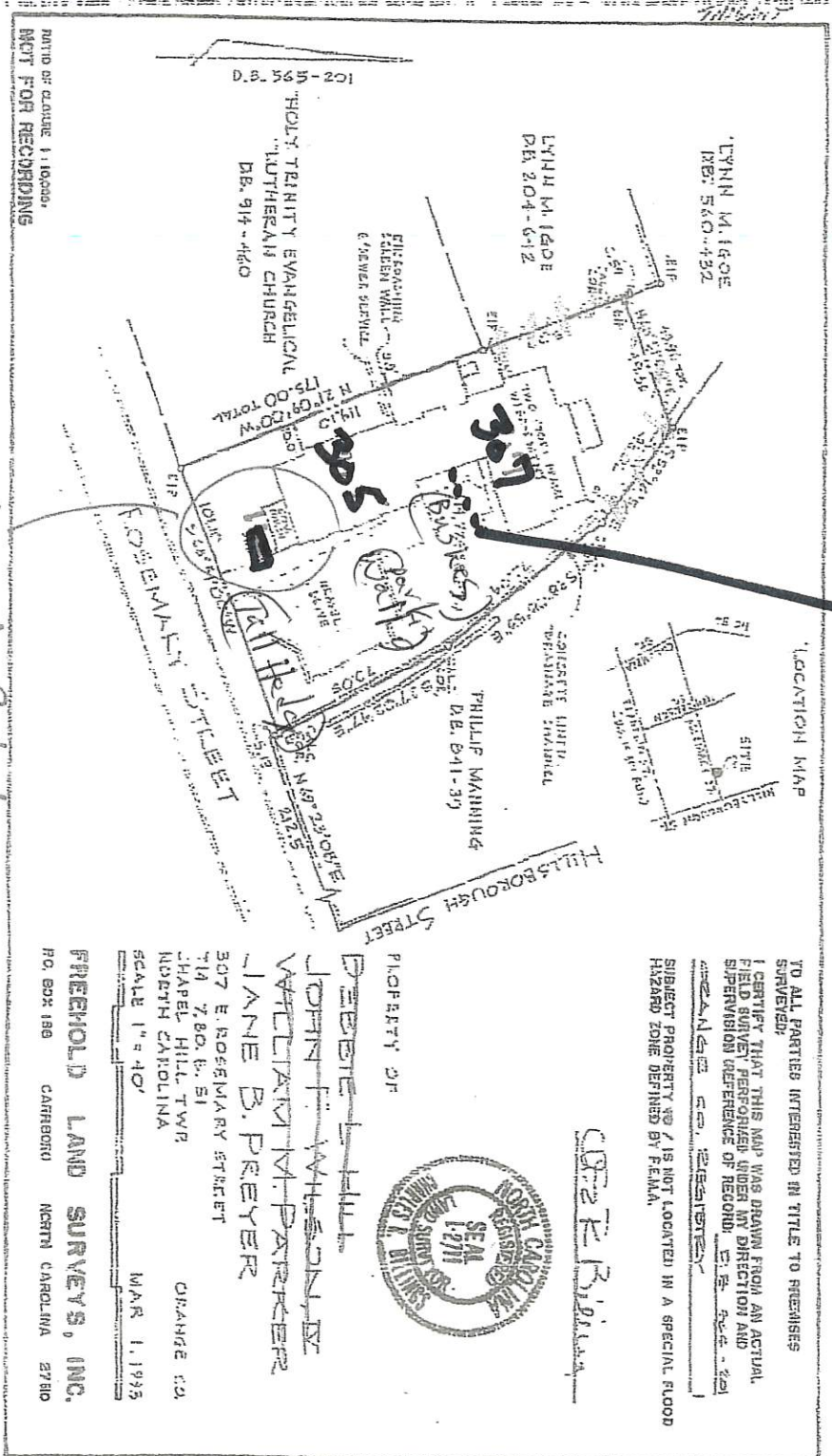
Survey

Client	Jane B. Preyer		
Property Address	307 E Rosemary Street		
City	Chapel Hill	County	Orange
State	NC	Zip Code	27514
Owner	J. Preyer, J. Wilson & W. Parker		

305-307 East Rosemary St.

307 Railis
7 skips
steep incline into pole

305
Railis
expansion
for 305 East Rosemary St.
Area where Cont's steps are



305 Railing

146230

Ton: Osborn #210

ORDER INFO	customer's order no.	1203 M-1 K-1 230	date	3-29-19
	name	MS JANE Preyer ^{For} #305		
	address	305-307 E. Rosemary St.		
	city, state, zip	Chapel Hill NC		
	sold by	cash <input type="checkbox"/> charge <input type="checkbox"/> check <input type="checkbox"/> shipping information		
	c.o.d. <input type="checkbox"/> on acct. <input type="checkbox"/> #			

quantity	description	price	amount
1	1) Design, fabricate & install wrought iron railing on front-36" H x 4L		
2	Steps - \$95 x 4-ft		380 -
3	2) Duplicate existing railings for rail 1" x 1/2"		
4	Pickets - 7/8" x 7/8"		
5	3) Install 90° bracket on left railing (going down) existing railing		35 -
6		415	
7		33	
8		448	
9	CHK #305) 50% Down	224	
10			
11			
12			
13			
14			
15			
16			
			224 ⁰⁰

keep this slip for reference

keep this slip for reference

DCS030716-13

W

305 East Rosemary



305 Ent Por Extension
Railings



307 Railing 146236

Tom Osborne 812

200 W. 1st St.
Chapel Hill, NC 27514
919 947 7355

ORDER INFO	customer's order no.	date
	name	4-12-2019
	address	
	city, state, zip	
	sold by	shipping information

MS. JANE Preyer

305/307 E. Rosemary

Chapel Hill.

cash ☐ charge ☐ check ☐
c.o.d. ☐ on acct. ☐ #

quantity	description	price	amount
1	PART TWO		
2	1) Design fabricate +		
3	INSTALL single RAIL		
4	Wrought iron railing.		
5			
6	2) Railing to be eleven		
7	(11) ft in length, 36"		
8	ht.		
9	4) Post to be set at		
10	5' intervals imbedded		
11	in 6" concrete.		
12	Two coats black paint.		
13	Cost		
14	11 ft x #75	825 -	
15	124	66 -	
16	TOTAL	891	

adams

keep this slip for reference

DCR030010-13

307 Railing

View from street to 307 Railing





307 ↑
garden steps into

307 Railing



Street view ...
showing the tall hedge
that blocks cars, parking well,
+ railing proposed

307 Railing



Example of ~~the~~ of wrought iron railing
(These are not actual steps at 307)

307 Railing

Actual steps +
new railing location



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includes a sanctuary and narthex, crib and toddler nursery, music room, sacristy, clergy visiting room, and a youth room. The church replaced the mid-twentieth century Kappa Alpha Theta House that stood on the site.

300 E. Rosemary – Holy Trinity Lutheran Church – 1952, 1979**C – Building**

Located at the southeast corner of East Rosemary Street and Pickard Lane, the front-gabled brick church faces Pickard Lane. The Gothic Revival-style church has paired batten doors with diamond-paned lights and strap hinges that are centered on the façade. The doors have a pointed-arch mosaic-tile transom in an arched stone surround and are accessed by brick steps with a decorative metal railing. Narrow diamond-light fixed windows flank the entrance and a stone niche is located in the front gable. The church is six bays deep with brick buttresses with cast stone caps dividing the bays, each of which has paired, pointed-arch stained-glass windows at the main level and grouped eight-light casement windows with segmental-arch, soldier-course brick lintels at the basement level on the left (north) elevation. Projecting gabled wings near the rear of the sanctuary result in a cruciform plan and cross-gabled roof with a steeple located at the intersection of the gables. The left gable has a double-leaf, pointed-arch, batten door and the right (south) gable connects to a later hip-roofed wing. The steeple has a square base, an octagonal level with pointed-arch louvered vents on each elevation, and a tall, copper-roofed spire. A two-story, hip-roofed education wing wraps around the rear (east) and right sides of the church. It is seven bays wide and four bays deep with a brick veneer and paired, eight-light casement windows.

According to the church's website, the congregation was established in 1946 with services being held in Gerrard Hall on the University of North Carolina campus until this building was completed in 1952. The Aubrey Mauney Building for Campus Ministry and Christian Education was completed in 1979. Since the construction of the new church across the street in 2007, the historic church is now used for the Lutheran Campus Ministry. A 1949 parsonage just south of the church has been demolished as has the original Campus Ministry building, which stood just east of the church.

303 E. Rosemary – House – c. 1849, 1920s**C – Building**

This two-story, Greek Revival-style, hip-roofed house is three bays wide and double-pile with plain weatherboards, vinyl windows throughout, and two interior brick chimneys. The house was likely updated in the 1920s with the installation of the four-light-over-two-panel Craftsman-style door, though original five-light sidelights and a double-leaf screened door remain, as well as the tapered wood columns on brick piers supporting the full-width, hip-roofed porch. A one-story, hip-roofed wing spans the rear (north) elevation and beyond it, a shed-roofed screened porch is supported by square posts. County tax records date the building to 1849.

305-307 E. Rosemary – House – c. 1925, c. 1992**C – Building**

This one-story, front-gabled, Craftsman-style bungalow is three bays wide and four-pile with German-profile weatherboards, twelve-over-twelve wood-sash windows on the façade, nine-over-nine windows on the side elevations, exposed rafter tails and knee brackets in the gables. It has slightly

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projecting gabled bays on the right (east) and left (west) elevations, an exterior brick chimney on the right elevation, and an interior brick chimney near the rear. The replacement front door is sheltered by a two-bay-wide, front-gabled porch supported by full-height brick piers with and original matchstick railing between the piers. At the rear, a gabled ell connects to a one-story-with-basement, side-gabled wing. The ell and rear wing have German-profile weatherboards, vinyl windows, a weatherboard-sheathed chimney on the left elevation, and an uncovered deck extending along the right side of the ell. The deck accesses paired French doors with fifteen-light transoms on the ell and leads to a two-panel door with four-over-four sidelights and a three-part transom on the main level of the wing; this entry configuration is also found on the basement level. There is a low stone wall along the front of the property and a stone retaining wall supporting the driveway to the right of the house. The building first appears on the 1925 Sanborn map. The construction of the foundation of the rear wing is visible in the 1992 survey photos.

315 E. Rosemary – Andrew Mickel House (No. 43) – c. 1855, c. 1945, 1970s C – Building

Set back from the street on a large lot at the northwest corner of East Rosemary and Hillsborough streets, the two-story, side-gabled house is three bays wide and double-pile. It has a painted brick exterior with weatherboards on the second-floor façade, which projects slightly, and partial cornice returns. The house has six-over-six wood-sash windows with eight-light casements at the second floor over the entrances, and exterior end brick chimneys. A double-leaf door on the façade has three-light-over-one-panel sidelights and a seven light transom. An original two-story front porch was removed about 1945 leaving the front door accessed by an uncovered brick stoop. There are vinyl windows on the first-floor right (east) elevation. Two two-story gabled ells extend from the rear (north) elevation, each with weatherboards and six-over-six wood-sash windows. There is a two-story, shed-roofed frame section between the ells and one-story, shed-roofed brick sections at the outside of the ells, flush with the side elevations of the main section. A one-story, gabled brick wing extends from the right elevation and a later, one-story gabled brick wing extends from the rear of the two-story, shed-roofed section with four-over-four window and an exterior end brick chimney. A stone wall extends along the front and right sides of the property, a stepped brick wall extends around a patio at the left rear (northwest), and a stone culvert extends across the left side of the property bordering 305-307 East Rosemary.

The house seems to have been built between 1853 and 1858, probably by Isaac Collier, who owned the land in 1853. In 1858 Andrew Mickle was granted the land, but he seems to have resided there the year before. An 1866 conveyance of the property definitely mentions a house here. From 1885 to 1890 it was owned by Dr. Adolphus Mangum, a professor at the university and Methodist minister, and in 1944 it was purchased from his heirs by Betty Smith, a novelist best known for *A Tree Grows in Brooklyn*. Smith renovated the house, removing a sagging two-story front porch and installing the brick veneer. The rear of the house was enlarged after 1949, as only a one-story rear ell appears on the 1949 Sanborn map.

NC-Building, Shed, c. 1930, 1970s – Front-gabled, frame shed with a side-gabled wing on the left (south) elevation and a projecting, gabled bay on the front (east) elevation. The building has board-

General Property Data

Property Location **305 ROSEMARY ST**
 Property Use
 Most Recent Sale Date **4/14/2016**
 Legal Reference **6104/193**
 Grantor **PREYER**
 Sale Price **254,000**
 Land Area **0.34 AC**

Current Property Assessment

Card 1 Value Building Value **561,000** Other Features Value **0** Land Value **380,000** Total Value **941,000**

Building Description

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

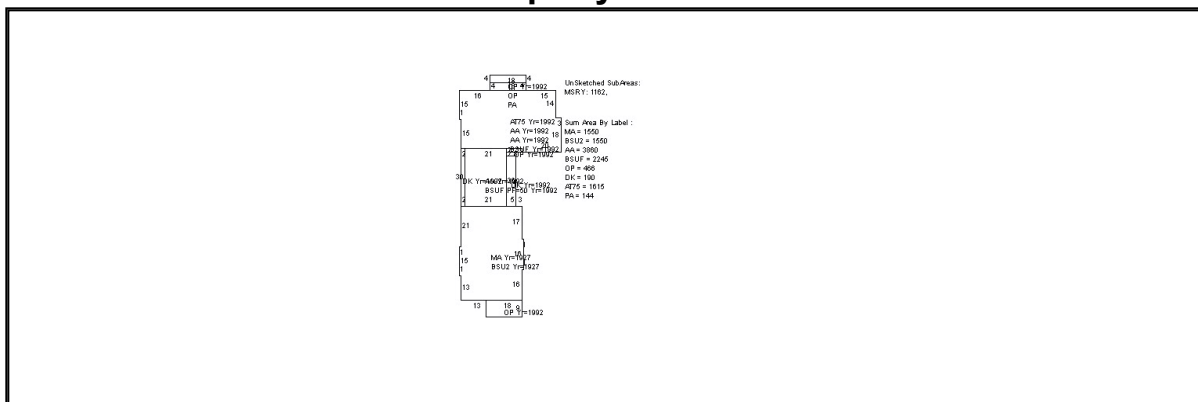
Legal Description

N/S ROSEMARY ST

Narrative Description of Property

This property contains 0.34 AC of land mainly classified as with a(n) TTF Fam style building, built about 1927 , having a finished area of 6149 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.