



QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

Chapel Hill Historic District Certificate of Appropriateness Application	Project: New Sign
Project Description: Institute for Innovation is requesting a replacement of current sign 'Faster, LLC' with a new sign for Institute for Innovation's new office. We are seeking the approval of the following signage. Institute for Innovation is requesting a new signage for the exterior of the building at the location 201 E. Franklin St. The building is approximately 31' comparable in height to adjacent and opposite buildings facing Franklin St. The setbacks of the building which is 4'6". This information came from the building's distance to the side walk (7'6") and the width of the sign (3'). The exterior of the building is brick. Roofing patterns, architectural detailings, roof materials, structural conditons and soundness are not applicable. The permitted sign area is 172 SF. The new signage will replace the current sign with metal material. This sign will be lit with Interl Solar energy. The dimensions are 3 x 3. This will hang from below the second story window around 18'.	Permit: In Progress 19-138
	STAFF REVIEW
	<input checked="" type="checkbox"/> Application complete and accepted
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies
	BY: Anya Grahn DATE: 11.26.19
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:	201A E. Franklin St Chapel Hill, NC 27514		Parcel ID Number:	9788472753	
Property Owner(s):	James Paliouras		Email:	globaltravelinc@yahoo.com	
Property Owner Address: PO Box 715					
City:	Chapel Hill	State:	NC	Zip:	27514
		Phone:	9199424229		
Historic District: <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul				Zoning District: TC-1	

B: Applicant Information		
Applicant: Tanya Jisa	Role (owner, architect, other):	Business Officer



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Address (if different from above): 201A E. Franklin St.			
City: Chapel Hill	State: NC	Zip: 28170	
Email: tjisa@unc.edu	Phone: 9194450695		

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	TC - 1	0	0				
Proposed	4'6"	0	0	18'			
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	N/A	N/A	N/A	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	N/A	N/A	N/A	N/A	N/A	Existing	Proposed
Impervious Surface Area (ISA)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
New Land Disturbance			N/A				



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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
PG 25	Guidelines: Signage	Proposing new signage with care so that the overall historic character of the building, site, and district is not compromised or diminished. The signage will be compatible with the guidelines and setbacks allowed. The new sign will be 9 SF and metal material. It will be over 10' over the ground. It will also be over 24 inches inside the curb. It is 4'6" inside the curb.



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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 type="checkbox"/> Current property information for the lot and all structures, including <u>Building Sketches and Building Details</u>, 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Justification of appropriateness. Attach an annotated statement explaining how the proposed change(s) meets the following standards of appropriateness that the Commission considers in making findings of fact indicating the extent to which the application is or is not congruous with the historic aspects of the historic district. If a standard is not applicable, type "not applicable". <ul style="list-style-type: none"> A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings. B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings. C. Exterior construction materials, including texture and pattern. D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials. E. Roof shapes, forms, and materials. F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration. G. General form and proportions of buildings and structures. H. Appurtenant fixtures and other features such as lighting. I. Structural conditions and soundness. 	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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J. Architectural scale.					
4. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed or the digital equivalent. Maximum 2 images per page.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.) <input 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. Elevation Drawings showing existing structural facades and proposed changes. Drawings should be submitted as 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. All details should be reasonably legible. Photographs are okay for facades with no changes. <input type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides. <input type="checkbox"/> Include scale bar, written scale, and label major dimensions (including width of structures and heights from finished grade to fascia/eaves and heights to top of roofs). <input type="checkbox"/> Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Information about context (required for all construction of new structures, proposed impervious surfaces greater than 1500 SF, additions greater than 150 SF, and/or proposed land disturbance greater than 5000 SF.) Detailed information about lots and structures can be found on the Orange County Real Estate Data website; information about lot placement can be found on the Chapel Hill and Orange County GIS portals. For each of the nearest adjacent and opposite properties, provide: <input type="checkbox"/> The height of each building (if an estimate, indicate that). <input type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). <input type="checkbox"/> The size of each lot (net land area in square feet). <input type="checkbox"/> The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from Orange County Real Estate Data ; indicate any corrections for accuracy you believe necessary and your basis for doing so.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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

Tanya Jisa

Applicant (printed name)

Tanya Jisa

Signature

11/19/19

Date

James Palais Member Mgr.

Property Owner

Signature

11-19-19

Date

(if different from above)



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Certificate of Appropriateness Supplemental Requirements

***In addition to Residential Zoning OR Administrative Zoning Compliance Permit Requirements**

Certificate of Appropriateness applications are subject to review and approval by the Historic District Commission as well as by Town staff. For assistance with this application, please contact the Chapel Hill Planning Department.

Please submit **all** materials listed **on this sheet**. The Historic District Commission meets on the second Tuesday of each month at 6:30 pm. For confirmation of a meeting date and the placement of your request on the agenda, please call the Planning Department. **Applications are due one month in advance of meeting.**

Application Process:

1. Historic District Commission Review of Certificate of Appropriateness (COA) Supplemental materials
2. Staff review of Residential / Administrative Zoning Compliance Permit (ZCP) materials

****COA (step 1) and ZCP (step 2) materials may be submitted simultaneously or separately.**

Required Application Materials

(In addition to Residential Zoning Compliance Permit or Administrative Zoning Compliance Permit Requirements)

An Electronic copy of each document is required in addition to paper copies.

Provide a single set of the following materials:

	1. Application Form. Either <u>Residential</u> Zoning Compliance or <u>Administrative</u> Zoning Compliance.
	2. Recorded plat or deed verifying property's current ownership
N/A	3. Recorded plat of easements, right-of-way, and dedications, if applicable
	4. <u>Mailing List of Property Owners</u>, applicable within 100 feet of property boundaries The Town will prepare a formal notice to be mailed to surrounding property owners about the application. You may find it helpful to discuss the proposed changes with your neighbors in person so you can address their concerns both in your planning and presentation.
	5. Mailing notification fee. The fee per address can be found on the <u>Planning Department's Fee Schedule</u>.
	6. Certificate of Appropriateness fee per <u>Planning Department's Fee Schedule</u>
N/A	7. Reduced Site Plan Set (reduced to 8.5" x 11")
N/A	8. Building Elevations (label building height from top of roof to finished grade line)
N/A	9. Floor Plan , only if accessory apartment, duplex, or commercial application.

(Continued)



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 **10. Written Description**

Describe all proposed changes to the property, list all materials to be used, and address the criteria (listed below) that the Commission uses to determine appropriateness. Presenting your proposal with these criteria in mind will provide a clear basis for the Commission's deliberations.

- a) The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
- b) The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite buildings;
- c) The exterior construction materials, including textures and patterns;
- d) The architectural detailing such as lintels, cornices, brick bond, and foundation materials;
- e) The roof shape, form, and materials;
- f) The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors);
- g) The general form and proportion of the buildings;
- h) The accessory fixture and other features (including lighting fixtures, hardware, awnings, etc.);
- i) The architectural scale in relation to existing structures and surrounding buildings; and
- j) Structural conditions and soundness.

Provide photographs of existing property and elevation drawings of the proposed changes. Depict changes in as much detail as possible, paying special attention to those features which the Commission uses to determine appropriateness. This section of the application allows the Commission to see the current state of the property, to visualize the proposed changes, and to assess the impact. The visual description must include dimensions. For new buildings and major additions, the visual description must include the interior floor plan.

 **11. Information Regarding Surrounding Properties**

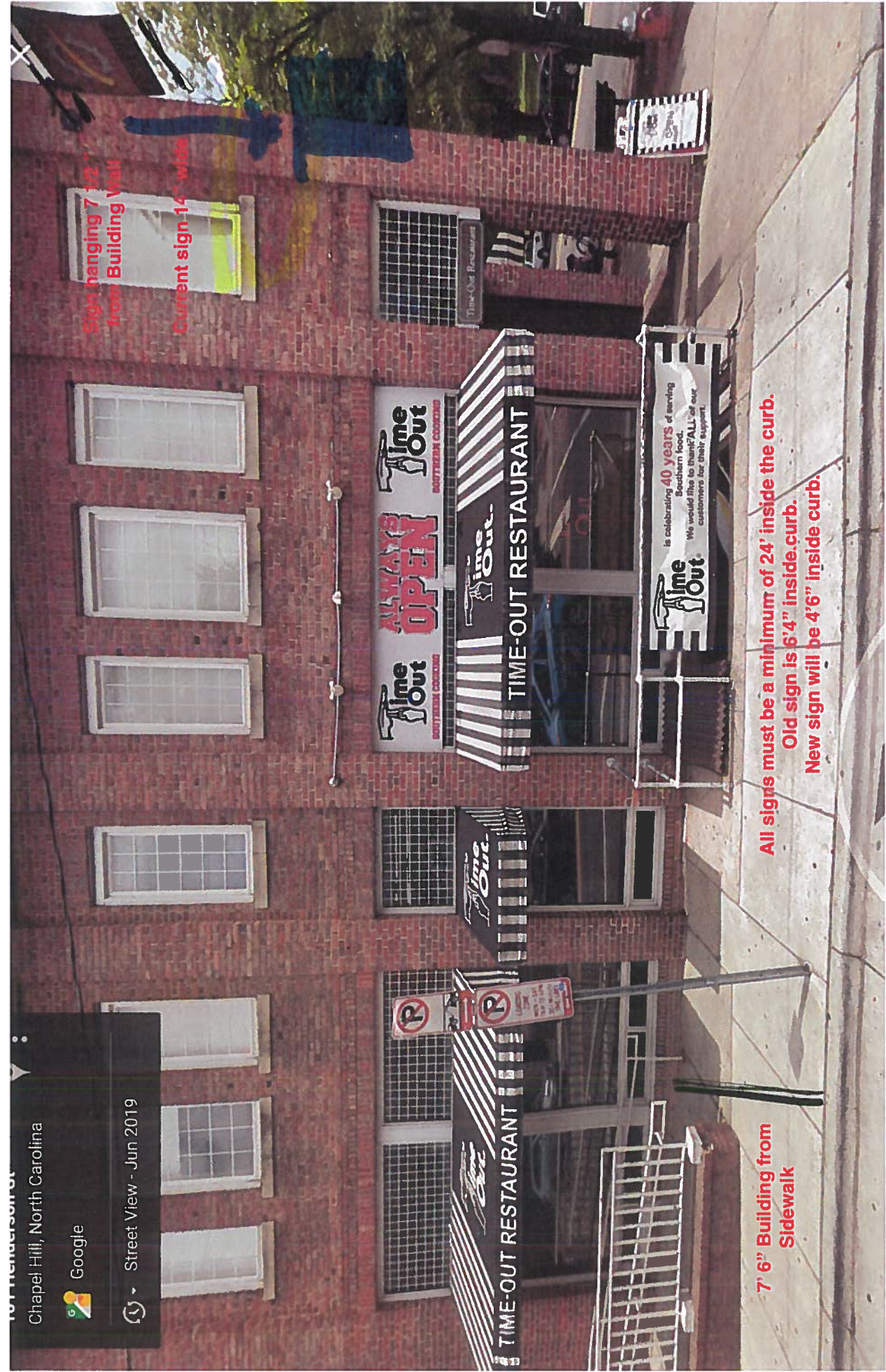
For new construction or large projects, the applicant is required to provide information on:

- The height of the nearest adjacent and opposite buildings;
- The setback and placement of the nearest adjacent and opposite buildings;
- The scale of the nearest adjacent and opposite buildings, including percentage of lot coverage.

 N/A

12. Demolition Information (if applicable)

Provide a 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 associate with the property.



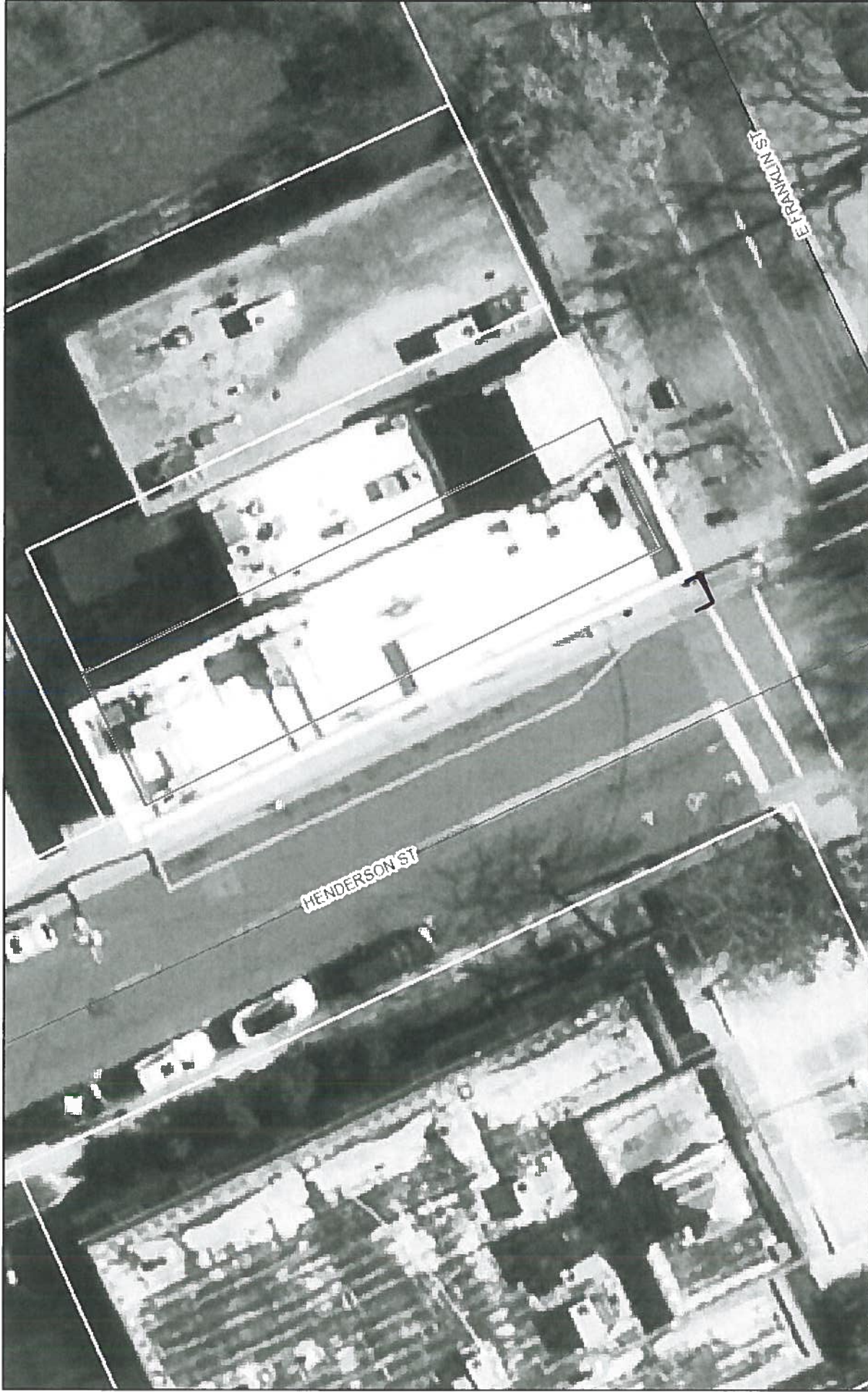


Approximately 18' above ground.

Approximately 18' above ground.

Google

Orange County



November 15, 2019

- Building from sidewalk 7'6"
- New Sign width 3' x 3'
- Leaving space of 4'6"
- Sign is 7'12" from building

Previous Card

Card 2 of 3

Next Card

Last Card

201 E FRANKLIN ST, CHAPEL HILL

Parcel ID 9788472753

Legal Description N/E INT HENDERSON

Current Property Mailing Address

Owner PALIOURAS ENTERPRISES LLC

City CHAPEL HILL

State NC

Zip 27514

Address BOX 715

Current Property Sales Information

Sale Date 4/23/2002

Sale Price 0

Legal Reference 2570/520

Grantor(Seller) PALIOURAS ENTERPRISE

Current Property Assessment

Card 2 Value

Tax Year 2018

Building Value 222,800

Other Features Value 0

Land Value 0

Total Value 222,800

Total Parcel Value

Building Value 695,300

Other Features Value 0

Land Value 862,500

Total Value 1,557,800

Narrative Description

is property contains 0.07 AC of land mainly classified as with a(n) Office style building, built about 1930 , having a finished area of 2834 square feet, with N/A exterior and N/A roof cover, with 0 unit(s).

Property Images



SCHOOL OF LAW

Institute for
Innovation

Anya Grahm

From: Jisa, Tanya <tjisa@unc.edu>
Sent: Monday, November 25, 2019 11:21 AM
To: Anya Grahm; Scott, Sakinah Viola
Cc: Zoning; Leo K Gaev
Subject: Re: Sign Installation at 203 E Franklin St

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Hi Anya,

Thank you for your email. Sakinah is not in the office today. If I may answer, yes, we are willing to commit to screwing the bracket into the mortar rather than the brick.

Thanks again,

Tanya

Tanya Jisa, MSW
Business Officer | UNC School of Law Institute for Innovation
201A East Franklin Street
Campus Box 3333 | Chapel Hill, NC 27599-3333
T 919.445.0699 | tjisa@unc.edu
www.law.unc.edu

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From: Anya Grahm <agrahn@townofchapelhill.org>
Date: Monday, November 25, 2019 at 9:52 AM
To: Sakinah Scott <sakinahv@live.unc.edu>
Cc: Tanya Jisa <tjisa@unc.edu>, Zoning <zoning@townofchapelhill.org>
Subject: Sign Installation at 203 E Franklin St

Sakinah,

On signs that are installed on historic brick buildings, it's better to screw the bracket into the mortar than the actual brick. Mortar is easier to replace and repair than a damaged, historic brick. Would you be willing to commit to doing this? I can add a finding of fact that the bracket will be secured by screws through the mortar, rather than the brick.

Thanks so much,
Anya

Anya Grahm, Senior Planner
Long-Range Planning Division | Planning Department
405 Martin Luther King Jr Blvd. | Chapel Hill NC 27514

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