



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: 19-144 | |
| Project Description: WE ARE COMMITTED TO SAVING THE 1960s MID-CENTURY MODERN MULTIFAMILY HOUSING AND ENSURING ITS VIABILITY AND EFFICIENCY FOR THE 21st CENTURY OF FAMILY AND COMMUNITY LIFE. OUR GOALS FOR 408 HILLSBOROUGH ARE: 1) REPLACE THE WINDOWS ON THE EAST AND WEST FACADES, REPLACE THE WOOD SIDING, AND MAINTAIN THE HORIZONTALITY OF THE MODERN FACADE; 2) REVIEW THE STRUCTURAL VIABILITY OF THE INTERIOR FACING DECKS AND GIVE THEM ANOTHER 50 YEARS OF LIFE; 3) REPAIR OR REPLACE THE ROOF TO FIX SHORT AND LONG-TERM LEAKAGE; 4) AND REFRAIN FROM DISTURBING THE SITE. | 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: Anya Grahn, 12/13/19 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: 408 HILLSBOROUGH STREET | | Parcel ID Number: 9788499449 | |
| Property Owner(s): 408 THE HILL LLC | | Email: TED@KAIRYSPROPERTIES.COM | |
| Property Owner Address: 721 MT CARMEL CHURCH RD | | | |
| City: CHAPEL HILL | State: NC | Zip: 27517 | Phone: (919) 929-5444 |
| Historic District: <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul | | | Zoning District: R-2, HD-1 |

| | | |
|--|------------------|---|
| B: Applicant Information | | |
| Applicant: MAXWELL HODGE | | Role (owner, architect, other): DESIGNER |
| Address (if different from above): 310 1/2 WEST FRANKLIN STREET | | |
| City: CHAPEL HILL | State: NC | Zip: 27517 |



QUESTIONS?
Call or email us!

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

Email: MHODGE@SZOSTAKDESIGN.COM

Phone: (919) 929-5244

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 | | 59834 SF |
| Required by zoning | 26' | 11' | 13' | 29' | 50' | | |
| Proposed | 68.4' | 13.3' | 13.3' | 18.9' | 19.1' | | |
| | Existing | Change +/- | Total | Total Floor Area Ratio | | | |
| Floor Area (main structure) | 10313 | 0 | 10313 | Existing | Proposed | ISA/NLA ratio | |
| Floor Area (all other) | 0 | 0 | 0 | .17 | .17 | Existing | Proposed |
| Impervious Surface Area (ISA) | 14451 SF | 0 | 14451 SF | | | .242 | .242 |
| New Land Disturbance | | | 0 | | | | |



QUESTIONS?
Call or email us!

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

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 Written Description, which includes all relevant guidelines. |
| | | |
| | | |



QUESTIONS?
Call or email us!

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

| 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 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. 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"/> |



QUESTIONS?
Call or email us!

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

| | | | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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"/> |



QUESTIONS?
Call or email us!

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

| | | | | | |
|---|-------------------------------------|--|--------------------------|--------------------------|--------------------------|
| <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"/> |



QUESTIONS?
Call or email us!

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



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.

| | | |
|----------------------------------|---|-------------|
| MAXWELL HODGE |  | 12-13-2019 |
| Applicant (printed name) | Signature | Date |
| TED KAIRYS |  | 12-13-2019 |
| Property Owner | Signature | Date |
| (if different from above) | | |



QUESTIONS?
Call or email us!

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

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 Residential Zoning Compliance or Administrative Zoning Compliance. |
| | 2. Recorded plat or deed verifying property's current ownership |
| | 3. Recorded plat of easements, right-of-way, and dedications, if applicable |
| | 4. Mailing List of Property Owners , 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 Planning Department's Fee Schedule . |
| | 6. Certificate of Appropriateness fee per Planning Department's Fee Schedule |
| | 7. Reduced Site Plan Set (reduced to 8.5" x 11") |
| | 8. Building Elevations (label building height from top of roof to finished grade line) |
| | 9. Floor Plan, only if accessory apartment, duplex, or commercial application. |

(Continued)



QUESTIONS?
Call or email us!

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.

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.

1. Written Description of Physical Changes Proposed

(Including relevant guidelines from the *Design Guidelines for the Chapel Hill Historic Districts*)

I. Changes to the Existing Buildings

We are committed to saving the 1960's Mid-century Modern multifamily housing and ensuring its viability and efficiency for the 21st century of family and community life. The historic modernist buildings will be maintained largely in their form and sensibility on the site.

We propose to make the following changes to the historic multifamily buildings:

Windows

Guidelines, pg 41:

1. Retain and preserve windows and doors that are important in defining the overall historic character of buildings within the historic districts.
2. Retain and preserve the details, features, and material surfaces of historic windows and doors.

Guidelines, pg 49:

2. Improve the energy efficiency of historic buildings through appropriate methods.

We are replacing the windows on all facades of the buildings. The windows will be replaced with simple contemporary ones that maintain the character of the modernist building. These windows will also upgrade the energy efficiency of the building from single-pane to double-pane glazing.

On the interior courtyards, larger windows will be included to address egress code concerns in the bedrooms in some units and increase daylighting and access in other units. The inclusion of these new windows allow for the opportunity to ventilate each unit with cross breezes.

Wood Siding

Guidelines, pg 31:

1. Retain and preserve wood features that are important in defining the overall historic character of buildings or site features within the historic districts
3. Protect and maintain wood features and surfaces through appropriate methods.
7. It is not appropriate to cover over, conceal, or replace a historic wood feature or surface with a contemporary substitute material such as vinyl or aluminum.

Guidelines, pg 35:

5. Reapply paints or stains to previously painted or stained exterior surfaces in colors that are appropriate to the building and site.

We are partially keeping the location of the wood siding on the east and west facades of the buildings on the site. We are removing the red paint. At the inward-facing courtyards, the existing vinyl siding is replaced to match the wood elsewhere on structure. We are keeping the location of the wood at the inward-facing facades.

Stucco Panels

Guidelines, pg 39:

10. It is not appropriate to introduce exterior wall features or details to a historic property in an attempt to create a false historical appearance.

Guidelines, pg 35:

6. Enhance and reinforce the architectural materials and features of a district building and site through the appropriate selection and placement of paint color.

At certain locations on the exterior walls, stucco is to be used as a neutral basis for the windows and wood to be seen. Stucco is to be used where interior walls intersect with the exterior walls perpendicularly to the windows. Stucco is also to be used as a spandrel to transition between floors on the exterior façade.

Masonry

Guidelines, pg 29:

3. *Protect and maintain masonry features and surfaces through appropriate methods.*
7. *Replace in kind of masonry features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, detail, and finish. Consider a compatible substitute material only if replacement in kind is not technically or economically feasible.*

Guidelines, pg 35:

6. *Enhance and reinforce the architectural materials and features of a district building and site through the appropriate selection and placement of paint color.*

The brick is intended to remain. It is to be rendered in a dark gray color, using paint. The walls that are made up of either brick or concrete masonry units that are beyond repair are to be rebuilt to match existing.

Decks and Patios

Guidelines, pg 57:

5. *Design and detail decks and any related steps and railings so they are compatible with the historic building in scale, material, configuration, and proportion.*

Guidelines, pg 17:

7. *Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site new fences and walls in configurations and locations that are compatible with the character of the building, site, and district.*
8. *Construct new walls and fences in traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building site, and district.*
9. *Introduce contemporary utilitarian walls and fences, if necessary, in rear and side yard locations only and where they do not compromise the historic character of the building, site, or district. It is not appropriate to introduce contemporary vinyl or metal chain link fences in locations that are visible from the street.*

We are updating the existing decks that currently serve as entryways located in the interior courtyards. Per structural review, the structure of the decks will remain or be replaced to match existing. A concrete topping slab will be poured on the wood decking to create separation and protection over the lower unit entrances.

The railings on the decks will be replaced to meet current building codes. The Railings on the decks are intended to be horizontal rods that resemble the horizontal character of the historic modernist buildings. Stairs that lead to the decks will remain or will match existing. The railings on the stairs will also be replaced to meet code. They will match the new railings on the decks.

We are building partition walls at the decks and patios. They are along the interior facing facades of the west buildings and, therefore, cannot be seen from the street. They are contained entirely within the current form of the existing structures. These are to be constructed of the same wood and stucco materials that are used on the street-facing facades.

Roof

Guidelines 37:

1. *Retain and preserve roofs that are important in defining the overall historic character of buildings within the historic districts.*

2. *Retain and preserve the details, features, and material surfaces of historic roofs.*
5. *Replace in kind roof features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, pattern, detail, texture, and color. Consider a compatible substitute material only if replacement in kind is not technically feasible.*
8. *It is not appropriate to remove character-defining roof features such as chimneys, dormers, built-in gutters, and vents.*
10. *It is not appropriate to introduce roof features or details to a historic property in an attempt to create a false historical appearance.*

The roof has had many leaks over the years. Upon review, it will be repaired or replaced with similar roofing methods and materials that are existing.

There are currently two chimneys present on the 2 eastern buildings, further from the street. Upon review, they are to be either repaired or removed as they are not character-defining roof features.

On each building, four skylights are to be inserted, with 2 more added on to the covering of each of the two decks. These are horizontal and have a low profile.

Appurtenant Fixtures

Guidelines, pg 25:

5. *Introduce new signage with care so that the overall historic character of the building, site, and district is not compromised or diminished. Select and site new signs so their location, orientation, height, scale, design, and finish are compatible with the historic district and its human scale.*
7. *In the residential areas of the district, install freestanding signs on low posts or bases that are compatible with the pedestrian scale of the historic districts. Mount small identification signs on building facades in locations that do not damage or conceal significant architectural features or details.*

The existing address number on the street-facing façade is to be replaced with a similar metal material. It is moved from the wood siding. The font is to be less bold and minimal. Unit identification numbers are to be replaced on the interior-facing elevations, which cannot be seen from the street.

II. Maintain the Existing Site

Maintain Existing Parking and Trees

Guidelines, pg 19:

1. *Retain and preserve walkways, driveways, and offstreet parking areas that are important in defining the overall historic character of sites within the historic districts.*
2. *Retain and preserve the features, materials, patterns, dimensions, details, and configurations of historic walkways, driveways, and offstreet parking areas.*

Guidelines, pg 11:

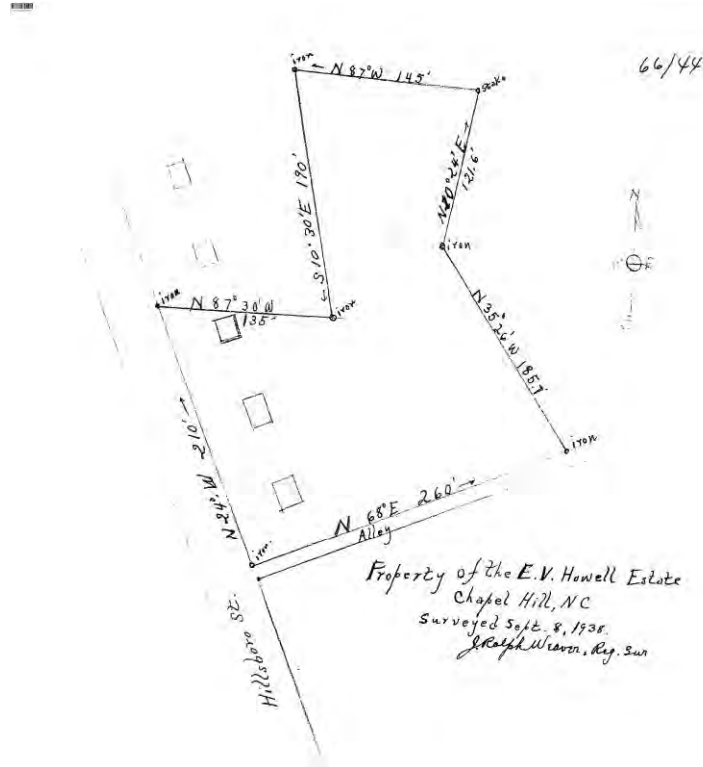
1. *Retain and preserve site features and plantings that are important in defining the overall historic character of sites and streetscapes within the historic district.*

The existing parking lot remains with the same generic layout. There are currently four large significant trees that we intend to keep, among others, including the 33" Walnut currently in the parking lot.

There is intended to be zero land disturbance with this renovation.

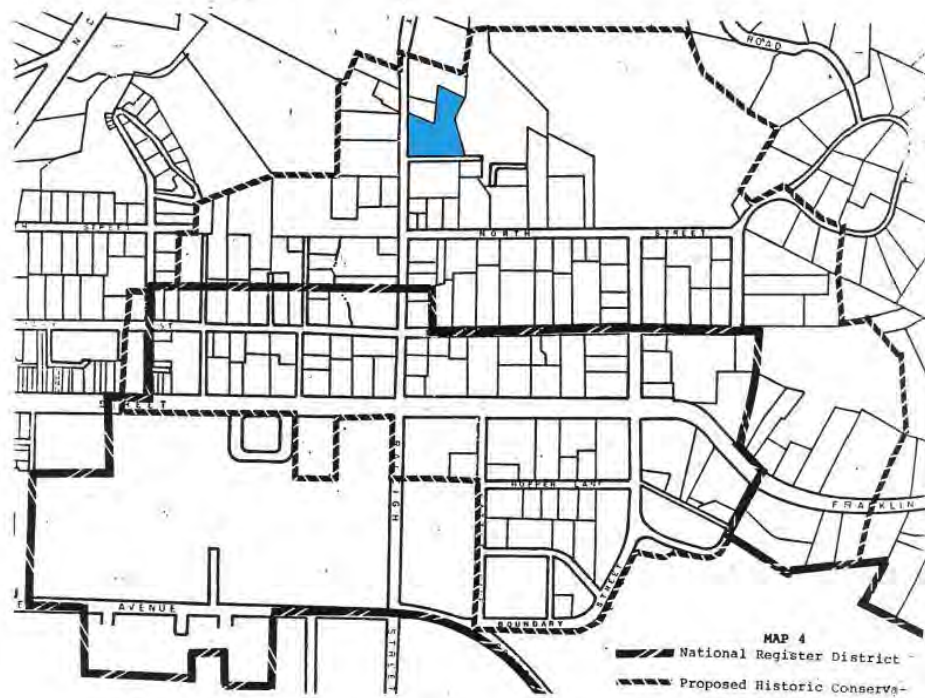
2. History, Context, and Character Information

The land that is now the 408 Hillsborough Street property, was once part of the estate of E. V. Howell, Dean of the UNC School of Pharmacy. It seems that there were at least three structures that stood on the site (See below for site survey ca. September 8, 1938).



In 1965, the 4 modern buildings were constructed under the ownership of Chapel Hill Apartments, Inc. They are believed to be designed by Edward Walter "Terry" Waugh in the mid-century modern style. Waugh, a South African architect, was recruited as one of the original professors of modernism at the NC State School of Design. He designed several houses, schools, and master plans throughout Chapel Hill and North Carolina.

The 408 Hillsborough lot was included in the first edition of the Franklin-Rosemary Historic District in 1976. It is included not only for its significance in the contribution of Chapel Hill architecture, but it is also located in the one lot buffer surrounding the Old Tavern at 419 Hillsborough Street.



Tavern at 419 Hillsborough dating back to the early 1800s

3. Justification of Appropriateness

- A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.
- Not Applicable: The height of each building will not be altered at ~19' from mean finished grade.
- 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.
- Not Applicable: The setback of each existing building will not be altered at any of the lot lines.
- C. Exterior construction materials, including texture and pattern.
- The brick that composes much of the structures remains.
 - The wood siding on the southwest and northeast facades is stripped of the red paint. The red paint is not the original finish of the wood siding.
 - Where the wood siding is vertical, it is replaced as horizontal siding to match the orientation of the horizontal siding elsewhere on the buildings. The horizontal siding reinforces the horizontality of the modernist structures.
 - The vinyl siding located at the interior courtyards is replaced with wood to match the wood siding used everywhere else on the buildings.
- D. Architectural detailing, such as lintels, cornices, brick bond
- Lintels and cornices
 - The wood banding that exists at the top of the brick wall and transitions to the fascia and soffit will be retained.
 - The banding and soffits are painted to protect the wood.
 - Brick bond
 - The existing running bond of all the masonry on site is retained and maintained.
 - Foundation materials.
 - The concrete masonry units that comprise of the foundation remain.
- E. Roof
- Shapes
 - The flat (low-slope) roofs will remain intact.
 - Forms
 - The form of the roofs will not change.
 - Materials
 - Upon review, the roof will either be maintained or replaced with a similar material.
- F. Elements of fenestration
- Proportion
 - The fronts of the existing buildings are characterized and recognized by the large bands of glazing. The new windows will maintain the horizontality of the bands.
 - Shape
 - The new windows will be rectangular in shape, matching the shape of the existing glazing units.
 - At the edges of the outward-facing facades, full height windows will be inserted. These
 - Position and location
 - On the fronts of the existing buildings, the windows maintain the same location as the existing units
 - On the interior courtyards, the new windows will be placed at the same location as existing clerestory windows.
 - Pattern
 - The existing windows have a clear pattern of operable and fixed windows that will be mimicked with the new windows.
 - The spacing of these windows also reflect the spacing of the rooms inside the buildings.

- Size
 - The middle windows on the exterior facades are a similar size as the existing windows.
 - The edge windows on the exterior facades are taller windows, but maintain the similar widths of the existing windows.
- G. General form and proportions of buildings and structures.
 - Not Applicable: The form and proportions of the buildings on the site will not be altered.
- H. Appurtenant fixture and other features such as lighting.
 - The small identification signs on the buildings are to be made of metal, matching the same material as the existing. The font is less bold.
- I. Structural conditions and soundness.
 - The overall structure remains, per review. Any structure that must be replaced is to match existing.
- J. Architectural Scale
 - The overall scale of the buildings remains unaltered.
 - The local scale of each building remains consistent with the existing architectural language.

4. Photographs of Existing Conditions



Street-Facing Façade of Southwest Building



Significant Trees along Street-Facing Facades



Site Approach from South on Hillsborough Street



Site Approach from North on Hillsborough Street



Central path to interior courtyard entryways



Interior courtyard entryways and decks



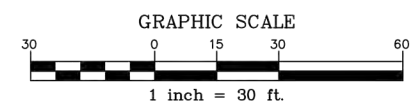
Entry into one unit off deck



Stair and retaining wall on the North-facing side of the North interior courtyard



facing façade of the south east building





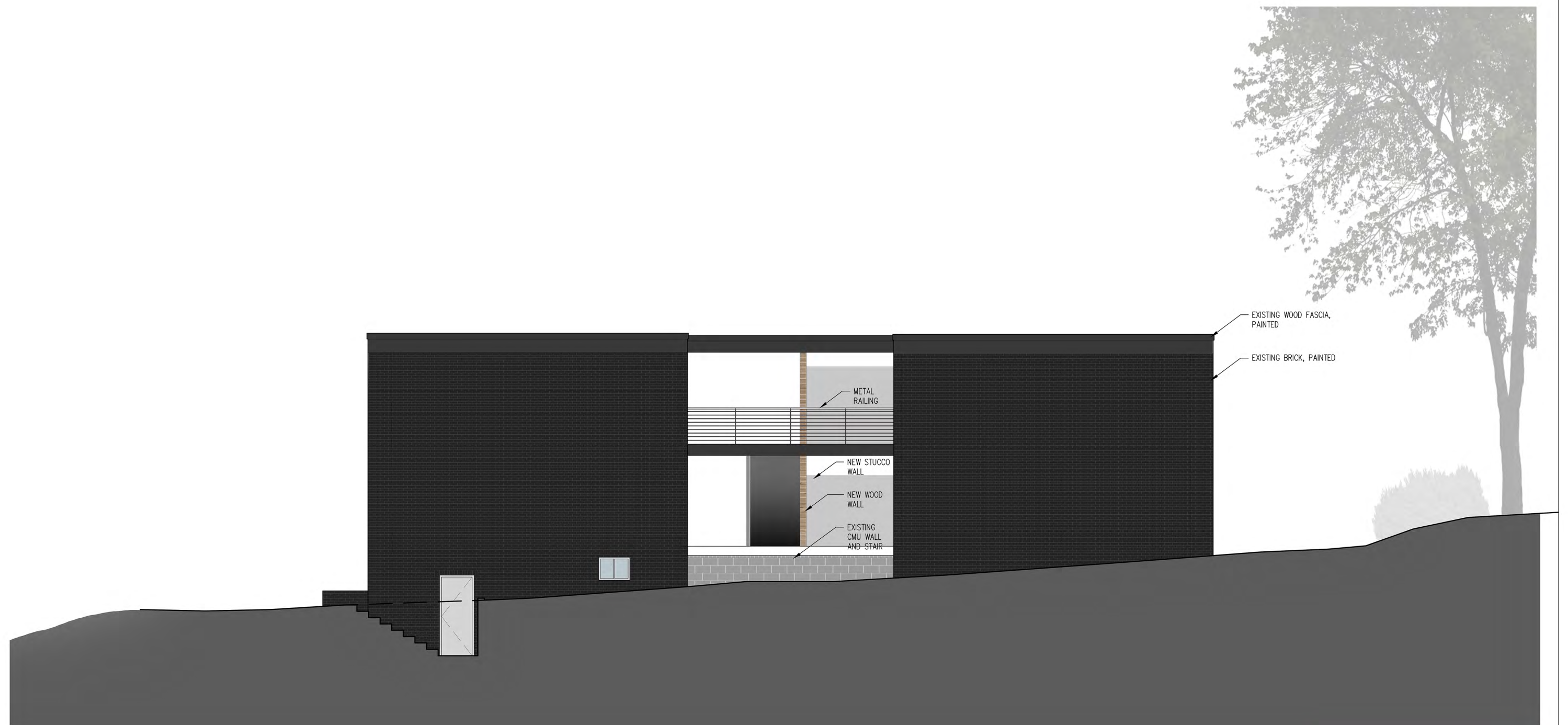
408 HILLSBOROUGH | WEST ELEVATION
Scale: 1/4" = 1'-0"



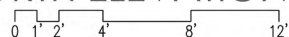


408 HILLSBOROUGH | EAST ELEVATION
Scale: 1/4" = 1'-0"

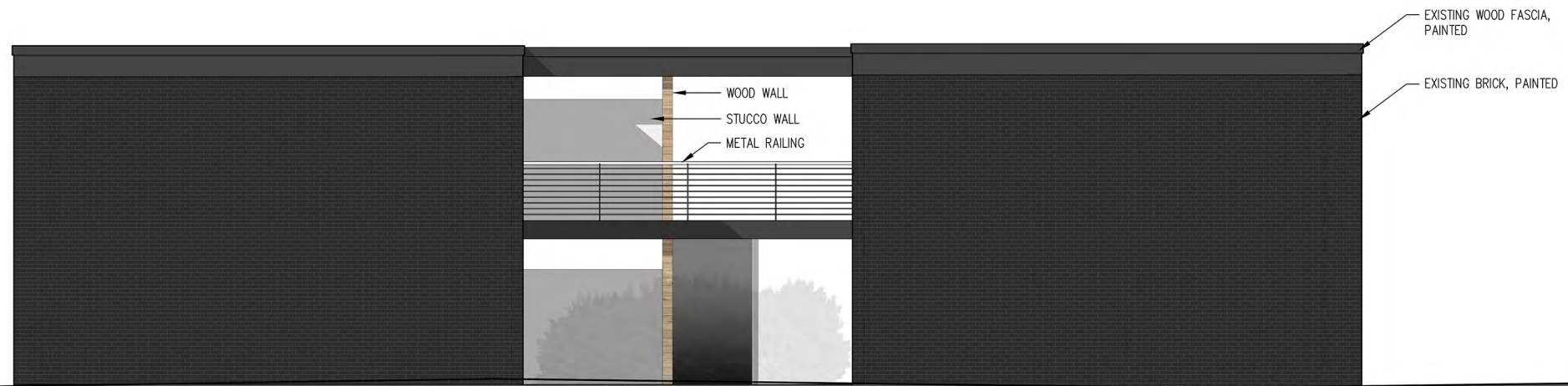




408 HILLSBOROUGH | NORTH ELEVATION
 Scale: 1/4" = 1'-0"



S Z O S T A K



408 HILLSBOROUGH | SOUTH ELEVATION
Scale: 1/4" = 1'-0"



7. Information About Context



412 Hillsborough looking East from Hillsborough Street



412 Hillsborough looking North from 408 Hillsborough



415 Hillsborough looking West from Hillsborough Street



413 and 417 Hillsborough looking West from Hillsborough Street



407 Hillsborough looking West from Hillsborough Street



404 Hillsborough looking East from Hillsborough Street



Alley way and 404 Hillsborough looking East from Hillsborough Street



04 Hillsborough from 408 Hillsborough

A topographic map showing a residential area with a red-outlined parcel. The map features numerous contour lines indicating elevation, with labels such as 386, 396, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000. The red-outlined parcel is located in the center-right of the map, with a parcel number of 9788499449. Other parcels are labeled with numbers such as 9788498607, 9788498632, 9788497594, 9788498410, 9788495574, 9788496437, 9788495465, 9788496313, 9788497377, 9788491242, 9788495184, 9788496165, 9788492177, 9788498089, 9788590249, 9788591268, 9788590112, 9788591057, 9788591152, 9788592174, 9788593138, 9788594223, 9788593344, 9788592343, 9788592423, 9788593604, 9788594680, 9788591412, 9788590760, 9788591038, 9788591037, 9788591036, 9788591035, 9788591034, 9788591033, 9788591032, 9788591031, 9788591030, 9788591029, 9788591028, 9788591027, 9788591026, 9788591025, 9788591024, 9788591023, 9788591022, 9788591021, 9788591020, 9788591019, 9788591018, 9788591017, 9788591016, 9788591015, 9788591014, 9788591013, 9788591012, 9788591011, 9788591010, 9788591009, 9788591008, 9788591007, 9788591006, 9788591005, 9788591004, 9788591003, 9788591002, 9788591001, 9788591000, 9788590999, 9788590998, 9788590997, 9788590996, 9788590995, 9788590994, 9788590993, 9788590992, 9788590991, 9788590990, 9788590989, 9788590988, 9788590987, 9788590986, 9788590985, 9788590984, 9788590983, 9788590982, 9788590981, 9788590980, 9788590979, 9788590978, 9788590977, 9788590976, 9788590975, 9788590974, 9788590973, 9788590972, 9788590971, 9788590970, 9788590969, 9788590968, 9788590967, 9788590966, 9788590965, 9788590964, 9788590963, 9788590962, 9788590961, 9788590960, 9788590959, 9788590958, 9788590957, 9788590956, 9788590955, 9788590954, 9788590953, 9788590952, 9788590951, 9788590950, 9788590949, 9788590948, 9788590947, 9788590946, 9788590945, 9788590944, 9788590943, 9788590942, 9788590941, 9788590940, 9788590939, 9788590938, 9788590937, 9788590936, 9788590935, 9788590934, 9788590933, 9788590932, 9788590931, 9788590930, 9788590929, 9788590928, 9788590927, 9788590926, 9788590925, 9788590924, 9788590923, 9788590922, 9788590921, 9788590920, 9788590919, 9788590918, 9788590917, 9788590916, 9788590915, 9788590914, 9788590913, 9788590912, 9788590911, 9788590910, 9788590909, 9788590908, 9788590907, 9788590906, 9788590905, 9788590904, 9788590903, 9788590902, 9788590901, 9788590900, 9788590899, 9788590898, 9788590897, 9788590896, 9788590895, 9788590894, 9788590893, 9788590892, 9788590891, 9788590890, 9788590889, 9788590888, 9788590887, 9788590886, 9788590885, 9788590884, 9788590883, 9788590882, 9788590881, 9788590880, 9788590879, 9788590878, 9788590877, 9788590876, 9788590875, 9788590874, 9788590873, 9788590872, 9788590871, 9788590870, 9788590869, 9788590868, 9788590867, 9788590866, 9788590865, 9788590864, 9788590863, 9788590862, 9788590861, 978859086

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

The county and its mapping companies assume no legal responsibility for the information on this map.

1:1,200

0 0.01 0.02 0.04 mi

0 0.015 0.03 0.06 km

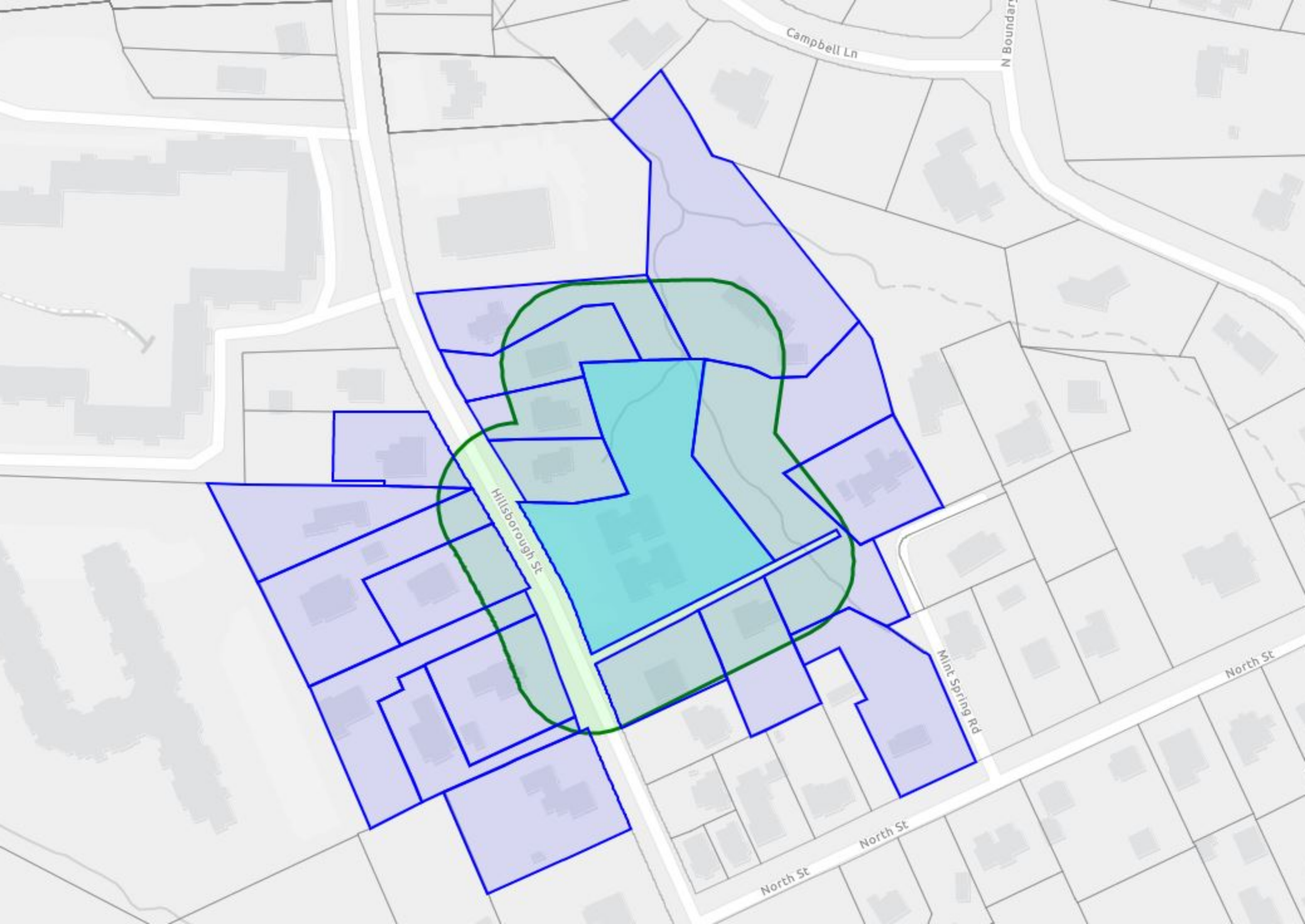


ORANGE COUNTY
NORTH CAROLINA

0 0.015 0.03 0.06 km

ORANGE COUNTY
NORTH CAROLINA

DATE SOLD: 12/13/2018
TAX STAMPS: 3500



FREEMAN KEITH
407 HILLSBOROUGH ST
CHAPEL HILL
NC
27514

WHITTIER DONALD A
104 BREWER LN
CARRBORO
NC
27510

ZEMAN PAMELA
PO BOX 16968
CHAPEL HILL
NC
275162339

HILLER NORBET
407A HILLSBOROUGH ST
CHAPEL HILL
NC
27514

RIVERS LAUREN S
1013 ROOSEVELT DR
Chapel Hill
NC
27514

LEE KRISTINA K
511 E ROSEMARY ST
Chapel Hill
NC
27514

RIVERS LAUREN S
1013 ROOSEVELT DR
CHAPEL HILL
NC
27514

PHARAOHS RENTALS LLC
9642 TRAVILLE GATEWAY DR
ROCKVILLE
MD
20850

HERNDON BRIAN L
307 HILLSBOROUGH ST
CHAPEL HILL
NC
27514

ENGINE 31 HOLDINGS LLC
506 E ROSEMARY ST
CHAPEL HILL
NC
27514

TRANI STEPHEN S
P O BOX 2346
CHAPEL HILL
NC
275152346

CASTILLO MAURICIO
416 HILLSBOROUGH ST
Chapel Hill
NC
27516

408 THE HILL LLC
721 MT CARMEL CHURCH RD
CHAPEL HILL
NC
27517

PRESTON R J SIMS
404 HILLSBOROUGH ST
CHAPEL HILL
NC
27514

REYNOLDS JOHN M
201 MINT SPRINGS LN
CHAPEL HILL
NC
27514

PRESTON R J SIMS
404 HILLSBOROUGH ST
CHAPEL HILL
NC
27514

FERRIS WILLIAM R
1 MINT SPRINGS LN
CHAPEL HILL
NC
27514

KAIRYS AMY B
109 WINSTON RIDGE DR
CHAPEL HILL
NC
27516

FERRIS WILLIAM R
1 MINT SPRINGS LANE
CHAPEL HILL
NC
27514

ER
JB



20181214000233950 DEED
Bk:RB6554 Pg:517
12/14/2018 11:15:55 AM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$3500.00

SC

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,500.00

PIN #9788499449

Verified by _____ County on the ____ day of _____, 20____
By: _____

KPC

This instrument was prepared by: Bagwell Holt Smith P.A. (without title examination)

Grantee's address (return to): 721 Mt. Carmel Church Road, Chapel Hill, NC 27517

THIS DEED is made this 14th day of December 2018, by and between

| GRANTOR | GRANTEE |
|--|---|
| Grace Nicholson, LLC, a North Carolina limited liability company 11117 Farmwood Drive Raleigh, NC 27613 | 408 The Hill, LLC, a North Carolina limited liability company 721 Mt. Carmel Church Road Chapel Hill, NC 27517 |

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all those certain lots or parcels of land situated in the Town of Chapel Hill, Orange County, North Carolina and more particularly described in **Exhibit A** attached hereto and incorporated herein.

All or a portion of the property herein conveyed does not include the primary residence of a grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received and Grantee will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

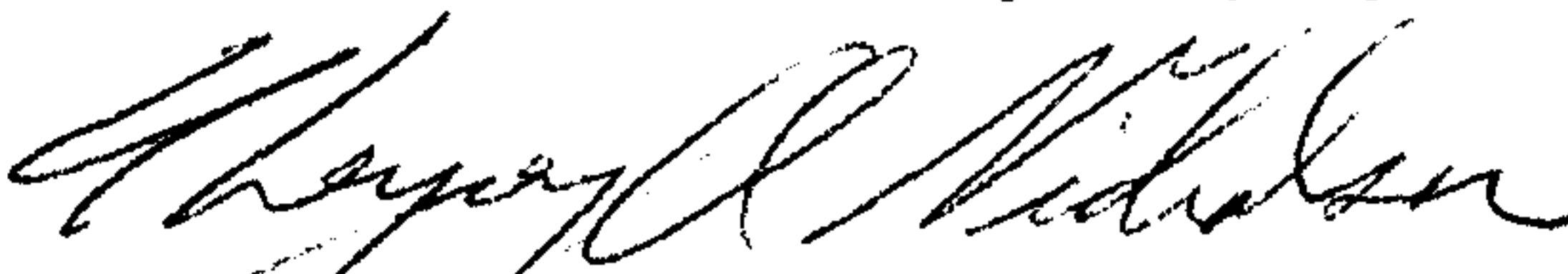
Title to the property hereinabove described is subject to the following exceptions:

1. Ad valorem taxes for 2019 and subsequent years.
2. Restrictive Covenants of record.
3. Utility easements of record, if any.




IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its company name by the duly authorized representative of the company on the day and year first above written.

Grace Nicholson, LLC,
a North Carolina limited liability company

By: 
Cheyney A. Nicholson, Manager

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I certify that the following person personally appeared before me this day, acknowledging to me that he/she signed the foregoing document as Manager of Grace Nicholson, LLC, a North Carolina limited liability company:
Cheyney A. Nicholson


Official Signature of Notary Public

CHRISTOPHER A. CROWSON
Notary's Printed or Typed Name, Notary Public

My commission expires: MAY 7, 2019

Date: DECEMBER 13, 2018

(Official Seal)

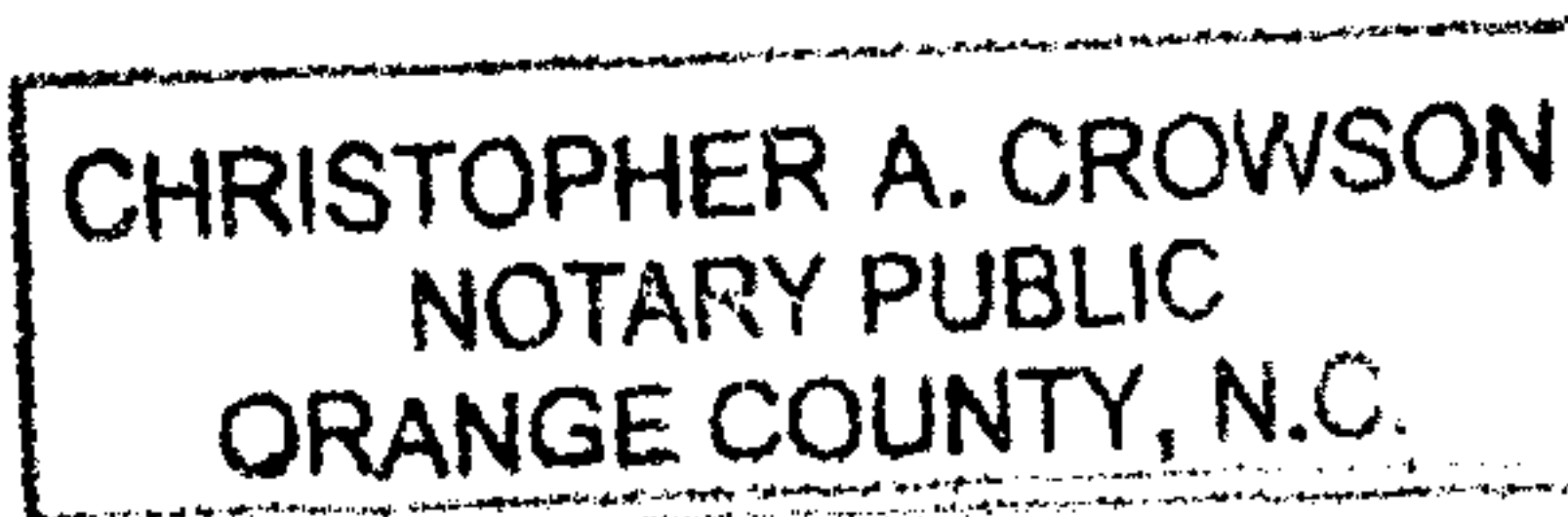




EXHIBIT A

BEING ALL of that parcel (containing 1.40 acres, more or less) identified as the property of James A. Nicholson & Grace B. Nicholson on that recombination survey, of property of Davis, Davis & Davis, Inc. and James A. Nicholson & Grace B. Nicholson, recorded in Plat Book 83, Page 103, Orange County Registry.

PIN #9788499449