



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 Description: Install a ramp at the front of the building for handicapped access made of red brick. It will be 13 1/2 inches high and 10' 2 3/4" wide 15' 9" long. This is being required by the Town of Chapel Hill.	Project:	19-126
	Permit:	
	STAFF REVIEW	
	<input type="checkbox"/> Application complete and accepted	
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
	BY:	Anya Grahn, 12/18/19
	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:	411 East Rosemary Street Chapel Hill NC 27514	Parcel ID Number:	9788583771
Property Owner(s):	Beta Upsilon Foundation for Education	Email:	deelowdermilk@gmail.com
Property Owner Address: 411 East Rosemary Street			
City:	Chapel Hill	State:	NC
Zip:	27514	Phone:	919-451-0024
Historic District: <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul			Zoning District: R-6

B: Applicant Information			
Applicant: Quality Design & Construction, Inc.		Role (owner, architect, other):	David J. Mackowski
Address (if different from above): 3823 Junction Blvd			
City:	Raleigh	State:	NC
Zip:	27603		



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Email: peggym@qdcinc.com

Phone: 919-779-
3964

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	N/A	6	8	39	60		
Proposed							
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	9905			Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	0	0	0	0	0	Existing	Proposed
Impervious Surface Area (ISA)		129				.5/.7	129
New Land Disturbance			149				



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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
47	Addition of ramp	To add a red brick handicapped ramp to the right front corner of the front porch that closely matches the existing foundation and brick walkway. It will be 13 1/2 inches high and 10' 2 3/4" wide 15' 9" long. This is being required by the Town of Chapel Hill.



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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 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 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 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 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 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 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 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 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.

QUALITY DESIGN & CONSTRUCTION INC

PEGGY ANN MACKOWSKI

Applicant (printed name)

Signature

Date

12-18-19

Beta Upsilon Foundation
for Education Inc

Property Owner

Signature

Date

12-3-19

(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 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)



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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.

☐ **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.

Checklist of Appropriate Materials

1. Written Description of physical changes proposed.

Adding a handicapped wheelchair ramp to the right front corner of the existing front porch. IT will have an 18" high seating wall wrapping the exterior and will be built out of red brick pavers and red brick wall to match existing on property.

2. History, context, and character information.

The property located at 411 East Rosemary Street was adopted into the Conservation District in October 1976 and there is no other significant information listed on the Chapel Hill Historic District's site.

3. Justification of Appropriateness

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

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. **N/A**

C. Exterior construction materials, including texture and pattern. **Red brick that matches existing foundation and brick walkway.**

D. Architectural detailings, such as lintels, cornices, brick bond, and foundation materials **Red Brick**

E. Roof shapes, forms and materials **N/A**

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

G. General form and proportions of buildings and structures **N/A**

H. Appurtenant fixtures and other features such as lighting **N/A**

I. Structural condition and soundness **N/A**

4. Photographs

411 East Rosemary Street

Chapel Hill NC 27514



Proposed Location of Handicapped Access Ramp Required by Town of Chapel Hill to meet ADA Act



Proposed Location
of Handicapped
Access Ramp
Required by Town of
Chapel Hill to meet
ADA Act







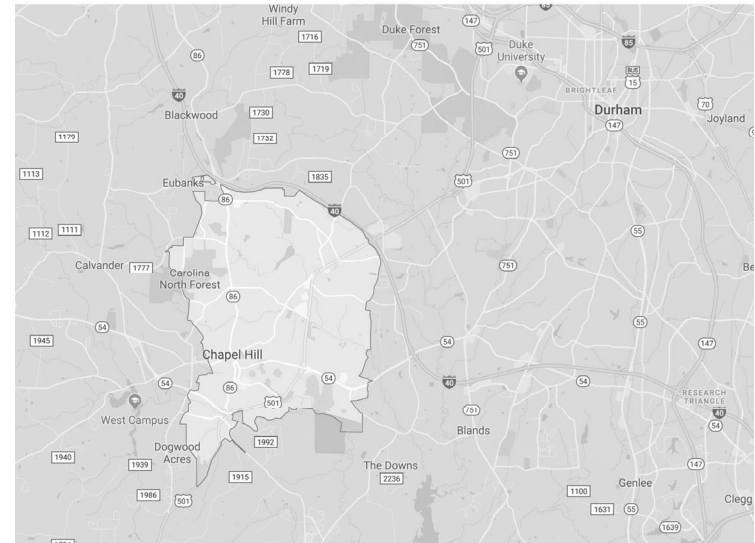


5. Site Plan Set

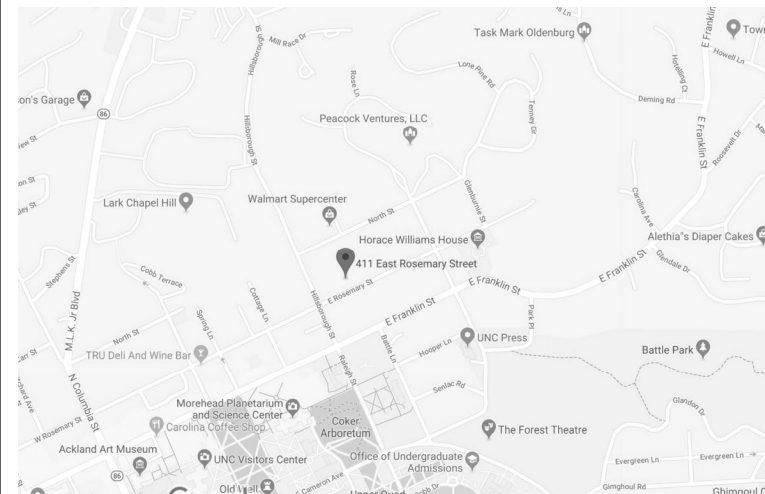
ALPHA DELTA PI SORORITY
411 E. ROSEMARY ST.
CHAPEL HILL, NC 27514



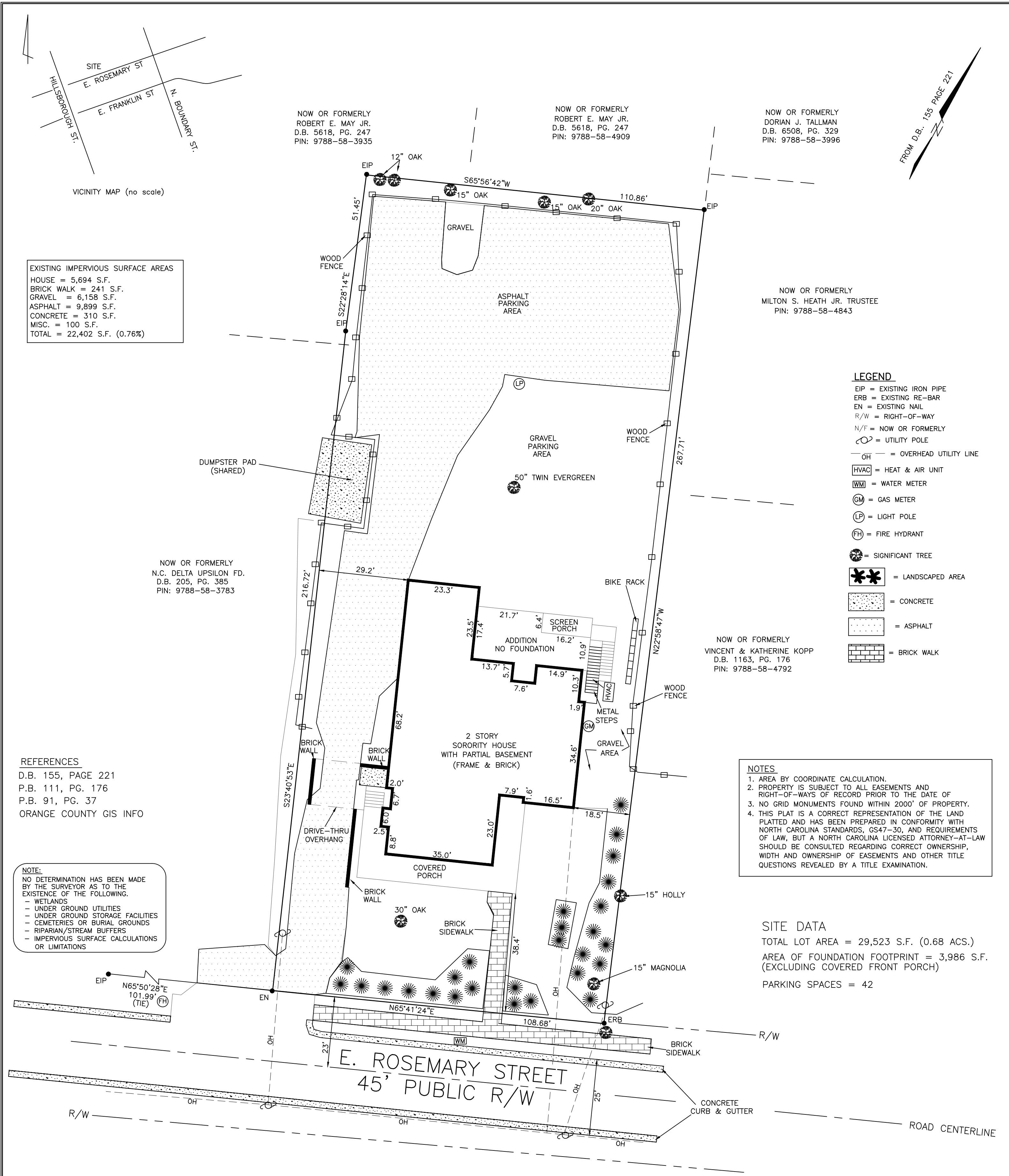
QUALITY DESIGN & CONSTRUCTION
3823 JUNCTION BLVD.
RALEIGH, NC 27603
919-779-3964



CITY MAP



LOCAL MAP



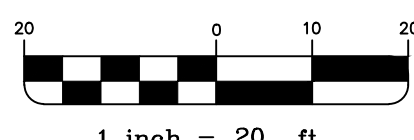
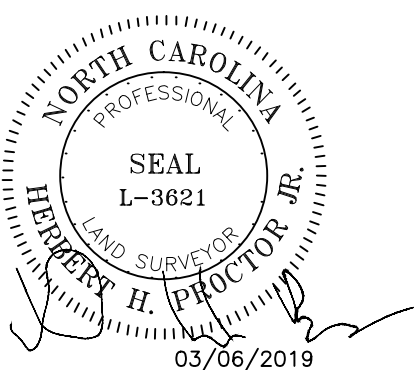
EXISTING IMPERVIOUS SURFACE AREAS
HOUSE = 5,694 S.F.
BRICK WALK = 241 S.F.
GRAVEL = 6,158 S.F.
ASPHALT = 9,899 S.F.
CONCRETE = 310 S.F.
MISC. = 100 S.F.
TOTAL = 22,402 S.F. (0.76%)

REFERENCES
D.B. 155, PAGE 221
P.B. 111, PG. 176
P.B. 91, PG. 37
ORANGE COUNTY GIS INFO

NOTE:
NO DETERMINATION HAS BEEN MADE
BY THE SURVEYOR AS TO THE
EXISTENCE OF THE FOLLOWING:
- WETLANDS
- UNDER GROUND UTILITIES
- UNDER GROUND STORAGE FACILITIES
- CEMETERIES OR BURIAL GROUNDS
- RIPARIAN/STREAM BUFFERS
- IMPERVIOUS SURFACE CALCULATIONS
OR LIMITATIONS

NOTES
1. AREA BY COORDINATE CALCULATION.
2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND
RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF
3. NO GRID MONUMENTS FOUND WITHIN 2000' OF PROPERTY.
4. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND
PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH
NORTH CAROLINA STANDARDS, GS47-30, AND REQUIREMENTS
OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW
SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP,
WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE
QUESTIONS REVEALED BY A TITLE EXAMINATION.

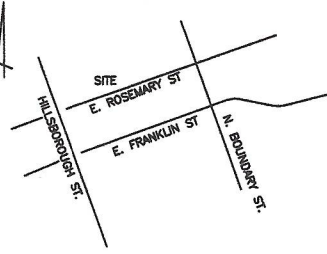
SITE DATA
TOTAL LOT AREA = 29,523 S.F. (0.68 ACS.)
AREA OF FOUNDATION FOOTPRINT = 3,986 S.F.
(EXCLUDING COVERED FRONT PORCH)
PARKING SPACES = 42



PROPERTY OWNER:
BETA UPSILON FOUNDATION
FOR EDUCATION
P.O.B. 3270
CHAPEL HILL, N.C. 27515

STEWART-PROCTOR, PLLC ENGINEERING and SURVEYING (LICENSE # P-0148) 319 CHAPANOKE ROAD SUITE 106 RALEIGH, NC 27603 TEL. 919 779-1855 FAX 919 779-1661		
DATE 03/04/2019	SURVEYED BY	DRAWING
SCALE 1"=50'	DRAWN BY	"411-E-ROSEMARY 20SCALE"
REVISIONS: 10/02/19 ADD IMPERVIOUS CALCS		

SURVEY FOR BETA UPSILON FOUNDATION FOR EDUCATION DEED BOOK 155, PAGE 221 (SOURCE OF TITLE)		
TOWN OF CHAPEL HILL ORANGE COUNTY NORTH CAROLINA		
ZONED: CH	P.I.N.	9788-58-3771



VICINITY MAP (no scale)

EXISTING IMPERVIOUS SURFACE AREAS
 HOUSE = 5,694 S.F.
 BRICK WALK = 241 S.F.
 GRAVEL = 6,158 S.F.
 ASPHALT = 9,899 S.F.
 CONCRETE = 310 S.F.
 MISC. = 100 S.F.
 TOTAL = 22,402 S.F. (0.76%)

NOW OR FORMERLY
 ROBERT E. MAY JR.
 D.B. 5618, PG. 247
 PIN: 9788-58-3935

NOW OR FORMERLY
 ROBERT E. MAY JR.
 D.B. 5618, PG. 247
 PIN: 9788-58-4909

NOW OR FORMERLY
 DORIAN J. TALLMAN
 D.B. 6508, PG. 329
 PIN: 9788-58-3996

NOW OR FORMERLY
 MILTON S. HEATH JR. TRUSTEE
 PIN: 9788-58-4843

NOW OR FORMERLY
 N.C. DELTA UPSILON FD.
 D.B. 205, PG. 385
 PIN: 9788-58-3783

NOW OR FORMERLY
 VINCENT & KATHERINE KOPP
 D.B. 1163, PG. 178
 PIN: 9788-58-4792

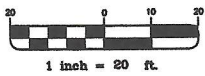
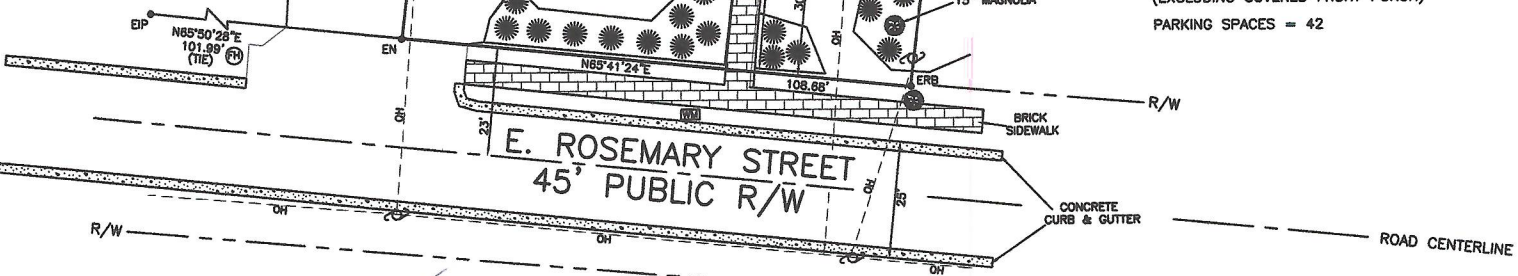
- LEGEND**
- EIP = EXISTING IRON PIPE
 - ERB = EXISTING RE-BAR
 - EN = EXISTING NAIL
 - R/W = RIGHT-OF-WAY
 - N/F = NOW OR FORMERLY
 - UP = UTILITY POLE
 - OH = OVERHEAD UTILITY LINE
 - HVAC = HEAT & AIR UNIT
 - WM = WATER METER
 - GM = GAS METER
 - LP = LIGHT POLE
 - FH = FIRE HYDRANT
 - ST = SIGNIFICANT TREE
 - LT = LANDSCAPED AREA
 - CONC = CONCRETE
 - ASPH = ASPHALT
 - BRCK = BRICK WALK

- NOTES**
1. AREA BY COORDINATE CALCULATION.
 2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS PLAT.
 3. NO GRID MONUMENTS FOUND WITHIN 2000' OF PROPERTY.
 4. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH NORTH CAROLINA STANDARDS, 6547-30, AND REQUIREMENTS OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY A TITLE EXAMINATION.

SITE DATA
 TOTAL LOT AREA = 29,523 S.F. (0.68 ACS.)
 AREA OF FOUNDATION FOOTPRINT = 3,986 S.F. (EXCLUDING COVERED FRONT PORCH)
 PARKING SPACES = 42

- REFERENCES**
- D.B. 155, PAGE 221
 - P.B. 111, PG. 176
 - P.B. 91, PG. 37
 - ORANGE COUNTY GIS INFO

NOTE:
 NO DETERMINATION HAS BEEN MADE BY THE SURVEYOR AS TO THE EXISTENCE OF THE FOLLOWING:
 - WETLANDS
 - UNDER GROUND UTILITIES
 - UNDER GROUND STORAGE FACILITIES
 - CEMETERIES OR BURIAL GROUNDS
 - RIPARIAN/STREAM BUFFERS
 - IMPERVIOUS SURFACE CALCULATIONS OR LIMITATIONS



PROPERTY OWNER:
 BETA UPSILON FOUNDATION
 FOR EDUCATION
 P.O.B. 3270
 CHAPEL HILL, N.C. 27515

STEWART-PROCTOR, PLLC ENGINEERING and SURVEYING (LICENSE # P-0148) 319 CHAPMAN ROAD SUITE 106 RALEIGH, NC 27603 TEL 919 779-1855 FAX 919 779-1861	
DATE 03/04/2019	SURVEYED BY
SCALE 1"=50'	DRAWN BY
REVIEWS: 10/02/19 ADD IMPERVIOUS CALCS	
DRAWING	"411-E-ROSEMARY 200SCALE"

SURVEY FOR BETA UPSILON FOUNDATION FOR EDUCATION DEED BOOK 155, PAGE 221 (SOURCE OF TITLE)		
TOWN OF CHAPEL HILL	ORANGE COUNTY	NORTH CAROLINA
ZONED: CH	P.I.N.	9788-58-3771

REVISED: 12/05/2019
 PROPOSED HANDI-CAP RAMP ADDED



EXISTING IMPERVIOUS SURFACE AREAS
 HOUSE = 5,894 S.F.
 BRICK WALK = 241 S.F.
 GRAVEL = 6,158 S.F.
 ASPHALT = 9,899 S.F.
 CONCRETE = 310 S.F.
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 TOTAL = 22,402 S.F. (0.78%)

NOW OR FORMERLY
 ROBERT E. MAY JR.
 D.B. 5618, PG. 247
 P.N. 9788-58-3935

NOW OR FORMERLY
 ROBERT E. MAY JR.
 D.B. 5618, PG. 247
 P.N. 9788-58-4909

NOW OR FORMERLY
 DORIAN J. TALLMAN
 D.B. 6506, PG. 329
 P.N. 9788-58-3996

NOW OR FORMERLY
 MILTON S. HEATH JR., TRUSTEE
 P.N. 9788-58-4843

NOW OR FORMERLY
 N.C. DELTA UPSILON FD.
 D.B. 205, PG. 365
 P.N. 9788-58-3783

NOW OR FORMERLY
 VINCENT & KATHERINE KOPP
 D.B. 1163, PG. 176
 P.N. 9788-58-4792

LEGEND

- EP = EXISTING IRON PIPE
- ERB = EXISTING RE-BAR
- EH = EXISTING HAIL
- R/W = RIGHT-OF-WAY
- N/T = NOW OR FORMERLY
- UT = UTILITY POLE
- OL = OVERHEAD UTILITY LINE
- HAC = HEAT & AIR UNIT
- WM = WATER METER
- GM = GAS METER
- LP = LIGHT POLE
- PH = FIRE HYDRANT
- SY = SIGNIFICANT TREE
- LA = LANDSCAPED AREA
- CO = CONCRETE
- AS = ASPHALT
- BR = BRICK WALK

REFERENCES
 D.B. 155, PAGE 221
 P.B. 111, PG. 176
 P.B. 91, PG. 37
 ORANGE COUNTY GIS INFO

NOTE:
 NO DETERMINATION HAS BEEN MADE
 BY THE SURVEYOR AS TO THE
 EXISTENCE OF THE FOLLOWING:
 - WETLANDS
 - UNDERGROUND UTILITIES
 - UNDERGROUND STORAGE FACILITIES
 - CONCRETE OR BURIAL GROUNDS
 - RIPARIAN/STREAM BUFFERS
 - IMPERVIOUS SURFACE CALCULATIONS
 OR LIMITATIONS

NOTES
 1. AREA BY COORDINATE CALCULATION.
 2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND
 RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF
 THIS PLAT.
 3. NO GRD MONUMENTS FOUND WITHIN 2000' OF PROPERTY.
 4. THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND
 PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH
 NORTH CAROLINA STANDARDS, GS47-30, AND REQUIREMENTS
 OF LAW, BUT A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW
 SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP,
 WIDTH AND OWNERSHIP OF EASEMENTS AND OTHER TITLE
 QUESTIONS REVEALED BY A TITLE EXAMINATION.

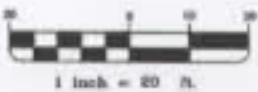
SITE DATA

TOTAL LOT AREA = 29,523 S.F. (0.68 ACS.)
 AREA OF FOUNDATION FOOTPRINT = 3,986 S.F.
 (EXCLUDING COVERED FRONT PORCH)
 PARKING SPACES = 42

→ REMOVE 129 SF
 GRAVEL REPLACE WITH MULCH

EP N65°50'28"E
 101.99'
 (TK)

E. ROSEMARY STREET
 45' PUBLIC R/W



PROPERTY OWNER:
 BETA UPSILON FOUNDATION
 FOR EDUCATION
 P.O.B. 3270
 CHAPEL HILL, N.C. 27515

STEWART-PROCTOR, PLLC
 ENGINEERING and SURVEYING
 (LICENSE # P-0148)
 319 CHAPANOKE ROAD SUITE 106
 RALEIGH, NC 27603
 TEL 919 779-1855 FAX 919 779-1861

DATE 03/04/2019 SURVEYED BY
 SCALE 1"=50' DRAWN BY
 REVISIONS: 10/02/19 ADD IMPERVIOUS CALCS

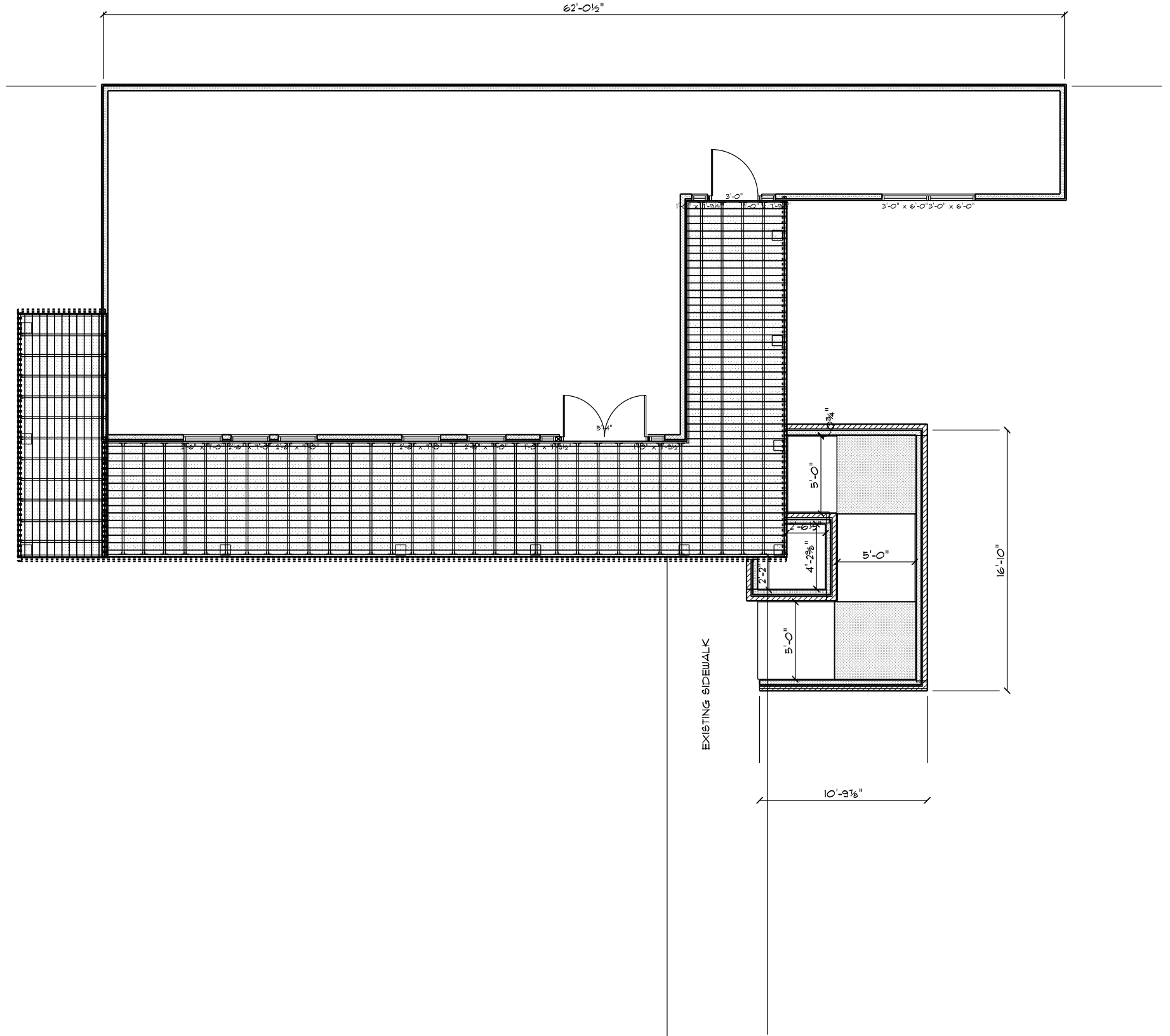
DRAWING
 "111-E-ROSEMARY
 200812"

SURVEY FOR
 BETA UPSILON FOUNDATION
 FOR EDUCATION

DEED BOOK 155, PAGE 221 (SOURCE OF TITLE)

TOWN OF CHAPEL HILL ORANGE COUNTY NORTH CAROLINA

ZONED: CH P.I.N. 9788-58-3771



6. ELEVATION DRAWINGS

FRONT ELEVATION



QUALITY CONSTRUCTION AND DESIGN
3823 JUNCTION BLVD.
RALEIGH, NC 27603
(919) 779-3964

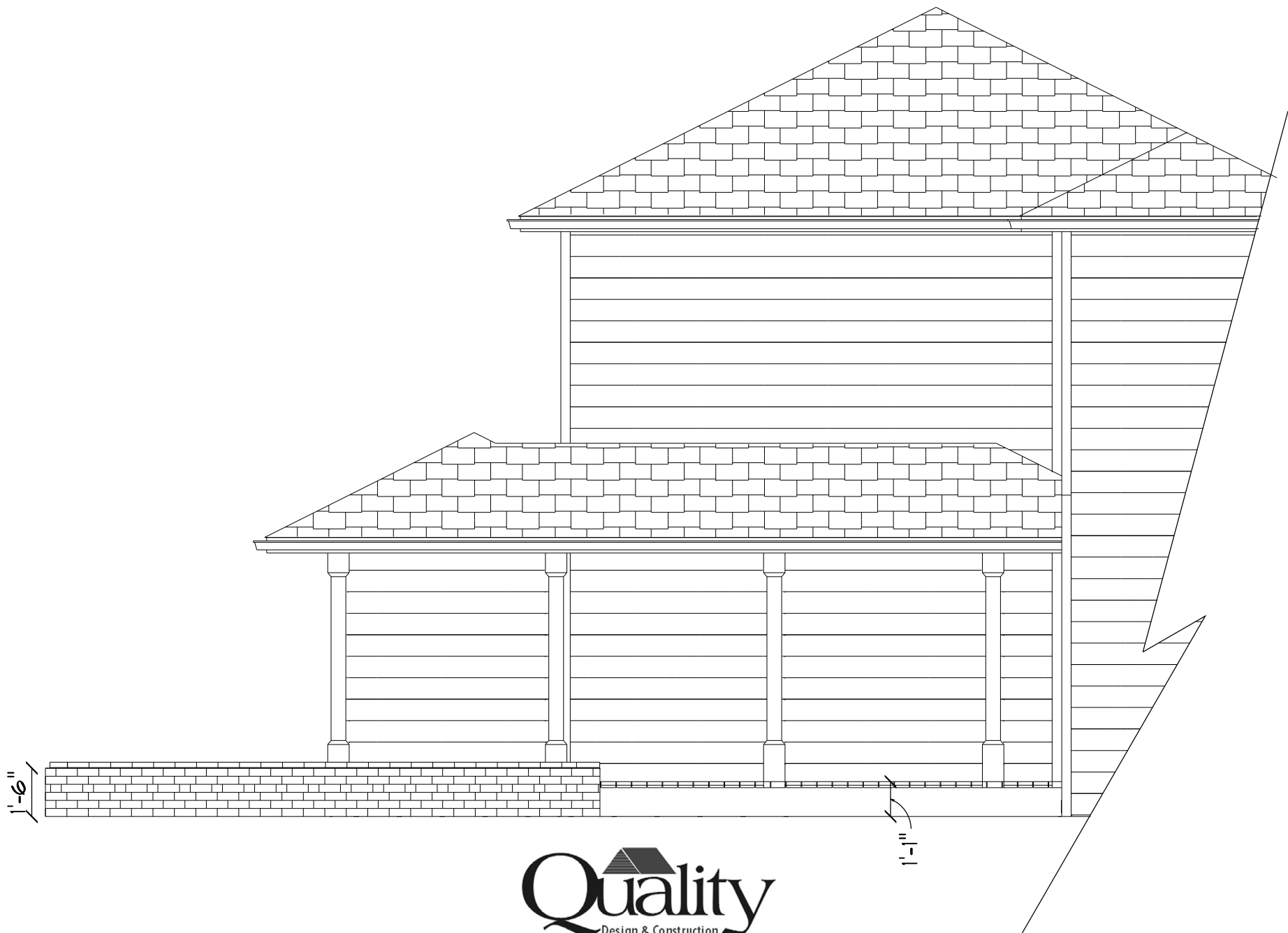
LEFT ELEVATION



Quality
Design & Construction

3823 JUNCTION BLVD.
RALEIGH, NC 27603
(919) 779-3964

RIGHT ELEVATION



Quality
Design & Construction

3823 JUNCTION BLVD.
RALEIGH, NC 27603
(919) 779-3964

7. Information about Context (required for all construction of new structures) N/A

Ramp is 128 sf and land disturbing is under 149 sf

8. Demolition/Relocation Information N/A

411 East Rosemary Street

This two story home was built in 1920 and features an offset formal main door with sidelights. These are further enhanced by the 12 lite windows with transoms over the top on the first floor. This home is covered with plain clap board, has a masonry foundation, three chimneys and two attic dormers. A portico located at the side entrance provides protection from the elements. The Queen Ann wrap around porch has a hip roof and is supported by plain columns. The second floor windows have shutters which provide additional charm to this historic home. Beta Upsilon Foundation for Education purchased this home in 1955. In 1981 there was a large addition added to this home to improve functionality for the ADPI sorority.

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National Park Service

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Chapel Hill Historic District Boundary Increase and
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109-3 Park Place – House – c. 1920

C – Building

Located east of 109-2 Park Place and accessed by the same gravel walkway, this one-story, side-gabled house is two bays wide and single-pile with plain weatherboards, vinyl windows, and a six-panel door sheltered by a small shed-roofed porch on square posts with built-in benches on each side of the porch. The house appears on the 1925 Sanborn map and was built by the University of North Carolina to house new faculty.

109-4 Park Place – House – c. 1920, 1980s

NC – Building

At the east end of the row of cottages and accessed by the same gravel walkway, this one-story, side-gabled house is five bays wide and single-pile with a decorative gable on the left (east) bay. The house has plain weatherboards, vinyl windows, exposed rafter tails, and an interior brick chimney. The five-panel door, centered on the façade, is sheltered by a shed-roofed porch on replacement grouped square posts with a built-in bench on each side of the porch. The house appears on the 1925 Sanborn map and was built by the University of North Carolina to house new faculty. The house was significantly altered between 1974 and 1992 with the installation of a window in place of an original door on the right (west) end of the façade, the removal of an interior brick chimney, and the construction of new porch posts.

East Rosemary Street

407 E. Rosemary – House – c. 1920, c. 2002

C – Building

This two-story, hip-roofed Neoclassical-style house is three bays wide and triple-pile. Renovated about 2002, the house has fiber cement siding, aluminum-clad replacement windows, and a reconstructed portico. The six-panel door, centered on the façade is flanked by replacement five-light vinyl sidelights and has a five light transom. On each side of the entrance are paired fifteen-light French doors. The two-story, flat-roofed portico is supported by grouped, paneled square columns and has a railing at the roofline and a replacement concrete porch floor. There is a hip-roofed dormer centered on the façade with a nine-light window flanked by louvered vents. A one-story, hip-roofed ell projects from the right rear (northeast). A low stone wall extends along the sidewalk and the driveway at the right (east) side of the house. According to Sanborn maps, the house was constructed between 1915 and 1925. It had been significantly enlarged over the years, but a series of rear additions were removed since 2002 and the front portico was reconstructed about 2002, though the current design matches that seen in the 1974 and 1992 photographs.

411 E. Rosemary – House – c. 1920, 1950s, 1990s

NC – Building

This early twentieth century house has been significantly altered with the construction of a front-facing wing in the 1950s and the subsequent modification of the porches and façade fenestration on that wing between 1992 and 2002. The original two-story, hip-roofed, Colonial Revival-style house is four bays wide and double-pile with plain weatherboards, paneled cornerboards, an interior brick chimney and

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an exterior chimney on the right (east) elevation, and gabled dormers on the façade. A two-story, hip-roofed addition on the left (west) side of the façade is three bays wide and double-pile with plain weatherboards, an exterior brick chimney on the left elevation, and vinyl windows, including grouped vinyl windows with transoms on the first floor. It has paired fifteen-light French doors with five-light sidelights and a full-width transom on the right end of the façade and a one-story, hip-roofed porch supported by paneled columns extends the full width of this wing and wraps around the east and west elevations, terminating at the original building to the rear. Where the porch intersects the original building on the right, it shelters a six-panel door with fourteen-light sidelights and a three-part transom. A hip-roofed carport projects from the left elevation of the front addition and is supported by paneled square columns on a brick knee wall and is accessed by paired French doors with a transom. A two-story, flat-roofed addition extends across the full width of the rear elevation and there is a one-story, shed-roofed wing at its left rear (northwest). County tax records date the building to 1920 and Sanborn maps confirm that the house was constructed between 1915 and 1925. The front-facing wing was added between 1949 and 1960 and initially had an enclosed second floor above the porch on the façade and an open second-floor porch along its right elevation. The current porch and façade configuration were completed in the 1990s.

501 E. Rosemary – Episcopal Rectory – 1915, c. 1930, 1980s**C – Building**

This two-story, clipped-side-gabled house is three bays wide and triple-pile with distinctive, diamond-paned casement windows on the façade. The house has replacement fiber-cement shingles, one-over-one windows on the side elevations and in each gable, and an interior brick chimney. The two-light-over-four-panel door is sheltered by a gabled roof on large knee brackets. To the right (east) of the entrance, a projecting, flat-roofed bay has diamond-paned windows on each side. There is a one-story, flat-roofed porch on the right elevation that, while originally a screened porch on shingled piers, has been fully enclosed with grouped casement windows and shingled walls installed between 1974 and 2002. A terrace on the left (west) elevation is sheltered by a wood pergola and enclosed with wood lattice. There is a hip-roofed dormer at the right rear (northeast) and a one-story, shed-roofed wing at the left rear (northwest). The house appears on the 1915 Sanborn map, the earliest to record this part of Rosemary Street; according to Sanborn maps, the front gable over the entrance and a porch at the left rear were added between 1925 and 1932.

507 E. Rosemary – House – c. 1900, 2014**C – Building**

This two-story, hip-roofed, Colonial Revival-style house is three bays wide and double-pile with a stuccoed foundation, plain weatherboards, a wide fascia, one-over-one replacement windows, and two interior brick chimneys. The house has a wide, six-panel door with leaded-glass-over-one-panel sidelights and an arched leaded-glass transom. It is sheltered by a full-width, hip-roofed porch supported by columns, which are paired at the entrance to the porch. There is a hip-roofed dormer centered on the façade and rear elevation and a one-story, hip-roofed projecting bay on the left (west) elevation that has original six-over-six wood-sash windows. There is a one-story, hip-roofed wing at the right rear