



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: | 19-143 |
| Project Description: EXHAUST FAN INSTALLED AT APPROXIMATE LOCATION OF LIGHTING ON THE NORTH WALL OF THE KITCHEN | 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, |
| | DATE: | 12/13/19 |
| 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: | 407 E ROSEMARY ST | Parcel ID Number: | |
| Property Owner(s): | NC DU FOUNDATION | Email: | rpiscitello@hotmail.com |
| Property Owner Address: | 407 E ROSEMARY ST | | |
| City: | CHapel Hill | State: | NC |
| | Zip: | 27514 | Phone: |
| | | | 919-908 0765 |
| Historic District: | <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul | | Zoning District: |

| | | | |
|------------------------------------|------------------|---------------------------------|-------|
| B: Applicant Information | | | |
| Applicant: | NC DU FOUNDATION | Role (owner, architect, other): | OWNER |
| Address (if different from above): | | | |
| City: | State: | Zip: | |



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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 |
|--------------|-----------|--|
| 49#8 | UTILITIES | METAL EQUIPMENT TO BE INSTALLED WITH NO CHANGES TO HISTORIC APPEARANCE |
| 49#9 | UTILITIES | INSTALLED ON REAR WALL |
| | | |

Justification of Appropriateness
Criteria B - Comply with Criteria on Rear Wall



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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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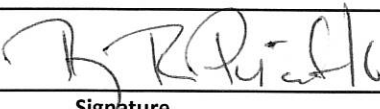

G: Applicant signature

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.

| | | |
|---------------------------|---|----------|
| Roy Pisatello |  | 12/13/15 |
| Applicant (printed name) | Signature | Date |
| DC DU FOUNDATION |  | 12/13/15 |
| Property Owner | Signature | Date |
| (if different from above) | | |



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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.



407 East Rosemary Street, Chap



LOCATION
of
FAN



Delta Upsilon
House

E Rosemary S

Google



Delta Upsilon House

407 E Rosemary St, Chapel Hill, NC 27514



FAN LOCATION

A FLOOD LIGHT IS THERE NOW

VIEW FROM DU PARKING LOT



FAN
LOCATION

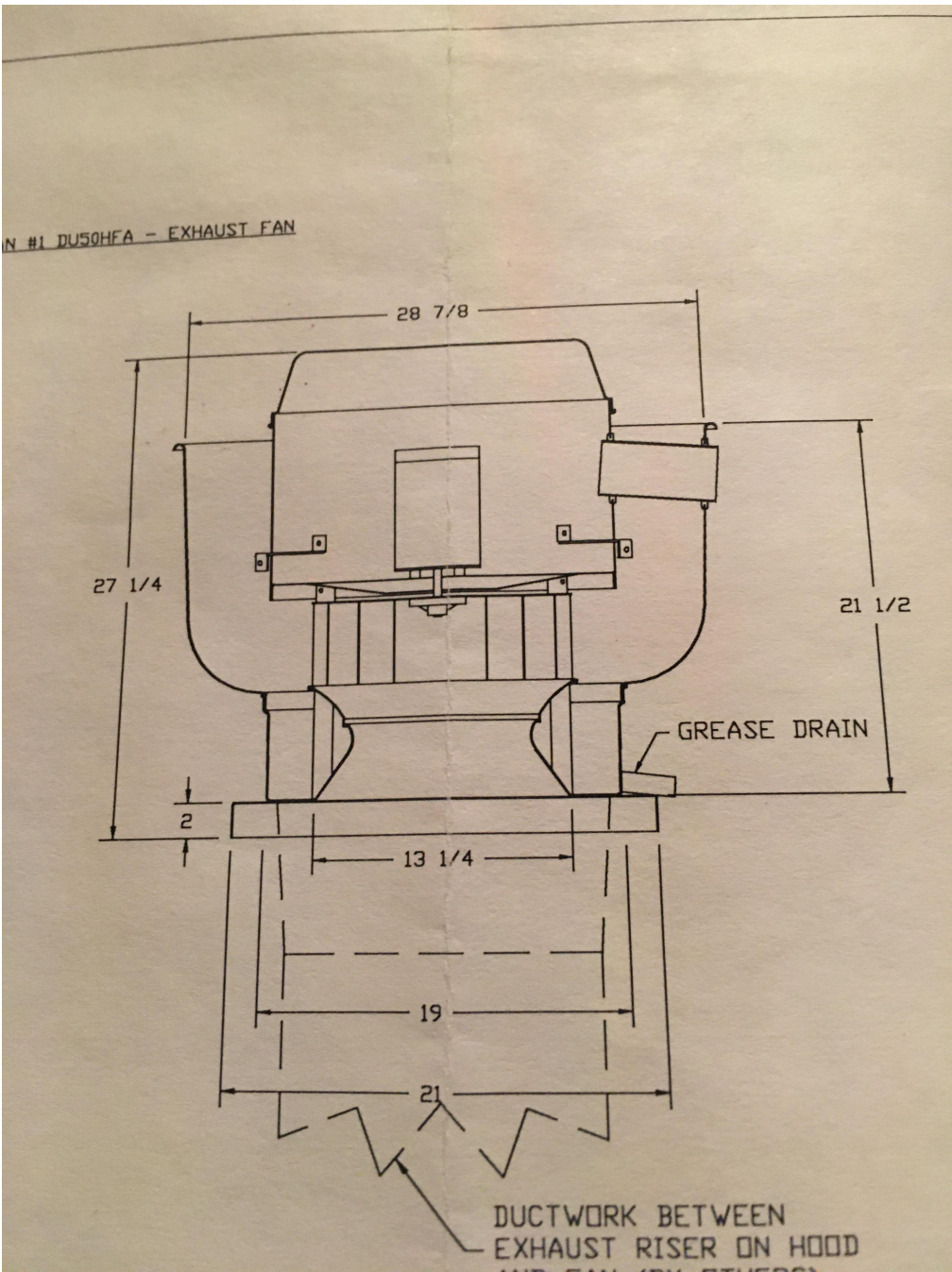
VIEW FROM VACARE DYE LOT



FROM DYE LOT



SAME TYPE OF FAN, AT A SORORITY HOUSE
ON ROSEMARY ST. THE DU FAN WILL BE
HALF THE SIZE.



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 140

Chapel Hill Historic District Boundary Increase and
Additional Documentation
Orange County, North Carolina

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