

Town of Chapel Hill Planning Department

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Chapel Hill Historic District	Project:	New Sign
Certificate of Appropriateness Application		19-138
Project Description: Institute for Innovation is requesting a replacement of current sign 'Faster, LLC' with a new sign for Institute for Innovation's new office. We are seeking the approval of the following signage. Institute for Innovation is requesting a	Permit:	In Progress
of the following signage. Institute for Innovation is requesting a new signage for the exterior of the building at the location 201 E. Franklin St. The building is approximately 31' comparable in height to adjacent and opposite buildings facing Franklin St. The	U Applica	STAFF REVIEW ation complete and accepted
setbacks of the building which is 4'6". This Information came from the building's distance to the side walk (7'6") and the width		ation not complete and with a notation of deficiencies
of the sign (3'). The exterior of the building Is brick. Roofing patterns, architectural detailings, roof materials, structural conditions and soundness are not applicable. The permitted sign area is 172 SF. The new signage will replace the current sign with metal material. This sign will not be lit with Interal Solar energy. The dimensions are 3' x 4'. This will hang from below story window around 18'.		nya Grahn, 1.26.19
Instructions: Submit one paper copy and a digital copy of all application materials col	lated in one	file (pdf preferred)

Property	Address:	201A E. Fra	nklin St C	hapel Hill, N	C 27514	Parcel ID N	lumber:	97884727	'53
Property	Owner(s):	James Pali	ouras		=	Email:	globaltra	velnc@yahoc	.com
Property	Owner Address	s: PO Box 715							
City:	Chapel Hill	State:	NC	Zip:	27514	Phone:	919	99424229	

Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date.

complete will be returned with a notation of deficiencies.

Note: Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not

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



⊠Sign

QUESTIONS? Call or email us!

Town of Chapel Hill Planning Department

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Addre	ess (if different from above): 201A E. I	Franklin St			
City:	Chapel Hill	State:	NC	Zip:	28170
Email	: tjisa@unc.edu				Phone:
					9194450695
			allenger		
C. Ap	plication Type (check all boxes the	at apply)	W. S. W. S. W.		
A RES					
□Mir	nor Work Exterior works that do not in	volve anv	substant	tial alterat	ions, and do not involve additions or removals that
					See Design Guidelines (p. 69) for a list of minor works.
Could	impair the integrity of the property at	ומיסו נוופ נ	iistiitt ds	a wildle.	see Design Guidennes (p. 65) for a list of minor works.

☐ Restoration or alteration	☐Demolition or moving of a site feature.	

□**After-the-fact application** (for unauthorized work already performed).

□ New construction or additions □ Request for review of new application after previous denial

Mistoric District Commission Review Includes all exterior changes to structures and features other than minor works

D. Basic information about size, scale, and lot placement.

☐ Site-work only (walkways, fencing, walls, etc.)

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:	N	Minimum setbacks Maximum heights						Minimum setbacks			Maximum heights		Lot size
	Street	Interior	Solar	Primary	Secondary								
Required by zoning	TC - 1	0	0				a Argicultura						
Proposed	4'6"	0	0	18'									
	Existing	Change +/-	Total	Total Flo	or Area Ratio								
Floor Area (main structure)	N/A	N/A	N/A	Existing	Proposed	ISA	/NLA ratio						
Floor Area (all other)	N/A	N/A	N/A	N/A	N/A	Existing	Proposed						
Impervious Surface Area (ISA)	N/A	N/A	N/A	N/A	N/A	N/A	N/A						
New Land Disturbance			N/A										



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E: Applicable Design Guidelines

The Town's <u>Design Guidelines for the Chapel Hill Historic Districts</u> are integral to the application and review process. These guidelines supplement the required review criteria for Certificate of Appropriateness applications (provided in <u>Section 3.6.2(e)(4)</u> of the Land Use Management Ordinance) by providing detailed, practical considerations for how to make changes to properties while preserving the special character of their Historic District context. Please review the Design Guidelines and consider their applicability to your proposed project. (Attach additional sheets, as necessary.)

Section/Page	Topic	Brief description of the applicable aspect of your proposal
PG 25	Guidelines: Signage	Proposing new signage with care so that the overall historic character of the building, site, and district is not compromised or dimenished. The signage will be compatible with the guidelines and setbacks allowed. The new sign will be 12 SF. and metal material. It will be over 10 over the ground. It will also be over 24 inches inside the curb. It is 4'6" inside the curb.



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F. Checklist of Application Materials					
Attach the required elements in the order indicated.	TO BE COMP BY APPLI	LETED		COMPLETOWN STA	
	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.	⊠.		0		0
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:				0	
☐ Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data.					
☐ 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 , 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.)					
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".	\boxtimes				
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.					



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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.	\boxtimes				
5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.) 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.	×			0	
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.					
 Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet. 					
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.				0	
☐ Elevation drawings showing all proposed changes above current grade from front, back, and both sides.		gi			
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).					
☐ Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)			15 go 21		
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.				0	
For each of the nearest adjacent and opposite properties, provide:		1.0			
\square The height of each building (if an estimate, indicate that).					
 The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). 					
$\ \square$ The size of each lot (net land area in square feet).					
☐ 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.					
8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed).		\boxtimes			



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 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. 			
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.			
☐ If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer.			
 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. 	20		
Provide any records about the structure to be demolished.			
9. Mailing notification fee per <u>Planning & Sustainability Fee Schedule</u> . For a list of addresses, please refer to the Town's <u>Development Notification Tool</u> .			
10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule			



Town of Chapel Hill Planning Department

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G Applicant signature

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

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

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

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

Tanya Jisa Janya Jisa Applicant (printed name) Signature	11 19 19 Date
Property Owner Alorson Mesber Mas. Signature	11-19-19 Date
(if different from above)	



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Certificate of Appropriateness Supplemental Requirements

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

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

Please submit *all* **materials listed** <u>on this sheet</u>. 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
N/A	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
N/A	7. Reduced Site Plan Set (reduced to 8.5" x 11")
N/A	8. Building Elevations (label building height from top of roof to finished grade line)
N/A	9. Floor Plan, only if accessory apartment, duplex, or commercial application.

(Continued)



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10. Written Description

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

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

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



11. Information Regarding Surrounding Properties

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

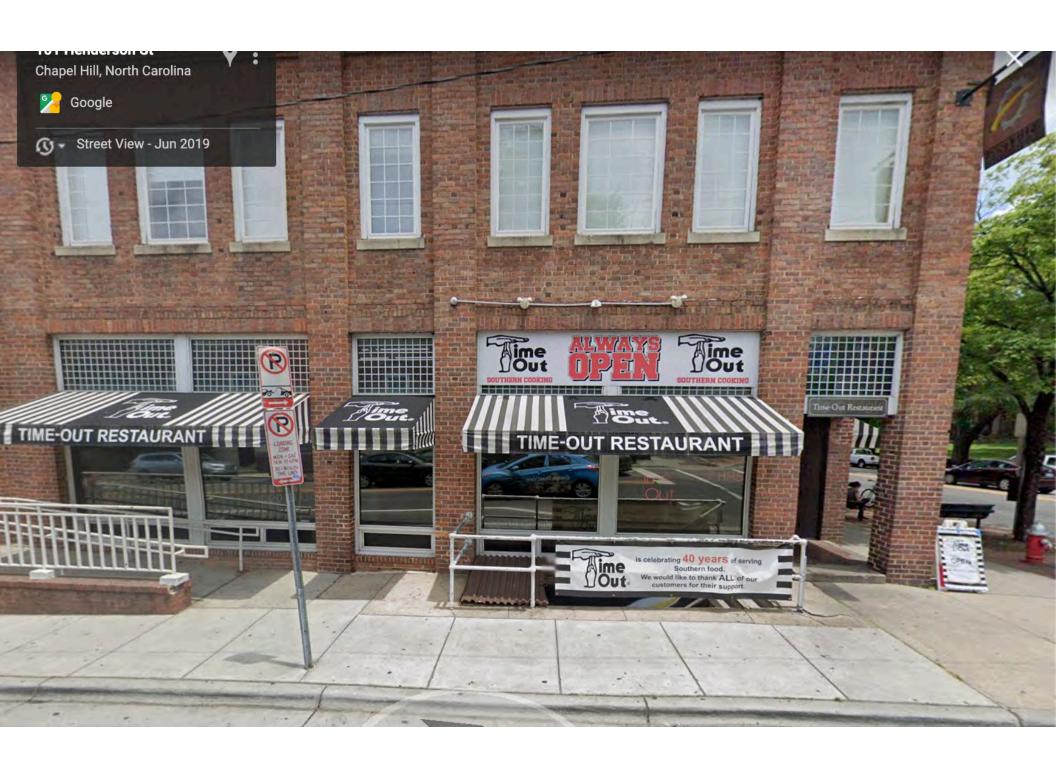
- The height of the nearest adjacent and opposite buildings;
- The setback and placement of the nearest adjacent and opposite buildings;
- The scale of the nearest adjacent and opposite buildings, including percentage of lot coverage.

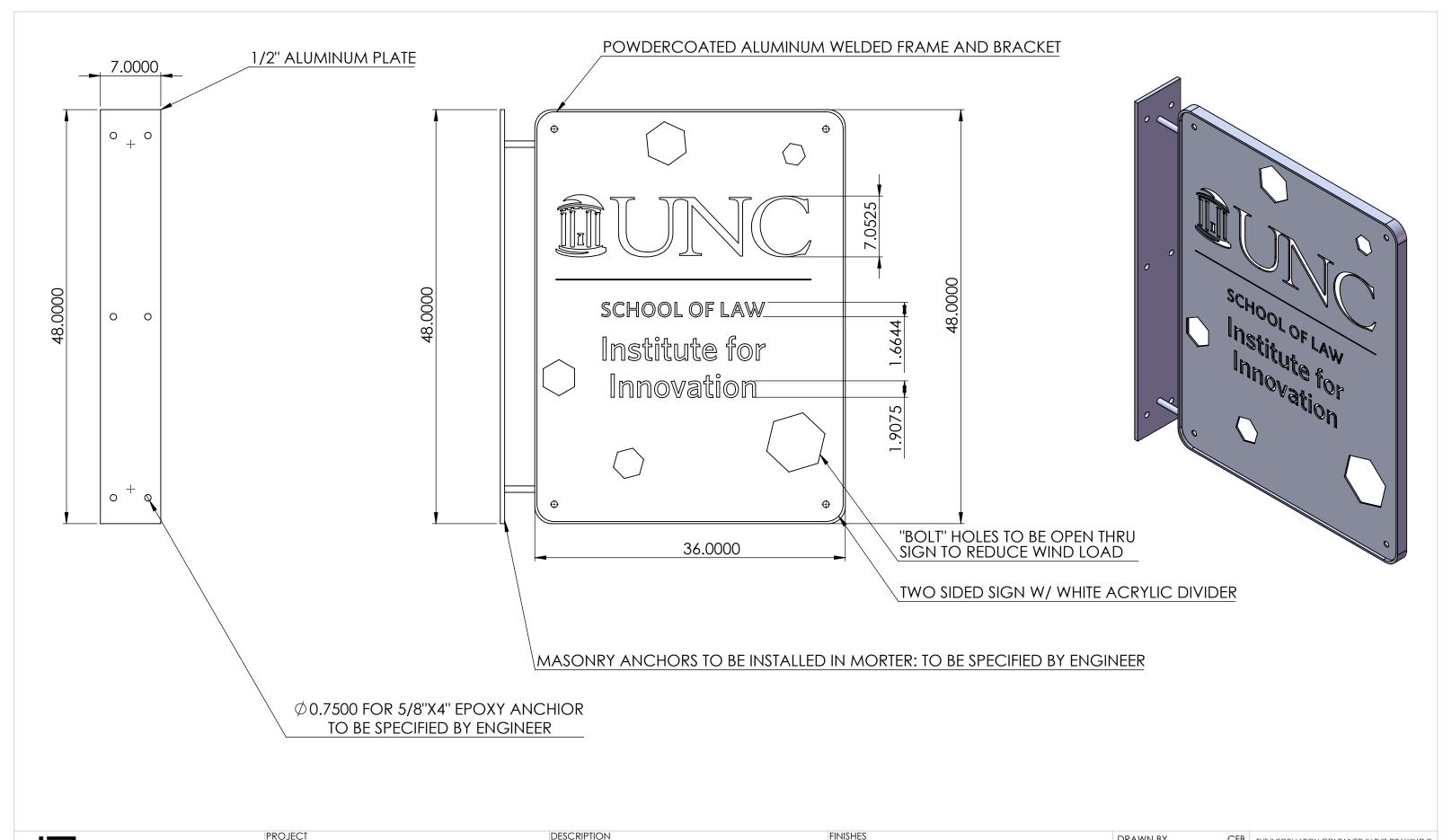
N/A

12. Demolition Information (if applicable)

Provide a description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property. Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons, and/or families associate with the property.







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LEO GAEV METALWORKS	٧

102B Lloyd St. Carrboro, NC 27510 919-833-4666 www.leogaevmetalworks.com UNC INSTITUTE OF INNOVATION

CLIENT

UNC INSTITUTE OF INNOVATION

NEW EXTERIOR SIGN

ADDRESS

CHAPEL HILL, NC

POWDERCOAT/TO TBD

DRAWN BY CFB
APPROVED BY LGMW
REVISIONS 1
DATE: 1/24/2020

1 OF 1

SHEET:

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF LEO GAEV METALWORKS INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF LEO GAEV METALWORKS INC. IS PROHIBITED

FOR REVIEW

SEARCH SUMMARY ABOUT Printable Record Card | Building Sketch Details | **Orange County Real Estate Data** Card 2 of 3 Next Card st Card Previous Card Last Card cation 201 E FRANKLIN ST, CHAPEL HILL Parcel ID 9788472753 Legal Description N/E INT HENDERSON **Current Property Mailing Address Owner PALIOURAS ENTERPRISES LLC** City CHAPEL HILL State NC Address BOX 715 Zip 27514 **Current Property Sales Information** Sale Date 4/23/2002 Legal Reference 2570/520 Sale Price 0 **Grantor(Seller) PALIOURAS ENTERPRISE Current Property Assessment** Card 2 Value **Total Parcel Value** Tax Year 2018 **Building Value 222,800 Building Value 695,300** Other Features Value 0 Finished Area (SF) 2834 Other Features Value 0 Land Value 0 Land Area 0.07 AC Land Value 862,500 Total Value 222,800 Total Value 1,557,800 **Narrative Description** is property contains 0.07 AC of land mainly classified as with a(n) Office style building, built about 1930, having a finished area of 2834 square feet, with N/A exterior and N/A roof cover, with 0 unit(s). **Property Images**

Unthetched Subtreat

Serie diese fin 1 shad

Anya Grahn

From: Jisa, Tanya <tjisa@unc.edu>

Sent: Monday, November 25, 2019 11:21 AM **To:** Anya Grahn; Scott, Sakinah Viola

Cc: Zoning; Leo K Gaev

Subject: Re: Sign Installation at 203 E Franklin St

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

Hi Anya,

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

Thanks again,

Tanya

Tanya Jisa, MSW

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

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From: Anya Grahn <agrahn@townofchapelhill.org>
Date: Monday, November 25, 2019 at 9:52 AM
To: Sakinah Scott <sakinahv@live.unc.edu>

Cc: Tanya Jisa <tjisa@unc.edu>, Zoning <zoning@townofchapelhill.org>

Subject: Sign Installation at 203 E Franklin St

Sakinah,

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

Thanks so much, Anya

Anya Grahn, Senior Planner

Long-Range Planning Division | Planning Department 405 Martin Luther King Jr Blvd. | Chapel Hill NC 27514

Town of Chapel Hill | www.townofchapelhill.org

t: 919-969-5059 | agrahn@townofchapelhill.org

Section C: # 5 Registered Logo



Institute for Innovation

