



**QUESTIONS?**  
Call or email us!

Town of Chapel Hill  
Office of Planning and Sustainability  
Development Services 919-969-5066  
[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

<b>Chapel Hill Historic District</b> <b>Certificate of Appropriateness Application</b>	<b>Project:</b>	<b>20-066</b>
	<b>Permit:</b>	
	STAFF REVIEW	
	<input checked="" type="checkbox"/> Application complete and accepted	
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
<b>Project Description: New transom window</b>	BY: <b>Anya Grahn,</b> DATE: <b>8/19/2020</b>	
<b>Instructions:</b> Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred)		
<b>Deadlines:</b> Applications are due by the close of business 30 calendar days prior to the scheduled meeting date.		
<b>Note:</b> Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not complete will be returned with a notation of deficiencies.		

<b>A: Property Information</b>			
<b>Property Address:</b>	508 N Boundary St	<b>Parcel ID Number:</b>	
<b>Property Owner(s):</b>	Henrik Dohlman & Christianna Williams	<b>Email:</b>	hdohlman@gmail.com
<b>Property Owner Address: 508 N Boundary St</b>			
<b>City:</b>	Chapel Hill	<b>State:</b>	NC
<b>Zip:</b>	27514	<b>Phone:</b>	919-918-7198
<b>Historic District:</b> <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul			<b>Zoning District: CH R-1</b>

<b>B: Applicant Information</b>			
<b>Applicant:</b> Henrik Dohlman		<b>Role (owner, architect, other):</b> owner	
<b>Address (if different from above):</b>			
<b>City:</b>	<b>State:</b>	<b>Zip:</b>	



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[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

Email: [hdohlman@gmail.com](mailto:hdohlman@gmail.com)

Phone:  
9199233972

### 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	28	14	28	29	40		
Proposed	28	14	28	29	40		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	3156	0	3156	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	673	0	673			Existing	Proposed
Impervious Surface Area (ISA)	3553	0	3553				
New Land Disturbance			0				



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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
p. 51	Additions	<ol style="list-style-type: none"><li>1. Transom window does not damage or conceal significant building features, and will be mostly obscured by existing trees.</li><li>2. Existing trees and landscaping will be unaffected.</li><li>2. Home is not historic.</li><li>3. Window will not alter the original building in either height or mass, and will not disturb unbuilt areas.</li><li>4. Surface stucco repairs and all trim will match existing in terms of composition, texture, pattern, color and detail.</li><li>5. There will be no changes to site features.</li></ol>



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F. Checklist of Application Materials					
<i>Attach the required elements in the order indicated.</i>	ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
	YES	N/A	YES	N/A	NO
<b>1. Written description of physical changes proposed.</b> 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"/>
<b>2. History, context, and character information.</b> 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"> <li><input checked="" type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from <a href="#">Orange County Real Estate Data</a>.</li> <li><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 <a href="#">West Chapel Hill</a>, for Franklin-Rosemary see <a href="#">Chapel Hill Historic District</a>, for Gimghoul see <a href="#">Gimghoul</a>. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.)</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. Justification of appropriateness.</b> 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"> <li>A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.</li> <li>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.</li> <li>C. Exterior construction materials, including texture and pattern.</li> <li>D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.</li> <li>E. Roof shapes, forms, and materials.</li> <li>F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.</li> <li>G. General form and proportions of buildings and structures.</li> <li>H. Appurtenant fixtures and other features such as lighting.</li> <li>I. Structural conditions and soundness.</li> </ul>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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J. Architectural scale.					
4. <b>Photographs</b> 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. <b>Site Plan Set</b> showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.)  <input checked="" 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 checked="" 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 checked="" 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. <b>Elevation Drawings</b> 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 checked="" type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides.  <input checked="" 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 checked="" 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. <b>Information about context</b> (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 <a href="#">Orange County Real Estate Data</a> website; information about lot placement can be found on the <a href="#">Chapel Hill</a> and <a href="#">Orange County</a> 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 <a href="#">Orange County Real Estate Data</a> ; indicate any corrections for accuracy you believe necessary and your basis for doing so.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. <b>Demolition/Relocation Information</b> (required only if demolition or relocation of a feature is proposed).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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

Henrik Dohlman	<i>Henrik Dohlman</i>	08/01/20
----------------	-----------------------	----------

Applicant (printed name)	Signature	Date
--------------------------	-----------	------

Property Owner (if different from above)	Signature	Date
---	-----------	------



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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 <a href="#">Residential</a> Zoning Compliance or <a href="#">Administrative</a> 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. <a href="#">Mailing List of Property Owners</a> , applicable within 100 feet of property boundaries<br>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 <a href="#">Planning Department's Fee Schedule</a> .  |
|  | 6. Certificate of Appropriateness fee per <a href="#">Planning Department's Fee Schedule</a>   |
|  | 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.

**HDC application respectfully submitted by homeowners  
Henrik Dohlman and Christianna Williams  
508 N Boundary St  
Chapel Hill, NC 27514**

**Courtesy review by Becky McDonnell**

**Part 1. Written description of physical changes proposed.**

We are requesting approval for the installation of a new transom window on the west side of our home. Please refer to exterior photos (**Appendix 1**), exterior drawings (**Appendix 2**), interior drawings (**Appendix 3**). The new window and trim will match existing in terms of material, design, dimension, pattern, detail, color and texture.

**Part 2. History, context, and character information.**

The home was designed by Lucy Carol Davis and built in 1994 on the original Coker estate property. Neighboring homes were designed by the same architect and are of the same vintage, but vary dramatically in style. See attached current property information for the lot and all structures, including recent survey data (**Appendix 4**) and property data from Orange County (**Appendix 5, 6 and 7**).

**Part 3. Justification of appropriateness.**

The new window will be in an unobtrusive location and barely visible from the street and adjoining property. The new window and trim will match existing in terms of material, design, dimension, pattern, detail, color and texture.

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

Not applicable, existing building height is unchanged.

**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, building placement is unchanged.

**C. Exterior construction materials, including texture and pattern:**

Exterior materials will match existing in terms of material, design, dimension, pattern, detail, color and texture.

**D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.**

Architectural detailing will match existing in terms of material, design, dimension, pattern, detail, color and texture.

**E. Roof shapes, forms, and materials.**

Not applicable, roof is unchanged.

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

Architectural detailing will match existing in terms of material, design, dimension, pattern, detail, color and texture.

**G. General form and proportions of buildings and structures.**

Not applicable, structures are unchanged.

**H. Appurtenant fixtures and other features such as lighting.**

Not applicable, fixtures are unchanged.

**I. Structural conditions and soundness.**

The width of the window will depend on structural conditions revealed during construction, but will not exceed 56" (adjacent existing transom window is 56" wide) and will match the height of the adjacent existing transom window.

**Part 4. Photographs of existing conditions.**

See attached photo (**Appendix 1**)

**Part 5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.)**

There will be no changes.

See attached survey of the entire property (**Appendix 4**).

See attached current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. (**Appendixes 5, 6, 7**).

**Part 6. Elevation drawings.**

There will be no changes.

See attached elevation data from Orange County GIS portal. (**Appendix 5**).

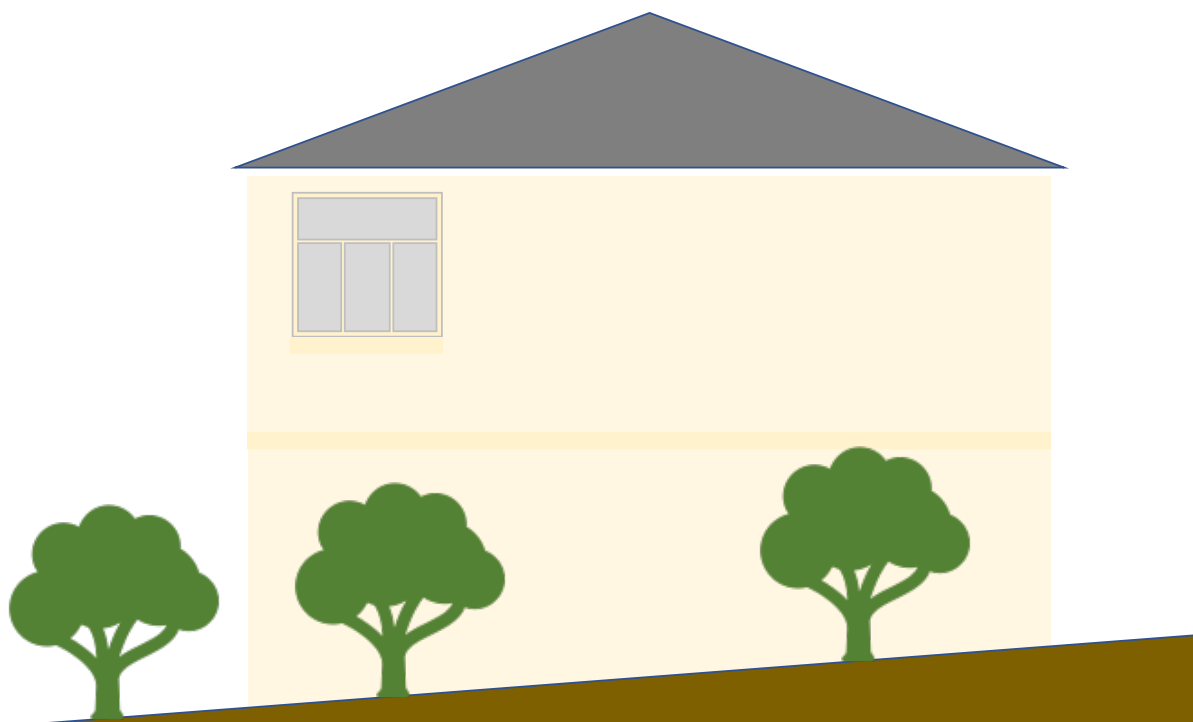




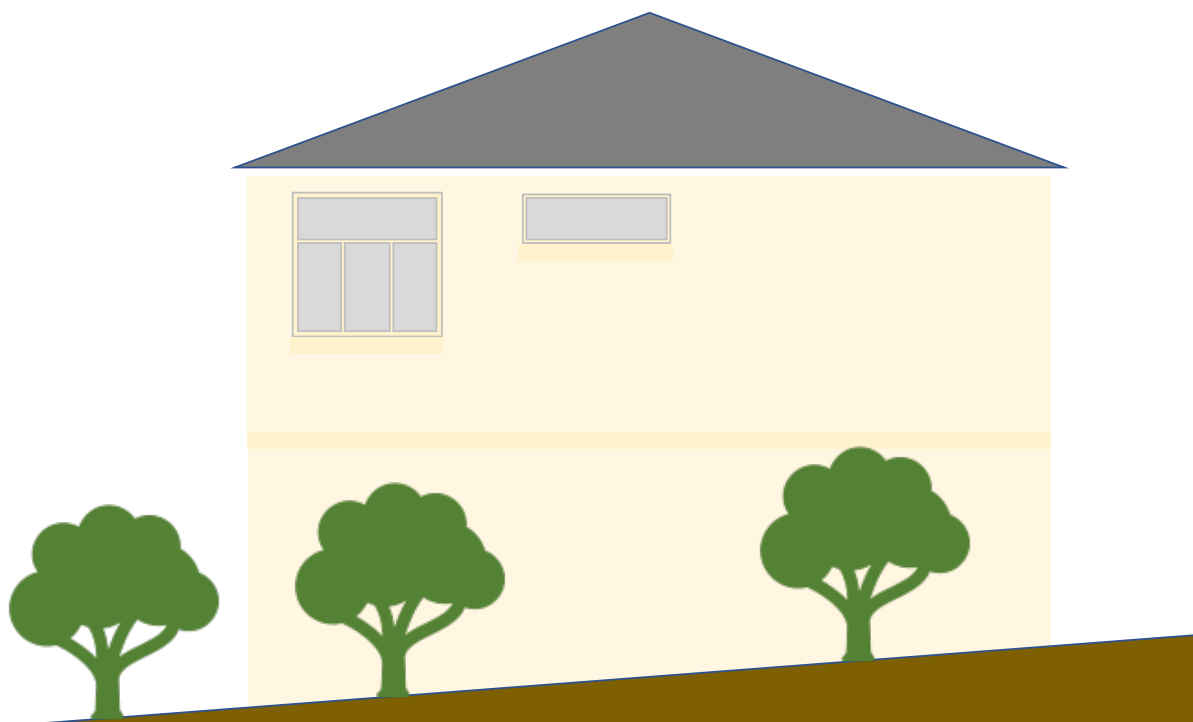
View from street (northwest corner)



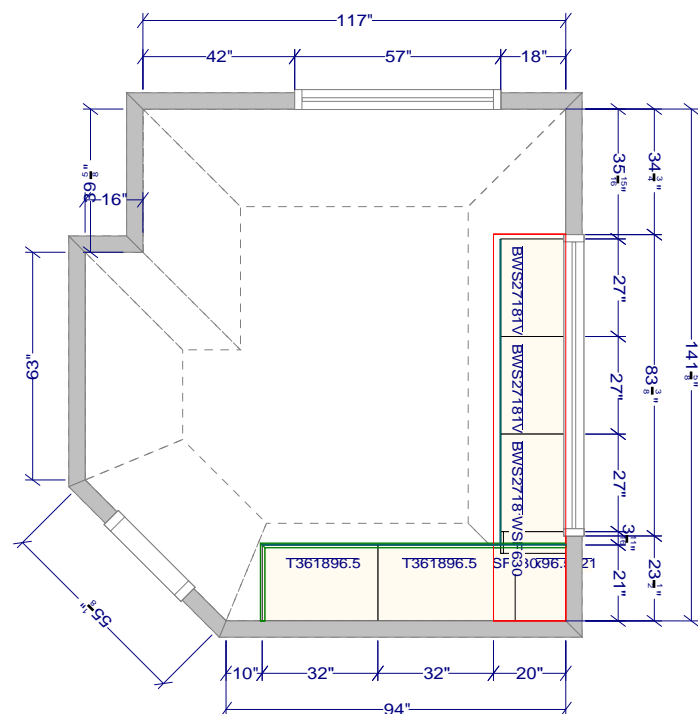
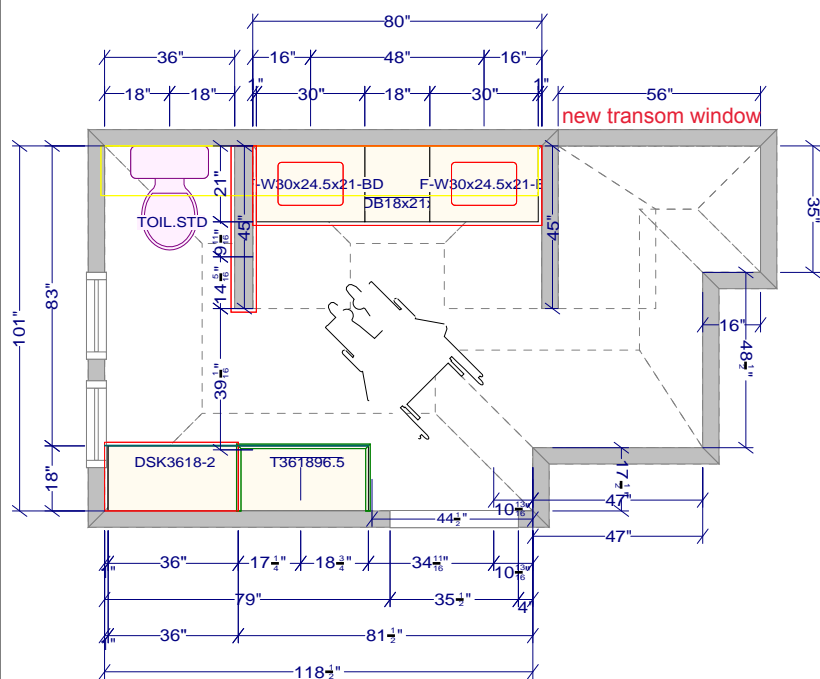
View from neighbor (southwest corner)



Before



After



All dimensions & size designations given are subject to verification on job site and adjustment to fit job conditions.



This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 8/1/2020  
Printed: 8/2/2020



# LEGEND

- EXISTING IRON FOUND
- IRS - IRON REBAR SET
- CALC. CORNER
- CONC. MON.
- UP - UTILITY POLE
- SSM - SANITARY SEWER MANHOLE
- OVERHEAD UTILITY LINE

LOT 2  
PHASE 4  
NORTH STREET DEV.  
P.B. 60-120  
MADHU BERIWAL  
D.B. 5736-469

NORTH BOUNDARY STREET  
50' PUBLIC R/W

VICINITY MAP



I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (SEE DESCRIPTION RECORDED IN BOOK 5889, PAGE 219); THAT THE SOURCES AND METHODS USED IN THE PREPARATION OF THIS MAP MEET THE REQUIREMENTS OF THE NORTH CAROLINA SURVEYING ACT AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 20th DAY OF MARCH, 2017.

## NOTES:

- UTILITIES SHOWN HEREON ARE BASED ON OBSERVED FIELD EVIDENCE. SURVEYOR DOES NOT CERTIFY THE LOCATION OF ANY UNDERGROUND UTILITIES.
- SUBJECT PROPERTY IS WITHIN THE HISTORIC DISTRICT OF CHAPEL HILL. ALL PROPOSED STRUCTURES, INCLUDING FENCES, HOUSES, GARAGES & STORAGE SHEDS MUST BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION. A CERTIFICATE OF APPROPRIATENESS WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT. PER P.B. 60-120.
- ON STREET PARKING IS PROHIBITED. PER P.B. 60-120.
- PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, UTILITY EASEMENTS & RIGHTS-OF-WAY OF RECORD. PER D.B. 9996-219.

PROPERTY OF  
**HENRIK DOHLAM**  
**CHRSTIANNA WILLIAMS**

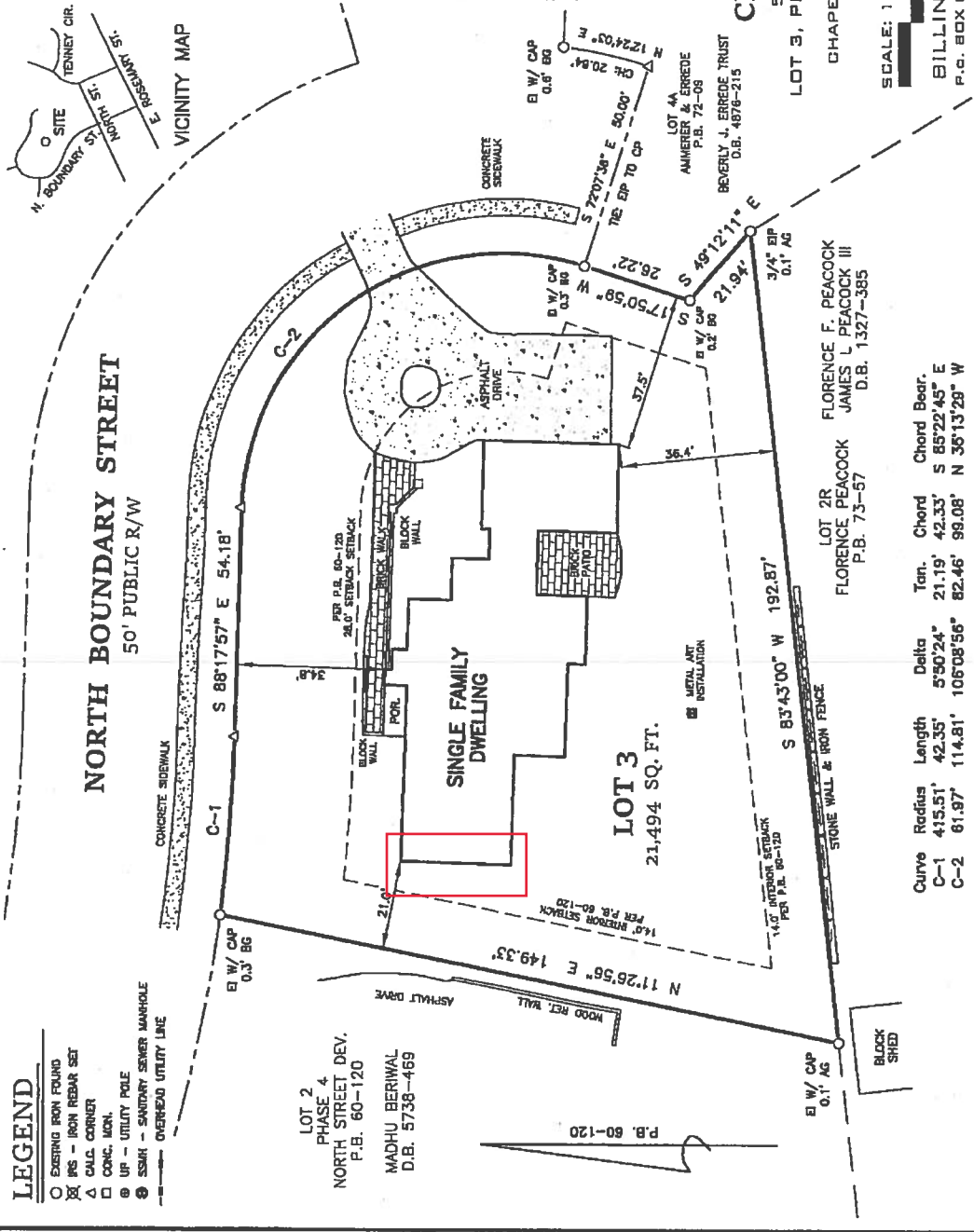
508 NORTH BOUNDARY STREET  
LOT 3, PHASE 4, NORTH STREET DEVELOPMENT  
PIN: 9788-69-0925  
CHAPEL HILL TWP.  
ORANGE COUNTY  
NORTH CAROLINA

SCALE: 1" = 30'

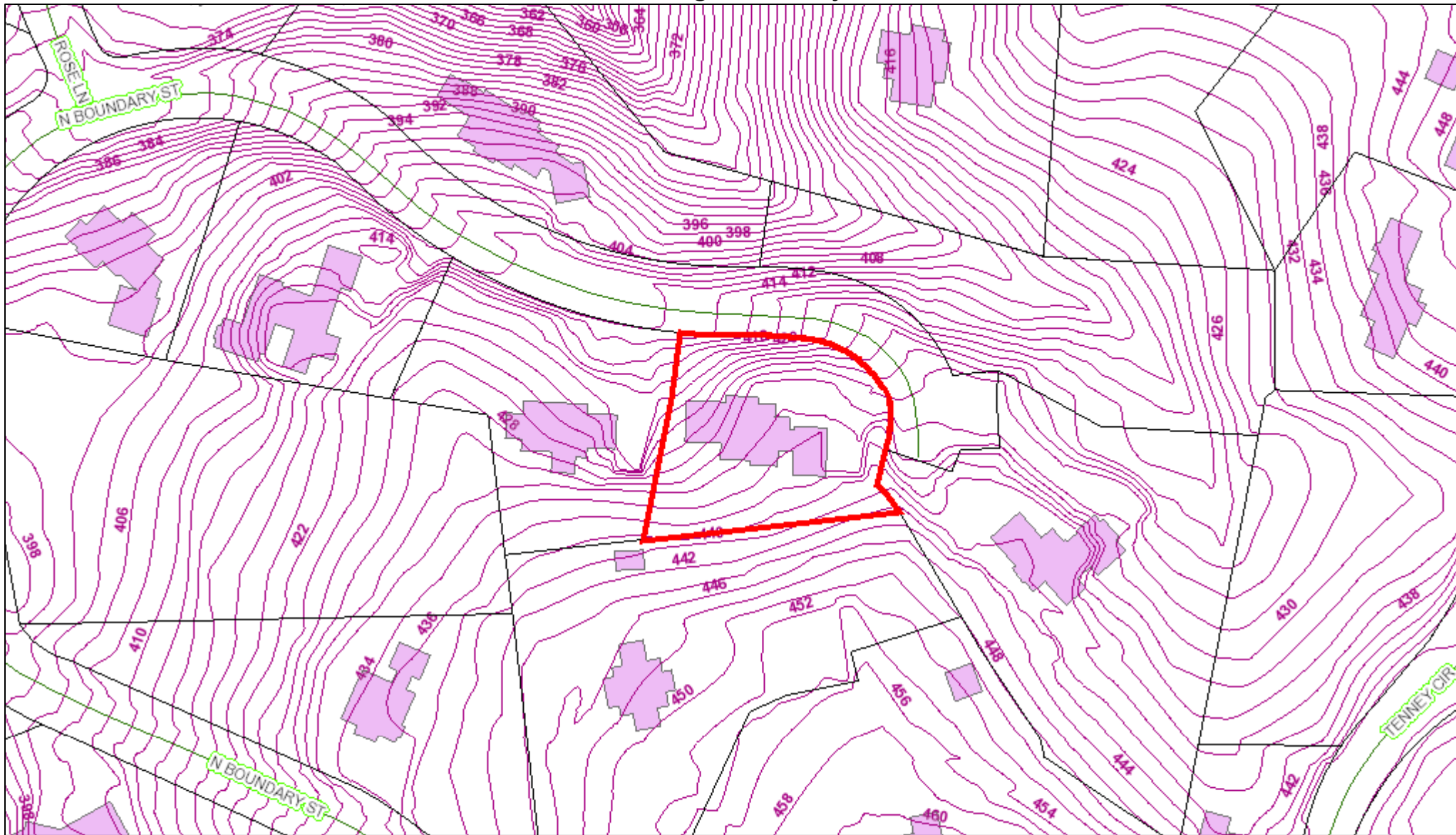
MARCH 15, 2017

BILLINGS LAND SURVEYS, PLLC P-1495  
P.O. BOX 824 CARRBORO NORTH CAROLINA 27510

170228.161



# Orange County



August 3, 2020

This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. 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.

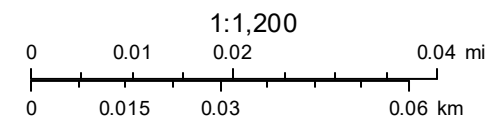
**PIN: 9788690925**

OWNER 1: DOHLMAN HENRIK G  
OWNER 2: WILLIAMS CHRISTIANNA S  
ADDRESS 1: 508 N BOUNDARY ST  
ADDRESS 2:

CITY: CHAPEL HILL  
STATE, ZIP: NC 27514  
LEGAL DESC: 3 PH 4 NORTH STREET DEVELOPMENT P60/120

SIZE: 0.49 A  
DEED REF: 6288/535  
RATECODE: 22  
TOWNSHIP: CHAPEL HILL  
BLDG SQFT: 3160.3  
YEAR BUILT: 1994

BUILDING COUNT: 1  
LAND VALUE:  
BLDG\_VALUE:  
USE\_VALUE:  
TOTAL VALUE:  
DATE SOLD: 04/11/2017  
TAX STAMPS: 1545



  
**ORANGE COUNTY**  
NORTH CAROLINA



### Building Areas with Alternative Finishes

Area	Percent Usable	Alternate Type	Alternate Percent	Quality	# of Tenants
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### Building Areas

Sub Area	Sub Area Description	Sketched Area	Finished Area	Perimeter
AG	Attached Garage	672	0	106
MA	Main	2,431	2,431	252
MSRY	Masonry Foundation	2,431	0	252
OP	Open Porch	60	0	34
PA	Attached Patio/Stoop	300	0	70
PA	Attached Patio/Stoop	90	0	42
US30	Upper Story 30%	2,431	729	252

# Unofficial Property Record Card - Orange County, NC

## General Property Data

Parcel ID **9788690925**  
Property Owner **DOHLMAN HENRIK G**  
**WILLIAMS CHRISTIANNA S**  
Mailing Address **508 N BOUNDARY ST**  
  
City **CHAPEL HILL**  
State **NC**  
Zipcode **27514**

Property Location **508 BOUNDARY ST**  
Property Use  
Most Recent Sale Date **4/12/2017**  
Legal Reference **6288/535**  
Grantor **CARSON**  
Sale Price **772,500**  
Land Area **0.49 AC**

## Current Property Assessment

Card 1 Value Building Value **547,100** Other Features Value **0** Land Value **300,000** Total Value **847,100**

## Building Description

Building Style <b>Single Fam</b>	Foundation Type <b>Masonry</b>	Heating Type <b>Combo H&amp;A</b>
# of Living Units <b>1</b>	Roof Structure <b>Hip</b>	Heating Fuel <b>N/A</b>
Year Built <b>1994</b>	Roof Cover <b>Shingle</b>	Air Conditioning <b>100%</b>
Finished Area (SF) <b>3160</b>	Siding <b>Frame</b>	# of Bsmt Garages <b>0</b>
Full Baths <b>3</b>	1/2 Baths <b>1</b>	3/4 Baths <b>0</b>
# of Other Fixtures <b>0</b>		

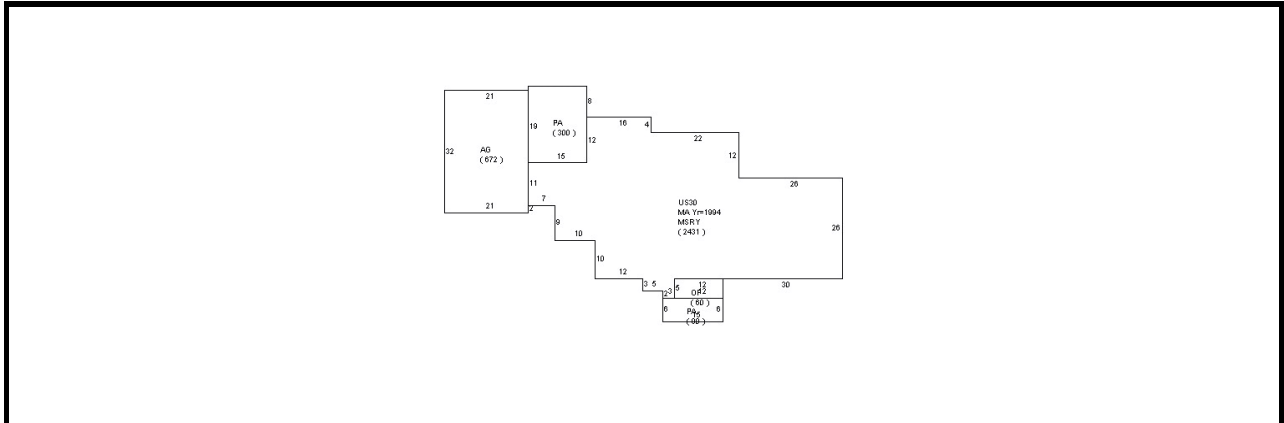
## Legal Description

3 PH 4 NORTH STREET DEVELOPMENT P60/120

## Narrative Description of Property

This property contains 0.49 AC of land mainly classified as with a(n) Single Fam style building, built about 1994 , having a finished area of 3160 square feet, with Frame exterior and Shingle roof cover, with 1 unit(s).

## Property Sketch



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.