



**QUESTIONS?**  
Call or email us!

Town of Chapel Hill  
Planning Department  
919-969-5040  
[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

<b>Chapel Hill Historic District</b>  <b>Certificate of Appropriateness Application</b>	Project:	<b>19-096</b>
	Permit:	
	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: Installation of a stormwater drainage swale on the property to resolve flooding conditions in the rear yard, to prevent water-related damage to the structure, and to prevent nuisance conditions resulting from standing water on the property.</b>	BY:	<b>Anya Grahn,</b>
	DATE:	<b>9/1/2020</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>			
Property Address:	500 North Street	Parcel ID Number:	9788583996
Property Owner(s):	500 North Street, LLC	Email:	judetallman@gmail.com
Property Owner Address: 4625 CREEKSTONE DR			
City:	Durham	State:	NC
Zip:	27703	Phone:	919-638-0075
Historic District: <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul			Zoning District: R-2

<b>B: Applicant Information</b>		
Applicant: 500 North Street, LLC	Role (owner, architect, other):	Owner
Address (if different from above):		
City:	State:	Zip:



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Email:

Phone:

### 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	n/a	n/a	n/a	n/a		
Proposed	n/a	n/a	n/a	n/a	n/a		
	Existing	Change +/-	Total	Total Floor 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			2,000 sf				



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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
		see attached documents



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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
<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 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 type="checkbox"/> Site plans must show the relationships between, and dimensions of, existing and proposed buildings, additions, sidewalks, walls, fences, driveways, and/or other structures on the property, as well as property lines and applicable zoning setbacks.  <input type="checkbox"/> Include both written and drawn scales and show accurate measurements. You may also use a copy of a survey with surveyor's seal deleted. Revise the copy as needed to show existing conditions and your proposed work.  <input type="checkbox"/> Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. <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 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 checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" 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 type="checkbox"/>		<input type="checkbox"/>	<input checked="" 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.

Applicant (printed name)

Signature

Date

Dorian Tallman

A handwritten signature in black ink, appearing to be "Dorian Tallman".

8/31/2020

Property Owner

Signature

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 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:**

<b>x</b>	1. Application Form. Either <a href="#">Residential</a> Zoning Compliance or <a href="#">Administrative</a> Zoning Compliance.
<b>x</b>	2. Recorded plat or deed verifying property's current ownership
<b>n/a</b>	3. Recorded plat of easements, right-of-way, and dedications, if applicable
<b>x</b>	4. <a href="#">Mailing List of Property Owners</a> , 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.
<b>x</b>	5. Mailing notification fee. The fee per address can be found on the <a href="#">Planning Department's Fee Schedule</a> .
<b>n/a</b>	6. Certificate of Appropriateness fee per <a href="#">Planning Department's Fee Schedule</a>
<b>x</b>	7. Reduced Site Plan Set (reduced to 8.5" x 11")
<b>n/a</b>	8. Building Elevations (label building height from top of roof to finished grade line)
<b>n/a</b>	9. Floor Plan, only if accessory apartment, duplex, or commercial application.

(Continued)



**QUESTIONS?**

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x

**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.

n/a

**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.

## Attachment 1

### Certificate of Appropriateness Application for Drainage Swale

500 North Street, Chapel Hill, NC

#### 1. Description of Changes Proposed

The work covered by this application includes the prior installation of a surface drainage swale across the subject property. The stone-lined swale was installed by a professional landscape contractor who has experience in drainage improvement work in areas that require sensitivity to local aesthetics.

#### 2. History, Context, and Character

Topographic maps of the site and surrounding area demonstrate that rainwater runoff flows in a generally northerly direction in the vicinity of the subject property. The property receives rainwater runoff from more than three acres of upslope drainage area extending back to Rosemary Street, and also receives some runoff from adjacent properties located to the east and west. Runoff entering the southern edge of the property eventually finds its way from the rear of the property to the front of the lot at North Street. The public drainage system in North Street conveys collected runoff northward across the street, emptying into a larger natural drainageway. This general drainage pattern is a reflection of the natural and historic macro-topology of the area, which has not substantially changed during Chapel Hill's history.

The subject property was apparently initially filled with soil to accommodate house construction. It appears that at some point this soil has settled differentially, causing a relatively low area immediately behind the house that resulted in routine retention of rainwater adjacent to the rear patio and foundation wall of the house. This standing water caused recurring nuisance conditions, as well as concerns about foundation integrity and moisture-related environmental impacts in and under the house. In higher volume runoff events, accumulated rainwater would eventually pool deeply enough to overflow naturally toward the street. The installed drainage swale promotes this same drainage pattern, but without the ponding and the damaging impacts to the integrity of the house and the potential health impacts to the occupants. Elimination of standing and stagnant water conditions, and the associated reduction in insect problems, is also beneficial for the neighborhood at large.

3. Justification of Appropriateness

- A. Building heights are not applicable to this application.
- B. Building setbacks are not applicable to this application.
- C. The materials used for the drainage swale are natural rounded stones varying in size from about 2 inches to 8 inches in diameter, composed of earth-tones and muted colorations, placed randomly in a thin layer over a permeable geotextile in accordance with standard practices for surface drainage swales. The swale does not act as an impervious surface. The installation work was conducted in a narrow corridor of disturbance in order to maximize protection of nearby trees and to avoid conflict with underground utilities. The swale was installed with careful attention to vertical slope in order to effectively convey surface water from the rear yard area, and was configured in attractive horizontal curvatures to create visual interest and avoid tree impacts.
- D. This application does not cover any architectural detailing work.
- E. This application does not cover any roof work.
- F. This application does not cover any fenestration work.
- G. This application does not cover any building-related work.
- H. The drainage swale is a necessary site element to preserve the integrity of the dwelling and its foundation.
- I. This application does not cover any structural work.

4. Photographs

See Attachment 3 for photographs.

5. Site Plan Set

See Attachment 2 for a Site Plan.

6. Elevation Drawings

See Attachment 2 for a cross-sectional detail of the drainage swale.

7. Information about Context

See Section 2 above for a description of context for the subject property and vicinity. Regarding aesthetic context, a large proportion of neighborhood properties feature natural stone walls in earth-tone colors. Other natural stone textures and surfaces are prominent in the neighborhood as well, with many private driveways and parking areas composed of crushed granite and Chapel Hill gravel materials. A natural stone wall lies

along the common property line between the subject property and its western neighbor. The new drainage swale adjoins this wall for a portion of its length.

Some drainage features in the neighborhood are also composed of stone. Photo 6 shows a very substantial rock-lined drainage swale at 101 Rose Lane. Photo 7 shows a driveway condition at 504 N. Boundary Street, where the left side of the paved driveway has apparently been reinforced with a stone-filled strip to protect against scouring by runoff (“Street-View” images from Google Maps show the previous scoured condition). The use of natural stone lining for drainage features is therefore demonstrably consistent with neighborhood character and aesthetic context.







### Attachment 3

#### Certificate of Appropriateness Application for Drainage Swale

500 North Street, Chapel Hill, NC



Photo 1 – View of front yard from North Street looking south



Photo 2 – View of front yard from North Street looking southwest





Photo 3 – View of rear yard looking west



Photo 4 – View of rear yard looking east





Photo 5 – Close-up view of stone surface



Photo 6 - Example of rock-lined drainage swale in the neighborhood



Photo 7 - Stone used for drainage scour protection in the neighborhood (left side of driveway)



7759  
anl

State of North Carolina  
County of Orange

Excise Tax: \$0.00  
Parcel ID# 9788-58-3996  


NORTH CAROLINA  
GENERAL WARRANTY DEED

Prepared by: Vyas Realty Law d/b/a Nikhil Vyas, Esq.  
4934 Windy Hill Drive | Raleigh, NC 27609  
Return to: Grantee

THIS DEED, made and entered into this the 8<sup>th</sup> day of January 2020 by and between:

GRANTOR	GRANTEE
<b>Dorian Joshua Tallman, unmarried</b>  <u>Mailing Address:</u> 4625 Creekstone Drive Suite 130 Durham, NC 27703	<b>500 North Street, LLC</b> A North Carolina Limited Liability Company  <u>Mailing Address:</u> 4625 Creekstone Dr, Ste 130 Durham, NC 27703

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

W I T N E S S E T H :

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

SEE EXHIBIT "A" – LEGAL DESCRIPTION ATTACHED HERETO

Property Address: 500 North Street, Chapel Hill, NC 27514

Submitted electronically by "Vyas Realty Law"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Orange County Register of Deeds.

of  
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The above described property \_\_\_\_ does ✓ does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges thereunto belonging to the Grantee(s) and heirs and assigns, free and discharged of all right, title, claim, or interest of the Grantor(s) or anyone claiming by, through, or under them.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

IN TESTIMONY WHEREOF, said Grantor(s) have hereunto set their hands and seals the day and year first above written.

  
Dorian Joshua Tallman

NORTH CAROLINA, WAKE COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

**Dorian Joshua Tallman**

Witness my hand and official stamp or seal, this the 8<sup>th</sup> day of January, 2019.

My Commission Expires: 7.10.2024

  
Notary Public

Print Notary Name: Nikhil Vyas, Esq.



**EXHIBIT "A"****LEGAL DESCRIPTION**

ALL OF THAT CERTAIN LOT OR PARCEL OF LAND SITUATED, LYING AND BEING ON THE SOUTH SIDE OF NORTH STREET IN THE TOWN OF CHAPEL HILL, N.C.; ADJOINING THE LANDS OF ALICE JONES, W.P. STACY AND OTHERS, AND BEGINNING AT AN IRON STAKE IN THE SOUTH PROPERTY LINE OF NORTH STREET, ALICE JONES' NORTHWEST CORNER; RUNNING THENCE ALONG THE SOUTH PROPERTY LINE OF NORTH STREET SOUTH 68°22' WEST 105.8 FEET TO A STAKE, W. P. STACY'S NORTHEAST CORNER; RUNNING THENCE WITH THE SAID STACY'S LINE SOUTH 21° 08' EAST 127.5 FEET TO AN IRON STAKE; RUNNING THENCE A NEW LINE NORTH 68° 29' EAST 104.8 FEET TO AN IRON STAKE IN ALICE JONES' LINE; RUNNING THENCE WITH THE SAID JONES LINE NORTH 20°52' WEST 127.5 FEET TO THE BEGINNING, AND BEING PART OF THE SAME LAND CONVEYED BY THAT DEED RECORDED IN BOOK 46, PAGE 30, ORANGE COUNTY REGISTRY.

Property Commonly Known As: 500 North Street  
Chapel Hill, NC 27514

PIN: 9788-58-3996

The property hereinabove described was acquired by Grantor by instrument recorded on 08/14/18 in Book 6508, Page 329, Orange County Registry.

## Attachment 4

### Certificate of Appropriateness Application for Drainage Swale

500 North Street, Chapel Hill, NC

### Compliance with Design Guidelines

The guidelines listed below for “Setting” and “Site Features and Plantings” are relevant to the drainage swale work. Compliance with each relevant guideline is described as follows:

#### A. Setting

Guideline 1: The drainage swale preserves the visual-historical characteristics of the larger landscape in the District. Natural stone materials are commonly used in the District for various purposes; and has been used this way historically, to the extent that this material is strongly associated with the District’s visual character and identity. This stone-lined swale represents an additional instance of using this natural element in the neighborhood’s landscape aesthetic. It does so using an appropriate scale and texture, and for a necessary purpose. In these ways, the swale maintains the established historic visual character of the District.

Guideline 2: The swale does not alter the relationship of the building to the streetscape. The swale is constructed at ground level, with no substantive vertical projection above grade, so there is no visual component to obstruct views. Topographical changes that were made to establish the swale were minimal, and these slight changes were reductive rather than additive. The swale surface is non-erosive, durable, easy to maintain, and compatible with other visual themes in the District.

Guideline 3: Many properties in the District feature natural stone walls in earth-tone colors. Other natural stone textures and surfaces are prominent in the neighborhood as well, with many private driveways and parking areas composed of crushed granite or Chapel Hill gravel materials. A natural stone wall lies along the common property line between the subject property and its western neighbor. The new drainage swale adjoins this wall for a portion of its length. The drainage swale’s materials and textures are visually compatible with these important characteristics of the Historic District.

Guideline 4: The drainage swale does not diminish or radically alter the visual characteristics of the district setting for the reasons stated above. In addition, natural stone materials have historically been used, and are currently being used, for drainage and drainage-related purposes in the District. Examples of these instances are discussed in Section 7 of Attachment 1, with relevant photos presented in Attachment 3.



## B. Site Features and Plantings

Guideline 1: Implementation of the drainage swale work was done while retaining and protecting existing trees in the yard. First, a surface swale was used rather than a buried pipe, which would have required much more excavation and caused adverse impacts to trees. Secondly, the swale was carefully installed with adequate horizontal clearances from the trees, to minimize root zone disturbance. Thirdly, the depth of excavation was kept to the minimum amount necessary in order to preserve the integrity of tree root zones.

Guideline 2: The drainage work did not alter the direction of stormwater runoff flow, which is northward from East Rosemary Street toward North Street. Topography was not substantially altered by installation of the swale. No building or accessory features were altered, and the integrity of the existing dwelling has been increased by installing the swale.

Guideline 7: No building or other site features were removed or damaged by installation of the drainage swale.

Guideline 8: The swale surface is composed of varying sizes of natural rounded stone with a color palette dominated by blended earth-tones. Natural rock features are a common element in the Historic District and in this particular neighborhood, used for both functional and aesthetic purposes. The swale material was carefully chosen to be consistent with other site elements in the District.