Revised application and materials submitted on 5/24/2021

Town of Chapel Hill
Office of Planning and Sustainability
Development Services919-969-5066
planning@townofchapelhill.org

QUESTIONS?
Call or email us!

Chapel Hill Historic District

Certificate of Appropriateness Application

Project: 21-033
510 Hooper Lane

Permit:

Project Description:

The scope of the works proposed in this application are summarized below:

A – Change of grading of the front yard.

B – Provision of a retaining structure to allow a change of slope in the front yard, including new steps.

C – Provision of a new entrance walkway, with access to existing driveway and north-west side of building.

D – Reintroduction of landscaping features of the front yard to fit with the overall character of the Franklin-Rosemary Historic District and specific site characteristics.

STAFF REVIEW

[X] Application complete and accepted

[ ] Application not complete and returned with a notation of deficiencies

BY:
Anya Grahn,
4/29/2021

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.

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A: Property Information

Property Address:	510 Hooper Lane	**Parcel ID Number:**	9788-68-1060
Property Owner(s):	Kenneth Becker & Kim Levell	**Email:**	kim@kimlevell.com
Property Owner Address:	**510 Hooper Lane**		
City:	Chapel Hill	**State:** NC	**Zip:** 27514 **Phone:** 813-810-5469
Historic District: ☐Cameron-McCauley ☐X Franklin-Rosemary ☐Gimghoul		**Zoning District: R-2**	

B: Applicant Information

Applicant: Kim Levell		**Role (owner, architect, other):**	Owner/Designer
Address (if different from above):	**same**		
City:	**State:**	**Zip:**	
Email:		**Phone:**	

C. Application Type *(check all boxes that apply)*

☐X **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.)**

☐ **Restoration or alteration**

☐ **New construction or additions**

☐ **Sign**

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

☐ **Demolition or moving of a site feature.**

☐ **Request for review of new application after previous denial**

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**		12,197
Required by zoning	26	11	13	29	50		
Proposed	same	same	same	same	same		
	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)	2,577	-229	2,348	n/a	n/a		
New Land Disturbance			2575				

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
		PLEASE REFER TO THE ATTACHED SHEETS.

F. Checklist of Application Materials

Attach the required elements in the order indicated.	ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
	YES	N/A	YES	N/A	NO
1. **Written description of physical changes proposed.** Describe clearly and in detail the physical changes you are proposing to make. Identify the materials to be used (siding, windows, trim, roofing, pavements, decking, fencing, light fixtures, etc.), specify their dimensions, and provide names of manufacturers, model numbers, and specifications where applicable.	☒	☐	☐	☐	☐
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: ☐ 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 Historic District*, for Gimghoul see *Gimghoul*. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.)	☒	☐	☐	☐	☐

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". 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.	☒		☐	☐	☐

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.	☒	☐	☐	☐	☐
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. ☐ 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. ☐ Elevation drawings showing all proposed changes above current grade from front, back, and both sides. ☐ 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.)	☐	☒	☐	☐	☐
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: ☐ 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). ☐ 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). ☐ 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. ☐ Provide any records about the structure to be demolished.					
9. Mailing notification fee per Planning & Sustainability Fee Schedule. For a list of addresses, please refer to the Town's Development Notification Tool.	☒		☐	☐	☐
10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule	☒		☐	☐	☐

QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

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) Kim Lever	Signature	Date 4/27/21
Property Owner	Signature	Date 4/27/2021
(if different from above) Ken Becker		4/27/21

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:

X	**1. Application Form. Either Residential Zoning Compliance or Administrative Zoning Compliance.**
X	**2. Recorded plat or deed verifying property's current ownership.**
n/a	3. **Recorded plat of easements, right-of-way, and dedications**, if applicable
X	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.
X	**5. Mailing notification fee. The fee per address can be found on the Planning Department's Fee Schedule.**
X	**6. Certificate of Appropriateness fee per Planning Department's Fee Schedule**
X	**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)

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.

X

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.

510 Hooper Lane

Certificate of Appropriateness Application

June 2021

Contents

1 Introduction

1.1 Title

This is the Certificate of Appropriateness Application for 510 Hopper Lane, Chapel Hill, NC.

1.2 Authority

Historic District Commission & Town of Chapel Hill.

1.3 Purpose

The purpose of this application is to provide clarification on the necessity of performing minor and major works on the property situated at 510 Hooper Lane, located within the boundaries of the Franklin-Rosemary Historic District of the Town of Chapel Hill, to preserve the structural integrity of the building allowing it to be maintained and preserved as an important historical asset to the local community and to its residents.

1.4 Scope

The scope of the works proposed in this application are summarized below:

A – Change of grading of the front yard.

B – Provision of a retaining structure to allow a change of slope in the front yard, including new steps.

C – Provision of a new entrance walkway, with access to existing driveway and north-west side of building.

D – Reintroduction of landscaping features of the front yard to fit with the overall character of the Franklin-Rosemary Historic District and specific site characteristics.

1.5 Commencement

This application is intended to be of clarification and to replace the previously submitted application. It has been established in the previous hearing that the works proposed had been partially performed by the owner and this application intends to make amendments with regards to the HDC and community concerns about the proposed works. Therefore, this application will provide clarification on why the proposed elements could be in congruity with the Chapel Hill Historic Districts - Design Principles and Standards.

1.6 Preservation of Property and Good-Faith

Considering the previously established circumstances of this application, the owner took actions to minimize health and safety risks as well as preserve this historic asset for current and future generations. The main concern was to avoid long term damage to the property and to prevent a situation of demolition by neglect.

According with Chapel Hill's Land Use Management Ordinance (LUMO) section 3.6.2(f)(1), Demolition by neglect is defined as a situation in which a property owner, or others having legal possession, custody or control of a property, allow the condition of property located in a historic district to suffer such deterioration, potentially beyond the point of repair, as to threaten the structural integrity of the structure or its relevant architectural detail to a degree that the structure and its character may potentially be lost to current and future generations.

Specifically, the conditions of neglect particular to this project as stated on Section 3.6.2(f)(2)(B) include the items:

> *1.Deterioration of exterior walls, foundations, or other vertical support that causes leaning, sagging, splitting, listing, or buckling.*
>
> *5.Ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors.*
>
> *10.Deterioration that contributes to a hazardous or unsafe condition.*

It would not be feasible for the Town of Chapel Hill to make regular general inspections to every property located with all Historic Districts to determine whether owners are complying with general maintenance requirements of historic properties, and to issue an administrative order to perform specific maintenance. In this case, the historic home seemed to have been neglected over the years to the point there was an abrupt collapse of a foundation wall as well as hazardous conditions with severe mold growth that caused health risks to its habitants, which the owner, being an experienced landscape architect, took the initiative to correct.

Therefore, there was no intention of making unilateral decisions to harm the historic character of the property or to leave the community out, there was simply a need to correct a major drainage issue that could have caused the property to go beyond the point of repair or to suffer major loss of its main historic elements.

2. Definitions and Interpretations

- Character-Defining Elevations – Those sides of the building that contribute to the special historic, cultural, and aesthetic character of a building. In the case of a historic district, they are those elevations that are visible from the public right-of-way and reinforce the special characteristics for which the historic district was designated.

- Compatible – Able to exist or occur together without visual conflict.

- Congruous - A contextual standard signifying harmony or in keeping with the historic character of the district as a whole, not just neighboring properties or relatively uncommon features within the district (as defined by A–S–P Associates v. City of Raleigh, 298 N.C. 207 at 222 (1979).

- Context – The relationship of a building or its elements to its immediate surroundings and the overall district. Context includes elements of the man-made and natural landscape that collectively define the character of the building, site, and district. Each historic district has a unique character and context. Smaller sub-areas within each district also have distinguishable characteristics.

- Rehabilitation – The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural value.

- Restoration – the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and the reconstruction of missing features from the restoration period.

- Traditional Materials – Traditional materials are those consistent with construction techniques and architecture of the pre- World War Two era, including brick, masonry, brick or masonry veneer, glass, wood, shingle or stucco. Traditional materials do not include vinyl, plastic, metallic or enameled metallic finishes.

- “Competent person” means a person who, through training, qualifications, experience or a combination of these, has acquired the knowledge and skills that are needed for

them to correctly and safely perform a specified task.

- "Demolition" means the complete or partial dismantling of a building or structure. It excludes refurbishment, provided this work does not involve the alteration of existing structural components.

- "Retaining Wall" mean any constructed wall that restrains soil or other material at locations having an abrupt change in elevation.

3 Site Context and History

3.1 Franklin-Rosemary Historic Districts

The project of interest in this application – 510 Hooper Lane – is located within the boundaries of the Franklin-Rosemary Historic District as well as inside the boundaries for the National Historic district.

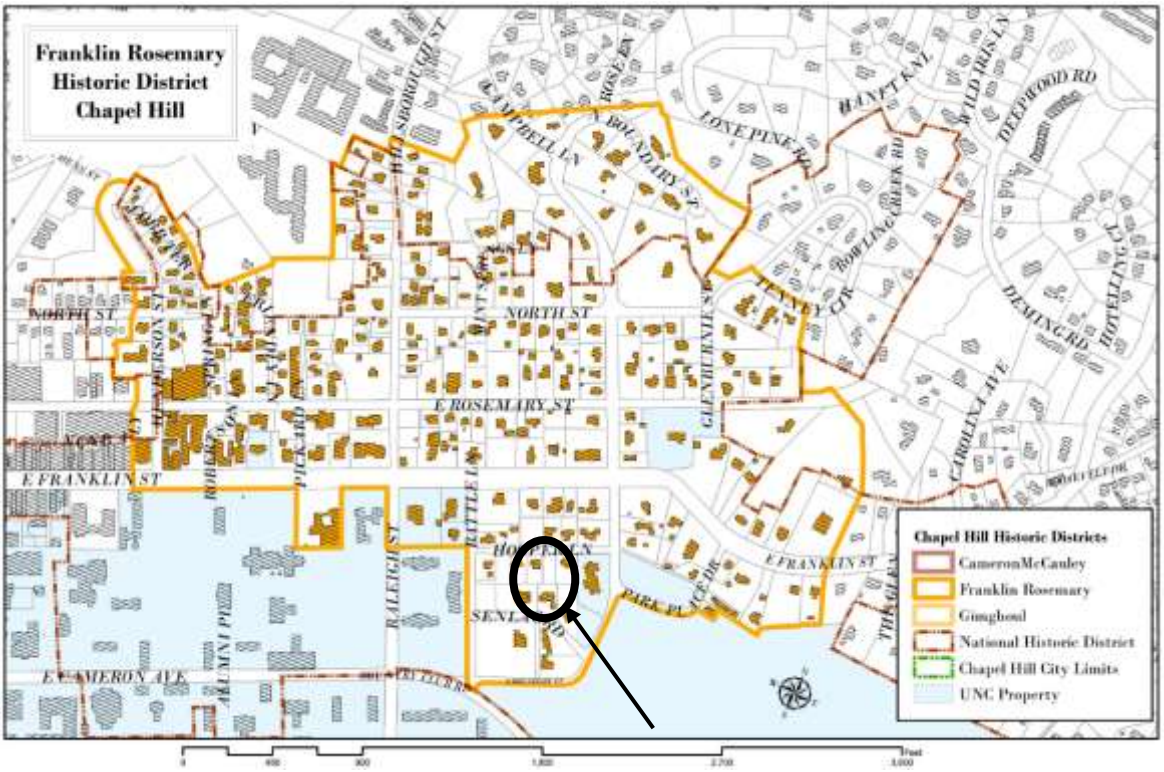

Figure 1 - Franklin-Rosemary Historic District - Edited (Ref. Chapel Hill Historic Districts Design Principles & Standards, Page 30)

The long history and development of the Franklin-Rosemary Historic District is closely tied to the growth of the University of North Carolina (UNC) and parallels the development of the town as a whole. Thus, in many ways, the historic overview on the preceding pages is the history of the Franklin-Rosemary Historic District. Named for the primary east-west streets that extend through the district, the gridded residential area just north of the UNC campus includes a wide variety of residential properties, the earliest dating to the 1810s, but most dating from the mid-1800s through the mid-1900s. Most of the houses were constructed for faculty and employees of the university, many of whom share names with prominent buildings on the UNC campus.

While upper-middle-class and upper-class residents were constructing houses in these newly-platted subdivisions, the continuously increasing student and faculty populations in the 1910s, 1920s, and in the post-World War II era led to additional construction and changes within the Franklin-Rosemary Historic District. The 400 to 600 blocks of North Street were developed with modest single-family houses, predominantly built from the 1910s through the 1930s, as well as collections of smaller houses and apartments. In the 500 block of North Street, the c.1920 North Street Apartments includes four Colonial Revival-style frame buildings, each with at least two apartments. Cottage, Spring, and Friendly lanes were platted, smaller streets which extended the street grid north from Rosemary Street into areas with

irregular topography. Small, modest houses were built in these areas, as well as along Hopper Lane, from the 1920s through the 1950s.

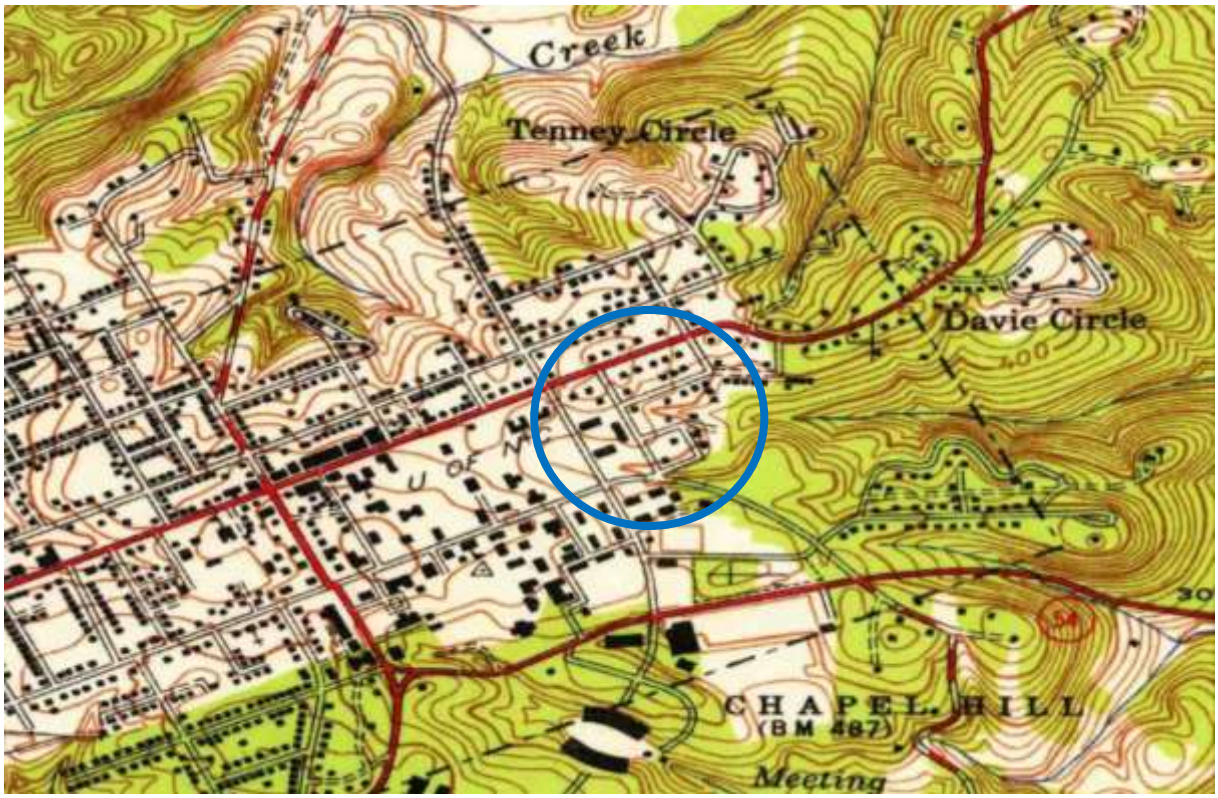

Figure 2 - Old Map of Chapel Hill Dated from 1946 to 1958
(Ref. https://ngmdb.usgs.gov/img4/ht_icons/overlay/NC/NC_Chapel%20Hill_164157_1946_24000_geo.jpg)

3.2 Historic Research

Great effort has been made to produce historic findings for 510 Hooper Lane to provide context for this application. However, there was very little available in the short time frame for producing this application. The few interesting pictures and

findings presented are to provide contextual information for the evaluation of some historic aspects that will be discussed later in this application.

Interesting facts were found on neighbouring houses such as 115 Battle Lane, which is positioned on the corner of Hooper Lane and Battle Lane (Figure 3).

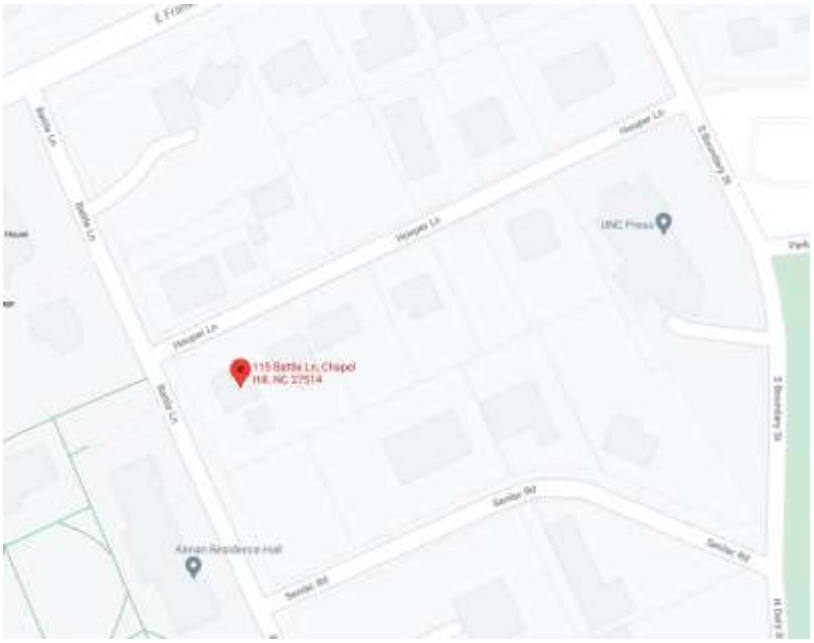

Figure 3 - 115 Battle Lane (Ref. Google Maps)

115 Battle Lane is said to be built in 1908 for Edward Kidder Graham (Graham was a UNC alumnus, taught the University's first journalism course, and was UNC president from 1914 to 1918 when he died of the flu) and his wife Susan Williams Moses (who died in 1916). The Edward Kidder Graham House sits on the edge of the UNC campus and served as the set of an obscure movie from the '60s: Richard Wilson's bizarre 1968 comedy THREE IN THE ATTIC. Unfortunately, the house was disguised as a fictitious university dormitory and there is little to no footage of the outside which would document the surroundings and would very likely show 510 Hooper Lane in it.

Figure 4 - 115 Battle Lane (Ref. https://openorangenc.org/buildings/115-battle-lane-graham-house-bulrushes)

Another interesting piece of history on nearby properties was found for 520 Hooper Lane, where in 1978 its owner, Cotten, had requested an off-street parking permit. It was emphasized that an off-street parking permit would cost over $800 and would damage an area of historical importance. Some excerpts of the mentioned document are presented on the figure below:

Special Parking Permits

ALDERMAN SMITH MOVED, SECONDED BY ALDERMAN COHEN, ADOPTION OF THE FOLLOWING RESOLUTION.

A RESOLUTION GRANTING SPECIAL PARKING PERMITS (RENEWABLE)

BE IT RESOLVED by the Board of Aldermen of the Town of Chapel Hill that the Board hereby finds regarding the below-listed applicants for special parking permits as follows:

1) the applicants are domiciled on streets on both sides of which in front of applicants' domiciles parking is prohibited at some time; and

2) the applicants have vehicles which they have no practical way of parking off the public right-of-way; or there is no practical way in which two guest vehicles in addition to applicants' own vehicles (if any) may be parked off the public right-of-way; and

in the opinion of the Town Engineer, it would cost more than $800 to construct each parking space for applicants' vehicles off the public right-of-way; or in the opinion of the Board, such construction would require the destruction of an area or object of historical or natural significance to the Town as a whole; and

THEREFORE, the Board hereby grants the following special parking permits for the period August 1, 1978 through July 1, 197[illegible] and renewable thereafter for further one-year periods upon a showing of no change in circumstances:

602 East Rosemary Street	Nell Pickard	1	2
110 Cameron Court	John Cromartie	3	2
408 Westwood Drive	Carl M. Smith	0	2
428 Whitehead Circle	Lillian D. Smith	0	2
309 Briar Bridge Valley	Daniel W. Patterson	0	2
315 W. University Drive	Mrs. Caro MacNeill Pugh	0	2
305 Briar Bridge Valley	Marvin Silver	0	2
111 Cameron Court	Mason L. Merrill	0	2
105 Pine Lane	Joe M. Galloway	0	2
400 Westwood Drive	Jessie M. Hogan	0	2
225 Vance Street	Margaret B. Jackson	0	2
227 Vance Street	C. W. Shields	0	2
101 Pine Lane	Mrs. Richmond P. Bond	0	2
338 Tenney Circle	Helen M. Parrish	0	2
414 Westwood Drive	Dorothy Blum	0	2
520 Hooper Lane	Lyman A. Cotton	0	2
202 E. Rosemary St.	Laura J. Sutton	1	2
803 Woodland Avenue	David Loiselle	1	2

This the 11th day of September, 1978

THE MOTION WAS CARRIED BY UNANIMOUS VOTE.

ALDERMAN SMITH MOVED, SECONDED BY ALDERMAN EPTING, ADOPTION OF THE FOLLOWING RESOLUTION.

Figure 5 - 1978 Parking Permit Request with Mention of 520 Hooper Lane (Ref. https://townhall.townofchapelhill.org/records/Minutes/1978/780911_PH_BM.PDF)

Historic images were rare and hard to locate, although some images could be located online at the Library of Congress website. As an example, the picture presented on figure 6 is said to be taken in 1939 with a basic description of 'Street in Chapel Hill, North Carolina'.

Figure 6 - Carriage parked on the street somewhere in Chapel Hill.

(Ref. https://www.loc.gov/pictures/resource/fsa.8c11072/)

3.3 510 Hooper Lane Basic History

The National Register of Historic Places, section 7, page 62 describes the property as follows:

> *510 Hooper – House – c. 1945, c. 1970 C – Building This one-and-a-half-story, gambrel-roofed, Colonial Revival-style house is five bays wide and double-pile with three gabled dormers on the façade. The house has a brick veneer, six-over-six woodsash windows, and an exterior brick chimney in the right (west) gable end. The six-panel door, centered on the façade, has four-light-over-one-panel sidelights and is accessed by an uncovered brick stoop. There is one window in the left (east) gable, windows flanking the chimney in the right gable, and the gabled dormers on the façade each have weatherboards and a single window. An original one-story, hiproofed porch across the rear (south) elevation, visible on the 1949 Sanborn map, was enclosed, first with brick on the east end, leaving a porch on the west end supported by columns that was later enclosed with a weatherboard-covered knee wall with fixed panes above. There is a modern wood deck at the rear and a basement-level garage below the enclosed porch. The house appears on the 1949 Sanborn map.*

The residence is not listed as a significant structure in the 1994 Franklin-Rosemary Significance Report. It is said to have been built by a college professor, but the original ownership is not clear. The house ownership is dated back to 1973 with a stamp value of $55 according to the Orange County official website (Figure 7).

The house seems to have been remodelled sometime in the 80's/90's, to include an additional apartment to the lower level.

ORANGE COUNTY | NORTH CAROLINA

PIN History

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1	93467	1- CHRISTOPHER S MARTENS 2- CAROLINE R MARTENS	7/8/2015	5982/120		$1,470.00
2	21230	1- GEORGE EDWARD FRENCH	3/19/1985	506/663		$172.00
3	93937	1- SALLIE FRENCH WILGUS 2- MARGARET FRENCH HORTON	7/6/1984		84-E-255	$0.00
4			10/1/1973	245/1509		$55.00

Figure 7 - History of Ownership - 510 Hooper Lane

4. Existing Conditions

4.1 Site Context

510 Hooper Lane is in the heart of Chapel Hill, with very close proximity to the UNC campus and on the south side edges of the Franklin-Rosemary Historic District. Following this section, a few images will present its overall location in relation to its surroundings and a few neighbouring properties for context.

Figure 8 – View of northeast side of the building (508 Hooper Lane to the left and 510 Hooper Lane to the right).

Figure 9 - 510 Hooper Lane Site Context Map

Figure 10 – Macro Location Overview

Figure 11 - View looking west towards S Boundary St

Figure 12 - View Looking East Towards Battle Lane

Figure 13 - Aerial View

Figure 14 – Neighbourhood photos

4.2 Existing Conditions Report

This section provides documentation of existing exterior conditions of the property 510 Hooper Lane with the oldest online registry available dated from 2008. The satellite and street view images are presented to provide factual evidence of exterior changes on the property with the most relevant findings being the change of the finishes of the driveway and parking pad. The satellite images provided suggest that a new brick paver was installed sometime between 2008 and 2010 (See Figure 15 and Figure 18) as well as the distinctive color of the stone walkway shown on Figure 19 dated from 2013 not being apparent on images from 2008 (Figure 17). These images are available online and were found using the software Google Earth Pro and the website Google Maps using the street view feature.

Figure 15 – Satellite image dated from 2008.

Figure 16 – Satellite image – 2008

Figure 17 - Satellite image – 2008

Figure 18 – Satellite image 2010

Figure 19 – Satellite image 2013

Figure 20 - Satellite image 2018

Figure 21 – Street View Dated from 2012

Figure 22 - Street View Dated from 2012

Figure 23 - Street View Dated from 2012

Figure 24 - Street View Dated from 2012

Figure 25 - Street View Dated from 2015

Figure 26 - Street View Dated from 2015

Figure 27 - Street View Dated from 2017

Figure 28 - Street View Dated from 2017

Figure 29 - Street View Dated from 2018

Figure 30 - Street View Dated from 2019

Figure 31 - Street View Dated from 2019

Figure 32 - Street View Dated from 2019

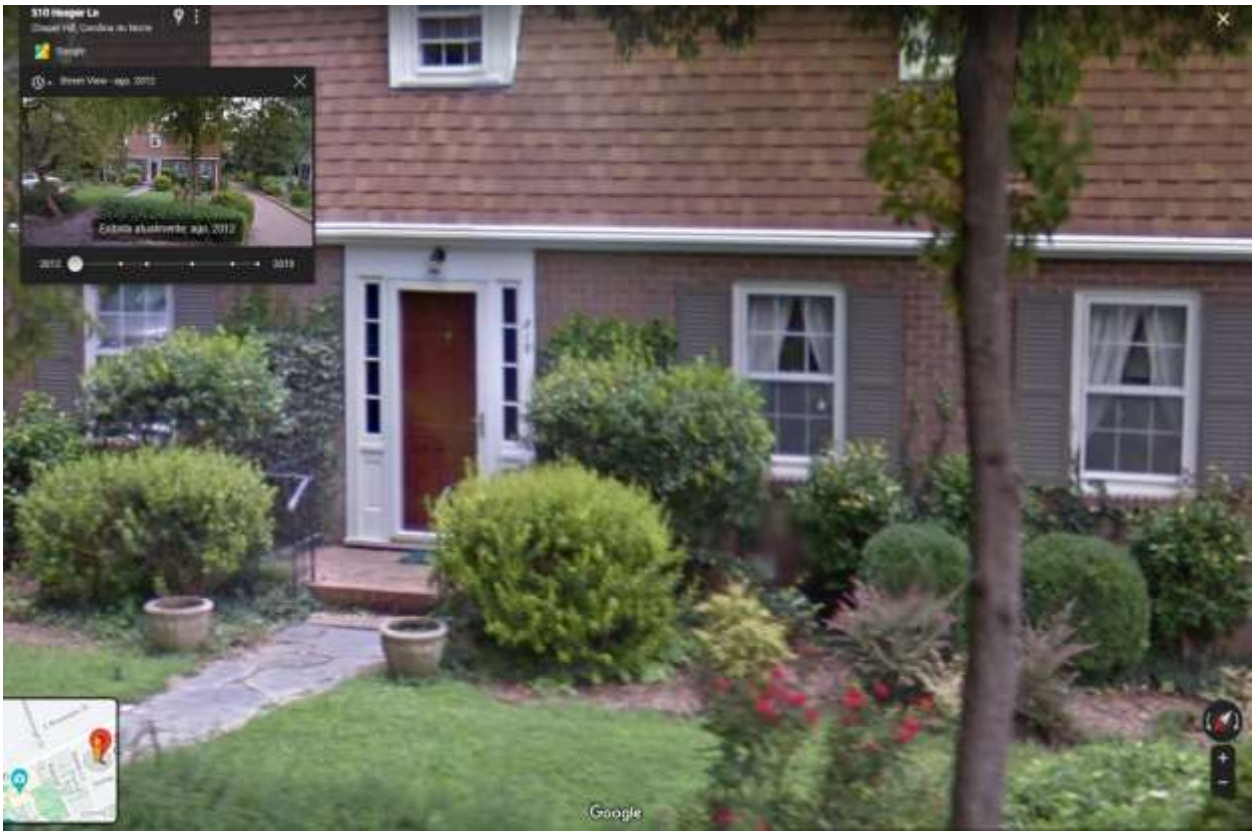


Figure 33 - Vegetation on masonry

Figure 34 – Street view image from 2019 – Evidence of conditions for fieldstone wall and stone walkway

Figure 35 – View towards existing parking pad

Figure 36 – View towards driveway

5 Proposed Changes and Justification of Appropriateness

5.1 The context

Before the need to commence any work, the building presented an unfavourable configuration against its surroundings. The finished ground level of the building is situated below the street level. In addition, the lot in which the building is located has an accentuated slope from Hooper Lane towards Senlac Road. These conditions have slowly impacted on the property's structural stability due to poor drainage, and extreme natural conditions of its location.

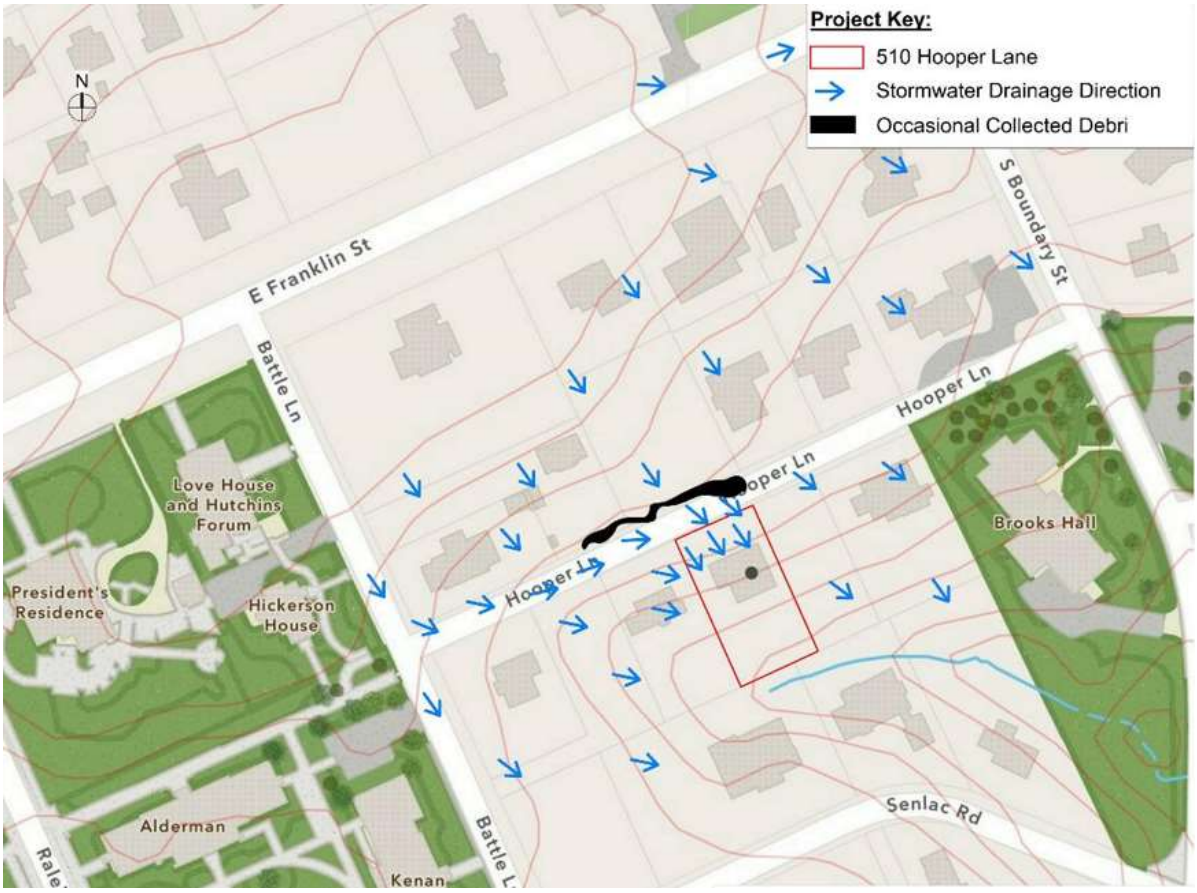


Figure 37 – Drainage Plan – Stormwater Path and Natural Contours

Figure 37 shows the natural contours of the surrounding area and idealized stormwater path. This situation can be agraveted with occasional accumulation of debris on the opposite side of the site, directing water straight to the property (See Figure 38).

In addition, these naturally occurring events, directly opposed to the site there is an empty lot with very accentuated slope towards 510 Hooper Lane (Figure 39). During heavy rains, this area becomes fully soaked, cannot retain any more water and its only path is to wash down the natural slope straight to the opposite structure (510 Hooper Lane).

Figure 38 – Evidence of green material and occasional debris on the side of Hooper Lane

Figure 39 – Empty lot directly opposite to 510 Hooper Lane.

The front yard slopes into the building, forcing the stormwater to run to the front wall of the house. The building has a basement that is situated under the street level and all excess water accumulates inside the basement. This was a constant issue for previous owners and to the current owner. There were many attempts to remediate this problem over time as it can be inferred by analysing the conditions of the basement, such as several types of walls, constant humidity build up, the installation of a sump pump, and most importantly the recent collapse of a foundation wall and soil slide under the building. Not only was this problem impacting the structural integrity of the building, but it was also causing mold growth.

To aggravate this problem, the front yard had a dense vegetation, causing it to be challenging to keep the front wall dry with natural ventilation and sunlight. The vents installed for the purpose of ventilating the basement were very close to the ground level (Figure 41 and Figure 42), and during heavy rains soil would wash down the vents filling up the basement with water and sand (Figure 43).

Figure 40 Existing vegetation blocking basement vents.

Figure 41 – Basement Vents (Black Circle)

Figure 42 – Basement Vents (Black Circle)

Figure 43 – Internal View of Basement - Vents

As previously mentioned, when analysing the conditions of the basement, it becomes clear that on the northwest side a stone wall was installed to contain the soil at an early stage after experiencing problems with the stability of the soil, surrounding walls and foundations (Figure 44). After some time, on the northeast side of the building, there was another wall constructed using a more recent material (Concrete Block) to retain the soil (Figure 45). It is also noticeable that there is a section of the newly constructed wall that is poured concrete which shows this has been a recurring problem and there were several attempts to remediate it. However, these measures can be considered only palliative measures to temporarily stabilize the issue without resolving its actual source: Drainage.

Figure 44 – Northwest side view of the basement (soil sliding).

Figure 45 – Northeast side view of the basement (Evidence of a Block wall and a Poured Concrete Wall).

Figure 46 - Appearance of recent block wall installed to contain soil inside the basement.

Furthermore, since the house's external envelope is made of brick, which is a soft, porous material, the walls were suffering from a capillary effect where the constant accumulation of water under the house and inside the basement, would draw up water and keep the walls of the building constantly wet. These conditions were prime for mold to develop because although brick is an inert material, when constantly wet, mold can thrive. These conditions can be observed on Figure 47 where the wood structure that is in contact with the external brick wall has a black color and is constantly wet. This can also be seen on Figure 48 where water pours through the foundation wall during heavy rains and soaks the soil, brick walls, and consequently the entire structure.

Figure 47 - Evidence of wood floor joist in contact of brick wall suffering deterioration (black and humid appearance)

Figure 48 - Water pouring through walls inside the basement.

5.2 Discussion for Proposed Solution

With the context of the project in mind, the solution was to develop an environment where proper stormwater drainage was performed in the front yard to direct water away from the basement as much as possible. This would allow the basement to eventually dry and the previously installed sump pump to remove a realistic amount of water that naturally infiltrates the soil. Consequently, the brick walls would be able to dry because there would be no capillary effect and the mold would no longer thrive. In addition, by stopping the constant water flow to the basement, the foundations would last longer, and soil would be unlikely to slide, preventing another foundation wall collapse.

These ideal conditions could be achieved by providing a new landscaping system to the front yard of the house, where stormwater drainage was well designed. The slope of the front yard needs to be changed to intercept and direct the bulk volume of stormwater from the street to the back yard. This way, the area of contribution to drain would be much smaller. One way of achieving this result would be to install a retaining wall with proper drainage system and breaking the continuity of the front yard by abruptly changing its natural slope.

In this case, once the main solution had been found, and all other elements proposed were of results of the main solution: provide an environment where the stormwater water could be directed away from the building by changing the yard's natural slope.

5.3 Proposed New Changes

The presentation of the proposed main changes was divided in four main elements in sequential order with the intention of simplifying the presentation of these changes and to analyse them against the Chapel Hill Historic Districts - Design Principles and Standards.

a) Change Grading of the Front Yard

Considering the context presented and the issue surrounding the drainage of the property, changing the grading of the front yard was crucial to providing a solid, long lasting solution to the presented drainage problem.

To achieve the desired results, the following site features had to be removed:

- **Removal of existing parking pad**

  Due to the required grade change, the existing parking pad was removed to put in place new slope of the front yard. The parking pad was located on the northwest side of the site and had access directly from Hooper Lane. This site feature is not common on Hooper Lane, and all surrounding properties have secluded driveways and parking spaces. 510 Hooper Lane was the only property with such feature. It is possible to see the parking space on satellite images dated back to 2008, but there were no available images at this stage to show when this feature was introduced and its historic relevance. In addition, the parking pad did not contribute to the historic look of the building, blocking its main features and front façade when a car was parked on that space (Figure 49).

Figure 49 - Parking Pad & Parked Car

- **Removal of Calliper Dogwood Trees**

There were two mature calliper dogwood trees on the front yard that had to be removed to make place for new walkway and retaining wall. All efforts were made to avoid their removal, but their location was in strategic points. These trees will be replaced in similar locations with the long-term plan of achieving the same look for the site once they mature. This is explained in more detail later in this application.

Figure 50 - Evidence location and characteristics of existing trees that needed replacing.

- **Removal of Existing Stone Walkway.**

The stone walkway would need to be removed from the site to change the slope of the front yard. The stone walkway was presenting deterioration and was not providing safety or a pleasant walk for its users. Since the walkway seemed to have been installed somewhere between 2008 and 2010 from previous owner (See Figure 17, Figure 18, Figure 19), it can be argued that the walkway was not an original historic element of the property and trying to replicate it would mimic a historic feature and would go against the Design Principles and Standards. With this consideration, it was proposed that the previously installed walkway would be replaced for a more functional material that will provide a pleasant walk to and from the building.

After extensive review of the design principles and standards, the following principles and standards were found to be the best applicable decisions to these particular items, even though there was no clear direction when a strong case of needing to regrade a site with existing buildings was mentioned:

- 1.2 Public Rights-of-way: Standards **(Page 65)**

1.2.1. Retain and preserve the topography, materials, site features, and street patterns of the rights-of-way and the dimensions of the streets, alleys, sidewalks, and planting strips, that are important in defining the overall historic character of the districts.

1.2.2. Protect and maintain the details, features, and material surfaces of the historic streetscape—including, but not limited to, red brick and Chapel Hill grit walkways, fieldstone walls, and brick gutters—through a program of regular maintenance and repair using accepted preservation methods.

The topography and slope of the 12’ of the public right of way was protected as per standard 1.2.1. Chapel Hill grit was used to with a diameter of less than ½” was used in congruence with the original character of the historic district as mentioned on the design Principles and Standards as well as seen around the neighbouring properties.

Auxiliary principles and standards listed below provide further justification of the alignment of the proposed changes.

- **Masonry (Page 67)**

Principles:

• Ensure water does not collect on masonry surfaces and that water drains away from foundations, walls, and piers.

• Ensure masonry is free of vegetation.

- **Foundation (Page 83)**

Principles:

• Inspect foundations regularly for signs of moisture, insect infestation, vegetation, or structural damage.

• Ensure that mortar joints in masonry foundations are intact.

• Investigate any unusual settling, broken masonry units, or cracking along mortar joints.

• Maintain adequate drainage around foundations, ensuring that gutters and downspouts drain away from the building and that the ground itself slopes away from the foundation.

• Maintain adequate ventilation under foundations.

- **Disaster Preparedness & Planning: (Page 109)**

Principles:

• Assess the property for run-off, soil erosion, and standing water, and correct drainage problems.

• Ensure that landscaping and shrubbery are at least 24 inches from foundation walls to prevent excessive moisture and cracking. Prune or relocate landscaping that is closer than this measure.

• Check foundations, basements, and crawl spaces for cracks or evidence of water infiltration. Stabilize foundations where needed and consider installing a sump pump for basements and crawl spaces if there is potential for water accumulation.

Standards:

3.10.3. When retention of materials and features is not possible, replacement materials and features must meet the Design Standards.

In addition to these principles and standards, a quick overview of the neighbouring properties provides further support on why 510 Hooper Lane did not have a chance when it came to maintaining a good drainage system due to its continuity with the streetscape and the natural slope of surrounding area (See Figure 37, Figure 38, and Figure 39). This can be seen on 506 Hooper Lane (Figure 52) which has a retaining wall that separates the street from its site to prevent water from flooding the property, 508 Hooper Lane (Figure 53) which has an elevated floor and minimal landscape in its front yard as well as a clear slope to the northwest side of the property to the driveway directing the water around the building, and finally, 520 Hooper Lane (Figure 54) which is higher than the street level and has good advantage to keep stormwater out of the property.

Figure 51 – Aerial Photo of directly opposite empty lot mentioned on Figure 38 that shows why drainage requirements are intensified at 510 Hooper Lane.

Figure 52 – 506 Hooper Lane

Figure 53 – 508 Hooper Lane

Figure 54 – 520 Hooper Lane

In conclusion, it is proposed to maintain the finished street level (FGL 1) from the edge of the pavement to 12 feet towards the building, then installing a retaining wall, and finally dropping the finished ground level (FGL 2) 28" from the street level (FGL 1) matching with finished level of the front step of the existing porch. This new landscape arrangement with the key levels and position of new retaining wall is exemplified on Figure 55 .

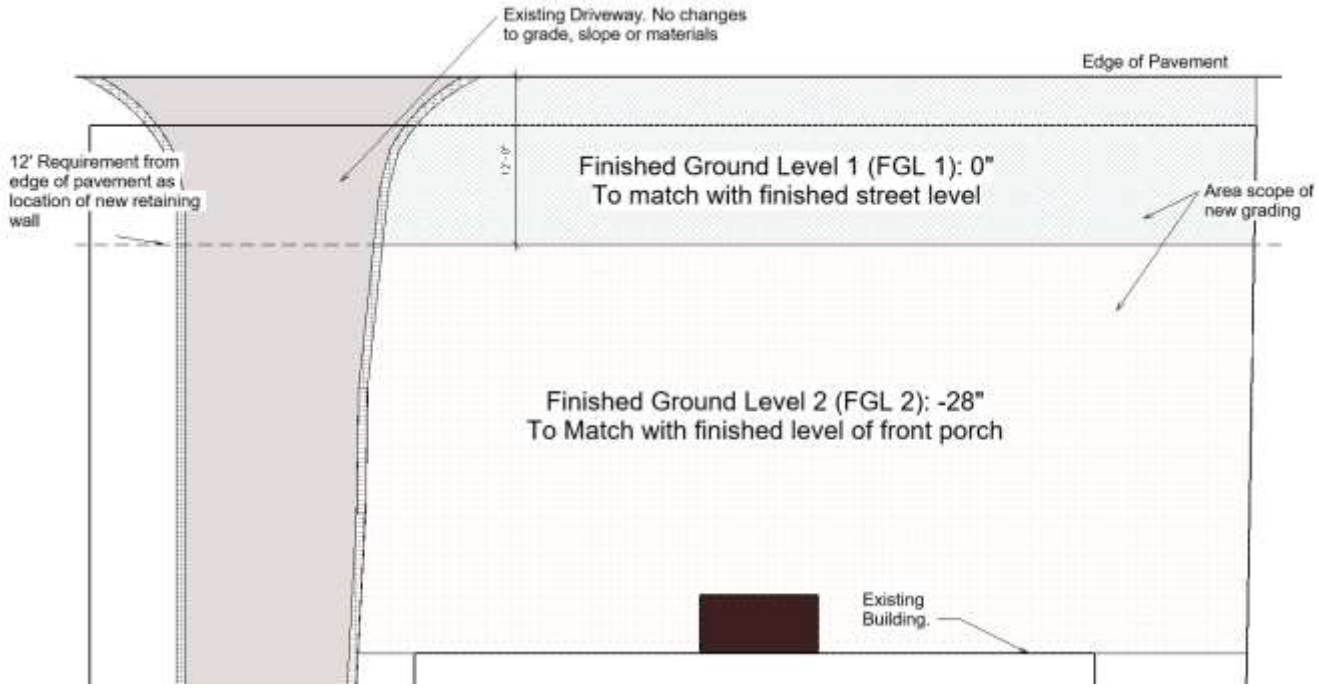


Figure 55 - New Proposed Grade Arrangement

b) Provision of a retaining structure to allow a change of slope in the front yard, including new steps.

Since the need of change to the slope has been established as a solution, a retaining structure had to be placed to enable a proper drainage configuration of the front yard. The retaining wall was chosen to be built utilising a steel reinforced concrete block structure due to its proximity to the road.

There could be many ways of constructing a retaining structure, as it is common in construction and architecture, and the construction technique usually utilizes the best practices available considering the constraints of each specific project.

In this case, a light, ductile structure seemed to be the best option to perform under its structural requirements. Since the wall has proximity to the road, it was required to be a reinforced structure to support naturally occurring loads under extreme conditions of heavy rain and live loads.

Another option would be executing the wall using the common fieldstone walls that are seen throughout the districts. However, these walls are heavy and hard to maintain as well as not structurally sound with it comes to live loads. According to

the Design Principles and Standards, page 27: *"The origin of the walls date to an 1838 project when UNC President Swain, together with science professor Elisha Mitchell, launched the building of stone walls on campus to replace the rail fences which kept out wandering livestock."*. Considering the constraints of designing such a structure utilizing a material that is not suitable would incur undesirable impacts to the property's long term maintenance plan, which is the case of 508 Hooper Lane which had already experienced a recent retaining wall collapse due to its proximity to the road. Therefore, trying to use such material would not be the best practice in the construction and engineering field.

Another material could be considered, such as a brick wall. However, this would not meet design standards for being structurally sound due to it not being possible to reinforce this type of structure.

It is important to note that the retaining wall is not meant to be visible from the street and its main function is to retain the soil providing a way to change the slope of the front yard. The wall cannot be considered a fence or screening wall that will impact the visual character of the historic building. This way, by reviewing the standards for walls and fences, it can be argued that the standards do not address such type of structure since it is a retaining wall and not a wall to cover the front or enclose the property.

In addition, it can be argued that the retaining wall fits configuration, height, and scale of the site and building. Also, since it is not visible from the street the materials used can be considered in accordance with the standards as per item 1.3.7 (b) below:

1.3 Walls & Fences: Standards (Page 48)

1.3.7. Construct new walls using traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district.

a. Walls in front and side yards should generally not exceed 30" and should be constructed of red brick or fieldstone.

b. Walls constructed of cut stone, bare concrete block, or with thin stone veneers applied to concrete or other structural block are not appropriate in locations visible from the street.

Regarding its finishes, the wall received a stucco treatment and white paint. It was also proposed that a brick cap be installed to match the existing brick wall on the driveway (Figure 60). The white paint is relevant to the site as it matches with overall colors of the property and it is not visible from any angle outside the property. The windows, roof dormers, walls and door all have white trim and white paint, and the back side of the house has white wood siding, windows, and doors (See Figure 58 and Figure 59).

The design and features of the new retaining wall were conceptualized to fit with all elements relevant to the site and its surroundings while at the same time to not jeopardize the external look of the property and its historical character. The brick cap will also not be visible from the street and any sign of the wall will be covered by the reintroduction of a fieldstone wall as explained later in this application on item *d - Reintroduction of Fieldstone Wall*.

The cross section drawing of the proposed retaining wall, its details and materials are shown on Figure 56.

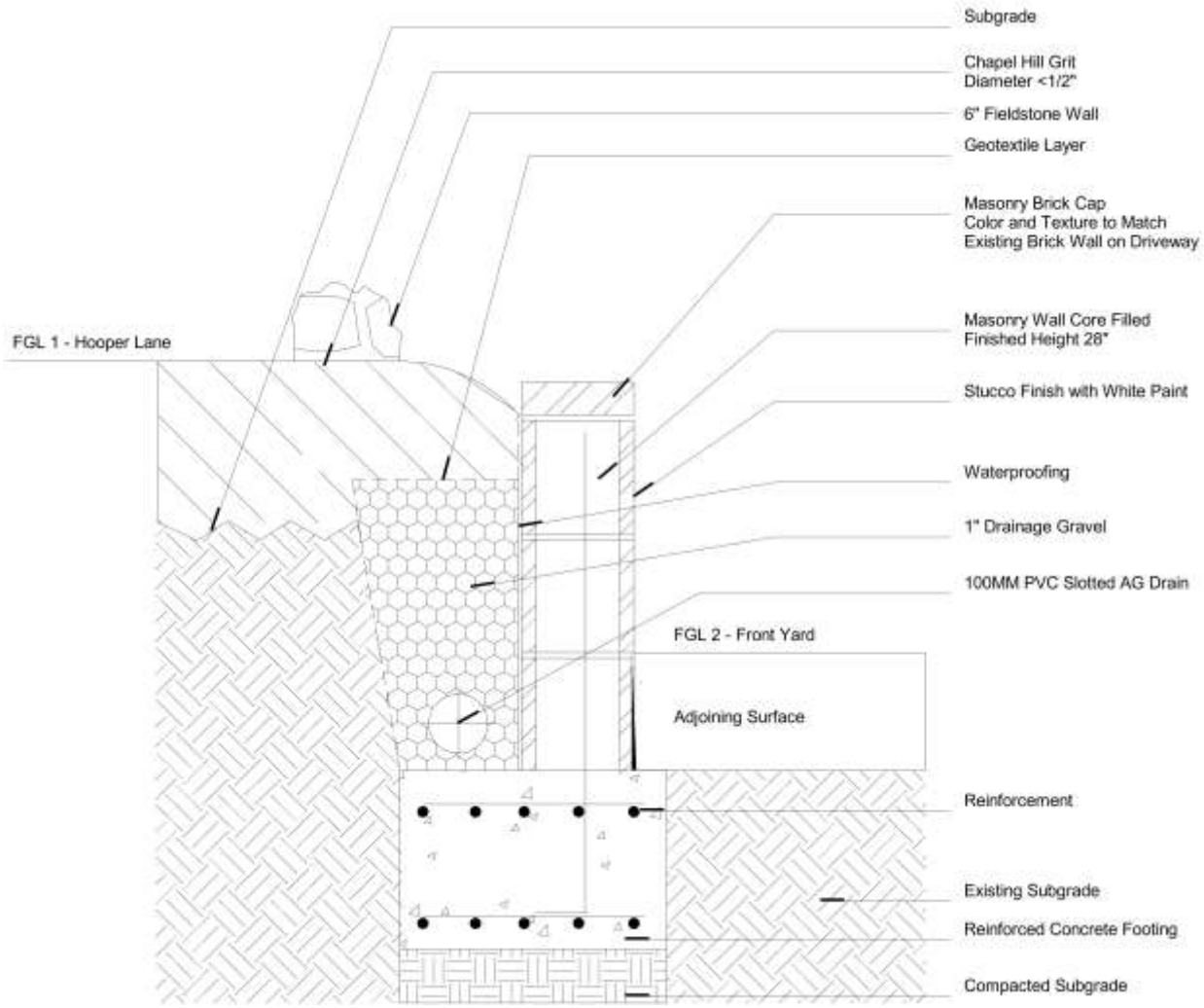


Figure 56 - Proposed Retaining Wall - Cross Section

With the abrupt change of slope, a new set of steps were required to access the entrance of the building. The new steps were located on the center of the site to match a straight route from the street to the existing front porch of the house. The steps are proposed to be made of brick and to match the existing color of the brick driveway and brick wall on the edges of the driveway to be consistent with the current state of the site. In addition, the shape and form of the steps match existing steps around the historic district. Most importantly, the steps, finishes nor its shape is visible anywhere from the street on any angle and it is not noticeable until one is walking into the property with the intention of accessing the front porch. The steps are only clearly visible from inside of the property. Therefore, there were the best intentions in matching the steps configuration, design, and form with the historic district as well as matching it to the context of the site while keeping it from being a visible site feature that would damage or misguide the historic look of the building.

A diagram with main elements of the new brick steps was produced to exemplify its design features and it is presented on Figure 57.

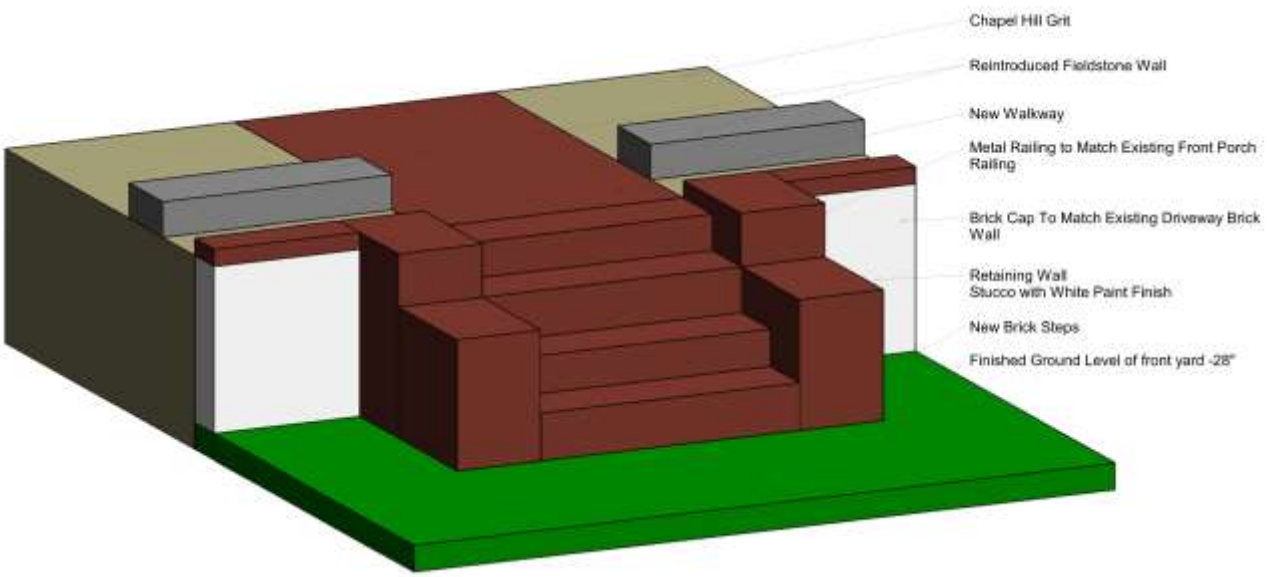


Figure 57 - New Brick Steps Schematic Diagram

Figure 58 - Front Facade - White finishes

Figure 59 - Rear Deck - White Finishes

The brick cap on the new wall was designed to match with the brick wall of the driveway to make it seem part of the property and not just a new element that does not fit.

Figure 60 - New Brick Cap of Rataining Wall Meeting Existing Brick Wall on the Edge of the Driveway

c) Provision of a new entrance walkway, with access to existing driveway and north-west side of building.

As an auxiliary element of the design, new walkways were introduced to provide means of access from the street to the front door, to the existing driveway on the northeast side of the building as well as to the side porch on the northwest side of the building.

In the previous existing configuration, the site had no access steps or footpath to the driveway or the side of the building where the side porch is located. This meant having to walk across the landscape damaging grass and surround plants or around the entire property (Figure 61).

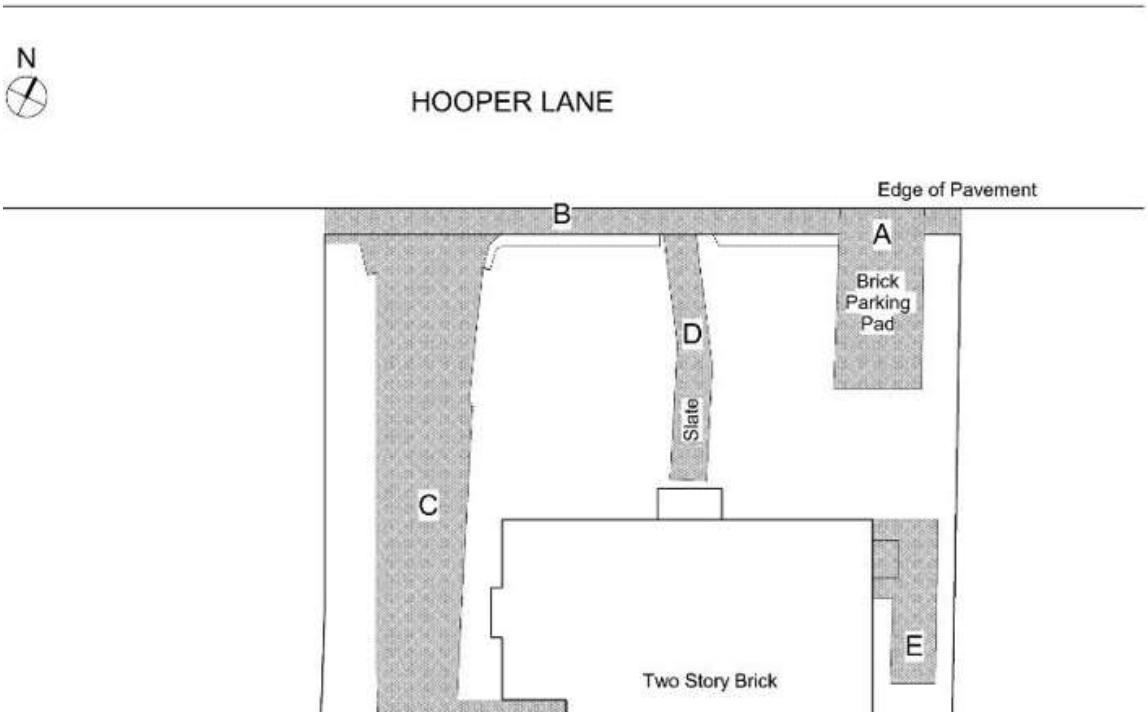


Figure 61 - Front Yard - Existing Conditions Plan

It is also important to note that the walkways are acting as a means of access to important portions of the site as well as acting as an open drainage path for stormwater to flow away from the building structure and foundations. This arrangement is shown on Figure 62, where the front yard slopes to the central walkways and water is directed to the northwest and northeast side of the building, and finally to the back yard towards existing creek.

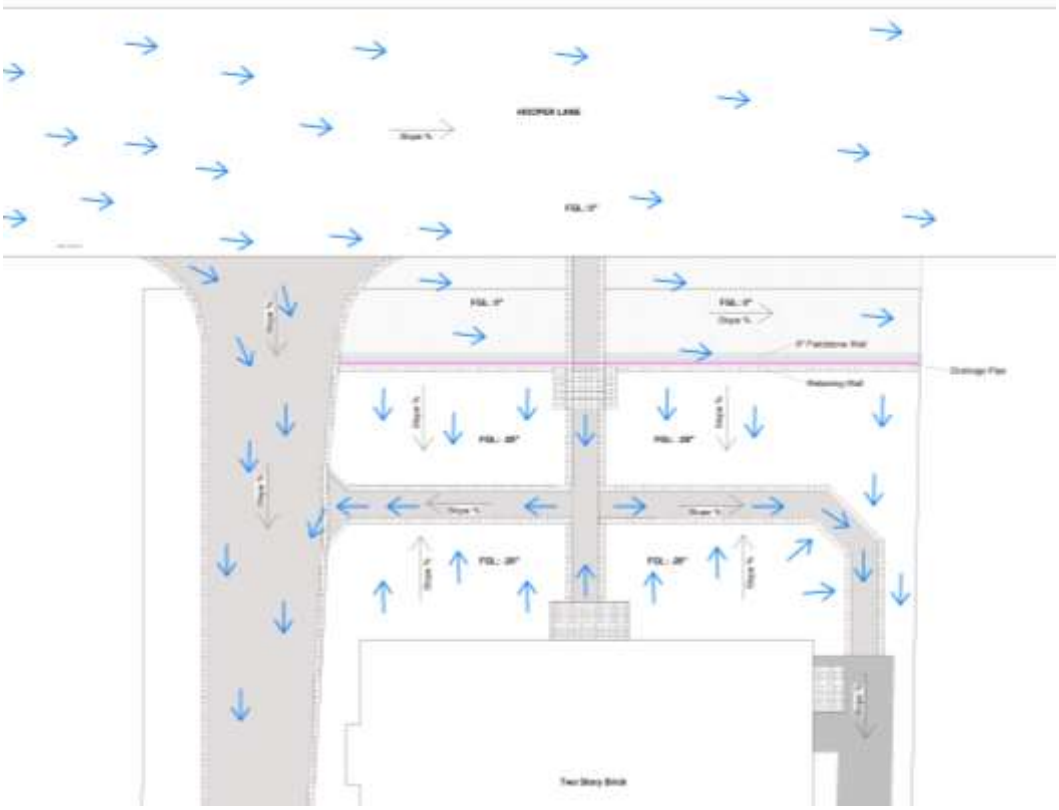


Figure 62 - New Landscape - Stormwater Drainage Diagram

The new walkways were proposed to be constructed of brick pavers that match existing driveway and are consistent with surrounding properties within the historic district in its current state. As stated on Section 3 and 4 of this application, great effort was put into finding evidence of previous conditions of 510 Hooper Lane. After reviewing available information, it was noticed that in 2008 the property seemed to have a different material for the driveway and parking pad (Figure 63) compared to a street view picture from 2012 (Figure 64) which shows a brownish brick driveway with a boundary brick wall that joins the original fieldstone wall (Figure 65). From the satellite information available, this change seems to have happened somewhere between 2008 and 2010.

Figure 63 - Satellite Image from 2008 Showing Possible Different Color and Material for driveway and parking pad.

Figure 64 - Driveway Finish Documentation from 2012

Figure 65 - Close up of Fieldstone meeting New Brick wall (2012)

After reviewing surrounding properties (Figure 66, Figure 67, Figure 68 and Figure 69) and current state of 510 Hooper Lane (Figure 65), as well as considering the design standards, it was deemed appropriate to match the same brick color and pattern of the existing driveway to provide a consistent and harmonic landscape for the property.

Figure 66 - Brick Finishes and Patterns - 521 Hooper Lane

Figure 67 - 521 Hopper Lane - Driveway Finish

Figure 68 - Brick Driveway Reference - 517 Hooper Lane

Figure 69 – 520 Hooper Lane – Walkway Finish

The previously installed stone walkway (Figure 70), as previously suggested, was installed sometime between 2008/2010, and it was not matching with any property on Hooper Lane. Furthermore, the stone walkway was deteriorated and presented a safety risk because of its configuration, setting and roughness. The walkway did not match with any finish or color of other walkways in the site and did not provide a safe or pleasant walk, which is required as functionality for the main and only path with access to the front door.

Figure 70 – Previously Installed Stone Walkway

- **1.4 Walkways, Driveways, & Off-street Parking: Standards (Page 52)**

1.4.4. If a historic walkway, driveway, or off-street parking area is completely missing, or if deterioration necessitates its replacement, replace it to match the original in material, design, dimension, configuration, detail, texture, and pattern, based upon physical and documentary evidence. Otherwise, replace it with a new feature that is compatible in material, design, scale, and detail with the overall historic character of the site and district.

1.4.5. Design new walkways, driveways, and off-street parking to conform with the spacing, width, configuration, and materials of character-defining walkways, driveways, and off-street parking areas in the district.

d) Reintroduction of landscaping features of the front yard to fit with the overall character of the Franklin-Rosemary Historic District and specific site characteristics.

- **Reintroduction of Fieldstone Wall**

After changing the landscaping of the front yard, the original 6” high fieldstone wall had to be removed. Similar material will be used to replicate the original look of the wall, size and shape as well as covering any signs of newly installed retaining wall and its brick cap. This measure will ensure that appearance of the site has not been compromised and that the relevant preservation standards are met.

- **1.3 Walls & Fences: Standards**

1.3.5. If a historic wall or fence is completely missing, or if deterioration necessitates its replacement, replace it to match the original in material, design, dimension, pattern, detail, texture, and color, based upon physical and documentary evidence. Otherwise, replace it with a new feature that is compatible in material, design, scale, and detail with the building, site, and district.

Figure 71 - Existing Fieldstone wall to be replaced.

- **Reintroduction of Removed Trees**

In the process of changing the landscaping of the front yard, two trees had to be removed. These trees will be replaced with the same species and be placed in very similar locations to their original positions (Figure 72). In its maturity the trees will have very similar look and size to the original trees.

Figure 72 – Removed Trees to be Replaced.

- **Site Features: Principles (Page 41)**

Replacing diseased or damaged trees and plantings with healthy new specimens that will have a similar height and size canopy as they mature also maintains the character of the districts.

- **Reintroduction of Soft landscaping and Plantings**

Since a major part of the front yard has to be regraded, the soft landscaping features and plantings will be replaced for similar species and taking into consideration the Design Principles and Standards recommendations of specimens on pages 175 to 178 to restore the appearance of the site.

  - **2.3 1.1 Site Features: Principles (Page 41)**

New plantings and site features should be selected and located in an effort to maintain or enhance the existing character of the property and district. Additionally, plant materials that are not in keeping with the traditional character of the district or North Carolina's native climate should be avoided.

- **Installation of New Single Railing on New Steps**

New railing is proposed to be installed on newly introduced steps. It is proposed to be a single railing on the northeast side of the steps. The building has a railing around the front porch that is a steel railing painted black. The new railing will match the existing railing material, design, dimension, detail, and finish. Even though there were no mentions to when the installation of a new railing is required, the relevant Standards were taken into consideration. The existing metal railing is presented on the following pictures.

  - **2.3 Architectural Metals: Standards (Page 74)**

2.3.1. Retain and preserve architectural metal features and surfaces that are important in defining the overall historic character of buildings or site features within the historic districts. These include, but are not limited to, metal roofing and flashing, gutters and downspouts, cornices, railings and porch posts, windows and hardware, light fixtures, and fences and gates.

2.3.7. If an architectural metal feature is completely missing, replace it to match the original feature, based upon physical and documentary evidence. Otherwise, replace it with a new feature that is compatible in material, design, size, and scale with the building or site.

Figure 73 - Existing Metal Railing to be Used as Reference for new railing to be installed on front steps.

Figure 74 - Existing Metal Railing – Front View

Figure 75 - Existing Metal Railing Side View

5.4 Conclusion and Final Presentation of Proposed Changes

To conclude, the proposed changes and steps presented in this application are summarized below:

1. Removal of existing Parking Pad.
2. Removal of two calliper dogwood trees.
3. Removal of existing stone walkway.
4. Regrading of the front yard.
5. Installation of retaining wall with new steps.
6. Installation of new walkway system on the front yard.
7. Reintroduction of fieldstone wall on the front of the property on the property line.
8. Reintroduction of two Calliper Dogwood Trees on the front yard.

A plan set including all these proposed changes, details and dimensions is attached in this document.

The existing site plan and proposed new site plan are presented below:

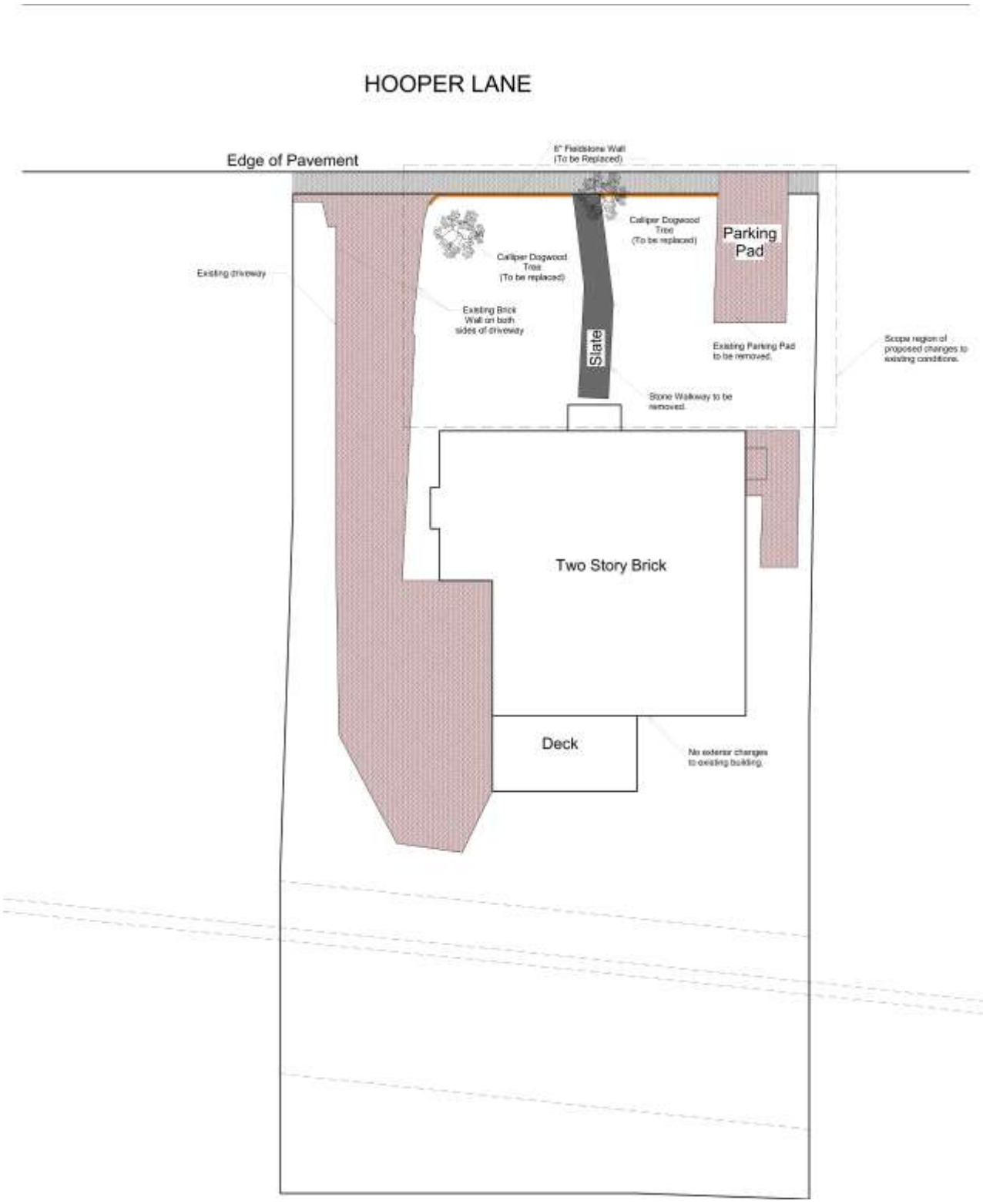


Figure 76 - Existing Conditions - Site Plan

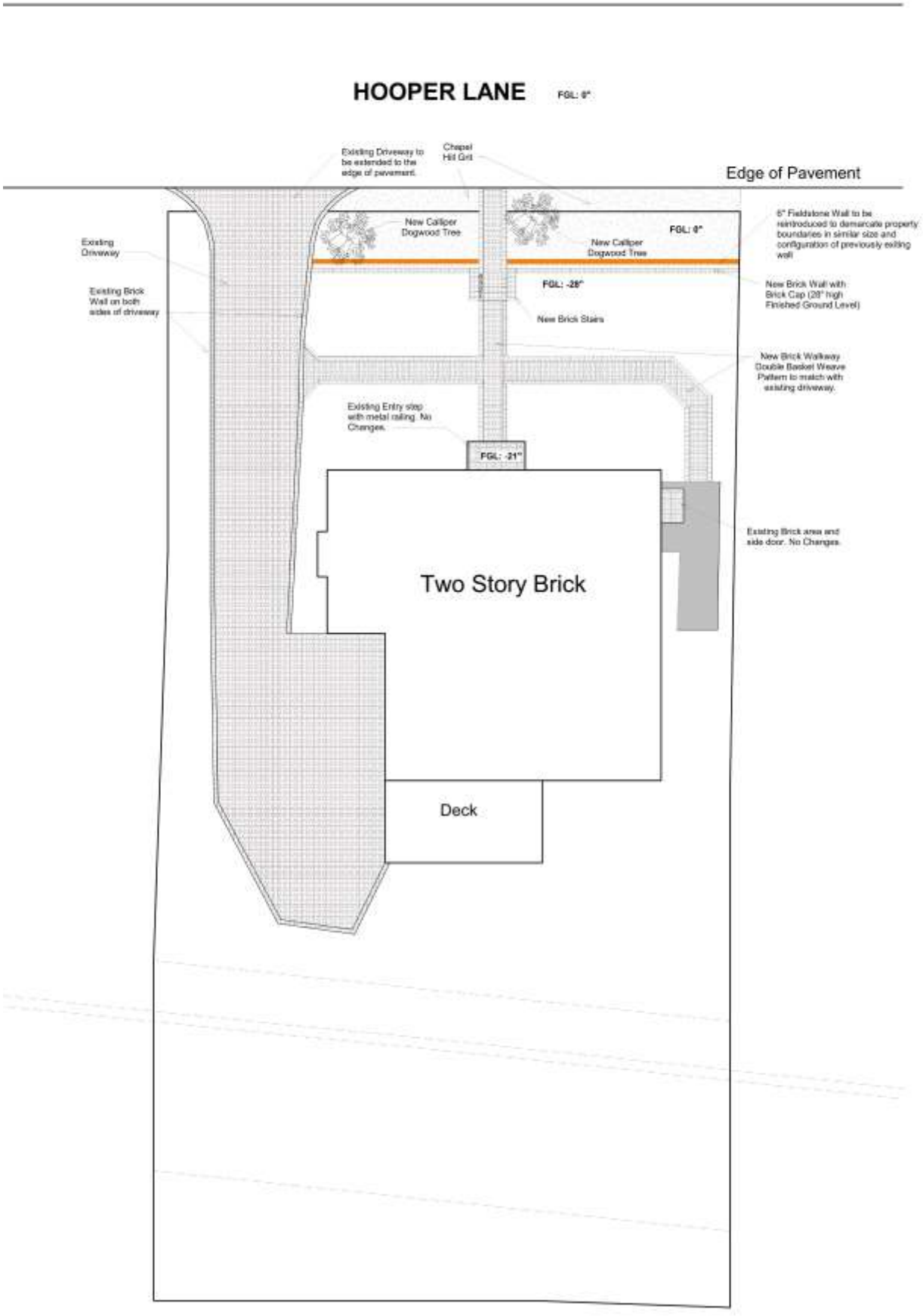
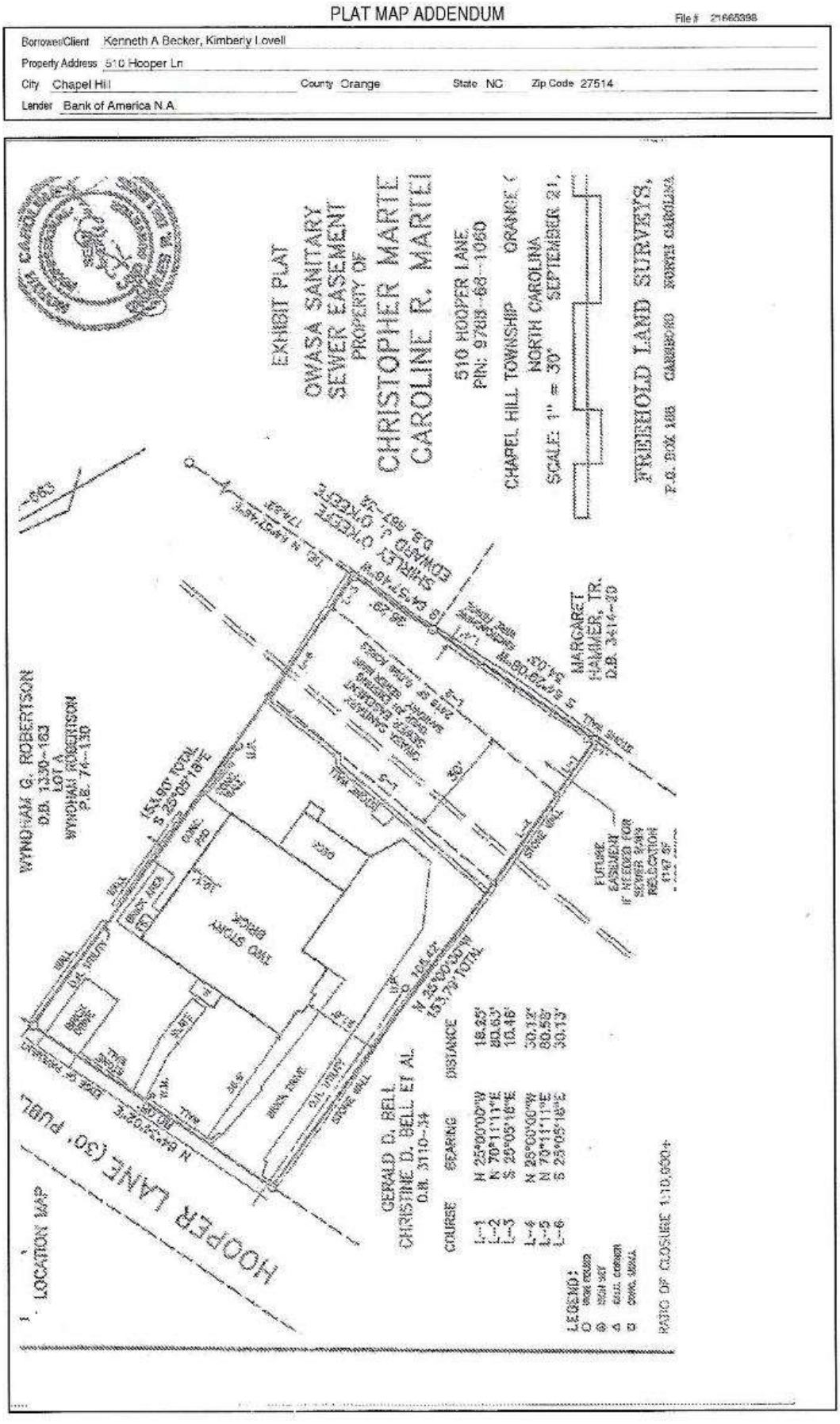


Figure 77 - Proposed New Arrangement - Site Plan

Appendix 1 - 510 HOOPER LANE: PROPERTY OWNERS WITHIN 100 FEET

1	KYSER KIMBERLY	PO Box 70	CHAPEL HILL	NC	27514
2	BELL GERALD D ETAL	PO Box 572	CHAPEL HILL	NC	27514
3	SYLVESTER STEVEN	513 Hooper Lane	CHAPEL HILL	NC	27514
4	WORTHY FORD S	517 Hooper Lane	CHAPEL HILL	NC	27514
5	CHURCH ELIZABETH C	51 5th Ave 5B	NEW YORK	NY	10003
6	PHILLIPS EARL N	511 Senlac Road	CHAPEL HILL	NC	27514
7	HAYES ANNA RAGLAND	515 Senlac Road	CHAPEL HILL	NC	27514

Appendix 2 – SITE SURVEY



Appendix 3 – NATIONAL REGISTER OF HISTORIC PLACES – 510 HOOPER LANE

NPS FORM 10-900-A
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 62

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

significantly negative affect the historic integrity of the house. The building appears on the 1915 Sanborn map. On the 1949 Sanborn map, the house is labeled as a sorority house. The shed-roofed rear wing was originally a two-story porch, but was enclosed and the rear and side additions added after 1949. The large addition at the rear was erected after 1992.

NC-Building – Shed, c. 1990 – One-story, shed-roofed frame shed with vertical plywood sheathing.

Hooper Lane

508 Hooper – House – c. 1952, c. 1995 **C – Building**

This two-story, asymmetrical side-gabled, Colonial Revival-style house is three bays wide and double-pile with narrow weatherboards, six-over-six wood-sash windows, and an interior brick chimney. Eight-over-eight windows on the first-floor façade have molded lintels and paneled wood aprons. The six-panel door has a leaded-glass transom and classical surround with fluted pilasters supporting a cornice. It is accessed by an uncovered brick stoop with a metal railing. A one-story, side-gabled porch on the right (west) elevation was enclosed with vinyl casement windows after 1992. A narrow, one-story, projecting entrance bay on the left (east) elevation is enclosed with screens. County tax records date the building to 1952.

510 Hooper – House – c. 1945, c. 1970 **C – Building**

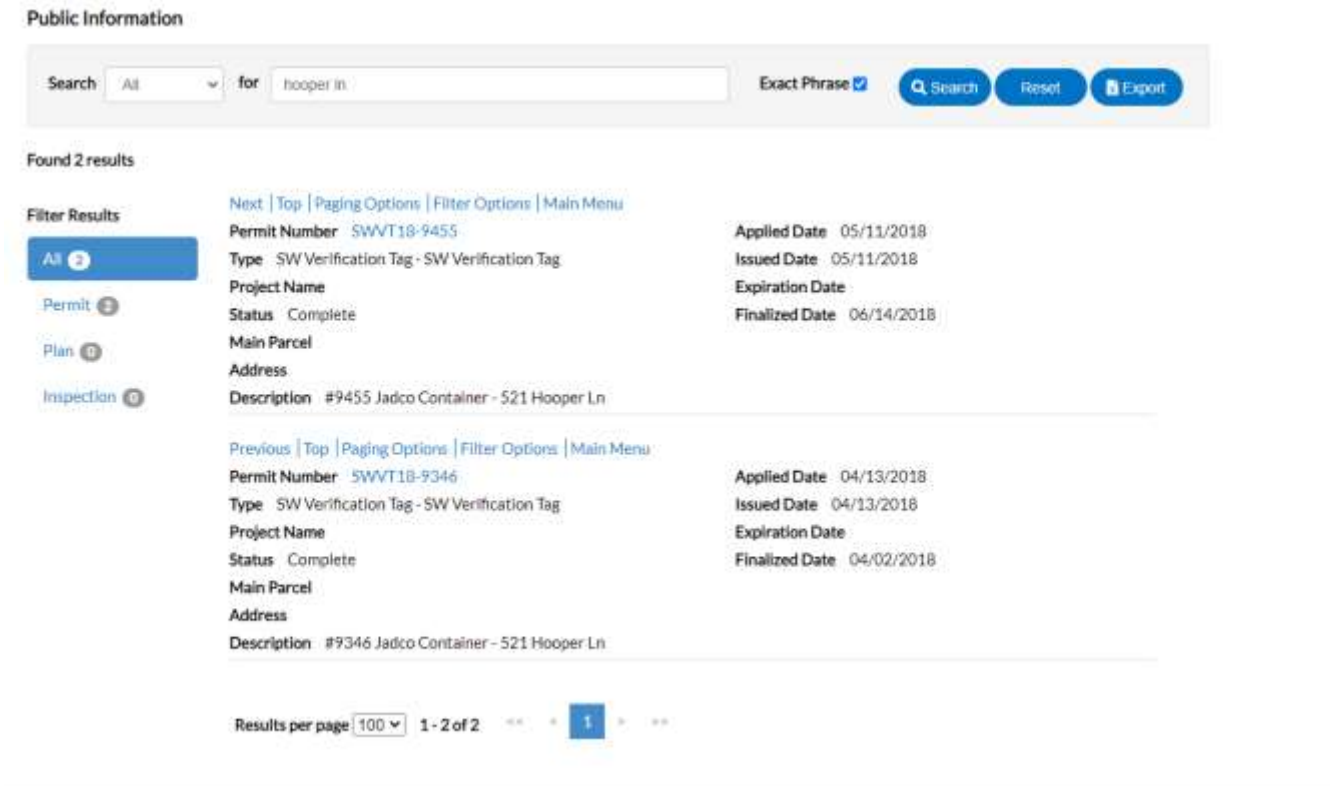
This one-and-a-half-story, gambrel-roofed, Colonial Revival-style house is five bays wide and double-pile with three gabled dormers on the façade. The house has a brick veneer, six-over-six wood-sash windows, and an exterior brick chimney in the right (west) gable end. The six-panel door, centered on the façade, has four-light-over-one-panel sidelights and is accessed by an uncovered brick stoop. There is one window in the left (east) gable, windows flanking the chimney in the right gable, and the gabled dormers on the façade each have weatherboards and a single window. An original one-story, hip-roofed porch across the rear (south) elevation, visible on the 1949 Sanborn map, was enclosed, first with brick on the east end, leaving a porch on the west end supported by columns that was later enclosed with a weatherboard-covered knee wall with fixed panes above. There is a modern wood deck at the rear and a basement-level garage below the enclosed porch. The house appears on the 1949 Sanborn map.

West of 517 Hooper - VACANT

517 Hooper – House – c. 1945, c. 1995 **C – Building**

Constructed in the Dutch Colonial Revival style this house features a two-story, gambrel-roofed wing on the right (east) with its gable end facing the street and full-depth, shed-roofed dormers on the side elevations. There is a one-story, side-gabled wing on the left (west) nearly flush with the façade and the house is sheathed with wood shingles throughout. The two-story wing is two bays wide and triple-pile with six-over-six wood-sash windows, a stone chimney in the rear gable end, and a six-panel door

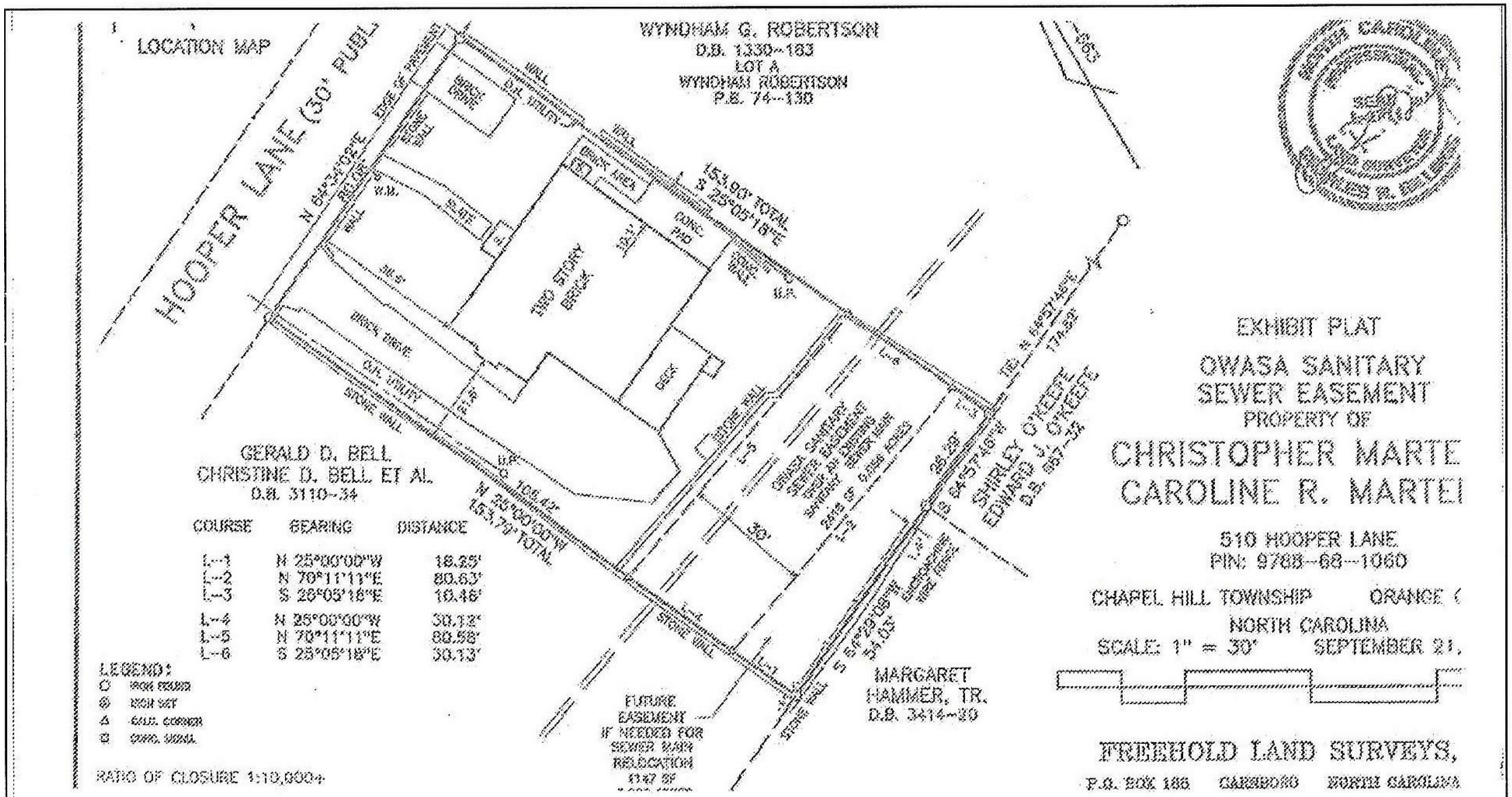
Appendix 4 – EVIDENCE OF NO REGISTRY FOUND TO PROVIDE CONTEXTUAL HISTORIC CHANGES TO 510 HOOPER LANE



Appendix 5 – PICTURES OF WORK PERFORMED AS DESCRIBED IN THIS DOCUMENT

Appendix 6 – SITE PLAN SET ATTACHMENT

Attached site plan set is presented below:



PLAT MAP ADDENDUM

Borrower/Client Kenneth A Becker, Kimberly Lovell

Property Address 510 Hooper Ln

City Chapel Hill County Orange State NC Zip Code 27514

Lender Bank of America N.A.

File # 21665398

5/24/2021 11:01:07 AM

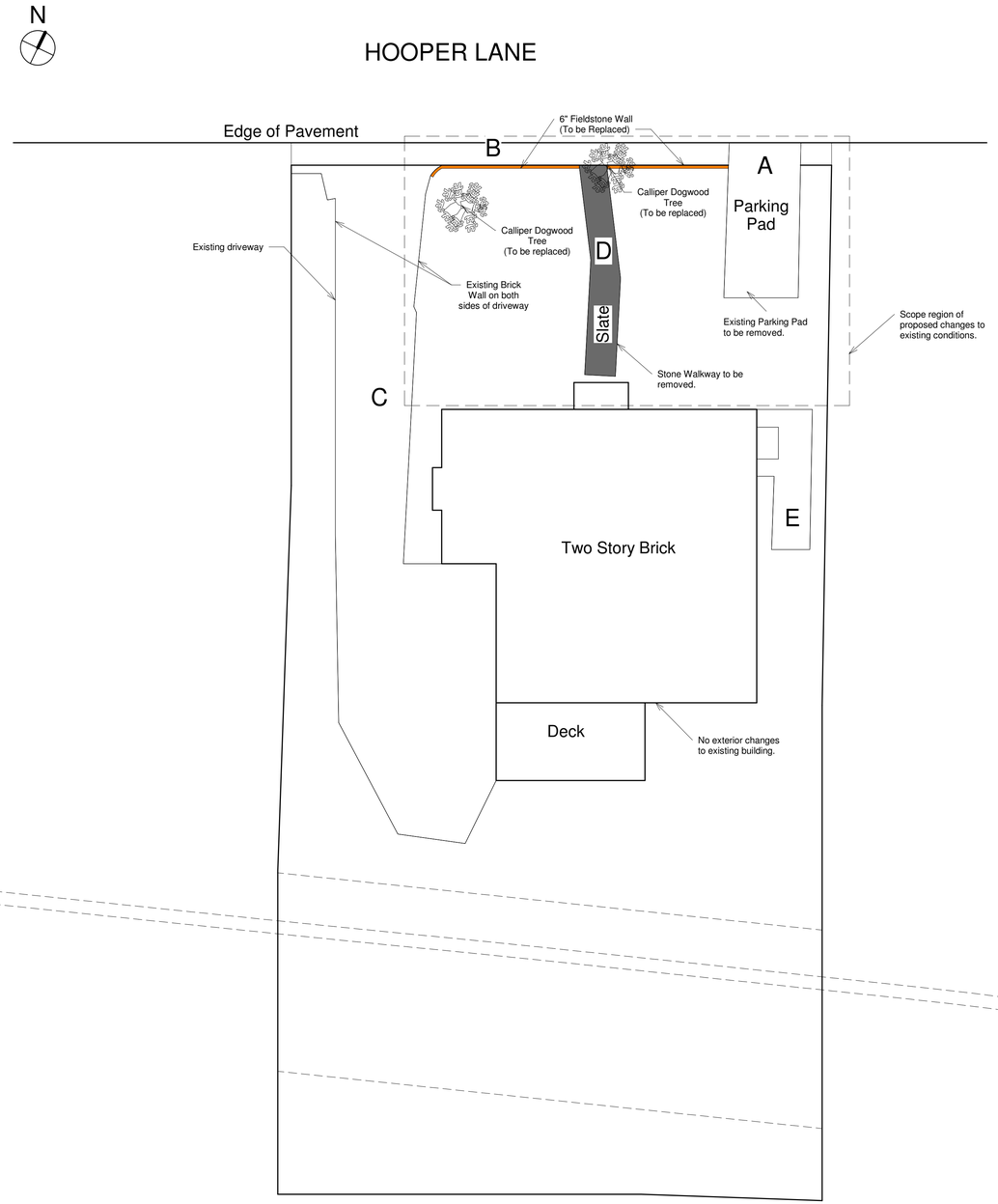
Front View

East Side View - Main Driveway

West Side View - Brick Parking Pad

Front View - Slate

Existing Hardscape Impervious Schedule		
Code	**Description**	**Area**
A	Brick Parking Pad (Demolished)	271
B	Asphalt	252
C	Driveway	1,701
D	Walkaway Slate	199
E	Side Brick Area	154
Total		**2,577**



1 Existing Conditions - SIte Plan
3/32" = 1'-0"

KIM LEVELL DESIGN
https://www.kimlevell.com

Revisions

No.	Description	Date
0.1	Issued for Approval	4/27/2021
0.2	Revision for COA Submission	5/23/2021

Kim Levell
510 Hooper Lane, Chapel Hill,

STAGE: Construction Documentation

DISCIPLINE: Architecture

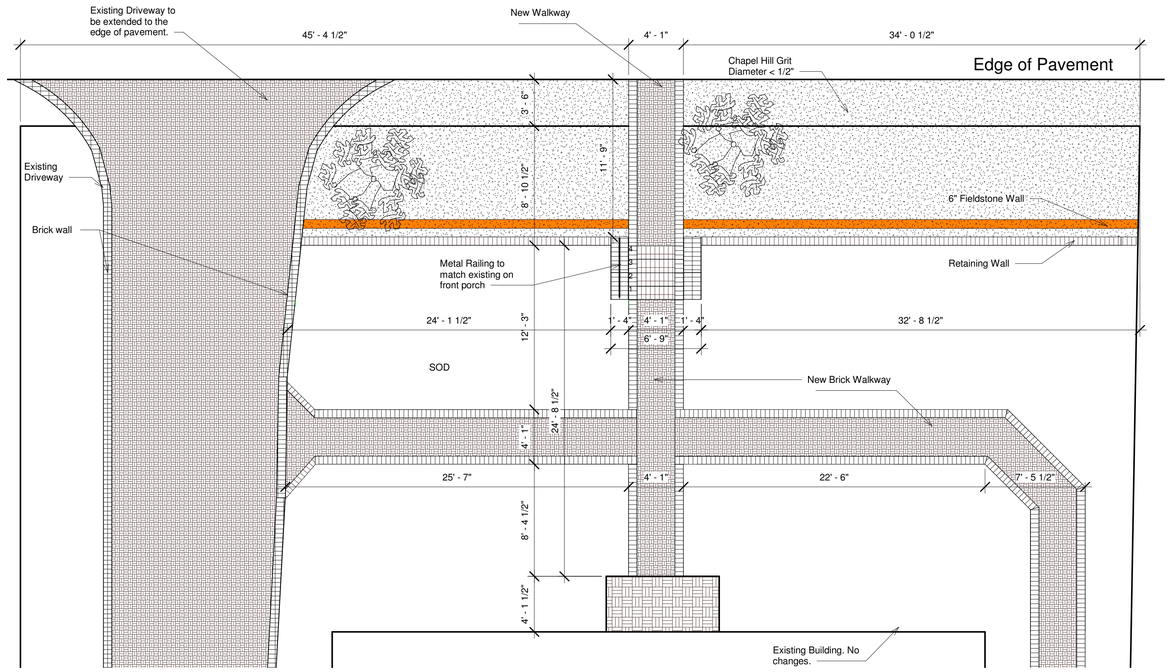
PROJECT NAME:
510 Hooper Lane

SHEET TITLE:
Site Plan - Existing Conditions

DRAWN BY: B.B.
TECHNICAL REVIEW BY: K.L.
APPROVED BY: K.L.
DATE: 05/23/2021
JOB NO. 5.2021
SCALE: As indicated

DRAWING NUMBER:
A2

SHEET NUMBER:
02 of 04

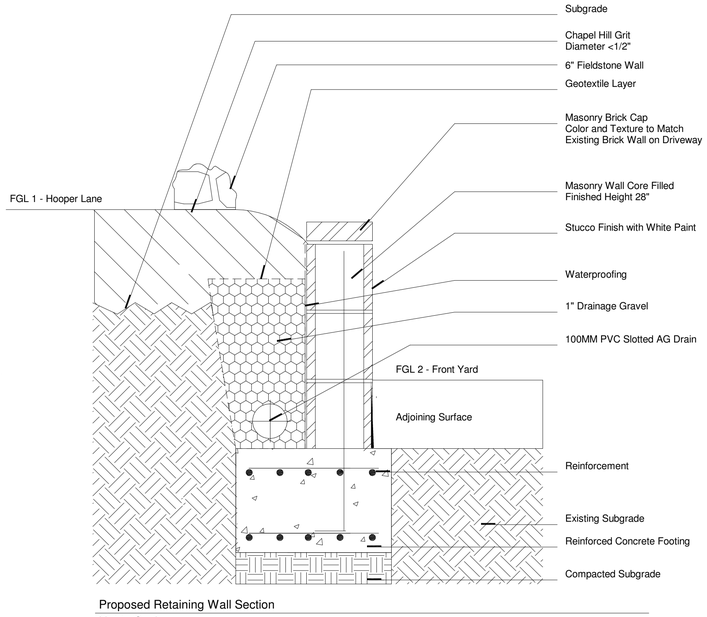


2 Proposed New Landscape Plan
3/16" = 1'-0"

Notes:

1. New Retaining Wall to no be visible from the street.
2. Brick cap to only be visible from inside the property.
3. Stucco finish with white paint to match white tones of the property elements and to no be visible from street.
4. New Fieldstone wall to match previously existing wall.
5. Calliper Dogwood Trees to be located in similar position as previously existing trees.

Proposed Hardscaping Impervious Schedule		
Code	**Description**	**Area**
A	Existing Driveway	1,769
B	New Brick Walkway	579
Total		**2,348**

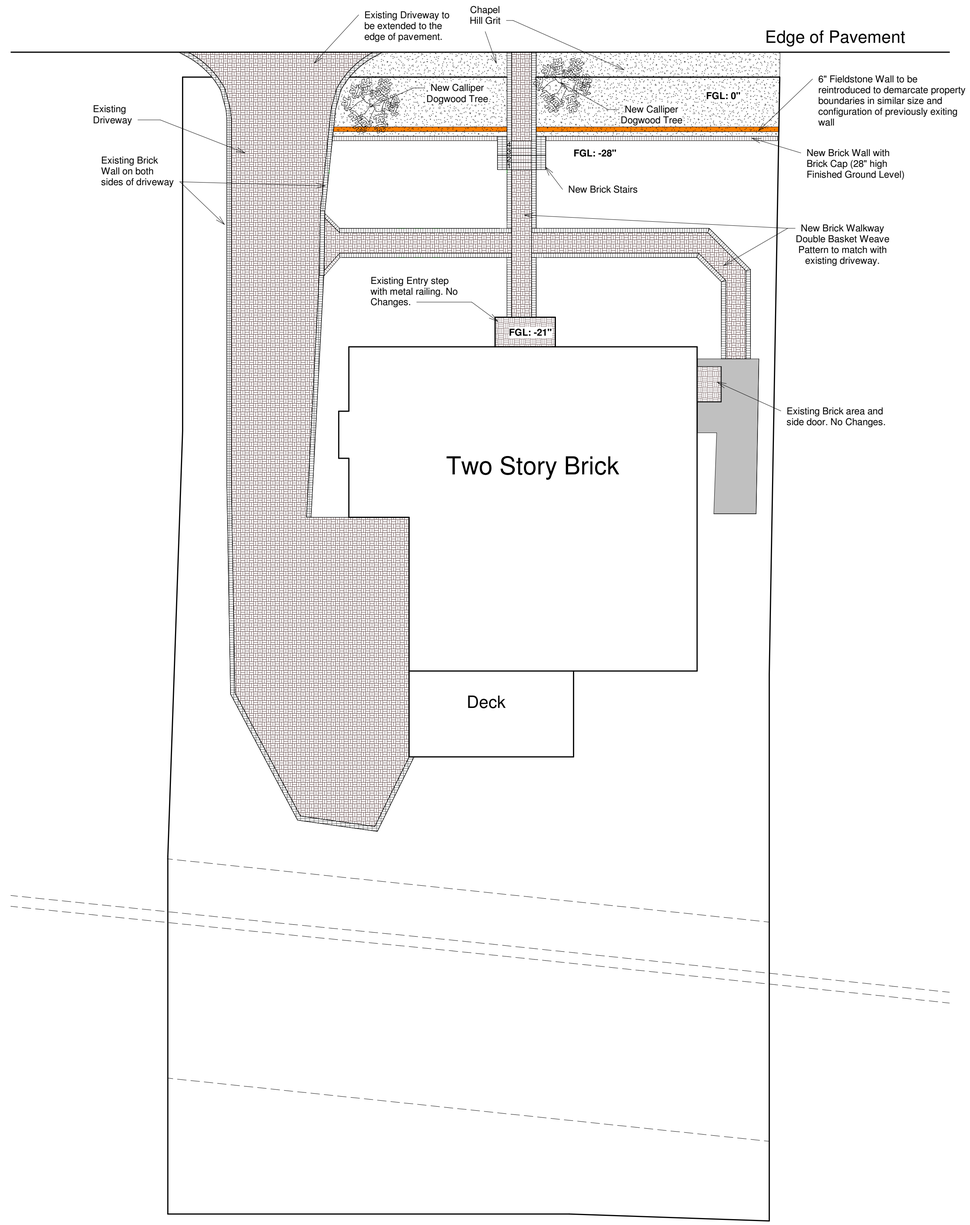


Proposed Retaining Wall Section
Not to Scale

N

HOOPER LANE

FGL: 0"



1 Proposed New Landscaping - Site Plan
1" = 10'-0"

Kimmy

KIM LEVELL DESIGN
https://www.kimlevell.com

Revisions

No.	Description	Date
0.1	Issued for Approval	4/27/2021
0.2	Revision for COA Submission	5/23/2021

Kim Levell
510 Hooper Lane, Chapel Hill,

STAGE: Construction Documentation

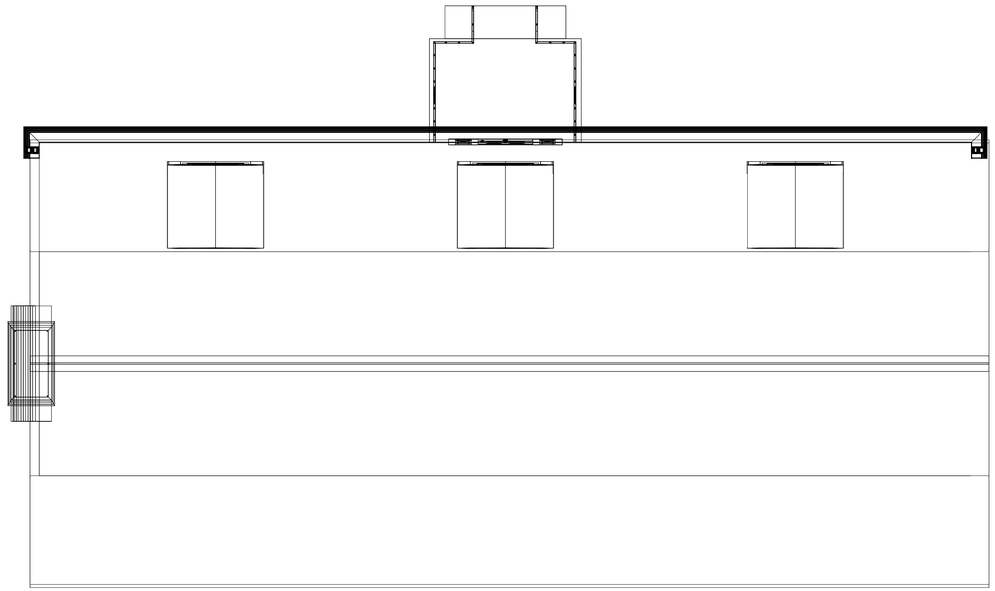
DISCIPLINE: Architecture

PROJECT NAME:
510 Hooper Lane

SHEET TITLE:
Proposed New Lansdcape System - Site Plan

DRAWN BY: B.B.
TECHNICAL REVIEW BY: K.L.
APPROVED BY: K.L.
DATE: 05/23/2021
JOB NO. 5.2021
SCALE: As indicated
DRAWING NUMBER: A3
SHEET NUMBER: 03 of 04

2 Front Elevation
3/16" = 1'-0"



1 Roof Plan
3/16" = 1'-0"

3 Side Elevation
3/16" = 1'-0"

KIM LEVELL DESIGN
https://www.kimlevell.com

Revisions

No.	Description	Date
0.1	Issued for Approval	4/27/2021
0.2	Revision for COA Submission	5/23/2021

Kim Levell
510 Hooper Lane, Chapel Hill,
STAGE: Construction Documentation
DISCIPLINE: Architecture

PROJECT NAME:
510 Hooper Lane

SHEET TITLE:
Elevations and Roof Plan

DRAWN BY:	BC
TECHNICAL REVIEW BY:	KL
APPROVED BY:	KL
DATE:	05/23/2021
JOB NO.	5.2021
SCALE:	3/16" = 1'-0"

DRAWING NUMBER:
A4

SHEET NUMBER:
04 of 04

Unofficial Property Record Card - Orange County, NC

General Property Data

Parcel ID	9788681060		
Property Owner	BECKER KENNETH LEVELL KIMBERLY	**Property Location**	510 HOOPER LN
		Property Use	
Mailing Address	510 HOOPER LN	**Most Recent Sale Date**	7/8/2015
		Legal Reference	5982/120
City	CHAPEL HILL	**Grantor**	MARTENS
State	NC	**Sale Price**	735,000
Zipcode	27514	**Land Area**	1 LOT

Current Property Assessment

Card 1 Value	Building Value	Other Features Value	Land Value	Total Value
	356,800	0	380,000	736,800

Building Description

Building Style	Single Fam	**Foundation Type**	1/2 Basement	**Heating Type**	Combo H&A
# of Living Units	1	**Roof Structure**	Gable	**Heating Fuel**	N/A
Year Built	1912	**Roof Cover**	Shingle	**Air Conditioning**	100%
Finished Area (SF)	3407	**Siding**	Masonry	**# of Bsmt Garages**	1
Full Baths	3	**1/2 Baths**	1	**3/4 Baths**	0
# of Other Fixtures	0				

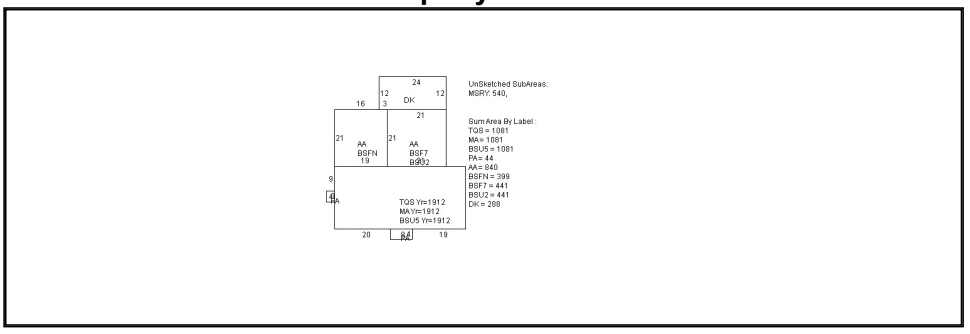
Legal Description

510 HOOPER LANE

Narrative Description of Property

This property contains 1 LOT of land mainly classified as with a(n) Single Fam style building, built about 1912 , having a finished area of 3407 square feet, with Masonry 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 warranteed.