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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>	<b>Project:</b>  <b>21-043</b>
<b>Project Description:</b>  There are three primary scopes of work proposed for COA consideration at 104 N Boundary Street; the Milton and Carrie Hogan House.  1) New study and covered porch addition to the second floor, and new covered porch on the first floor.  2) Replacing two windows on the North/Side elevation, two doors on the East/Rear elevation, and one door and its corresponding transom and side lites on the West/Front elevation.  3) New ADA compliant ramp leading to the basement entry door.  No work will affect the front (North Boundary/West) character defining elevation. Any work affecting the front elevation will be repairing existing features to match the existing characteristics.	<b>Permit:</b>  <b>STAFF REVIEW</b>  <input checked="" type="checkbox"/> Application complete and accepted  <input type="checkbox"/> Application not complete and returned with a notation of deficiencies  <b>BY:</b>  <b>DATE:</b> <b>Anya Grahn,</b> <b>6/14/2021</b>
<b>Instructions:</b> Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred)  <b>Deadlines:</b> Applications are due by the close of business 30 calendar days prior to the scheduled meeting date.  <b>Note:</b> Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not complete will be returned with a notation of deficiencies.	

<b>A: Property Information</b>			
<b>Property Address:</b>	104 North Boundary	<b>Parcel ID Number:</b>	9788683841
<b>Property Owner(s):</b>	Derek and Louise Winstanly	<b>Email:</b>	dmwinstanly@me.com, dlwin@mac.com
<b>Property Owner Address:</b> 104 North Boundary			
<b>City:</b>	Chapel Hill	<b>State:</b>	NC
<b>Zip:</b>	27514	<b>Phone:</b>	919.968.3604
<b>Historic District:</b> <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul			<b>Zoning District:</b> R-2

<b>B: Applicant Information</b>	
<b>Applicant:</b> Erik Mehlman, AIA	<b>Role (owner, architect, other):</b> Contractor/HDC Consultant



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<b>Address (if different from above): 502 Rigsbee Avenue, Suite 201</b>			
<b>City:</b> Durham	<b>State:</b> NC	<b>Zip:</b> 27701	
<b>Email:</b> emehlman@buildsense.com		<b>Phone:</b>	
please copy taylor@kerstingarchitecture.com		919-667-0404	
on communications			

### 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	26'	11'	13'	setback 29'	core 50'		
Proposed	no change	no change	no change	no change	no change		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	6,081	251	6,332	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	870	546	1416	.47	.49	Existing	Proposed



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Impervious Surface Area (ISA)	9,654	218	9,872	.07	.11	0.47	.48
New Land Disturbance			100				



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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
Sec 4.8 / p 132-136	Additions	<p>The proposed study addition is located at the rear of the existing home, and is not visible at all from the street. It does not overpower the original building, and instead sits on top of the existing flat roof footprint. The exterior walls of the addition are inset from the existing wall planes to differentiate the old from the new. The painted wood lap siding that will be used to clad the new addition will mimic the existing detached garage siding that was renovated in 2007, and further differentiate old from new. The new roof that will cover the study addition, as well as the rest of the addition, will be visually compatible to the existing building while also differentiated from the original building form.</p> <p>Applicable guidelines followed: Sec 4.8.1, 2, 3, 4, 5, 6, &amp; 7</p>
Sec 4.5 / p 123-125	Doors & Windows	<p>It is proposed to replace two windows on the North/Side elevation, as well as two doors on the East/Rear elevation. There will also be new windows and doors associated with the study addition. The windows that are being replaced on the North/Side elevation will slightly increase in height, however they will be replaced with windows, shutters, and sill that will match the existing conditions.</p> <p>The two doors that will replace existing openings on the East/Rear elevation allow access to a new covered porch, as well as the reconfigured rear stair. The design and material of the doors will match the existing characteristics, material, design and scale.</p> <p>It is suspected that the door, transom, and side lites on the West/Front elevation were previously replaced, seeing as the proportions of the windows and panes, as well as the profile of the muntins do not match the original windows. In addition the door poorly functions and leaks.</p> <p>The new windows and doors that are being added in relation to the new study addition are aligned with existing windows on the rear façade. There will also be a new door added to</p>





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		<p>access the new second story covered porch. The style of the windows will match the existing window characteristics.</p> <p>Applicable guidelines followed: Sec. 4.5.1, 4, 5, 7 &amp; 8</p>
Sec 3.8 / p 102-104	Accessibility & Life Safety Considerations	<p>An ADA ramp is proposed for the rear basement entry, therefore making the house now wheelchair accessible. This ramp will be behind a low brick retaining wall to conceal it as much as possible, and seeing as this will be at the back of the house the ramp in it's entirety is not visible from the street.</p> <p>Applicable guidelines followed: Sec.3.8.1, 2, 3, 4, 5, &amp; 6</p>



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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 checked="" type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from <a href="#">Orange County Real Estate Data</a>.</li> <li><input checked="" type="checkbox"/> The entry of your property on the most recent inventory of historic resources in the relevant National Register for Historic Places filing, available via the NC State Historic Preservation Office website: for McCauley-Cameron see <a href="#">West Chapel Hill</a>, for Franklin-Rosemary see <a href="#">Chapel Hill Historic District</a>, for Gimghoul see <a href="#">Gimghoul</a>. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.)</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. Justification of appropriateness.</b> Attach an annotated statement explaining how the proposed change(s) meets the following standards of appropriateness that the Commission considers in making findings of fact indicating the extent to which the application is or is not congruous with the historic aspects of the historic district. If a standard is not applicable, type “not applicable”. <ul style="list-style-type: none"> <li>A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.</li> <li>B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings.</li> <li>C. Exterior construction materials, including texture and pattern.</li> <li>D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.</li> <li>E. Roof shapes, forms, and materials.</li> <li>F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.</li> <li>G. General form and proportions of buildings and structures.</li> <li>H. Appurtenant fixtures and other features such as lighting.</li> <li>I. Structural conditions and soundness.</li> </ul>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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J. Architectural scale.					
4. <b>Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed or the digital equivalent. Maximum 2 images per page.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. <b>Site Plan Set</b> showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.)  <input checked="" type="checkbox"/> Site plans must show the relationships between, and dimensions of, existing and proposed buildings, additions, sidewalks, walls, fences, driveways, and/or other structures on the property, as well as property lines and applicable zoning setbacks.  <input checked="" type="checkbox"/> Include both written and drawn scales and show accurate measurements. You may also use a copy of a survey with surveyor's seal deleted. Revise the copy as needed to show existing conditions and your proposed work.  <input checked="" type="checkbox"/> Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. <b>Elevation Drawings</b> showing existing structural facades and proposed changes. Drawings should be submitted as 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. All details should be reasonably legible. Photographs are okay for facades with no changes.  <input checked="" type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides.  <input checked="" type="checkbox"/> Include scale bar, written scale, and label major dimensions (including width of structures and heights from finished grade to fascia/eaves and heights to top of roofs).  <input checked="" type="checkbox"/> Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. <b>Information about context</b> (required for all construction of new structures, proposed impervious surfaces greater than 1500 SF, additions greater than 150 SF, and/or proposed land disturbance greater than 5000 SF.) Detailed information about lots and structures can be found on the <a href="#">Orange County Real Estate Data</a> website; information about lot placement can be found on the <a href="#">Chapel Hill</a> and <a href="#">Orange County</a> GIS portals.  For each of the nearest adjacent and opposite properties, provide:  <input type="checkbox"/> The height of each building (if an estimate, indicate that). <input checked="" type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient).  <input type="checkbox"/> The size of each lot (net land area in square feet).  <input type="checkbox"/> The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from <a href="#">Orange County Real Estate Data</a> ; indicate any corrections for accuracy you believe necessary and your basis for doing so.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. <b>Demolition/Relocation Information</b> (required only if demolition or relocation of a feature is proposed).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<input checked="" 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 checked="" 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 checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

104 North Boundary Street: Milton and Carrie Hogan House  
COA Application – Section F

1) Written description of physical changes proposed.

There are three primary scopes of work proposed for COA consideration at 104 N Boundary Street. Reference the attached plans, elevations, and images with the descriptions below.

- It is proposed to add a new study to the second floor at an area that is currently a flat roof. The proposed study addition is located at the rear of the existing home and is not visible at all from the street. It does not overpower the original building, and instead sits on top of the existing flat roof footprint. The exterior walls of the addition are inset from the existing wall planes to differentiate the old from the new. The painted wood lap siding that will be used to clad the new addition will mimic the existing detached garage siding that was renovated in 2007, and further differentiate old from new. The new roof that will cover the study addition will be visually compatible to the existing building while also differentiated from the original building form.
- It is proposed to replace two windows on the North/Side elevation, as well as two doors on the East/Rear elevation. There will also be new windows and doors associated with the study addition. The windows that are being replaced on the North/Side elevation will slightly increase in height, however they will be replaced with windows, shutters, and sill that will match the existing conditions.

The two doors that will replace existing openings on the East/Rear elevation allow access to a new covered porch, as well as the reconfigured rear stair. The design and material of the doors will match the existing characteristics, material, design, and scale.

It is suspected that the door, transom, and side lites on the West/Front elevation were previously replaced, seeing as the proportions of the windows and panes, as well as the profile of the muntins do not match the original windows. In addition the door poorly functions and leaks.

The new windows and doors that are being added in relation to the new study addition are aligned with existing windows on the rear façade. There will also be a new door added to access the new second story covered porch. The style of the windows will match the existing window characteristics.

- An ADA ramp is proposed for the rear basement entry, therefore making the house now wheelchair accessible. This ramp will be behind a low brick retaining wall to conceal it as much as possible and seeing as this will be at the back of the house the ramp in its entirety is not visible from the street.

## 2) History, context, and character information.

From the 2015 National Register of Historic Places Chapel Hill Historic District Boundary Increase Application:

### 104 North Boundary - Milton and Carrie Hogan House – c. 1927

This two-story, side-gabled, brick Colonial Revival-style house is three bays wide and double-pile with one-story, hip-roofed wings flanking the main section. The house has nine-over-nine wood-sash windows with granite windowsills, soldier-course brick headers on the first floor, and a modillion cornice. It has partial gable returns with hipped roofs that wrap the corners of the building and an exterior brick chimney on the right (south) elevation flanked by quarter-round windows. The eight-panel door is centered on the façade and is flanked by one-over-one double-hung sidelights. The door is sheltered by a projecting flat-roofed classical surround supported by columns with pilasters and flanking sidelights against the house and a low railing at the roofline. A brick terrace extends the full width of the façade. The one-story wing on the right elevation is supported by full-height brick piers, enclosed with paired ten-light French doors on the façade flanked by ten-light sidelights and topped by a multi-light three-part transom. It has paired nine-over-nine windows on the side elevation and a railing at the roofline. A one-story, hip-roofed porch on the left (north) elevation is supported by grouped columns and has a railing at the roofline. A near-full-width, two-story gabled ell at the rear has an inset second-floor porch at the left rear that has been enclosed with siding. A low stone wall extends along the driveway. It was built by Brodie Thompson for Chapel Hill banker, Milton Hogan in 1927 [Little] and Sanborn maps confirm its construction between 1925 and 1932.

NC-Building – Garage, c. 2000 – The one-story, side-gabled, three-bay garage features weatherboards and replacement paired garage doors. A smaller garage appears on the 1949 Sanborn map, the 1974 survey indicates a “peak”-roofed garage, and the 1992 survey notes a two-bay garage.

### 3) Justification of appropriateness.

- a. Height
  - i. N/A – No Change
- b. Setback
  - i. N/A – No Change
- c. Exterior construction materials
  - i. The new lap siding and trim of the proposed addition shall be of the same wood material with size, cut, and exposure like that installed on the detached garage, which was renovated in 2007. The new or replaced windows shall be like the original windows in style, design, size, and scale. The proposed exterior construction materials are congruous with the existing home and the district.
- d. Architectural detailing
  - i. Wood trim and siding of the addition will be cut to dimensions and proportions consistent with the detached garage, which was renovated in 2007. The new roof eave overhangs will have the same trim detailing and dental molding of the existing roof eave. The proposed architectural detailing is congruous with the existing home and the district.
- e. Roof shape, form, material
  - i. The new minimal pitch flat roof form compliments but does not compete with the existing adjacent roof areas. The roof membrane will be selected to, as closely as possible, match the existing flat roof membrane. The proposed roof is congruous with the existing home and the district.
- f. Fenestration – proportion, shape, position, pattern, and size
  - i. The proposed new windows and doors will be detailed and styled like the existing adjacent first floor windows and doors, i.e. appropriate scale, proportion, and details. The new windows and doors that are being added in relation to the new study addition are aligned with existing windows on the rear façade and will be detailed, styled, and proportioned like the existing windows. See elevation drawings in the attached submittal for additional details. The proposed fenestration is congruous with the existing home and the district.
- g. General form and proportions of buildings and structures
  - i. The small addition is inset from the existing adjacent walls to differentiate the new form from the existing home. The overall shape, size, and proportion is congruous with that of the existing home and the district.
- h. Appurtenant fixtures
  - i. N/A – None Proposed
- i. Structural conditions and soundness
  - i. N/A
- j. Architectural scale
  - i. The scale of the proposed addition and windows is derived from those same elements of the existing home. The proposed architectural scale is congruous with the existing home and the district.

4) Photographs

- a. See attached submittal

5) Site Plan Set

- a. See attached submittal

6) Elevation Drawings

- a. See attached submittal

7) Information about context

- a. N/A

8) Demolition/Relocation

- a. N/A

9) Mailing notification fee - \$??

- a. Recipients – Owners of property within 100'

Margaret Williams Rich  
602 East Rosemary Street  
Chapel Hill, NC 27514

Sandra Rich  
603 East Franklin Street  
Chapel Hill, NC 27514

John Paul Mounsey  
516 East Rosemary Street  
Chapel Hill, NC 27514

University of North Carolina at Chapel Hill  
Williams Horace House  
610 East Rosemary Street  
Chapel Hill, NC 27514

University of North Carolina at Chapel Hill  
Sciences Foundation  
523 East Franklin Street  
Chapel Hill, NC 27514

10) Certificate of Appropriateness fee - \$400

- a. N/A





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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.

Erik Mehlman

Erik V. Mehlman

*Erik V. Mehlman*

June 13, 2021

Applicant (printed name)

Signature

Date

Derek Winstanly & Louise  
Winstanly

*[Handwritten Signature]*

June 13, 2021

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:**

N/A	1. Application Form. Either <a href="#">Residential</a> Zoning Compliance or <a href="#">Administrative</a> Zoning Compliance.
√	2. Recorded plat or deed verifying property's current ownership
N/A	3. Recorded plat of easements, right-of-way, and dedications, if applicable
√	4. <a href="#">Mailing List of Property Owners</a> , applicable within 100 feet of property boundaries The Town will prepare a formal notice to be mailed to surrounding property owners about the application. You may find it helpful to discuss the proposed changes with your neighbors in person so you can address their concerns both in your planning and presentation.
√	5. Mailing notification fee. The fee per address can be found on the <a href="#">Planning Department's Fee Schedule</a> .
√	6. Certificate of Appropriateness fee per <a href="#">Planning Department's Fee Schedule</a>
N/A	7. Reduced Site Plan Set (reduced to 8.5" x 11")
√	8. Building Elevations (label building height from top of roof to finished grade line)
√	9. Floor Plan, only if accessory apartment, duplex, or commercial application.

**(Continued)**



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**10. Written Description**

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

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

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

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.

Unofficial Property Record Card - Orange County, NC

General Property Data

Parcel ID 9788683841

Property Owner WINSTANLY DEREK M TRUSTEE  
WINSTANLY TRUSTEE LOUISE M

Mailing Address 104 N BOUNDARY ST

City CHAPEL HILL

State NC

Zipcode 27514-3700

Property Location 104 BOUNDARY ST

Property Use

Most Recent Sale Date 2/8/2006

Legal Reference 3966/397

Grantor WINSTANLY

Sale Price 0

Land Area 1 LOT

Current Property Assessment

Card 1 Value

Building Value 851,200

Other Features Value 16,100

Land Value 380,000

Total Value 1,247,300

Building Description

Building Style Single Fam

# of Living Units 1

Year Built 1922

Finished Area (SF) 4766

Full Baths 4

# of Other Fixtures 0

Foundation Type 3/4 Basement

Roof Structure Gable

Roof Cover Shingle

Siding Masonry

1/2 Baths 1

Heating Type Combo H&A

Heating Fuel N/A

Air Conditioning 100%

# of Bsmt Garages 0

3/4 Baths 0

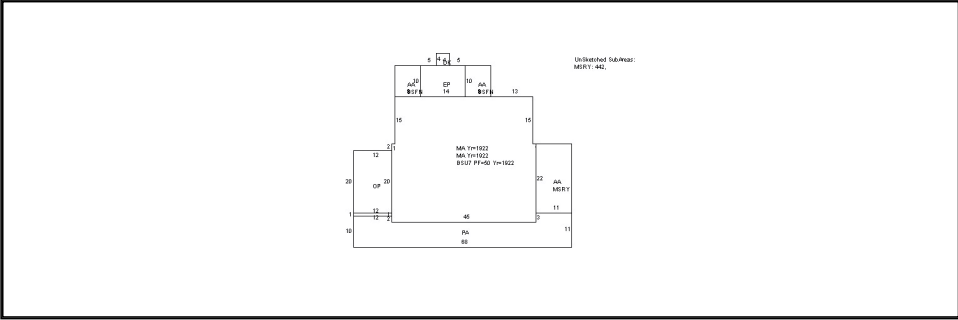
Legal Description

N BOUNDARY ST

Narrative Description of Property

This property contains 1 LOT of land mainly classified as with a(n) Single Fam style building, built about 1922 , having a finished area of 4766 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 warranted.



## A two-story brick house with a symmetrical facade. The exterior is made of red brick with white-painted window frames and shutters. The central entrance features a white portico with four columns and a small balcony above the door. To the right, there is a white-enclosed porch area. The house is surrounded by a green lawn, a brick walkway, and flower beds with colorful blooms. Mature trees and shrubs are visible in the background and foreground.



0 50 100

GRAPHIC SCALE

[illegible]

104 North Boundary  
Chapel Hill, North Carolina

PROJECT NO.  
19.01

Address: 4022 Market Street  
Suite 201  
Wilmington, NC 28405  
910.763.1348

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C 1.00





VIEW OF THE NORTHEAST ELEVATION  
SIDE/DRIVEWAY



VIEW OF THE WEST ELEVATION  
FRONT/NORTH BOUNDARY STREET



VIEW OF THE SOUTHELEVATION  
REAR




VIEW OF THE SOUTHEAST ELEVATION  
SIDE/GARDEN

NO.			DATE:		

NO.			REVISION		

WINSTANLY RESIDENCE			SHEET TITLE		
104 North Boundary			EXISTING PHOTOGRAPHS		
Chapel Hill, North Carolina					
PROJECT NO.			19.01		



KERSTIN

ARCHITECTURE

ARCHITECTS

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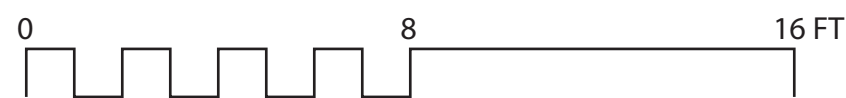
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 01  
A1.00 **EXISTING BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



HDC BUILDING AREAS

EXISTING HEATED AREAS

BASEMENT ..... 1,846 HSF  
1ST FLOOR ..... 2,091 HSF  
2ND FLOOR ..... 1,596 HSF  
TOTAL ..... 5,563 HSF

NEW HEATED AREAS

2ND FLOOR OFFICE ADDITION ..... 251 HSF  
NEW PROPOSED TOTAL ..... 5,814 HSF

EXISTING ADDITIONAL AREAS

BRICK ENTRY DECK ..... 613 SF  
COVERED DINING PORCH .... 257 SF  
GARAGE ..... 563 SF  
TOTAL ..... 1,433 SF

NEW ADDITIONAL AREAS

BASEMENT ENTRY RAMP..... 266 SF  
1ST FLOOR COVERED PORCH ..... 88 SF  
2ND FLOOR COVERED PORCH ..... 102 SF  
NEW PROPOSED ADDITIONAL AREAS ..... 1,889 SF

FLOOR AREA RATIO

\*AREAS APPLICABLE TO FLOOR AREA RATIO  
FAR = FLOOR AREA/LOT AREA  
EXISTING = 6,996/20,459 = 0.342  
PROPOSED = 7,703/20,459 = 0.376

WINSTANLY RESIDENCE

104 North Boundary  
Chapel Hill, North Carolina

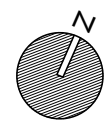
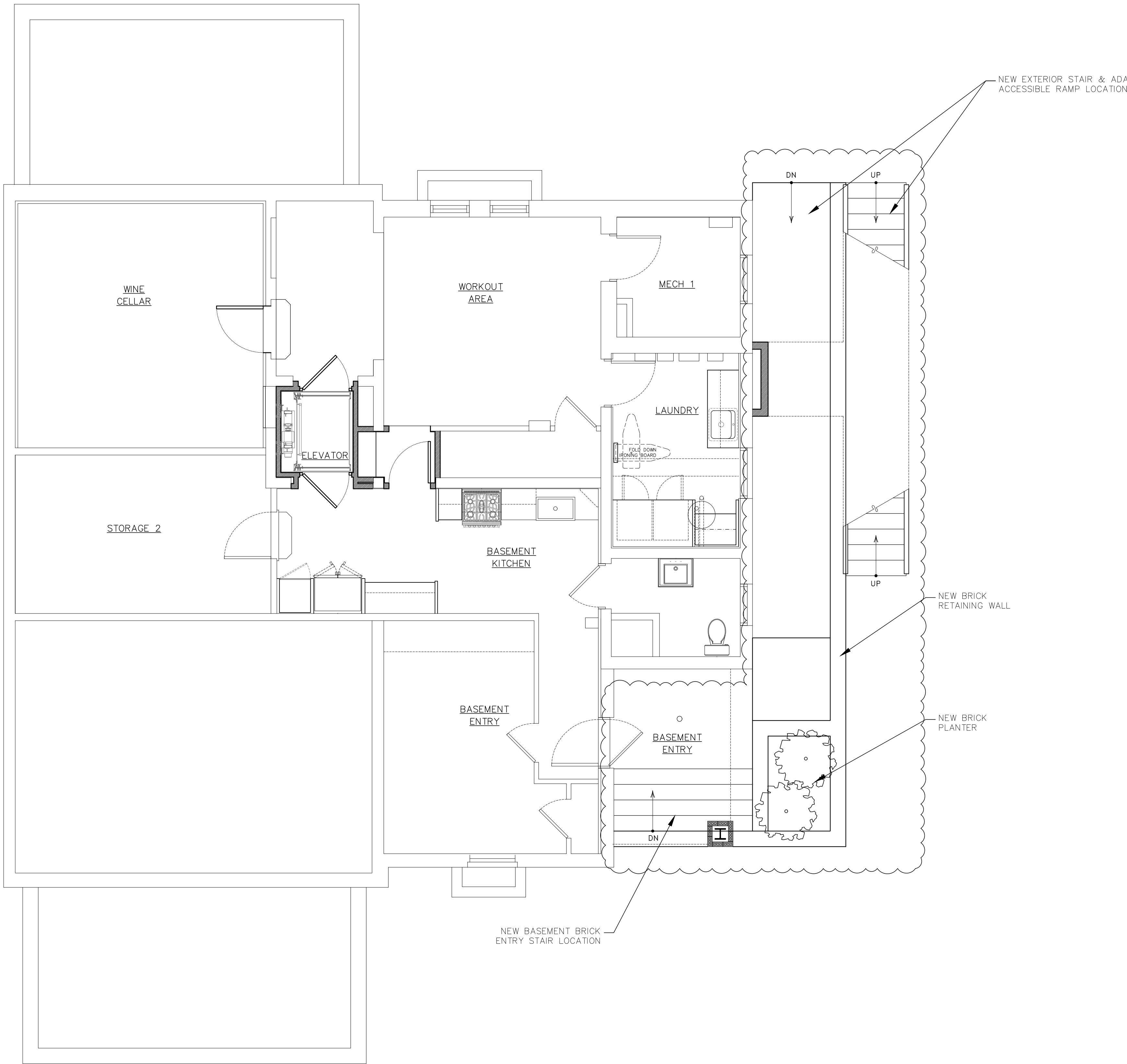
SHEET TITLE  
EXISTING BASEMENT FLOOR PLAN

PROJECT NO.  
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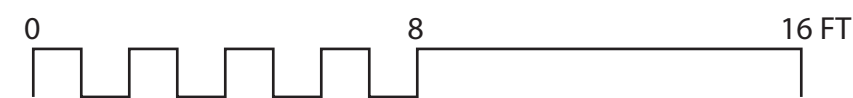
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01  
A1.01

## PROPOSED BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"



### GENERAL NOTES:

IN KIND REPLACEMENT OF DAMAGED WINDOW SASHES WHERE NEEDED

NO.	SUBMITTAL / REVISION	DATE

## WINSTANLY RESIDENCE

104 North Boundary  
Chapel Hill, North Carolina

### PROPOSED BASEMENT FLOOR PLAN

PROJECT NO.  
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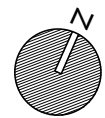
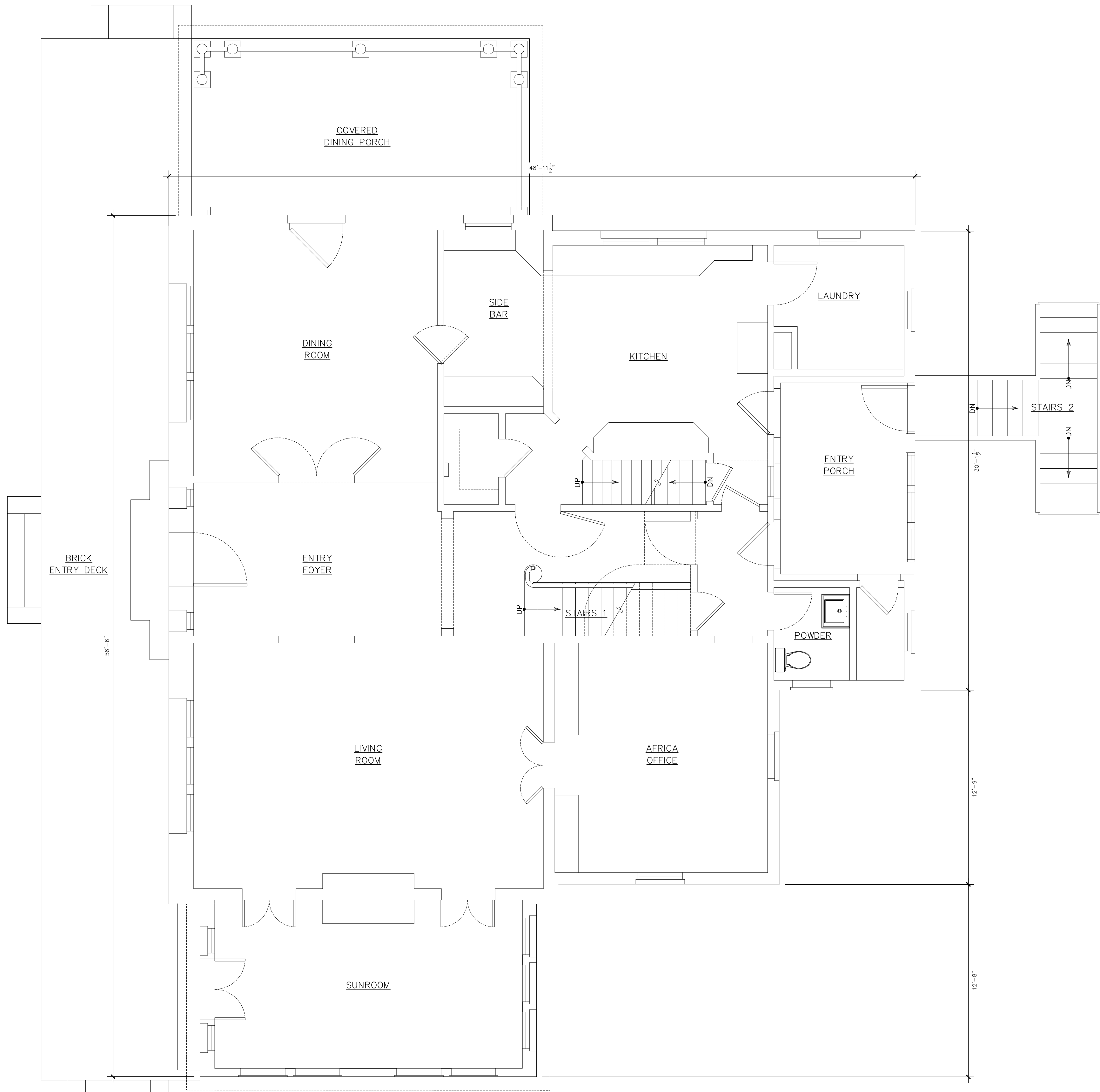
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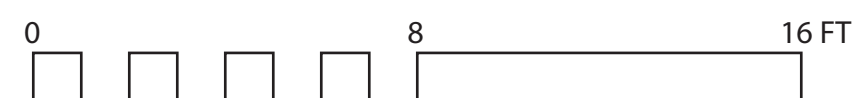




01  
A1.02

# EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"




NO.	SUBMITTAL / REVISION	DATE

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Chapel Hill, North Carolina

PROJECT NO.  
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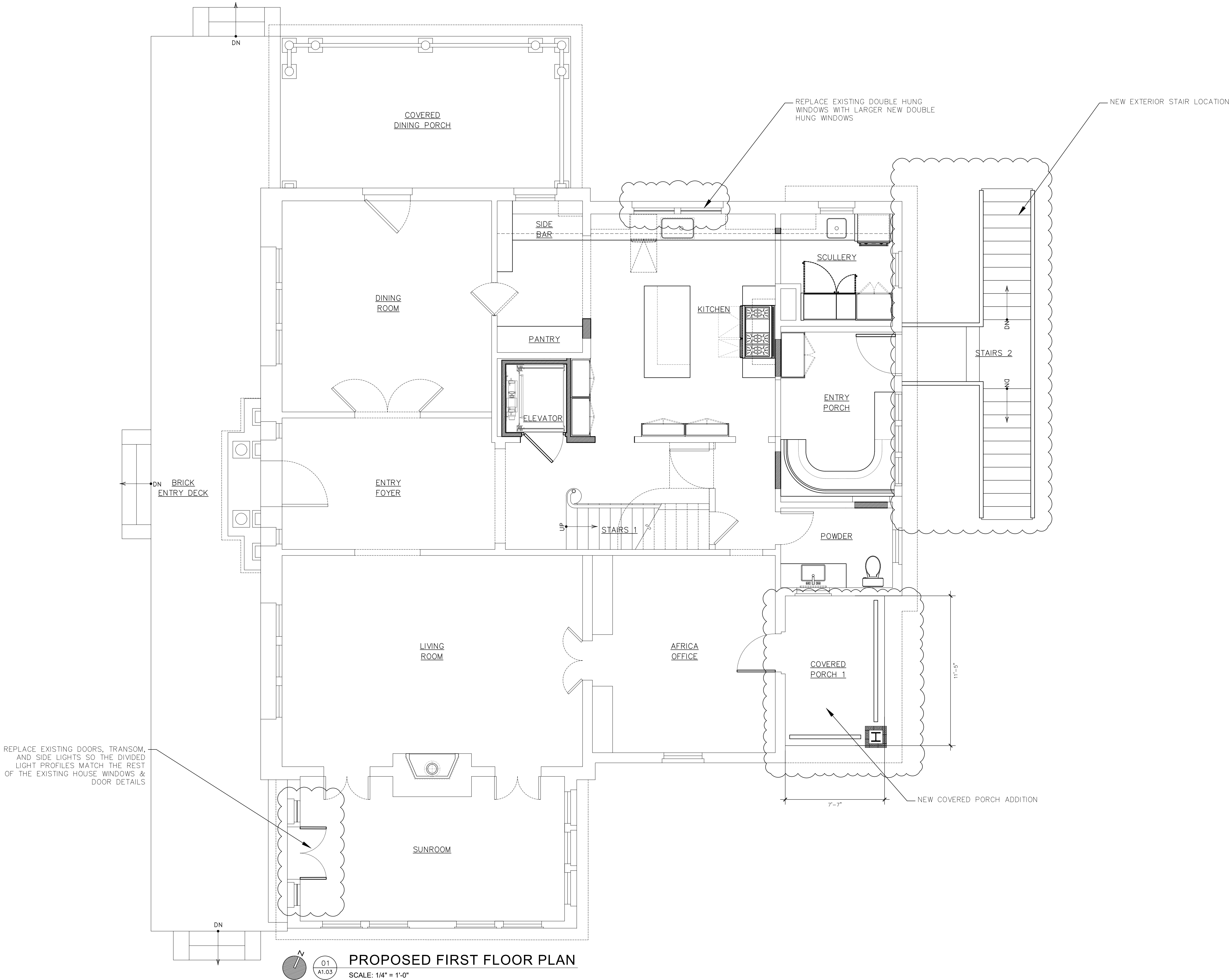
SHEET TITLE  
EXISTING FIRST FLOOR PLAN

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**A 1.02**



GENERAL NOTES:  
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NO.	SUBMITTAL/ REVISION	DATE:

NO.	SUBMITTAL/ REVISION	DATE:

WINSTANLY RESIDENCE

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Chapel Hill, North Carolina

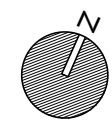
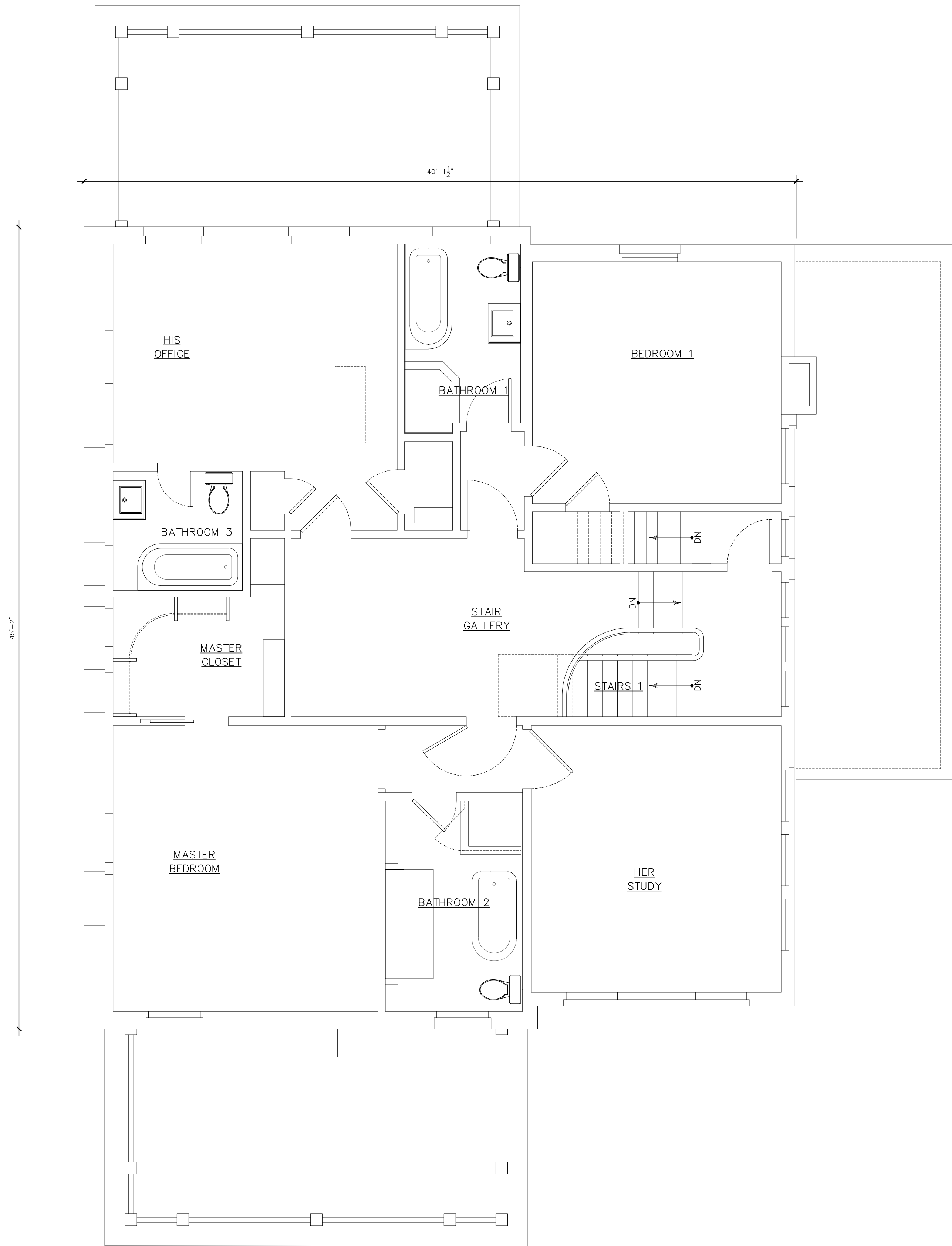
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SHEET TITLE  
PROPOSED FIRST FLOOR PLAN

KERSTING

ARCHITECTURE | INTERIOR

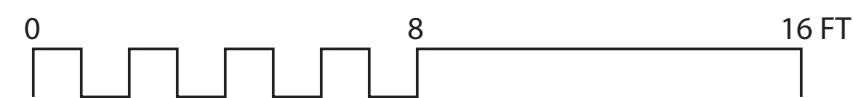
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01  
A1.04

EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



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SHEET TITLE  
EXISTING SECOND FLOOR PLAN



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A 1.04

[illegible]

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PROJECT NO.	19.01
SHEET TITLE	
<b>PROPOSED SECOND FLOOR PLAN</b>	

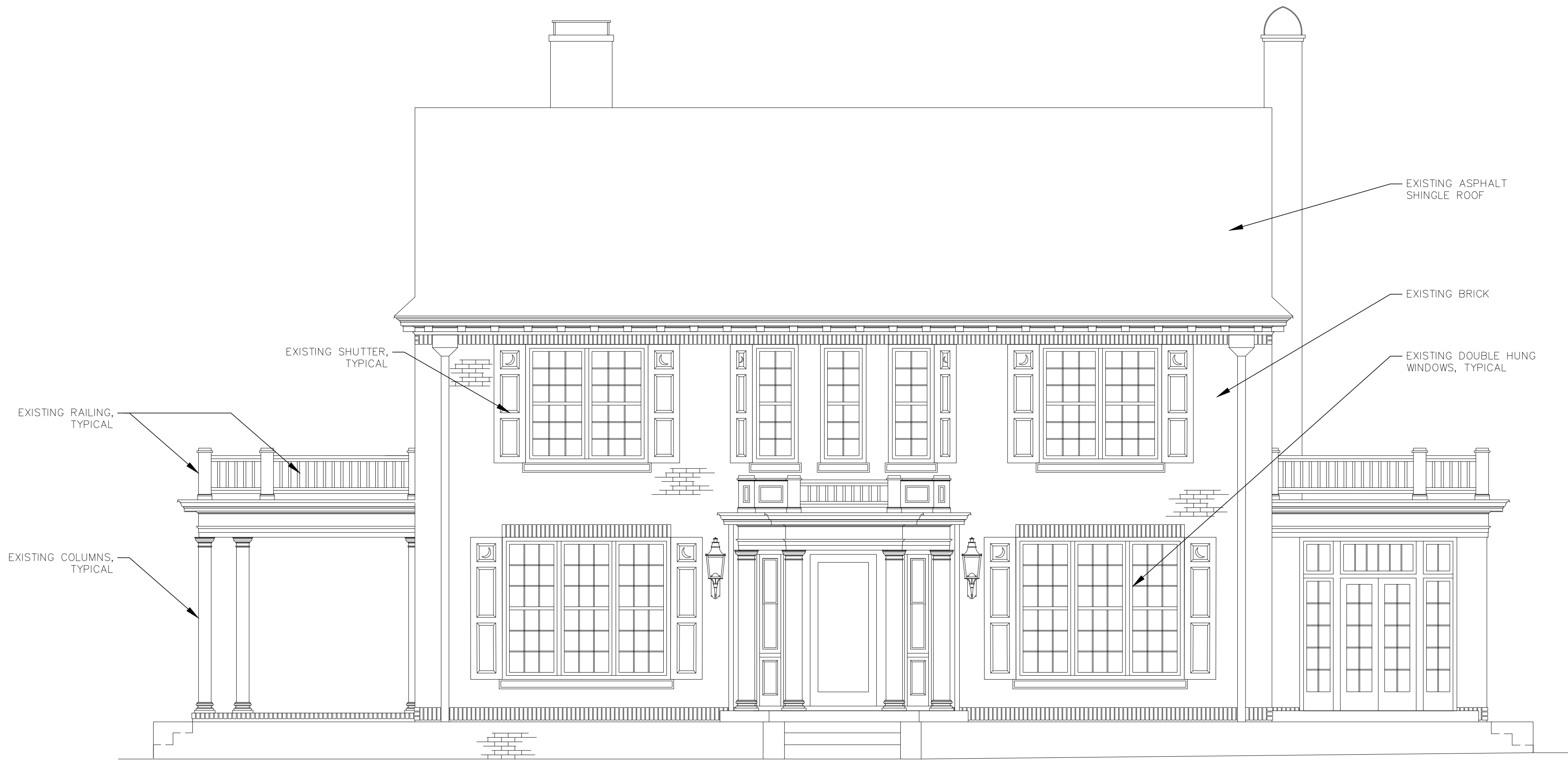
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ARCHITECTURE **PERIDOT**  
interiors

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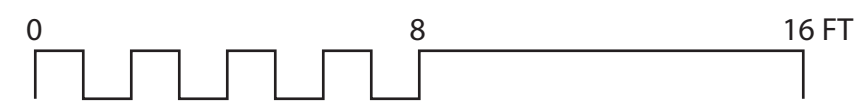
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SHEET  
A 1.05



01  
A2.00  
**EXISTING WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



02  
A2.00  
**EXISTING NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

NO.	SUBMITTAL/	REVISION	DATE:

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104 North Boundary  
Chapel Hill, North Carolina

PROJECT NO.  
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SHEET TITLE  
EXISTING ELEVATIONS

**KERSTING**  
ARCHITECTURE | INTERIOR  
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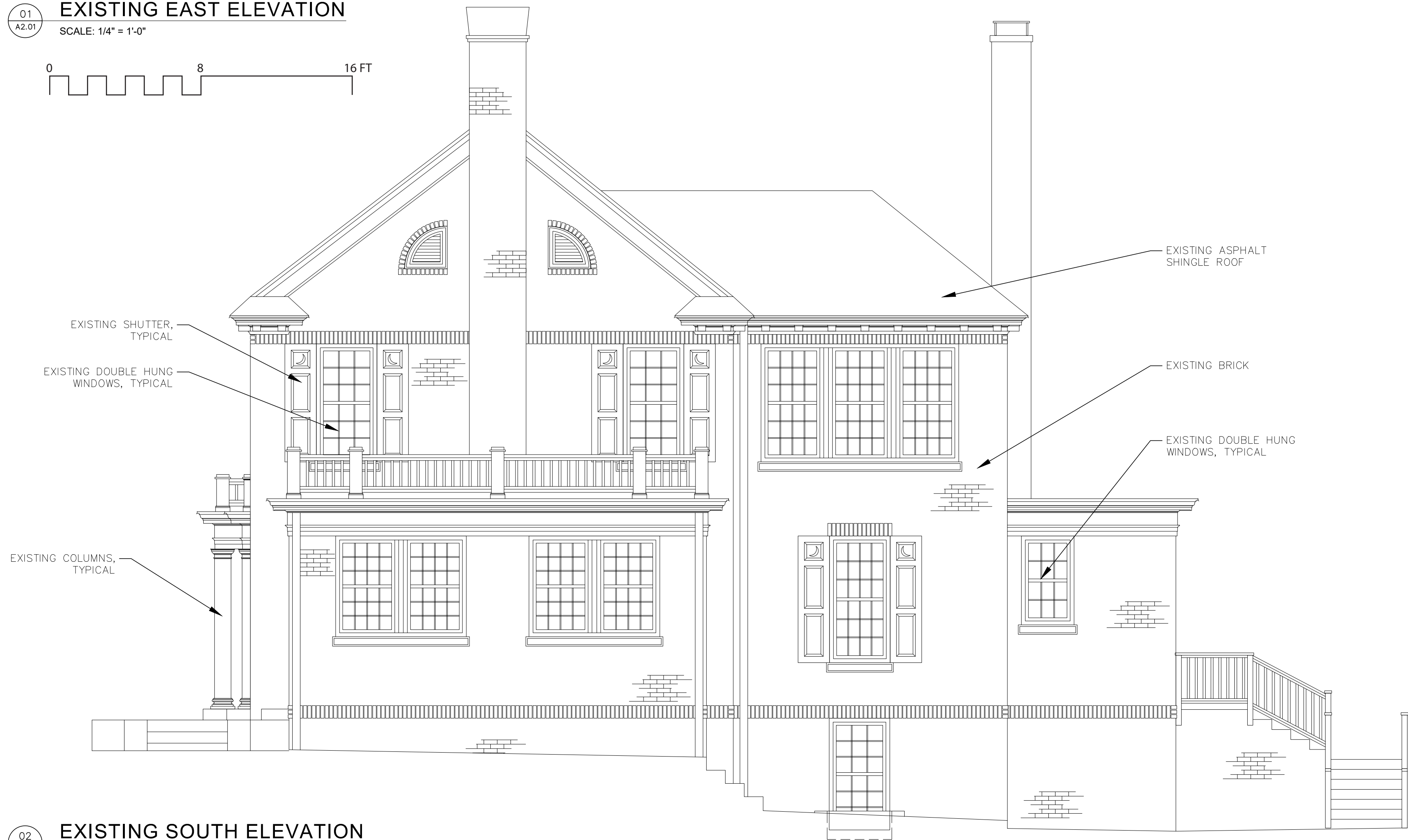
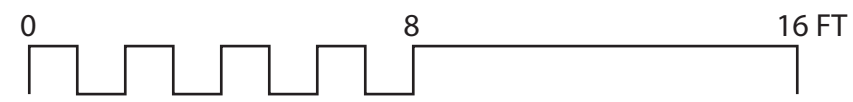
SHEET

**A2.00**





01  
A2.01  
**EXISTING EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



02  
A2.01  
**EXISTING SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

NO.	SUBMITTAL / REVISION	DATE

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Chapel Hill, North Carolina

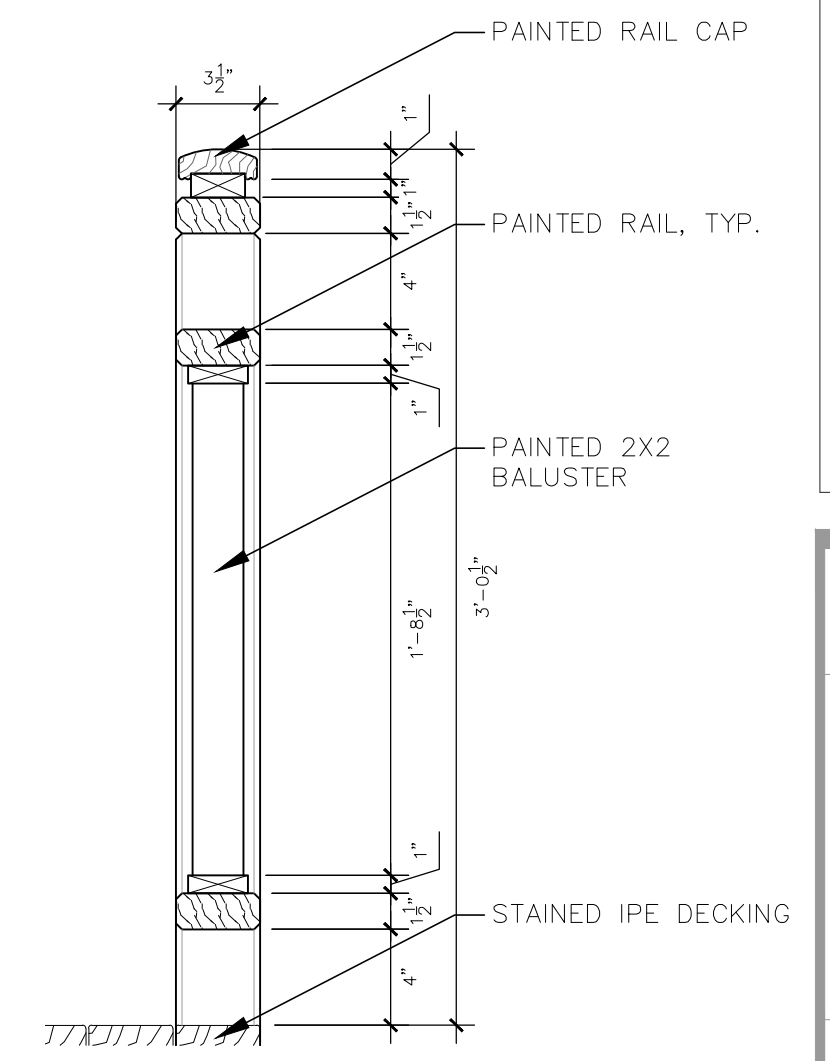
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SHEET TITLE  
**EXISTING ELEVATIONS**

**KERSTING**  
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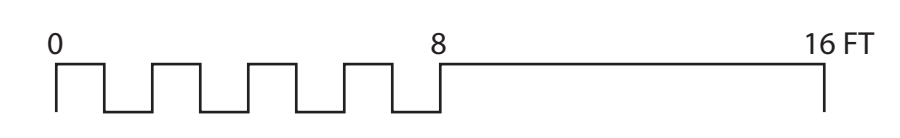
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**A2.01**



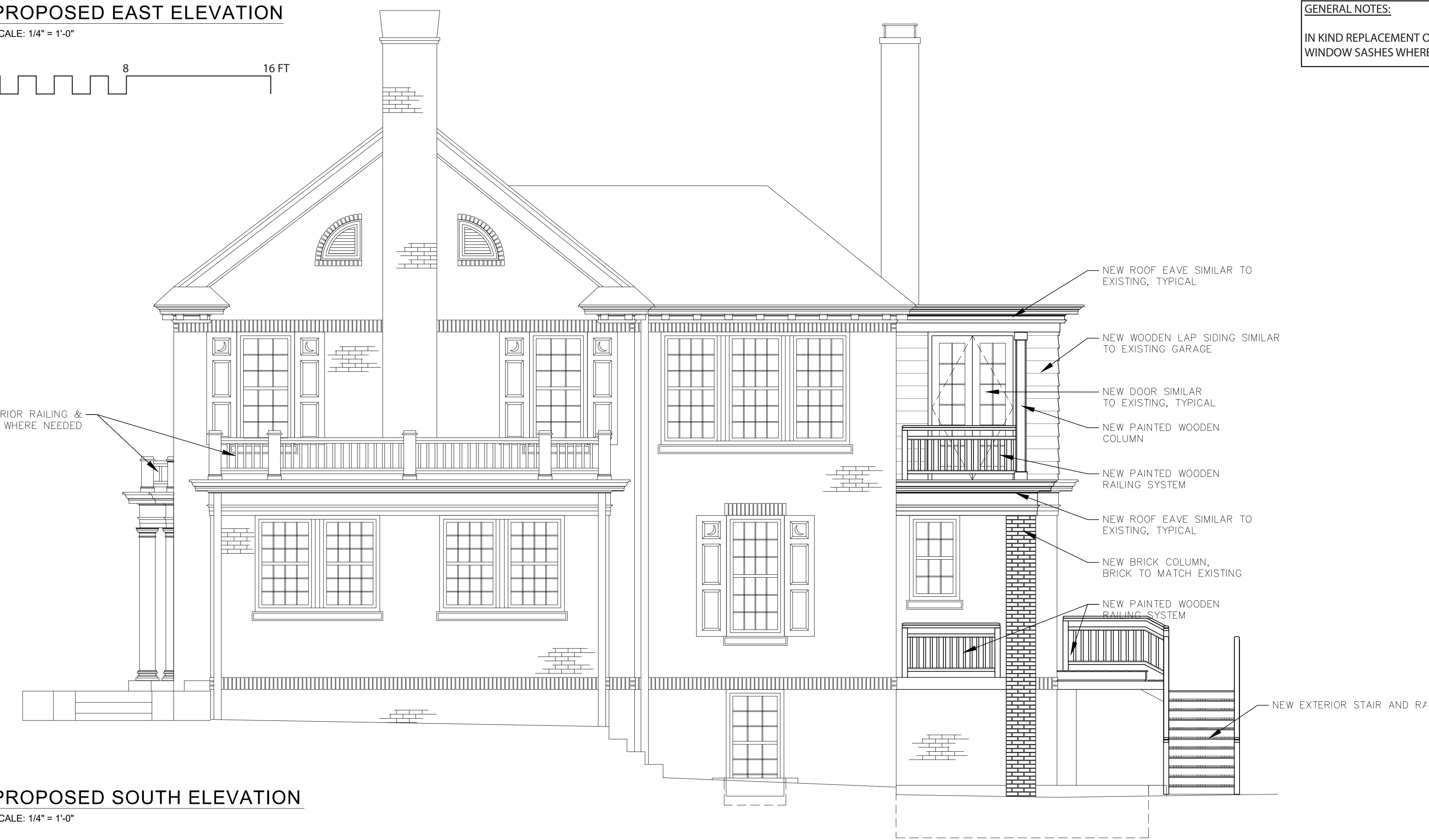
01  
A2.02

PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"



ASSESS ALL EXTERIOR RAILING & —  
REPLACE AND PAINT WHERE NEEDED



02  
A2.02

**PROPOSED SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"

NO.	SUBMITTAL / REVISION	DATE:

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Chapel Hill, North Carolina

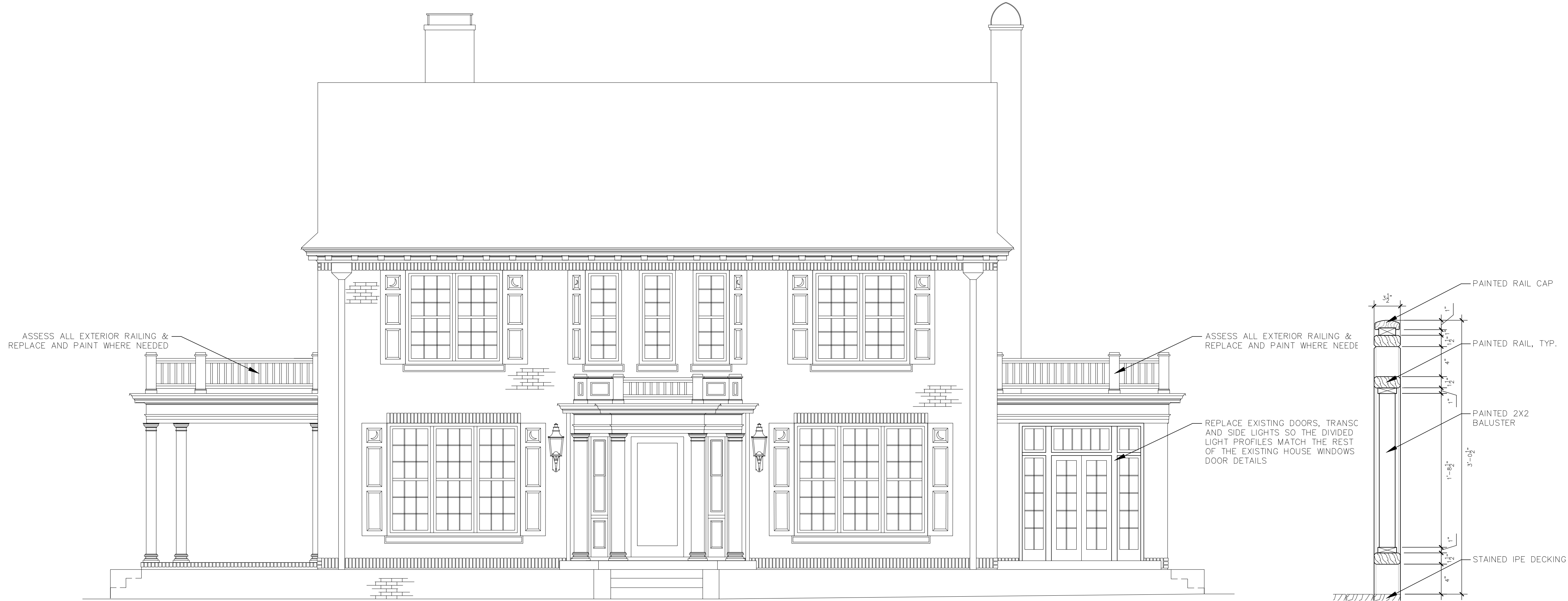
PROJECT NO.	19.01
SHEET NO.	PROPOSED ELEVATIONS

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ARCHITECTURE | **PERIDOT**  
DESIGN

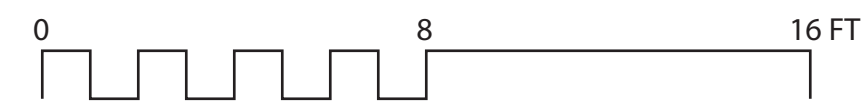
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01  
A2.03  
**PROPOSED WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



01  
A5.00  
**EXTERIOR RAIL DETAIL**

GENERAL NOTES:  
IN KIND REPLACEMENT OF DAMAGED WINDOW SASHES WHERE NEEDED



02  
A2.03  
**PROPOSED NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

WINSTANLY RESIDENCE

104 North Boundary  
Chapel Hill, North Carolina

NO.	SUBMITTAL/REVISION	DATE

PROJECT NO.  
19.01

SHEET TITLE  
PROPOSED ELEVATIONS

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SHEET

A2.03





BRICK SIDING & EXISTING WINDOW CONDITION



EAST ELEVATION - EXISTING REAR STAIR



GARAGE PAINTED WOOD LAP SIDING

NEW OFFICE ADDITION WILL HAVE PAINTED WOOD  
LAP SIDING SIMILAR TO THE EXISTING GARAGE



EXISTING WINDOW & SHUTTERS

WINDOW TO BE EXTENDED DOWN, AND NEW WINDOWS,  
SILL, AND SHUTTERS WILL BE SIMILAR TO EXISTING

NO.	SUBMITTAL/	REVISION	DATE:

NO.	SUBMITTAL/	REVISION	DATE:

WINSTANLY RESIDENCE	SHEET TITLE
104 North Boundary	EXTERIOR MATERIALS
Chapel Hill, North Carolina	PROJECT NO.
	19.01

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SHEET
A3.00