



52A E. FRANKLIN ST.

Certificate of Appropriateness Supplemental Requirements

***In addition to Residential Zoning-Building 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, in addition to all materials listed on the Residential Zoning-Building Permit Application Requirements handout or as required on the Administrative Zoning Compliance Permit Application. Materials must be collated and folded to fit into a 12"x 15" envelope. The Historic District Commission meets on the second Thursday of each month. For confirmation of a meeting date and the placement of your request on the agenda, please call the Planning Department.

Required Application Materials

(In addition to Residential Zoning-Building Permit or Administrative Zoning Compliance Permit Requirements)

An Electronic copy of each document is required in addition to paper copies.

Provide a single set of the following materials:

- 1. **Recorded plat or deed verifying property current ownership**
- 2. **Recorded Plat of easements, right-of-way, and dedications**, if applicable
- 3. **Mailing 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.
- 6.08 4. **Mailing notification fee. The fee per address can be found on the Planning Department's Fee Schedule**

Provide 10 collated sets of the following for the Historic District Commission:

- 5. **Reduced Site Plan Set (reduced to 8.5"x11")**
- 6. **Building Elevation** (label building height from top of roof to finished grade line)
- 7. **Floor Plan**, only if accessory apartment or within Neighborhood Conservation District
- 8. **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 fixtures 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.

9. **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.

10. **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 associated with the property. Provide current exterior photographs of the property.

1. Recorded Plat (attached)

3. Surrounding Neighbors:

- WOOD, MONETTE W

Description: 1 516 & 520 E FRANKLIN P90/150

Location: 520 E FRANKLIN ST CHAPEL HILL NC 27514

Mailing Address: 520 E FRANKLIN ST CHAPEL HILL NC 27514

Parcel #: 9788682476

- SLOMIANYJ, MIKE, SLOMIANYJ, KIM

Description: #2 516 & 520 E FRANKLIN P90/150

Location: 516 E FRANKLIN ST CHAPEL HILL NC 27514

Mailing Address: 516 E FRANKLIN ST CHAPEL HILL NC 27514

Parcel #: 9788681492

- WORTHY, FORD S, WORTHY, ALLISON L

Description: N/S HOOPER LN

Location: 517 HOOPER LN CHAPEL HILL NC 27514

Mailing Address: 517 HOOPER LN CHAPEL HILL NC 27514-3231

Parcel #: 9788681262

- RIMER, LINDA B, RIMER, ALAN E

Description: N/S HOOPER LANE

Location: 519 HOOPER LN CHAPEL HILL NC 27514

Mailing Address: 519 HOOPER LN CHAPEL HILL NC 27514

Parcel #: 9788682236

- FRIDAY, IDA H

Description: BOUNDARY & HOPPER LANE CH TP P34/189

Location: 521 HOOPER LN CHAPEL HILL NC 27514

Mailing Address: 521 HOOPER LN CHAPEL HILL NC 27514-3837

Parcel #: 9788683350

- DELLINGER, WALTER E, DELLINGER, ANNE M

Description: SE INT BOUNDARY & FRANKLIN

Location: 604 E FRANKLIN ST CHAPEL HILL NC 27514

Mailing Address: 604 E FRANKLIN ST CHAPEL HILL NC 27514

Parcel #: 9788685543

- KENAN, STERLING H

Description: #1 ERIC & PATRICIA WENGER P61/141

Location: 517 E FRANKLIN ST CHAPEL HILL NC 27514

Mailing Address: 1400 N LAKE WAY PALM BEACH FL 33480

Parcel #: 9788680519

- RICH, SANDRA

Description: NE/INT FRANKLIN & BOUNDARY STS

Location: 603 E FRANKLIN ST CHAPEL HILL NC 27514

Mailing Address: 603 E FRANKLIN ST CHAPEL HILL NC 27514

Parcel #: 9788683791

- PURVES, DALE, PURVES, SHANNON R

Description: #1 JULIUS A PAGE JR P56/75

Location: 103 S BOUNDARY ST CHAPEL HILL NC 27514

Mailing Address: 103 S BOUNDARY ST CHAPEL HILL NC 27514-3806

Parcel #: 9788685472

- CAPEL, MARY CLARA

Description: #2 JULIUS A PAGE JR P56/75

Location: 105 S BOUNDARY ST CHAPEL HILL NC 27514

Mailing Address: 105 S BOUNDARY ST CHAPEL HILL NC 27514

Parcel #: 9788686304

5. Reduced Site Plan (attached):

6. Building Elevations (attached)

7. Floor Plan (attached)

8. Written Description

This project consists of two minor modifications to the Historic Kennette Residence at 524 East Franklin Street.

The first modification is the expansion of the existing kitchen utilizing the back left corner of the existing wrap-around porch. This modification sits completely within the existing porch roofline and will not alter the cornice and soffit. The existing door and transom which exit from the breakfast room will be reused to allow exit directly from the enlarged kitchen to the wraparound porch. This door will be flanked by two new above counter height windows built to match the existing windows in layout and detail. The wood-sided exterior house wall that faces Boundary Street will now sit in-line below the original column header line of the porch. All exterior materials and finishes will be reused as much as possible. Where any new materials are required, profile matching in kind materials with matching finishes will be reused. All trim, balusters, columns and exterior details will be installed to blend within the Kennette House exterior details. This modification is virtually invisible from Boundary and East Franklin Streets because it is inserted beneath the existing porch roof and concealed by lush landscaping at the house and streets.

The second modification to the residence is the installation of an exterior access door into the basement room beneath the back, southeast corner of the home. This door is set into the modified, bricked up, former window opening. Access to this door will be three paver steps to a recessed stoop. The new walk and stoop are set behind an existing shrubbery row and garden lattice and are invisible from Boundary and East Franklin Streets. The new door and frame will be painted to blend with the adjacent home details.

9. Surrounding Properties

Many of the surrounding homes are contributing historic structures with heavily landscaped lots. These two modifications do not impact the scale of the home or its presence from any public right of way. None of the exterior setbacks are impacted by these two modifications.

10. Demolition

Built on university property in 1897 by chemistry professor Charles Baskerville and later owned by chemistry professor Joseph Kennette. Over the years, the Queen Anne-style home has evolved with three phases of additions. Most recently, the home was renovated in 1998, adding a master suite, a breakfast nook, a garage with an apartment, a side porch and a courtyard. The proposed kitchen renovation will require the demolition of two exterior walls and reconstruction of the walls in-line above the existing porch foundation wall and below the existing porch cornice. The exterior modification at the rear will require the removal of a non-historic planter (ca. 1998) as well as the modification of an original basement fenestration filled with brick in 1998. The proposed work does not alter the current home footprint or varying roof forms.

NET LAND AREA: 26,158 SQ. FT.
GROSS LAND AREA: 28,774 SQ. FT.

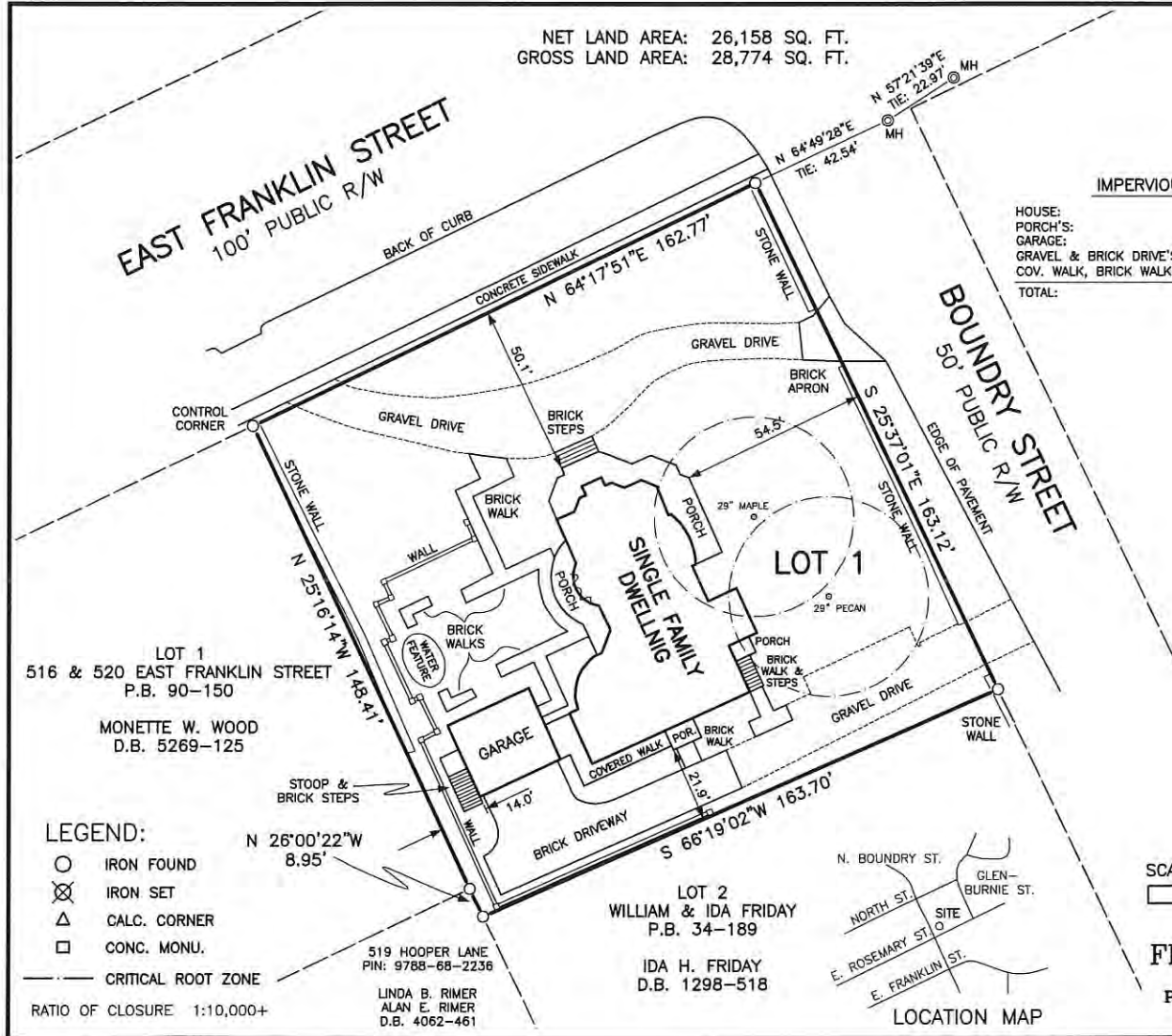
TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:
I CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION (REFERENCE OF RECORD: P.B. 34-189 ORANGE COUNTY REGISTRY).

IMPERVIOUS SURFACE

HOUSE:	2,830 SQ. FT.
PORCH'S:	816 SQ. FT.
GARAGE:	589 SQ. FT.
GRAVEL & BRICK DRIVE'S:	4,923 SQ. FT.
COV. WALK, BRICK WALK'S & STEP'S:	1,212 SQ. FT.
TOTAL:	10,370 SQ. FT.



P.B. 34-189

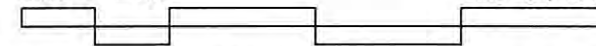


SITE PLAN
PROPERTY OF
CHRISTOPHER W. COX
ANN J. COX

524 EAST FRANKLIN STREET
LOT 1, WILLIAM & IDA FRIDAY
PIN: 9788-68-3402
CHAPEL HILL TWP. ORANGE CO.
NORTH CAROLINA

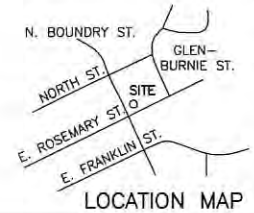
SCALE 1" = 40'

JULY 31, 2014



FREEHOLD LAND SURVEYS, INC. C-165

P.O. BOX 188 CARRBORO NORTH CAROLINA 27510



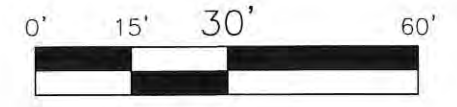
NET LAND AREA: 26,158 SQ. FT.
 GROSS LAND AREA: 28,774 SQ. FT.

EAST FRANKLIN STREET
 100' PUBLIC R/W

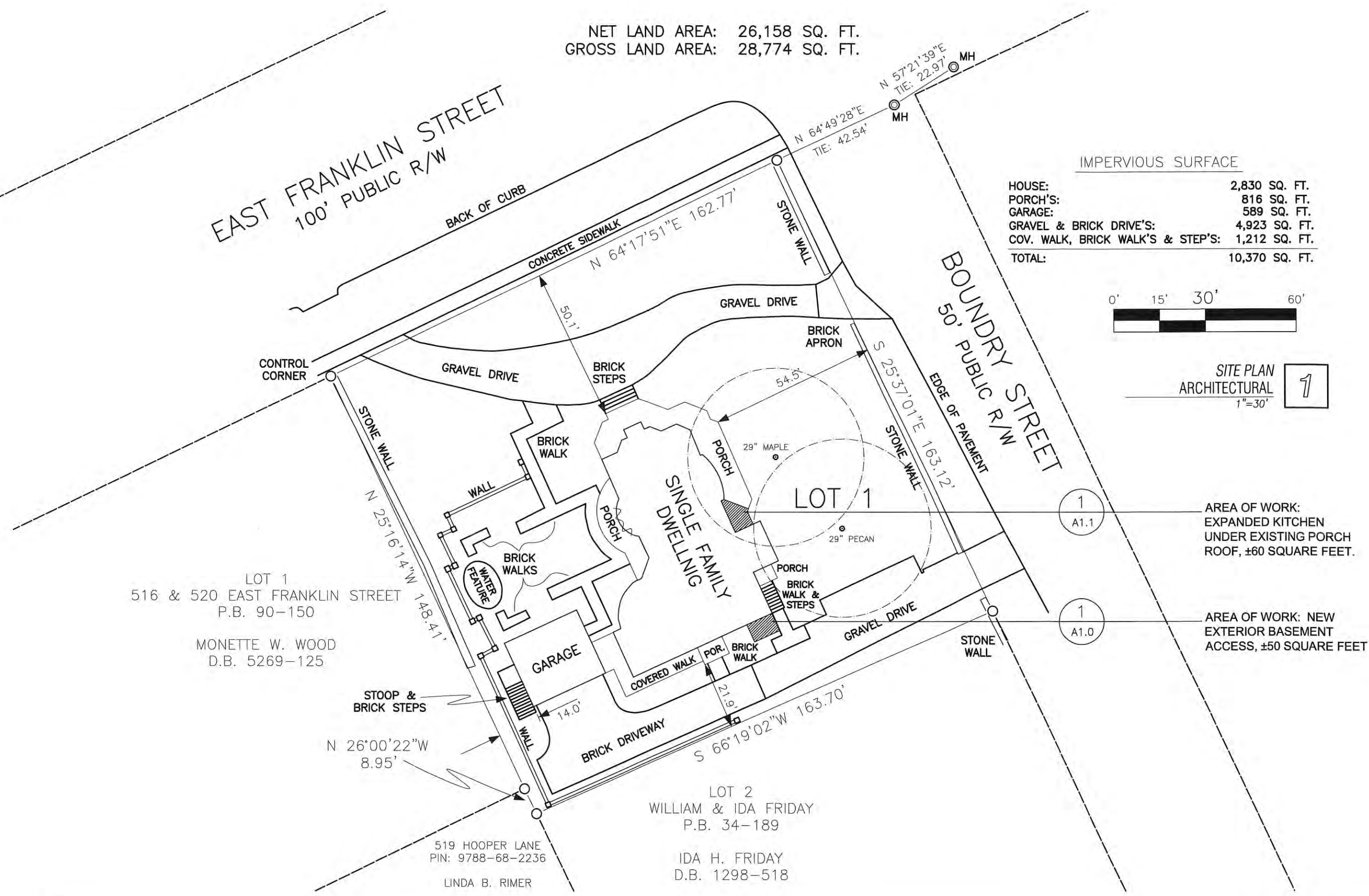
BOUNDRY STREET
 50' PUBLIC R/W

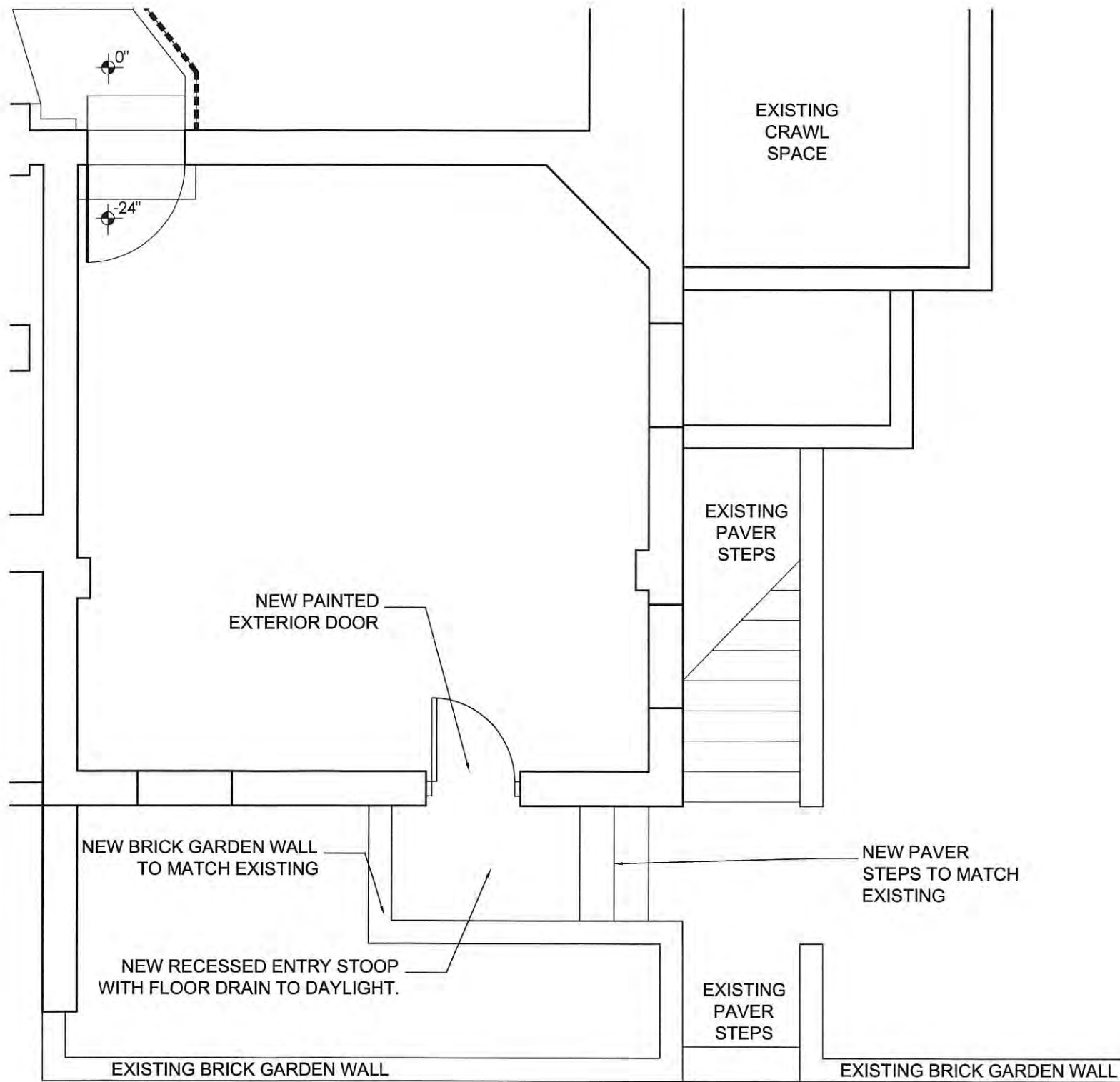
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TOTAL:	10,370 SQ. FT.

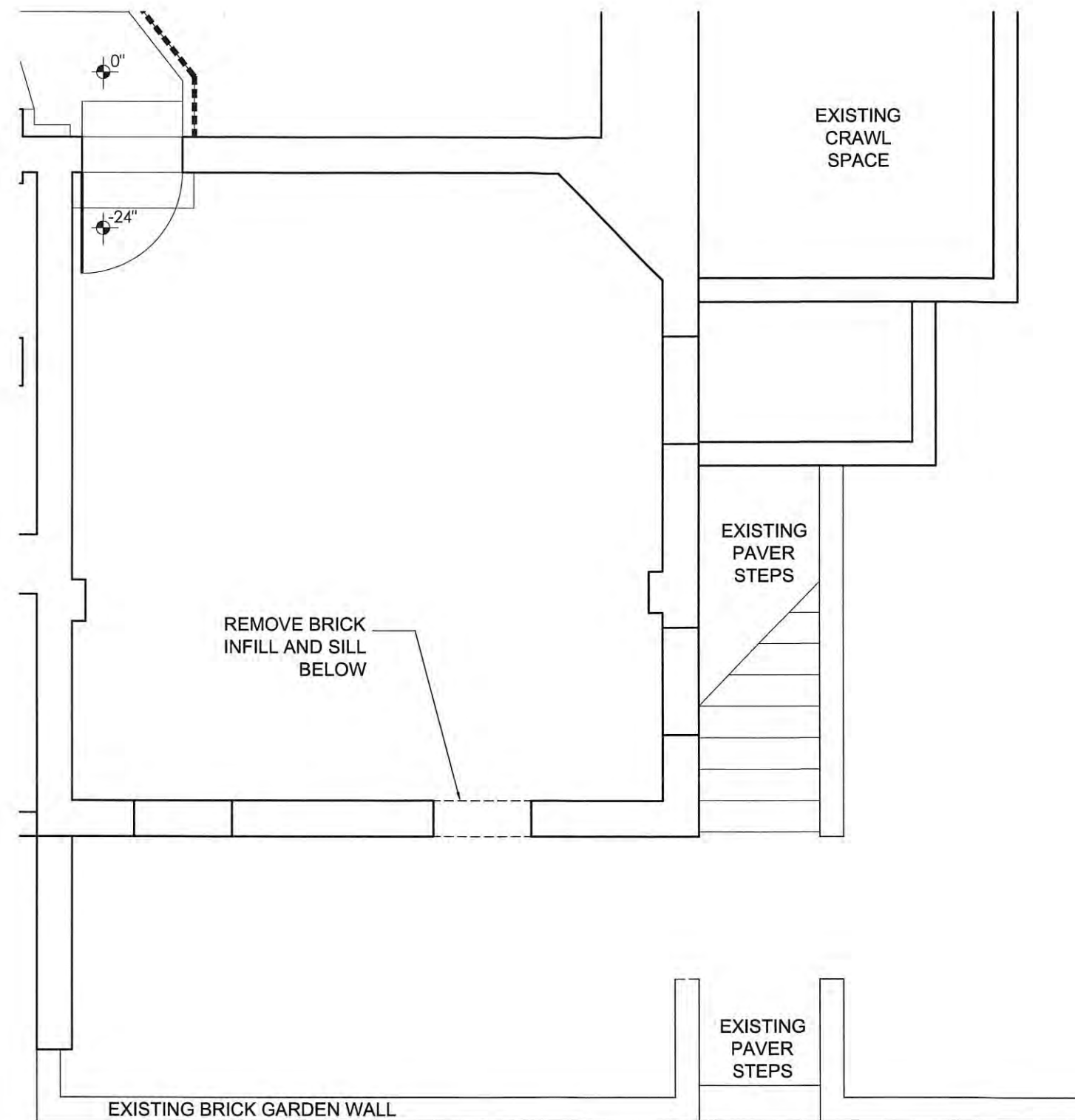


SITE PLAN
 ARCHITECTURAL
 1"=30'

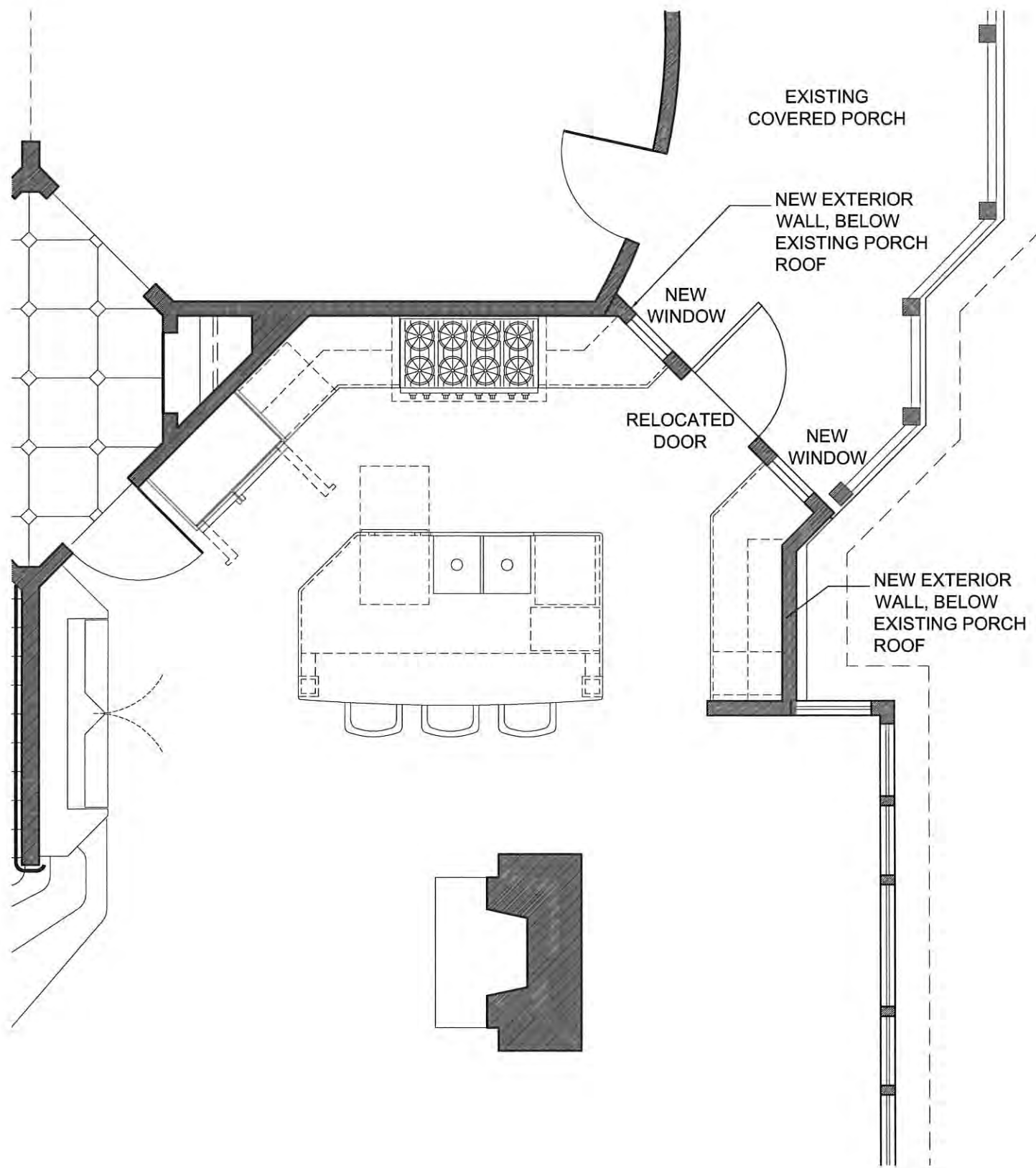




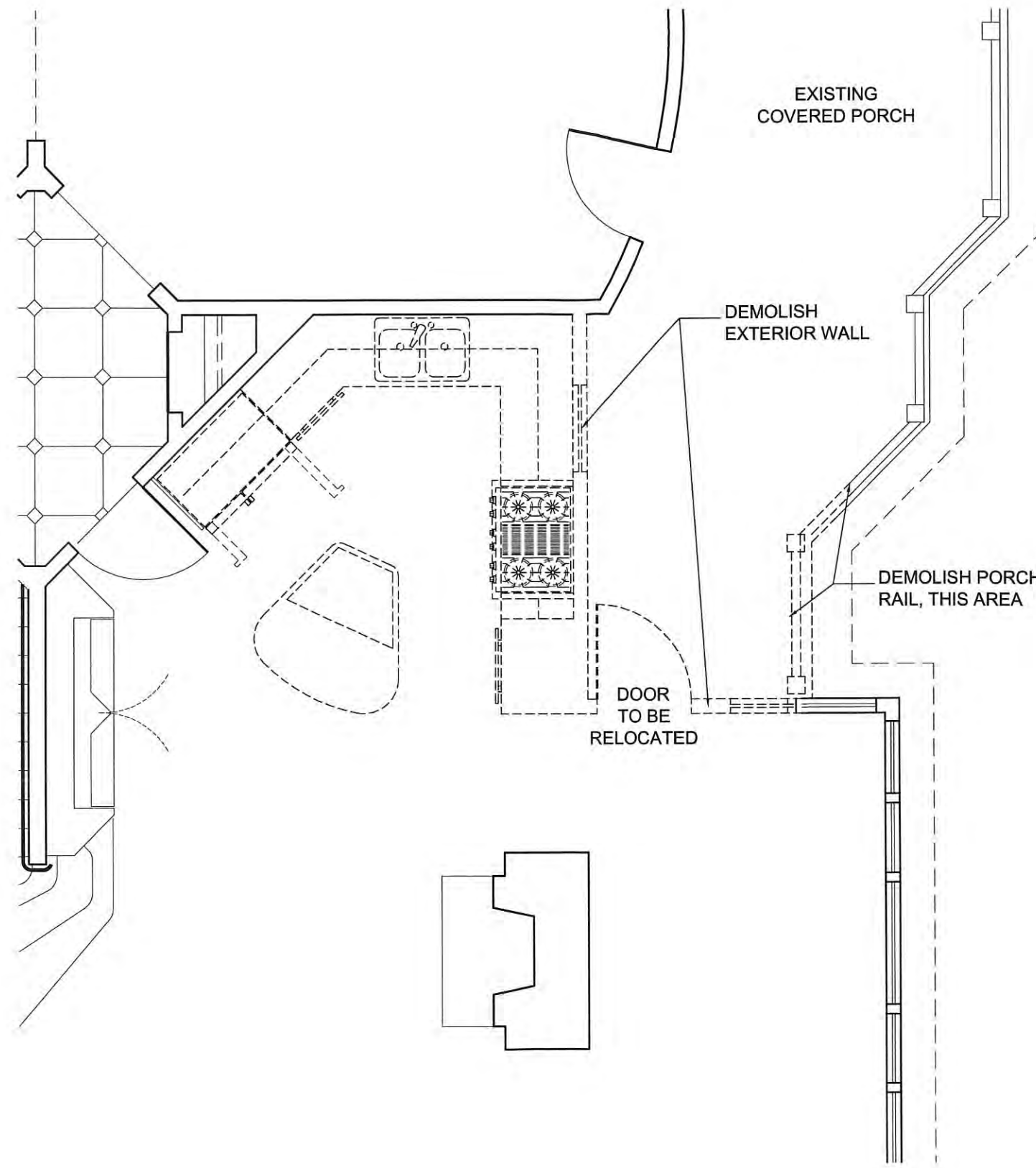
BASEMENT
PROPOSED PLAN
1/4"=1'-0" **2**



BASEMENT
DEMOLITION PLAN
1/4"=1'-0" **1**



KITCHEN
PROPOSED PLAN
1/4"=1'-0" **2**



KITCHEN
DEMOLITION PLAN
1/4"=1'-0" **1**

LANDSCAPING LEFT OFF ELEVATIONS FOR CLARITY. SEE EXISTING PHOTOGRAPHS FOR EXISTING LANDSCAPING. THE INTENT OF THIS APPLICATION IS TO REPLACE LANDSCAPING DAMAGED DURING CONSTRUCTION WITH LANDSCAPING TO MATCH EXISTING

1
A5.2N



ELEVATION
EXISTING
1/8" = 1'-0" 1

2
A5.2N



ELEVATION
PROPOSED
1/8" = 1'-0" 2

LANDSCAPING LEFT OFF ELEVATIONS FOR CLARITY. SEE EXISTING PHOTOGRAPHS FOR EXISTING LANDSCAPING. THE INTENT OF THIS APPLICATION IS TO REPLACE LANDSCAPING DAMAGED DURING CONSTRUCTION WITH LANDSCAPING TO MATCH EXISTING



ELEVATION EXISTING
1/8" = 1'-0" 1



ELEVATION PROPOSED
1/8" = 1'-0" 2

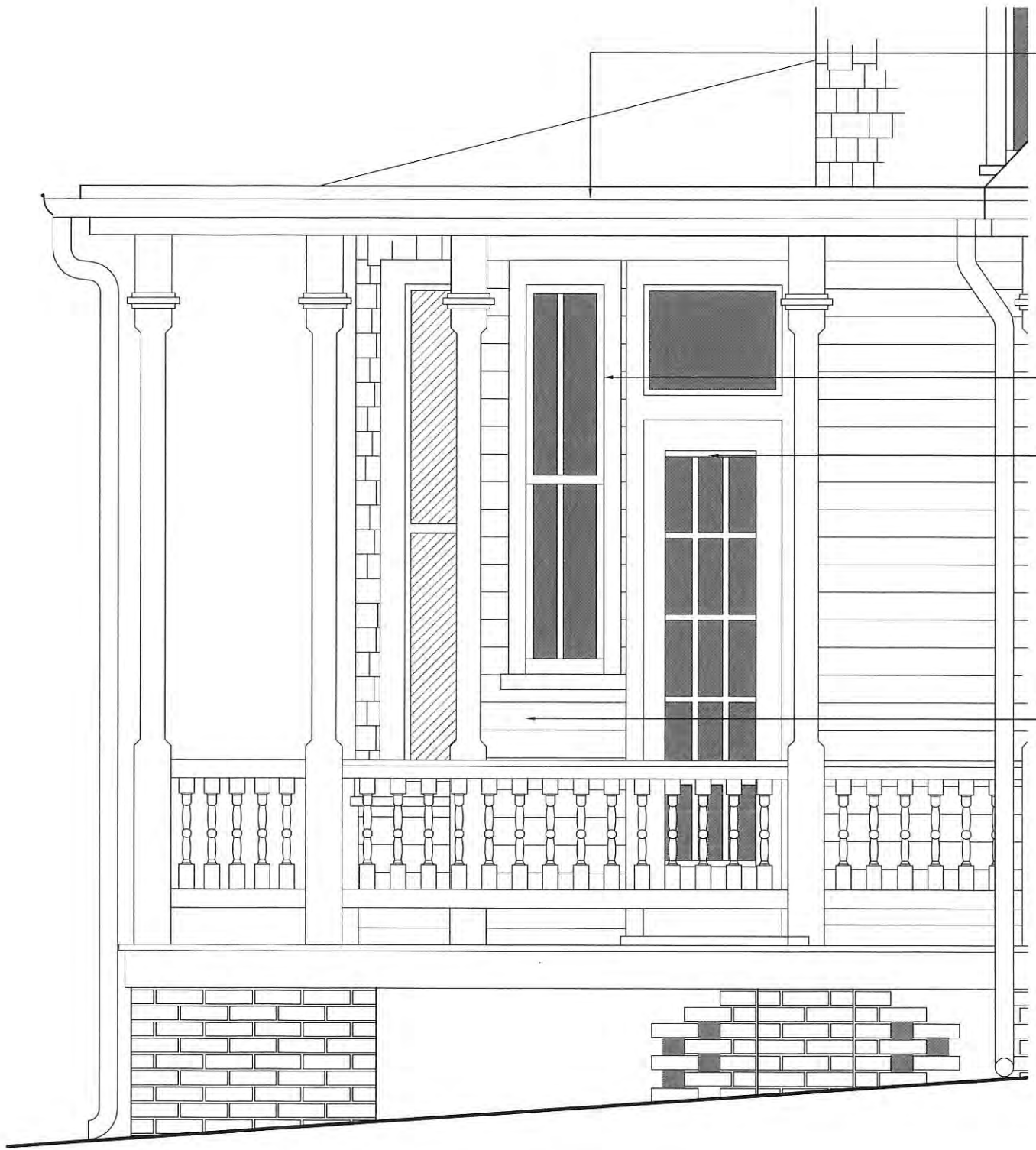
LANDSCAPING LEFT OFF ELEVATIONS FOR CLARITY. SEE EXISTING PHOTOGRAPHS FOR EXISTING LANDSCAPING. THE INTENT OF THIS APPLICATION IS TO REPLACE LANDSCAPING DAMAGED DURING CONSTRUCTION WITH LANDSCAPING TO MATCH EXISTING



ELEVATION
EXISTING
1/8" = 1'-0" 1



ELEVATION
PROPOSED
1/8" = 1'-0" 2

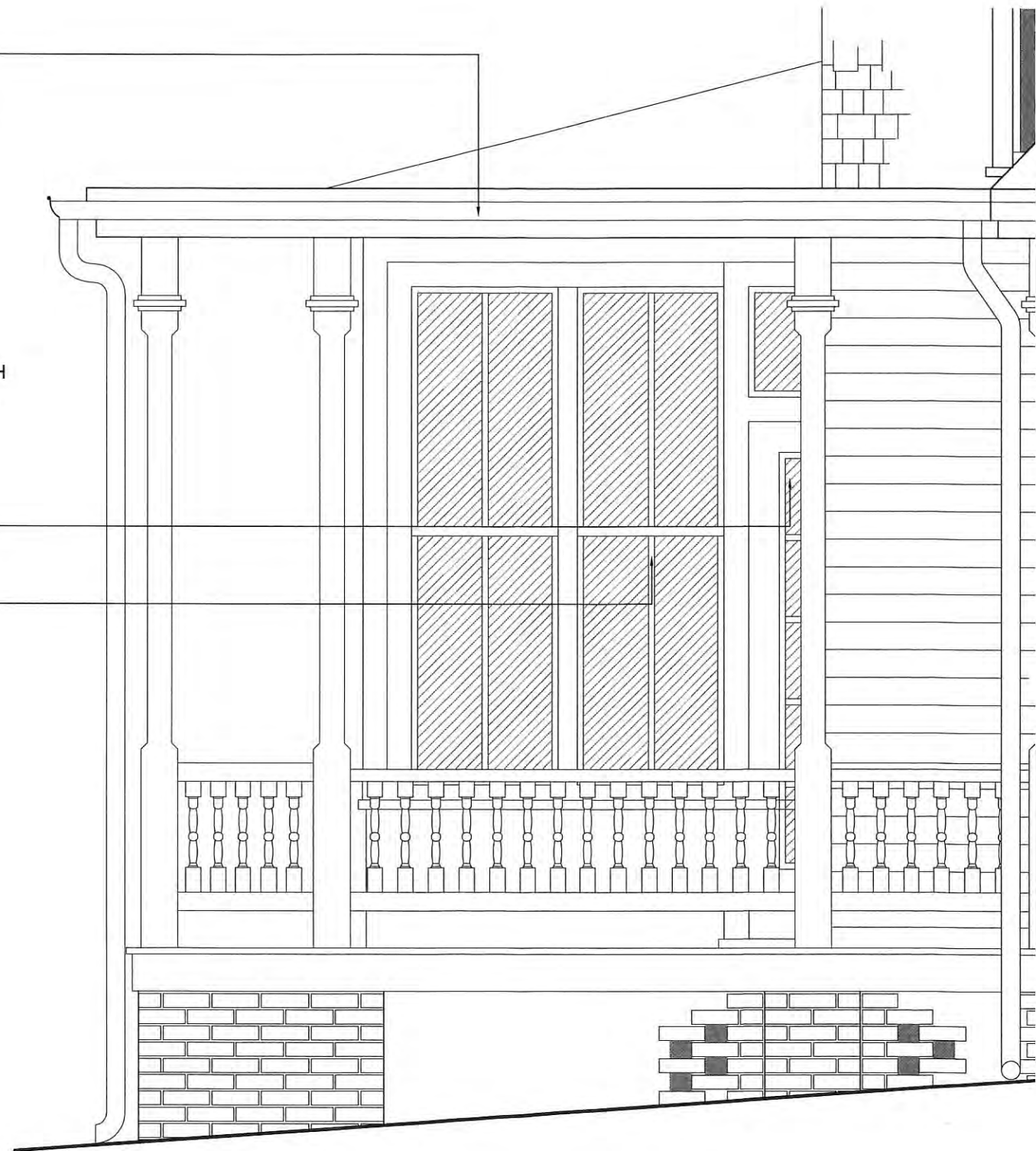


EXISTING PORCH
ROOF TO REMAIN.
EXISTING PORCH
CORNICE DETAIL TO
REMAIN

NEW WINDOW TO MATCH
EXISTING IN WINDOW &
CASING PROFILES
RELOCATED DOOR
& TRANSOM

EXISTING DOOR &
TRANSOM TO BE
RELOCATED.
EXISTING WINDOW
TO BE REMOVED.

WOOD SIDING TO
MATCH EXISTING



ELEVATION
PROPOSED
1/2" = 1'-0" 2

ELEVATION
EXISTING
1/2" = 1'-0" 1



EXISTING PORCH
ROOF TO REMAIN.
EXISTING PORCH
CORNICE DETAIL TO
REMAIN

EXISTING DOOR AND
TRANSOM TO REMAIN

NEW WINDOW TO MATCH
EXISTING IN WINDOW &
CASING PROFILES

RELOCATED DOOR
& TRANSOM

NEW WINDOW TO MATCH
EXISTING IN WINDOW &
CASING PROFILES

EXISTING WINDOW
TO BE REMOVED.

WOOD SIDING TO
MATCH EXISTING

EXISTING PAINTED
MASONRY FOUNDATION
WALL TO REMAIN.

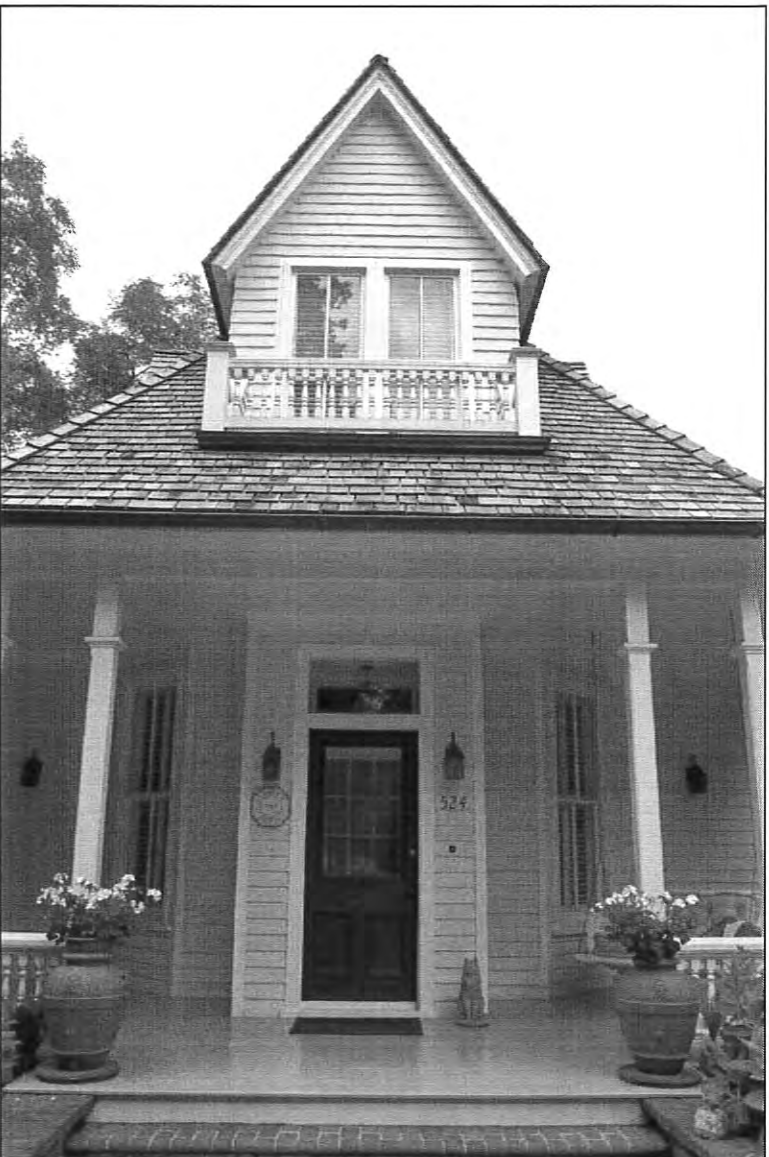


ELEVATION
PROPOSED
3/8" = 1'-0"

2

ELEVATION
EXISTING
3/8" = 1'-0"

1



01. Front Door



02. Area of Work



03. Area of Work



04. Northeast Elevation



05. Boundary St. Landscaping



06. Partial East Elevation



07. Southeast Elevation



08. Southeast Elevation



09. Boundary St.



10. Boundary St.



11. Boundary St.



12. E. Franklin St.