



JIMSPENCERARCHITECTS.COM

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APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS TOWN OF CHAPEL HILL, NORTH CAROLINA

Residence of Duncan Lascelles and Stuart Mabie
719 E. Rosemary St.
Chapel Hill, North Carolina 27514

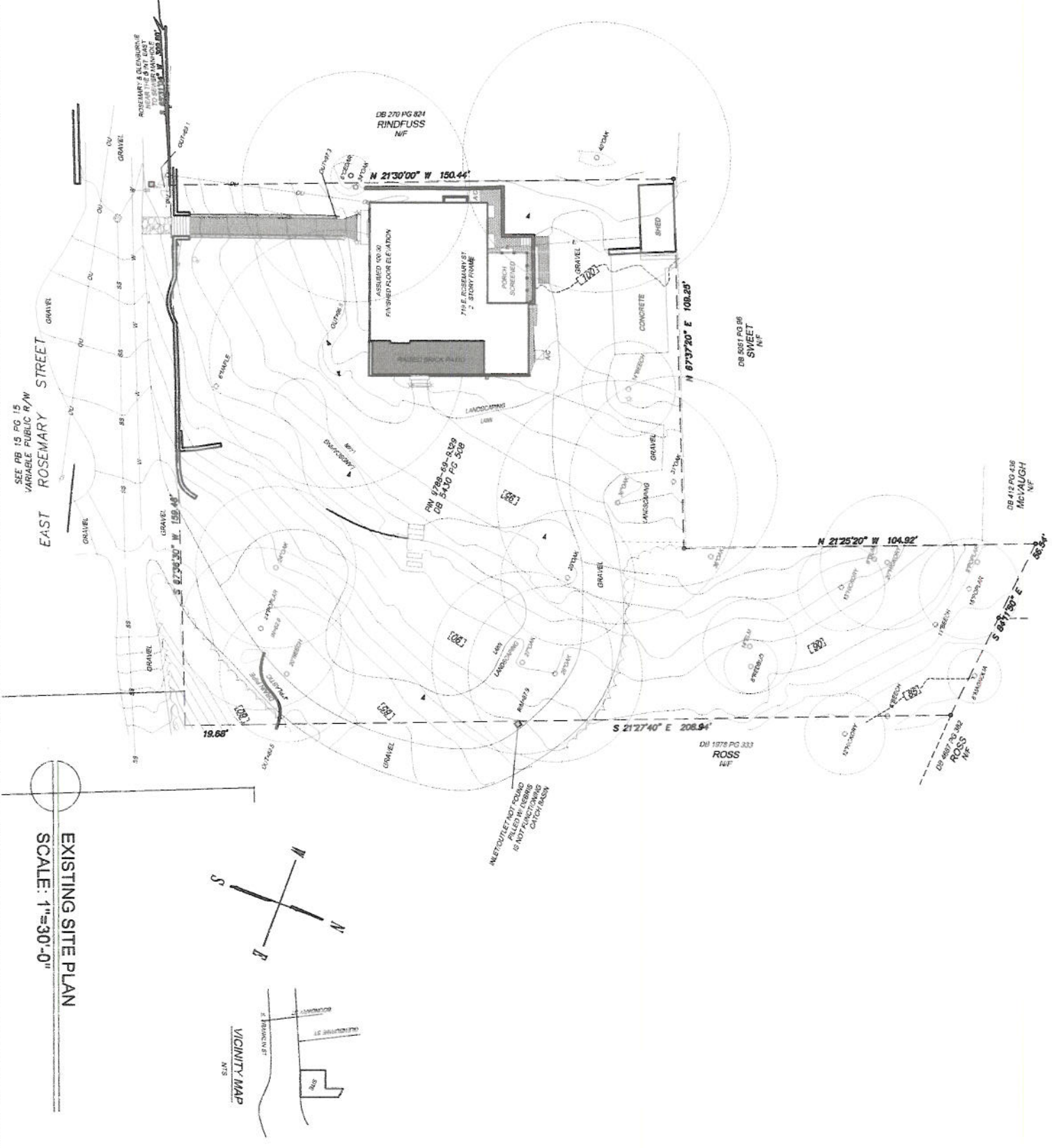
WRITTEN DESCRIPTION OF PROPOSED CHANGES TO PROPERTY

Duncan Lascelles and Stuart Mabie, the owners of the property at 719 East Rosemary, propose to build an addition of approximately 428 square feet to the rear of this two story single family house. A two story garage has been proposed in the wooded area behind the house, sized at about 635 square feet on ground level.

The single height addition has been designed as a natural extension of the house; its walls are aligned with those already in place. The Northwestern portion of the addition will contain an expanded kitchen while a screened patio will sit beside.

The addition has a shed roof lower than any on the house. Materials will match the existing wood siding on the Kitchen portion and painted wood construction on the screened porch. Composite roof shingles will be used to blend with the existing roof. Windows will use similar proportions and trimming to those currently in place. The garage will maintain the house's original historic character with a gabled roof and shed dormers. Wood siding will be used as well as cedar shingles on the upper level to match the existing house.

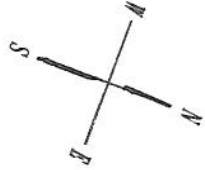
A landscaping plan has been thoughtfully prepared to better connect this proposed addition and the house as a whole to the land behind. Brick and stone pathways lead one through the various gathering spaces, portioned off by low wooden gates. A variety of shrubs soften the hard edges of the house, and a new brick retaining wall will run along the southwest side of the property to better contain these pathways.



SEE PG 15 PG 15
VARIABLE PUBLIC R/W

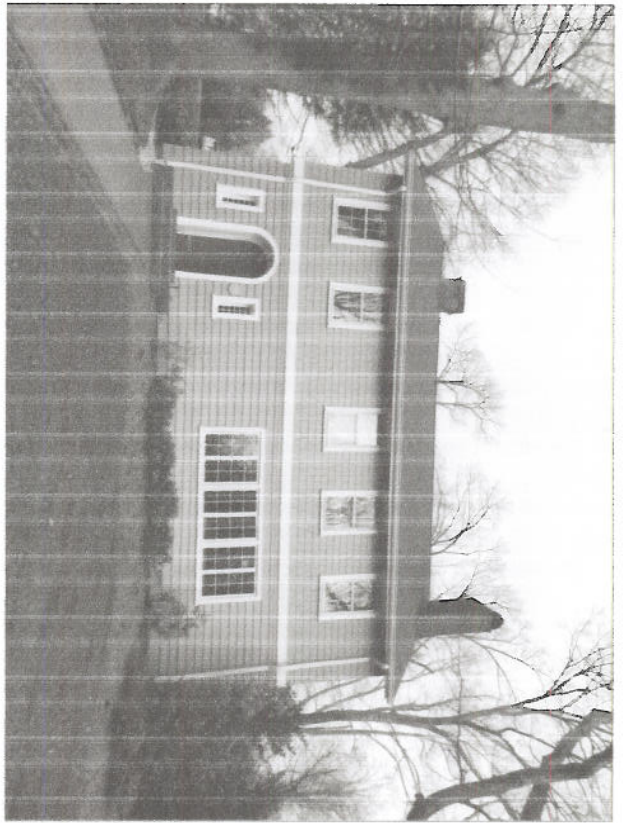
EAST ROSEMARY STREET

EXISTING SITE PLAN
SCALE: 1"=30'-0"



Addition and Renovations to:
Lascelles-Mabie Residence
719 E. Rosemary St.
Chapel Hill, NC 27514

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EXISTING ROSEMARY (SOUTHEAST) ELEVATION



EXISTING NORTHEAST ELEVATION



EXISTING REAR (NORTHWEST) ELEVATION



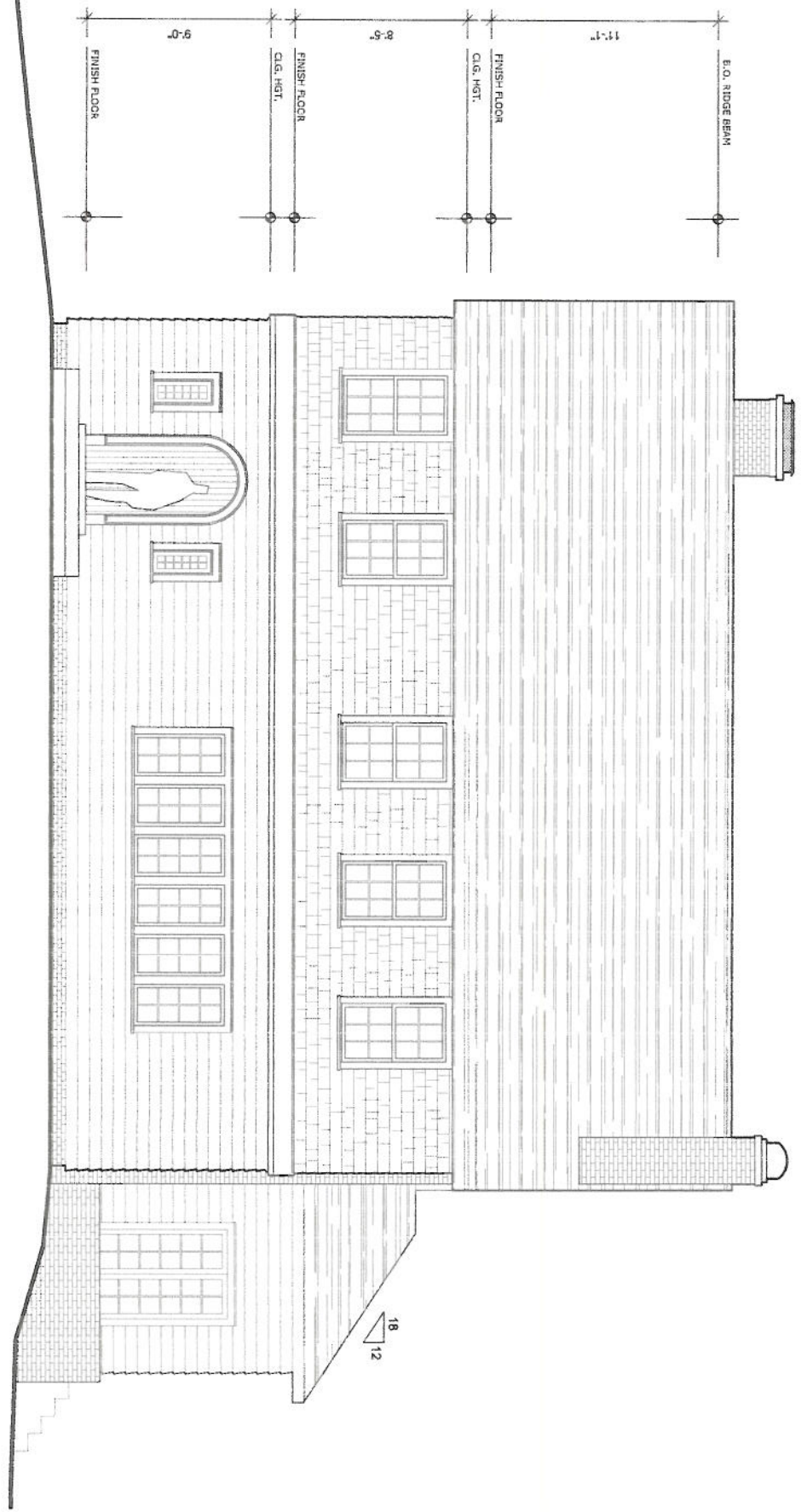
EXISTING SOUTHWEST ELEVATION



EXISTING CONDITIONS PHOTOS

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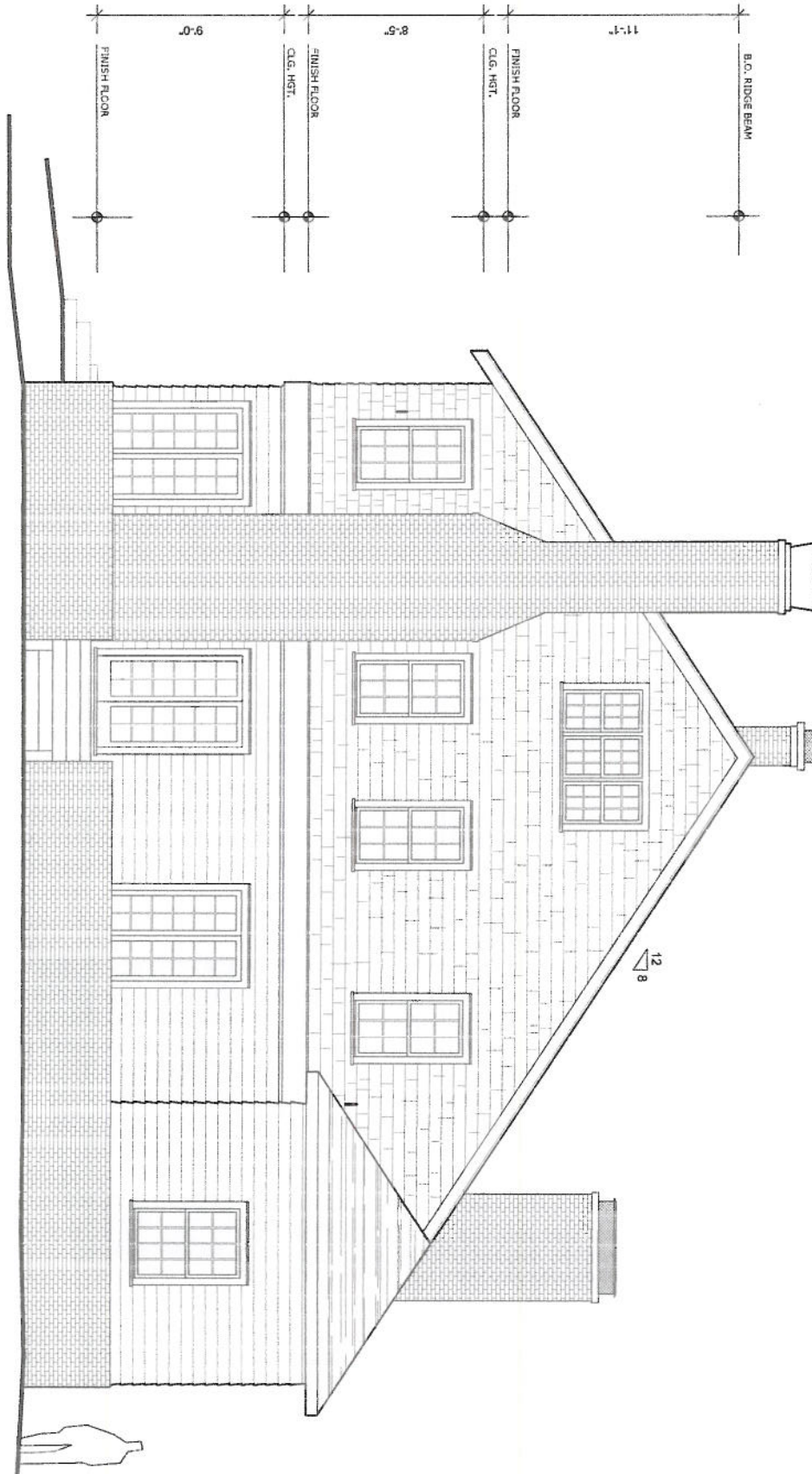
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EXISTING SOUTHEAST ELEVATION
 SCALE: 1/8"=1'-0"

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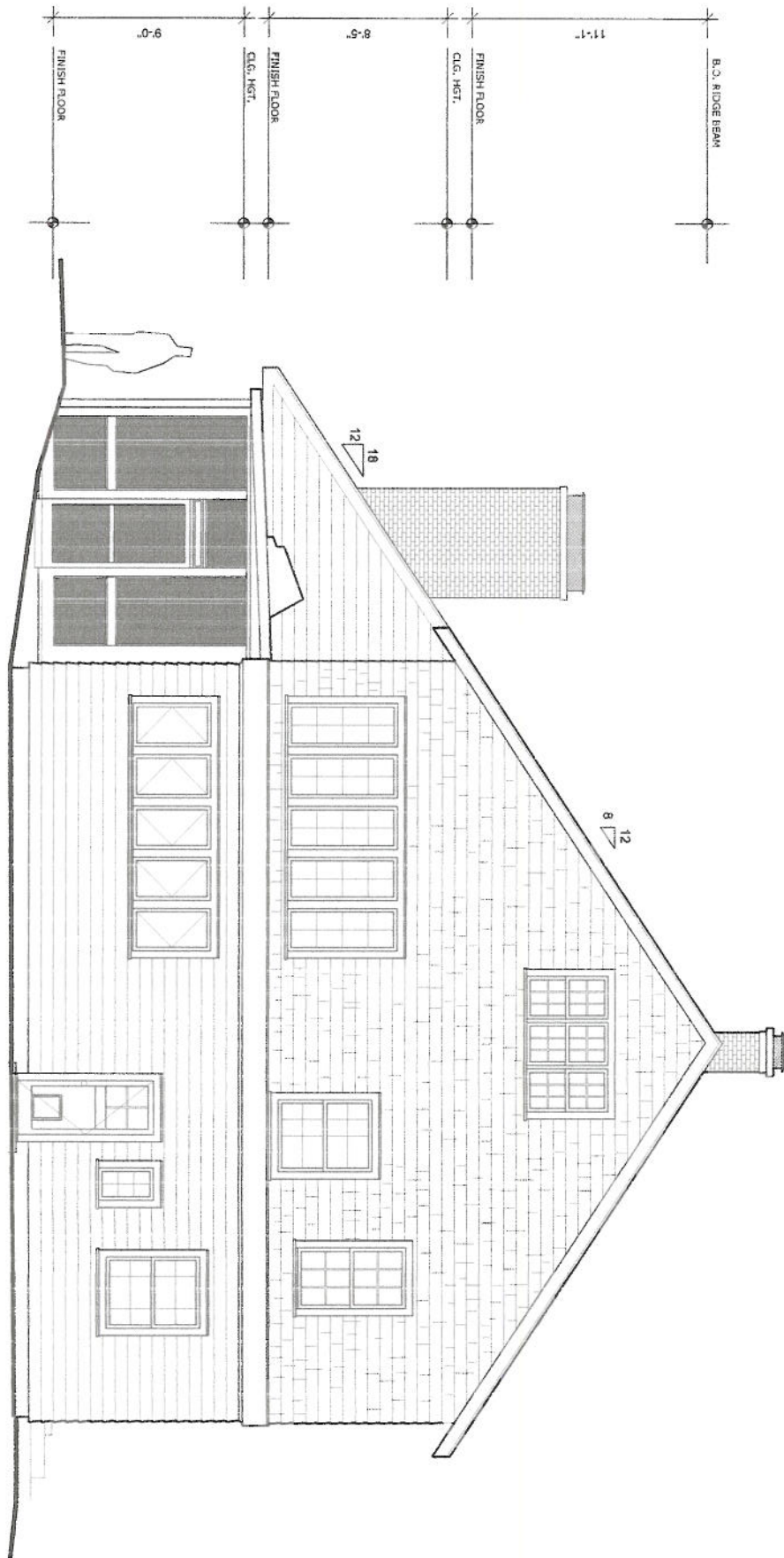
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EXISTING NORTHEAST ELEVATION
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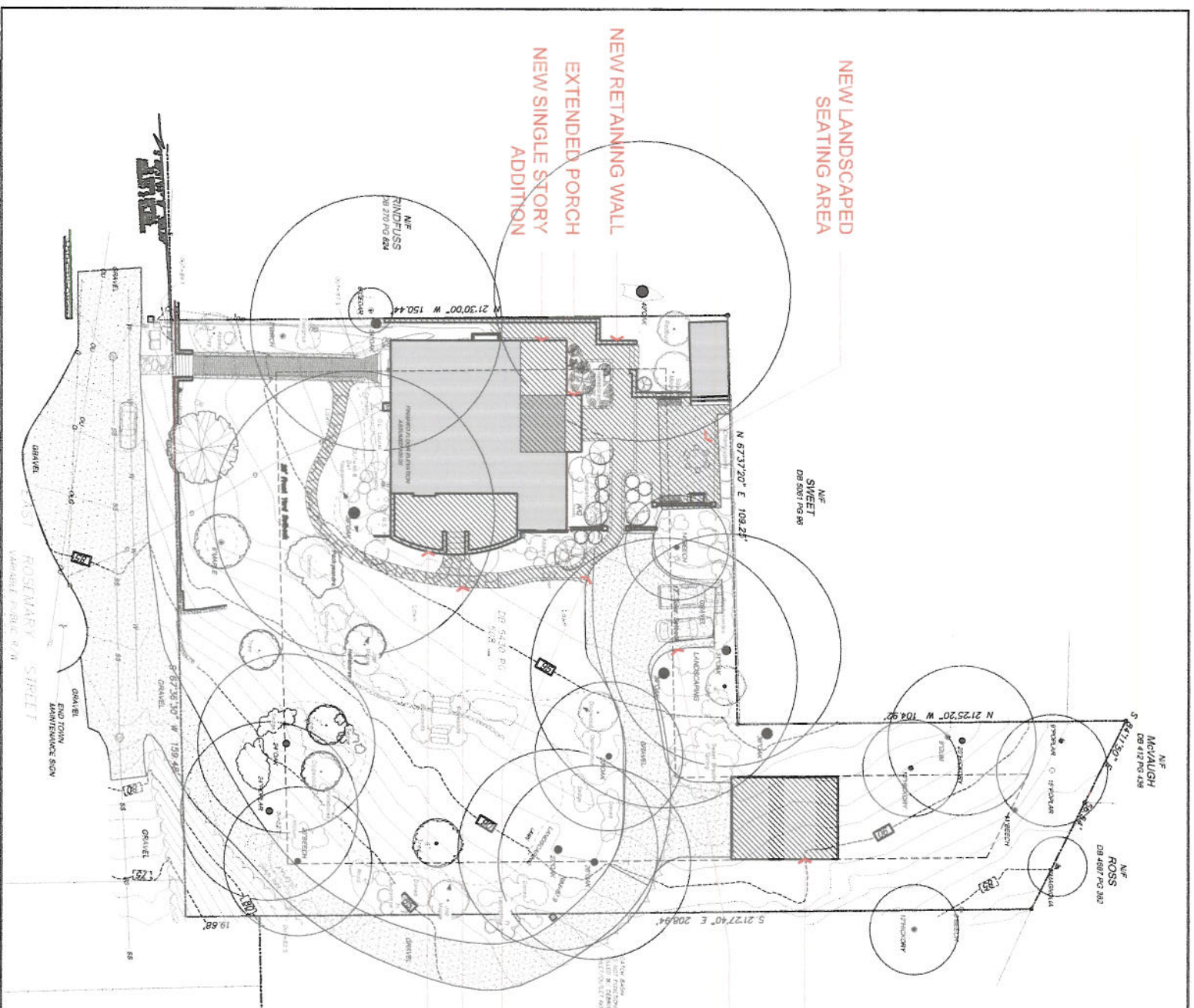
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EXISTING SOUTHWEST ELEVATION
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NEW LANDSCAPED SEATING AREA

NEW RETAINING WALL
EXTENDED PORCH
NEW SINGLE STORY ADDITION

NF
SWEET
DB 5807 PG 88

NF
MCVAUGH
DB 412 PG 138

NF
ROSS
DB 487 PG 382

NF
ROSS
DB 1879 PG 203

LEGEND	
	= EXISTING CONSTRUCTION
	= NEW CONSTRUCTION
	= PROPERTY LINE
	= SETBACK LINE

NEW BRICK WALKWAY
NEW STONE WALKWAY
NEW STONE PATIO

NEW GRAVEL DRIVE

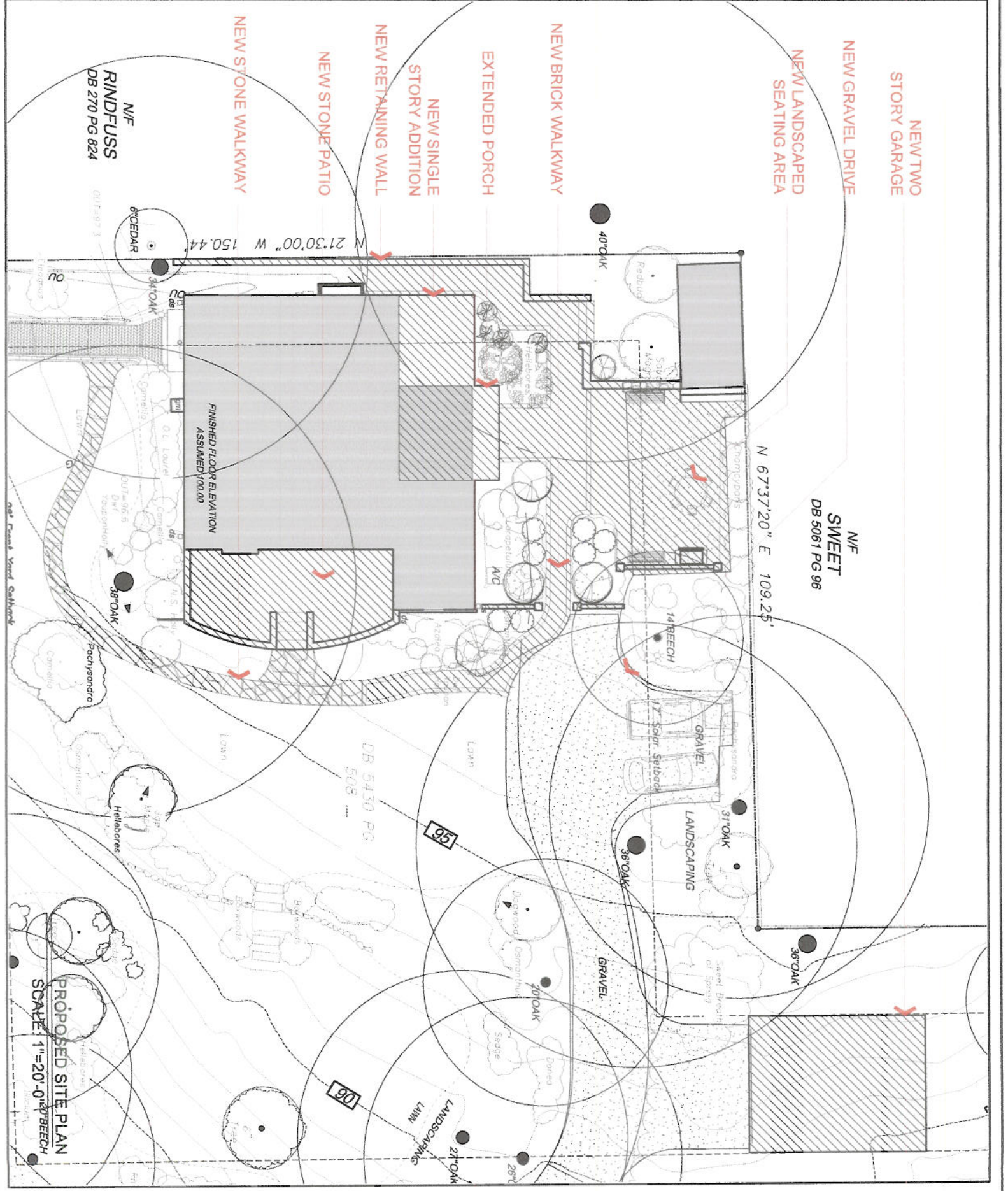
NEW TWO STORY GARAGE



PROPOSED SITE PLAN
SCALE: 1"=30'-0"

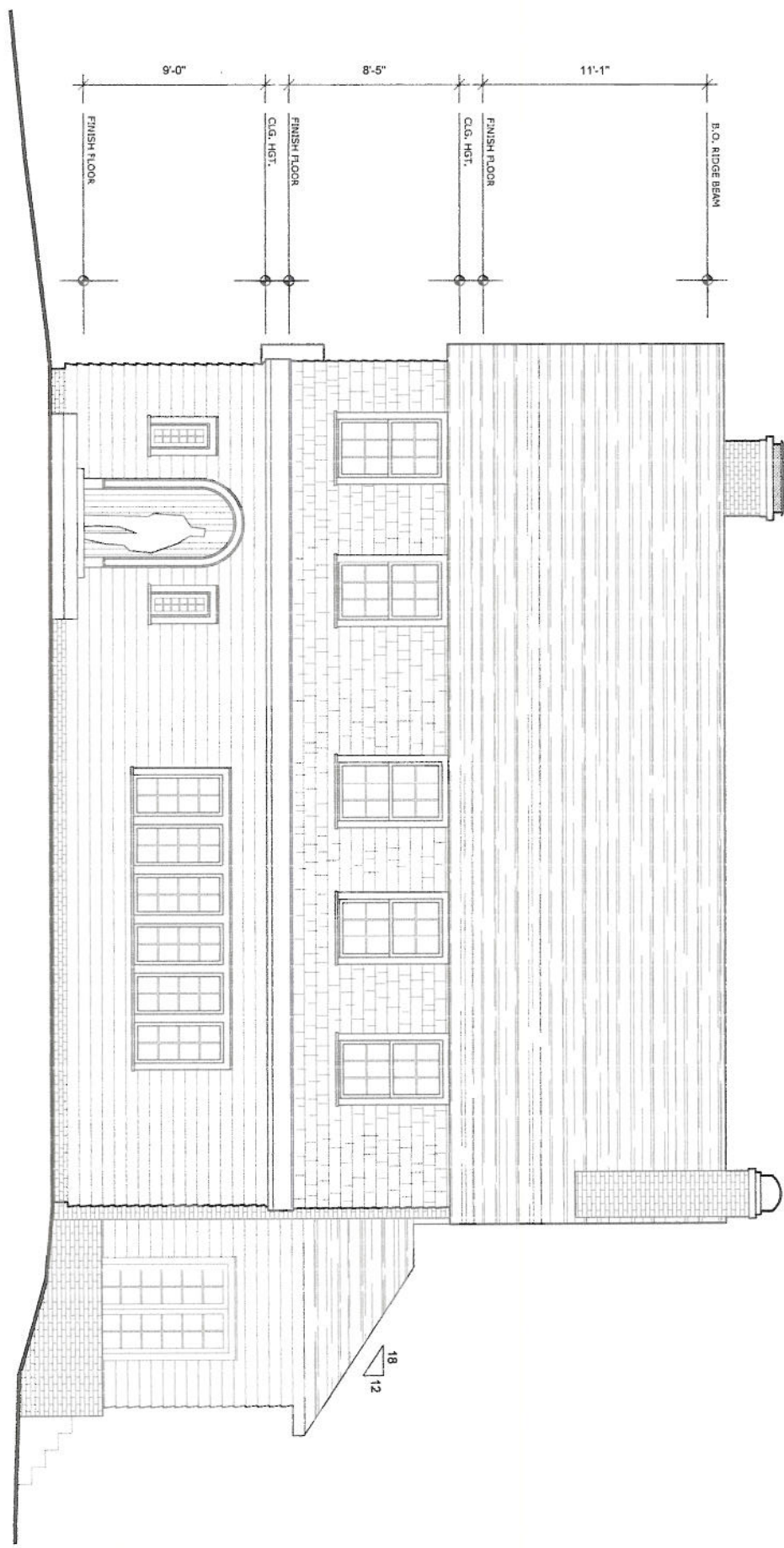
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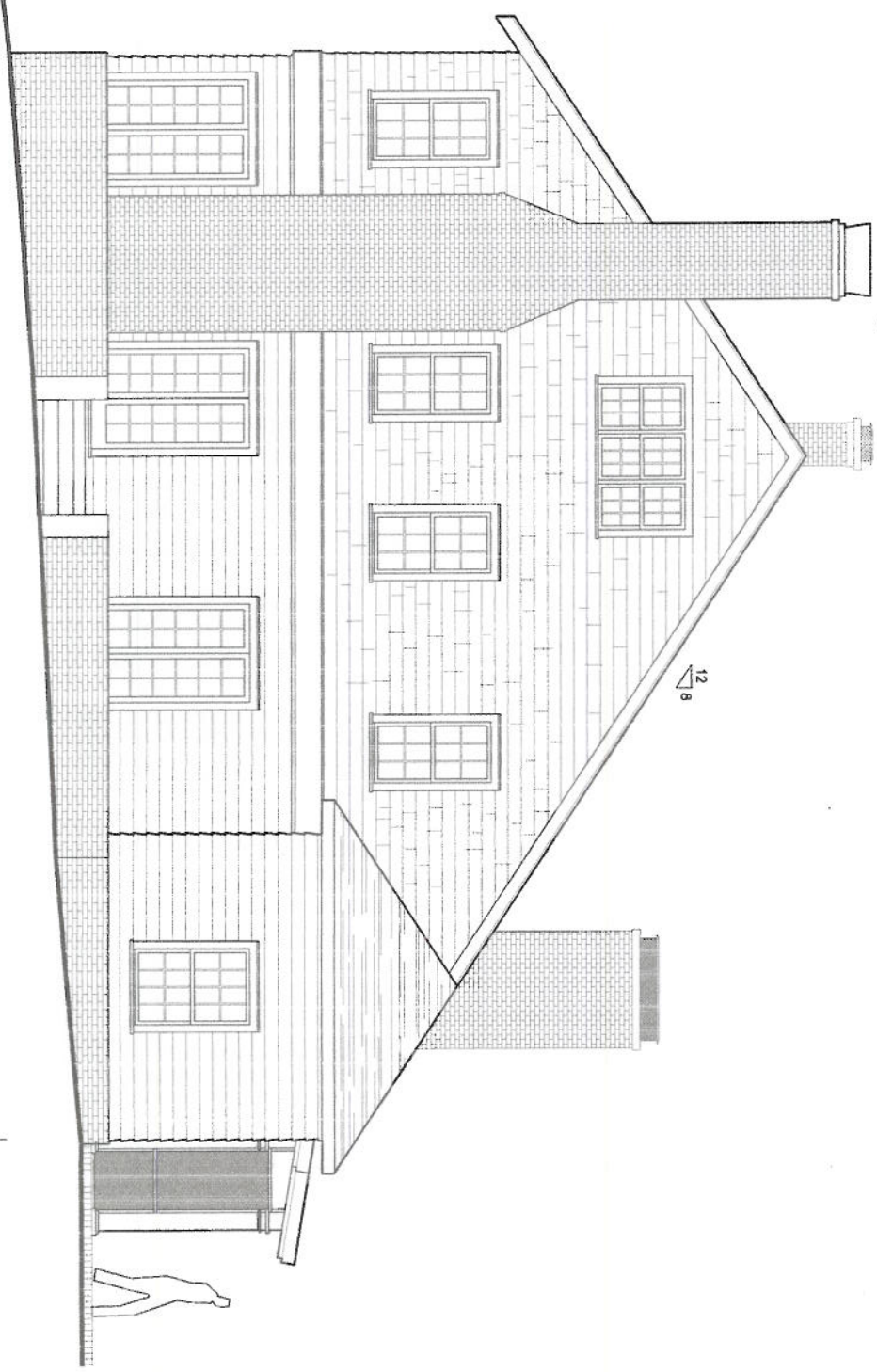
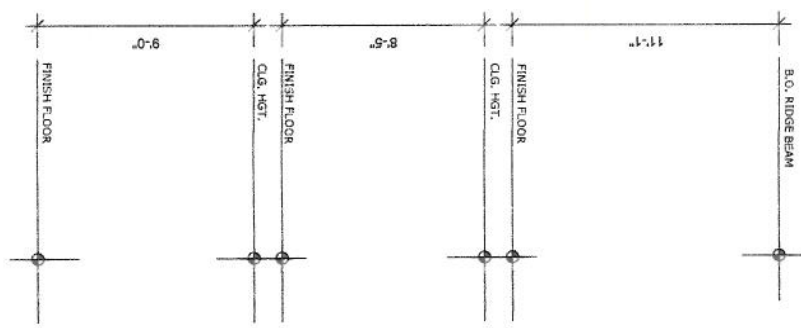
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PROPOSED SOUTHEAST ELEVATION
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AERIAL VIEW OF PROPOSED GARAGE

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