

Letter of Transmittal

TO: Eric Feld
Town of Chapel Hill Planning Department
405 Martin Luther King Jr Blvd, Chapel Hill NC 27514-5705

DATE: 04/24/2015 (for 5/12/15 Historic District Commission meeting)

JOB NAME: ZCP/CoA Application: 211 Pittsboro Street

WE ARE SENDING YOU:

- Attached Under separate cover via hand delivery the following items:
 Plans Prints Specs Samples Other

COPIES	DESCRIPTION
1	Application and CoA Supplemental Requirements, check for \$369.24 (\$360 .00 fee + \$9.24 for notification postcards)
1	CD of complete application package
10 sets	Architectural and site plan set with photos, written description, surrounding properties list and location map

THESE ARE TRANSMITTED as checked below:

- For your approval For your use As requested Approved as noted
 For review and comment Other

REMARKS:

NOTE: THIS IS NOT A ZONING COMPLIANCE PERMIT APPLICATION.

ZONING COMPLIANCE PERMIT APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

**THIS FORM IS USED ONLY FOR THE PURPOSE OF A CERTIFICATE OF
APPROPRIATENESS - IT IS NOT A ZONING COMPLIANCE PERMIT**

Parcel Identifier Number (PIN): 9788357985

Date: 04/24/15

Section A: Project Information

Project Name: The Carolina Inn Restaurant

Property Address: 211 Pittsboro Street Zip Code: 27516

Use Groups (A, B, and/or C): B Existing Zoning District: O&I-4

Project Description: Patio and walkway renovations
on Cameron Street side

Section B: Applicant, Owner and/or Contract Purchaser Information

Any persons intending to construct, install, remodel, repair, or alter any property in Chapel Hill, may be required to obtain a Business/Privilege License. The application can be found at: <http://www.townofchapelhill.org/index.aspx?page=1199> Please contact the Revenue Collector, 919-968-2759, if you have any questions.

Applicant Information (to whom correspondence will be mailed)

Name: Thomas Loter, Historic Pres Officer

Address: UNC-CH Facilities Planning, CB 1090

City: Chapel Hill State: NC Zip Code: 27599-1090

Phone: 919-843-3238 Email: tcloter@email.unc.edu

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: _____

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: same as Applicant

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature:  Date: 4/24/2015



PROJECT FACT SHEET
TOWN OF CHAPEL HILL
Planning Department

Section A: Project Information

Application type: HDC Certificate of Appropriateness Date: 4/24/15
Project Name: The Carolina Inn Restaurant

Use Type: (check/list all that apply)

Office/Institutional Residential Mixed-Use Other: _____

Overlay District: (check all those that apply)

Historic District Neighborhood Conservation District Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	279,328	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	27,932	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=	0	sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	307,260	sq. ft.

Section C: Special Protection Areas, Land Disturbance, and Impervious Area

Special Protection Areas: (check all those that apply)

Jordan Buffer Resource Conservation District 100 Year Floodplain Watershed Protection District

Land Disturbance	Total (sq ft)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, all grading, including off-site clearing)	3,200
Area of Land Disturbance within RCD	0
Area of Land Disturbance within Jordan Buffer	0

Impervious Areas	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Impervious Surface Area (ISA)	1,225	1,225	674	1,899
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	0.004	0.004	0.002	0.006
If located in Watershed Protection District, % of impervious surface on 7/1/1993	0.004	n/a	n/a	n/a



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section D: Dimensions

Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Number of Buildings	3 bldgs	none	none	3 bldgs
Number of Floors	4	0	0	4
Recreational Space	0	0	0	0

Residential Space

Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Floor Area (all floors – heated and unheated)	all n/a			
Total Square Footage of All Units				
Total Square Footage of Affordable Units				
Total Residential Density				
Number of Dwelling Units				
Number of Affordable Dwelling Units				
Number of Single Bedroom Units				
Number of Two Bedroom Units				
Number of Three Bedroom Units				

Non-Residential Space (Gross Floor Area in Square Feet)

Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial					
Restaurant			# of Seats		
Government					
Institutional	n/a	n/a			
Medical					
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	0	0	0
	Interior (neighboring property lines)	0	0	0
	Solar (northern property line)	0	0	0
Height (maximum)	Primary	n/a		
	Secondary	n/a		
Streets	Frontages	n/a		
	Widths	n/a		



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:

- | | |
|----------|---|
| none | 1. Recorded plat or deed verifying property current ownership (NOT AVAILABLE) |
| none | 2. Recorded Plat of easements, right-of-way, and dedications, if applicable (NOT AVAILABLE) |
| X | 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. |
| \$369.24 | 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:

- | | |
|-----|---|
| X | 5. Reduced Site Plan Set (reduced to 8.5"x11") 11"x17" |
| X | 6. Building Elevation (label building height from top of roof to finished grade line) |
| n/a | 7. Floor Plan, only if accessory apartment or within Neighborhood Conservation District |
| X | 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.

- The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
- 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;
- The exterior construction materials, including textures and patterns;
- The architectural detailing such as lintels, cornices, brick bond, and foundation materials;
- The roof shape, form, and materials;
- The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors);
- The general form and proportion of the buildings;
- The accessory fixtures and other features (including lighting fixtures, hardware, awnings, etc);
- The architectural scale in relation to existing structures and surrounding buildings; and
- 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.

X

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.

X

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.

WRITTEN DESCRIPTION

211 Pittsboro Street (The Carolina Inn)

Scope of Work

Renovations and improvements are proposed to the restaurant and bar area in the historic 1924 section of The Carolina Inn. The two spaces will be exchanged so that the restaurant will be at the northeast end, and the bar at the northwest end. To encourage more circulation between the bar area and the courtyard, the courtyard will be renovated and also will be “opened up” to be more visible from the front lawn for special events. Most of the changes will be interior.

Architectural improvements will include the addition of doors leading from the Inn to the courtyard, and the addition of a covered pergola.

Hardscape improvements will include new paving in the courtyard, and improvements to some of the brick walkways around the Cameron Avenue porch.

The proposed exterior work includes:

Courtyard

- Demolition of the existing brick screen wall and removal of the wrought iron gate separating the courtyard from the lawn area.
- Demolition of the existing pergola and construction of a new pergola, retaining the same proportions and elements and adding a shallow standing seam copper hip roof with a Chippendale rail to match the rails on the existing building.
- Demolition of the existing brick paving and construction of new bluestone paving with a brick paving surround to create the sense of an outdoor room.
- Replacement of the existing center window in the west façade of the building and the two bay windows in the north façade with doors, using true divided lights and wooden casements that match as closely as possible the existing doors found throughout the property.
- Correction of drainage issues (standing water) by a slight regrading of the courtyard to a very gentle slope toward the lawn.
- New site furnishings (tables, chairs, fire table).

Cameron Avenue Porch and Surrounding Walkways

- A new brick sidewalk, matching the existing campus standard running bond, to tie the northeast corner of the porch to the existing brick sidewalk along South Columbia Street.
- Extension outward by 2' of the existing brick pavers and edging directly in front of the porch, to improve circulation.
- Widening to 7' the existing brick walk outside the courtyard, to improve circulation.
- Demolition of the 2' wide brick strip along the brick wall on the west side of the lawn area, replacing it with a planting bed.
- Terra cotta pots at each end of the porch, and free-standing wooden planters along the front of the porch, to separate the outdoor dining area from the lawn area.

Criteria

- A. **Height.** The height of the proposed pergola, including the roof, is very similar to, and in character with, the existing pergola.
- B. **Setback and Placement.** The setback and placement of the proposed new pergola is very similar to the existing pergola.
- C. **Exterior Construction Materials.** The exterior construction materials for the pergola and the paving will match the existing materials as closely as possible.
- D. **Architectural Detailing.** The architectural detailing will be similar to or will match the existing details found throughout the property.
- E. **Roof.** The roof of the proposed new pergola will be standing seam copper, in keeping with the copper roofing on other sections of the building.
- F. **Fenestration.** Replacement of three of the existing windows with doors will match, as closely as possible, the existing doors throughout the property.
- G. **General Form and Proportion.** The scale of the proposed pergola will be very similar to the scale of the existing pergola.
- H. **Accessory Fixtures.** Two ceiling fans will be installed under the pergola's roof, and strip lighting will be concealed behind molding just under the pergola's ceiling and will shine upward onto the ceiling. The new terra cotta pots and wooden planters will match the existing found throughout the property.
- I. **Architectural Scale.** The renovated courtyard and pergola will occupy nearly the same amount of space as the current courtyard and pergola. The extension of brick walkway outside the courtyard and in front of the Cameron Avenue porch is in keeping with the scale of the walkways throughout the property.
- J. **Structural Conditions and Soundness.** Structurally, the building and exterior areas of are in very good condition. The slight regrading of the courtyard should alleviate the current drainage problems.

Information Regarding Surrounding Properties

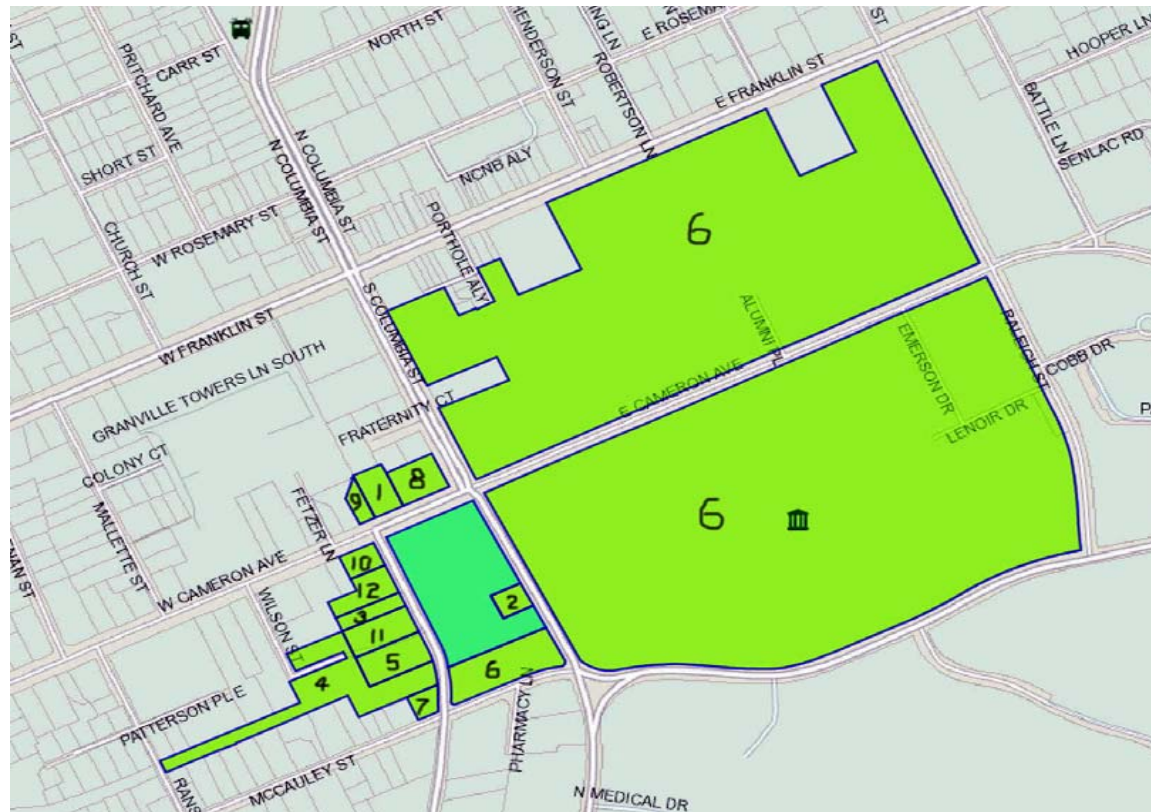
The Carolina Inn does not resemble the surrounding properties, as it is a unique structure on UNC's main campus. The proposed exterior changes minor and are in keeping with the Inn's historic appearance. The view of the Inn from Cameron Avenue will be enhanced by these changes.

Demolition Information

Demolition and renovation of the exterior spaces is as described above.

3. MAILING OF PROPERTY OWNERS: THE CAROLINA INN RESTAURANT

1.	9788364372	EPSILON OF PHI GAMMA DELTA INC	301 RAMBLEWOOD DRIVE	RALEIGH	NC	27609
2.	9788359888	UNIVERSITY OF N C	UNKNOWN ADDRESS	CHAPEL HILL	NC	27514
3.	9788354853	NORTH CAROLINA STATE OF	116 W JONES ST	RALEIGH	NC	27611
4.	9788353521	UNIVERSITY OF N C	UNKNOWN ADDRESS	CHAPEL HILL	NC	27514
5.	9788355655	ROMAN CATHOLIC DIOCESE ROMAN OF RALEIGH	218 PITTSBORO ST	CHAPEL HILL	NC	27516
6.	9788543697	UNIVERSITY OF N C	PROPERTY OFFICE UNC	CHAPEL HILL	NC	27599
7.	9788356456	HALPERN ADRIAN R	200 MCCAULEY ST SUITE A	CHAPEL HILL	NC	27516
8.	9788366328	BETA OF DELTA KAPPA EPSILON FRATERNITY	P O BOX 14	CARRBORO	NC	27510
9.	9788364217	PILLER SANTRA TRUSTEE TRUSTEE STEVE CALLAS	12424 WILSHIRE BLVD #1150	LOS ANGELES	CA	90025
10.	9788364013	N C DELTA ALUMNI BD OF SIGMA PHI EPSILON INC	1314 MAYFAIR RD	RALEIGH	NC	27608
11.	9788354796	BURBIDGE MICHAEL F BISHOP	715 NAZARETH ST	RALEIGH	NC	27606
12.	9788354930	ST ANTHONY ASSOC OF NC INC	P.O. BOX 1271	CHAPEL HILL	NC	27514



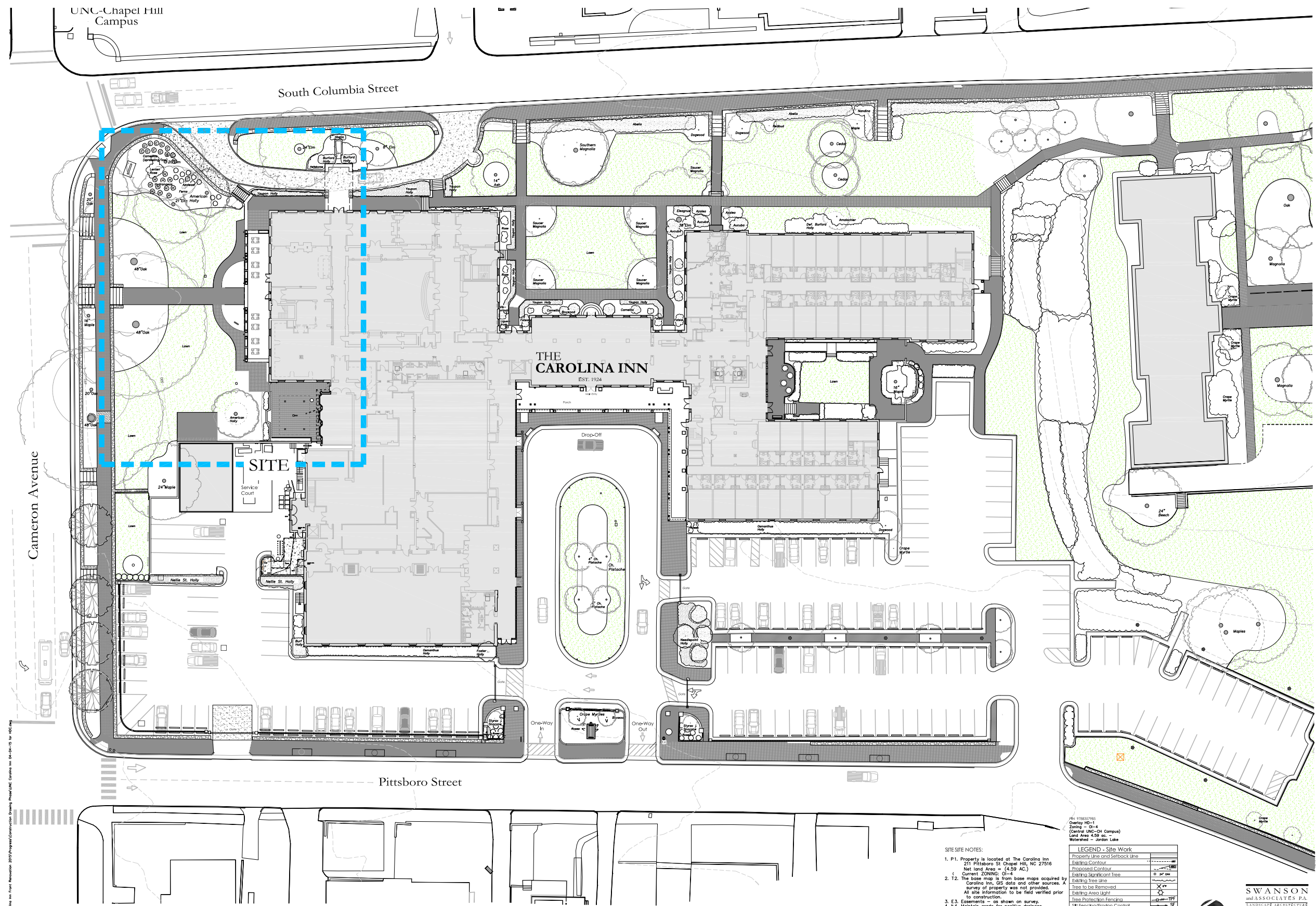


CHAPEL HILL HISTORIC DISTRICT COMMISSION

THE CAROLINA INN RESTAURANT

24 APRIL 2015





DRAWING FILE: 151\Projects\UNC Campus\Site\1503\Projects\Construction\Drawings\Phase\UNC Campus\1503-04-15 for 3NORTH

- SITE NOTES:**
- P1. Property is located at the Carolina Inn 211 Pittsboro St Chapel Hill, NC 27516. Net land Area = (4.29 AC).
 - Current ZONING: OI-4
 - The base map is from base maps acquired by Carolina Inn, GIS data and other sources. A survey of property was not provided. All site information to be field verified prior to construction.
 - E3. Easements - as shown on survey.
 - M4. Mention grade for positive drainage.
 - C5. Contractor to confirm locations for existing underground utilities prior to digging.
 - F6. Flood note: this property is not located in a special flood hazard zone.
 - R7. R7. References: DB 205 PG 2011, DB 317 PG 380 OF THE ORANGE COUNTY REGISTER
 - D8. Elevations for this survey are based on NAVD 88 DATUM. Elevations for FFS of Carolina Inn is shown with assumed elevation (not tied into the State benchmark)

LEGEND - Site Work

Property Line and Setback Line	---
Existing Contour	---
Proposed Contour	---
Existing Significant Tree	⊙
Existing Tree Line	---
Tree to be Removed	⊗
Existing Area Light	⊙
Tree Protection Fencing	---
Site Access Road/Driveway Control	---
Pipe (Storm Drain)	---
Existing Edge of Pavement	---
Parking Area	---
Existing Building	---
Existing Feature or Spot Elevation (in feet)	178.0
Proposed Feature or Grade (Normal feet)	178.0

SWANSON and ASSOCIATES P.A.
 TRANSPORTATION SERVICES
 100 E. Carr Street
 Cary, NC 27513
 P: 919.929.9000
 F: 919.929.9001
 www.3north.com

3 NORTH

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 www.3north.com
 804.232.8900

REVISIONS

1	REVISED
2	FOR CONSTRUCTION

THE CAROLINA INN - BAR AND RESTAURANT
 211 PITTSBORO STREET
 CHAPEL HILL, NORTH CAROLINA 27516
 30 MARCH 2015
 SCO ID #11-08965-01F
 100% CONSTRUCTION DOCUMENTS

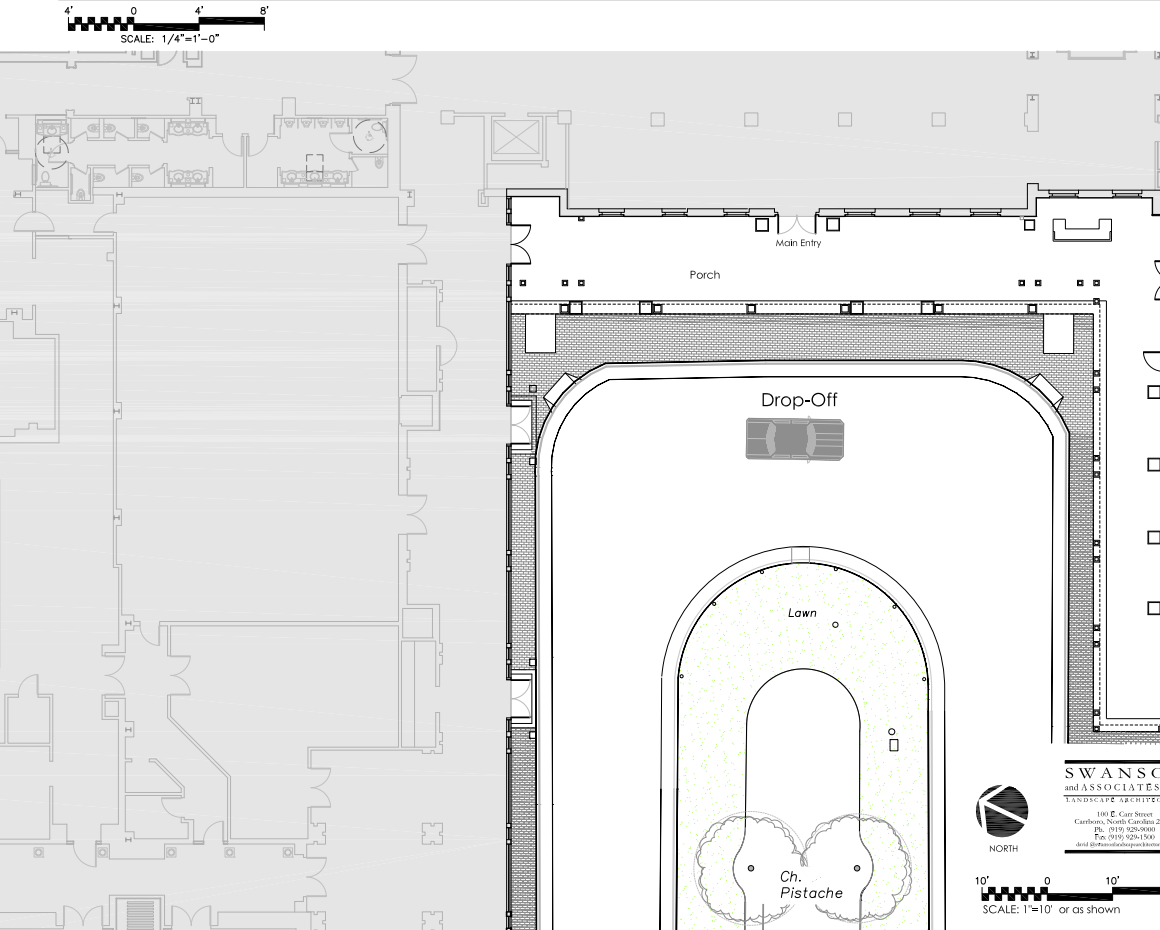
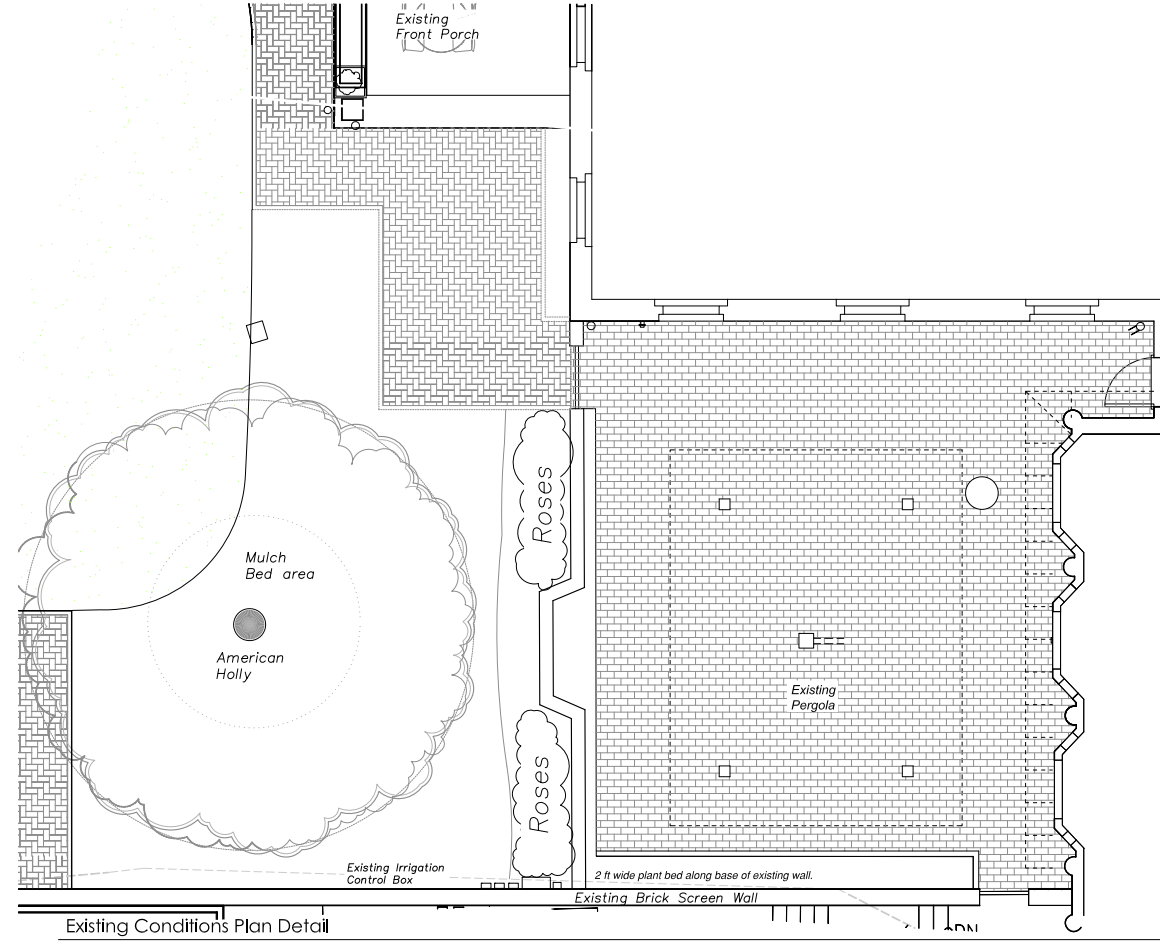
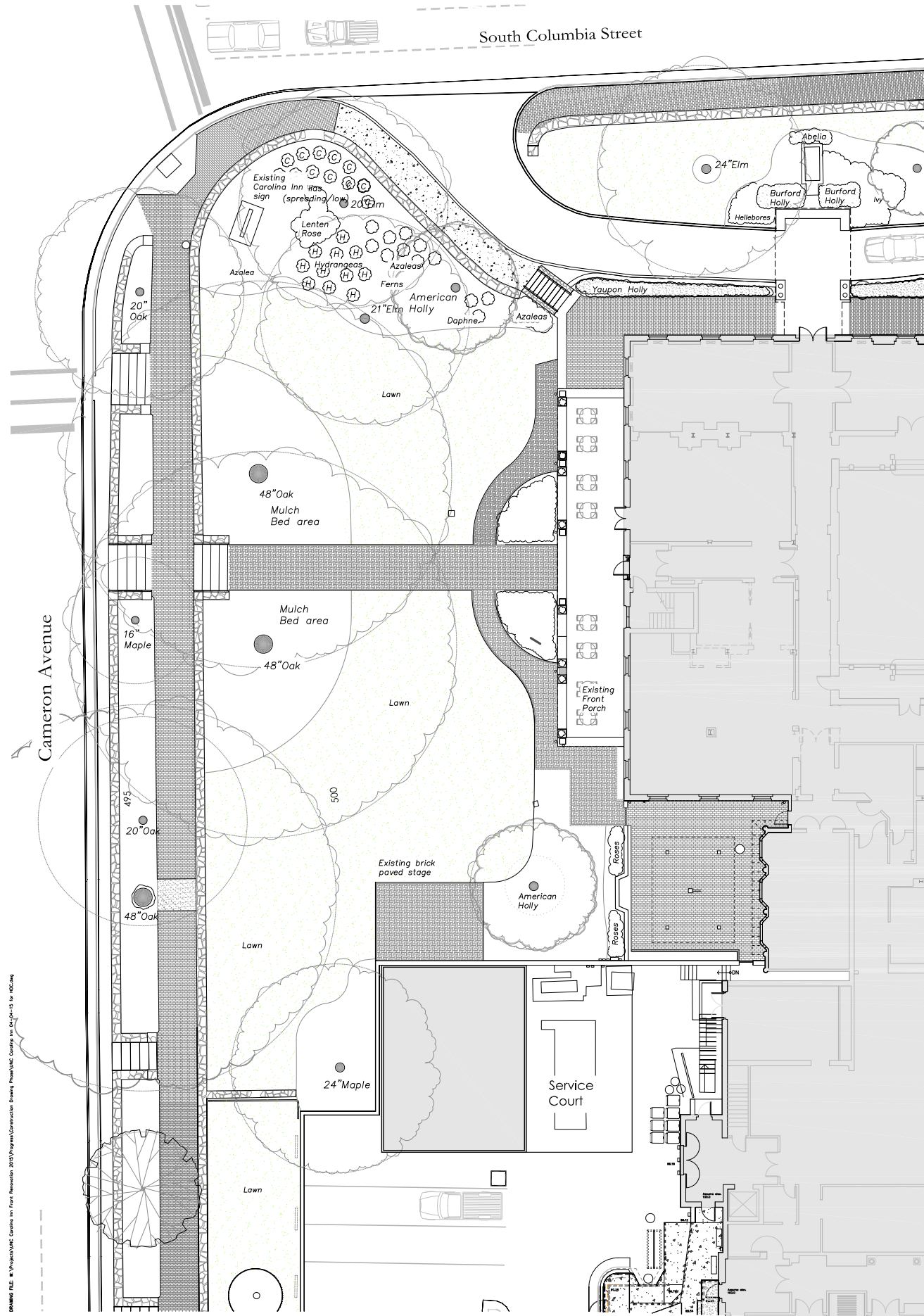
L1.0
 Existing Conditions with
 Utilities



THE CAROLINA INN RESTAURANT

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24 APRIL 2015



REVISIONS
 1. 2/24/15
 2. FLOOR PLAN REVISIONS

SCO ID #11-08965-01F
 100% CONSTRUCTION DOCUMENTS

THE CAROLINA INN - BAR AND RESTAURANT
 211 PITTSBORO STREET
 CHAPEL HILL, NORTH CAROLINA 27516
 30 MARCH 2015

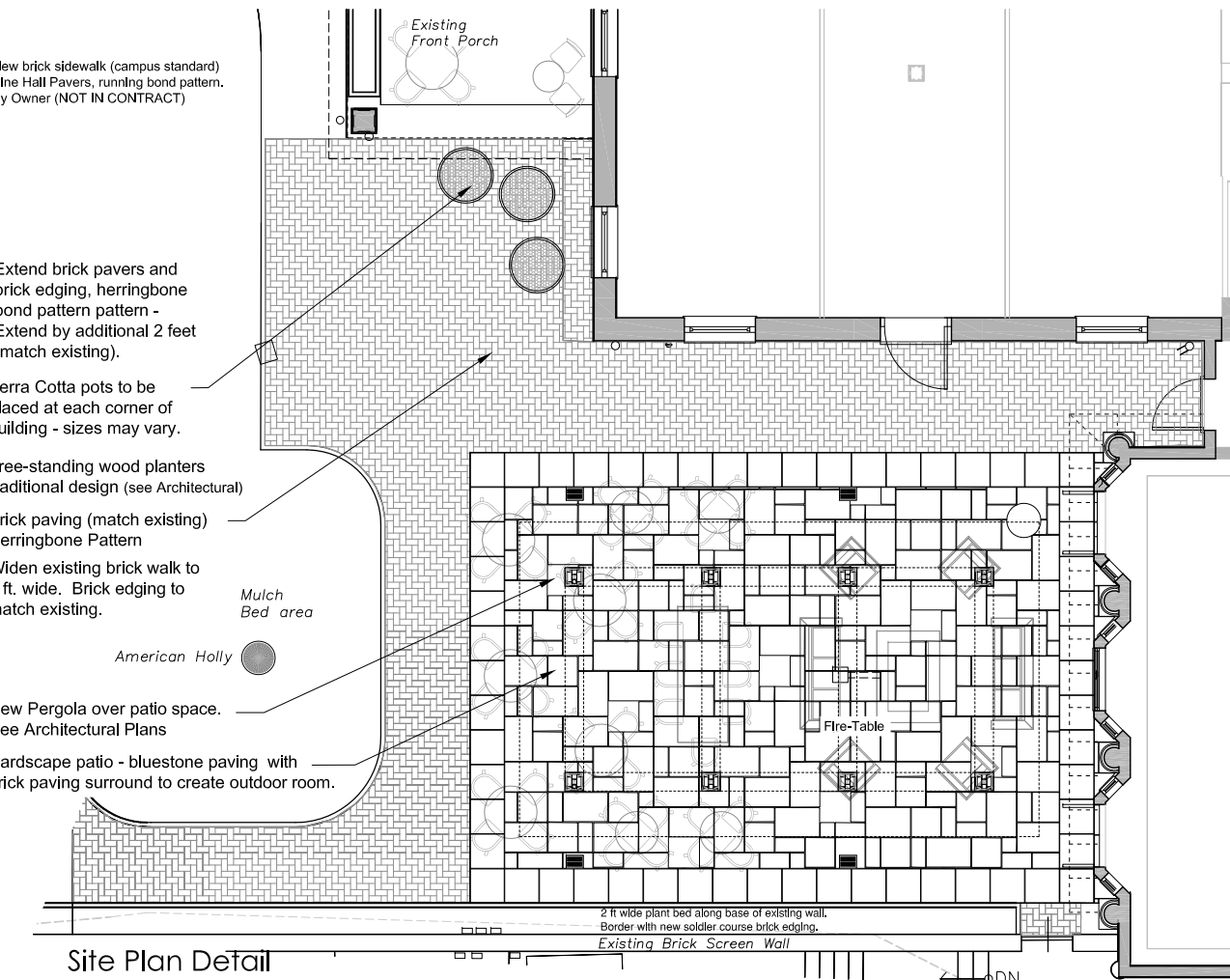
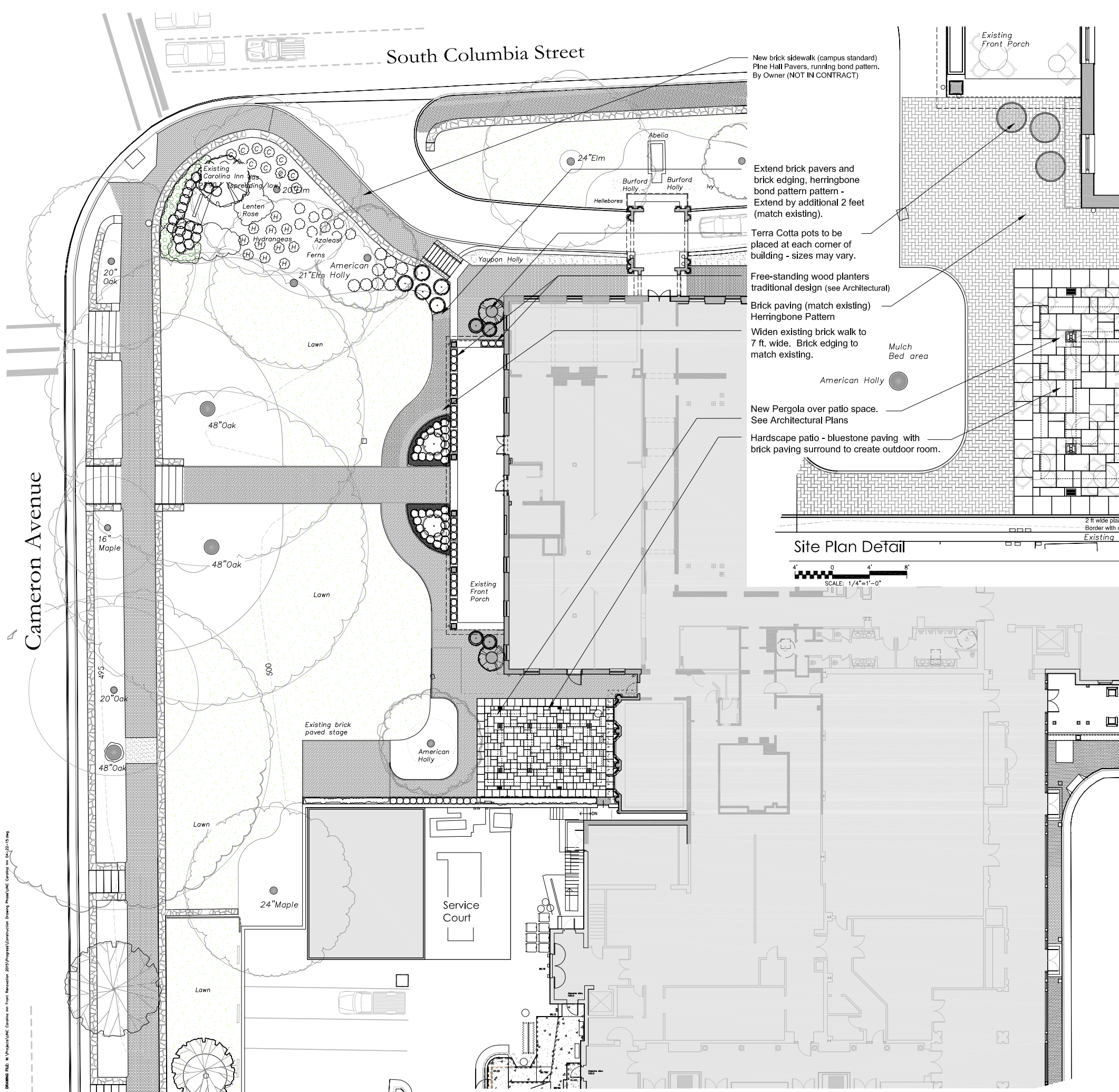
L1.1
 Existing Conditions Plan

SWANSON
 and ASSOCIATES P.A.
 LANDSCAPE ARCHITECTS
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 Cary, North Carolina 27513
 P: 919.924.9000
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 and info@swansonandassociates.com

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- New brick sidewalk (campus standard) Pine Hall Pavers, running bond pattern. By Owner (NOT IN CONTRACT)
- Extend brick pavers and brick edging, herringbone bond pattern - Extend by additional 2 feet (match existing).
- Terra Cotta pots to be placed at each corner of building - sizes may vary.
- Free-standing wood planters traditional design (see Architectural)
- Brick paving (match existing) Herringbone Pattern
- Widen existing brick walk to 7 ft. wide. Brick edging to match existing.
- Mulch Bed area
- American Holly
- New Pergola over patio space. See Architectural Plans
- Hardscape patio - bluestone paving with brick paving surround to create outdoor room.
- 2 ft wide plant bed along base of existing wall. Border with new soldier course brick edging.
- Existing Brick Screen Wall

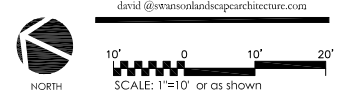
Site Plan Detail
SCALE: 1/4"=1'-0"

Scope of Project:

1. Demolition and removal of existing site features:
 - Existing brick screen wall by courtyard space
 - Existing Pergola and associated elements
 - Existing brick paving.
2. New Construction (Site Only)
 - New covered Pergola
 - New Courtyard hardscape patio (bluestone paving)
 - New brick paving (to match existing herringbone pattern)
 - New Site furnishings
 - Improved drainage
 - Landscape Plantings Improvements

SWANSON
and ASSOCIATES P.A.
LANDSCAPE ARCHITECTURE

100 E. Carr Street
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Fax (919) 929-1500
david@swansonlandscapearchitecture.com



THE CAROLINA INN - BAR AND RESTAURANT
211 PITTSBORO STREET
CHAPEL HILL, NORTH CAROLINA 27516

SCO ID #11-08965-01F
100% CONSTRUCTION DOCUMENTS

REVISIONS
1 REVISIONS
2 FLOOR PLAN REVISIONS
3 LANDSCAPE/HARDSCAPE PLANS 04-23-15

L2.0
Site Plan

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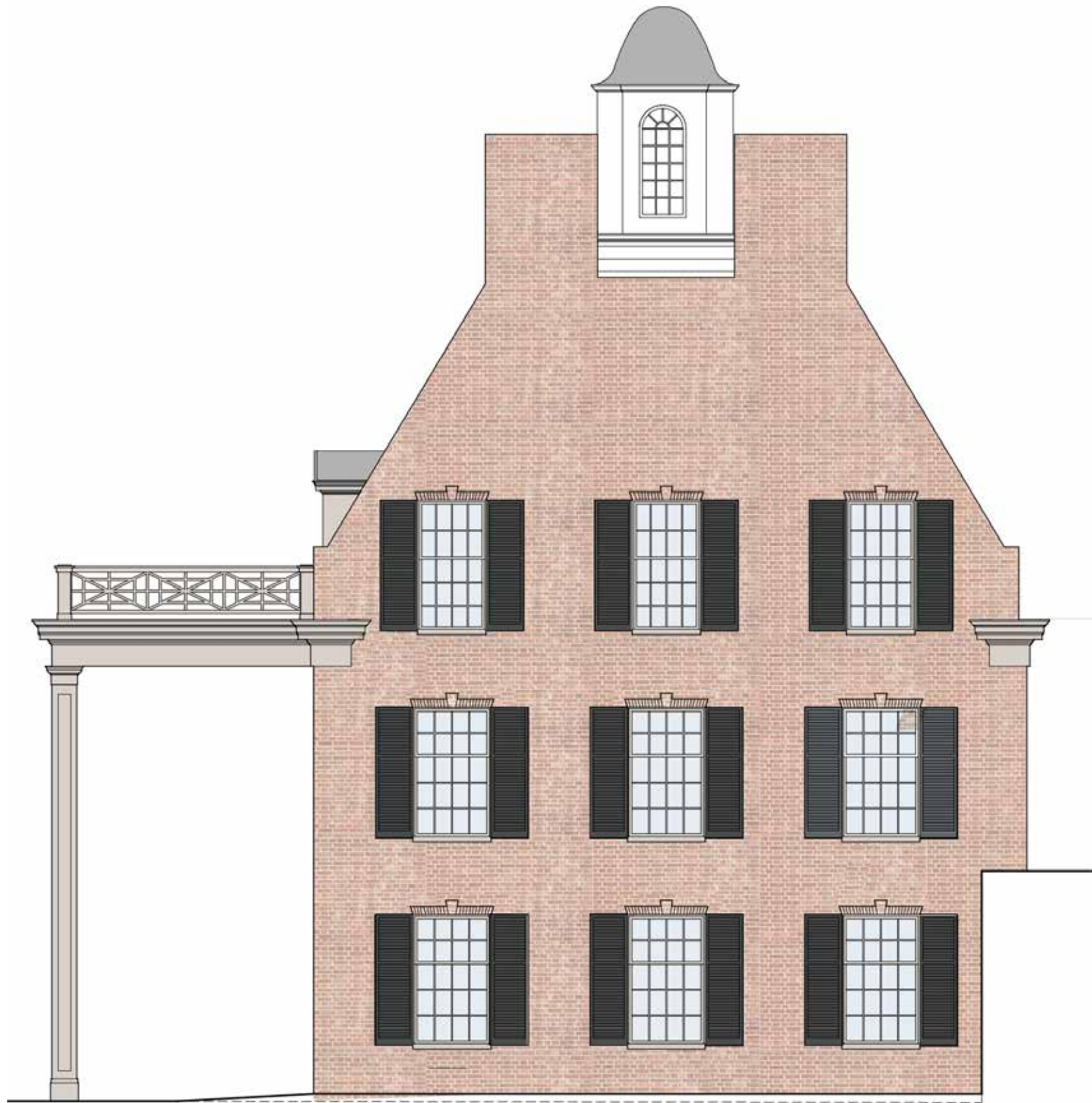
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EXISTING FRONT ELEVATION



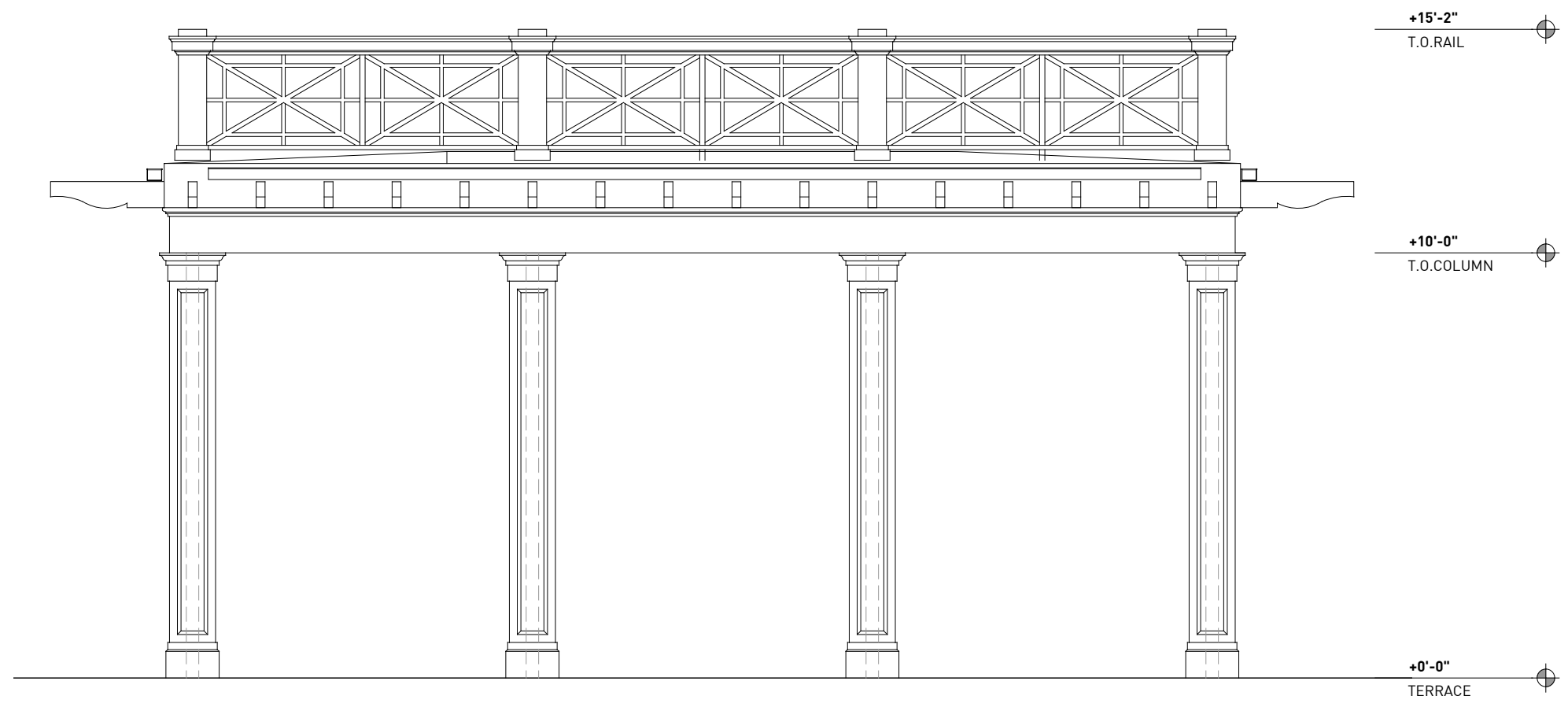
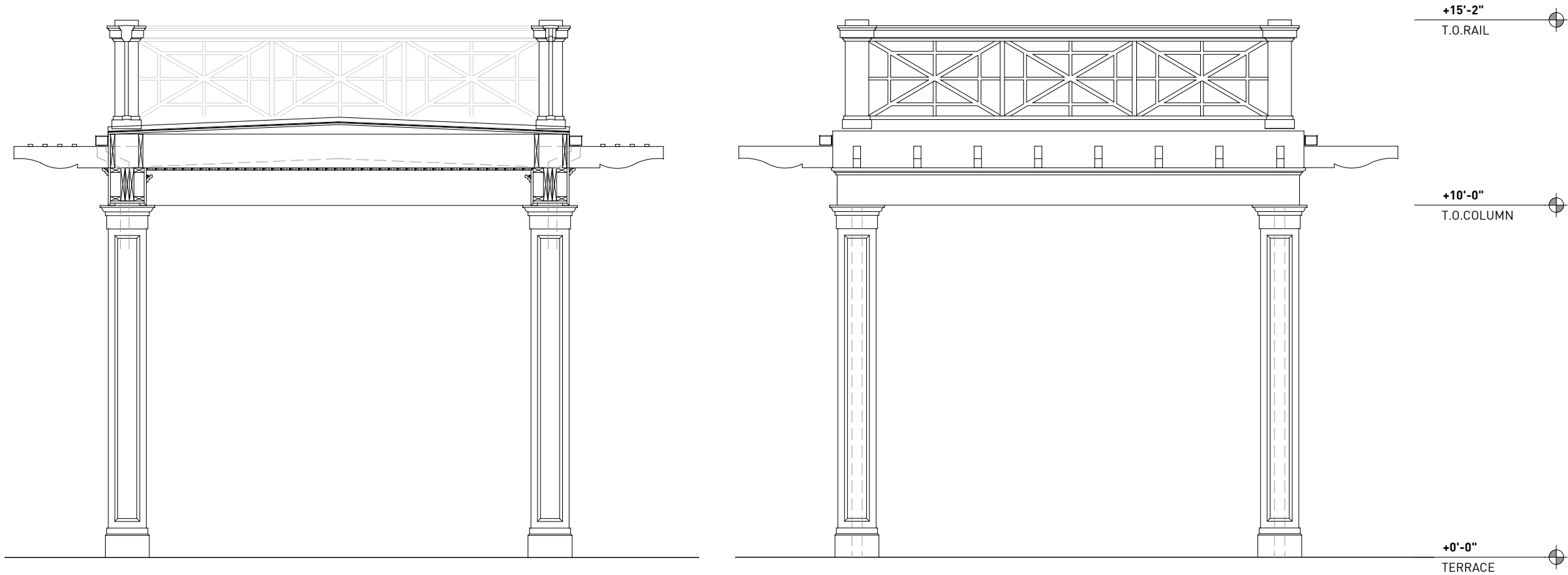
PROPOSED FRONT ELEVATION

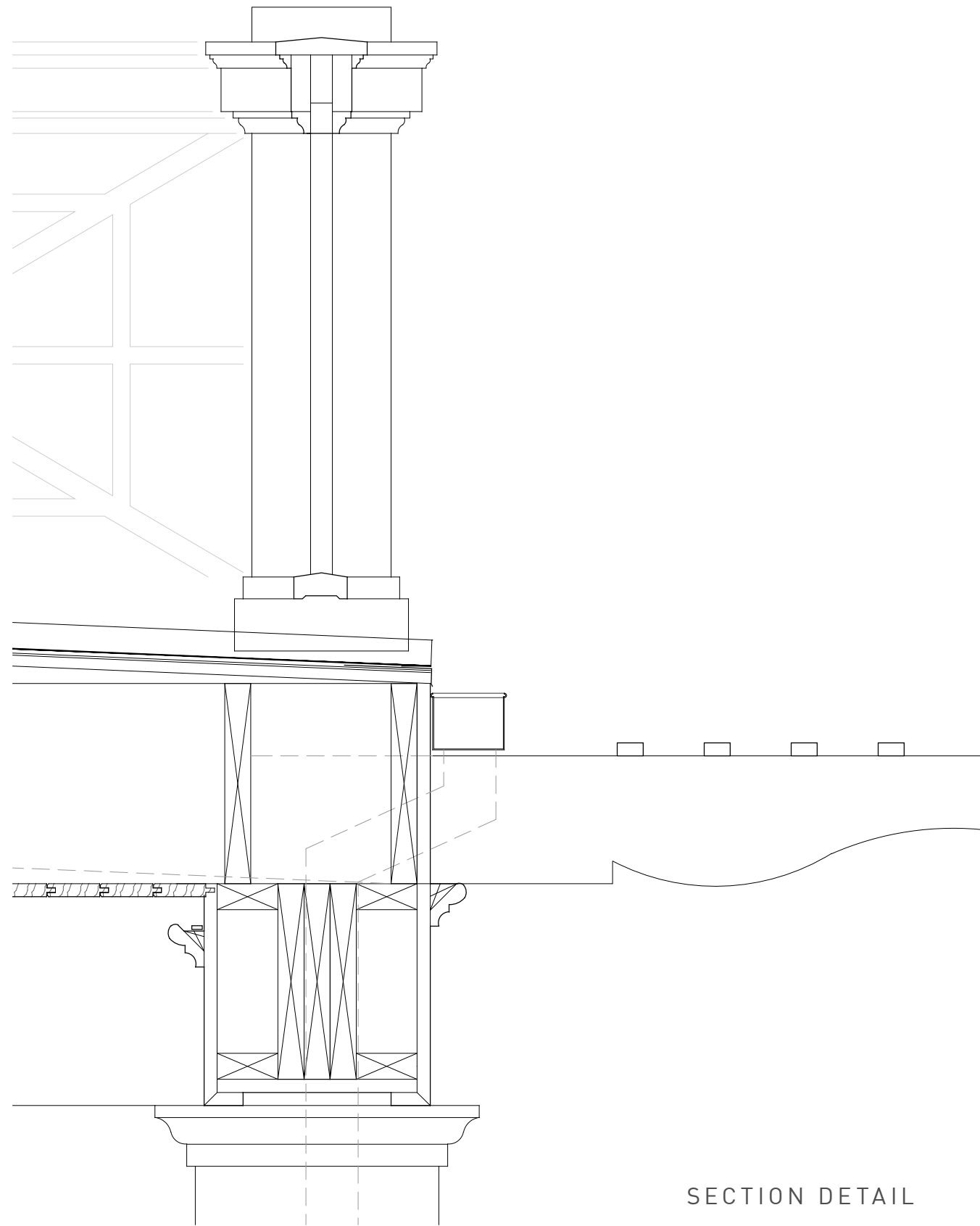


EXISTING TERRACE ELEVATIONS

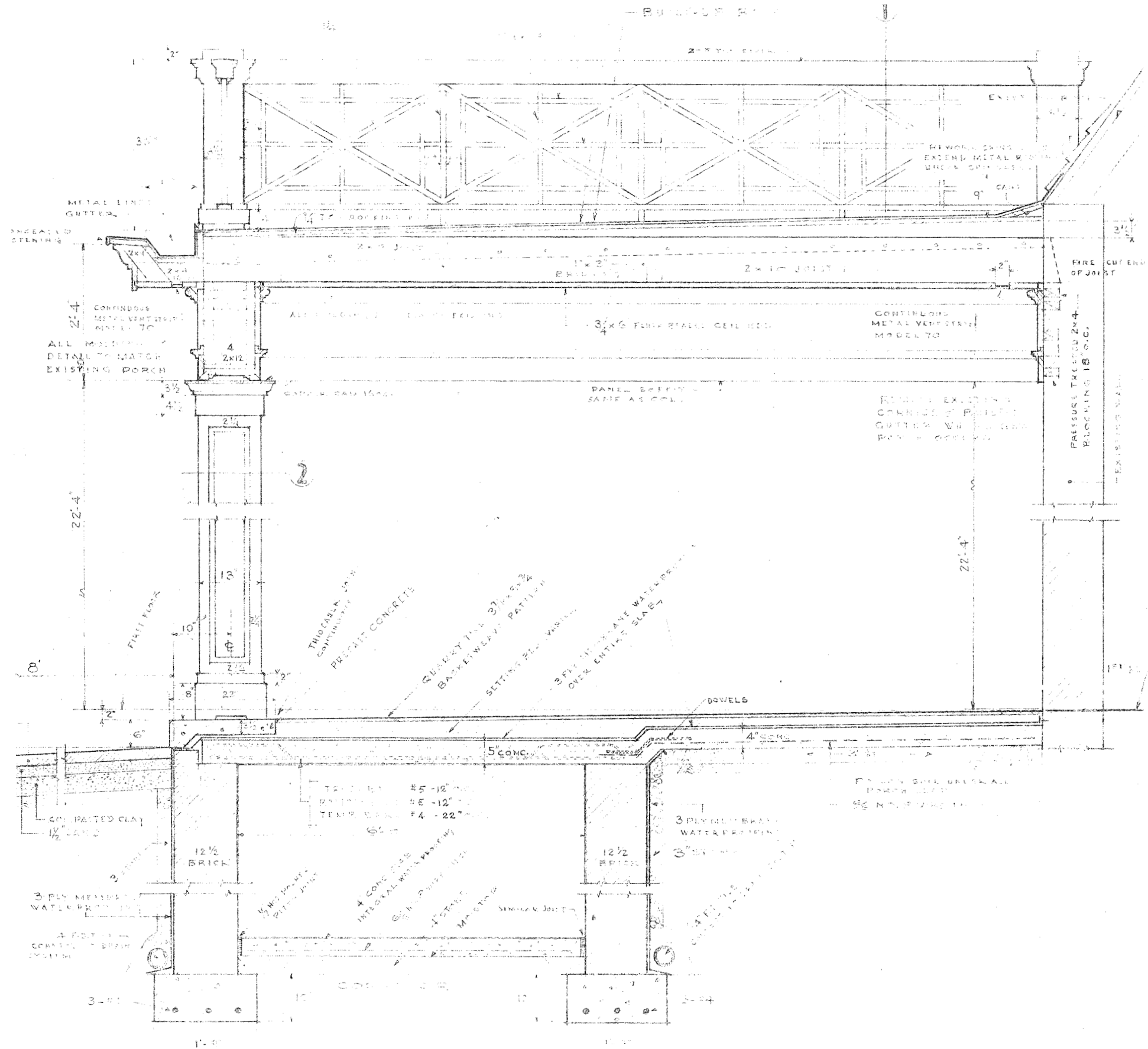


PROPOSED TERRACE ELEVATIONS





SECTION DETAIL



1961 PORCH ADDITION



BLUESTONE PAVERS



BRICK PAVERS



PAINTED WOOD PERGOLA