



QUESTIONS?  
 Call or email us!

<p>Chapel Hill Historic District          Certificate of Appropriateness Application</p>	<p>Project:</p>	
<p><b>Project Description: Lambda Chi Alpha Fence Repair/Expansion</b>  <b>The applicant seeks permission to replace deteriorated sections of an existing stockade fence between its rear yard and trash dumpsters located along Pickard Lane, as well as to expand the fencing along Pickard Lane and across the rear property line as more particularly described in the attached Description.</b></p>	<p>Permit:</p>	
	<p>STAFF REVIEW</p>	
	<p><input type="checkbox"/> Application complete and accepted</p>	
	<p><input type="checkbox"/> Application not complete and returned with a notation of deficiencies</p>	
<p>BY:  DATE:</p>		
<p><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.</p>		

A: Property Information			
<p><b>Property Address:</b> 229 E. Franklin Street, Chapel Hill, NC 27514</p>	<p><b>Parcel ID Number:</b> 9788487081</p>		
<p><b>Property Owner(s):</b> Gamma-Nu Foundation, Inc.</p>	<p><b>Email:</b> ljalbertson@me.com</p>		
<p><b>Property Owner Address:</b> c/o Lee Albertson, 1340 Padstone Drive</p>			
<p><b>City:</b> Apex</p>	<p><b>State:</b> NC</p>	<p><b>Zip:</b> 27502</p>	<p><b>Phone:</b> 984-789-7330</p>
<p><b>Historic District:</b> <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul</p>		<p><b>Zoning District:</b></p>	

B: Applicant Information	
<p><b>Applicant:</b> Gamma-Nu Foundation, Inc.</p>	<p><b>Role (owner, architect, other):</b> Owner</p>
<p><b>Address (if different from above):</b></p>	



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City:	State:	Zip:
Email:		Phone:

**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		
						0.47 Acres	
Required by zoning	20'	6'	8'	39'	60'		
Proposed	n/c	n/c	n/c	n/c	n/c		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	4150'	n/c	4150'	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	1500'	n/c	1500'	5650'	n/c	Existing	Proposed
				0.27:1			
Impervious Surface Area (ISA)	5000'	n/c	5000'	5000'	n/c	0.51:1	0.51:1
				0.24:1			
New Land Disturbance			0				



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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
PAGE 16	WALLS + FENCES	PROPOSAL CALLS FOR REPAIR + INSTALLATION OF WOODEN FENCE (PRIVACY) IN REAR/SIDE YARD NOT INCONSISTENT WITH DISTRICT'S
		GOAL OF MAINTAINING VISUALLY OPEN SETTING WHILE IMPROVING ACCESS CONTROL FOR APPLICANT.



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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
<p><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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><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:</p> <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 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"/>
<p><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".</p> <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 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 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 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 type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides.  <input 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 type="checkbox"/> Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)	<input type="checkbox"/>	<input checked="" 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 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 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 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 <u>Planning &amp; Sustainability Fee Schedule</u> . For a list of addresses, please refer to the Town's <u>Development Notification Tool</u> .	☒		☐	☐	☐
<b>10.</b> Certificate of Appropriateness fee per <u>Planning &amp; Sustainability Fee Schedule</u>	☒		☐	☐	☐



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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.

Gamma-Nu Foundation, Inc.		12/5/17
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Applicant (printed name)	Signature	Date
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Property Owner	Signature	Date
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(if different from above)

## F. Checklist of Application Materials

### 3. Justification of Appropriateness

A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings. – No change is proposed to the height of the existing buildings and no new buildings are proposed; therefore, this standard is not applicable.

B. The setback and placement on lot of the buildings in relation to the average setback and placement of the nearest adjacent and opposite buildings. – No change is proposed to the setback and placement of existing buildings and no new buildings are proposed; therefore, this standard is not applicable.

C. Exterior construction materials, including texture and pattern. – To the extent that the proposed fence qualifies as “exterior construction”, the proposed fencing material, wood, complies with the Design Guidelines for Chapel Hill Historic Districts standard, specifically: “fieldstone, brick, wood, and cast iron are all appropriate choices within the districts.”

D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials. – To the extent that the Design Guidelines for Chapel Hill Historic Districts prefer the picket style for wooden fences, the Applicant’s request proposes, among others, a picket style fence as one of the alternate fence designs.

E. Roof shapes, forms and materials. – No change is proposed to the roof; therefore, this standard is not applicable. To the extent that the reference in this standard to “materials” includes any and all materials used, see Applicant’s response to C above.

F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration. - No change is proposed to the arrangement of any windows or doors on the elevations of the buildings; therefore, this standard is not applicable.

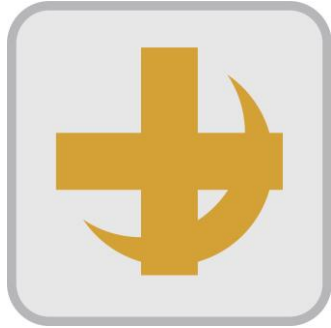
G. General form and proportions of buildings and structures. No structural addition or new construction is proposed; therefore, this standard is not applicable. To the extent the proposed fence may be considered a “structure” within the meaning of this standard, the Design Guidelines for Chapel Hill Historic Districts prefer the picket style for wooden fences, the Applicant’s request proposes a picket fence as one of the alternate fence designs therefore the application conforms to the design standard.

H. Appurtenant fixtures and other features such as lighting. - No change is proposed to existing fixtures or other features such as lighting; therefore, this standard is not applicable. To the extent the proposed fence may be considered an “appurtenant fixture” within the meaning of this standard, the Design Guidelines for Chapel Hill Historic Districts prefer the picket style for wooden fences, the Applicant’s request proposes a picket fence as one of the alternate fence designs therefore the application conforms to the design standard.

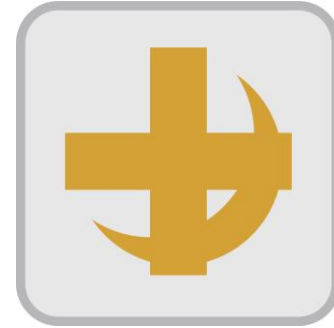


I. Structural conditions and soundness. – No change to any structure is proposed; therefore, this standard is not applicable.

J. Architectural scale. – No structural addition or new construction is proposed; therefore, this standard is not applicable. To the extent that the height of the proposed fence (it's scale) deviates from the Design Guidelines for Chapel Hill Historic Districts, a detailed justification for same is provided herewith.

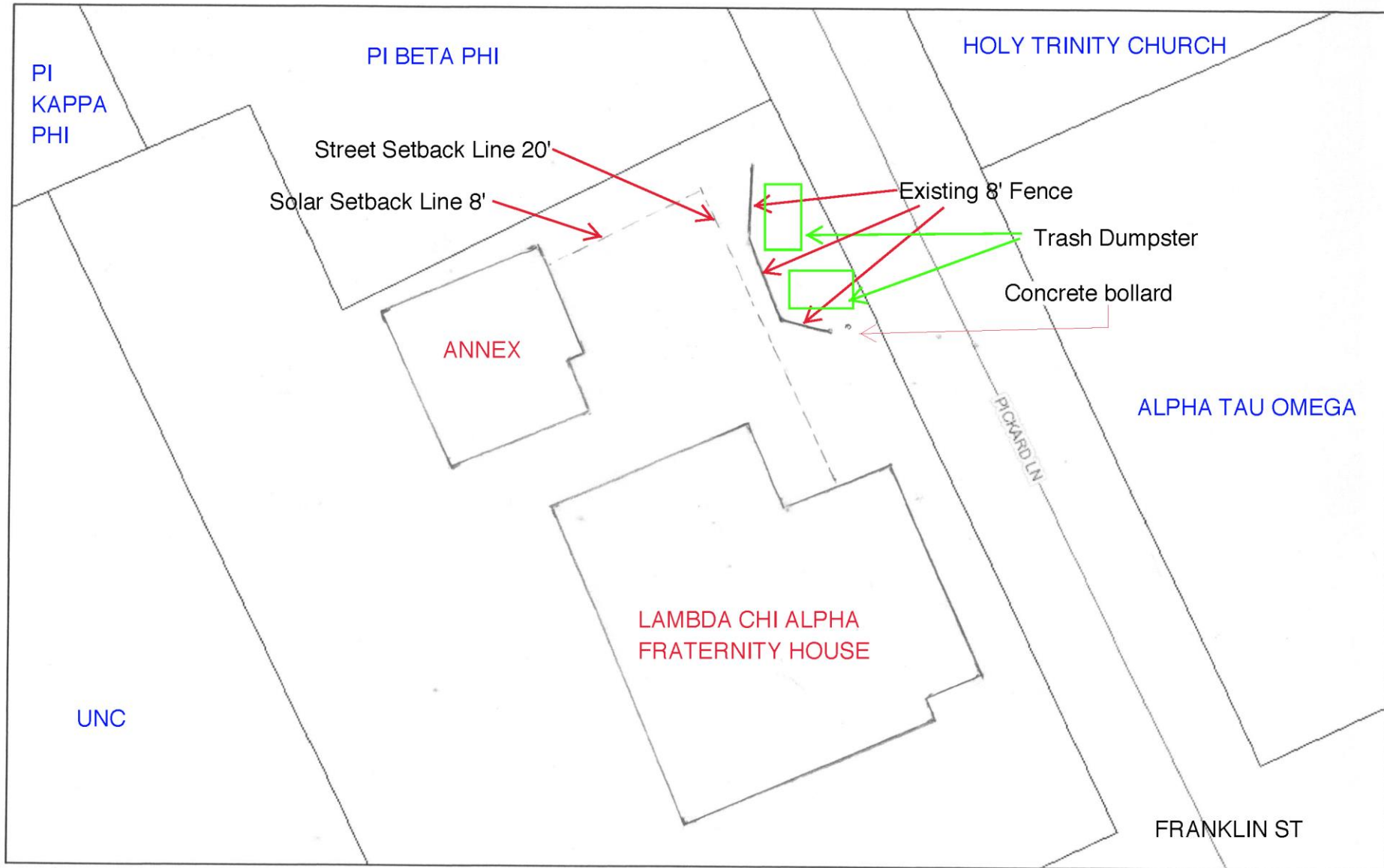


# Lambda Chi Alpha Fraternity Fence Proposal

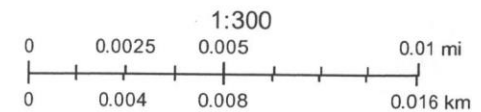


Gamma Nu Foundation Inc.  
229 E. Franklin Street  
Chapel Hill, North Carolina

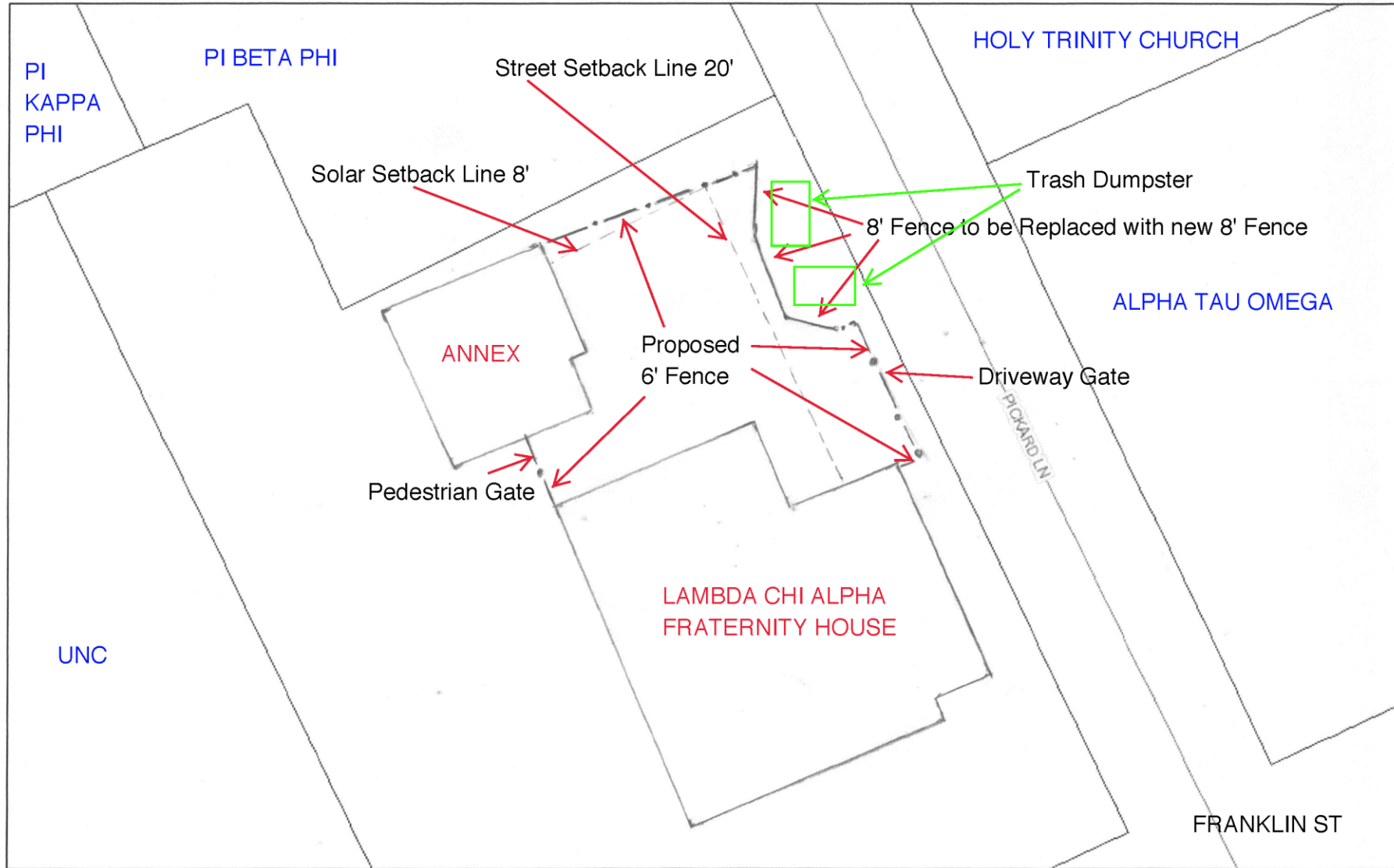
# EXISTING CONDITIONS



January 23, 2018

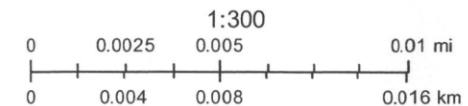


# PROPOSED CONDITIONS



January 23, 2018

Section 3.8.3(a)(3) of the Chapel Hill Land Use Ordinance exempts fences not higher than 6 feet from setback requirements.



# Proposed Fence Style



Fence Expansion - Applicant proposes a double-sided, staggered picket fence, with natural finish (as shown above), not to exceed six (6) feet in height.

Fence Repair – Applicant proposes replacing the existing eight (8) foot, single sided picket fence, with a double-sided, staggered picket fence, with natural finish (as shown above), not to exceed eight (8) feet in height.



# Site Photos



Existing fence (to be replaced) and trash dumpsters; Pickard Lane beyond



Rear of site facing North toward Pi Beta Phi with Rosemary St. beyond



Facing West toward UNC Coates Building and site of proposed pedestrian gate