



HDC-24-25

Historic District

Certificate of

Appropriateness

Status: Active

Submitted On: 6/28/2024

Primary Location

500 NORTH ST
CHAPEL HILL, NC 27514

Owner

500 NORTH STREET LLC
BLACK OAK PL 119 CHAPEL
HILL, NC 27517

Applicant

 Jude Tallman
 919-638-0075
 josh@bluesourcesolar.com
 119 Black Oak Pl
Chapel Hill, NC 27517

Certificate of Appropriateness Form

Historic District

Franklin-Rosemary

Application Type Check all that apply

Minor Work is exterior work that does 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 Chapel Hill Historic Districts Design Principles & Standards (“Principles & Standards”) (p. 9-11) for a list of minor works. Please contact Town Staff to confirm if you believe the project is classified as “minor work.”

Historic District Commission Review includes all exterior changes to structures and features other than minor works

Maintenance or Repair Work

☐

Minor Work (Defined by Design Standards)

☐

Historic District Commission Review

☒

COA Amendment

☐

Written Description

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. Consider including additional materials to illustrate your project, such as: - Photos and specifications for proposed exterior materials such as siding, trim, roof, foundation materials, windows, etc. - Renderings of the proposed work - Spec sheets

Proposal: Extending parking area and creating edging for the parking area to prevent illegal parking outside of designed parking area. The proposed new Site plan shows additional parking off the right of the existing driveway. The parking would be defined by designated wooden landscape all-weather timber. The additional parking area will accommodate two cars. The area will be filled with washed drainage gravel, consistent with what is existing. The areas will be bordered by wooden timber landscape edging, and that edging will be secured to the ground by landscaping spikes to create a long-term and unmovable boundary to confine parking to the designated areas.

Is this application for after-the-fact work?*

No

Is this applicaiton a request for review after a previous denial?*

No

Applicable HDC Design Standards

Page / Standard #	Topic
52/1.4.5	3. Exterior Changes
Brief Description of the Applicable Aspects of Your Proposal	
The additional parking area will match the current parking area in material, design and detail.	

Property Owner Information

Property Owner Name

Jude Tallman

Property Owner Signature

No signature



BUILDING AND DEVELOPMENT SERIVCES
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
phone (919) 968-2718 fax (919) 932-2954
codeenforcement@townofchapelhill.org
www.townofchapelhill.org

April 9, 2024

Certified Receipt No.:
Sent via OpenGov and email

500 North St LLC c/o Jude Tallman
119 Black Oak PI
Chapel Hill, NC 27517

MEMORIALIZATION OF ZONING CODE VIOLATION
LUMO Section 4.9 at 500 NORTH ST CHAPEL HILL NC 27514
Violation Reference# ZO-24-59

Dear 500 North St LLC c/o Jude Tallman ,

This notice is to advise you that your property, located at 500 NORTH ST (the "Property"), was in violation of Town of Chapel Hill Land Use Management Ordinance LUMO Section 4.9.

This notice is to memorialize this violation and no further action is required.

DESCRIPTION OF THE VIOLATION
<i>On February 21, 2024 Town staff observed that your property was out of compliance with the Chapel Hill Town Code and/or North Carolina General Statutes. Below is a summary of the relevant facts supporting the violation:</i> February 21, 2024: During a routine community inspection, I observed two vehicles parked in the front yard, off the driveway. <u>Immediately discontinue parking on any portion of the property beyond the driveway. Future violations will result in the citing the property owner with a penalty of \$100 per violation. Continued violations will result in a penalty of up to \$500 per violation.</u>

If "the Property" in is found to be in violation or the Town of Chapel Hill Code of Ordinances in the future, you may be subject to the imposition of up to a \$500.00 penalty, **for each day** that the violation exists **for each separate violation**, which shall run retroactively from the date of when the Final Written Notice is issued and will accrue daily until the property is brought into compliance per Section 4.13 of the Land Use Management Ordinance.

Note that this determination of violation and order may be appealed to the Board of Adjustment in accordance with Section 4.10 of the Land Use Management Ordinance. An application to appeal must be filed within **thirty (30) days of receipt of this letter.** Should you have any questions regarding the Board of Adjustment process, please contact Planning at planning@townofchapelhill.org.

If there are any further questions pertaining to the contents of this letter, or complying with the ordinances as outlined above, please contact me at gpoveromo@townofchapelhill.org or 919-619-5389.

Sincerely,

Gene Poveromo
Code Enforcement Officer

CC:

Attachments: 2024.02.21 photos
 2019.02.20 Approved site plan

The applicable sections of the Town of Chapel Hill Ordinances, North Carolina Building Codes, and/or North Carolina General Statutes are below:

4.9. - Zoning compliance permit.

Except as otherwise specifically provided in this chapter, it shall be unlawful to begin any excavation, removal of soil, clearing of a site, or placing of any fill on lands contemplated for development, or to begin any construction, moving, alteration, or renovation, except for ordinary repairs or maintenance, of any building or other structure, including accessory structures and signs, until the town manager has issued for such action a zoning compliance permit, certifying that such development complies with the applicable provisions of this chapter. The town manager may establish a process to waive the requirement for a zoning compliance permit for smaller-scale single- or two-family residential activities, such as landscaping and construction of decks, porches, sheds, garages, and stoops.













United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number7Page132

Chapel Hill Historic District Boundary Increase and
Additional Documentation
Orange County, North Carolina

The Episcopal Rectory was built about 1850 and had only two rooms. In the late nineteenth century, two wings were added, each with two rooms, giving the house a general “H” shape. In approximately 1915, the house was moved from its original location on Rosemary Street to North Street and separated into a trio of small (two-room) cottages, which appear on the 1925 Sanborn map.

C-Building – Garage, c. 1925 – Located northwest of 408 North Street, this one-story, side-gabled, three-bay, frame garage has German-profile weatherboards, open garage bays on the east elevation and six-light windows on the west elevation.

409 North – House – c. 1935

C – Building

Set far back from the street, this one-and-a-half-story, side-gabled Cape Cod house is three bays wide and double-pile with three gabled dormers on the façade and rear elevation. The house has plain weatherboards, six-over-six wood-sash windows, and an exterior painted brick chimney on the left (west) elevation. A two-light-over-four-panel door is centered on the façade and accessed by an uncovered brick stoop. There is a modern wood deck at the right rear (northeast) and a paved driveway and paved parking in front of the house. County tax records date the house to 1935 and the house appears on the 1949 Sanborn map.

500 North – Duplex – c. 1939

C – Building

This one-story, side-gabled, Minimal Traditional-style duplex is six bays wide and double-pile with a symmetrical façade with projecting, front-gabled wings flanking the entrance bay. The building has asbestos siding, six-over-six wood-sash windows, including groups of three windows on each of the front-gabled wings, and two interior brick chimneys. Entrances to each unit are located on the side of the front-gabled wings, facing the center of the building and sheltered by a shed-roofed porch supported by square posts. Above the porch is a front-gabled dormer with a single six-over-six window. A side-gabled wing on the left (east) elevation has a second entrance to the left unit. There are shed-roofed dormers on the rear (south) elevation and a one-story, shed-roofed wing centered on the rear elevation. County tax records date the house to 1939 and the duplex appears on the 1949 Sanborn map.

501 North – House – c. 1937, c. 1960

C – Building

This two-story, side-gabled, Colonial Revival-style house is three bays wide and double-pile with a whitewashed brick exterior and gable end brick chimneys. It has six-over-six wood-sash windows and the six-panel door, centered on the façade, has a pedimented surround with fluted pilasters and is accessed by an uncovered brick stoop with decorative metal railing. A c. 1960 one-story, flat-roofed wing on the left (west) elevation has plain weatherboards, a twelve-light metal picture window, and a metal railing at the roofline, encircling a roof deck. A twelve-light-over-one-panel door on the right (east) elevation leads to a small balcony that shelters a basement-level nine-light-over-two-panel door and window. A one-story-with-basement, shed-roofed wing extends the full width of the rear (north) elevation and there are weatherboards at the second-floor level of the rear elevation and an uncovered

500 North Street

DUPLEX

c. 1939

This one-story, side-gabled, Minimal Traditional-style duplex is six bays wide and double-pile with a symmetrical façade with projecting, front-gabled wings flanking the entrance bay. The building has asbestos siding, six-over-six wood-sash windows, including groups of three windows on each of the front-gabled wings, and two interior brick chimneys. Entrances to each unit are located on the side of the front-gabled wings, facing the center of the building and sheltered by a shed-roofed porch supported by square posts. Above the porch is a front-gabled dormer with a single six-over-six window. A side-gabled wing on the left (east) elevation has a second entrance to the left unit. There are shed-roofed dormers on the rear (south) elevation and a one-story, shed-roofed wing centered on the rear elevation. County tax records date the house to 1939 and the duplex appears on the 1949 Sanborn map.

In the 2015 survey, this was deemed a Contributing Building.

SOURCE: Heather Wagner Slane, National Register of Historic Places
Nomination: Chapel Hill Historic District Boundary Increase and Additional Documentation, Orange County, OR1750 (Raleigh, NC: North Carolina State Historic Preservation Office, 2015), courtesy of the North Carolina State Historic Preservation Office.

According to Orange County property data as of 2021:

Plot size: 0.31 acres

Building size: 3,680 sq. ft.

Ratio: Building/Plot: 0.273

For link to this information: <https://property.spatalest.com/nc/orange/#/property/9788583996>

For link to 1925-1959 Sanborn maps and map data for this property:

[https://unc.maps.arcgis.com/apps/webappviewer/index.html?](https://unc.maps.arcgis.com/apps/webappviewer/index.html?id=711a3b4017eb48c0acffc90cf2472f57&level=8¢er=-79.0490,35.91799)

[id=711a3b4017eb48c0acffc90cf2472f57&level=8¢er=-79.0490,35.91799](https://unc.maps.arcgis.com/apps/webappviewer/index.html?id=711a3b4017eb48c0acffc90cf2472f57&level=8¢er=-79.0490,35.91799)

Cite this Page:

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<https://www.historicchapelhill.org/items/show/1489>.

Published on Sep 14, 2020. Last updated on Jun 29, 2021.







500 North St was renovated in 2019-2020 and converted from a 3 family unit to a 2 family unit.
Each unit has 3 bedrooms.

Anya Grahn-Federmack

From: Josh Tallman <josh@bluesourcesolar.com>
Sent: Thursday, July 11, 2024 3:43 PM
To: Anya Grahn-Federmack
Subject: Additional Information for COA Completeness
Attachments: Proposed Additional Parking 7.11.24.pdf; image_67236097.JPG; image_67195905.JPG; image_67523841.JPG; image_67222273.JPG

Caution external email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

Anya Grahn-Federmack

The application submitted is not complete. To proceed, we need you to address the following items:

1. After-the Fact Application:

- Can you please confirm whether you've already built the parking area? **We have not already built the additional parking area. During the construction process our contractor dumped some additional gravel off the driveway to combat the mud. It created a small bump out off to the right and our tenants have taken it upon themselves to use that and the grass area to park their cars**

2. Photographic Documentation:

- Provide comprehensive photographs of the front lawn where the parking area will be built. Include views from the street, walkways, and various angles within the front yard. These photographs should help clarify the materials used in your existing driveway, which you intend to match in the new parking area. **Attached**

3. Site Plan Specifications:

- **Modification of Official Documents:** You should not alter or write on any certified plans stamped by an engineer or surveyor. **Attached**
- **Scale Indications:** Ensure the plan includes both a written and a graphical scale.
- **Visual Screening:** Indicate whether you plan to add any landscaping or fencing to obscure the parking area from street view. **We have not planned on adding visual screening to keep consistent with the houses surrounding us. We would add plantings if it would make a difference between having our plan approved or not.**

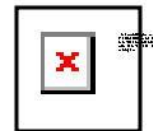
4. Compliance with Design Standards:

- Currently you say the parking area will match the design and materials of the existing parking area. Please describe what these are. **Currently the driveway has ABC stone (dense grade aggregate mixture of 3/4" rocks mixed with smaller stones, sometimes referred to as crush and run - shown in photo of existing driveway). We will utilize this stone in the additional parking area.**
- While you have addressed Design Standard 1.4.5, please also evaluate how your proposal aligns with Design Standard 1.4.6. **Front yard parking typical of the 2 houses directly across the street from us as well as the houses directly to the right and left of us.**

- Justify the necessity for front yard parking and discuss how an unscreened parking area is consistent with similar designs in the historic district, providing a clear explanation to the Historic District Commission (HDC). During the school year, North St gets filled with cars parking on the street, creating a 1-1/2 lane road. Cars cannot pass each other in certain spots due to cars parked on the side of the road. Getting cars off the road would be in the best interest of those using North St. In our own opinion, having such a congested road also creates a dangerous situation for pedestrians walking, as there is not a walking path along the entirety of North St. Unscreened front yard parking is consistent with the houses that directly surround 500 North St
- If the only permit does not allow you to amend your narratives, you can send me your revisions and I'll add them into the form for you.

Anya, let me know if we need to clean this up or do anything you think will help, thank you for your patience.

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Thanks, Josh Tallman

Bluesource Solar

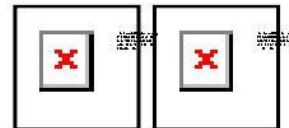
p: 919.792.6352

f: 919.679.9818

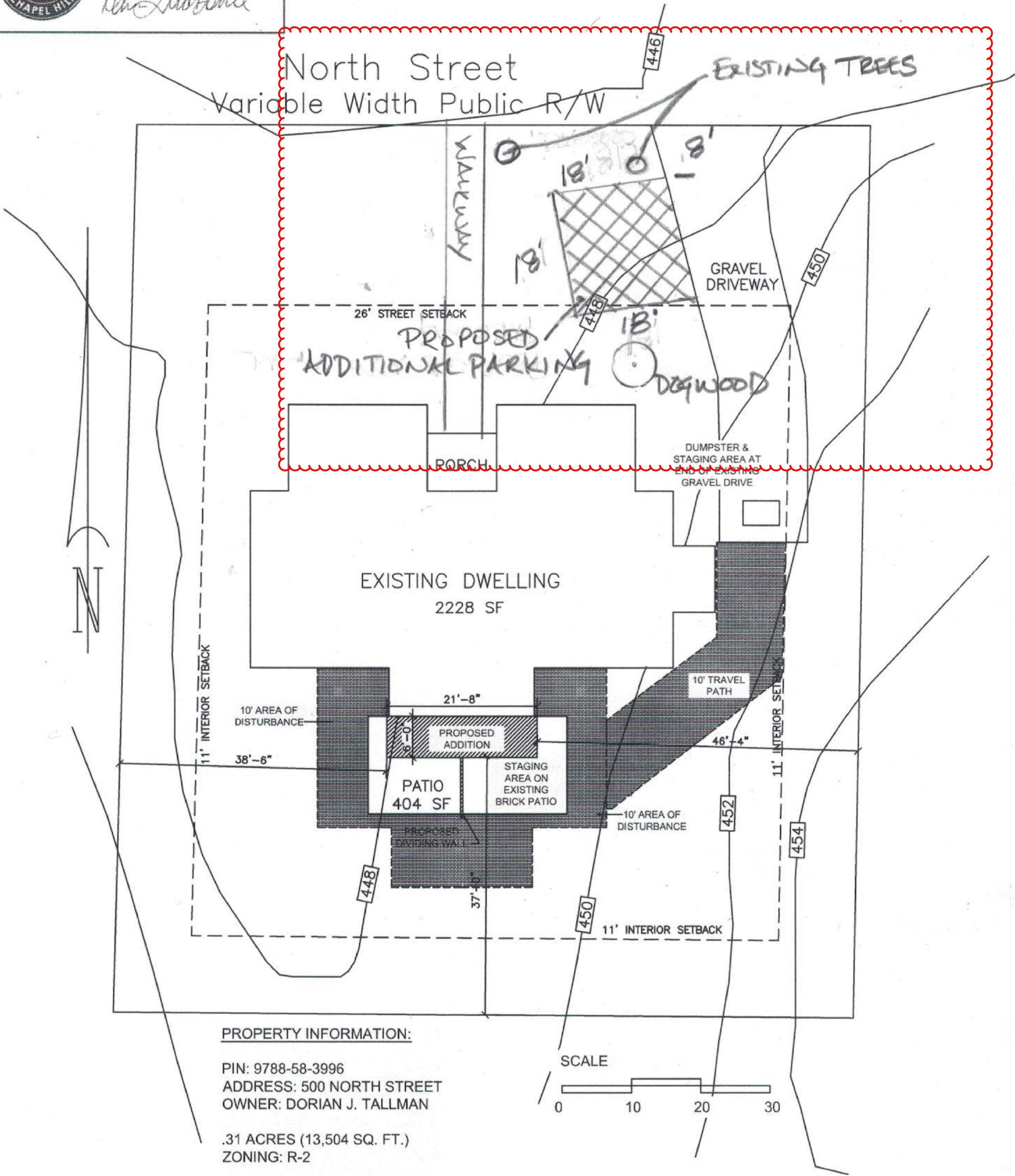
josh@bluesourcesolar.com

510 Meadowmont Village Circle., STE
352
Chapel Hill, NC 27517

www.bluesourcesolar.com



New parking area is included in the cloud below. This work has not received Zoning Approval.









Photos are all within close proximity to 500 North St. 4 of the photos are the houses that directly surround 500 North St

North St













