



Town of Chapel Hill  
Office of Planning and Sustainability

Development Services 919-969-5066  
[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

**QUESTIONS?**  
Call or email us!

<b>Chapel Hill Historic District</b> <b>Certificate of Appropriateness Application</b>	Project:	<b>19-043</b>
<b>Project Description: Our original application was for the demolition of a building on our property and a new construction. This included the construction of a fence. After a discussion with the historic district commission and our neighbors, we have decided to withdraw any destruction of our current building or any renovation. What we would like to proceed with on this application is the construction of a perimeter fence that is in the same fashion as existing fencing on the east perimeter of our property line.</b>	Permit:	
	STAFF REVIEW	
	<input checked="" type="checkbox"/> Application complete and accepted	
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
BY:		<b>Anya Grahn,</b> <b>5.1.19</b>
<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.		



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**A: Property Information**

<b>Property Address:</b>	412 E Rosemary St.	<b>Parcel ID Number:</b>	9788586528
<b>Property Owner(s):</b>	Amir Barzin , Anna Barzin	<b>Email:</b>	amirhbarzin@gmail.com
<b>Property Owner Address: 412 E Rosemary St</b>			
<b>City:</b>	Chapel Hill	<b>State:</b>	NC
<b>Zip:</b>	27514	<b>Phone:</b>	919.824.9198
<b>Historic District:</b> <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul			<b>Zoning District: R-2</b>

**B: Applicant Information**

<b>Applicant: Andy Lawrence</b>	<b>Role (owner, architect, other):</b>	Architect	
<b>Address (if different from above): 436 N. Harrington St. Suite 140</b>			
<b>City:</b>	Raleigh	<b>State:</b>	NC
<b>Zip:</b>	27603	<b>Phone:</b>	9198389934
<b>Email: andy@olive-arch.com</b>			

**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.

<b>Zoning District:</b>	<i>Minimum setbacks</i>	<i>Maximum heights</i>		<b>Lot size</b>
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	Street	Interior	Solar	Primary	Secondary		
Required by zoning	26	11	13	29	50		
Proposed	0	0	0	0	0		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	3,102	0	3,102	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	0	633	633			Existing	Proposed
Impervious Surface Area (ISA)	0	0	0	0			
New Land Disturbance			0				

**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
16-17	Fences	We are building a perimeter fence that would enclose our property.



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<b>F. Checklist of Application Materials</b>					
<i>Attach the required elements in the order indicated.</i>	<b>ATTACHED? TO BE COMPLETED BY APPLICANT</b>		<b>TO BE COMPLETED BY TOWN STAFF</b>		
	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"/>	<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"/> Provide a written description of architectural features, additions,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<p>remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property.</p> <ul style="list-style-type: none"> <li><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.</li> <li><input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer.</li> <li><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.</li> <li><input type="checkbox"/> Provide any records about the structure to be demolished.</li> </ul>					
<p><b>9.</b> Mailing notification fee per <a href="#">Planning &amp; Sustainability Fee Schedule</a>. For a list of addresses, please refer to the Town's <a href="#">Development Notification Tool</a>.</p>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10.</b> Certificate of Appropriateness fee per <a href="#">Planning &amp; Sustainability Fee Schedule</a></p>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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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.

Anna Barzin		April 17, 2019
Applicant (printed name)	Signature	Date
Property Owner	Signature	Date
(if different from above)		



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## Certificate of Appropriateness Supplemental Requirements

**\*In addition to [Residential](#) Zoning 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.** The Historic District Commission meets on the second Tuesday of each month at 6:30 pm. For confirmation of a meeting date and the placement of your request on the agenda, please call the Planning Department. **Applications are due one month in advance of meeting.**

### Application Process:

1. Historic District Commission Review of Certificate of Appropriateness (COA) Supplemental materials
2. Staff review of Residential / Administrative Zoning Compliance Permit (ZCP) materials

\*\*COA (step 1) and ZCP (step 2) materials may be submitted simultaneously or separately.

### Required Application Materials

(In addition to [Residential](#) Zoning Compliance 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. <b>Application Form.</b> Either <a href="#">Residential</a> Zoning Compliance or <a href="#">Administrative</a> Zoning Compliance.  |
|  | 2. <b>Recorded plat or deed verifying property's current ownership</b>   |
|  | 3. <b>Recorded plat of easements, right-of-way, and dedications,</b> if applicable   |
|  | 4. <b><a href="#">Mailing List of Property Owners</a>,</b> applicable within 100 feet of property boundaries<br>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. |
|  | 5. <b>Mailing notification fee.</b> The fee per address can be found on the <a href="#">Planning Department's Fee Schedule</a> .   |
|  | 6. <b>Certificate of Appropriateness fee per <a href="#">Planning Department's Fee Schedule</a></b>  |
|  | 7. <b>Reduced Site Plan Set (reduced to 8.5" x 11")</b>  |
|  | 8. <b>Building Elevations</b> (label building height from top of roof to finished grade line)  |
|  | 9. <b>Floor Plan,</b> only if accessory apartment, duplex, or commercial application.  |

(Continued)





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**10. 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 fixture 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.

**11. 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.

**12. 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 associate with the property.



# Investors Title Insurance Company

A Stock Company  
P.O. Drawer 2687

Chapel Hill, North Carolina 27515-2687

Telephone: (919) 968-2200 • WATS: (800) 326-4842

FAX: (919) 942-4686

## SURVEYOR'S REPORT FORM

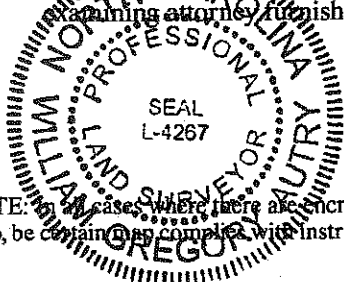
To: INVESTORS TITLE INSURANCE COMPANY

THIS IS TO CERTIFY, that on MARCH 29, 2017, I made an accurate survey of the premises standing in the name of CHARLES CAMERON HILL situated at CHAPEL HILL ORANGE NC CITY TOWNSHIP COUNTY STATE briefly described as LOT 1A, UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL LOT 1A & 1B... PB. 94 PG. 80 and shown on the accompanying survey entitled: SURVEY FOR: AMIR BARZIN & ANNA BARZIN

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, ~~and again~~ on MARCH 29, 2017, and at the time of such ~~later~~ inspection I found CHARLES CAMERON HILL to be in possession of said premises as OWNER (TENANT) OR (OWNER)

I further certify as to the existence or non-existence of the following at the time of my last inspection: **\*\*SEE SURVEY \*\***

- |  |   |
|--|---|
| 1. Rights of way, old highways, or abandoned roads, lanes or driveways, drains, sewer, water, gas or oil pipe lines across said premises:  | PRIVATE EASEMENT FOR INGRESS, EGRESS, AND REGRESS ACROSS EXISTING ASPHALT DRIVE FOR THE BENEFIT OF ADJOINING TRACTS A, B, & C |
| 2. Springs, streams, rivers, ponds, or lakes located, bordering on or running through said premises:   | NONE VISIBLE TO SURVEYOR  |
| 3. Cemeteries or family burying grounds located on said premises. (Show location on plat):   | NONE VISIBLE TO SURVEYOR  |
| 4. Telephone, telegraph or electric power poles, wires or lines overhanging or crossing or located on said premises and serving said premises or other property or properties:   | OVERHEADS UTILITIES ALONG STREET R/W  |
| 5. Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common or joint garages:   | COMMON DRIVES (SEE # 1)   |
| 6. Encroachments, or overhanging projections. (If the buildings, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy encroach upon or overhang adjoining properties, or the like encroach upon or overhang surveyed premises, specify all such):                                       | PORCH ROOF AND WALKS FOR TRACT A CROSS P/L,   |
| 7. Building or possession lines. (In case of city or town property specify definitely as to whether or not walls are independent walls or party walls and as to all easements of support or "beam rights." In case of country property report specifically how boundary lines are evidenced, that is, whether by fences or otherwise). | IRON PINS   |
| 8. Is property improved?   | YES   |
| 9. Indications of building construction, alterations or repairs within recent months:<br>(a) If new improvements under construction, how far have they progressed?   | NONE VISIBLE TO SURVEYOR  |
| 10. Changes in street lines either completed or officially proposed:<br>(a) Are there indications of recent street or sidewalk construction or repairs?  | NONE KNOWN OF BY SURVEYOR   |
| 11. Does the property abut a dedicated public road? If not, explain what type of road it abuts. If property does not abut a road, answer this question "none."   | YES   |
| 12. If the surveyed premises are subject to restrictive covenants, do the improvements, use and occupancy comply with such? (If the premises are subject to restrictive covenants, have the examining attorney furnish you verbatim copy of them.)   | ZONING AND RESTRICTIONS NOT CHECKED BY SURVEYOR   |



William G. Peck  
Registered Land Surveyor

NOTE: In cases where there are encroachments, support easements, party walls, etc., they should also be denoted upon the map of your survey. Also, be certain you comply with instructions on reverse side.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 72

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

and-batten sheathing, vinyl windows, and a six-panel door. A smaller shed first appears on the 1932 Sanborn map, but has been enlarged, likely in the 1970s.

## 401 E. Rosemary – VACANT

## 402 E. Rosemary – parking lot

## 404 E. Rosemary – House – c. 1940

### C – Building

This one-story, side-gabled Ranch house is five bays wide and double-pile with the right (west) two bays under a slightly lower roofline. The house has aluminum siding, eight-over-eight wood-sash windows, and an interior brick chimney. The louvered storm door is sheltered by a shed-roofed porch on grouped square posts. The rear (south) of the right two bays are an inset porch enclosed with fixed windows. There is a gabled ell at the left rear (southeast) and a flat-roofed addition at the right rear (southwest) that is accessed by a wood ramp. A low stone wall extends across the front of the property. According to Sanborn maps, the house was constructed between 1932 and 1949.

## 408 E. Rosemary – House – c. 1910

### C – Building

The earliest house on this block of Rosemary Street, this two-story, side-gabled house is three bays wide and double-pile with plain weatherboards, twenty-over-one wood-sash windows, exposed molded rafter tails, and an exterior brick chimney in the left (east) gable. The house has a one-light-over-two-panel door with an eight-light transom that is sheltered by a wide, hip-roofed porch on square columns. There is an eight-over-eight window centered on the second floor above the entrance. An exterior metal fire stair accesses a gable-end entrance on the right (west) elevation and there is a one-story, shed-roofed wing at the right rear (southwest) with a one-story, shed-roofed screened porch beyond it. The house appears on the 1915 Sanborn map, the earliest to cover this part of town.

## 412 E. Rosemary – House – c. 1920, c. 2002

### C – Building

This two-story, hip-roofed, Colonial Revival-style house is five bays wide and double-pile and retains a high level of integrity with weatherboards, six-over-six wood-sash windows, and an interior brick chimney. The seven-panel door has a classical surround with pilasters supporting the entablature. It is sheltered by a three-bay-wide, hip-roofed porch supported by columns with an original railing. A one-story, hip-roofed wing extends the full width of the rear (south) elevation and has a stuccoed foundation, weatherboards, and vinyl windows with vertical sheathing between the windows. According to Sanborn maps, the house was constructed between 1915 and 1925. The rear wing replaced a smaller one-bay-wide ell after 2002.

**C-Building – Garage, c. 1920** – Front-gabled, frame garage with German-profile weatherboards and batten doors faces west.

# Unofficial Property Record Card - Orange County, NC

## General Property Data

Parcel ID **9788586528**  
 Property Owner **BARZIN AMIR**  
**BARZIN ANNA R**  
 Mailing Address **412 E ROSEMARY ST**  
 City **CHAPEL HILL**  
 State **NC**  
 Zipcode **27514**

Property Location **412 ROSEMARY ST**  
 Property Use  
 Most Recent Sale Date **4/4/2017**  
 Legal Reference **6284/482**  
 Grantor **HILL**  
 Sale Price **612,000**  
 Land Area **0.276 AC**

## Current Property Assessment

Card 1 Value Building Value **166,900** Other Features Value **2,900** Land Value **380,000** Total Value **549,800**

## Building Description

Building Style **TTF Fam**  
 # of Living Units **1**  
 Year Built **1907**  
 Finished Area (SF) **3102**  
 Full Baths **3**  
 # of Other Fixtures **0**

Foundation Type **Masonry**  
 Roof Structure **Hip**  
 Roof Cover **Shingle**  
 Siding **Frame**  
 1/2 Baths **0**

Heating Type **Combo H&A**  
 Heating Fuel **N/A**  
 Air Conditioning **100%**  
 # of Bsmt Garages **0**  
 3/4 Baths **0**

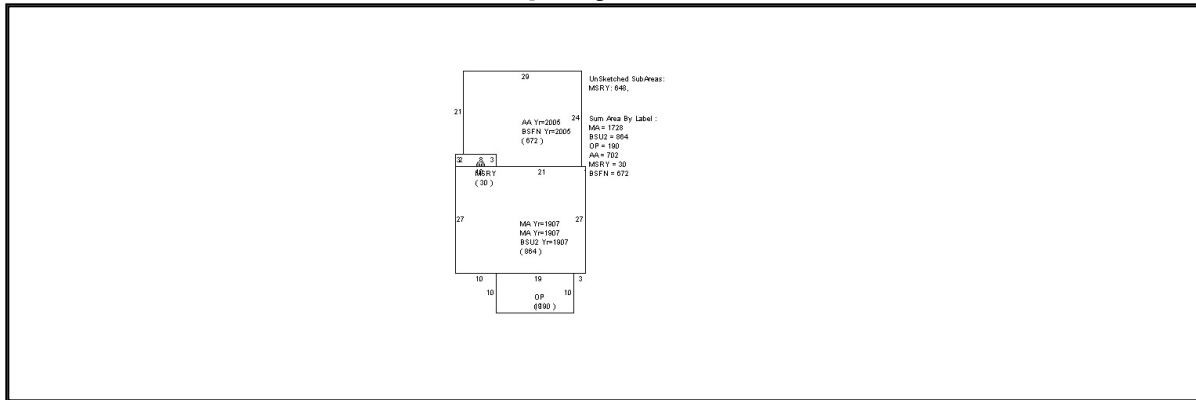
## Legal Description

1A UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL P94/80

## Narrative Description of Property

This property contains 0.276 AC of land mainly classified as with a(n) TTF Fam style building, built about 1907 , having a finished area of 3102 square feet, with Frame exterior and Shingle roof cover, with 1 unit(s).

## Property Sketch

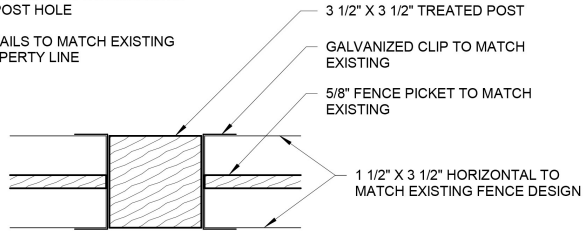


Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



NOTE:  
 ALL WOOD TO BE PRESSURE TREATED  
 KILN DRIED. ALL POSTS TO BE EMBEDDED  
 IN CONCRETE POST HOLE

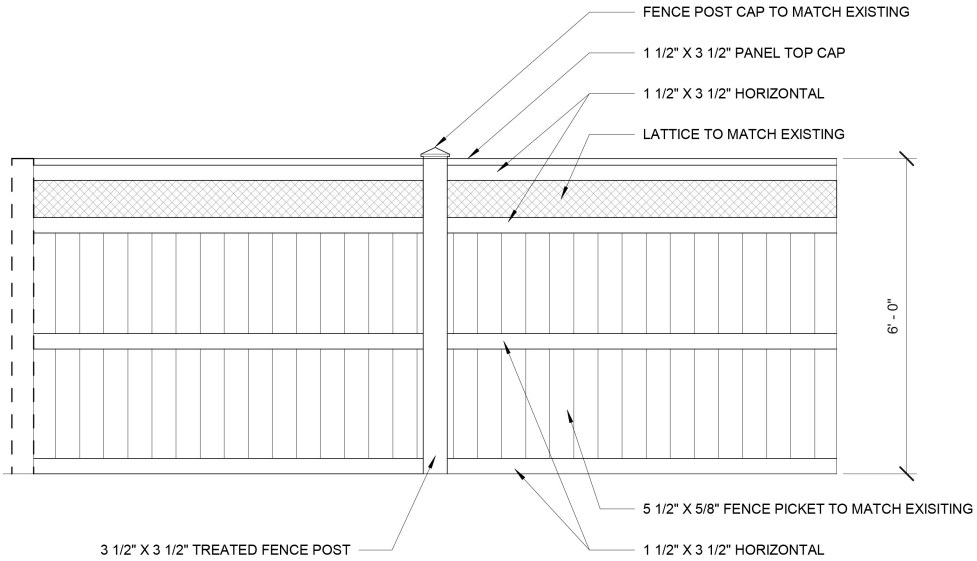
ALL FENCE DETAILS TO MATCH EXISTING  
 FENCE ON PROPERTY LINE



**FENCE POST DETAIL**

3

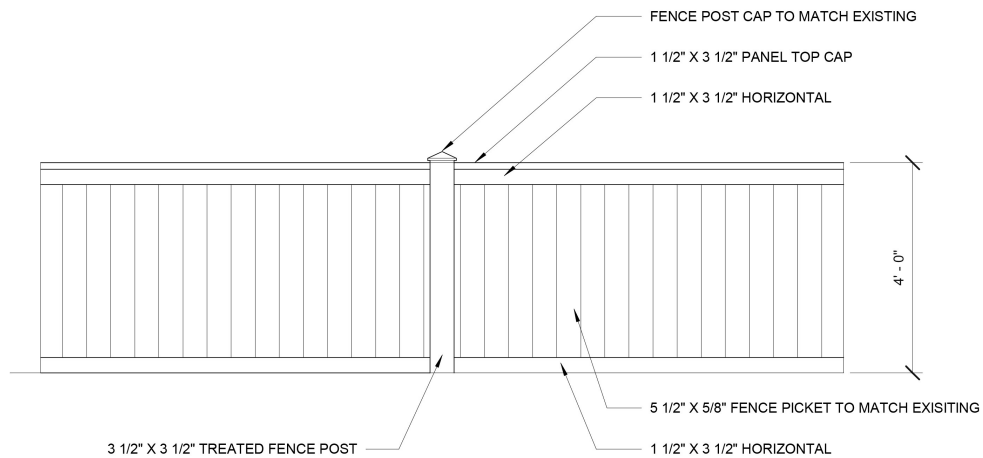
3" = 1'-0"



**FENCE ELEVATION**

4

1/2" = 1'-0"



**4' FENCE ELEVATION**

5

1/2" = 1'-0"





To whom it may concern:

Olive Architecture has been asked by the homeowners, Anna and Amir Barzin at 412 E. Rosemary St to design a backyard accessory building. Initially, the homeowners requested to expand and add a second story to the existing storage shed in order to convert the structure into the desired workshop below and apartment above. However, our findings were that the existing shed is already built within the zoning setbacks, the structure itself is in disrepair and in all likelihood lacks sufficient foundation.

We find that the best approach to this project is to demolish the existing small shed and construct a new accessory building that adheres to zoning and historic district standards. The new structure will be within the setbacks and completely behind the boundaries of the existing house. The only exception will be the exterior stair leading to the upper floor. A part of this stair will be visible from the street and shall be constructed to match as closely as possible, the existing front porch details while maintaining code compliance.

Additionally, the homeowners have requested to expand segments of the fence to create an enclosed side yard and rear patio. This fence will be constructed to the same design and standards. Please see the drawing package for illustration of all design intent.

No additional impervious surface will be added by this project as the new accessory building will be constructed on what is now paved parking.

Sincerely,  
**Jason Dail**  
Designer / Project Manager