



HDC-23-28

Historic District Certificate of Appropriateness

Status: Active

Submitted On: 11/1/2023

Primary Location

504 N BOUNDARY ST
CHAPEL HILL, NC 27514

Owner

HEMSEY DAVID F
504 N BOUNDARY ST Chapel Hill, NC 27514

Applicant



John Leonard



919-247-3670



permits@emeraldenergync.com



3201 Wellington Court

Suite 103

RALEIGH, NC 27615

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

Installing (30) roof mounted, all black solar panels on the back and side roofs.

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 #

107-108/3.9

Topic

3. Exterior Changes

Brief Description of the Applicable Aspects of Your Proposal

3.9.7. Locate new mechanical equipment, utilities, and sustainable site features—including air-conditioning and heating units, meters, exposed pipes, rain barrels or cisterns, and raised planting beds—in locations that are minimally visible from the street and do not alter or remove historic fabric from the building or do not diminish or compromise the overall character of the building, site, or district. Screen ground-level equipment from view with vegetation or fencing.

3.9.8. Locate low-profile solar panels on side or rear elevations, when possible, or on low-sloped roofs where they are minimally visible from the street. a. Solar panels should be flush-mounted—installed parallel with and close to the surface of the roof to which they are attached—in order to minimize their visual impact. b. Solar panels should match the color of the existing roof material as much as possible, in order to visually blend with the roof. c. Solar panels should be set back from the edges of the roof to minimize their visibility. d. Solar panels should not extend above the roof ridges or otherwise alter the roof form of the building. e. No associated pipes or cables should be visible from the street.

We are proposing a roof mounted solar installation at 504 N Boundary St. The 12.00kw DC system consists of (30) all black panels that will not be visible from N Boundary St. There will be four solar arrays on four separate roofs. Two are facing South on the back of the house, and there will be one on the East roof and one on the west. Panels will be mounted flush and will be parallel with the roof. There will be electrical equipment mounted on the backside of the house. We have designed the system to maximize bill savings and have the largest impact on lowering the customer's carbon footprint.

Property Owner Information

Property Owner Name

David Hemsey

Property Owner Signature

No signature

Orange County North Carolina

195304
504 N BOUNDARY ST

JANUARY 1ST OWNER MAILING ADDRESS
HEMSEY DAVID F, HEMSEY JESSICA Z
504 N BOUNDARY ST
CHAPEL HILL NC 27514

Total Assessed Value
\$923,100

KEY INFORMATION

Tax Year	2023		
Parcel ID	9788598968	Township	7 - CHAPEL HILL
Land Size	0.59	Land Units	AC
Rate Code	22		
District Codes	CH CHSchoolDst., G2 Chapel Hill, G0 County		
Property LUC	Residential- Improved		
Neighborhood	7170 - 7TNNYBNDRY		
Legal Description	2 PH 4 NORTH STREET DEV P60/120		
Exempt Type	-		

APPRAISAL DETAILS

Total Land	\$300,000
Ag Credit	-
Land	\$300,000
Building	\$623,100
Yard Items	\$0
Market Total	\$923,100
Total Assessed	\$923,100

RESIDENTIAL

BUILDING (1)					
Type	Single Fam	Total Value	\$623,100	Finished Sq Ft	3,342 sf
Style	-	Quality	Grade A+70	Condition	Average
Year Built	1994	Exterior Walls	Frame	Full Bath	4
Roof Cover	Shingle	Half Bath	0	HVAC	Combo H&A
Bedrooms	4	Garage Type	-		
Fireplace Count	1				

MISC IMPROVEMENTS

IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT	APPRAISED VALUE
No items to display			

SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	INSTRUMENT TYPE	GRANTOR
12/31/2013	\$839,000	5738	469	-	HICKS
09/30/1994	\$0	1291	241	-	HICKS
11/29/1993	\$98,500	1187	50	-	DAVIS DAVIS & DAVIS
11/29/1993	\$98,500	1187	50	-	DAVIS DAVIS & DAVIS INC

YARD ITEMS

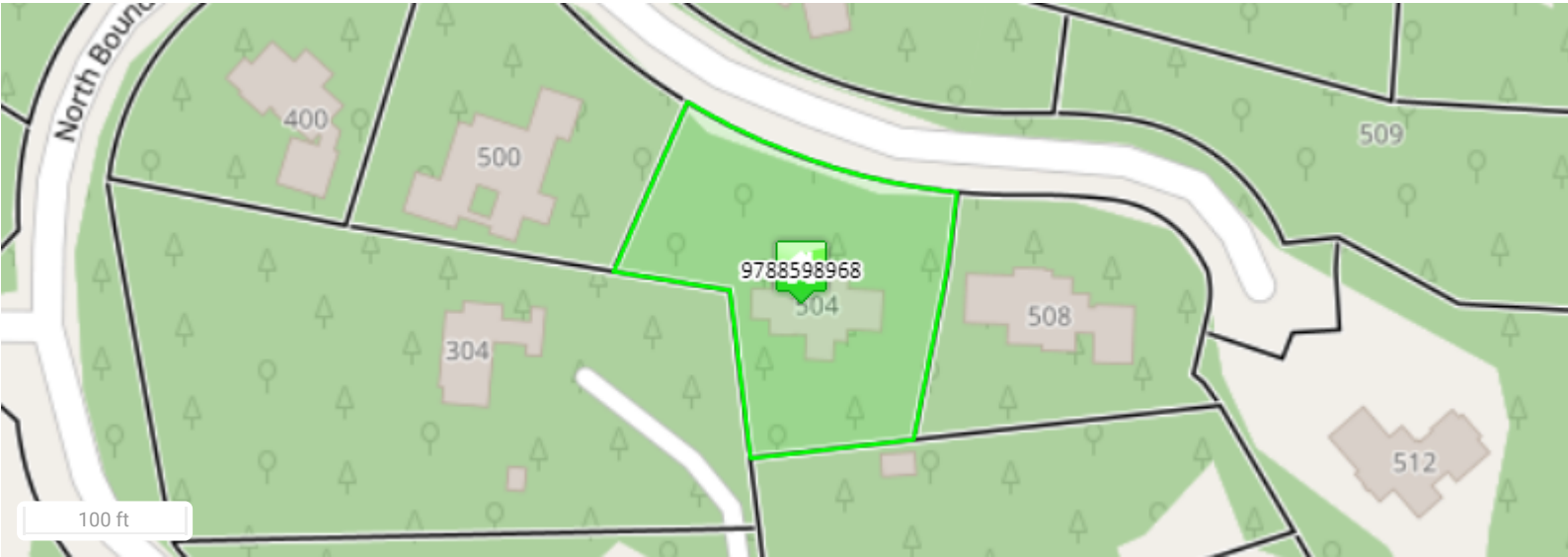
DESCRIPTION	TOTAL UNITS	YEAR BUILT	LENGTH	WIDTH	HEIGHT
No items to display					

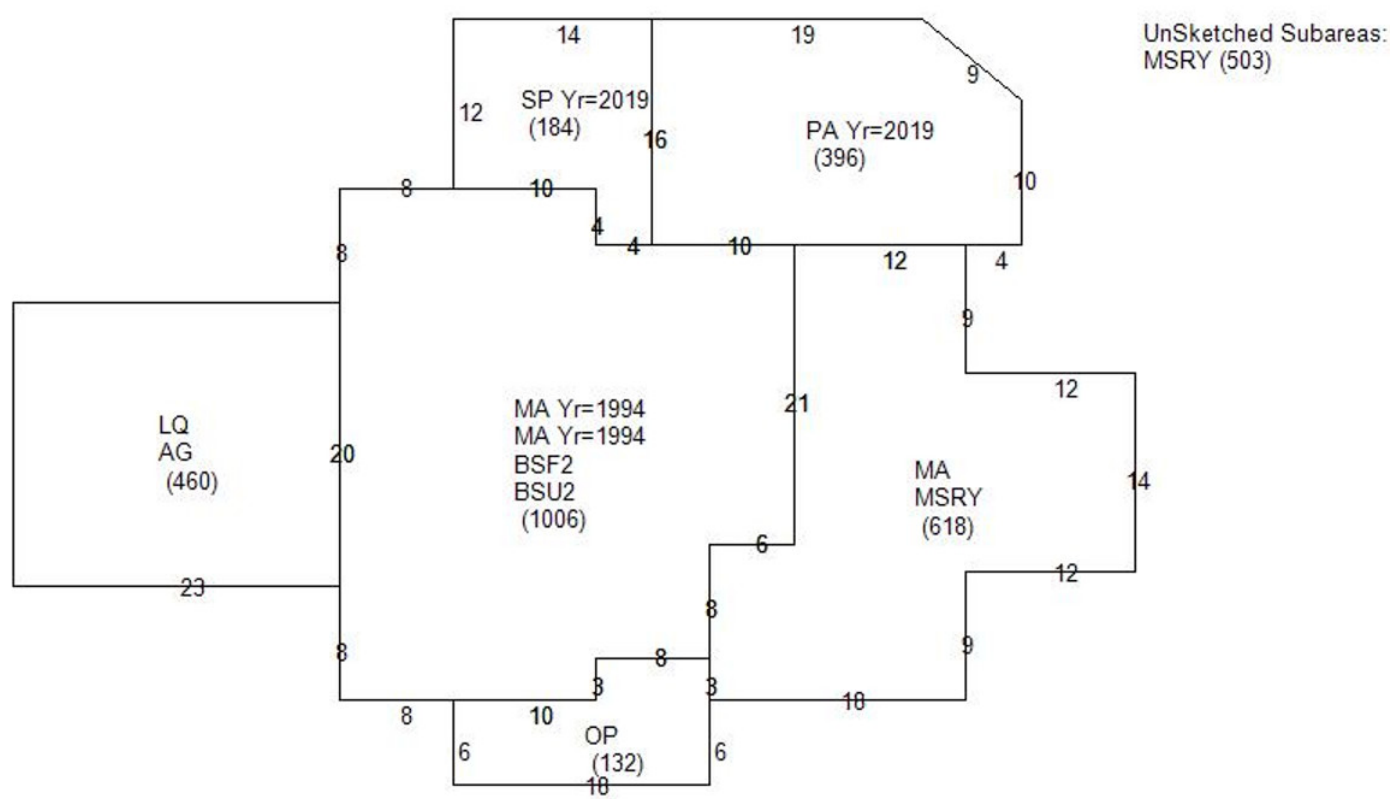
LAND

UNIT / SOIL TYPE	DESCRIPTION	USE CODE	ACRES / LOTS	VALUE
LOT	Lot	SITE	1.00	\$300,000

VALUE HISTORY

YEAR	TOTAL MARKET VALUE
2023	\$923,100
2022	\$923,100
2021	\$923,100
2020	\$882,000
2019	\$853,500
2018	\$853,500
2017	\$853,500
2016	\$807,516
2015	\$807,516
2014	\$807,516
2013	\$807,516





Disclaimer

Orange County Assessor's Office makes every effort to produce the most accurate information possible. **No warranties, expressed or implied, are provided for the data herein, its use or interpretation.**

Proposed Scope of Work

We are proposing a roof mounted solar installation at 504 N Boundary St. The 12.00kw DC system consists of (30) all black panels that will not be visible from N Boundary St. There will be four solar arrays on four separate roofs. Two are facing South on the back of the house, and there will be one on the East roof and one on the west. Panels will be mounted flush and will be parallel with the roof. There will be electrical equipment mounted on the backside of the house. We have designed the system to maximize bill savings and have the largest impact on lowering the customer's carbon footprint.

Back of House

Solar Panel Array



Solar Panel Array

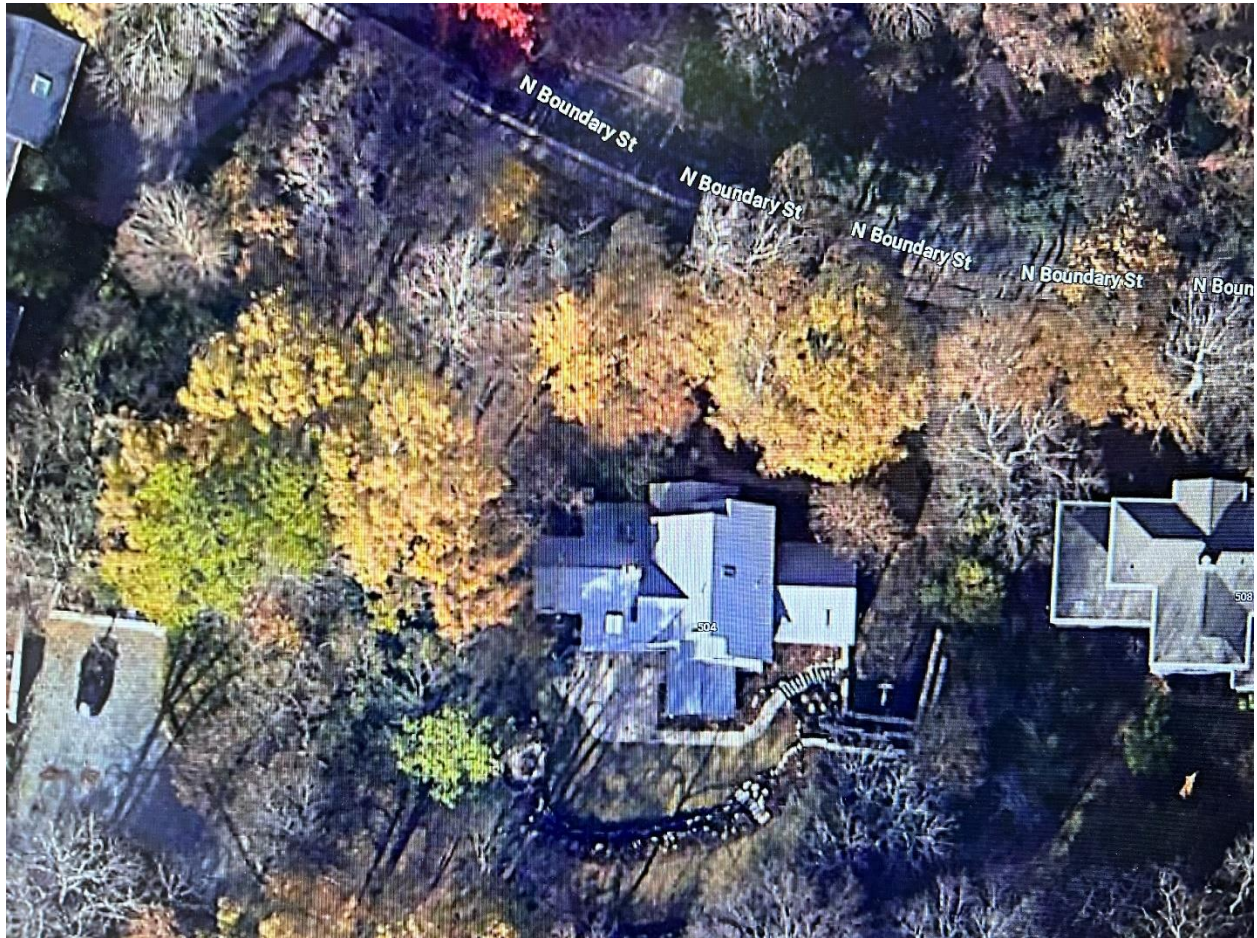


View of House from N Boundary St.





Overhead of House



Overhead with Proposed Panel Layout









