QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

Chapel Hill Historic District

Certificate of Appropriateness Application

Project:	21-045
Permit:	

Project Description: We are requesting the Historic District Commission review of a proposed new open black aluminum fence and backup generator for our home which is currently under construction.

STAFF REVIEW

☒ Application complete and accepted

☐ Application not complete and returned with a notation of deficiencies

BY: Anya Grahn,
DATE: 6/17/2021

Instructions: Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred)

Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date.

Note: Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not complete will be returned with a notation of deficiencies.

A: Property Information

Property Address:	514 East Rosemary Street	**Parcel ID Number:**	9788-58-9742
Property Owner(s):	Bill & Kara Raynor	**Email:**	wjraynorjr@gmail.com
Property Owner Address:	1 The Glen		
City:	Chapel Hill	**State:** NC **Zip:** 27514	**Phone:** 617.894.8460
Historic District:	☐Cameron-McCauley ☒ Franklin-Rosemary ☐ Gimghoul	**Zoning District:**	R-2

B: Applicant Information

Applicant:	Bill & Kara Raynor	**Role (owner, architect, other):**	Owner
Address (if different from above):			
City:	**State:**	**Zip:**	

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

QUESTIONS?
Call or email us!

Email: wjraynorjr@gmail.com; krraynor@hotmail.com	**Phone: 617.894.8460; 281.389.2344**

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**		
Required by zoning	26`	11`	13`	NA	NA		
Proposed	NA	NA	NA	NA	NA		
	Existing	**Change +/-**	**Total**	**Total Floor Area Ratio**			
Floor Area (main structure)	NA	NA	NA	**Existing**	**Proposed**	**ISA/NLA ratio**	
Floor Area (all other)	NA	NA	NA	NA	NA	**Existing**	**Proposed**
Impervious Surface Area (ISA)	NA	NA	NA	NA	NA	NA	NA
New Land Disturbance			0				

QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

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
1.3.6/p. 48	Walls & Fences	We have attempted to site our proposed open black aluminum fence in a configuration and location that is compatible with the building, site and district as well as consistent with the location and height of other fences in the district. Our use of an open black aluminum fence was purposeful in an attempt to minimize the visual impact while providing the security and safety we need. The ultimate goal is to have the security and safety with as little impact as possible. We purposely used this type of open fencing in an attempt to make it disappear as much as possible. The height of the fence is proposed to be 5 feet in height and under the suggested 6 foot height stated in the CH HD design principles and standards. This fence is the best option to leave a visually open feel that is characteristic of the district and our streetscape while providing the security and safety we need. By proposing the location of the fence it will also allow us to maintain (and honeslty fix) the deterirated masonary wall on the East side of the property which has been in disrepair for sometime. It was important for us to maintain the existing masonary wall features on the site. We will be using the existing materials from the wall to restack and stabilize the wall. Please see the attached photos for clarification on site conditions as well as examples of the same type of open aluminum fencing we have proposed that is curerntly being used throughout the Franklin/Rosemary Historic District.
1.3.8/p. 49	Walls & Fences	We have proposed constructing our new front and side yard open black aluminum fencing in a configuration, height, material, scale and detail with the character of our new home, site and the Franklin/Rosemary District as a whole. We were careful to site the open fence on the edge of the property line as well as the front facing pieces of the fence further back on the property and not on the front property line. Please see the attached photos for clarification on site conditions as well as examples of the same type of open black aluminum fencing we have proposed that is currently being used throughout the Franklin/Rosemary Historic District.

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

2.2.1/p. 70	Masonary Principles	By siting the proposed open black aluminum fencing on the east side of the property off of the existing stone wall it will allow us to retain and preserve an important existing masony feature and surface that is important in defining the overall historic charachter of our site and the Franklin/Rosemary historic district. The landscape wall is an imporant feature of our homesite and it was vital the we site the fence off the wall and restack and stabilize the existing stone wall. We will be fixing the currently comprimised wall by using existing stones from the wall. This wall was deteriarated prior to any construction beginning on our homesite. Our goal is to return the full masonary wall to its former self.

QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

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
1. **Written description of physical changes proposed.** 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.	☒	☐	☐	☐	☐
2. History, context, and character information. 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: ☐ Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. ☐ 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 *West Chapel Hill*, for Franklin-Rosemary see *Chapel Hill Historic District*, for Gimghoul see *Gimghoul*. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.)	☐	☒	☐	☐	☐
3. Justification of appropriateness. 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". A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings. 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. C. Exterior construction materials, including texture and pattern. D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials. E. Roof shapes, forms, and materials. F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration. G. General form and proportions of buildings and structures. H. Appurtenant fixtures and other features such as lighting. I. Structural conditions and soundness.	☐		☐	☐	☐

QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

J. Architectural scale.					
4. **Photographs** of existing conditions are required. Minimum image size 4" x 6" as printed or the digital equivalent. Maximum 2 images per page.	☒	☐	☐	☐	☐
5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.) ☐ 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. ☐ 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. ☐ Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.	☒		☐	☐	☐
6. **Elevation Drawings** 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. ☐ Elevation drawings showing all proposed changes above current grade from front, back, and both sides. ☐ 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). ☐ Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)	☐	☒	☐	☐	☐
7. **Information about context** (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 Orange County Real Estate Data website; information about lot placement can be found on the Chapel Hill and Orange County GIS portals. For each of the nearest adjacent and opposite properties, provide: ☐ The height of each building (if an estimate, indicate that). ☐ The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). ☐ The size of each lot (net land area in square feet). ☐ 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 Orange County Real Estate Data; indicate any corrections for accuracy you believe necessary and your basis for doing so.	☐	☒	☐	☐	☐
8. **Demolition/Relocation Information** (required only if demolition or relocation of a feature is proposed).	☐	☒	☐	☐	☐

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

☐ 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. ☐ 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. ☐ If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer. ☐ 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. ☐ Provide any records about the structure to be demolished.					
9. Mailing notification fee per Planning & Sustainability Fee Schedule. For a list of addresses, please refer to the Town's Development Notification Tool.	☒		☐	☐	☐
10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule	☒		☐	☐	☐

QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

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.

William J Raynor Jr Kara R Raynor		
Applicant (printed name)	**Signature**	**Date**
Property Owner **(if different from above)**	**Signature**	**Date**

QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

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

(Continued)

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

QUESTIONS?
Call or email us!

☐ 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.

COA – 514 East Rosemary Street

Section E: Applicable Design Guidelines (Additional page)

Section/Page	Topic	Brief Description of the applicable aspect of your proposal
3.9.7/p. 107	Sustainability & Energy Efficiency	We are proposing to site our home backup generator in the side yard area that is less visible from the street and close to our existing already approved utilities. As you can see in our proposal, we will properly screen the new generator as well as the existing utilities through landscaping/vegetation. We will ensure the shrubs used are tall enough to screen the generator (and our AC units). Our goal was to minimize the visual impact on the property and the district. We were careful to ensure its placement did not alter or remove fabric from the building or diminish or compromise the overall character of the building, site or district. We did not site it in the rear of the yard because we were concerned it would infringe on the setback due to the already sited home and rear patio. The manufacturer and installer have also encouraged us to site the generator to be as close to the gas line and main power supply which also helped determine its proposed siting.

514 East Rosemary Street

COA Application – Section F

1) Written description of physical changes proposed.

There are two primary scopes of work being proposed for COA consideration at 514 East Rosemary Street. A new open black aluminum fence and the addition of a Generac 16KW Home Backup Generator. I reference the attached site plan as well as PowerPoint presentation, images and specification sheets with the description below.

- It is proposed to add a new open black aluminum fence on the side yards and front yard but set back near the rear portion of both the house and the garage. We have attempted to site our proposed open aluminum fence in a configuration and location that is compatible with the building, site and district as well as consistent with the location and height of other fences in the district. Our use of an open black aluminum fence was purposeful in an attempt to minimize the visual impact while providing the security and safety we need. The ultimate goal is to have the security and safety with as little impact as possible. We purposely used this type of open fencing in an attempt to make it disappear as much as possible. The height of the fence is proposed to be 5 feet in height and under the suggested 6 foot height stated in the CH HD design principles and standards. This fence is the best option to leave a visually open feel that is characteristic of the district and our streetscape while providing the security and safety we need. By proposing the location of the fence it will also allow us to maintain (and honeslty fix) the deterirated masonary wall on the East side of the property which has been in disrepair for sometime. It was important for us to maintain the existing masonary wall features on the site. We will be using the existing materials from the wall to restack and stabilize the wall. By siting the proposed open black aluminum fencing on the east side of the property off of the existing stone wall it will allow us to retain and preserve an important existing masony feature and surface that is important in defining the overall historic charachter of our site and the Franklin/Rosemary historic district. The landscape wall is an imporant feature of our homesite and it was vital the we site the fence off the wall and restack and stabilize the existing stone wall. Our goal is to return the full masonary wall to its former self. Please see the attached photos for clarification on site conditions as well as examples of the same type of open black aluminum fencing we have proposed that is curerntly being used throughout the Franklin/Rosemary Historic District.
- It is proposed to add a Generac 16KW Home Backup Generator to the side yard (West side). We are proposing to site our homer backup generator in the side yard area because it is less visible from the street and close to our existing and already approved utilities. As you can see in our proposal, we will properly screen the new generator as

well as the existing utilities through landscaping/vegetation. We will ensure the shrubs used are tall enough to screen the generator (and our AC units). Our goal was to minimize the visual impact on the property and the district. We were careful to ensure its placement did not alter or remove fabric from the building or diminish or compromise the overall character of the building, site or district. We did not site it in the rear of the yard because we were concerned it would infringe on the setback due to the already sited home and rear patio. The manufacturer and installer have also encouraged us to site the generator to be as close to the gas line and main power supply which also helped determine its proposed siting. They have also asked that the area sited be a stable and non-flood prone area with ample room around the generator for technician and maintenance personnel. Suggested clearances for this Generac generator include: at least 18 inches from the house; 5 feet from doors, windows and fresh air intakes; and 3 feet in front of the unit for servicing room.

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

QUESTIONS?
Call or email us!

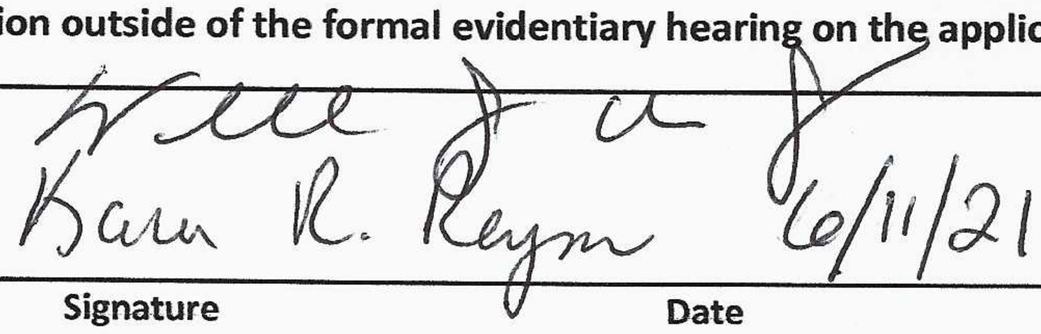
G: Applicant signature

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.

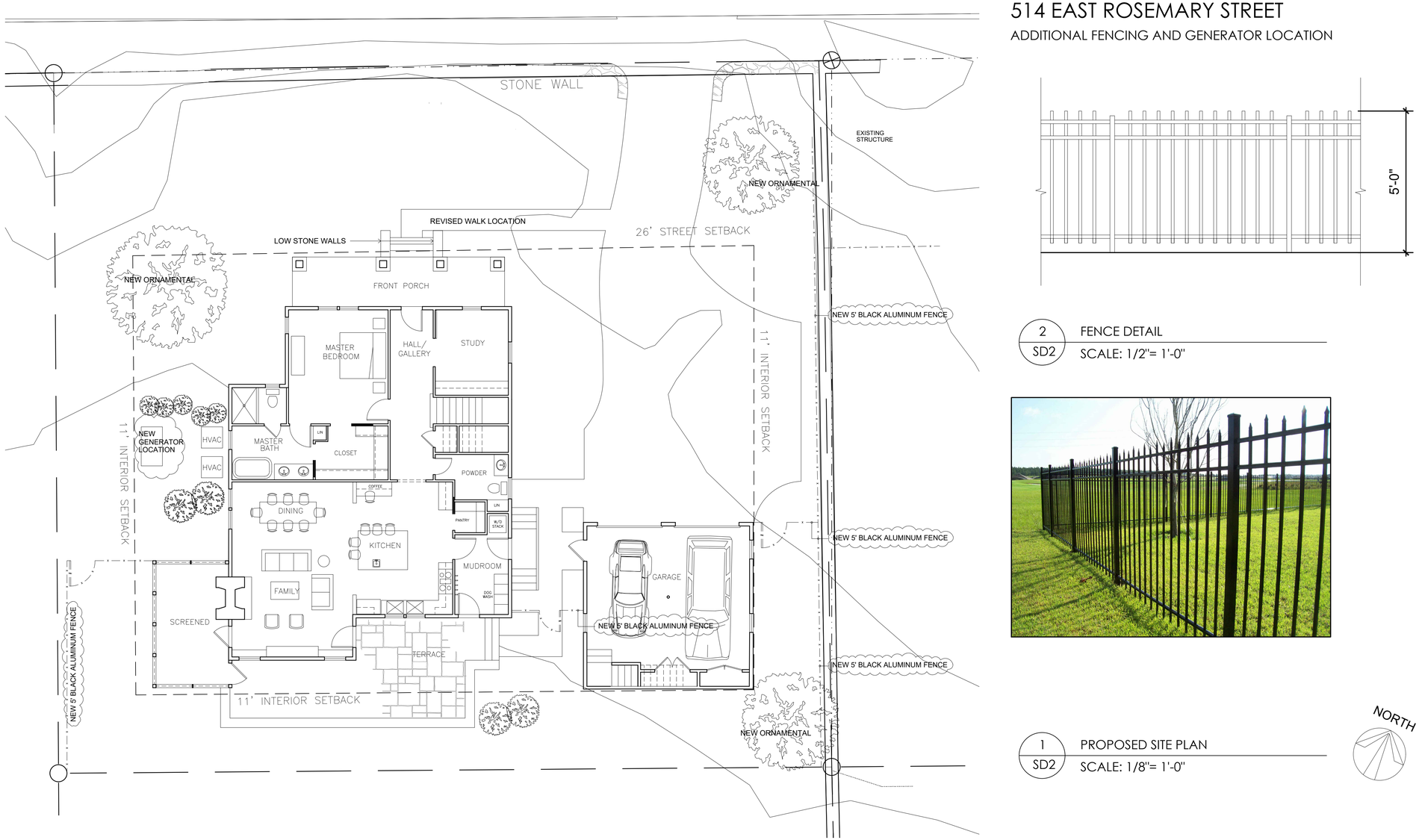
I acknowledge and agree that the Historic District Commission members, Town employees, and Town agents may enter, solely in performance of their official duties and only at reasonable times, upon the applicant's property for examination or survey thereof pursuant to North Carolina General Statute 160A-400.8. 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.

William J Raynor Jr Kara R Raynor		6/11/21
Applicant (printed name)	**Signature**	**Date**
Property Owner **(if different from above)**	**Signature**	**Date**

RAYNOR RESIDENCE
514 EAST ROSEMARY STREET
ADDITIONAL FENCING AND GENERATOR LOCATION



2 / SD2 FENCE DETAIL
SCALE: 1/2"= 1'-0"

1 / SD2 PROPOSED SITE PLAN
SCALE: 1/8"= 1'-0"

NORTH

[redacted]

10/13/16 kW

[redacted]

GENERAC®

GUARDIAN® SERIES
Residential Standby Generators
Air-Cooled Gas Engine

INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- Two transfer switch options available:
  100 amp 16 circuit switch or
  200 amp service rated smart switch
- Electronic governor
- Standard Wi-Fi™ connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled by the Southwest Research Institute allowing installation as close as 18 in (457 mm) to a structure.*

**Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*

https://assets.swri.org/library/DirectoryOfListedProducts/ConstructionIndustry/973_DoC_204_13204-01-01_Rev9.pdf

Standby Power Rating

G007171-0, G007172-0 (Aluminum - Bisque) – 10 kW 60 Hz
G007173-0, G007174-0, G007175-0 (Aluminum - Bisque) – 13 kW 60 Hz
G007176-0, G007177-0, G007178-0 (Aluminum - Bisque) – 16 kW 60 Hz

c ETL LISTED us or c UL us LISTED QUIET TEST™ Mobile Link

Note: CETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when you need it the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
  - ✓ **PROTOTYPE TESTED**
  - ✓ **SYSTEM TORSIONAL TESTED**
  - ✓ **NEMA MG1-22 EVALUATION**
  - ✓ **MOTOR STARTING ABILITY**
- **MOBILE LINK™ WI-FI CONNECTIVITY:** FREE with select Guardian Series home standby generators, Mobile Link Wi-Fi allows users to monitor the status of the generator from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

THE GENERAC PROMISE

USA ENGINEERED & BUILT* · 24/7 · 365 CUSTOMER CARE · FIVE YEAR LIMITED 5 WARRANTY · Mobile Link · ISO 9001:2008

** Assembled in the USA using domestic and foreign parts.*

10/13/16 kW

GENERAC®

Features and Benefits

Engine

● Generac G-Force design	Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings help the engine run cooler, reducing oil consumption and resulting in longer engine life.
● "Spiny-lok" cast iron cylinder walls	Rigid construction and added durability provide long engine life.
● Electronic ignition/spark advance	These features combine to assure smooth, quick starting every time.
● Full pressure lubrication system	Pressurized lubrication to all vital bearings means better performance, less maintenance, and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.
● Low oil pressure shutdown system	Shutdown protection prevents catastrophic engine damage due to low oil.
● High temperature shutdown	Prevents damage due to overheating.

Generator

● Revolving field	Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.
● Skewed stator	Produces a smooth output waveform for compatibility with electronic equipment.
● Displaced phase excitation	Maximizes motor starting capability.
● Automatic voltage regulation	Regulating output voltage to ±1% prevents damaging voltage spikes.
● UL 2200 listed	For your safety.

Transfer Switch (if applicable)

● Fully automatic	Transfers vital electrical loads to the energized source of power.
● NEMA 3R	Can be installed inside or outside for maximum flexibility.
● Remote mounting	Mounts near an existing distribution panel for simple, low-cost installation.

Evolution™ Controls

● AUTO/MANUAL/OFF illuminated buttons	Select the operating mode and provide easy, at-a-glance status indication in any condition.
● Two-line multilingual LCD	Provides homeowners easily visible logs of history, maintenance, and events up to 50 occurrences.
● Sealed, raised buttons	Smooth, weather-resistant user interface for programming and operations.
● Utility voltage sensing	Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.
● Generator voltage sensing	Constantly monitors generator voltage to verify the cleanest power is delivered to the home.
● Utility interrupt delay	Prevents nuisance startups of the engine, adjustable 2–1500 seconds from the factory default setting of 5 seconds by a qualified dealer.
● Engine warm-up	Verifies engine is ready to assume the load. Setpoint approximately 5 seconds.
● Engine cool-down	Allows engine to cool prior to shutdown. Setpoint approximately 1 minute.
● Programmable exercise	Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Offers a selectable setting for weekly or monthly operation, providing flexibility and potentially lower fuel costs to the owner.
● Smart battery charger	Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature. Compatible with lead acid and AGM-style batteries.
● Main line circuit breaker	Protects generator from overload.
● Electronic governor	Maintains constant 60 Hz frequency.

Unit

● SAE weather protective enclosure	Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph (241 km/h). Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.
● Enclosed critical grade muffler	Quiet, critical grade muffler is mounted inside the unit to prevent injuries.
● Small, compact, attractive	Makes for an easy, eye appealing installation, as close as 18 in (457 mm) away from a structure.

GENERAC®

10/13/16 kW

Features and Benefits

Installation System

● 14 in (35.6 cm) flexible fuel line connector	Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping.
● Integral sediment trap	Meets IFGC and NFPA 54 installation requirements.

Connectivity

● Ability to view generator status	Monitor your generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind.
● Ability to view generator Exercise/Run and Total Hours	Review the generator's complete protection profile for exercise hours and total hours.
● Ability to view generator maintenance information	Provides maintenance information for your specific model generator when scheduled maintenance is due.
● Monthly report with previous month's activity	Detailed monthly reports provide historical generator information.
● Ability to view generator battery information	Built in battery diagnostics displaying current state of the battery.
● Weather information	Provides detailed local ambient weather conditions for generator location.

GENERAC®

10/13/16 kW

Specifications

Generator

Model	G007171-0, G007172-0 (10 kW)	G007173-0, G007174-0, G007175-0 (13 kW)	G007176-0, G007177-0, G007178-0 (16 kW)
Rated maximum continuous power capacity (LP)	10,000 Watts*	13,000 Watts*	16,000 Watts*
Rated maximum continuous power capacity (NG)	9,000 Watts*	13,000 Watts*	16,000 Watts*
Rated voltage		240	
Rated maximum continuous load current – 240 volts (LP/NG)	41.7 / 37.5	54.2 / 54.2	66.7 / 66.7
Total Harmonic Distortion		Less than 5%	
Main line circuit breaker	45 Amp	60 Amp	70 Amp
Phase		1	
Number of rotor poles		2	
Rated AC frequency		60 Hz	
Power factor		1.0	
Battery requirement (not included)		12 Volts, Group 26R 540 CCA Minimum or Group 35AGM 650 CCA Minimum	
Unit weight (lb/kg)	338/153	385/175	420/191
Dimensions (L x W x H) in / cm		48 x 25 x 29 / 121.9 x 63.5 x 73.7	
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	61	65	65
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	57	55	55
Exercise duration		5 min	

Engine

Engine type		GENERAC G-Force 400 Series	GENERAC G-Force 800 Series
Number of cylinders		1	2
Displacement		460 cc	816 cc
Cylinder block		Aluminum w/ cast iron sleeve	
Valve arrangement		Overhead valve	
Lifter type		Solid	Hydraulic
Ignition system		Solid-state w/ magneto	
Governor system		Electronic	
Compression ratio		9.5:1	
Starter		12 VDC	
Oil capacity including filter		Approx. 1.1 qt / 1.0 L	Approx. 2.2 qt / 2.1 L
Operating rpm		3,600	
Fuel consumption			
Natural Gas	ft^3/hr (m^3/hr)		
	1/2 Load	101 (2.86)	154 (4.36)	182 (5.15)
	Full Load	127 (3.60)	225 (6.37)	245 (6.94)
Liquid Propane	ft^3/hr (gal/hr) [L/hr]		
	1/2 Load	36 (0.97) [3.66]	56 (1.54) [5.83]	62 (1.70) [6.45]
	Full Load	54 (1.48) [5.62]	90 (2.45) [9.28]	109 (2.99) [11.32]

Note: **Fuel pipe must be sized for full load.** Required fuel pressure to generator fuel inlet at all load ranges - 3.5–7.0 in water column (0.87–1.74 kPa) for NG, 10–12 in water column (2.49–2.99 kPa) for LP gas. For BTU content, multiply ft^3/hr x 2,500 (LP) or ft^3/hr x 1,000 (NG). For Megajoule content, multiply m^3/hr x 93.15 (LP) or m^3/hr x 37.26 (NG).

Controls

Two-line plain text multilingual LCD	Simple user interface for ease of operation.
Mode buttons: AUTO	Automatic start on utility failure. Weekly, Bi-Weekly, or Monthly selectable exerciser.
MANUAL	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
OFF	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance messages	Standard
Engine run hours indication	Standard
Programmable start delay between 2–1500 seconds	Standard (programmable by dealer only)
Utility voltage loss/Return to utility adjustable (brownout setting)	From 140-171 V / 190-216 V
Future set capable exerciser/Exercise set error warning	Standard
Run/Alarm/Maintenance logs	50 events each
Engine start sequence	Cyclic cranking: 16 sec on, 7 sec rest (90 sec maximum duration).
Starter lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC Warning	Standard
Low Battery/Battery Problem Protection and Battery Condition Indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring Protection	Standard
Common External Fault Capability	Standard
Field Upgradable Firmware	Standard

**Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters. Rating definitions - Standby: Applicable for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046 and DIN6271). * Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU (Megajoule) content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level; and also will decrease approximately 1% for each 6 °C (10 °F) above 16 °C (60 °F).

10/13/16 kW

GENERAC

Switch Options

Limited Circuits Switch Features

- 16 space, 24 circuit. Breakers not included.
- Electrically operated, mechanically-held contacts for fast, positive connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2-pole, 250 VAC contactors.
- 30 millisecond transfer time.
- Dual coil design.
- Rated for both copper and aluminum conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.
- Multi listed for use with 1 in standard, tandem, GFCI, and AFCI breakers from Siemens, Murray, Eaton, and Square D for the most flexible and cost effective install.

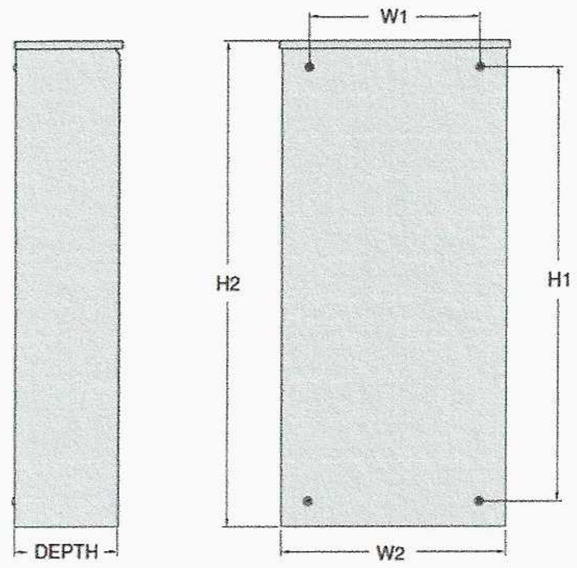
Model	G007172-0 (10 kW)	G007174-0 (13 kW)	G007177-0 (16 kW)
No. of poles		2	
Current rating (amps)		100	
Voltage rating (VAC)		120 / 240, 1Ø	
Utility voltage monitor (fixed)*			
-Pick-up		80%	
-Dropout		65%	
Return to utility*		Approx. 15 sec	
Exercises bi-weekly for 5 minutes*		Standard	
ETL or UL Listed		Standard	
Total circuits available		24	
Tandem breaker capabilities		8 tandems	
Circuit breaker protected Available RMS Symmetrical Fault Current @ 250 Volts		10,000	

*Function of Evolution controller
Exercise can be set to weekly or monthly

Dimensions

	Height		Width		Depth
	H1	H2	W1	W2	
in	26.75	30.1	10.5	13.5	6.91
cm	67.94	76.43	26.67	34.18	17.54

Wire Ranges		
Conductor Lug	Neutral Lug	Ground Lug
2/0 - #14	2/0 - #14	2/0 - #14



Service Rated Smart Switch Features

- Includes Smart A/C Management (SACM) module standard.
- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight large (240 VAC) loads can be managed with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2-pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.

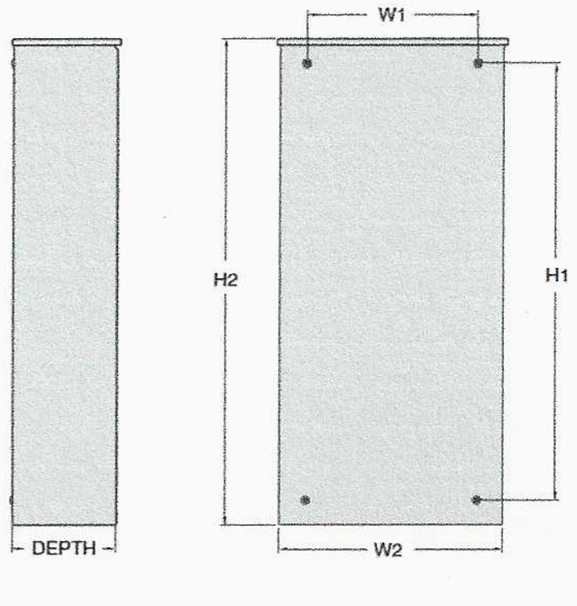
Model	G007175-0 (13 kw)	G007178-0 (16 kW)
No. of poles	2	
Current rating (amps)	200	
Voltage rating (VAC)	120/240, 1Ø	
Utility voltage monitor (fixed)*		
-Pick-up	80%	
-Dropout	65%	
Return to utility*	15 sec	
Exercises bi-weekly for 5 minutes*	Standard	
ETL or UL Listed	Standard	
Enclosure type	NEMA/UL 3R	
Circuit breaker protected	22,000	
Lug range	250 MCM - #6	

*Function of Evolution Controller
Exercise can be set to weekly or monthly

Dimensions

	200 Amps 120/240, 1ø Open Transition Service Rated				
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.75	30.1	10.5	13.5	6.3
cm	67.94	76.45	26.67	34.3	16.01

Wire Ranges		
Conductor Lug	Neutral Lug	Ground Lug
400 MCM - #4	350 MCM - #6	2/0 - #14



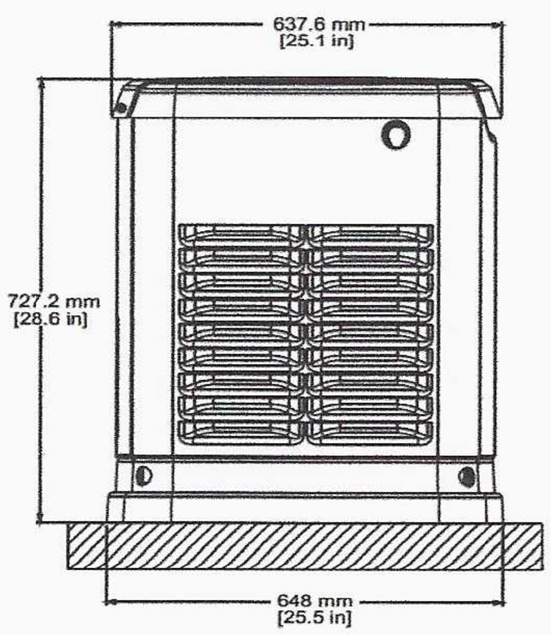
10/13/16 kW

Available Accessories

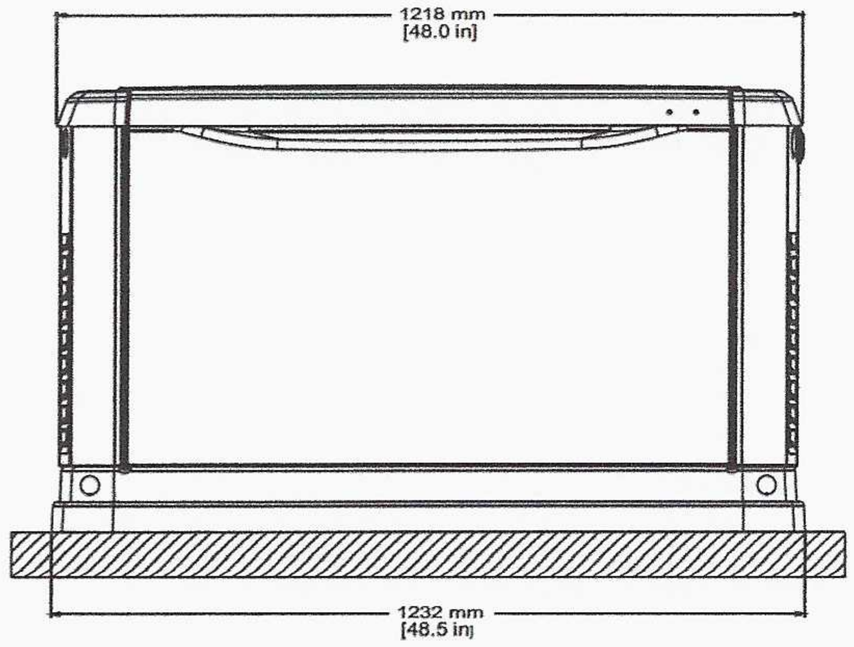
Model #	Product	Description
G005819-0	26R Wet Cell Battery	Every standby generator requires a battery to start the system. Generac offers the recommended 26R wet cell battery for use with all air-cooled standby product (excluding PowerPact®).
G007101-0	Battery Pad Warmer	The pad warmer rests under the battery. Recommended for use if the temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if the temperature regularly falls below 0 °F (-18 °C).
G007103-1	Breather Warmer	The breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load you may not need. Not compatible with 50 amp pre-wired switches.
G007027-0 - Bisque	Fascia Base Wrap Kit	The fascia base wrap snaps together around the bottom of the new air cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.
G006482-0 – 10 kW G007216-0 – 13 / 16 kW	Scheduled Maintenance Kit	Generac's scheduled maintenance kits provide all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).
G007005-0	Wi-Fi LP Fuel Level Monitor	The Wi-Fi enabled LP fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007000-0 (50 amps) G007006-0 (100 amps)	Smart Management Module	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
G007169-0	Mobile Link™ 4G LTE Cellular Accessory	The Mobile Link 4G LTE Cellular Accessory allows users to monitor the status of the generator from anywhere in the world, using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.

Dimensions & UPCs

Model	UPC
G007171-0	696471074680
G007172-0	696471074673
G007173-0	696471076400
G007174-0	696471077100
G007175-0	696471077117
G007176-0	696471076417
G007177-0	696471077124
G007178-0	696471077131



LEFT SIDE VIEW



FRONT VIEW

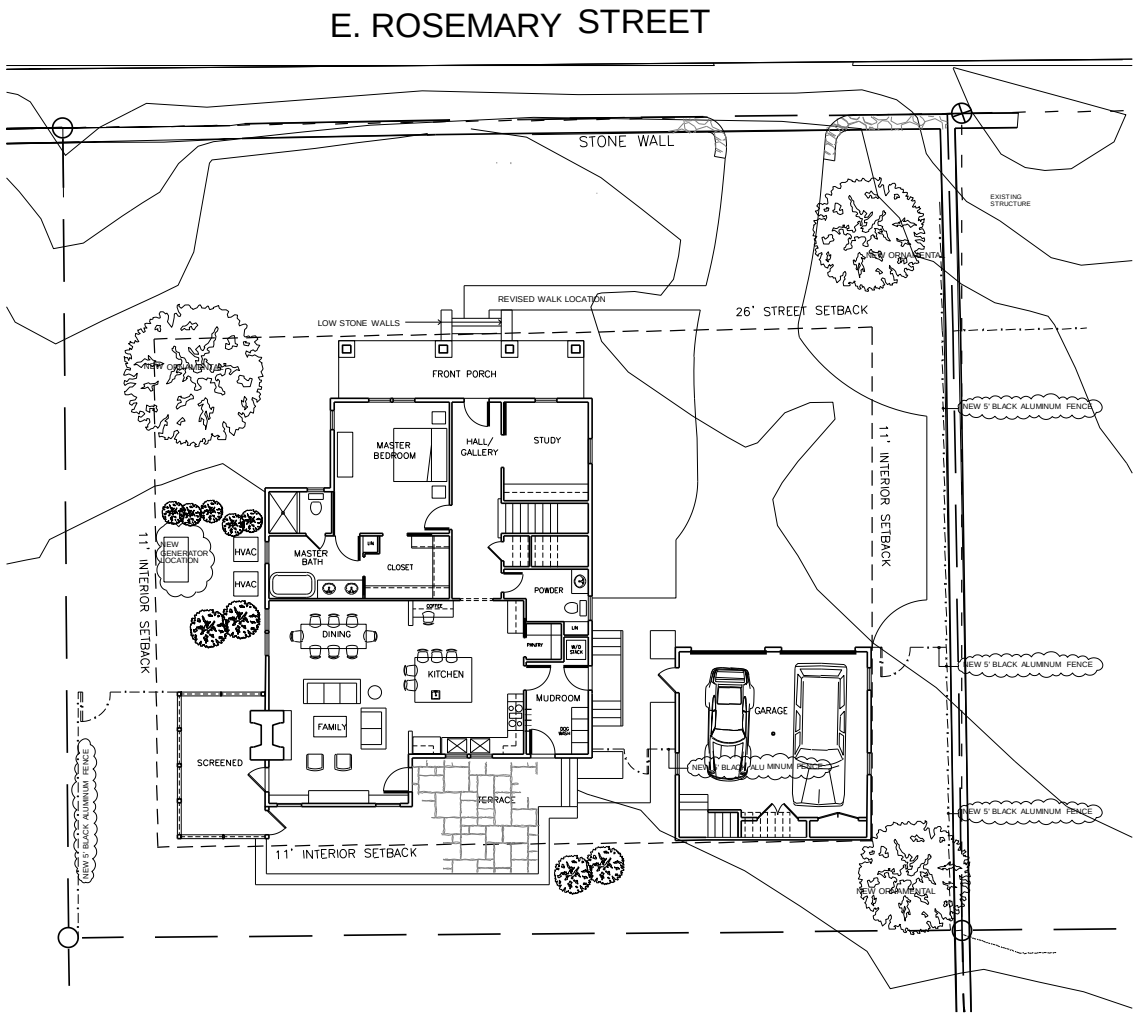
Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.

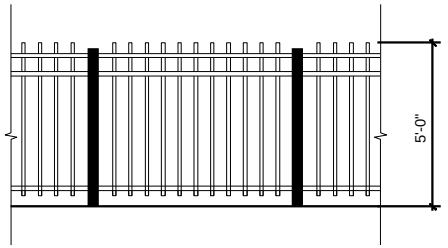
Generac Power Systems, Inc. • S45 W29290 HWY. 59, Waukesha, WI 53189 • generac.com

514 East Rosemary Street COA Application

Proposed Open Aluminum Fence & Home Backup Generator

RAYNOR RESIDENCE
514 EAST ROSEMARY STREET
ADDITIONAL FENCING AND GENERATOR LOCATION





2 / SD2 FENCE DETAIL
SCALE: 12"= 1'-0"

1 / SD2 PROPOSED SITE PLAN
SCALE: 18"= 1'-0"

NORTH

Proposed Open Aluminum Fence & Generator – site photos (E. Rosemary St view)

Proposed Open Aluminum Fence & Generator – West Side Yard

Proposed Open Aluminum Fence & Generator – Rear Yard

Proposed Open Aluminum Fence & Generator – East Side Yard

Proposed Open Aluminum Fence & Generator – East Side Yard

Proposed Open Aluminum Fence & Generator – East Side Yard

Proposed Open Aluminum Fence & Generator – East Side Yard

Proposed Open Aluminum Fence & Generator – Space Between Garage/House

Examples of Open Aluminum Fences in the Franklin/Rosemary Historic District

President's Residence – 400 East Franklin Street

Examples of Open Aluminum Fences in the Franklin/Rosemary Historic District

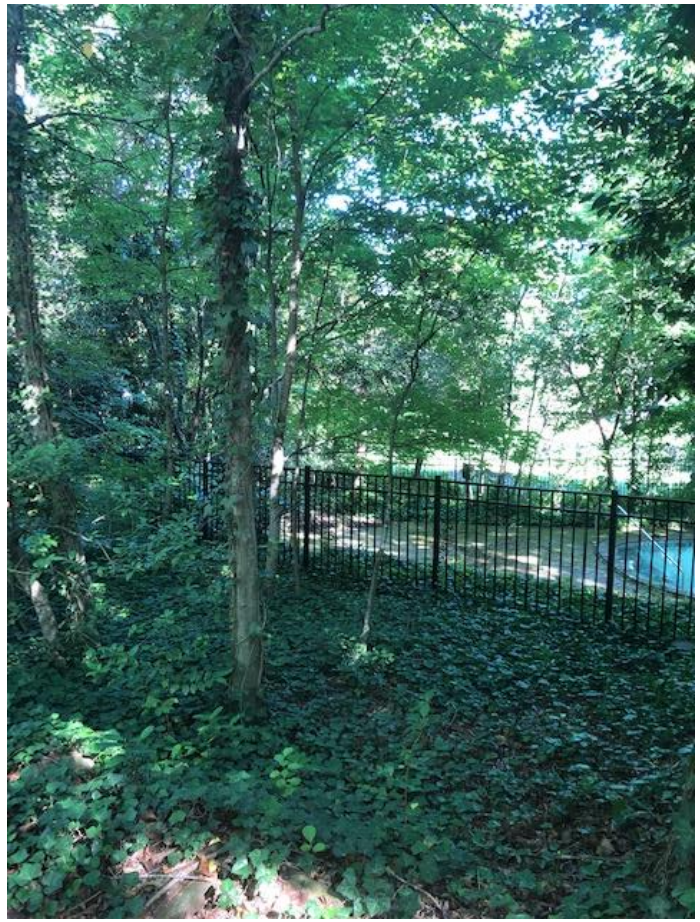
President's Residence – 400 East Franklin Street (along Raleigh Street)

Examples of Open Aluminum Fences in the Franklin/Rosemary Historic District

506 East Rosemary Street

Examples of Open Aluminum Fences in the Franklin/Rosemary Historic District

503 East Franklin Street



Examples of Open Aluminum Fences in the Franklin/Rosemary Historic District

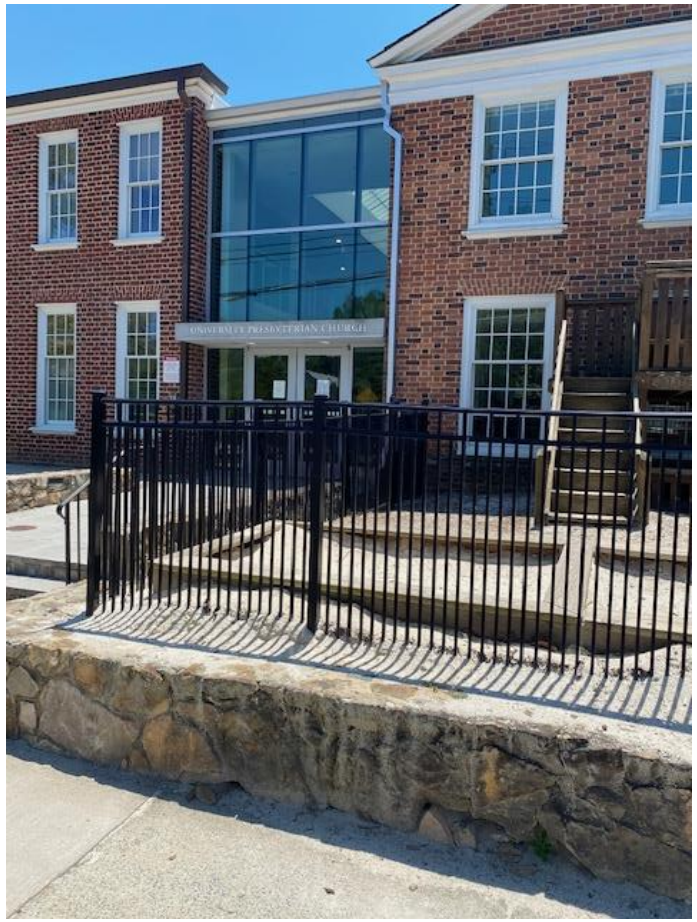
516 East Franklin Street

Examples of Open Aluminum Fences in the Franklin/Rosemary Historic District

213 East Franklin Street

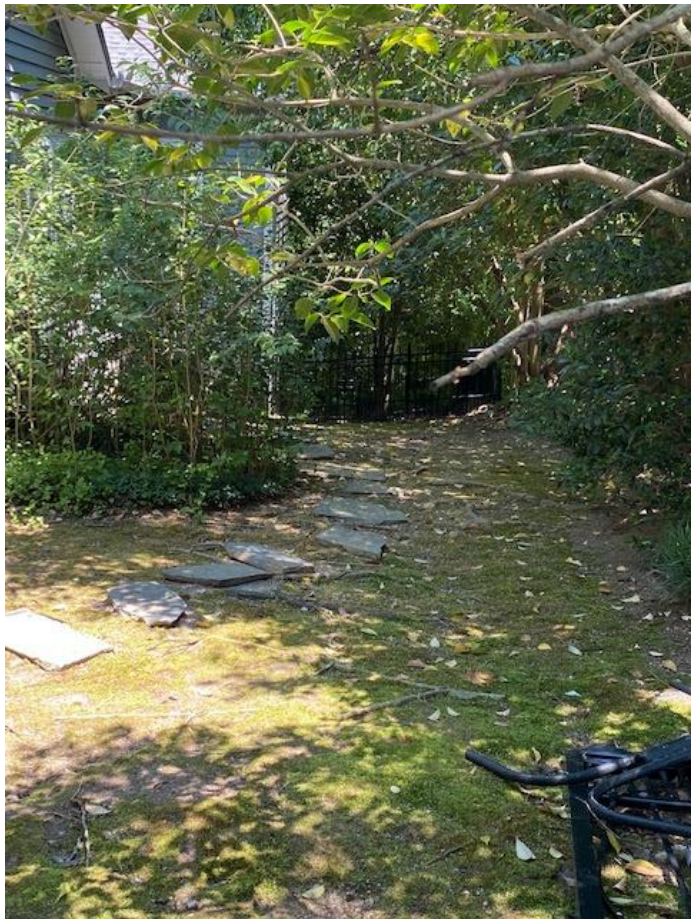
Examples of Open Aluminum Fences in the Franklin/Rosemary Historic District

University Presbyterian Church – 208 East Rosemary Street



Examples of Open Aluminum Fences in the Franklin/Rosemary Historic District

206 Cottage Lane



Examples of Open Aluminum Fences in the Franklin/Rosemary Historic District

721 East Franklin Street

Generac 16KW Home Backup Generator

Proposed Generator Location

View From East Rosemary Street

Generac 16KW Home Backup Generator

Installation requirements:

The location should meet these Guidelines:

- Stable, well-drained area that will not flood
- Room around the generator for the technician and maintenance personnel.

Suggested Clearances to keep in mind:

- 18 inches (1.5 feet) from the house
- 60 inches (5 feet) from doors, windows, and fresh air intakes
- 36 inches (3 feet) in front of the generator for servicing room