



QUESTIONS?  
Call or email us!

Town of Chapel Hill  
Office of Planning and Sustainability  
Development Services 919-969-5066  
[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

Chapel Hill Historic District Certificate of Appropriateness Application		Project:	18-074
Project Description:  12x16x9'6" Backyard Shed Stick built on site by Carolina Yard Barns, LLC.		Permit:	<del>Permit</del> COA only
		STAFF REVIEW	
		<input type="checkbox"/> Application complete and accepted	
		<input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
		BY:	
		DATE:	
<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.			

<b>A: Property Information</b>			
Property Address: 513 E. Rosemary St		Parcel ID Number:	
Property Owner(s): Patrick + Kerry Reed		Email: PWReed9@gmail.com	
Property Owner Address: same		Kerryconnollyreed@gmail.com	
City: Chapel Hill	State: NC	Zip: 27514	Phone:
Historic District: <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul			Zoning District:

<b>B: Applicant Information</b>			
Applicant: Owner		Role (owner, architect, other):	
Address (if different from above):			
City:	State:	Zip:	
Email:		Phone:	

<b>C. Application Type (check all boxes that apply)</b>	
<input checked="" type="checkbox"/> <b>Minor Work</b> 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 <a href="#">Design Guidelines</a> (p. 69) for a list of minor works.	
<input type="checkbox"/> <b>Historic District Commission Review</b> Includes all exterior changes to structures and features other than minor works	
<input type="checkbox"/> Site-work only (walkways, fencing, walls, etc.)	<input type="checkbox"/> After-the-fact application (for unauthorized work already performed).
<input type="checkbox"/> Restoration or alteration	<input type="checkbox"/> Demolition or moving of a site feature.
<input type="checkbox"/> New construction or additions	<input type="checkbox"/> Request for review of new application after previous denial
<input type="checkbox"/> Sign	Add Storage Building 12x16x9'6"





QUESTIONS?  
Call or email us!

Town of Chapel Hill  
Office of Planning and Sustainability  
Development Services 919-969-5066  
[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

#### 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							
Proposed	NA						
	Existing	Change +/-	Total	Total Floor Area Ratio		ISA/NLA ratio	
Floor Area (main structure)				Existing	Proposed		
Floor Area (all other)						Existing	Proposed
Impervious Surface Area (ISA)							
New Land Disturbance							

#### E: Applicable Design Guidelines

The Town's [Design Guidelines for the Chapel Hill Historic Districts](#) are integral to the application and review process. These guidelines supplement the required review criteria for Certificate of Appropriateness applications (provided in [Section 3.6.2\(e\)\(4\)](#) of the Land Use Management Ordinance) by providing detailed, practical considerations for how to make changes to properties while preserving the special character of their Historic District context. Please review the Design Guidelines and consider their applicability to your proposed project. (Attach additional sheets, as necessary.)

Section/Page	Topic	Brief description of the applicable aspect of your proposal
Page 21	Garages + Accessory Structures	7. Introduce new accessory structure compatible with main house.
		8. Locate new utilitarian storage building, at rear of yard.





QUESTIONS?  
Call or email us!

Town of Chapel Hill  
Office of Planning and Sustainability  
Development Services 919-969-5066  
[planning@townofchapelhill.org](mailto: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
<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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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: <ul style="list-style-type: none"> <li><input 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"/>
<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". <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 type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





**QUESTIONS?**  
Call or email us!

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 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 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. <b>Demolition/Relocation Information</b> (required only if demolition or relocation of a feature is proposed).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



QUESTIONS?  
Call or email us!

Town of Chapel Hill  
Office of Planning and Sustainability  
Development Services 919-969-5066  
[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

<input type="checkbox"/> Provide a written description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property.					
<input type="checkbox"/> Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons and/or families associated with the property. Provide current exterior photographs of the property (4" x 6" as printed or the digital equivalent). If information is unknown, please provide a summary of sources consulted.					
<input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer.					
<input type="checkbox"/> As necessary, attach a statement explaining how a delay in demolition would cause the property owner to suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay.					
<input type="checkbox"/> Provide any records about the structure to be demolished.					
9. 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> .	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Certificate of Appropriateness fee per <a href="#">Planning &amp; Sustainability Fee Schedule</a>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





QUESTIONS?  
Call or email us!

Town of Chapel Hill  
Office of Planning and Sustainability  
Development Services 919-969-5066  
[planning@townofchapelhill.org](mailto: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.

Patrick W. Reed	Patrick W. Reed	6/5/18
Kerry Reed	Kerry Reed	6/5/18
Applicant (printed name)	Signature	Date
Property Owner	Signature	Date
(if different from above)		

## Carolina Yard Barns

823-A Purser Drive

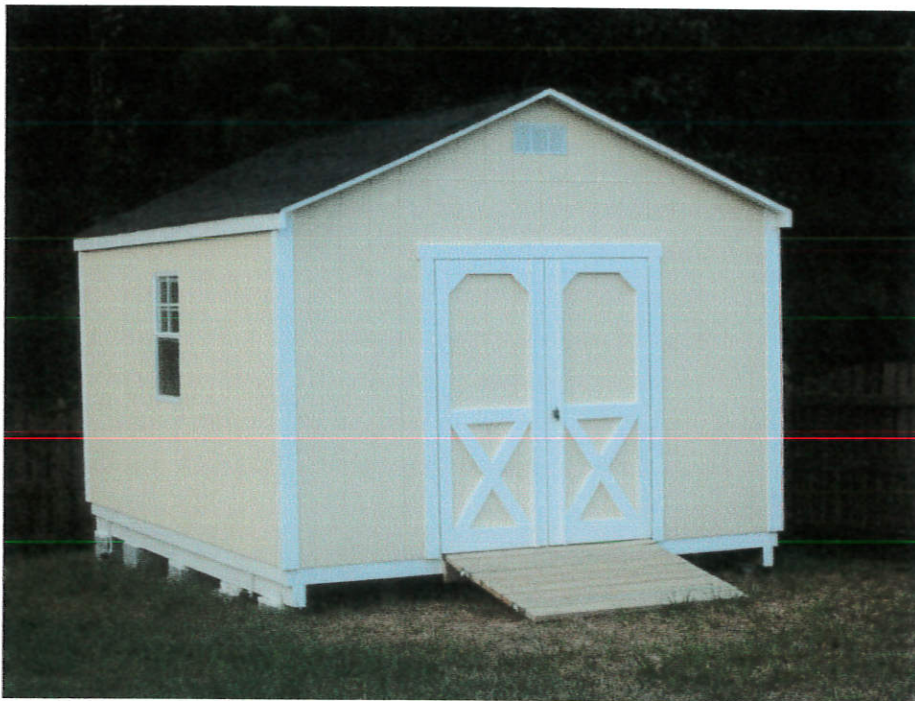
Raleigh, NC 27603

919-365-5555

[www.carolinayardbarns.com](http://www.carolinayardbarns.com)

Shed Proposal for Kerry Reed 513 East Rosemary Street, Chapel Hill, NC

**The Statesman 12 x 16:** This shed will be built on site. The shed will be built on a customer provided concrete slab. The siding will be 50 year LP Smart Side panel siding that the customer will paint to match their home. The shingle color will match the customer's home. Below is a picture similar to what we propose to build.



- Doors will be without X cross molding.

### Materials use:

Concrete slab (customer provided)

2 x 4 walls framed 16" on center

2 x 6 rafters

LP Smartside Panel siding 50 year warranty

LP Smart Trim corner boards

LP Smart Trim doors (doors will be plain with no X on bottom)

(1) 24 x 36 aluminum shed window trimmed with 1 x 4 LP Smart Trim

25 year 3 tab shingles- color to match customers home

Carolina Yard Barns, LLC

823A Purser Drive  
Raleigh, NC 27603  
919-365-5555

# Estimate

Date	Estimate #
6/14/2018	15906

Name / Address
Kerry Reed

			Project
Description	Qty	Cost	Total
Statesman 12 x 16 x 9'6" with 7ft sidewall and SmartSide Panel Siding	1	4,140.00	4,140.00T
This shed comes standard with the following features:			
Stick built on site			
16" on center wall framing ( 2 x 4 studs)			
12" on center floor framing (treated 2 x 6 floor joists)			
3/4" plywood floor decking			
2 x 6 rafters			
2 x 8 ridge			
Pair of gable vents			
25 year 3 tab shingles			
1 x 4 LP 50 year Smart Trim corner boards			
Pair of double LP Smart Trim doors 60" opening (PLAIN)			
Heavy duty piano hinge			
Keyed locking door handle			
Up to 24 concrete leveling blocks: Additional blocks necessary for leveling will be charged at \$4/block			
Summer Sale			
Aluminum Window 24 x 36 (trimmed)	1	-10.00%	-414.00
Permit Package: Felt paper, anchor shed to customer provided concrete slab, hurricane clips and plywood clips. If there are any concerns about utilities or septic systems being in the vicinity it is the customer's responsibility to call No Cuts 811 at least 3 business days prior to construction beginning. CYB assumes no responsibility for anchors damaging utilities and septic systems. This package does not include obtaining the permit or the price of the permit.		120.00	120.00T
REQUIRED IF OBTAINING A BUILDING PERMIT		300.00	300.00T
Thank you for your interest in our sheds.		<b>Total</b>	

Customer Signature



Carolina Yard Barns, LLC

823A Purser Drive  
Raleigh, NC 27603  
919-365-5555

## Estimate

Date	Estimate #
6/14/2018	15906

Name / Address
Kerry Reed

			Project
Description	Qty	Cost	Total
Sales Tax		7.25%	300.59
Thank you for your interest in our sheds.			
<b>Total</b>			<b>\$4,446.59</b>

Customer Signature \_\_\_\_\_

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 142Chapel Hill Historic District Boundary Increase and  
Additional Documentation  
Orange County, North Carolina

(northeast) and a newly constructed, two-story, hip-roofed wing at the left rear (northwest) with a one-story hip-roofed wing on its left and rear elevations. There is a low stone wall across the front of the property and at the driveway to the left of the house. County tax records date the building to 1900. The house appears on the 1915 Sanborn map, the earliest to record this part of Rosemary Street. The rear addition was completed in 2014.

**511 E. Rosemary – House – c. 1910****C – Building**

This one-and-a-half-story, front-gabled house is three bays wide and triple-pile with plain weatherboards and sixteen-over-sixteen wood-sash windows, including a group of three windows in the front gable. It has two interior brick chimneys and two hip-roofed dormers each on the right (east) and left (west) elevations. Centered on the façade is a half-light door with four-light-over-one-panel sidelights and a ten-light transom. On the right end of the façade is another door with a three-light transom. A one-story, hip-roofed porch extends the full width of the façade and is supported by columns with a paneled spandrel and original railing. There is a one-story, gabled ell at the left rear (northwest) and a one-story, hip-roofed bay at the right rear (northeast). The house is set back from the street and there is a low stone wall along the sidewalk. County tax records date the building to 1910. The house appears on the 1915 Sanborn map, the earliest to record this part of Rosemary Street.

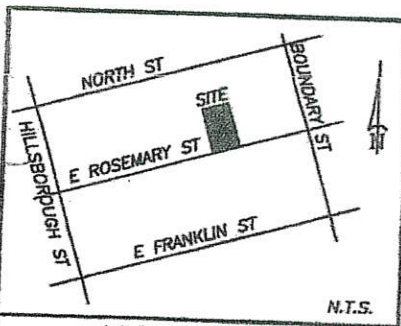
**C-Building – Garage, c. 1940** – Front-gabled, frame garage with metal sheathing and an enclosed shed-roofed bay on the south elevation.

**C-Building – Auxiliary House, c. 1920** – Located northeast of the house, this one-story, side-gabled house is three bays wide and single-pile with weatherboards, six-over-six wood-sash windows, and an interior brick chimney. It has a projecting shed-roofed bay on the left side of the facade and an inset, shed-roofed porch on the right end of the façade that is supported by square columns and shelters a six-light-over-two-panel door. According to Sanborn maps, the house was constructed between 1915 and 1925.

**513 E. Rosemary – House – c. 1905****C – Building**

Set back from the road, this two-story, Transitional Queen Anne-style house features a steeply pitched hipped roof. The building is three bays wide and double-pile with plain weatherboards, nine-over-one-wood-sash windows, a circular sawnwork gable vent, and two interior brick chimneys. The six-panel door, centered on the façade, has a four-light transom and a classical surround with wide entablature and is accessed by an uncovered brick stoop. There is a gable centered over the right (east) two bays of the façade and on the left (west) elevation. A large, one-story, side-gabled porch on the left elevation is supported by square posts on a weatherboard-covered knee wall and is enclosed with screens. There is a one-story gabled ell projecting from the right rear (northeast). County tax records date the building to 1905 and the house appears on the 1915 Sanborn map, the earliest to record this part of Rosemary Street.





REVISIONS:  
05/05/15-SHOW NEW CONSTRUCTION  
07/17/17-SHOW IMPERVIOUS SURFACES  
WITH AREA CALCULATIONS

- LEGEND:**
- IRON PIPE FOUND(IPF) ○
  - UTILITY POLE ○
  - WATER METER ○
  - OVERHEAD WIRES ○
  - HARDWOOD TREE ○
  - GRAVEL AREA G
  - CONCRETE CONC
  - STONE PAVERS SP
  - STREET ADDRESS

**VICINITY MAP**

I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 5787, page 146, or other reference source PB 17 PG 141); that the boundaries not surveyed are indicated as drawn from information in Book (NONE), page or other reference source; and that the ratio of precision or positional accuracy is 1:10,000 and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

This 17 day of JULY, 2017. *Michael W. Wood*  
Professional Land Surveyor

NOTE: BOUNDARY SURVEY WAS DONE IN MAY, 2014

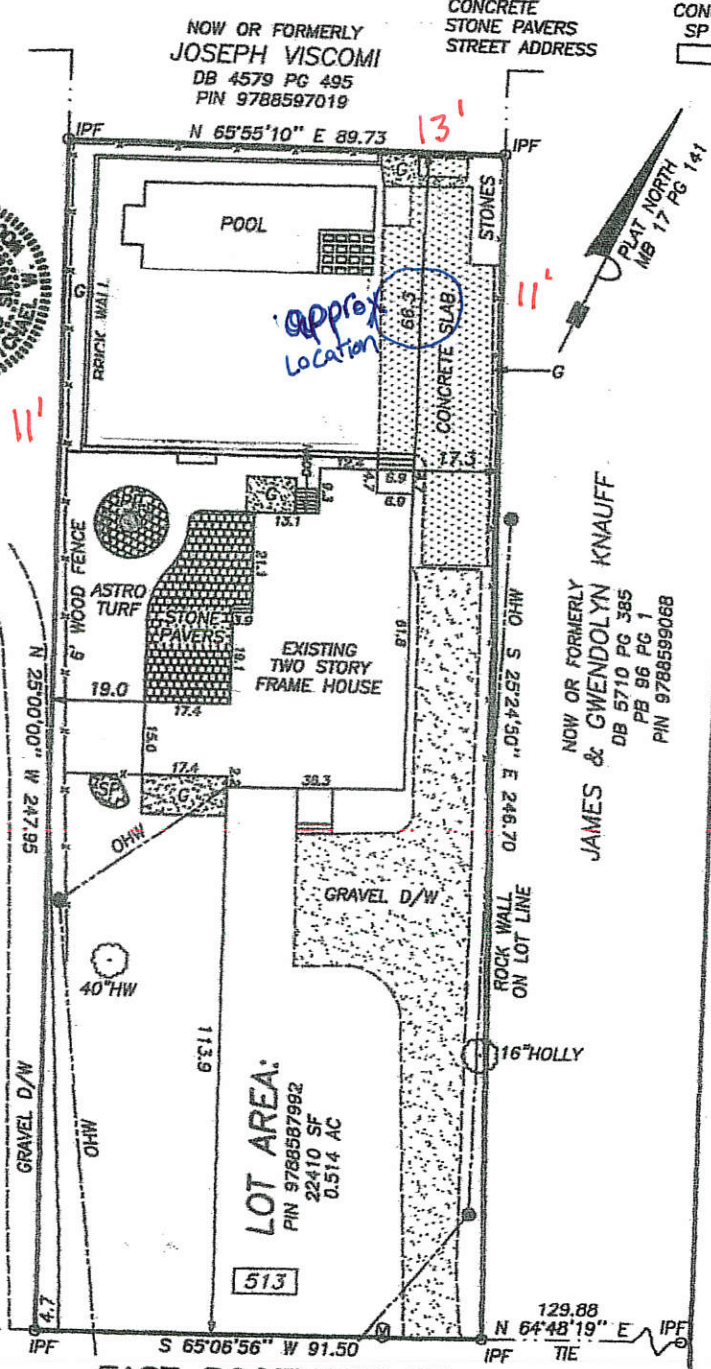


NOW OR FORMERLY  
**PETER & KRISTINA LEE**  
DB 2129 PG 23  
PIN 9788587827

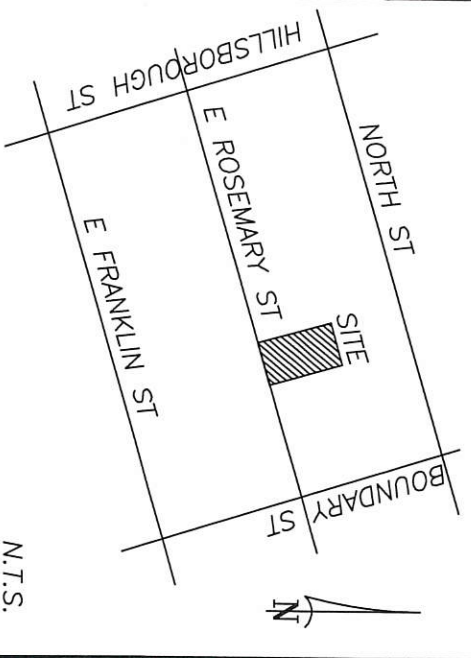
**IMPERVIOUS SURFACE AREAS:**

HOUSE	2560 SF
GRAVEL	3674 SF
POOL	790 SF
CONCRETE	1501 SF
BRICK WALL	78 SF
ROCK WALLS	199 SF
STONE PAVERS	721 SF
OTHER	236 SF
<b>TOTAL</b>	<b>9759 SF</b>

OR 43.5% OF LOT AREA  
MAXIMUM ALLOWABLE IS 50%







REVISIONS:  
05/05/15-SHOW NEW CONSTRUCTION  
07/17/17-SHOW IMPERVIOUS SURFACES  
WITH AREA CALCULATIONS  
07/16/18-ADD 16'x12' SHED

NOW OR FORMERLY  
JOSEPH VISCOMI  
DB 4579 PG 495  
PIN 9788597019

**LEGEND:**

- IRON PIPE FOUND(IPF)
- UTILITY POLE
- WATER METER
- OVERHEAD WIRES
- HARDWOOD TREE
- GRAVEL AREA
- CONCRETE
- STONE PAVERS
- STREET ADDRESS

CONC  
SP

# PRELIMINARY PLAT

NOT FOR RECORDATION  
CONVEYANCES OR SALES

NOW OR FORMERLY  
PETER & KRISTINA LEE  
DB 2129 PG 23  
PIN 9788587827

NOW OR FORMERLY  
JAMES & GWENDOLYN KNAUFF  
DB 5710 PG 385  
PB 96 PG 1  
PIN 9788599068

IMPERVIOUS SURFACE AREAS:

HOUSE.....	2560 SF
GRAVEL.....	3674 SF
POOL.....	790 SF
CONCRETE.....	1501 SF
BRICK WALL.....	78 SF
ROCK WALLS.....	199 SF
STONE PAVERS.....	721 SF
OTHER.....	236 SF
TOTAL.....	9759 SF

OR 43.5% OF LOT AREA  
MAXIMUM ALLOWABLE IS 50%

IPF TIE S 65°08'53" W 84.21 4.7 IPF S 65°06'56" W 91.50 129.88 IPF TIE N 64°48'19" E 129.88

EAST ROSEMARY ST  
45' PUBLIC R/W

SUBJECT PROPERTY IS NOT LOCATED IN A F.E.M.A. 100-YR. FLOOD PLAIN.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND U.S. SURVEY  
FEET UNLESS DENOTED OTHERWISE

FILE: L968.DWG AREAS BY COORDINATE COMPUTATION

Book of Maps 17 Page(s) 141 Deed Book 5787 Pg. 146 Field book 012-05

LOT SUBDIVISION

Surv'd: MW Drawn: MW Chk'd: MW Job No.: L968 Date: 05/13/14 Scale: 1" = 30'

M.W. WOOD SURVEYING, PA

407-A2 GOOSENECK DRIVE  
CARY, NORTH CAROLINA 27513  
TELEPHONE: 919-467-0893  
FIRM LICENSE: C-3203

PATRICK & KERRY REED

CHapel Hill, ORANGE COUNTY, NORTH CAROLINA