



QUESTIONS?
Call or email us!

Chapel Hill Historic District Certificate of Appropriateness Application	Project :	18-074
	Permit:	
	STAFF REVIEW	
	X Application complete and accepted	
	Application not complete and returned with a notation of deficiencies	
<p>This application proposes a new shed to be stick built by Carolina Yard Barns. The general form and placement are appropriate and in harmony as it is similar to other sheds and accessory structures in the district. It will be 12x16 with a height of 11 1/2 feet. The shed will be constructed using Hardiplank siding, a shingle roof and in a gable style all consistent with the main house. The shed will meet all zoning setbacks and will not add more impervious surface.</p>	BY: Becky McDonnell DATE: 10/29/18	
	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: 513 E. Rosemary St Chapel Hill, NC 27514		Parcel ID Number:	
Property Owner(s): Kerry and Patrick Reed		Email: kerryconnollyreed@gmail.com	
City:	State:	Zip:	Phone: 203 722-1155
Historic District: <input type="checkbox"/> Cameron-McCauley <input type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul			Zoning District:
B: Applicant Information			
Applicant: Owner		Role (owner, architect, other):	



Town of Chapel Hill
Office of Planning and Sustainability

QUESTIONS?
Call or email us!

Development Services 919-969-5066
planning@townofchapelhill.org

Address (if different from above):	
City:	State:
Zip:	
Email:	Phone:

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		0.51
Required by zoning		11	13				
Proposed		11	13				
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)				Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)					192 sq. ft	Existing	Proposed
Impervious Surface Area (ISA)							No change
New Land Disturbance							

E: Applicable Design Guidelines



Town of Chapel Hill
Office of Planning and Sustainability

QUESTIONS?
Call or email us!

Development Services 919-969-5066
planning@townofchapelhill.org

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 22 #7	Garages and Accessory Structures	A new accessory structure/shed that will be consistent with the main house in style, material, scale and proportion.
#8		The structure will follow all prescribed zoning setbacks and will be visually screened from the street.
Page 53 #1-9	New Construction	The shed meets the guidelines for new construction, as it is consistent with nearby buildings and sheds, is deferential to the main house in terms of size and placement, it does not compromise the character of the site, it has a similarly pitched roof to the main house and matching asphalt shingles, and has window and door openings that are compatible with the main house.

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.	X		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Town of Chapel Hill
Office of Planning and Sustainability

QUESTIONS?
Call or email us!

Development Services 919-969-5066
planning@townofchapelhill.org

<p>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:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. <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 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.) 	X		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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”.</p> <ul style="list-style-type: none"> 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. J. Architectural scale. 	X		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. Photographs of existing conditions are required. Minimum image size 4” x 6” as printed or the digital equivalent. Maximum 2 images per page.</p>	X		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Town of Chapel Hill
Office of Planning and Sustainability

QUESTIONS?
Call or email us!

Development Services 919-969-5066
planning@townofchapelhill.org

<p>5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.)</p> <ul style="list-style-type: none"> <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. 	X		□	□	□
<p>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.</p> <ul style="list-style-type: none"> <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.) 	X		□	□	□
<p>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.</p> <p>For each of the nearest adjacent and opposite properties, provide:</p> <ul style="list-style-type: none"> <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 Orange County Real Estate Data; indicate any corrections for accuracy you believe necessary and your basis for doing so. 		X	□	□	□



Town of Chapel Hill
Office of Planning and Sustainability

QUESTIONS?
Call or email us!

Development Services 919-969-5066
planning@townofchapelhill.org

<p>8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed).</p> <ul style="list-style-type: none"> <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. 		X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Mailing notification fee per Planning & Sustainability Fee Schedule. For a list of addresses, please refer to the Town's Development Notification Tool.</p>	X		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule</p>	X		<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

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)		

513 East Rosemary Street - Certificate of Appropriateness Application

1. Written Description

This application proposes a new shed to be stick built in the rear of the yard. Please see drawings and images attached to show that the shed will be built with similar horizontal hardiplank siding, a wood window and an asphalt shingle roof. We have also included a current site plan. The proposed shed will meet the standards of appropriateness, as referenced in the Design Guidelines. The shed will be congruous and compatible with the historic aspects of the district.

2. History, Context, and Character

See the attached page from the National Register of Historic Places, and the current property information from Orange County Real Estate Data.

3. Justification of appropriateness

- A. Height of building: The height of the building is 11 1/2 feet which is compatible with the average height of the nearest adjacent and opposite buildings. It therefore meets Guideline #3 on page 53, as it is deferential to the main house in terms of size and scale.
- B. Setback and placement of building:
The building will be in compliance with all zoning setbacks. The placement in rear of the yard will keep it visually screened from the street. It therefore meets Guidelines #7 & 8 on page 21, as it will not compromise the historic character of the site and will be screened from the street.
- C. Exterior construction materials, including texture and pattern:
The exterior materials will closely resemble the materials of the main house. Which will include the roof shingle color and material, the wooden window, siding placement and material and gable style. It therefore meets Guideline #7 on page 21 and

Guidelines 6 & 7 on page 53, as the materials and the window and door openings are compatible with the main house and nearby buildings.

- D. Architectural detailing, such as lintels, cornices, brick bond and foundation materials:
N/A
- E. Roof shapes, forms, and materials: The gable styling and asphalt shingles are compatible with the main house and character of the historic district, thereby meeting Guideline #4 on page 53.
- F. Proportion, shape, positioning and location, pattern and size of any elements of fenestration: The window will be in proportion with the size of the shed and will be made of wood, thereby meeting Guideline #7 on page 53 and #7 on page 21. The doors will be made of wood with a simple design that will not compromise the historic character of the site or district.
- G. General form and proportions of buildings and structures:
The general form and proportion of the shed is congruous with the property and other sheds in the district, thereby meeting Guideline #7 on page 21 and #3 on page 53.
- H. Appurtenant fixtures and other features such as lighting: N/A
- I. Structural conditions and soundness: N/A
- J. Architectural scale:
The shed will be compatible in scale to other sheds and accessory buildings of nearby properties in the district, meeting Guideline #7 on page 21 and #3 on page 53.



Gable style, Hardiplank siding and shingle roof to match house.

12 x 16 Premium Statesman with 8/12 roof pitch, 7ft sidewall and 6" overhang all the way around the building

Approximate height of building 11 1/2ft

Siding: Hardiplank lap siding, smooth no bead

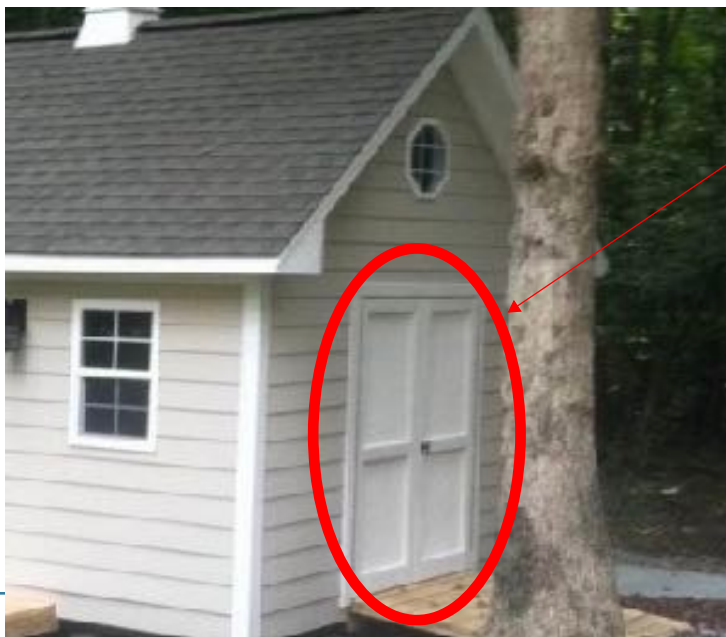
Shingles: Architectural shingles to match home

Trim: 50 year LP Smart Trim (wood) with smooth reveal

Window: 24" x 36" 4/4 wood window

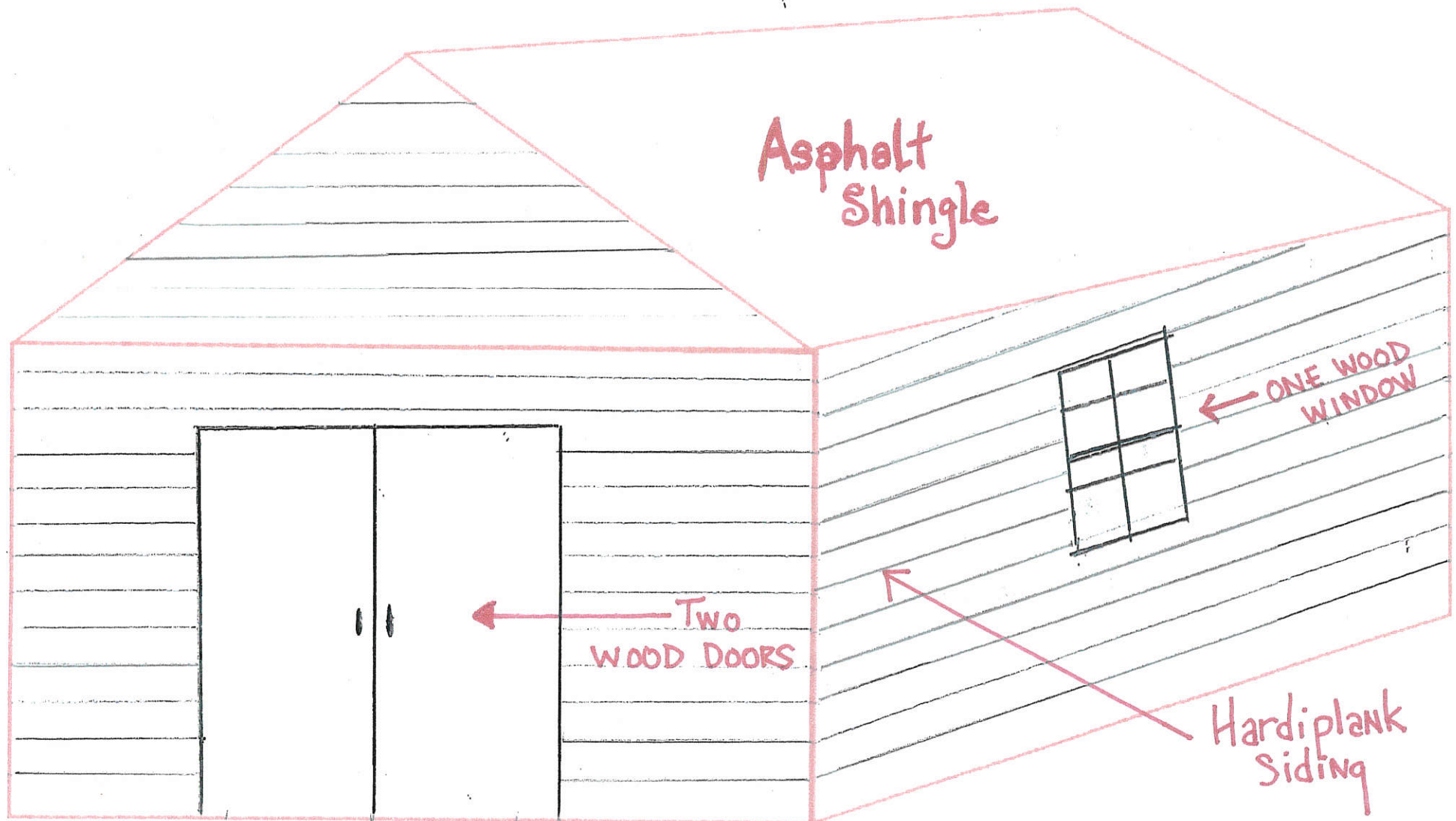
We are proposing a shed to be compatible with the main house and neighborhood in material, form, scale and detail. The shed will be constructed using Hardiplank siding, a shingle roof and a gable style in a pattern congruous with the main house. It will also follow all prescribed zoning setbacks and will be constructed on the location indicated on the survey.

The shed will have the same roof, windows, siding, and trim as shown in the above photo. The doors will be the same as in the photo below. The dimensions are shown on the next page.

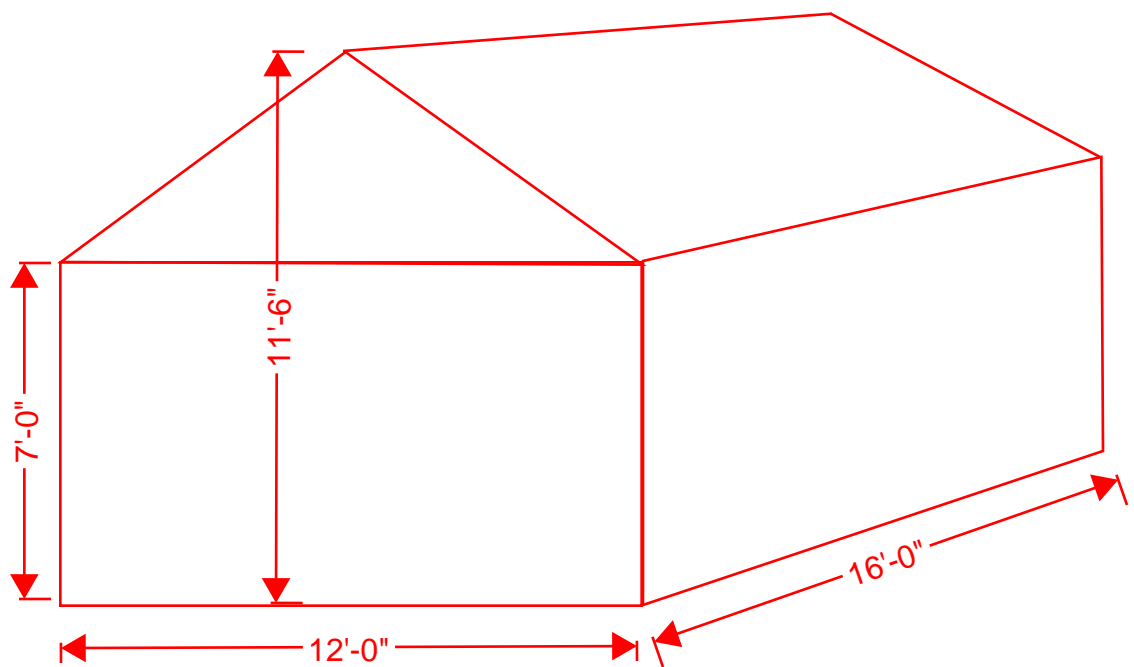


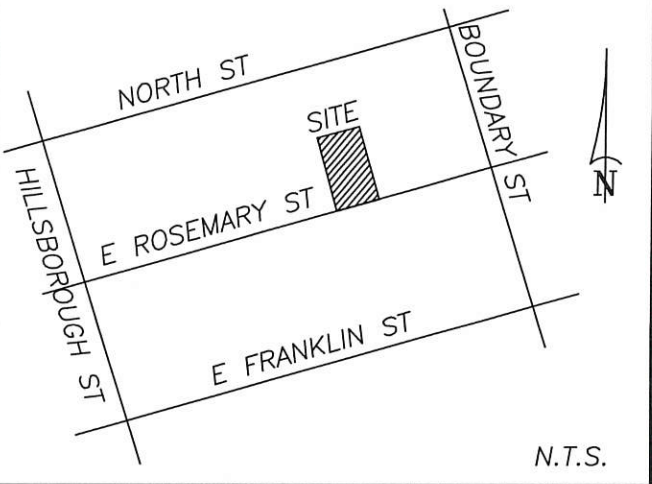
Custom wood shop built doors.
(As seen on photo to the left.)

This shows a drawing of the shed with the the approximate locations of the door and window called out, as well as the materials of each element specified.



This drawing shows the dimensions of the proposed shed.





VICINITY MAP

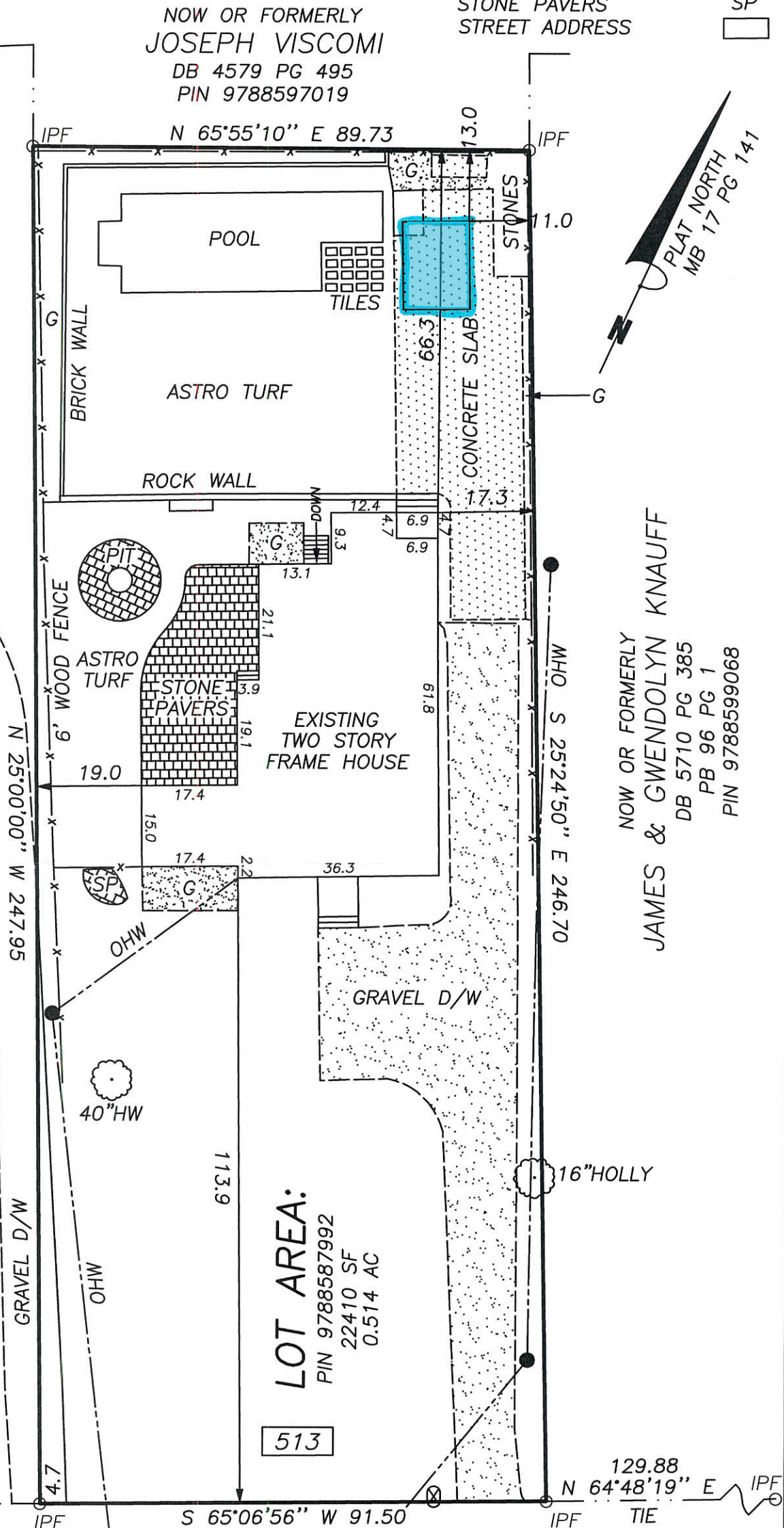
REVISIONS:
05/05/15-SHOW NEW CONSTRUCTION
07/17/17-SHOW IMPERVIOUS SURFACES
WITH AREA CALCULATIONS
07/16/18-ADD 16'x12' SHED

LEGEND:

IRON PIPE FOUND(IPF) ○
UTILITY POLE ●
WATER METER ⊗
OVERHEAD WIRES OHW
HARDWOOD TREE HW
GRAVEL AREA G
CONCRETE CONC
STONE PAVERS SP
STREET ADDRESS

PRELIMINARY PLAT

NOT FOR RECORDATION
CONVEYANCES OR SALES



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%

LOT AREA:
PIN 9788587992
22410 SF
0.514 AC

EAST ROSEMARY ST

45' PUBLIC R/W

SUBJECT PROPERTY IS ☐ 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

AS-BUILT SURVEY FOR NEW ADDITION
PROPERTY OF

PATRICK & KERRY REED

CHAPEL HILL,

ORANGE COUNTY,

NORTH CAROLINA

General Property Data

Property Location **513 ROSEMARY ST**
 Property Use
 Most Recent Sale Date **5/9/2014**
 Legal Reference **5787/146**
 Grantor **HEINZ**
 Sale Price **755,500**
 Land Area **0.51 AC**

Current Property Assessment

Card 1 Value **Building Value** 557,400 **Other Features Value** 7,100 **Land Value** 380,000 **Total Value** 944,500

Building Description

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

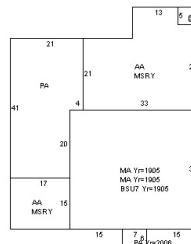
Legal Description

N/S ROSEMARY ST P17/141

Narrative Description of Property

This property contains 0.51 AC of land mainly classified as with a(n) Single Fam style building, built about 1905 , having a finished area of 3679 square feet, with Frame exterior and Shingle roof cover, with 1 unit(s).

Property Sketch

 $\frac{1}{2}$

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.