



QUESTIONS?
Call or email us!

Town of Chapel Hill
Office of Planning and Sustainability
Development Services 919-969-5066
planning@townofchapelhill.org

Chapel Hill Historic District Certificate of Appropriateness Application	Project:	19-037
Project Description: Installation of natural gas generator.	Permit:	
	STAFF REVIEW	
	<input checked="" type="checkbox"/> Application complete and accepted	
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
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.		



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A: Property Information

Property Address:	602 East Rosemary Street	Parcel ID Number:	9788682991				
Property Owner(s):	Margaret Williams Rich	Email:	margaretwrich@gmail.com				
Property Owner Address: 602 East Rosemary Street							
City:	Chapel Hill	State:	NC	Zip:	27514	Phone:	919-602-0882
Historic District:						Zoning District:	

B: Applicant Information

Applicant: Margaret Williams Rich	Role (owner, architect, other):	Owner
Address (if different from above): same as 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		



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Required by zoning							
Proposed	26	27.5					
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)				Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)						Existing	Proposed
Impervious Surface Area (ISA)							
New Land Disturbance			20 s.f.				

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
P 49 #8 & 9	Utilities & Energy Retrofit	Generator will be mounted on a preformed pad and landscaping planted around generator
		Install mechanical equipment in areas and spaces that require the least amount of alteration to the appearance and historic fabric of the building.
		Minimize the visual impact of new mechanical equipment by screening them from view.



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F. Checklist of Application Materials

<i>Attach the required elements in the order indicated.</i>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: <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.) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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”. <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. 	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Site Plan Set 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. 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. <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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: <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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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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 Planning & Sustainability Fee Schedule . For a list of addresses, please refer to the Town's Development Notification Tool .	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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G: Applicant signature

I hereby certify that I am authorized to submit this application; that all information is correct to the best of my knowledge, and all work will comply with the State Building Code and all other applicable State and local laws, ordinances, and regulations.

I acknowledge and agree that the Historic District Commission members, Town employees, and Town agents may enter, solely in performance of their official duties and only at reasonable times, upon the applicant's property for examination or survey thereof pursuant to North Carolina General Statute 160A-400.8. However, no member, employee, or agent of the Historic District Commission may enter any private building or structure without the express consent of the owner or occupant thereof.

I understand and agree that an approved Certificate of Appropriateness is valid only for the particular application, plans, specifications and related project details presented to, and approved by, the Historic District Commission. If any of the data contained in this application, any plans or any specifications presented to the Commission are changed or altered for any reason, including, but not limited to, changes or alternations deemed practically necessary during construction, required due to subsequent Town reviews, or otherwise, a new hearing before the Historic District may be required. By signing below, the applicant agrees to notify the Development Services Center of any changes or alternations in the data contained in this application, the approved plans or the approved specifications related to the project that is the subject of this application.

Hearings on Certificate of Appropriateness applications before the Commission are quasi-judicial proceedings. Therefore, Historic District Commission members are not permitted to discuss a pending application with the applicant or other party. By signing below, the applicant agrees to refrain from speaking with or contacting any member of the Historic District Commission about an application outside of the formal evidentiary hearing on the application.

MARGARET WILLIAMS Rich	Margaret Williams Rich
Applicant (printed name)	Signature
	3 April 2019
MARGARET WILLIAMS Rich	Margaret Williams Rich
Property Owner	Signature
	3 April 2019
(if different from above)	

April 3, 2019

To Whom It May Concern:

I am writing for your consideration of installing a home standby generator on my property.

My house is located on the northeast corner of Rosemary and Boundary streets. During inclement weather it is not uncommon to lose power, rendering the basement sump pump, as well as the interior HVAC air handler, also located in the basement, inoperable. More than once this has resulted in a flooded basement and damage to the air handler, in addition to the loss of heat and light.

I am proposing the installation of a Generac #7043 natural gas generator, placed on a preformed pad. The specified generator is tan in color and uses a sound attenuated enclosure, which substantially reduces the noise level when in use. The generator will be installed by Canter Power Systems, of Greensboro, NC.

The location of the generator has been deliberately chosen to place it near the HVAC condenser units, and to take advantage of the surrounding plantings, to hide it from view. Additional plantings will be added at the front of the house, and to the side. Existing mature magnolia trees will screen the generator from visibility from the adjacent Horace Williams house and property. The proposed location also greatly minimizes soil excavation to bury the natural gas and electrical lines.

Thank you for your consideration,



Margaret Williams Rich
602 East Rosemary Street
Chapel Hill, NC 27514

Photos of proposed generator at 602 E Rosemary St.

PLEASE NOTE: Generator is not hooked up or operational- was set in place by generator contractor in anticipation of permit acquisition, and to clarify location.



Homeowner to screen generator from street view with plantings, which were temporarily removed to provide access for generator placement.



This photo demonstrates the ease by which well placed plantings screen the generator from view. The HVAC units just to the right of it nearer the house are not visible to the street. Also, several mature magnolia trees to the left of the driveway will screen the generator from the view of the Horace Williams property, located adjacent, to the east.

Also, locating the generator on this side of the side porch will minimize any sound or visibility for neighbor to north on Boundary St., as well as eliminating need to breach the foundation wall a second time to run gas and electric lines.

Mailing Notification List for 602 E Rosemary St.
Properties within 100 feet

MOUNSEY JOHN PAUL	516 E ROSEMARY ST	CHAPEL HILL NC	27514
NOBLE PATRICK TRACY	523 E ROSEMARY ST	CHAPEL HILL NC	275143714
UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL ARTS	523 E FRANKLIN ST	CHAPEL HILL NC	27514
RICH MARGARET WILLIAMS	602 E ROSEMARY ST	CHAPEL HILL NC	27514
WINSTANLY DEREK M TRUSTEE	104 N BOUNDARY ST	CHAPEL HILL NC	275143700
UNIVERSITY OF N C	UNKNOWN ADDRESS	CHAPEL HILL NC	27514
SATHER LURLENE GOWEN	206 N BOUNDARY ST	CHAPEL HILL NC	275143701
PERLMUTT LOUIS M	607 E ROSEMARY ST	CHAPEL HILL NC	275143715



20190315000045560 S/INS
Bk:RB6589 Pg:195
03/15/2019 03:53:04 PM 1/1

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$.00
NC Real Estate TX: \$.00

aw

ORANGE COUNTY, NORTH CAROLINA

Prepared by Land Records-GIS Division Tax Administration

**REAL PROPERTY ABSTRACT
FOR WILLS & ESTATES**

PIN: 9788682991

ESTATE FILE: 19-E-12;

Name of Decedent (Index as Grantor): JAMES D SEMANS	Date of Death: 12/17/2018
Name of Executor/Administrator: MARGARET WILLIAMS RICH	
County in which "Probate" conducted: ORANGE	Date Probate concluded: 1/8/2019
Description of separate, distinguishable parcel(s) of real property: transferred by probate of this Estate. Enter full legal description. 602 E ROSEMARY ST	
Name(s) of Heir(s)/Beneficiary(ies), Trustee(s). Index as Grantee(s). MARGARET WILLIAMS RICH	

Lori K. Berry
Signature of person preparing this Estate Abstract

3/15/2019
Date

To Chapel Hill Historical Commission

Re: Certificate of Appropriateness: Generator Installation
Margaret Rich Residence
602 E Rosemary St.
Chapel Hill, NC 27514

Explanation of plantings to screen generator from street.

A few plantings were removed to create space the generator and pad, which is why the photos of the space currently show it to be more bare than it has been in the past.

We propose, once work is completed on the generator installation, to screen it from the street as shown on the attached site plan with evergreen plantings such as Nandina (see photo). It grows tall enough and dense enough to hide the generator, keeps it's foliage all year round, and is very hardy. If the committee objects to Nandina, we are willing to take other suggestions for plantings- boxwood, or holly, for example.

These plantings are common to this area, low maintenance, and would serve as an excellent screen for generator. Thank you.



607 E Rosemary St.
Margaret W. Rich Residence

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SUPERVISIO
ORANGE (



LEGEND:

- IRON FOUND
- ⊗ IRON SET
- △ CALC. CORNER
- CONC. MONU.

RATIO OF CLOSURE 1:10,000+

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 75Chapel Hill Historic District Boundary Increase and
Additional Documentation
Orange County, North Carolina

around the left (south) elevation. The porch is supported by square columns and has a standing-seam metal roof. There is a one-story, five-sided bay projecting from the right elevation. A two-story, hip-roofed ell extends from the rear (west) elevation with a hip-roofed dormer on its rear elevation. It has a one-story, shed-roofed bay to its left and a one-story, hip-roofed porch that wraps around the right and rear elevations of the ell, supported by square posts with a decorative gable on the rear elevation. A low stone wall extends across the front and right sides of the property. The house appears on the 1915 Sanborn map, the earliest to record this part of Rosemary Street.

C-Building – Garage, c. 1920 – Two-story, front-gabled, frame garage has board-and-batten sheathing with weatherboards in the gables, a 5V metal roof with exposed rafter tails, and two vehicle bays on the east elevation.

602 E. Rosemary – George and Sarah Pickard House – c. 1925**C – Building**

Located at the southeast corner of East Rosemary and North Boundary streets, this two-story, side-gabled, Colonial Revival-style house is five bays wide and double-pile. It has mitered weatherboards, nine-over-one wood-sash windows, partial cornice returns, an interior brick chimney, and an exterior brick chimney on the right (west) elevation. Quarter-round windows flank the chimney on the right gable end and there is a half-round window in the left (east) gable. The six-panel door has leaded-glass-over-one-light sidelights and a three-part leaded-glass transom. The entrance is sheltered by a shallow, hip-roofed porch supported by columns with a low wood railing at the roofline. On the right elevation, a one-story, flat-roofed porch is supported by grouped columns, is accessed by fifteen-light French doors with six-light transoms on the right elevation, and has a railing at the roofline. An entrance on the left elevation has a gabled entrance porch with an arched ceilings and lattice walls; the porch was added after 1974. There are two two-story gabled ells projecting from the rear elevation with a two-story, shed-roofed section between the ells and a full-width, one-story, shed-roofed wing at the rear that has a roof-level deck with wood railing. County tax records date the building to 1925 and Sanborn maps confirm its construction between 1925 and 1932. The house was built by Brodie Thompson for George and Sarah Pickard.

610 E. Rosemary – Horace Williams House (No. 36) – 1840s, c. 1855, c. 1890 C – Building

The Horace Williams House was built in several stages throughout the mid- to late nineteenth century. The earliest section, now the dining room wing, at the southwest corner of the building is a one-story, low-pitched, side-gabled building with a stuccoed exterior. The building, which faces west, is two bays wide and single-pile with six-over-six wood-sash windows, an interior stuccoed chimney, and a hip-roofed porch on the west elevation that is supported by paneled columns and accessed by two Greek Revival-style two-panel doors with two-light transoms. Between 1852 and 1855, the octagonal room was constructed just east of the dining room wing and connected to it via an open breezeway. The octagonal room was built by Professor Benjamin S. Hendrick, a mathematician, because he had learned that the bee-hive cell is one of the strongest structures in nature. It features a stuccoed exterior with inset porches on the northwest, northeast, and southeast corners, each supported by a stucco-covered pier, sheltering

Unofficial Property Record Card - Orange County, NC

General Property Data

Parcel ID **9788682991**
 Property Owner **SEMANS JAMES D**
 Mailing Address **602 E ROSEMARY ST**
 City **CHAPEL HILL**
 State **NC**
 Zipcode **27514**

Property Location **602 ROSEMARY ST**
 Property Use
 Most Recent Sale Date **7/31/1997**
 Legal Reference **1615/174**
 Grantor **HOGAN**
 Sale Price **330,000**
 Land Area **1 LOT**

Current Property Assessment

Card 1 Value Building Value **425,300** Other Features Value **0** Land Value **266,000** Total Value **691,300**

Building Description

Building Style **Single Fam**
 # of Living Units **1**
 Year Built **1925**
 Finished Area (SF) **3081**
 Full Baths **3**
 # of Other Fixtures **0**

Foundation Type **1/4 Basement**
 Roof Structure **Gable**
 Roof Cover **Shingle**
 Siding **Frame**
 1/2 Baths **0**

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

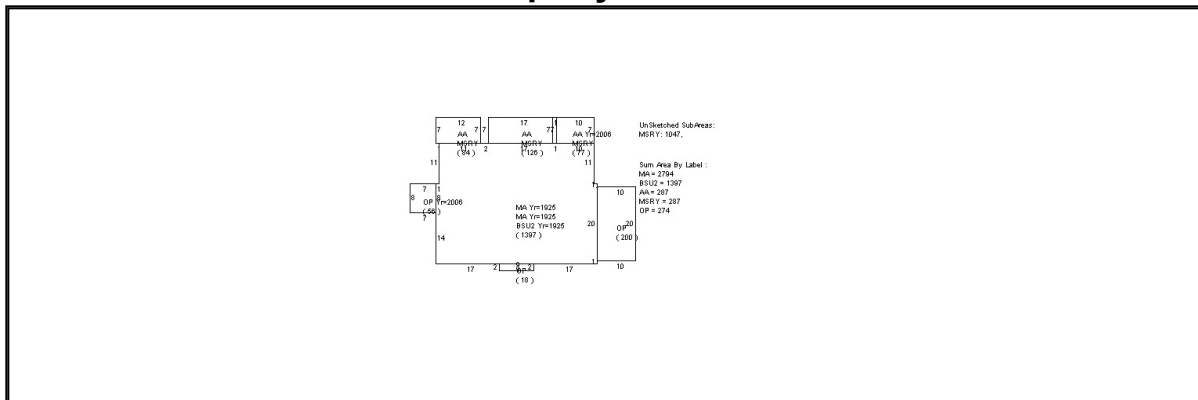
Legal Description

602 E ROSEMARY ST

Narrative Description of Property

This property contains 1 LOT of land mainly classified as with a(n) Single Fam style building, built about 1925 , having a finished area of 3081 square feet, with Frame exterior and Shingle roof cover, with 1 unit(s).

Property Sketch



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