



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:	
Project Description: Demolition of existing storage shed in rear yard to make way for a new two story accessory structure (not connected to house). First floor will be a workshop with open plan and half bathroom. Upper story will be a small rental studio apartment. New structure is primarily concealed behind the existing house with exception of stair. Stair railing and details are to match existing railing on front porch. Siding, roofing and windows are to match style and form of those found on existing house. No changes to existin house in this project.	Permit:	
	STAFF REVIEW	
	<input 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.	BY:	



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A: Property Information				
Property Address:	412 E Rosemary St.		Parcel ID Number:	9788586528
Property Owner(s):	Amir Barzin , Anna Barzin		Email:	amirhbarzin@gmail.com
Property Owner Address: 412 E Rosemary St				
City:	Chapel Hill	State:	NC	Zip: 27514 Phone: 919.824.9198
Historic District: <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul				Zoning District: R-2
B: Applicant Information				
Applicant: Andy Lawrence		Role (owner, architect, other): Architect		
Address (if different from above): 436 N. Harrington St. Suite 140				
City:	Raleigh	State:	NC	Zip: 27603
Email: andy@olive-arch.com		Phone: 9198389934		

C. Application Type (<i>check all boxes that apply</i>)	
<input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> Historic District Commission Review 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 checked="" type="checkbox"/> Demolition or moving of a site feature.
<input checked="" type="checkbox"/> New construction or additions	<input type="checkbox"/> Request for review of new application after previous denial
<input type="checkbox"/> 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



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	Street	Interior	Solar	Primary	Secondary		
Required by zoning	26	11	13	29	50		
Proposed	26	11	13	23'-4"	23'-4"		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	3,102	0	3,102	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	0	633	633			Existing	Proposed
Impervious Surface Area (ISA)	5,990sf	N/A	5,990sf				
New Land Disturbance			353 sf.				

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
II - 20	Accessory Structures	Construction of small 2 story accessory structure with upstairs studio dwelling. All materials, means and methods are to match style and scale of those found on existing house.
V - 62	Demolition	Existing storage shed structure to be demolished. See photographs on drawing submittal



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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 checked="" 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 checked="" 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 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"/> Provide a written description of architectural features, additions,	<input type="checkbox"/>	<input 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 type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule	<input 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.

Anna Barzin

A handwritten signature in black ink, appearing to read "Anna Barzin".

April 17,
2019

Applicant (printed name)

Signature

Date

Property Owner

Signature

Date

(if different from above)

To whom it may concern:

Olive Architecture has been asked by the homeowners, Anna and Amir Barzin at 412 E. Rosemary St to design a backyard accessory building. Initially, the homeowners requested to expand and add a second story to the existing storage shed in order to convert the structure into the desired workshop below and apartment above. However, our findings were that the existing shed is already built within the zoning setbacks, the structure itself is in disrepair and in all likelihood lacks sufficient foundation.

We find that the best approach to this project is to demolish the existing small shed and construct a new accessory building that adheres to zoning and historic district standards. The new structure will be within the setbacks and completely behind the boundaries of the existing house. The only exception will be the exterior stair leading to the upper floor. A part of this stair will be visible from the street and shall be constructed to match as closely as possible, the existing front porch details while maintaining code compliance.

Additionally, the homeowners have requested to expand segments of the fence to create an enclosed side yard and rear patio. This fence will be constructed to the same design and standards. Please see the drawing package for illustration of all design intent.

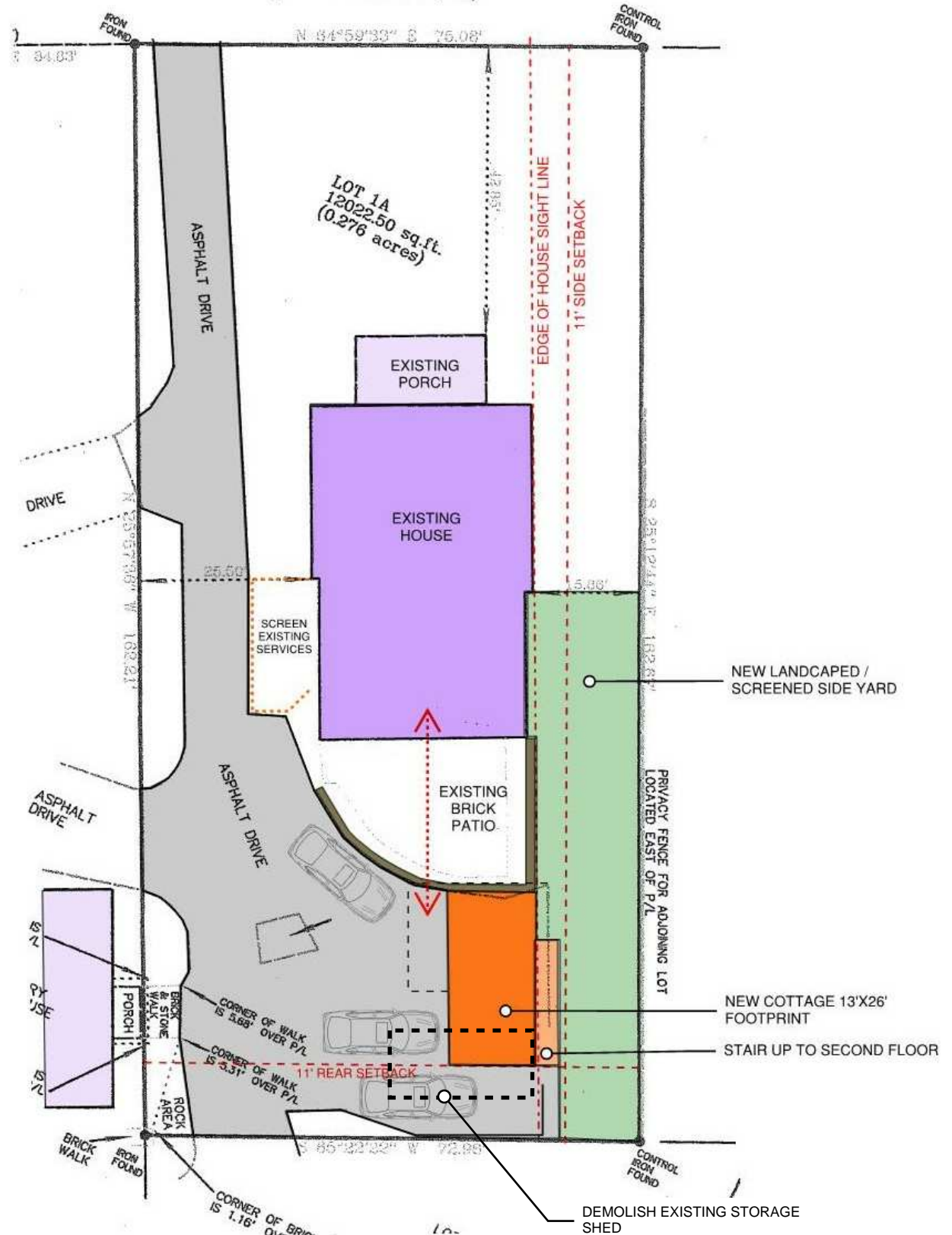
No additional impervious surface will be added by this project as the new accessory building will be constructed on what is now paved parking.

Sincerely,

Jason Dail

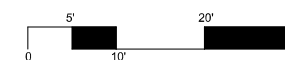
Designer / Project Manager

(45' PUBLIC R/W)



(1)

REDUCED USE
GRAPHIC SCALE



HISTORIC SUBMITTAL

BARZIN RESIDENCE STUDIO

412 ROSEMARY ST
CHAPEL HILL, NC

Issue date:

QUEUE	NAME	DATE
ST	COA SUBMITTAL	04/11/2019

revisions:

[illegible]

rawn by:

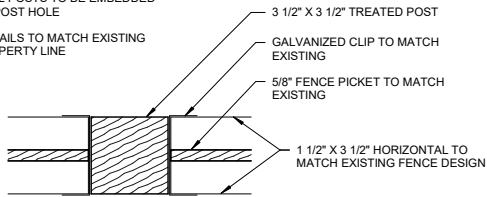
h e c k e d b y:

project no:

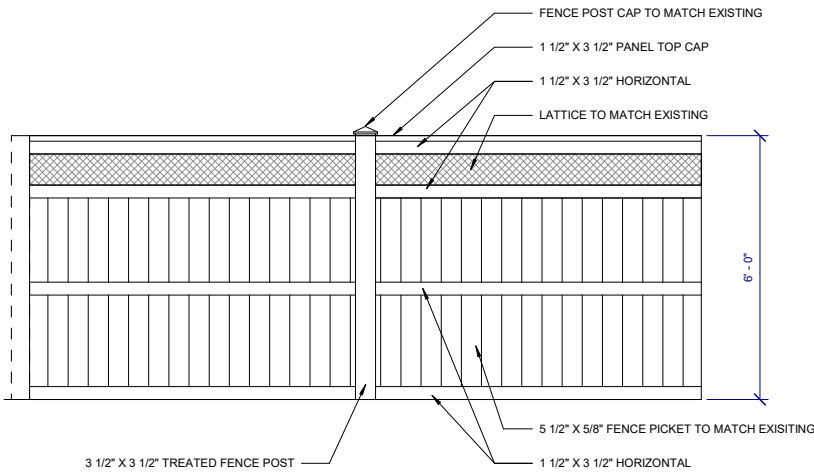
ITE PLAN

A100

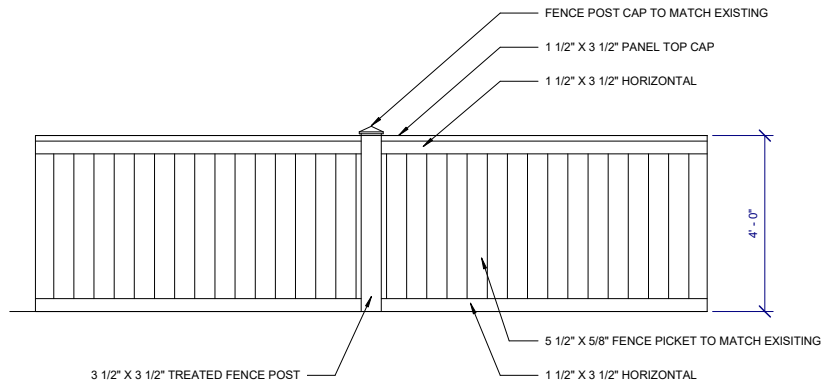
NOTE:
ALL WOOD TO BE PRESSURE TREATED
KILN DRIED. ALL POSTS TO BE EMBEDDED
IN CONCRETE POST HOLE
ALL FENCE DETAILS TO MATCH EXISTING
FENCE ON PROPERTY LINE



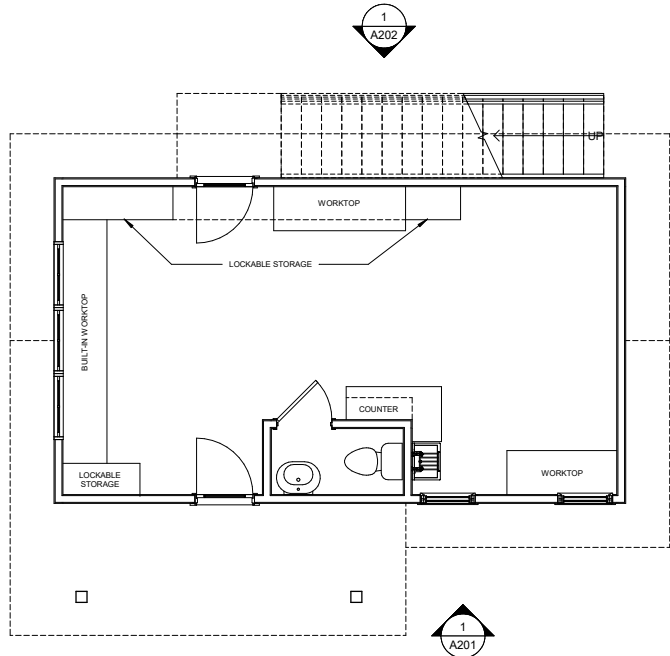
FENCE POST DETAIL
NTS



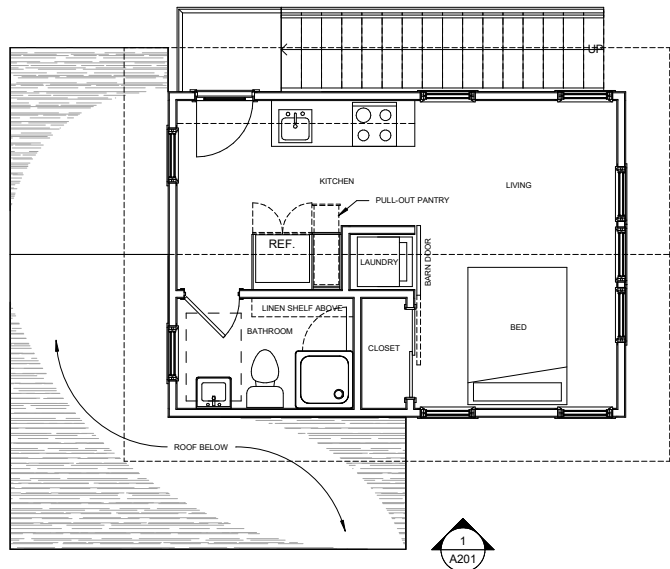
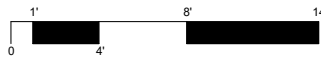
FENCE ELEVATION
REDUCED SEE GRAPHIC SCALE



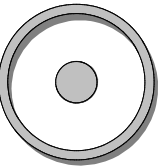
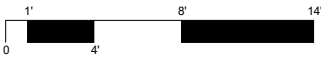
4' FENCE ELEVATION
REDUCED SEE GRAPHIC SCALE



FIRST FLOOR PLAN
REDUCED USE GRAPHIC SCALE



SECOND FLOOR PLAN
REDUCED USE GRAPHIC SCALE



OLIVE
ARCHITECTURE
WWW.OLIVE-ARCH.COM

436 N. Harrington St. Ste. 140 p 919.838.9934
Raleigh, NC 27603 f 919.838.9995



HISTORIC SUBMITTAL

BARZIN RESIDENCE STUDIO

412 ROSEMARY ST
CHAPEL HILL, NC

issue date:

ISSUE	NAME	DATE
1ST	COA SUBMITTAL	04/11/2019

revisions:

Revision	Date	Description

drawn by:

checked by:

project no:

FLOOR PLANS

A111

4/12/2019 2:40:24 PM



A photograph of a residential property. In the foreground, a white, single-story garage with a gabled roof stands on a dark, paved surface. The garage has a small red sign on its double doors. To the left of the garage, a silver SUV and a dark sedan are parked in a driveway. In the background, a two-story house with a grey roof and white siding is visible, partially obscured by bare trees. A yellow trash bin is located to the right of the garage.

OUTLINE OF EXISTING HOUSE

NEW STRUCTURE DESIGNED TO FOLLOW OUTLINE OF EXISTING HOUSE

6" / 12"

6" / 12"

DOUBLE HUNG WINDOWS
STYLE TO MATCH EXISTING
HOUSE

STAIR RAILING TO MATCH
STYLE ON EXISTING HOUSE
FRONT PORCH

ROOF
19'-0"

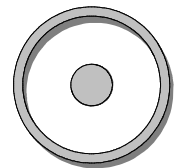
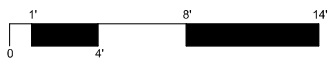
LEVEL 200
11'-0"

HORIZONTAL SIDING
TO MATCH EXIST. HOUSE

LEVEL 100
0"

SOUTH ELEVATION 2

REDUCED USE
GRAPHIC SCALE



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Raleigh, NC 27603 f 919.838.9995



HISTORIC SUBMITTAL

BARZIN RESIDENCE STUDIO

412 ROSEMARY ST
CHAPEL HILL, NC

i s s u e d a t e:

ISSUE	NAME	DATE
1ST	COA SUBMITTAL	04/11/2019

revisions:

[illegible]

d r a w n b y:

Author

checked by:

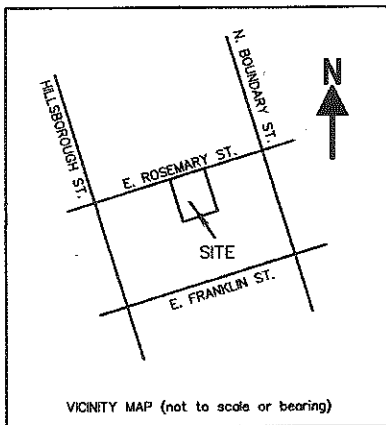
Checker

project no:

BUILDING ELEVATIONS

A202

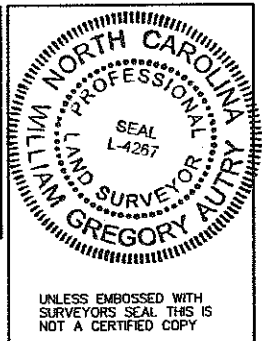
4/11/2019 2:58:16 PM



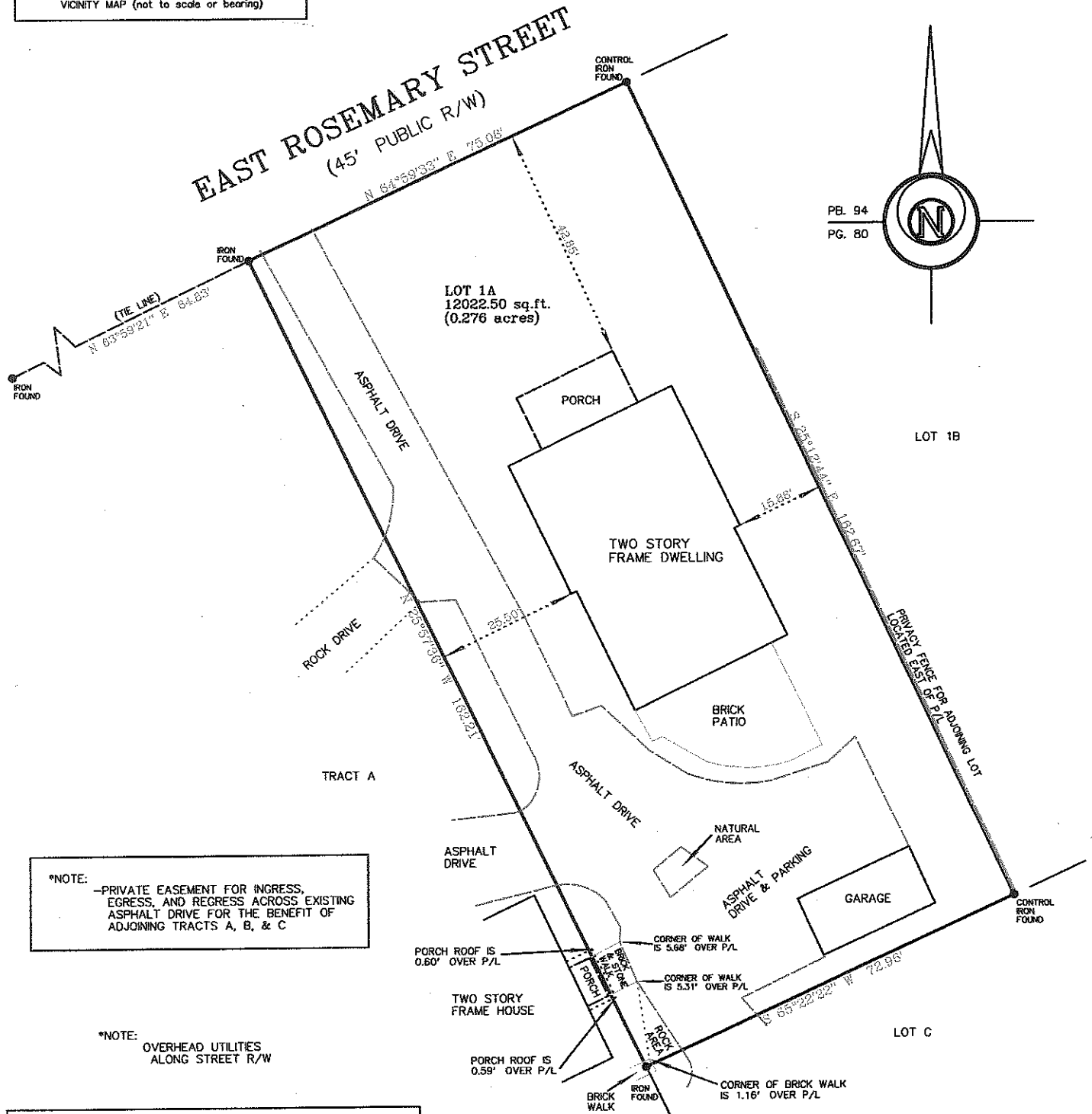
I, William Gregory Autry, certify that this plat was drawn under my supervision From an actual survey made under my supervision (Deed/Plat recorded in Book 94 Page 80) and is in every respect correct to the best of my knowledge and belief; that the lines not surveyed are indicated as drawn from information found in References as listed; that the ratio precision as calculated by coordinate method is 1:16,000+.

Witness my original signature, registration number and seal this 29 day of MARCH, A.D., 2017

William Gregory Autry
William Gregory Autry, P.L.S. # 4267
To the best of my knowledge and interpretation (by scaling 2008 FEMA maps) this property is not located in a 100 year flood hazard area.



THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY WILLIAM GREGORY AUTRY, P.L.S. L-4267, ON 03-29-2017. THIS MEDIUM SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT



W. G. AUTRY LAND SURVEYOR
1708 SIX GABLES ROAD
DURHAM NC. 27712 PHONE/FAX: (919) 477-1423

Lot 1A Block
Plat Title UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL LOT 1A & 1B-
Pg. / Bk. 94 Pg. 80

- Iron found \odot Iron set \circ Mon. \square Math Point $+$ Nail \times
- No true lines cut. Property lines traversed.
- This is a class A survey. (No useable horz. control found within 2,000
- This survey is a representation of conditions existing at this time and is not for recording purposes.
- Location of utilities, if shown, are based on visible evidence or information provided to the surveyor. Location of utilities may vary from shown locations. Additional utilities may exist. Local utility companies should be consulted for information affecting this property.
- This survey was done without benefit of a title search which could disclose zoning, restrictive covenants, easements, building setbacks, or other information which could affect this property.
- No subsurface or environmental considerations affecting this property have been investigated by surveyor.
- This survey is not valid for subsequent owners or transactions.
- \odot copyright by William Gregory Autry Land Surveyor. Reproductions or alterations of any part of this document, without written consent of the surveyor, are prohibited.

CLIENT or OWNER :
AMIR BARZIN & ANNA BARZIN

Property Address: 412 E ROSEMARY STREET
City or Township: CHAPEL HILL County: ORANGE State: NC

Scale: 1" = 20'
0' 20' 40' 60'

Date: MARCH 29, 2017

Ordered by: KEVIN COHAN Job # 0329178



Investors Title Insurance Company

A Stock Company

P.O. Drawer 2687

Chapel Hill, North Carolina 27515-2687

Telephone: (919) 968-2200 • WATS: (800) 326-4842

FAX: (919) 942-4686

SURVEYOR'S REPORT FORM

To: INVESTORS TITLE INSURANCE COMPANY

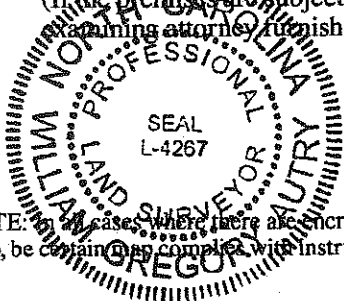
THIS IS TO CERTIFY, that on MARCH 29, 2017, I made an accurate survey of the premises standing in the name of CHARLES CAMERON HILL situated at CHAPEL HILL ORANGE NC CITY TOWNSHIP COUNTY STATE briefly described as LOT 1A, UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL LOT 1A & 1B... PB. 94 PG. 80 and shown on the accompanying survey entitled: SURVEY FOR: AMIR BARZIN & ANNA BARZIN

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, ~~and again~~ on MARCH 29, 2017, and at the time of such ~~later~~ inspection I found CHARLES CAMERON HILL to be in possession of said premises as OWNER (TENANT) OR (OWNER)

****SEE SURVEY ****

I further certify as to the existence or non-existence of the following at the time of my last inspection:

1. Rights of way, old highways, or abandoned roads, lanes or driveways, drains, sewer, water, gas or oil pipe lines across said premises: PRIVATE EASEMENT FOR INGRESS, EGRESS, AND REGRESS ACROSS EXISTING ASPHALT DRIVE FOR THE BENEFIT OF ADJOINING TRACTS A, B, & C
2. Springs, streams, rivers, ponds, or lakes located, bordering on or running through said premises: NONE VISIBLE TO SURVEYOR
3. Cemeteries or family burying grounds located on said premises. (Show location on plat): NONE VISIBLE TO SURVEYOR
4. Telephone, telegraph or electric power poles, wires or lines overhanging or crossing or located on said premises and serving said premises or other property or properties: OVERHEADS UTILITIES ALONG STREET R/W
5. Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common or joint garages: COMMON DRIVES (SEE # 1)
6. Encroachments, or overhanging projections. (If the buildings, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy encroach upon or overhang adjoining properties, or the like encroach upon or overhang surveyed premises, specify all such): PORCH ROOF AND WALKS FOR TRACT A CROSS P/L,
7. Building or possession lines. (In case of city or town property specify definitely as to whether or not walls are independent walls or party walls and as to all easements of support or "beam rights." In case of country property report specifically how boundary lines are evidenced, that is, whether by fences or otherwise). IRON PINS
8. Is property improved? YES
9. Indications of building construction, alterations or repairs within recent months:
(a) If new improvements under construction, how far have they progressed? NONE VISIBLE TO SURVEYOR
10. Changes in street lines either completed or officially proposed:
(a) Are there indications of recent street or sidewalk construction or repairs? NONE KNOWN OF BY SURVEYOR
11. Does the property abut a dedicated public road? If not, explain what type of road it abuts. If property does not abut a road, answer this question "none." YES
12. If the surveyed premises are subject to restrictive covenants, do the improvements, use and occupancy comply with such? (If the premises are subject to restrictive covenants, have the examining attorney furnish you verbatim copy of them.) ZONING AND RESTRICTIONS NOT CHECKED BY SURVEYOR



William Gregory
Registered Land Surveyor

NOTE: In case, where there are encroachments, support easements, party walls, etc., they should also be denoted upon the map of your survey. Also, be certain map complies with instructions on reverse side.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 72

Chapel Hill Historic District Boundary Increase and
Additional Documentation
Orange County, North Carolina

and-batten sheathing, vinyl windows, and a six-panel door. A smaller shed first appears on the 1932 Sanborn map, but has been enlarged, likely in the 1970s.

401 E. Rosemary – VACANT

402 E. Rosemary – parking lot

404 E. Rosemary – House – c. 1940

C – Building

This one-story, side-gabled Ranch house is five bays wide and double-pile with the right (west) two bays under a slightly lower roofline. The house has aluminum siding, eight-over-eight wood-sash windows, and an interior brick chimney. The louvered storm door is sheltered by a shed-roofed porch on grouped square posts. The rear (south) of the right two bays are an inset porch enclosed with fixed windows. There is a gabled ell at the left rear (southeast) and a flat-roofed addition at the right rear (southwest) that is accessed by a wood ramp. A low stone wall extends across the front of the property. According to Sanborn maps, the house was constructed between 1932 and 1949.

408 E. Rosemary – House – c. 1910

C – Building

The earliest house on this block of Rosemary Street, this two-story, side-gabled house is three bays wide and double-pile with plain weatherboards, twenty-over-one wood-sash windows, exposed molded rafter tails, and an exterior brick chimney in the left (east) gable. The house has a one-light-over-two-panel door with an eight-light transom that is sheltered by a wide, hip-roofed porch on square columns. There is an eight-over-eight window centered on the second floor above the entrance. An exterior metal fire stair accesses a gable-end entrance on the right (west) elevation and there is a one-story, shed-roofed wing at the right rear (southwest) with a one-story, shed-roofed screened porch beyond it. The house appears on the 1915 Sanborn map, the earliest to cover this part of town.

412 E. Rosemary – House – c. 1920, c. 2002

C – Building

This two-story, hip-roofed, Colonial Revival-style house is five bays wide and double-pile and retains a high level of integrity with weatherboards, six-over-six wood-sash windows, and an interior brick chimney. The seven-panel door has a classical surround with pilasters supporting the entablature. It is sheltered by a three-bay-wide, hip-roofed porch supported by columns with an original railing. A one-story, hip-roofed wing extends the full width of the rear (south) elevation and has a stuccoed foundation, weatherboards, and vinyl windows with vertical sheathing between the windows. According to Sanborn maps, the house was constructed between 1915 and 1925. The rear wing replaced a smaller one-bay-wide ell after 2002.

C-Building – Garage, c. 1920 – Front-gabled, frame garage with German-profile weatherboards and batten doors faces west.

Unofficial Property Record Card - Orange County, NC

General Property Data

Parcel ID **9788586528**
 Property Owner **BARZIN AMIR**
BARZIN ANNA R
 Mailing Address **412 E ROSEMARY ST**

City **CHAPEL HILL**
 State **NC**
 Zipcode **27514**

Property Location **412 ROSEMARY ST**
 Property Use
 Most Recent Sale Date **4/4/2017**
 Legal Reference **6284/482**
 Grantor **HILL**
 Sale Price **612,000**
 Land Area **0.276 AC**

Current Property Assessment

Card 1 Value Building Value **166,900** Other Features Value **2,900** Land Value **380,000** Total Value **549,800**

Building Description

Building Style **TTF Fam**
 # of Living Units **1**
 Year Built **1907**
 Finished Area (SF) **3102**
 Full Baths **3**
 # of Other Fixtures **0**

Foundation Type **Masonry**
 Roof Structure **Hip**
 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**

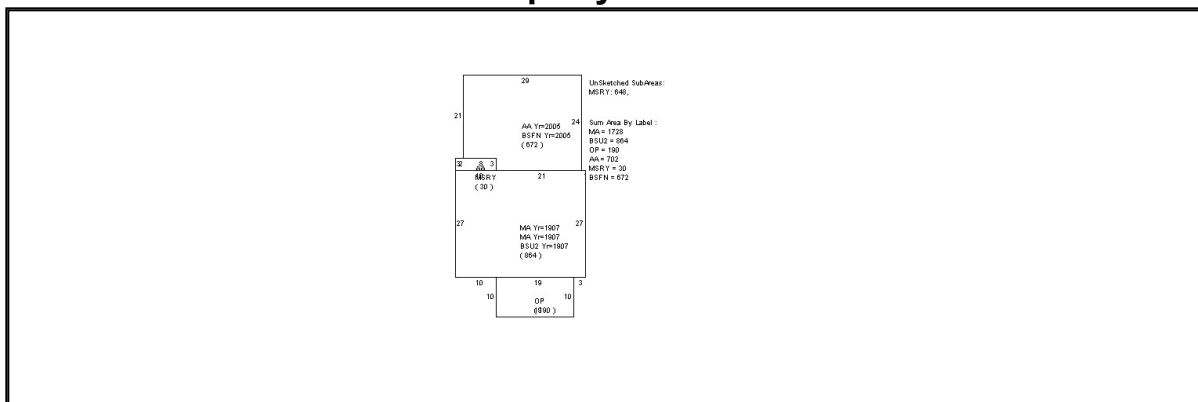
Legal Description

1A UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL P94/80

Narrative Description of Property

This property contains 0.276 AC of land mainly classified as with a(n) TTF Fam style building, built about 1907 , having a finished area of 3102 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.