



QUESTIONS?
Call or email us!

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

Chapel Hill Historic District Certificate of Appropriateness Application	Project:	20-059
	Permit:	
	STAFF REVIEW	
	<input checked="" type="checkbox"/> Application complete and accepted	
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
Project Description: Our project has a few parts: (1) Rehab our existing historic garage to make it safe and functional for one small car (2) Build an accessory building in the backyard (3) Add a railing to the 2 nd story balcony to restore the original character of the house (4) Have the option to add a low stone field wall to the front yard to match neighbors' walls	BY:	Anya Grahn,
	DATE:	7/13/2020
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:	517 E Franklin St	Parcel ID Number:	9788680519
Property Owner(s):	Chester and Courtney Yarbrough	Email:	courtneywyarbrough@gmail.com
Property Owner Address: 517 E. Franklin St.			
City:	Chapel Hill	State:	NC
Zip:	27514	Phone:	650-759-1883
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: Chester and Courtney Yarbrough	Role (owner, architect, other):	Owner
Address (if different from above):		
City:	State:	Zip:



QUESTIONS?
Call or email us!

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

Email: courtneywyarbrough@gmail.com

Phone: 650-759-
1883

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		21,870
Required by zoning	26'	11'	13'	29'	50'		
Proposed	147'	12'	13'	22.6'	N/A		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	4154	0	4154	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	0	548	548	4154	4702	Existing	Proposed
Impervious Surface Area (ISA)	2645	548	3187	2645	3187	12.1%	14.6%
New Land Disturbance			548				



QUESTIONS?
Call or email us!

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

E: Applicable Design Guidelines

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

Section/Page	Topic	Brief description of the applicable aspect of your proposal
20 + 23	Garage + Garage Light Fixtures	Our garage will look the same as the current historic structure with these exceptions: (1) the garage door will be updated with a carriage garage door as per historic guidelines (2) lights will be added to the outside to match house lights.
20-21	Accessory Building	The accessory building will be in the rear of the house, hidden by a house, large tree and fence. As per historic guidelines, it will reflect the style, feel, scale and materials of the main house as well as the previous two accessory buildings that use to be a part of this property.
42-43	Balcony Railing	The original house had a railing around the second floor balcony. It was removed in a 2016 renovation. By re-adding this railing, in a design that matches the porch railing below and meets mandated safety standards, we can enhance the original feeling and function of the house.
16-17	Fieldstone Wall	We are unsure if this house ever had a low fieldstone wall. The neighboring properties have low walls. There appears to be a wall in a historic photo (attached).



QUESTIONS?
Call or email us!

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

F. Checklist of Application Materials					
Attach the required elements in the order indicated.	ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
	YES	N/A	YES	N/A	NO
1. Written description of physical changes proposed. Describe clearly and in detail the physical changes you are proposing to make. Identify the materials to be used (siding, windows, trim, roofing, pavements, decking, fencing, light fixtures, etc.), specify their dimensions, and provide names of manufacturers, model numbers, and specifications where applicable.	<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"/>



QUESTIONS?
Call or email us!

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

J. Architectural scale.					
4. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed or the digital equivalent. Maximum 2 images per page.	<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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides. <input checked="" 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 checked="" 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 checked="" type="checkbox"/> The height of each building (if an estimate, indicate that). <input checked="" type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). <input checked="" type="checkbox"/> The size of each lot (net land area in square feet). <input checked="" 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 checked="" 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"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
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 Planning & Sustainability Fee Schedule . For a list of addresses, please refer to the Town's Development Notification Tool .	☒		☐	☐	☐
10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule	☒		☐	☐	☐



QUESTIONS?
Call or email us!

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

G: Applicant signature

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

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

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

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

Courtney Yarbrough	<i>Courtney Yarbrough</i>	6/22/20
Chester Yarbrough	<i>CL</i>	6/22/20

Applicant (printed name)	Signature	Date
--------------------------	-----------	------

Property Owner	Signature	Date
----------------	-----------	------

(if different from above)



QUESTIONS?
Call or email us!

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

Certificate of Appropriateness Supplemental Requirements

*In addition to [Residential](#) Zoning OR [Administrative](#) Zoning Compliance Permit Requirements

Certificate of Appropriateness applications are subject to review and approval by the Historic District Commission as well as by Town staff. For assistance with this application, please contact the Chapel Hill Planning Department.

Please submit **all** materials listed **on this sheet**. The Historic District Commission meets on the second Tuesday of each month at 6:30 pm. For confirmation of a meeting date and the placement of your request on the agenda, please call the Planning Department. **Applications are due one month in advance of meeting.**

Application Process:

1. Historic District Commission Review of Certificate of Appropriateness (COA) Supplemental materials
2. Staff review of Residential / Administrative Zoning Compliance Permit (ZCP) materials

****COA (step 1) and ZCP (step 2) materials may be submitted simultaneously or separately.**

Required Application Materials

(In addition to [Residential](#) Zoning Compliance Permit or [Administrative](#) Zoning Compliance Permit Requirements)

An Electronic copy of each document is required in addition to paper copies.

Provide a single set of the following materials:

x	1. Application Form. Either Residential Zoning Compliance or Administrative Zoning Compliance.
x	2. Recorded plat or deed verifying property's current ownership
n/a	3. Recorded plat of easements, right-of-way, and dedications, if applicable
x	4. Mailing List of Property Owners , applicable within 100 feet of property boundaries The Town will prepare a formal notice to be mailed to surrounding property owners about the application. You may find it helpful to discuss the proposed changes with your neighbors in person so you can address their concerns both in your planning and presentation.
x	5. Mailing notification fee. The fee per address can be found on the Planning Department's Fee Schedule .
x	6. Certificate of Appropriateness fee per Planning Department's Fee Schedule
x	7. Reduced Site Plan Set (reduced to 8.5" x 11")
x	8. Building Elevations (label building height from top of roof to finished grade line)
x	9. Floor Plan, only if accessory apartment, duplex, or commercial application.

(Continued)



QUESTIONS?
Call or email us!

x

10. Written Description

Describe all proposed changes to the property, list all materials to be used, and address the criteria (listed below) that the Commission uses to determine appropriateness. Presenting your proposal with these criteria in mind will provide a clear basis for the Commission's deliberations.

- a) The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
- b) The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite buildings;
- c) The exterior construction materials, including textures and patterns;
- d) The architectural detailing such as lintels, cornices, brick bond, and foundation materials;
- e) The roof shape, form, and materials;
- f) The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors);
- g) The general form and proportion of the buildings;
- h) The accessory fixture and other features (including lighting fixtures, hardware, awnings, etc.);
- i) The architectural scale in relation to existing structures and surrounding buildings; and
- j) Structural conditions and soundness.

Provide photographs of existing property and elevation drawings of the proposed changes. Depict changes in as much detail as possible, paying special attention to those features which the Commission uses to determine appropriateness. This section of the application allows the Commission to see the current state of the property, to visualize the proposed changes, and to assess the impact. The visual description must include dimensions. For new buildings and major additions, the visual description must include the interior floor plan.

x

11. Information Regarding Surrounding Properties

For new construction or large projects, the applicant is required to provide information on:

- The height of the nearest adjacent and opposite buildings;
- The setback and placement of the nearest adjacent and opposite buildings;
- The scale of the nearest adjacent and opposite buildings, including percentage of lot coverage.

n/a

12. Demolition Information (if applicable)

Provide a description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property. Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons, and/or families associate with the property.

Written Description to Apply for a Certificate of Appropriateness

517 E Franklin Street: Garage Rehab, Accessory Building Add, Railing Add and Fieldstone Wall Add

The existing house at 517 E Franklin Street was built circa 1893 for Collier Cobb, geologist and UNC professor. The structure is a two story, single family, gable-and-wing, Queen Anne Victorian house, set back from East Franklin Street and adjacent to the former Town of Chapel Hill Library, currently owned by the UNC's Arts and Science Foundation.

We, Chester and Courtney Yarbrough, purchased this home in 2017 to raise our young family and enjoy downtown Chapel Hill.

The previous owners undertook an extensive repair and renovation project from 2015-2017 on *one* of the *four* buildings on their property, the main home. In this project, the previous owners rehabbed, renovated and added to the current main home, they *removed a historic balcony railing*, found a new home for one of two rear accessory buildings, and partitioned the property into two separate parcels. In 2018, the historic district commission offered the second accessory building, a carriage house – located on the partitioned property – to us. At that point, we declined the offer. In 2019, the carriage house still sat on the partitioned property, and we offered to take and rehab it. By this point, it had found a new home down the street, where it now resides. The remaining historic building on our property – a single car garage built circa 1920 – needs attention.

Our current proposal has a few parts: (1) To rehab the historic existing garage into a safe and functional one car garage (2) To re-add an accessory building to the rear yard (3) To re-add the balcony railing (4) To add a low fieldstone wall to the front of our property.

The dimensions of the garage will remain the same while the appearance of the garage will change only slightly. The building has sustained heavy termite damage; it needs new structural support and a new roof. The new roof will remain as asphalt shingle. The wood-sash windows need to be restored and repainted. Some siding shingles need to be repaired and repainted. The plywood garage door needs to be replaced. The current hinged plywood garage door will be replaced with a new, wood, automatic carriage garage door. This door will be made of wood and have black handles in the middle, black hinges and windows on the top. The wood will coordinate with the main home's front door. The side door will be replaced with a new panel door. Three black iron exterior lights will be added for minimal yet necessary lighting. These will also coordinate with the main home. The current concrete ramp will get slightly widened and smoothed over with a fresh coat of concrete. We would like to remove the current concrete runway of 2'x66' and replace it with gravel. Any replaced side shingles, beams and roofing will have the same appearance post rehab as it has now. The overall appearance will resemble other carriage garages in the neighborhood.

The appearance of the accessory building will reflect the style, scale, feeling and appearance of the main house and the two accessory buildings that use to be a part of the property. The purpose of the building is for family use: storage, traditional "garage" space and a family/exercise area. The accessory building will be 548 square feet with gabled roofs and a 126 square foot entrance patio. Like the main house, the building will have wood siding, the Hardi Lap brand, the Hardi Board brand and the Batton brand. The gable eaves will have Hardi board and Batton siding. The windows, corners and doors will

be made with Hardi trim. The windows will be fiberglass and wood and will have a grill pattern to match main house. The gabled roof will have asphalt shingles like the main house and garage. The entrance will be a wide wood and glass door (to coordinate with the front door on the main house) and a small, composite wood patio shaded by a trellis covered in Jasmine flowers. This entrance will face the main house. There will also be two sides doors for easy access to storage, yard, and sport supplies. The accessory building will be blocked from Franklin Street view by a 147 foot street setback, a main house, a garage, bushes, a five foot solid fence, and a large Magnolia tree. This building will be blocked from Rosemary Street view by an upward slope, soon-to-be built single family home, and trees. From Boundary Street, the view will be an upward sloping parking lot, a dumpster, our six foot solid fence, some trees and then the roof of this building.

The railing on the second story front balcony will be 36" high, made of shaped wood painted white and match the shape of the porch railing below. The flooring of the balcony will be composite wood decking. We want composite wood for the following reasons (1) it won't warp and be a hardier material for the elements (2) it won't be seen from the street (3) composite woods have improved greatly in looking like real wood.

The low fieldstone wall will be 24" high to match the other fieldstone walls next door and across the street. The wall will run the length of the property with a space for the front brick walkway and stop at the gravel driveway. Larapi plants will line the space between the fieldstone wall and the sidewalk in the same manner of our neighbors' walls and plants.

History, Context, and Character Information

517 E Franklin Street: Garage Rehab, Accessory Building Add, Railing Add and Fieldstone Wall Add

We've relied on a number of inputs to understand the relevant character and history of our property and neighborhood. First, by spending the last two and a half years walking and running UNC campus and its adjoining neighborhoods. Second, by reading books and publications about historic architecture in Chapel Hill including excerpts and pictures regarding our house. Third, by studying older and newer photographs and surveys from before renovation. Fourth, by studying the Historic Commission guidelines. Fifth, by meeting people who lived in our house as students and hearing their memories.

As mentioned before, in its recent past, the Cobb property had four buildings onsite: a main house, a garage, a carriage house and an accessory building. Historic accessory buildings and garages are common in the Franklin-Roosevelt historic district. Our block and adjacent blocks are mostly filled with single-family historic homes that are frequently two-stories and between 2,000 and 5,000 square feet. Notable exceptions are the UNC building next door and the nearby sorority and fraternity houses.

We've included the following documents and pictures for reference.

The photograph below shows the first of two sections of the original Cobb House.



The image below shows the completed Cobb House with its balcony railing. Currently, this house looks the same with these exceptions: (1) the driveway has been moved from the left to the right side (2) a fence is now attached to the back of the house, not the front (3) the balcony no longer has a railing (4) the front stairs have black iron railings (5) landscaping



Below is the Cobb House viewed from Franklin Street. There appears to be a low fieldstone wall.



Below is the Cobb House and its carriage garage before its 2015 renovation.



Below is the carriage house - "Pony Barn" - pictured before the 2015 partitioning of the property.



The Accessory Building, in the rear yard, before it was moved off the property to a new home.



Drawing of original accessory building and house before renovation.



The current Cobb House



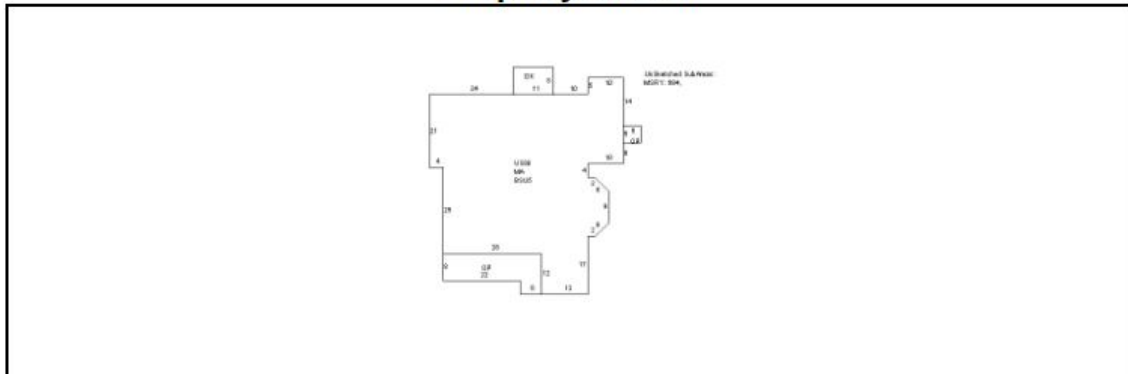
Property Location **517 FRANKLIN ST**
 Property Use
 Most Recent Sale Date **11/29/2017**
 Legal Reference **6396/342**
 Grantor **PEERSCHKE**
 Sale Price **1,400,000**
 Land Area **0.5 AC**

Card 1 Value Building Value 665,100 Other Features Value 900 Land Value 570,000 Total Value 1,236,000

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

1 ERIC & PATRICIA WENGER P61/141

This property contains 0.5 AC of land mainly classified as with a(n) Single Fam style building, built about 1893 , having a finished area of 4432 square feet, with Frame exterior and Shingle roof cover, with 1 unit(s).



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

517 E. Franklin – Collier Cobb House (No. 35) – 1893

C – Building

An impressive example of the Queen Anne style, this one-and-a-half-story, gable-and-wing house is four bays wide and triple-pile with a side-gabled roof and a projecting, front-gabled wing on the right (east) end of the façade. The house has plain weatherboards, sixteen-over-one wood-sash windows with molded lintels, pedimented gables and dormers (with the exception of the front-gabled dormer on the façade), half-round sawn vents in the gables, and two interior brick chimneys. Windows in the front-gabled wing include a tripartite window at the first floor and a Palladian window at the second floor,

NPS FORM 10-903-A
(3-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 54

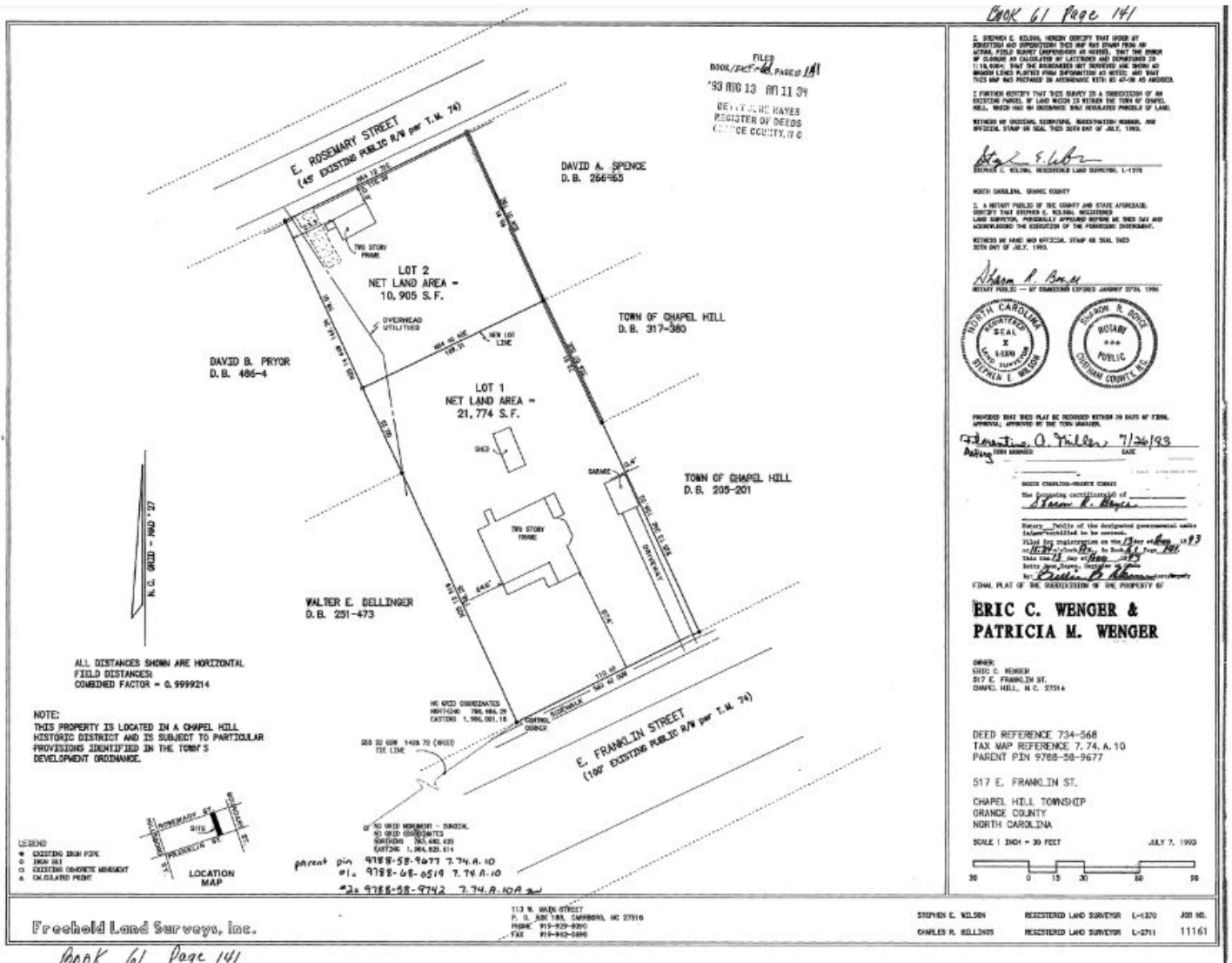
Chapel Hill Historic District Boundary Increase and
Additional Documentation
Orange County, North Carolina

each with Gothic-arched panes in the upper sashes. The one-light-over-two-panel door has three-light-over-one-panel sidelights, a three-light transom, and a molded lintel. There is an oculus window to the left (west) of the door and both are sheltered by an inset porch cut out of the front left (southwest) corner of the front-gabled wing and is supported by a square posts with decorative molding. A flat-roofed porch extends across the left two bays of the façade sheltering a pair of eight-light-over-one-panel doors on the far left end of the façade. This porch is supported by square posts and has a sloping railing and a railing at the roofline that encircles a second-floor deck accessed via paired eight-over-one-light-over-one-panel doors and a sixteen-over-one windows in a wide front-gabled dormer that is partially inset into the first-floor porch roof. There is a shallow, shed-roofed dormer to the right of the front-gabled dormer with a fixed ten-light window. There are pedimented gabled dormers on each side of the front-gabled wing and a one-story, hip-roofed projecting bay on the right elevation with nine-over-one windows on all three sides. A modern deck wraps around the right rear (northeast) corner of the house.

The property where the Cobb House stands was owned from 1848 to 1893 by Charles Phillips and later his widow, Laura. In 1893 Laura Phillips sold the property to Collier Cobb, who is thought to have built the house and owned it until 1924; since that time it has been owned by his heirs. Collier Cobb, for many years head of the Department of Geology, was one of five faculty members who founded the now widely respected University of North Carolina Press in 1893. He is also said to have suggested the use of the "Westover Door" on South Building.

C-Building – Garage, c. 1920 – One-story, hip-roofed, frame garage with wood shingles, paired plywood doors on the front (south) elevation, two-over-two wood-sash windows, and a paneled door on the west elevation. According to Sanborn maps, the garage was constructed between 1915 and 1925.

Survey from 1993, before the renovation and partition of 517 E. Franklin St. Accessory building can be seen in rear yard. (Larger 1993 and current survey attached to end of application.)



Map of Our Nearby Neighbors and Some Noted Accessory Buildings with Assumed Type

Some Properties Nearby with Detached 2-3 Car Garages with an Above Apartment

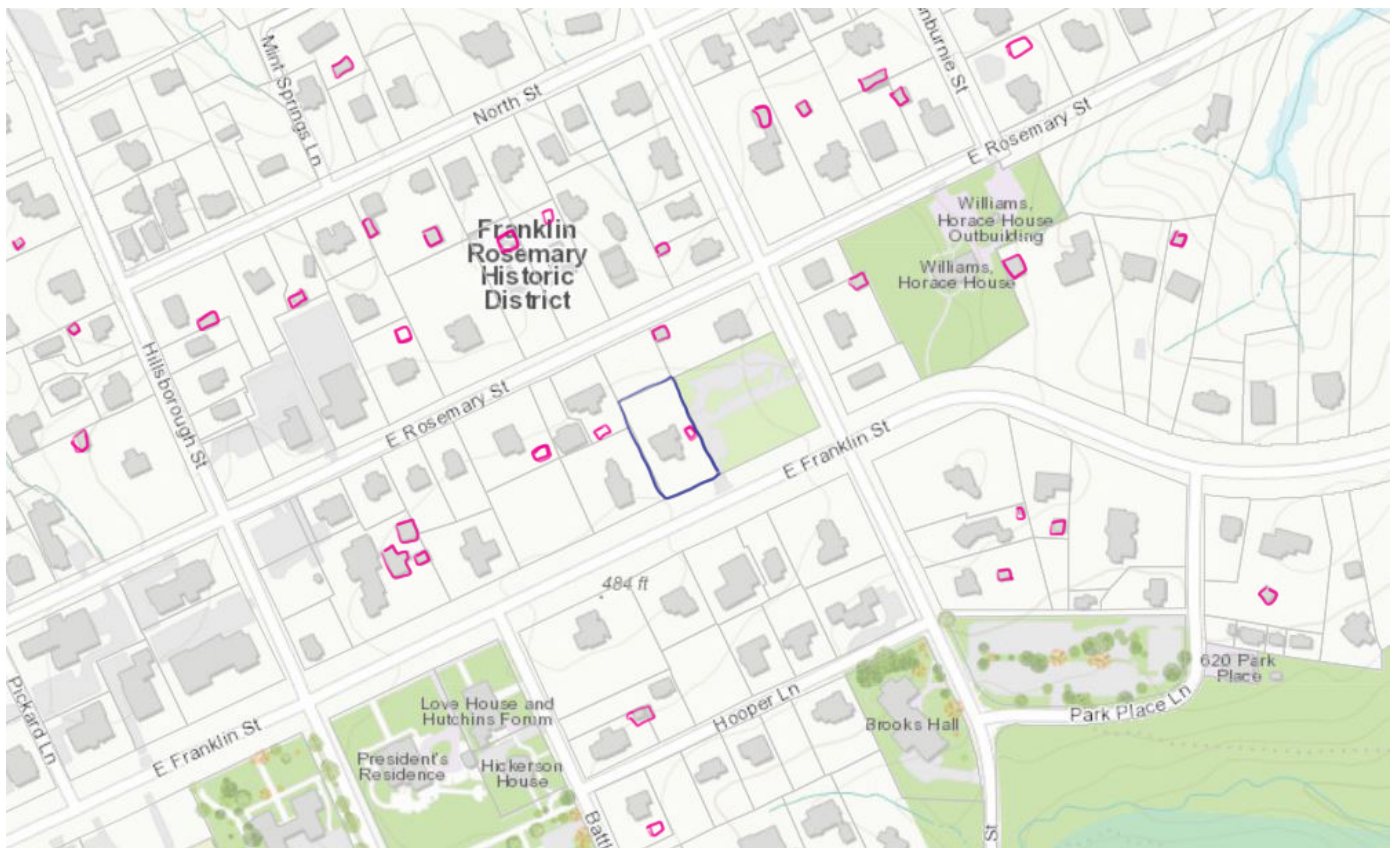
710 E Franklin, 704 E Franklin, 115 Battle, 204 Glenburnie, 506 E Rosemary

Some Properties Nearby with Detached 2-3 Car Garages

615 E Rosemary, 105 N Boundary, 111 Battle

Some Accessory Buildings / Accessory Buildings of Unknown Type

511 E Rosemary, 501 E Rosemary, 206 N Boundary, 504 E Franklin, 214 Hillsborough, 408 North, 508 North, 512 E Rosemary



Justification of Appropriateness

517 E Franklin Street: Garage Rehab, Accessory Building Add, Railing Add and Fieldstone Wall Add

A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.

Garage: The height will remain the same.

Accessory Building: Single story accessory buildings are common in the neighborhood and accompany many rear yards.

Further Detail: The maximum height of the gable roof is 22.6 feet. Our main house is approximately 27 feet high and positioned on an upward slope. The house to the west is approximately 26 feet high. The old Chapel Hill Public Library is 24 feet high. The homes at 516 E Rosemary and 512 E Rosemary are both 32 feet high. A two-story single family home is permitted to be built in the adjacent lot behind our lot.

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.

Garage: The location will be the same.

Accessory Building: The planned setback mirrors many other accessory buildings in other rear yards: the building is near a corner of a property.

Further Detail: To the south is Franklin Street; our building will have a street setback of 147 feet and a setback from the main house of approximately 30 feet. To the east is a parking lot; our building will have an interior setback of 12 feet from our fence. To the north is a currently empty lot with a permitted two-story single family home; our building will have an interior setback of 11.8 feet. To the west are two single family homes, one with a rear accessory building. This accessory building appears to be a few feet from its rear property line (see map on previous page). Our building will have an interior setback from our west property line of approximately 50 feet.

C. Exterior construction materials, including texture and pattern.

Garage: The materials will stay the same except for the garage door and lights.

Further Detail: The garage will have a new asphalt shingle roof to replace the existing asphalt shingle roof. The plywood hinged garage door will be replaced with an automatic, wood, carriage-paneled garage door with black hinges and black handles. The windows and siding shingles will be repaired and repainted as needed. The side door will be replaced with a new wooden panel door.

Accessory Building: The materials will mirror the materials used in the main house, previous accessory buildings and garage.

Further Detail: This building will have an asphalt shingle roof like the garage and main house. The walls will be made of Hardi Lap siding, Hardi trim, and Hardi board and Batton siding. The windows will be made of glass and wood. The trellises will be made of wood.

Railing: Made of wood shaped in the same pattern as the lower railing.

Fieldstone Wall: Made of fieldstones and mason like neighboring walls.

D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.

Garage: The foundation will stay as concrete, mostly unseen. Three black iron lights will be added to the exterior. The garage door will have black hinges and black handles and upper windows.

Accessory Building: This building will have details inspired by the main house and previous cottage on the property.

Further Detail: The building will include batons to form a grid pattern over the siding in the eaves of the gable roof. The windows will have a grille pattern to match the windows in the main house. The roof will have elevations.

E. Roof shapes, form and materials.

Garage: The garage will keep its historic gable roof made of the same material as before, asphalt shingles.

Accessory Building: Will also have an asphalt shingle, gabled roof, with a few gable dormers.

F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.

Garage: The only noticeable change will be the garage door. The replacement will still have the same hinged carriage feel.

Further Detail: The windows will be rehabbed and remain in the same place. The garage door will change as noted above. The side door will change slightly to a standard width and height (its short and narrow right now).

Accessory Building: The windows will have a similar feeling to the windows on the main house in terms of location, look, and style. The grille pattern on the windows in the main house will be repeated here.

G. General form and proportions of building and structures.

Garage: Stay the same.

Accessory Building: Proportionally, the outside of this building will look like a little art studio, an extension of the house. The form and proportion will look like many of the cottages in the neighborhood with gabled roofs and wood siding.

H. Appurtenant fixtures and other features such as lighting.

Garage: The lighting fixtures will be new with an old school feeling. They will coordinate with the lighting on the main house.

Accessory Building: Has no exterior lighting. There will be a larger trellis over the main door and a smaller trellis over the storage door. These are appropriate because they give the building some informal “cottage” detailing rather than a more formal “apartment” feeling.

I. Structural conditions and soundness.

Garage: Currently, the garage is not structurally sound. We plan to fix this.

Accessory Building: Our property has plenty of room for an accessory building in terms of pervious surfaces and land space.

Photographs of Existing Conditions

517 E Franklin Street: Garage Rehab, Accessory Building Add, Railing Add and Fieldstone Wall Add

Existing garage: street view/side view



Existing garage: side view (from main house)



Existing garage: rear view (from back yard)



Existing garage: side view (from UNC's parking lot)



Existing rear corner for the accessory building site. As seen from the spot of the COA approved deck.



View of the east adjacent lot (a parking lot and UNC building) from the spot of the proposed accessory building.



View of the back of the house from the proposed accessory building spot. The COA approved deck extends to the bottom of the current stairs. Its stairs will come off to the side. Project #16-004. The deck will have the same railing detail as current structure.



Drawing of COA approved deck.



View of adjacent property to the west from the proposed accessory building spot.



View of the planned accessory building spot from UNC's parking lot



Site Plans and Elevation Drawings

517 E Franklin Street: Garage Rehab, Accessory Building Add, Railing Add and Fieldstone Wall Add

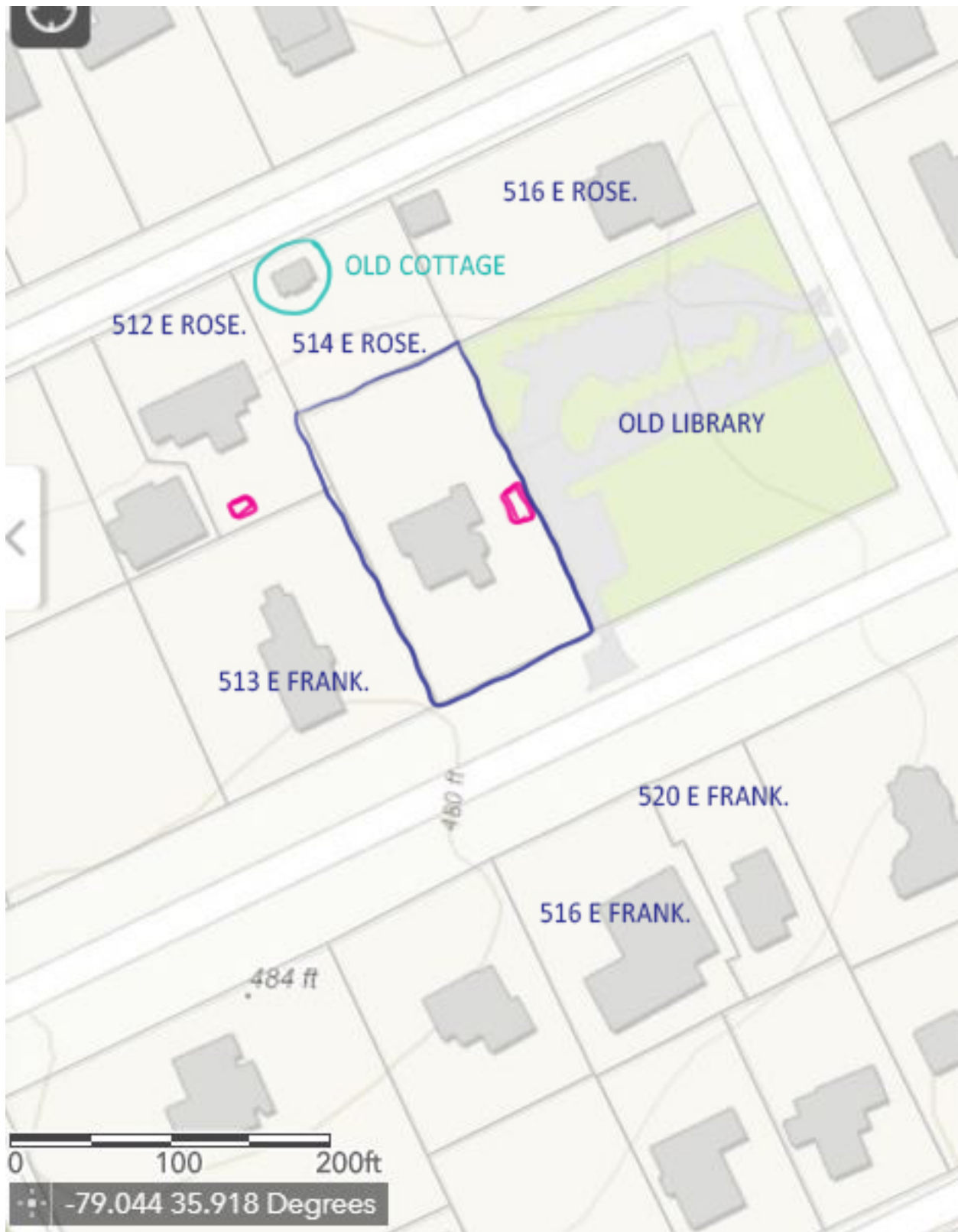
Attached at the end.

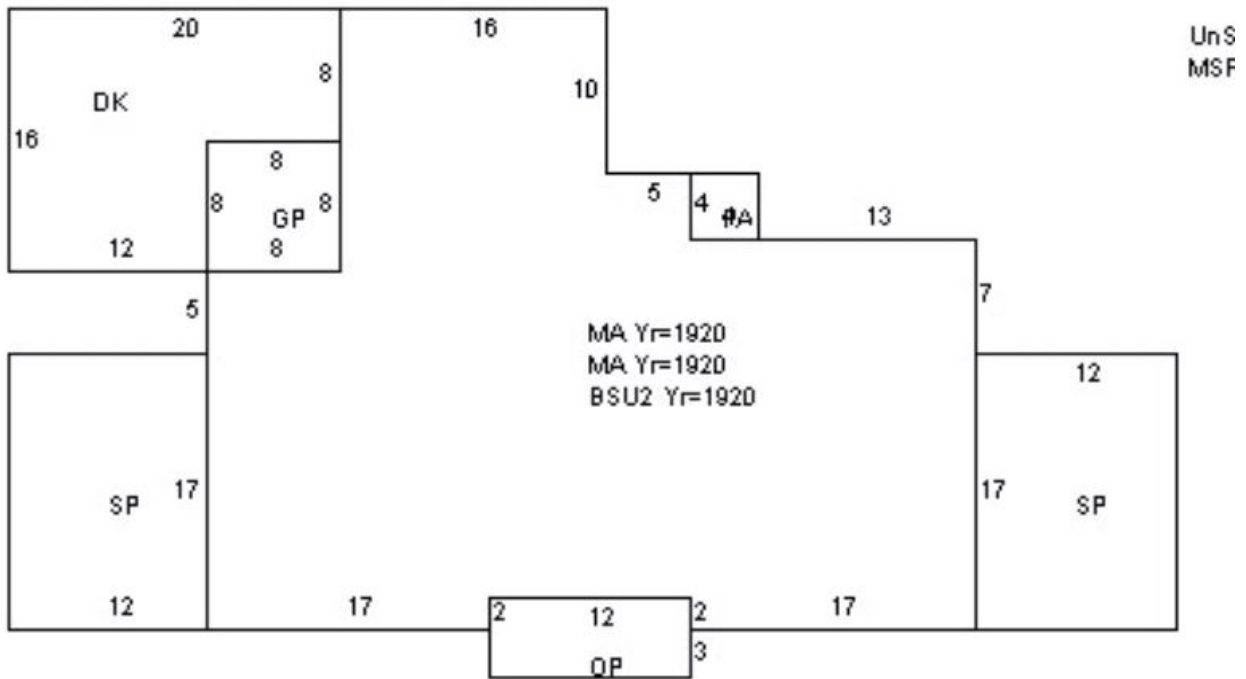
Information About Context

517 E Franklin Street: Garage Rehab, Accessory Building Add, Railing Add and Fieldstone Wall Add

Address	Location	Lot Size (Sq Ft)	Floor Area (Sq Ft)	Main Level Footprint (Sq Ft)	Floor Area Ratio	Main Level Ratio	Add. Structures	Building Heights
517 E Franklin	Our Home	21,780	4,154	2,330	19%	10.7%	Garage + Proposed Acc. Building	2 story 27'
512 E Rosemary	Rear Corner	13,068	2,616	See map	20.0%		Accessory Building	2 story 32'
513 E Franklin	Adjacent (Westside)	21,344	3,300	2,293	15.5%	10.7%		2 story 26'
514 E Rosemary	Adjacent (Behind)	10,890	Not built	N/A	N/A	N/A	N/A	
516 E Rosemary	Rear Corner	20,473	4,250	2,400	20.7%	11.7%	Accessory Building	2 story 32'
516 E Franklin	Across Street	17,859	4,679	2,350	26.2%	13.2%	Attached Garage	2 story
520 E Franklin		10,018	1,949	See map	19.1%			1.5 story
523 E Franklin	Adjacent (Eastside)	40,946	13,000	6,763	31.7%	16.5%		1 story 24'

Source: Orange County Real Estate Data and 2016 COA Approved Application





Location 512 E ROSEMARY ST, CHAPEL HILL	Parcel ID 9788588666	Legal Description S/S E ROSEMARY ST
---	--------------------------------------	---

Current Property Mailing Address

Owner LORENZINI DINO	City CHAPEL HILL
Address 512 E ROSEMARY ST	State NC
	Zip 27514-3719

Current Property Sales Information

Sale Date 11/12/2004	Legal Reference 3608/150
Sale Price 0	Grantor(Seller) LORENZINI

Current Property Assessment

Tax Year 2018	<u>Card 1 Value</u>
Finished Area (SF) 2616	Building Value 247,000
Land Area 0.3 AC	Other Features Value 7,900
	Land Value 380,000
	Total Value 634,900

Narrative Description

This property contains [0.3 AC](#) of land mainly classified as with a(n) [Single Fam](#) style building, built about [1920](#) , having a finished area of [2616](#) square feet, with [Frame](#) exterior and [Shingle](#) roof cover, with [1](#) unit(s).

Orange County Real Estate Documentation: 512 E Franklin St / Owner: Spangler

Card 1 of 1

Location 513 E FRANKLIN ST, CHAPEL HILL	Parcel ID 9788589503	Legal Description N/S E FRANKLIN ST
---	----------------------	-------------------------------------

Current Property Mailing Address

Owner	SPANGLER C D JR SPANGLER MEREDITH	City	CHARLOTTE
Address	SPANGLER CONST P O BOX 36007	State	NC
		Zip	28236-6007

Current Property Sales Information

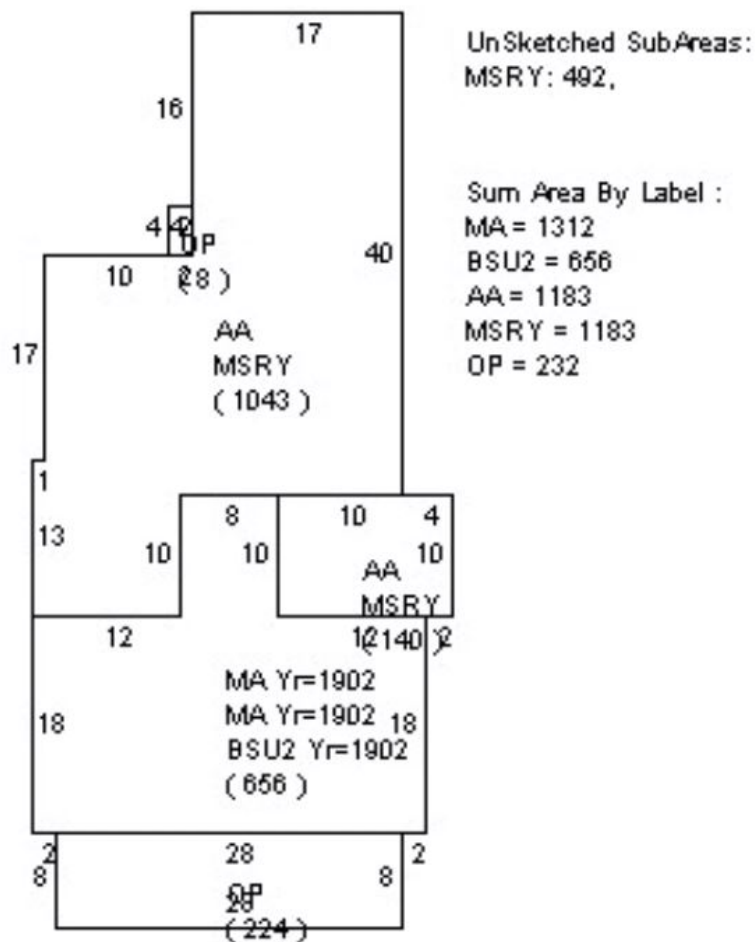
Sale Date 10/23/1997	Legal Reference 1646/355
Sale Price 1,000,000	Grantor(Seller) DELLINGER

Current Property Assessment

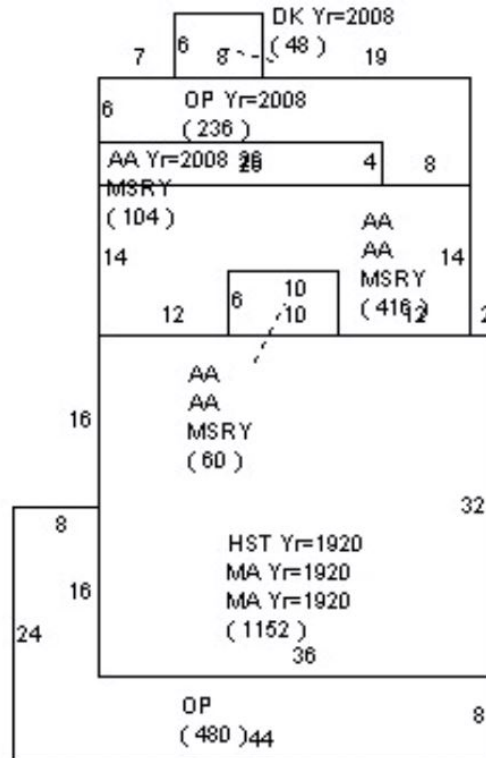
Card 1 Value	
Tax Year 2018	Building Value 503,000
Finished Area (SF) 2495	Other Features Value 0
Land Area 0.49 AC	Land Value 570,000
	Total Value 1,073,000

Narrative Description

This property contains **0.49 AC** of land mainly classified as with a(n) **Single Fam** style building, built about **1902**, having a finished area of **2495** square feet, with **Frame** exterior and **Shingle** roof cover, with **1** unit(s).



Orange County Real Estate Documentation: 516 E Rosemary St / Owner: Mounsey



Card 1 Value

Location 516 E ROSEMARY ST, CHAPEL HILL	Parcel ID 9788680798	Legal Description 109 N BOUNDARY ST
--	----------------------	--

Current Property Mailing Address

Owner MOUNSEY JOHN PAUL MOUNSEY ANNE L Address 516 E ROSEMARY ST	City CHAPEL HILL State NC Zip 27514
--	---

Current Property Sales Information

Sale Date 12/16/2008 Sale Price 1,100,000	Legal Reference 4637/13 Grantor(Seller) SPENCE
--	---

Current Property Assessment

Tax Year 2018 Finished Area (SF) 3936 Land Area 1 LOT	<u>Card 1 Value</u> Building Value 729,600 Other Features Value 2,900 Land Value 380,000 Total Value 1,112,500
---	--

Narrative Description

This property contains 1 LOT of land mainly classified as with a(n) Single Fam style building, built about 1920 , having a finished area of 3936 square feet, with Frame exterior and Metal roof cover, with 1 unit(s).

Card 1 of 1

Location 516 E FRANKLIN ST, CHAPEL HILL	Parcel ID 9788681492	Legal Description #2 516 & 520 E FRANKLIN P90/150
--	-----------------------------	--

Current Property Mailing Address

Owner SLOMIANYJ MIKE SLOMIANYJ KIM Address 516 E FRANKLIN ST	City CHAPEL HILL State NC Zip 27514
---	--

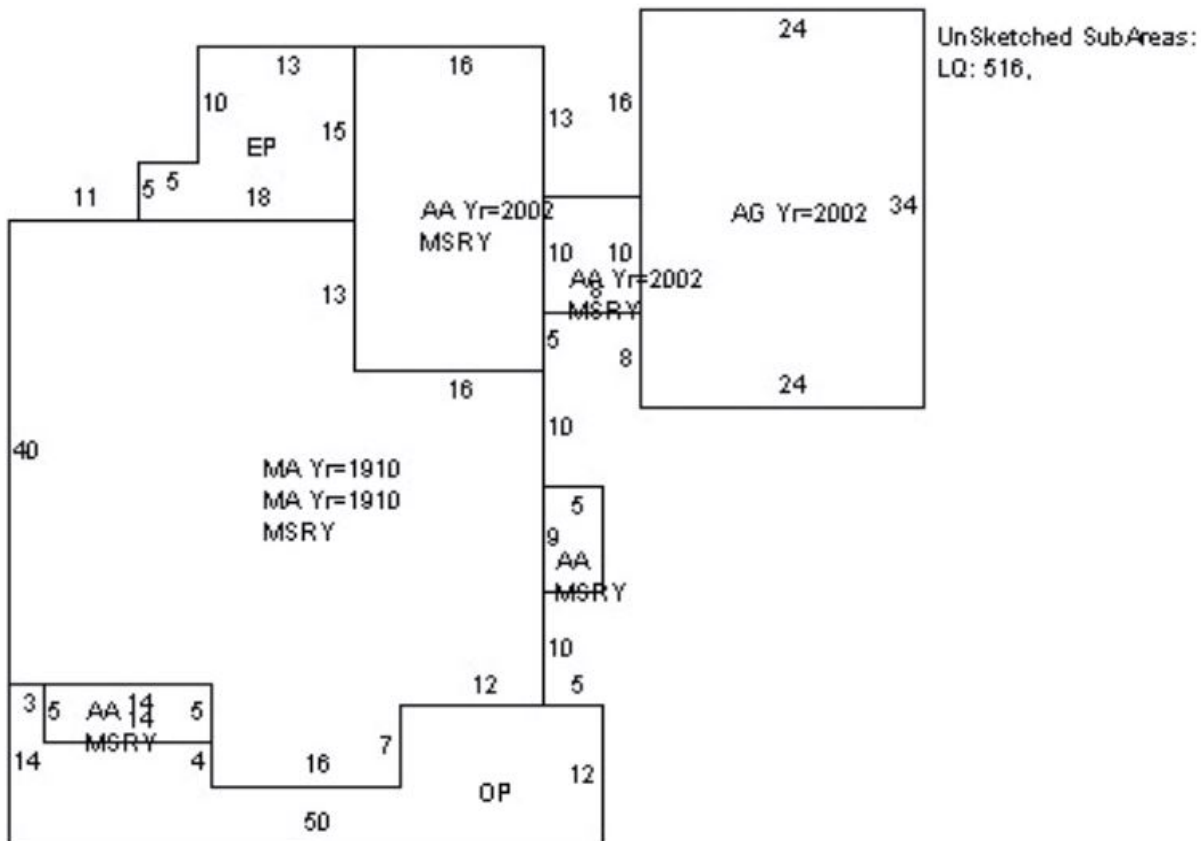
Current Property Sales Information

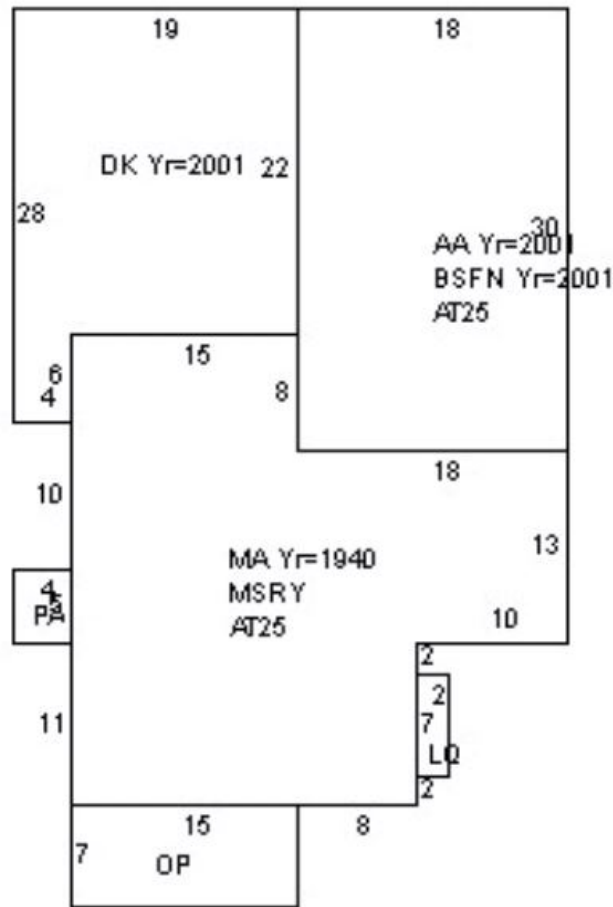
Sale Date 6/26/2002 Sale Price 0	Legal Reference 2627/403 Grantor(Seller) SLOMIANYJ
---	---

Current Property Assessment

Tax Year **2018**
Finished Area (SF) **4679**
Land Area **0.41 AC**

Card 1 Value
Building Value **657,300**
Other Features Value **0**
Land Value **570,000**
Total Value **1,227,300**





Card 1 of 1

Location 520 E FRANKLIN ST, CHAPEL HILL	Parcel ID 9788682476	Legal Description 1 516 & 520 E FRANKLIN P90/150
---	--------------------------------------	--

Current Property Mailing Address

Owner WOOD MONETTE W	City CHAPEL HILL
Address 520 E FRANKLIN ST	State NC
	Zip 27514

Current Property Sales Information

Sale Date 12/2/2011	Legal Reference 5269/125
Sale Price 517,000	Grantor(Seller) BAUM

Current Property Assessment

Tax Year 2018	<u>Card 1 Value</u>
Finished Area (SF) 1949	Building Value 191,300
Land Area 0.23 AC	Other Features Value 0
	Land Value 399,000
	Total Value 590,300

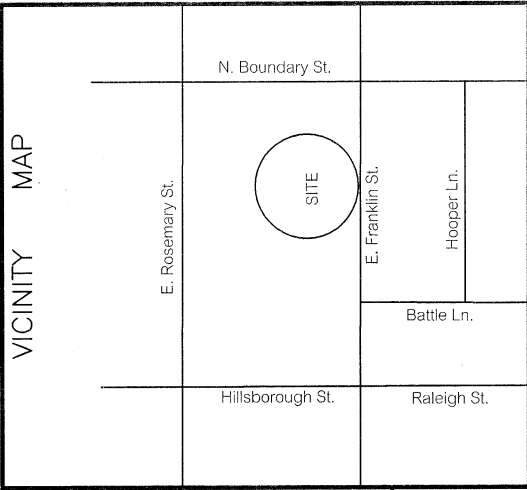
Mailing Notification Plan

517 E Franklin Street: Garage Rehab, Accessory Building Add

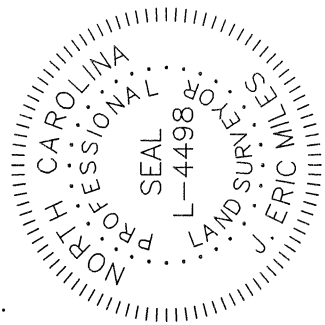
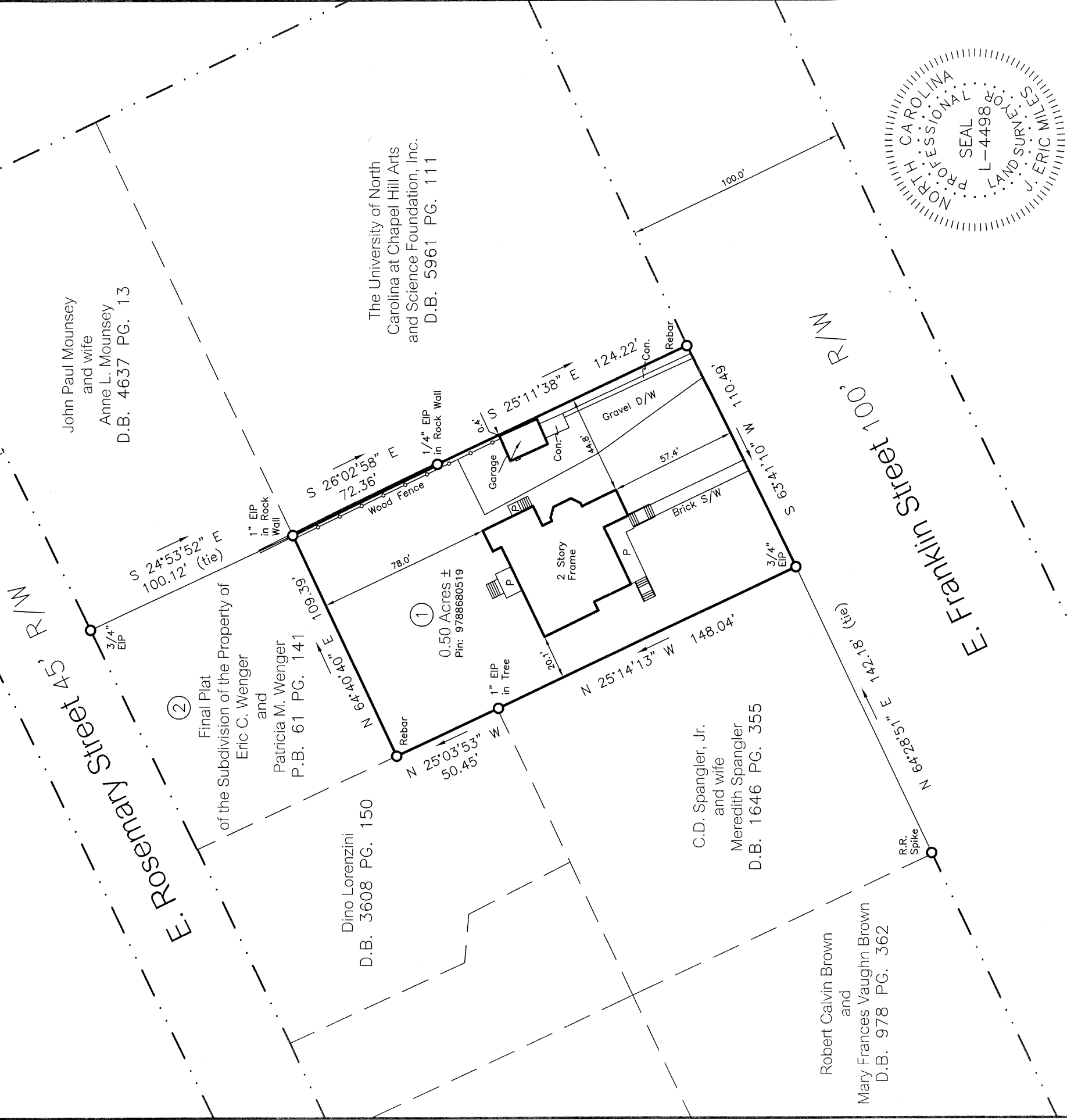
UNC-Chapel Hill ARTS AND SCIENCES FOUNDATION INC	523 E FRANKLIN ST	CHAPEL HILL	NC	27514
WOOD MONETTE W	520 E FRANKLIN ST	Chapel Hill	NC	27514
SLOMIANYJ MIKE	338 TENNEY CIR	CHAPEL HILL	NC	27514
MOUNSEY JOHN PAUL	516 E ROSEMARY ST	CHAPEL HILL	NC	27514
YARBROUGH CHESTER	517 E FRANKLIN ST	CHAPEL HILL	NC	27514
RAYNOR WILLIAM J	1 THE GLEN	CHAPEL HILL	NC	27514
SPANGLER MEREDITH RIGGS TRUSTEE	PO BOX 36007	CHARLOTTE	NC	28236
LORENZINI DINO	512 E ROSEMARY ST	CHAPEL HILL	NC	27514
510 E. ROSEMARY LLC	2923 SYMPHONY WOODS DR	CHARLOTTE	NC	28269



P.B. 61 PG. 141



- LEGEND
- Existing Iron Pipe (EIP)
 - New Iron Pipe (NIP)
 - Property Line
 - - - Adjoiner's Property Line
 - · - · - Right of Way line
 - * Calculated Point (CP)
 - R/W Right of Way
 - Con. Concrete
 - D/W Driveway
 - P Porch
 - S/W Sidewalk



I, J. Eric Miles certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 6045, Page 33 or other reference source information referenced; that the boundaries not surveyed are indicated as broken or dashed lines drawn from information referenced; 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 13th day of November, 2017

Professional Land Surveyor L-4498

Survey For:
Chester Yarbrough and wife
Courtney Yarbrough
Chapel Hill Township, Orange County, North Carolina
505 East Davis Street, Chapel Hill, NC 27514
Plat Reference: PB 61 PG 141
Deed Reference: DB 6045 PG 33
Parcel ID: 9788680519

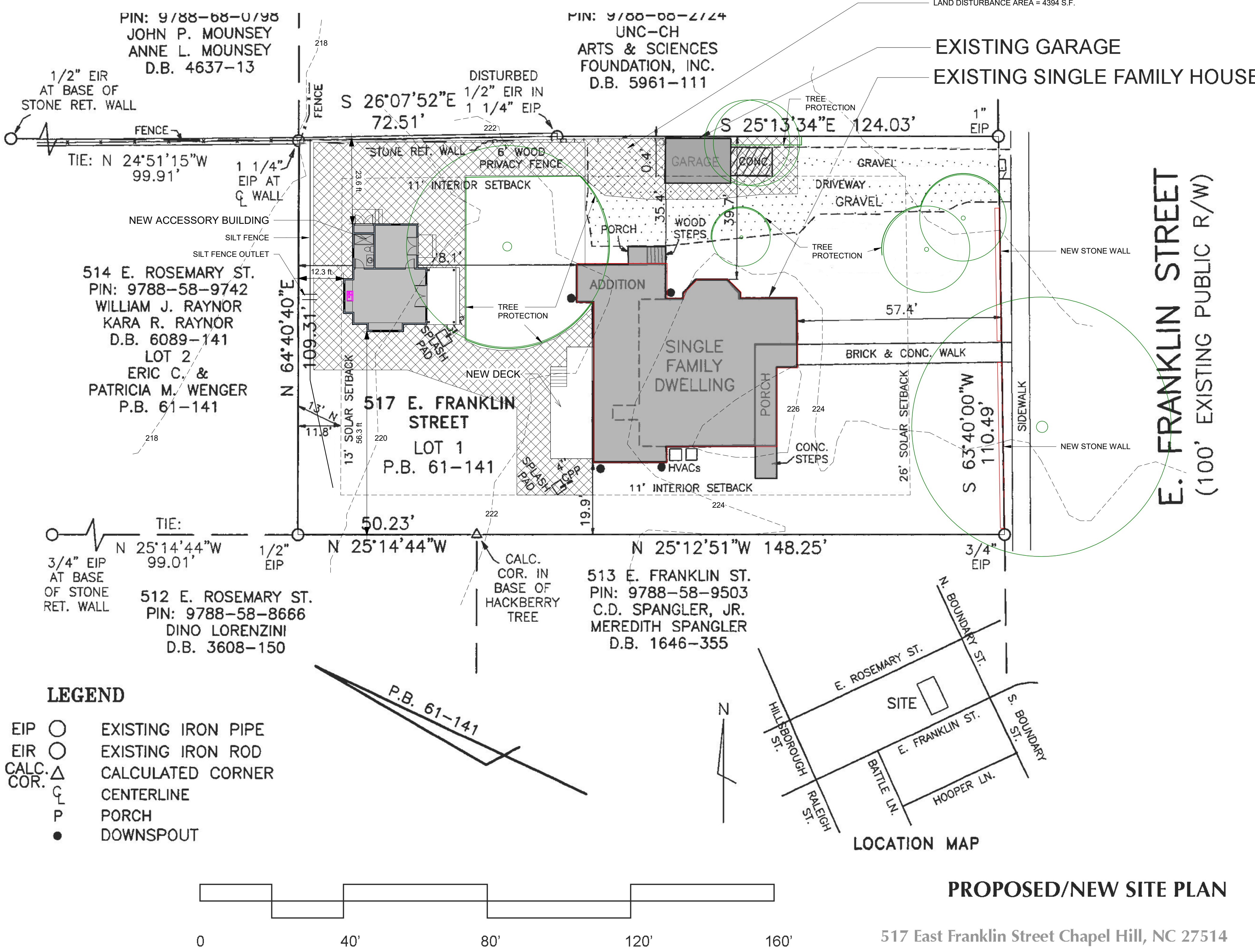


Date: 11/10/17
Scale: 1" = 50'
Drawn By: JGW
Job No.: 17-350-100

BOSWELL SURVEYORS, INC.
505 East Davis Street 336.227.8723 (phone)
Burlington, NC 27215 336.222.9917(fax)
surveyor@boswellsurveyors.com
Firm License No. C-664



- Notes:
- No title search was performed by this firm during the course of this survey.
 - The property shown hereon is subject to all easements of record affecting same.
 - This firm makes no guarantee as to the existence or location of any burial sites, underground improvements, or utilities across this property. Any underground utilities or improvements shown hereon have been located from visible evidence and available information.
 - Areas are calculated by coordinate geometry.
 - No geodetic monuments were found within 2000' of the subject property.
 - Water boundaries are subject to change due to natural causes and may or may not represent actual location of the limit of title.
 - Being all of Lot 1 Final Plat of the Subdivision of the Property of Eric C. Wenger and Patricia M. Wenger P.B. 61 PG. 141 as recorded in the Orange County Register of Deeds.



SITE INFORMATION:	
ADDRESS - 517 E. FRANKLIN ST. CHAPEL HILL, NC 27514 OWNERS - COURTNEY AND CHESTER YARBROUGH PIN - 9788680519 DEED REF - 6398/342 LOT SQFT - 21518 S.F. (0.494 ACRES) EXISTING ZONING - R-2 in historic district LAND DISTURBANCE AREA = 4394 S.F.	
SITE PARAMETERS:	
MINIMUM LOT SIZE = 10,000 S.F. - ACTUAL = 21,518 S.F. MIN FRONTAGE = 52' - ACTUAL = 110' MIN LOT WIDTH = 65' - ACTUAL = 110' MAXIMUM PRIMARY BUILDING HEIGHT = 29' / 50' - ACTUAL = XXXX MINIMUM STREET YARD SETBACK = 26' MINIMUM SIDE YARD SETBACK = 11' MINIMUM SOLAR YARD SETBACK = 13' MAX IMPERVIOUS SURFACE RATIO = .517 MAX FLOOR AREA RATIO = .093	
SITE NOTES:	
1. ANY HAZARDOUS MATERIAL REMOVAL SHALL BE UNDER A SEPARATE CONTRACT. 2. GRADE AROUND BUILDING PAD AS REQUIRED TO PROVIDE POSITIVE DRAINAGE AWAY FROM NEW ACCESSORY UNIT FOUNDATIONS ON ALL SIDES. 3. PROVIDE ALL NEW GRASS SEEDING AND/OR SOD AS REQUIRED. 4. PROVIDE NEW STONE WALL ALONG FRANKLIN STREET FRONTAGE. 5. REMOVE EXISTING CONCRETE WHEEL STRIPES AT GARAGE AND REPLACE WITH GRAVEL. 6. PROVIDE NEW FOUNDATION PLANTING AS INDICATED ON DRAWINGS.	
SITE IMPERVIOUS NOTES:	
ITEM	AREA
MAIN HOUSE & PORCHES	2614 S.F.
BRICK & CONCRETE WALK	320 S.F.
CONCRETE STEPS	55 S.F.
GARAGE	227 S.F.
CONCRETE DRIVEWAY	150 S.F.
GRAVEL	2904 S.F.
HVAC PADS	32 S.F.
NEW ACCESSORY UNIT & PORCHES	786 S.F.
NEW DECK	347 S.F.
TOTAL	7435 S.F.
IMPERVIOUS % OF SITE = 7435/21518 = 34.5%	

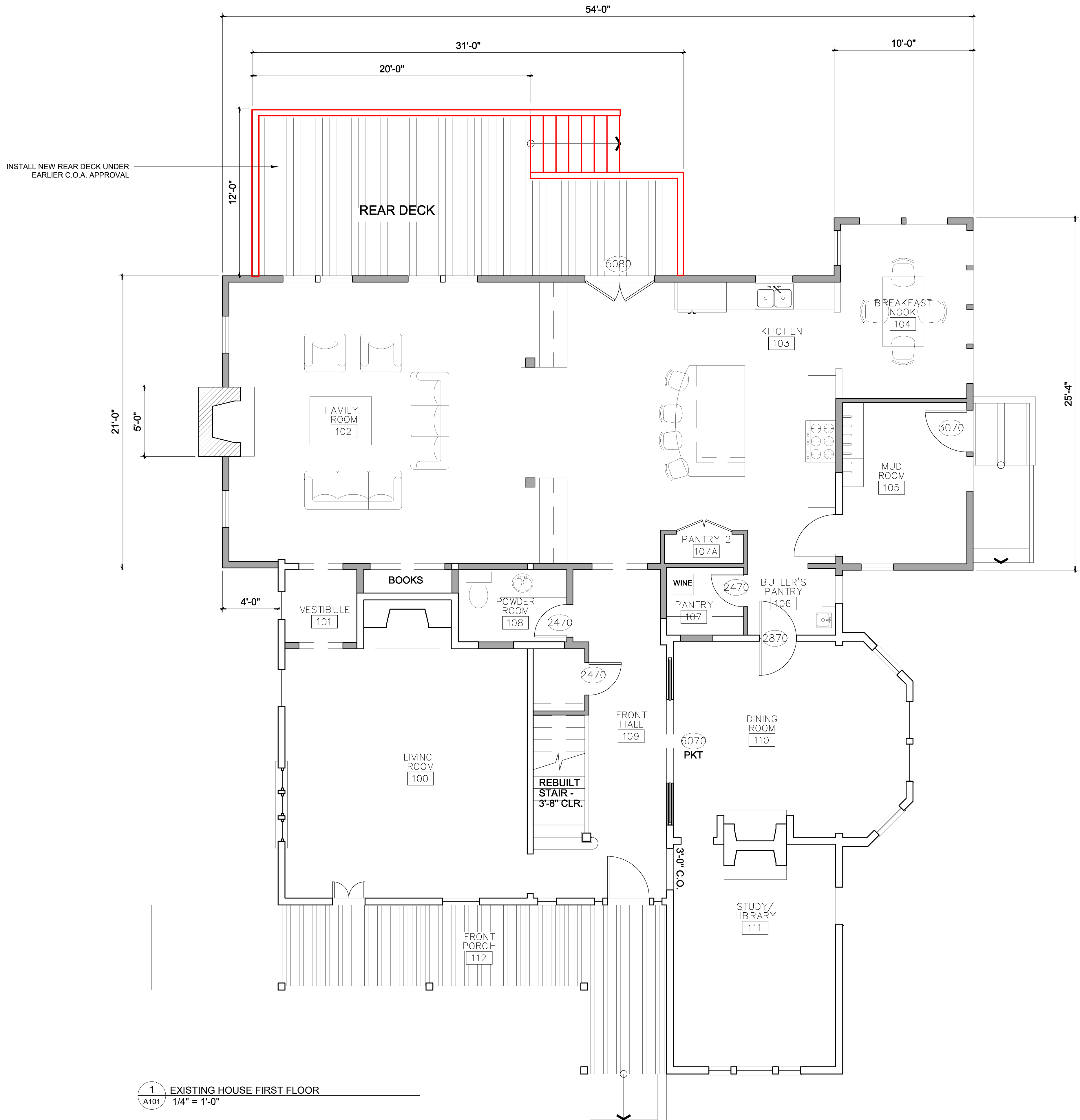
TRINITY ARCHITECTURE P.A.
213 N. GREGSON ST.
DURHAM, NC. 27701
919-624-6007
www.trinitydesignbuild.com

TRINITY ARCHITECTURE P.A.
53249
NORTH CAROLINA
DURHAM, NC

JODY JAE BROWN
REGISTERED ARCHITECT
9268
NORTH CAROLINA
DURHAM, NC

ACCESSORY BUILDING & GARAGE RENOVATION
YARBROUGH RESIDENCE
517 E. FRANKLIN ST. CHAPEL HILL

7/8/20 REVIEW
JBA Project number: 20-02
SHEET NAME: SITE PLAN
A002



1
A101
EXISTING HOUSE FIRST FLOOR
1/4" = 1'-0"

GENERAL HOME INFORMATION			
HOUSE 1ST FLOOR (NO WAORK)=		2273 H.S.F.	
HOUSE 2ND FLOOR (NO WORK) =		1724 H.S.F.	
HOUSE TOTAL H.S.F. (NO WORK) =		3997 H.S.F.	
NEW ACCESSORY BUILDING =		548 H.S.F.	
NEW ACCESSORY BUILDING PATIO =		126 G.S.F.	
NEW REAR DECK =		323 G.S.F.	

TRINITY
ARCHITECTURE
P.A.

213 N. GREGSON ST.
DURHAM, NC. 27701
919-624-6007
www.trinitydesignbuild.com

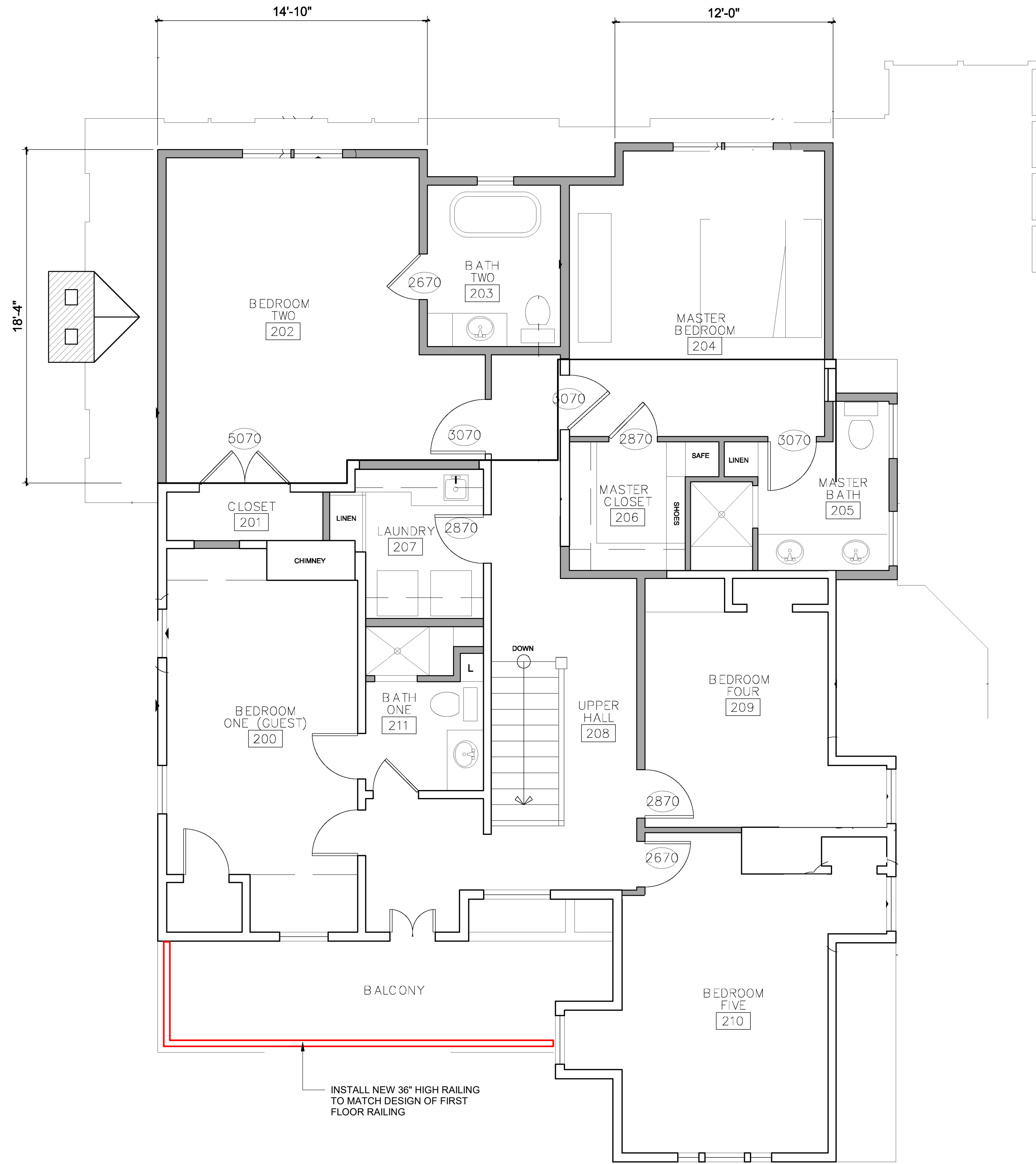
TRINITY ARCHITECTURE, P.A.
REGISTERED ARCHITECTURAL CORPORATION
53249
NORTH CAROLINA
DURHAM, NC

JODY JAE BROWN
REGISTERED ARCHITECT
9268
NORTH CAROLINA
DURHAM, NC

NOT FOR CONSTRUCTION

ACCESSORY BUILDING & GARAGE RENOVATION
YARBROUGH RESIDENCE
517 E. FRNAKLIN ST. CHAPEL HILL

7/8/20 REVIEW
JBA Project number: 20-02
SHEET NAME: FIRST FLOOR PLAN - EXISTING HOUSE
A101



GENERAL HOME INFORMATION

HOUSE 1ST FLOOR (NO WAORK)=
HOUSE 2ND FLOOR (NO WORK) =
HOUSE TOTAL H.S.F. (NO WORK) =

2273 H.S.F.
1724 H.S.F.
3997 H.S.F.

NEW ACCESSORY BUILDING =
NEW ACCESSORY BUILDING PATIO =
NEW REAR DECK =

548 H.S.F.
126 G.S.F.
323 G.S.F.

TRINITY
ARCHITECTURE
P.A.

213 N. GREGSON ST.
DURHAM, NC. 27701
919-624-6007
www.trinitydesignbuild.com

TRINITY ARCHITECTURE, P.A.
REGISTERED ARCHITECTURAL FIRM
53249
NORTH CAROLINA
DURHAM, NC

JODY JAE BROWN
REGISTERED ARCHITECT
9268
NORTH CAROLINA
DURHAM, NC

NOT FOR CONSTRUCTION

ACCESSORY BUILDING & GARAGE RENOVATION
YARBROUGH RESIDENCE
517 E. FRNAKLIN ST. CHAPEL HILL

7/8/20 REVIEW

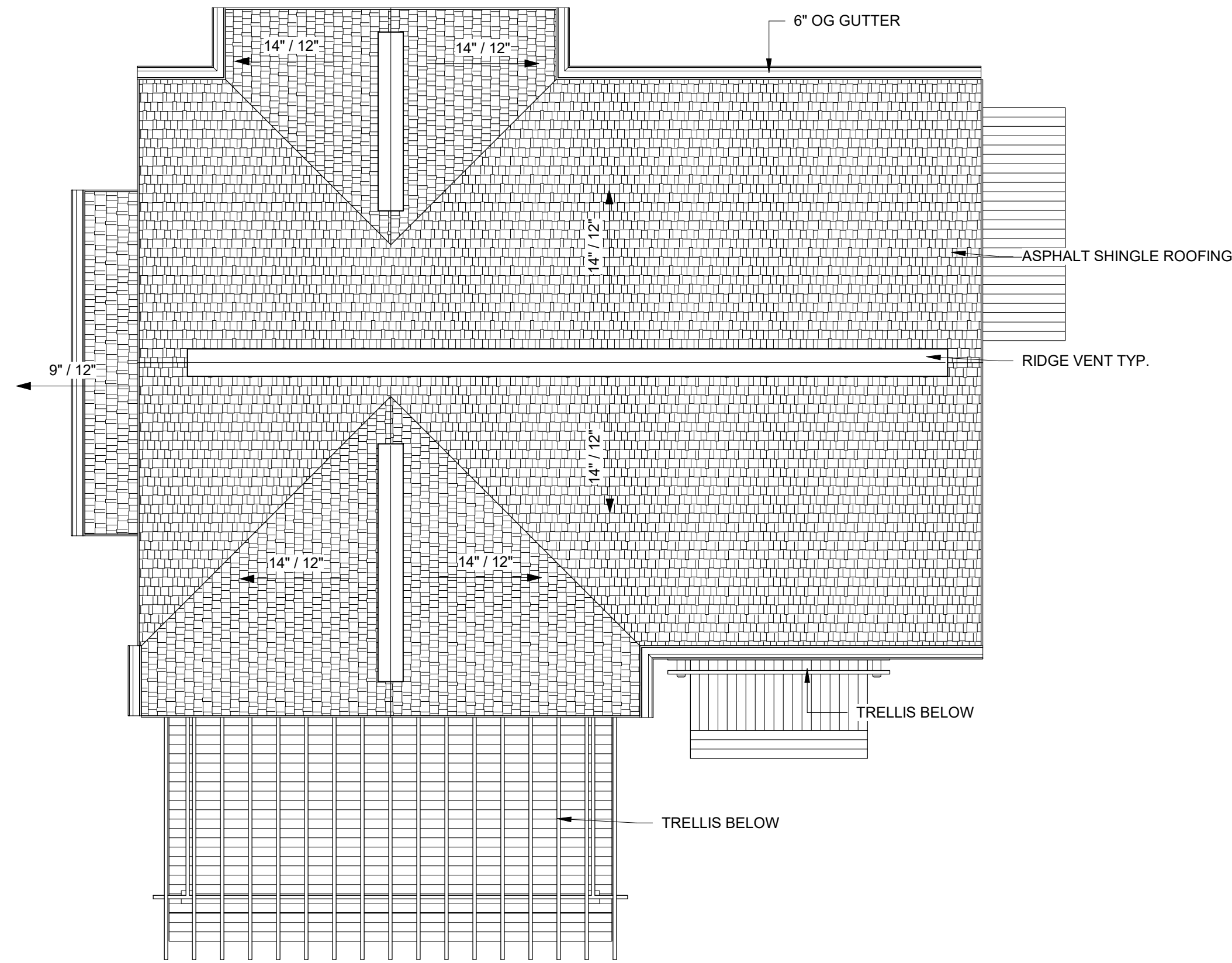
JBA Project number:
20-02

SHEET NAME:
SECOND FLOOR PLAN
- EXISTING HOUSE

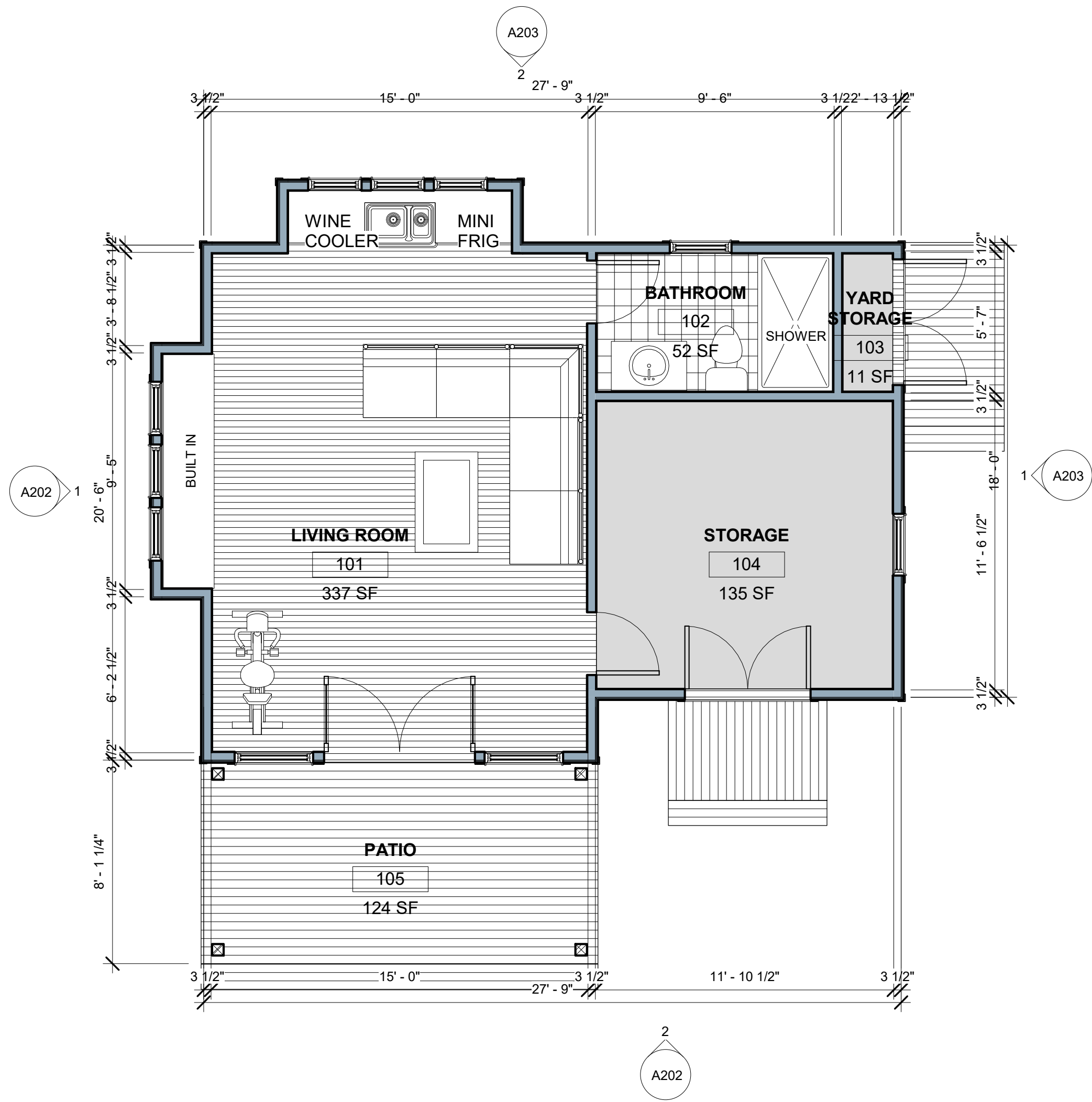
A102

1
A102

EXISTING HOUSE SECOND FLOOR
1/4" = 1'-0"



2 ROOF PLAN
A103 1/4" = 1'-0"



1 FLOOR PLAN - ACCESSORY
BLDG
A103 1/4" = 1'-0"

GENERAL HOME INFORMATION

HOUSE 1ST FLOOR (NO WAORK) = 2273 H.S.F.
HOUSE 2ND FLOOR (NO WORK) = 1724 H.S.F.
HOUSE TOTAL H.S.F. (NO WORK) = 3997 H.S.F.
NEW ACCESSORY BUILDING = 548 H.S.F.
NEW ACCESSORY BUILDING PATIO = 126 G.S.F.
NEW REAR DECK = 323 G.S.F.

TRINITY
ARCHITECTURE
P.A.

213 N. GREGSON ST.
DURHAM, NC. 27701
919-624-6007
www.trinitydesignbuild.com

TRINITY ARCHITECTURE, P.A.
REGISTERED ARCHITECTURAL FIRM
53249
NORTH CAROLINA
DURHAM, NC

JODY JAE BROWN
REGISTERED ARCHITECT
9268
NORTH CAROLINA
DURHAM, NC

NOT FOR CONSTRUCTION

ACCESSORY BUILDING & GARAGE RENOVATION
YARBROUGH RESIDENCE
517 E. FRNAKLIN ST. CHAPEL HILL

7/8/20 REVIEW

JBA Project number:
20-02

SHEET NAME:

1ST FLOOR
PLAN AND
ROOF PLAN -
ACCESSORY
BUILDING

A103





1 00-FRONT-ELEVATION
A201 1/4" = 1'-0"

ACCESSORY BUILDING & GARAGE RENOVATION
YARBROUGH RESIDENCE
517 E. FRANKLIN ST. CHAPEL HILL

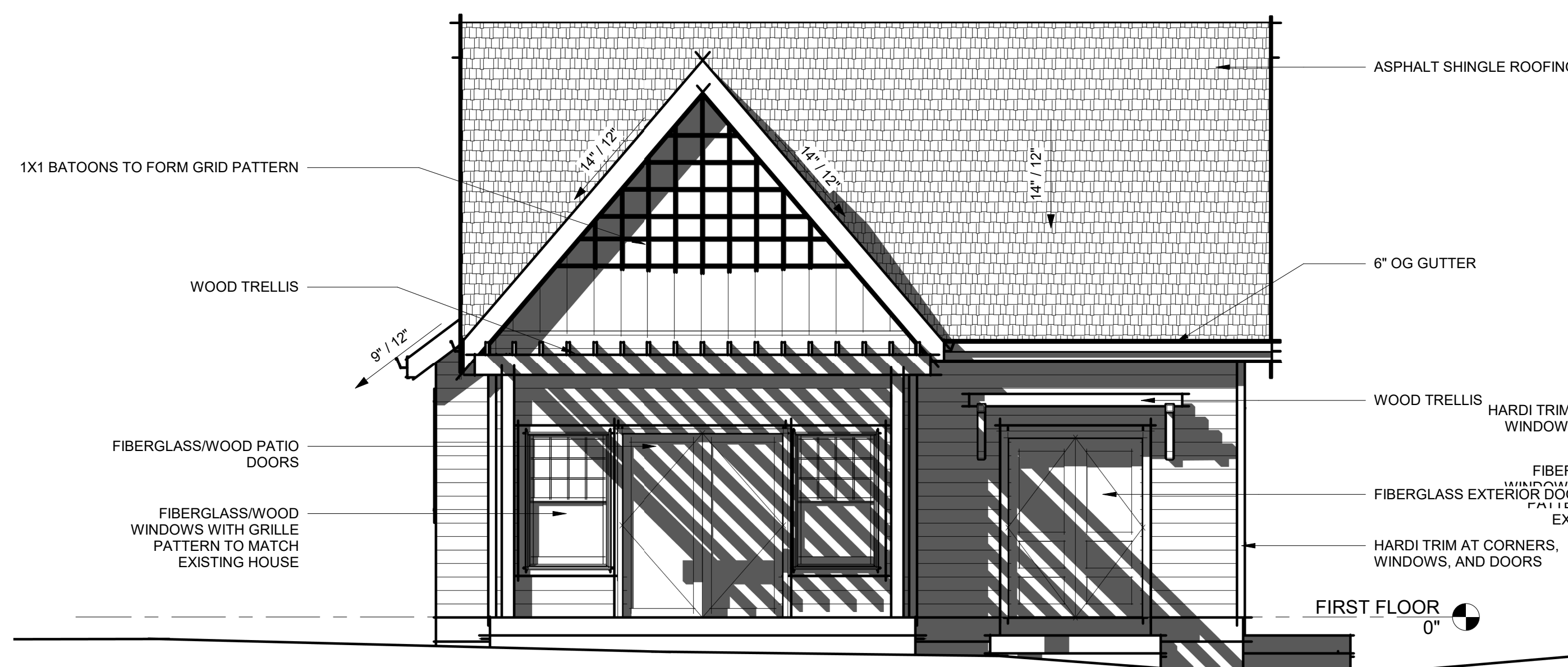
7/8/20 REVIEW

JBA Project number:
20-02

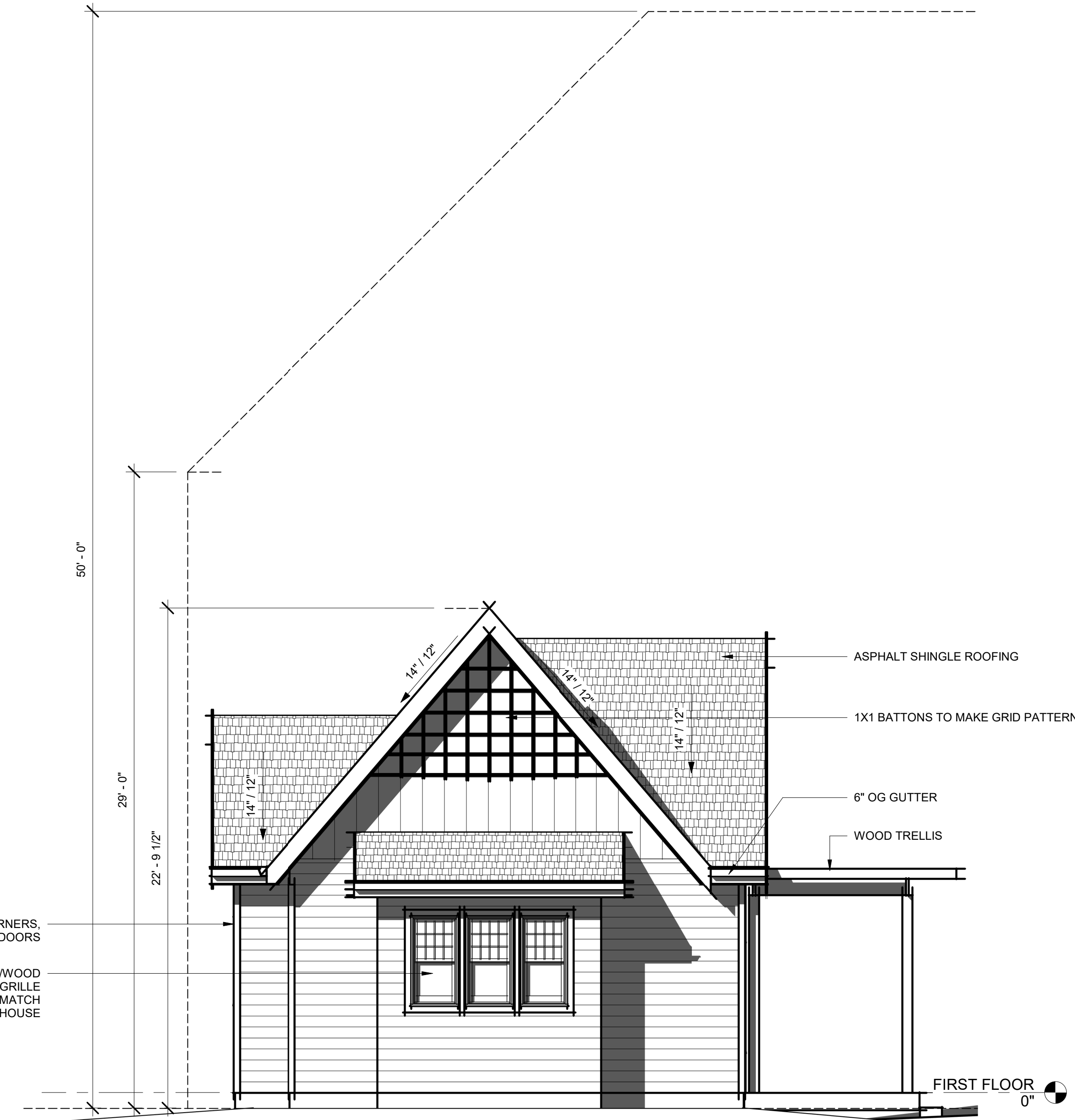
SHEET NAME:

ELEVATIONS
-
ACCESSORY
BUILDING

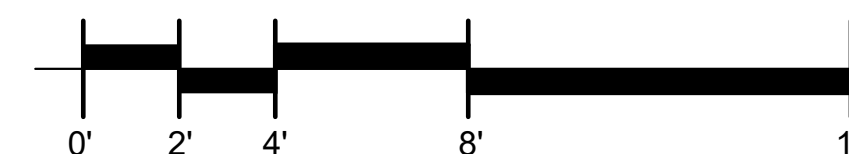
A202



2 FRONT ELEVATION
A202 1/4" = 1'-0"



1 LEFT SIDE ELEVATION
A202 1/4" = 1'-0"



ACCESSORY BUILDING & GARAGE RENOVATION
YARBROUGH RESIDENCE
517 E. FRNAKLIN ST. CHAPEL HILL

7/8/20 REVIEW

JBA Project number:
20-02

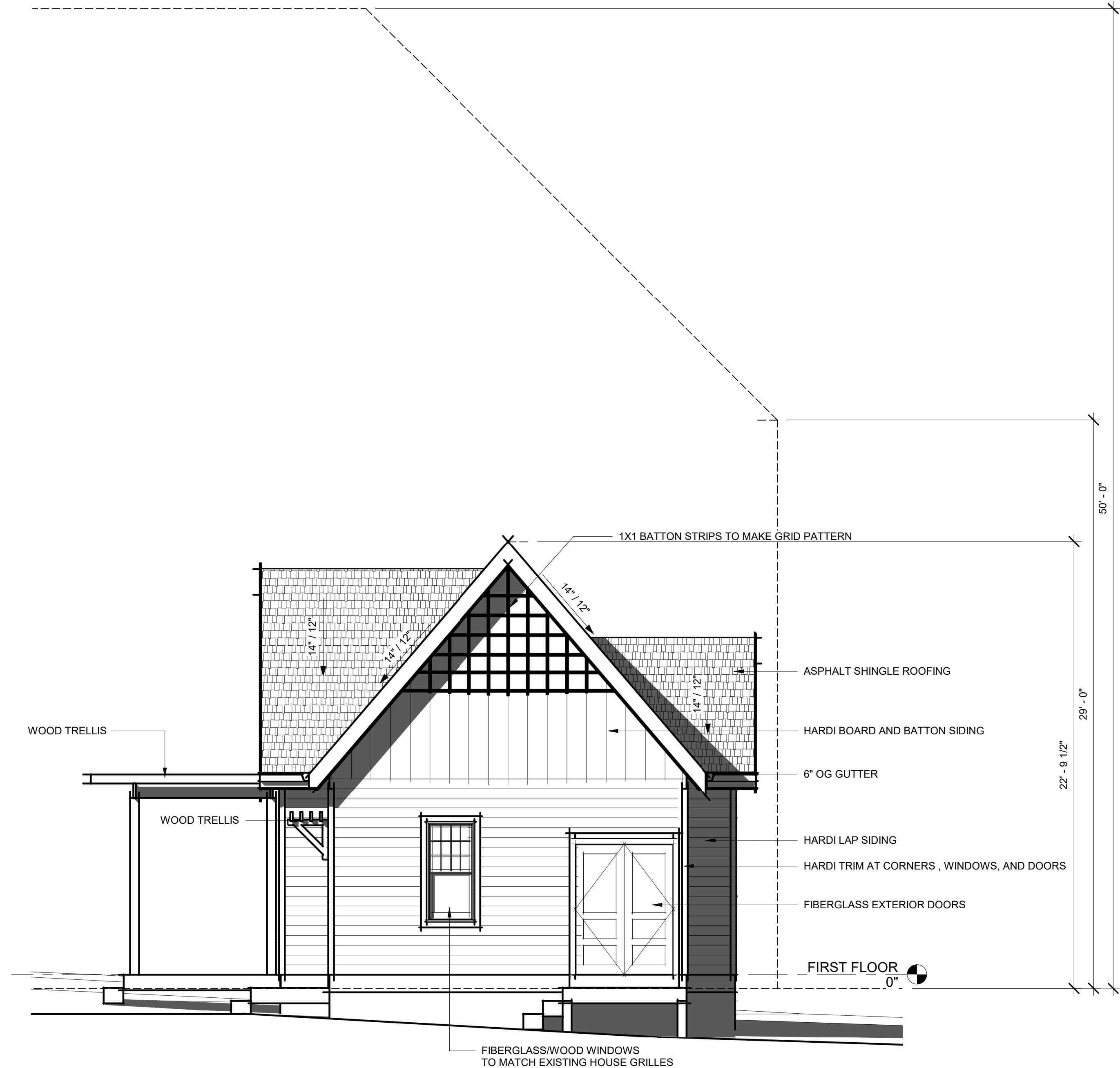
SHEET NAME:

ELEVATIONS
-
ACCESSORY
BUILDING

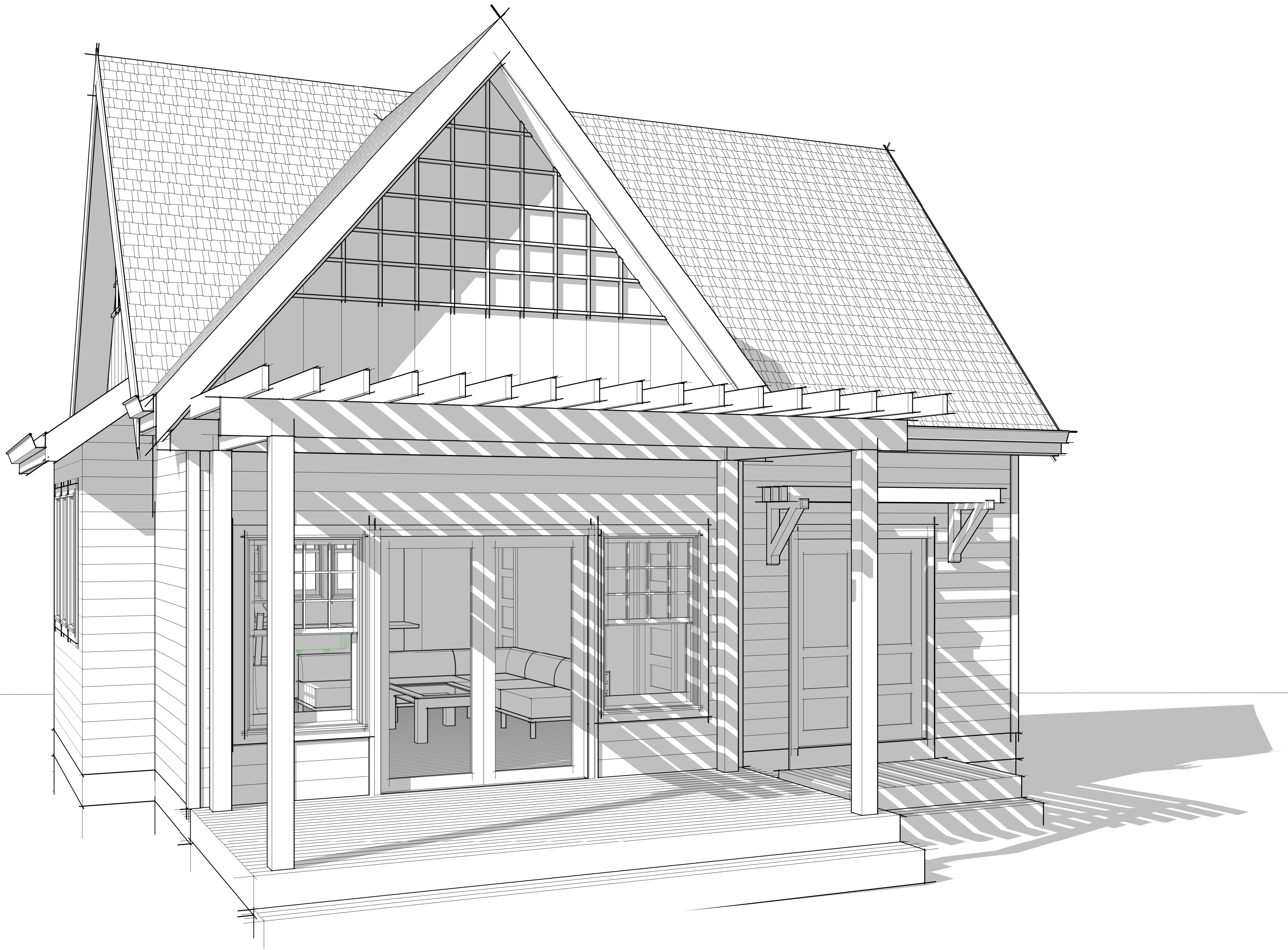
A203



2 REAR ELEVATION
A203 1/4" = 1'-0"



1 RIGHT SIDE ELEVATION
A203 1/4" = 1'-0"



1
A210 VIEW FROM FRONT

TRINITY
ARCHITECTURE
P.A.

213 N. GREGSON ST.
DURHAM, NC. 27701
919-624-6007
www.trinitydesignbuild.com



NOT FOR CONSTRUCTION

ACCESSORY BUILDING & GARAGE RENOVATION
YARBROUGH RESIDENCE
517 E. FRNAKLIN ST. CHAPEL HILL

7/8/20 REVIEW

JBA Project number:
20-02

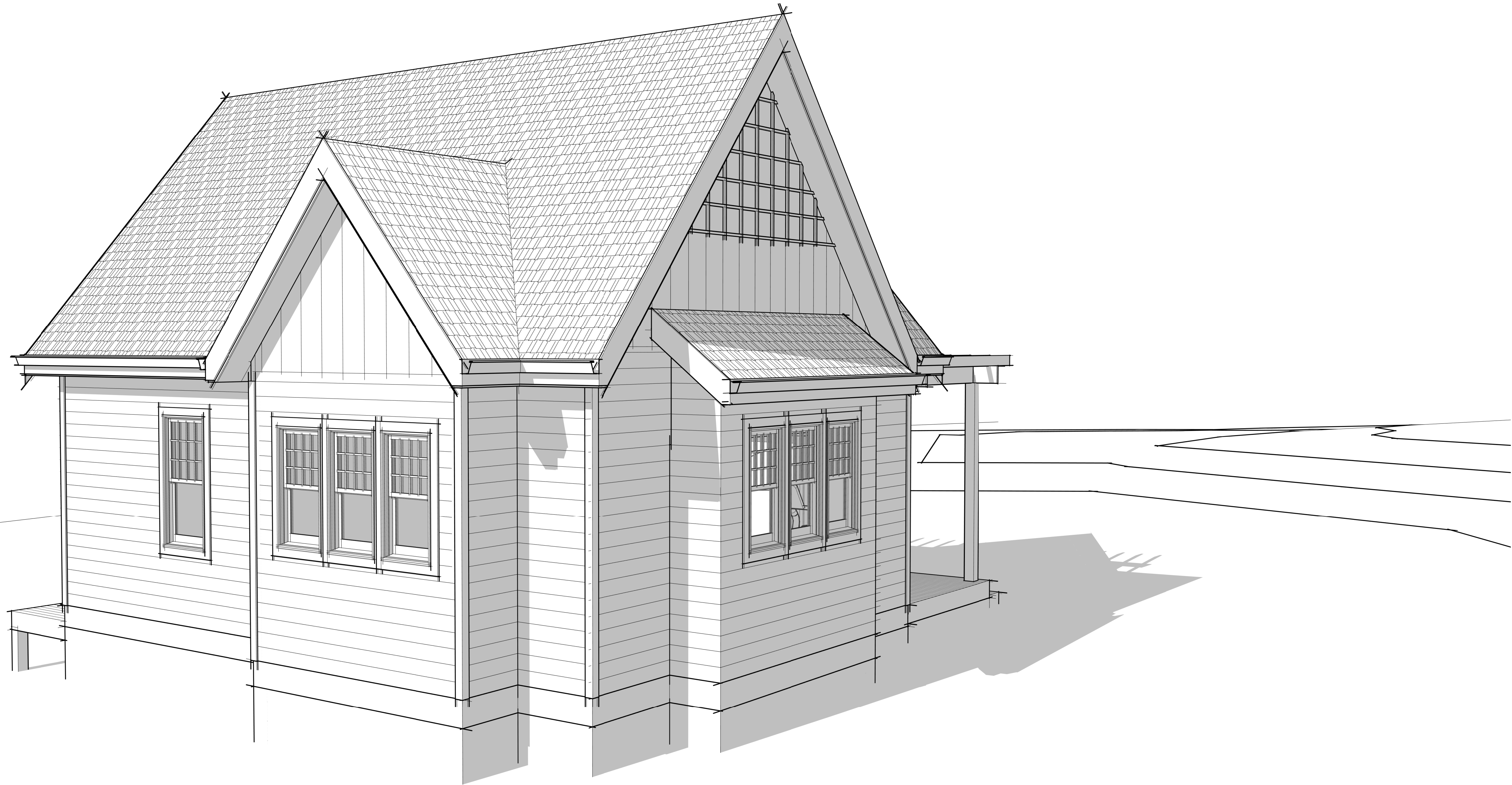
SHEET NAME:

3D VIEWS

A210



1 VIEW FROM SIDE
A211



1
A212

VIEW FROM SIDE

TRINITY
ARCHITECTURE
P.A.

213 N. GREGSON ST.
DURHAM, NC. 27701
919-624-6007
www.trinitydesignbuild.com



NOT FOR CONSTRUCTION

ACCESSORY BUILDING & GARAGE RENOVATION
YARBROUGH RESIDENCE
517 E. FRNAKLIN ST. CHAPEL HILL

7/8/20 REVIEW

JBA Project number:
20-02

SHEET NAME:

3D VIEWS

A212



TRINITY
ARCHITECTURE
P.A.

213 N. GREGSON ST.
DURHAM, NC. 27701
919-624-6007
www.trinitydesignbuild.com

TRINITY ARCHITECTURE, P.A.
REGISTERED ARCHITECTURAL FIRM
53249
NORTH CAROLINA
DURHAM, NC

JODY JAE BROWN
REGISTERED ARCHITECT
9268
NORTH CAROLINA
DURHAM, NC

NOT FOR CONSTRUCTION

ACCESSORY BUILDING & GARAGE RENOVATION
YARBROUGH RESIDENCE
517 E. FRNAKLIN ST. CHAPEL HILL

7/8/20 REVIEW

JBA Project number:
20-02

SHEET NAME:

RENDERED
VIEW

A213

GENERAL HOME INFORMATION

HOUSE 1ST FLOOR (NO WAORK)= 2273 H.S.F.
HOUSE 2ND FLOOR (NO WORK) = 1724 H.S.F.
HOUSE TOTAL H.S.F. (NO WORK) = 3997 H.S.F.

NEW ACCESSORY BUILDING = 548 H.S.F.
NEW ACCESSORY BUILDING PATIO = 126 G.S.F.

NEW REAR DECK = 323 G.S.F.

TRINITY
ARCHITECTURE
P.A.

213 N. GREGSON ST.
DURHAM, NC. 27701
919-624-6007
www.trinitydesignbuild.com

TRINITY ARCHITECTURE, P.A.
REGISTERED ARCHITECTURAL FIRM
53249
NORTH CAROLINA
DURHAM, NC

JODY JAE BROWN
REGISTERED ARCHITECT
9268
NORTH CAROLINA
DURHAM, NC

NOT FOR CONSTRUCTION

ACCESSORY BUILDING & GARAGE RENOVATION
YARBROUGH RESIDENCE
517 E. FRNAKLIN ST. CHAPEL HILL

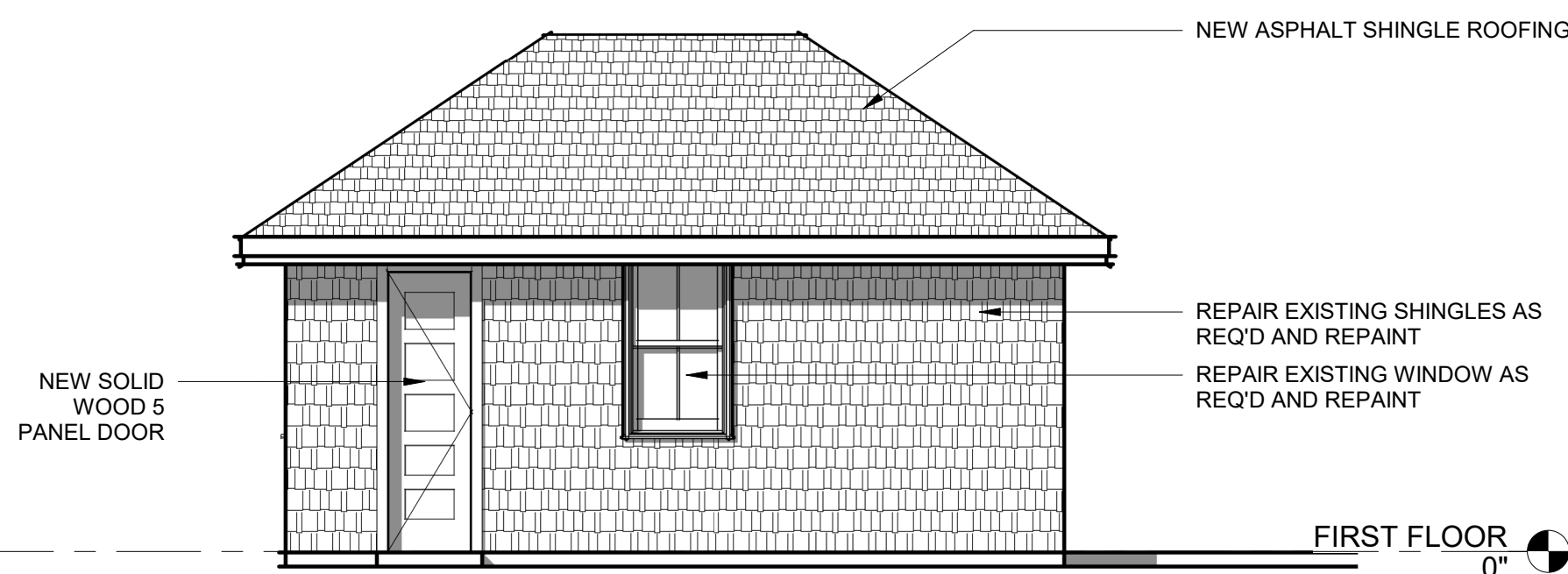
7/8/20 REVIEW

JBA Project number:
20-02

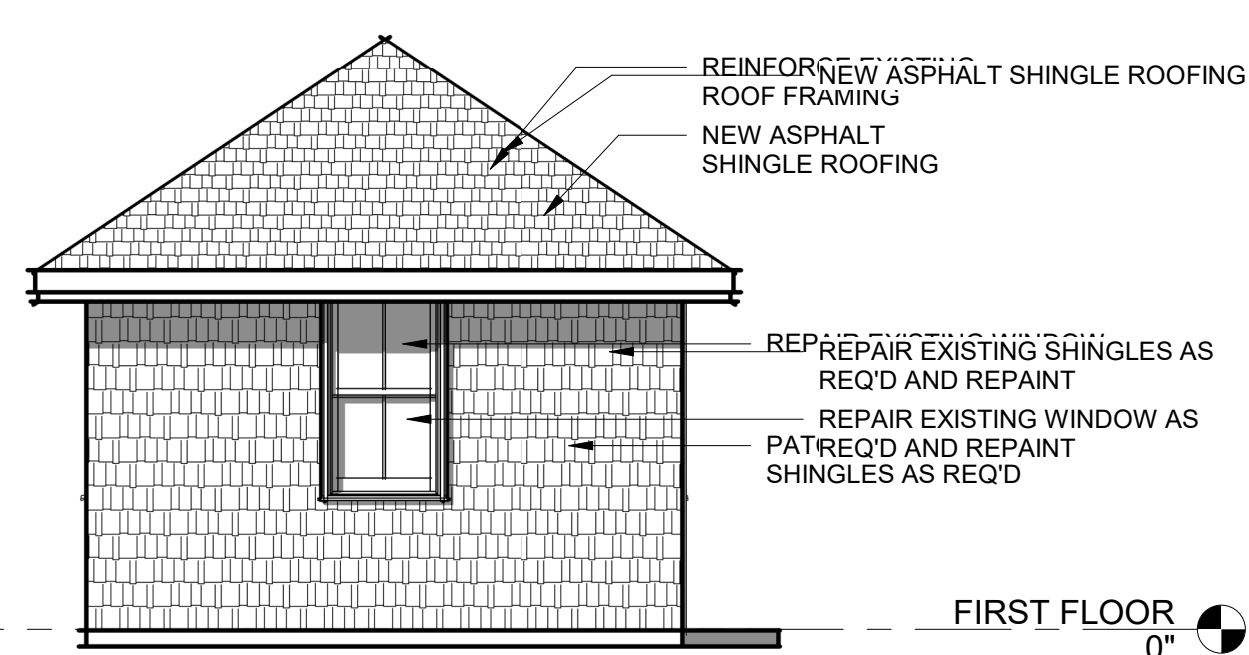
SHEET NAME:

GARAGE
FLOOR PLAN
AND
ELEVATIONS

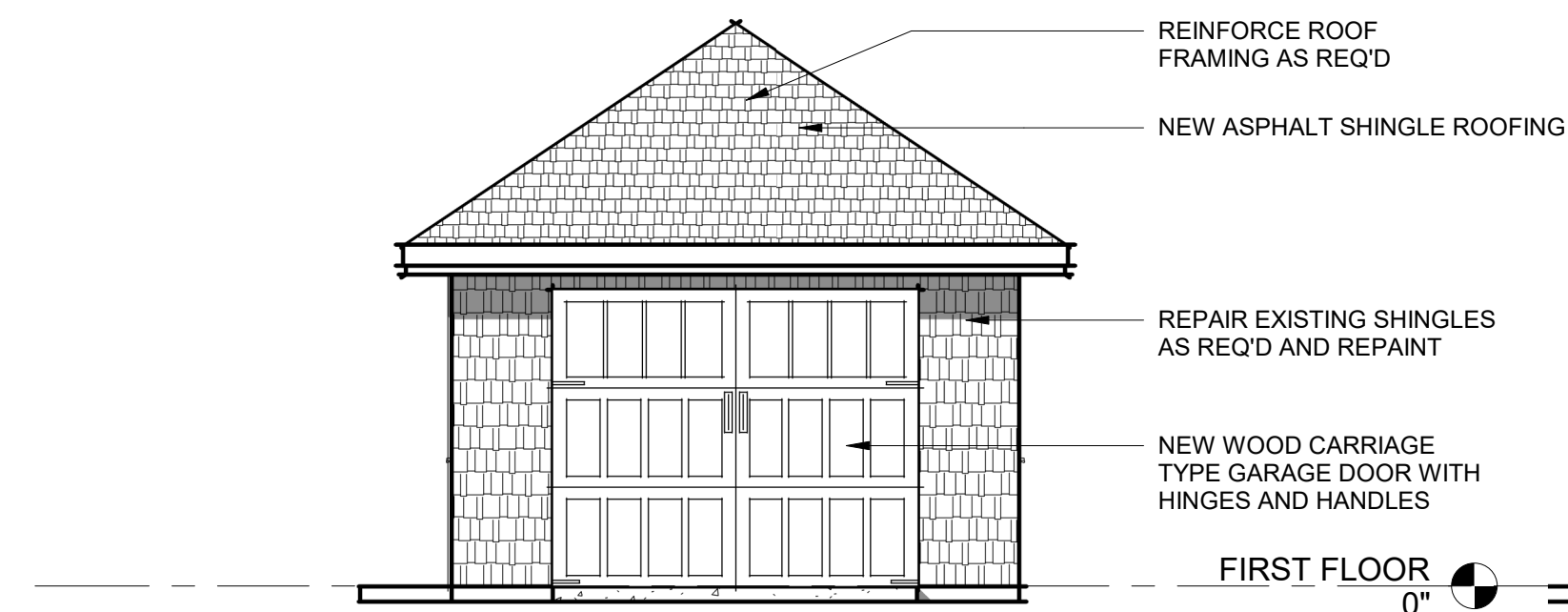
A300



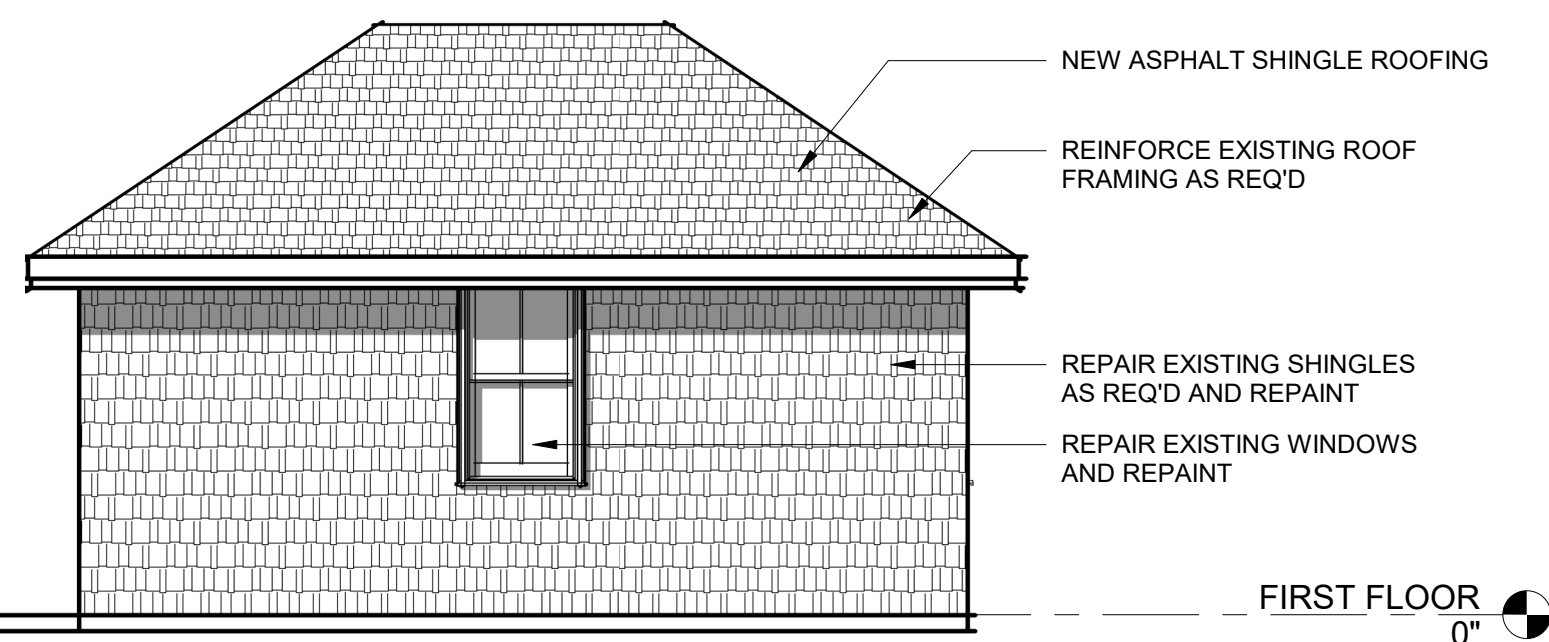
5 LEFT SIDE ELEVATION
A300 1/4" = 1'-0"



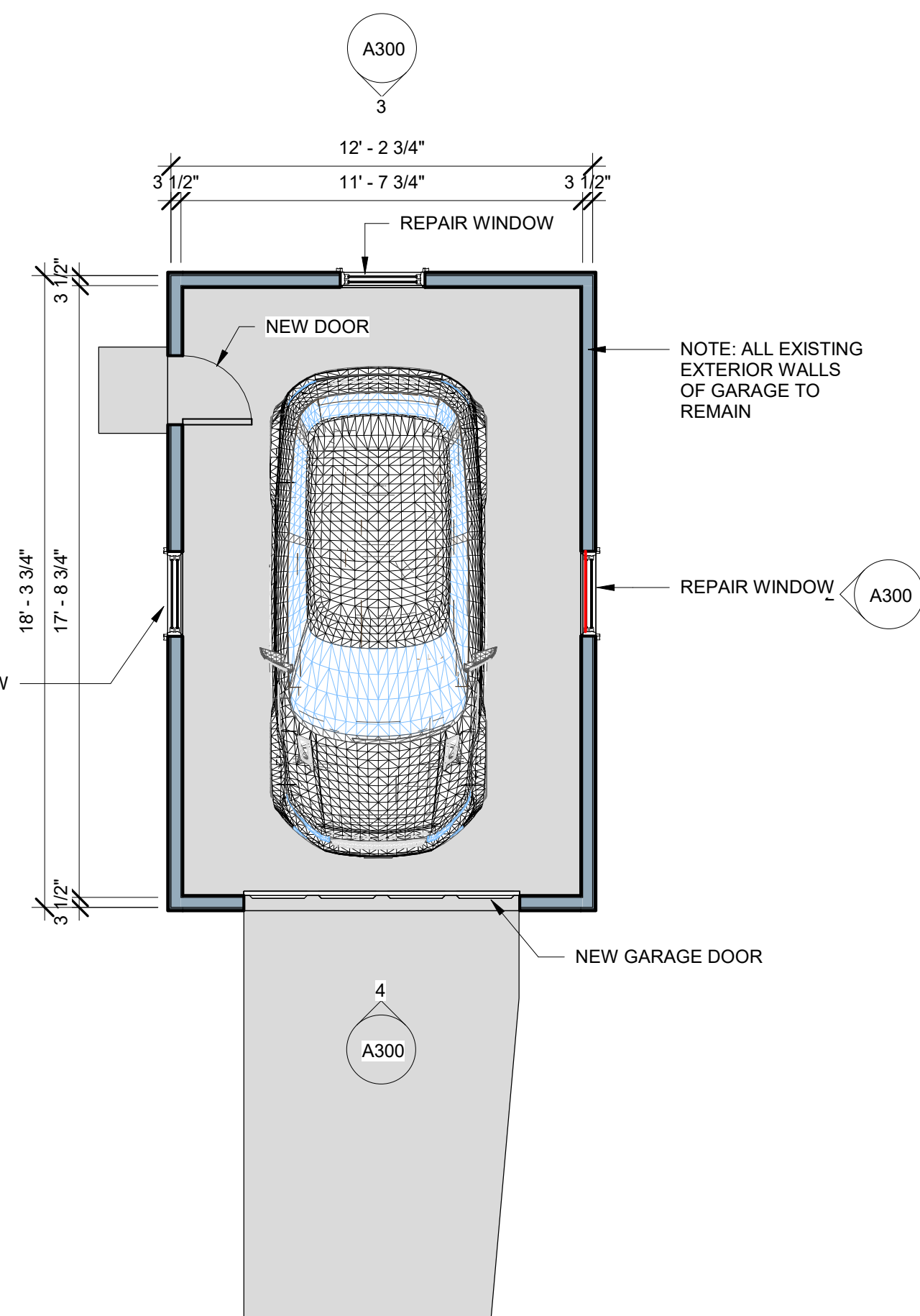
3 REAR ELEVATION
A300 1/4" = 1'-0"



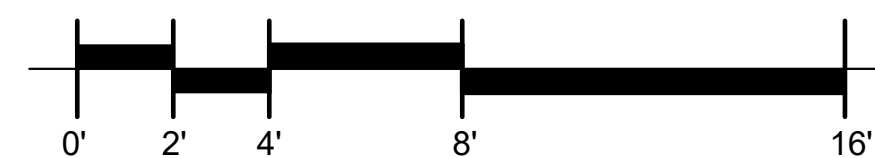
4 FRONT ELEVATION
A300 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
A300 1/4" = 1'-0"

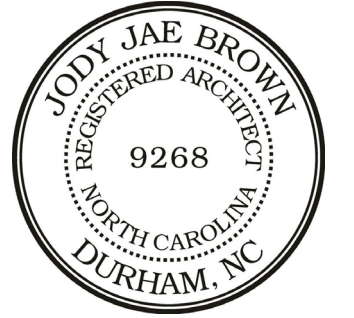


1 A-1ST FLOOR
A300 1/4" = 1'-0"





213 N. GREGSON ST.
DURHAM, NC. 27701
919-624-6007
www.trinitydesignbuild.com



NOT FOR CONSTRUCTION

ACCESSORY BUILDING & GARAGE RENOVATION
YARBROUGH RESIDENCE
517 E. FRNAKLIN ST. CHAPEL HILL

7/8/20 REVIEW

JBA Project number:
20-02

SHEET NAME:

RENDERED
VIEW

A301