



QUESTIONS?
Call or email us!

Chapel Hill Historic District Certificate of Appropriateness Application	Project :	
	Permit:	
Project Description: PROPOSED CONSTRUCTION OF NEW FENCE AT REAR YARD	STAFF REVIEW	
	Application complete and accepted	
	Application not complete and returned with a notation of deficiencies	
	BY:	
	DATE:	

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 EAST FRANKLIN STREET	Parcel ID Number: 9788-68-0519
Property Owner(s): COURTNEY & CHESTER YARBROUGH	Email: ckyarbrough@gmail.com or courtneywyarbrough@gmail.com
Property Owner Address: 517 EAST FRANKLIN STREET	
City: CHAPEL HILL State: NC Zip: 2	Phone: 650 799 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: Matthew Ford, Moment Studio, PLLC	Role (owner, architect, other): architect
Address (if different from above): 4043 HAMLETS CHAPEL ROAD PITTSPORO NC 27312	



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City: PITTSBORO State: NC
 Zip: 27312
 Email: mather@momentprojects.com Phone: 919 522 2126

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.)
- Restoration or alteration
- New construction or additions
- Sign
- After-the-fact application (for unauthorized work already performed).
- Demolition or moving of a site feature.
- Request for review of new application after previous denial

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	
						21,774 NLA 23,951 GFA
Required by zoning	26'	11'	13'	29'	50'	
Proposed <u>NO CHANGE TO HOUSE OR GARAGE</u>	51'-4"	19'-9"	78'-1"	28'	<u>NO CHANGE</u>	
	Existing	Change +/-	Total	Total Floor Area Ratio		
Floor Area (main structure)	2,652 SF	N/A		Existing	Proposed	ISA/NLA ratio
Floor Area (all other)	227 SF	N/A				Existing Proposed
Impervious Surface Area (ISA)	6,402 SF	N/A				3.40% No change
New Land Disturbance			N/A			

E: Applicable Design Guidelines



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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
2 (DISTRICT SETTING) WALLS & FENCES P.16	WALLS & FENCES	A CONTEMPORARY UTILITARIAN FENCE IS TO BE ADDED FOR PRIVACY AND SECURITY AT THE REAR YARD OF THIS HOUSE. THE FENCE DOES NOT COMPROMISE THE HISTORIC CHARACTER OF THE HOUSE.

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



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<p>2. History, context, and character information. Please include a summary of what information you have relied on to understand the relevant character and history of the district and subject property—and briefly summarize that information. At a minimum, include:</p> <p><input checked="" type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from <u>Orange County Real Estate Data</u>. <i>see site plan</i></p> <p><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 <u>West Chapel Hill</u>, for Franklin-Rosemary see <u>Chapel Hill Historic District</u>, for Gimghoul see <u>Gimghoul</u>. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.)</p>	<p><i>See except from Preservation of Chapel Hill (Written Description)</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. Justification of appropriateness. Attach an annotated statement explaining how the proposed change(s) meets the following standards of appropriateness that the Commission considers in making findings of fact indicating the extent to which the application is or is not congruous with the historic aspects of the historic district. If a standard is not applicable, type “not applicable”.</p> <p>A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.</p> <p>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.</p> <p>C. Exterior construction materials, including texture and pattern.</p> <p>D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.</p> <p>E. Roof shapes, forms, and materials.</p> <p>F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.</p> <p>G. General form and proportions of buildings and structures.</p> <p>H. Appurtenant fixtures and other features such as lighting.</p> <p>I. Structural conditions and soundness.</p> <p>J. Architectural scale.</p>	<p>X</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. Photographs of existing conditions are required. Minimum image size 4” x 6” as printed or the digital equivalent. Maximum 2 images per page.</p>	<p>X</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<p>5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.)</p> <ul style="list-style-type: none"> <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 type="checkbox"/> Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet. 	N/A		□	□	□
<p>6. Elevation Drawings showing existing structural facades and proposed changes. Drawings should be submitted as 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. All details should be reasonably legible. Photographs are okay for facades with no changes.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides. <input type="checkbox"/> Include scale bar, written scale, and label major dimensions (including width of structures and heights from finished grade to fascia/eaves and heights to top of roofs). <input checked="" type="checkbox"/> Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.) 	X		□	□	□
<p>7. Information about context (required for all construction of new structures, proposed impervious surfaces greater than 1500 SF, additions greater than 150 SF, and/or proposed land disturbance greater than 5000 SF.) Detailed information about lots and structures can be found on the Orange County Real Estate Data website; information about lot placement can be found on the Chapel Hill and Orange County GIS portals.</p> <p>For each of the nearest adjacent and opposite properties, provide:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The height of each building (if an estimate, indicate that). <input type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). <input type="checkbox"/> The size of each lot (net land area in square feet). <input type="checkbox"/> The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from Orange County Real Estate Data; indicate any corrections for accuracy you believe necessary and your basis for doing so. 	N/A		□	□	□



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<p>8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed).</p> <ul style="list-style-type: none"> <input type="checkbox"/> Provide a written description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property. <input type="checkbox"/> Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons and/or families associated with the property. Provide current exterior photographs of the property (4" x 6" as printed or the digital equivalent). If information is unknown, please provide a summary of sources consulted. <input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer. <input type="checkbox"/> As necessary, attach a statement explaining how a delay in demolition would cause the property owner to suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay. <input type="checkbox"/> Provide any records about the structure to be demolished. 	<p><i>NK</i></p>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>9. Mailing notification fee per <u>Planning & Sustainability Fee Schedule</u>. For a list of addresses, please refer to the Town's <u>Development Notification Tool</u>.</p>	<p>X</p>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10. Certificate of Appropriateness fee per <u>Planning & Sustainability Fee Schedule</u></p>	<p>X</p>		<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.

		1.12.2018
Applicant (printed name)	Signature	Date
MATTHEW FORD, AIA	, MOMENT STUDIO	JANUARY 12, 2018
Property Owner	Signature	Date
(if different from above)		JANUARY 12, 2018

(COURTNEY YARBROUGH)

Table 1

9788588602	510 E. ROSEMARY LLC	2923 SYMPHONY WOODS DR	CHARLOTTE	NC	28289
9788588666	LORENZINI DINO	512 E ROSEMARY ST	CHAPEL HILL	NC	275143719
9788589503	SPANGLER C D JR	SPANGLER CONST P O BOX 36007	CHARLOTTE	NC	282366007
9788589742	RAYNOR WILLIAM J	1 THE GLEN	CHAPEL HILL	NC	27514
9788680798	MOUNSEY JOHN PAUL	516 E ROSEMARY ST	CHAPEL HILL	NC	27514
9788681492	SLOMIANYJ MIKE	516 E FRANKLIN ST	CHAPEL HILL	NC	27514
9788682476	WOOD MONETTE W	520 E FRANKLIN ST	Chapel Hill	NC	27514
9788682724	UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL ARTS AND SCIENCES FOUNDATION INC	134 E FRANKLIN ST	CHAPEL HILL	NC	27514

**A written description to apply for a Certificate of Appropriateness
for a new proposed fence at 517 East Franklin Street in Chapel Hill, NC**

January 12, 2018.

The existing house at 517 East Franklin Street was built circa 1893 for Collier Cobb, geologist and UNC professor. The structure is a two story single family house, set back from East Franklin Street adjacent to the former Town of Chapel Hill Library, currently owned by the University of North Carolina at Chapel Hill's Arts and Sciences Foundation.

The current owners of the house, Chester and Courtney Yarbrough and their family, purchased the property in 2017. An extensive repair and renovation project was undertaken by the previous owners which in part has served to extend the life and usefulness of this beautiful and historic home. A Certificate of Appropriateness was issued for the renovation and addition project in 2015. Additionally, a fence was constructed along the east side of the property at the end of that construction project (indicated in blue on the attached existing and proposed site plans.) A Certificate of Appropriateness was issued in the spring of 2017 for this portion of fence.

The current owners propose constructing an additional amount of fence directly inboard of the north and west property lines, and between the existing fence and the house at the east portion of the lot (directly north of the existing gravel driveway.) This extension of fence will provide security, containment and privacy at the rear yard, for this family, their children and their pets.

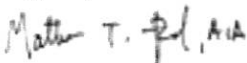
The new fence does not impact or lessen the visually open feel at the front of the house that is characteristic of the district streetscape. This is in no small part due to the fact that it is set so far back from the street.

We propose that this new, wood (pine) fence does not compromise the historic character of the site or district (Guideline: Wall & Fence #7.) Wood fences are a traditional material, used throughout the district. Additionally, by locating the proposed fence behind the house and garage, the new fence is compatible, in its orientation and siting, with the character of the buildings located on the site. The fence's orientation relates in an appropriate manner to the siting of the two structures on the property.

This contemporary utilitarian fence, addresses safety and security concerns, is located in a rear yard per the Design Guideline Wall & Fence #9. (page 16.)

We now apply for a Certificate of Appropriateness for these new sections of fence.

regards,



Matthew Ford, AIA

Excerpt from Preservation Chapel Hill's website:

Cobb House, c.1893
517 E. Franklin Street

Situated next door to the Presbyterian Manse, the land where the Cobb House is now located was once a part of the same parcel of land that Charles Phillips once owned. Collier Cobb, UNC geology department head, purchased the lot and began construction on the Cobb House in the winter of 1894. Photographs of the home suggest the home was constructed in two stages. As UNC continued to expand, Collier Cobb saw the need to increase housing for faculty. He purchased a tract of land north of the Post Office and built a housing development, Cobb Terrace. Cobb was also one of five faculty members to found the University of North Carolina Press. Collier Cobb is a crucial cog in understanding Chapel Hill's past, for he took many of the early photographs of the area.

517 EAST FRANKLIN STREET Justification of Appropriateness for New Fence

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

We propose a new fence as described in the attached drawings and photographs. We propose that the height of the fence will be under six feet (including the height of the tallest support posts in between the panels of pickets) which complies with requirements as laid out in the zoning of the lot ('Fences and walls not exceeding six (6) feet in height' are allowed in setbacks per the Land Use Management Ordinance Exceptions to Setback and Height Regulations Section 3.83. (a) 3.) The fence will be of the same height as the existing fence along the east side of the property, and will thus be in scale to existing features on the site. Privacy fences up to six feet in height are located at numerous properties in the Franklin Rosemary District. The proposed fence is also lower in height than the existing outbuilding or garage on the site, as well as being decidedly lower than the height of the single family residence that is the primary structure on the 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.

The fence is proposed to be located to the rear of the single family house. Fences are allowed to be built per the LUMO in setbacks. In accordance with the Design Guidelines for the Chapel Hill Historic Districts (page 17, Guidelines: Walls and Fences, item 9) we propose that the new fence, by being located in the rear yard of the house, does not compromise the historic character of the building. The house will maintain its visual connection to and from East Franklin Street. The site's character is not compromised insofar as the yard will be spatially defined by the border and edge that the new privacy fence provides. The house will continue to maintain its presence and historic character as a single family residence. The house itself is representative of the structures along this stretch of East Franklin Street as far as its relationship and setback from the street is concerned.

C. Exterior construction materials, including texture and pattern.

We propose a simple, pine fence to match the existing fence on the site. This new fence would be made from a traditional material (wood) in accordance with Wall and Fence Guidelines (Item 8.) The fence, although utilitarian, will be in keeping with the construction of the wood framed house on the site.

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

The detailing of the fence is simple and utilitarian. The fence's simple plain appearance is compatible with the Victorian, Gothic Revival style of the house in that it does not conflict with the existing context, nor does it attempt to mimic or parrot it.

E. Roof shapes, forms and materials.

Not applicable; no roof is involved with the proposed addition of this fence.

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

Not applicable; no fenestration is involved with the proposed addition of this fence.

G. General form and proportions of buildings and structures.

The general form and proportions of the fence would be decidedly secondary to the single family house located on the site and are appropriate to the nature of a fence.

H. Appurtenant fixtures and other features such as lighting.

Not applicable; no fixtures or lighting are involved with the proposed addition of this fence.

I. Structural conditions and soundness.

The fence will be built from sound, quality materials.

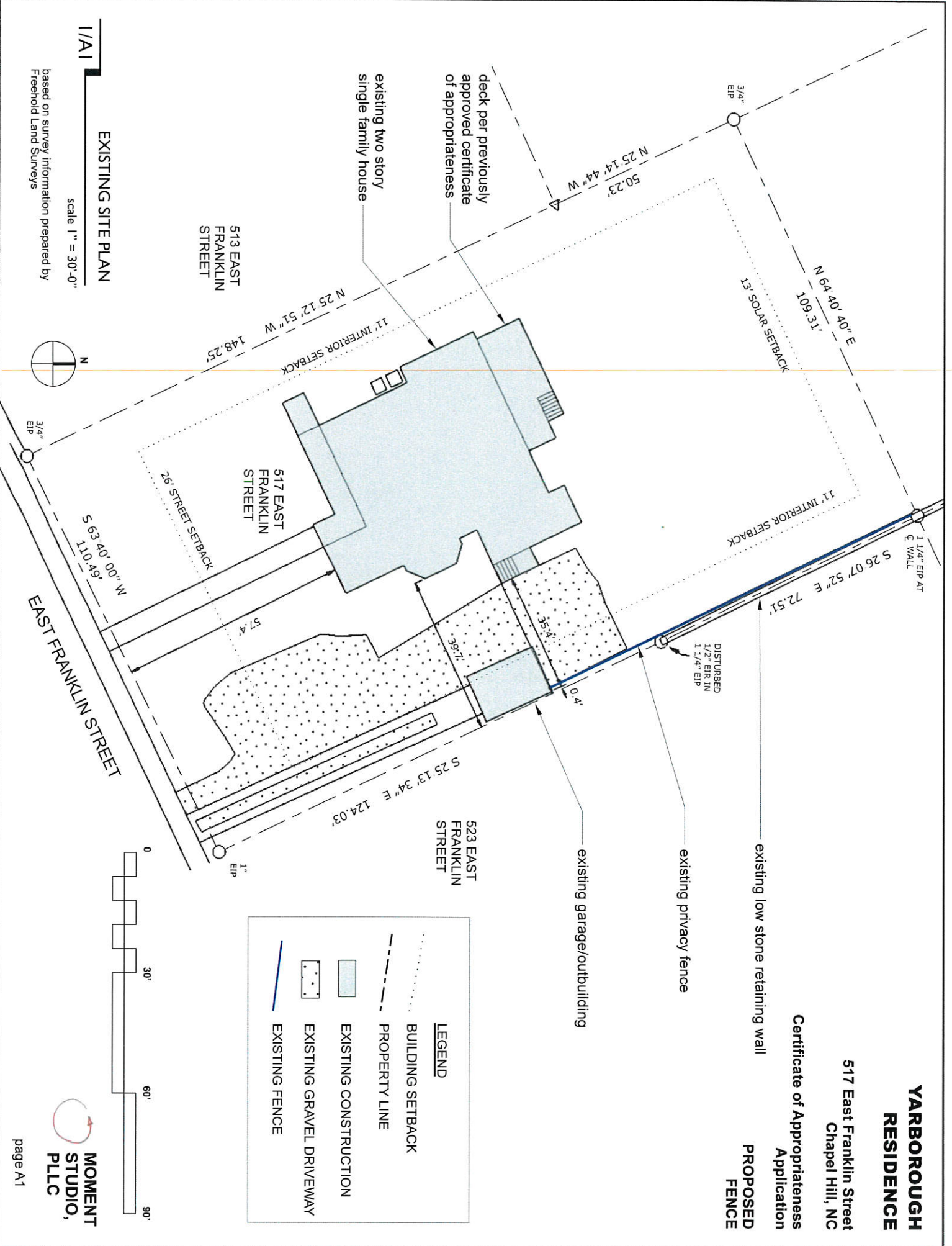
J. Architectural Scale

The scale of the fence is in keeping with the scale of a typical privacy fence.

YARBOROUGH RESIDENCE

517 East Franklin Street
Chapel Hill, NC

Certificate of Appropriateness
Application
PROPOSED FENCE



LEGEND

	BUILDING SETBACK
	PROPERTY LINE
	EXISTING CONSTRUCTION
	EXISTING GRAVEL DRIVEWAY
	EXISTING FENCE



EXISTING SITE PLAN
I/A I
scale 1" = 30'-0"

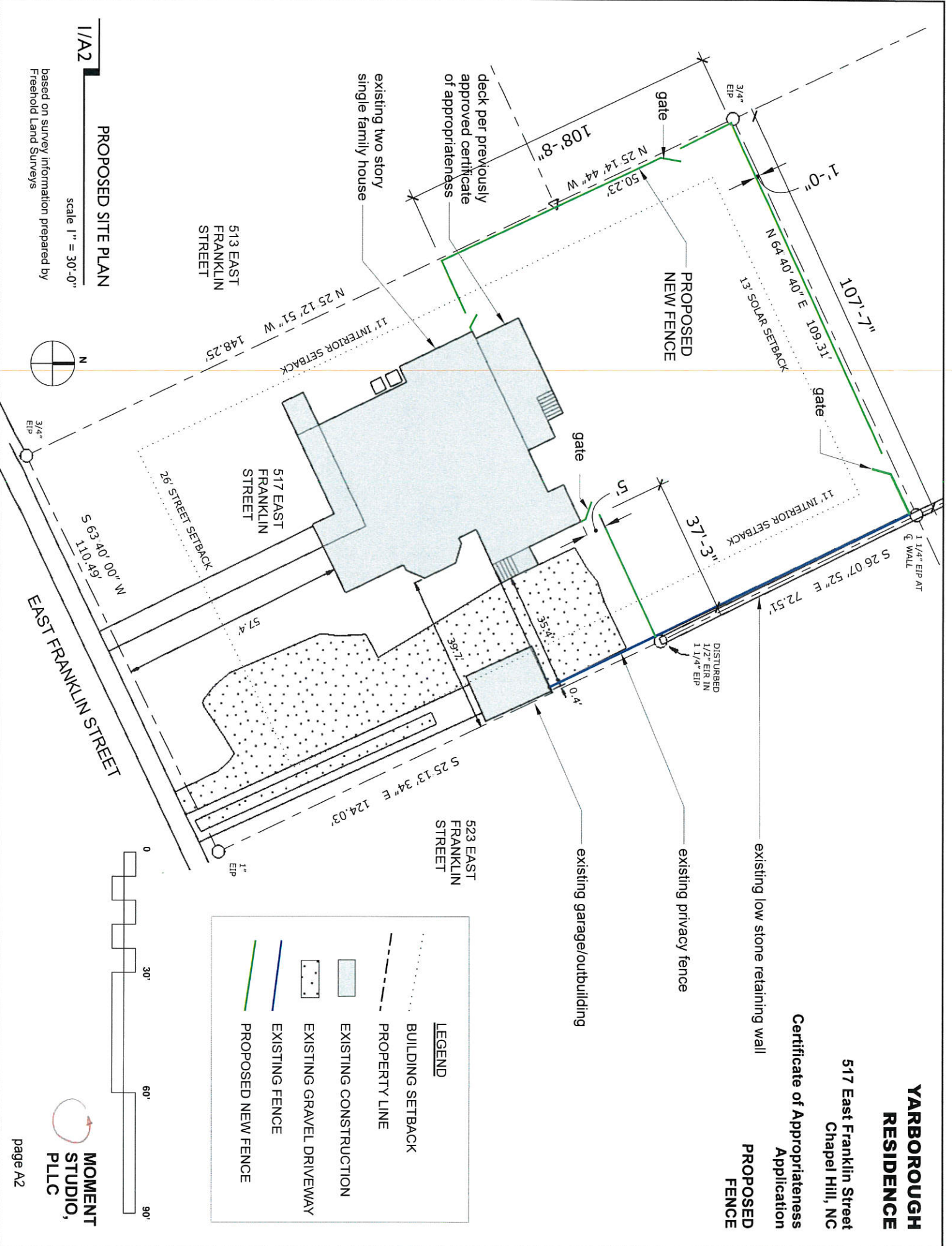
based on survey information prepared by
Freehold Land Surveys



YARBOROUGH RESIDENCE

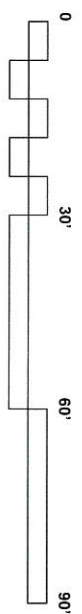
517 East Franklin Street
Chapel Hill, NC

Certificate of Appropriateness Application
PROPOSED FENCE



LEGEND

	BUILDING SETBACK
	PROPERTY LINE
	EXISTING CONSTRUCTION
	EXISTING GRAVEL DRIVEWAY
	EXISTING FENCE
	PROPOSED NEW FENCE



I/A2
PROPOSED SITE PLAN
scale 1" = 30'-0"

based on survey information prepared by
Freehold Land Surveys



**YARBOROUGH
RESIDENCE**

517 East Franklin Street
Chapel Hill, NC

Certificate of Appropriateness
Application

**PROPOSED
FENCE**



1-A3 The Historic Collier Cobb house at 517 East Franklin Street. View from front, directly off East Franklin Street looking north.



2-A3 A view of the west side of the house. The dashed lines show the location of the new proposed fence, with a gate near the house.

**YARBOROUGH
RESIDENCE**

517 East Franklin Street
Chapel Hill, NC

Certificate of Appropriateness
Application

**PROPOSED
FENCE**



1-A4 View of the proposed fence location along the rear property line, looking north towards Rosemary Street from a position directly adjacent to the house. The fence at this corner of the house is not shown in this image in order to clearly show the fence along the west property line at the left, and along the north side of the lot.



2-A4 A view of the proposed fence near the driveway, looking east/southeast towards the former Town of Chapel Hill Library (currently UNC Arts and Sciences Foundation).

**YARBOROUGH
RESIDENCE**

517 East Franklin Street
Chapel Hill, NC

Certificate of Appropriateness
Application

**PROPOSED
FENCE**



1-A5 A panoramic image showing the entirety of the backyard. The northwest corner of the house is located in the left side of the image, the northeast corner is located at the right.

**YARBOROUGH
RESIDENCE**

517 East Franklin Street
Chapel Hill, NC

Certificate of Appropriateness
Application

**PROPOSED
FENCE**



1-A6 The existing fence as seen from the neighboring property to the east (the former Town Library). The new fence will locate the horizontal members (2x4) on the house side of the fence.



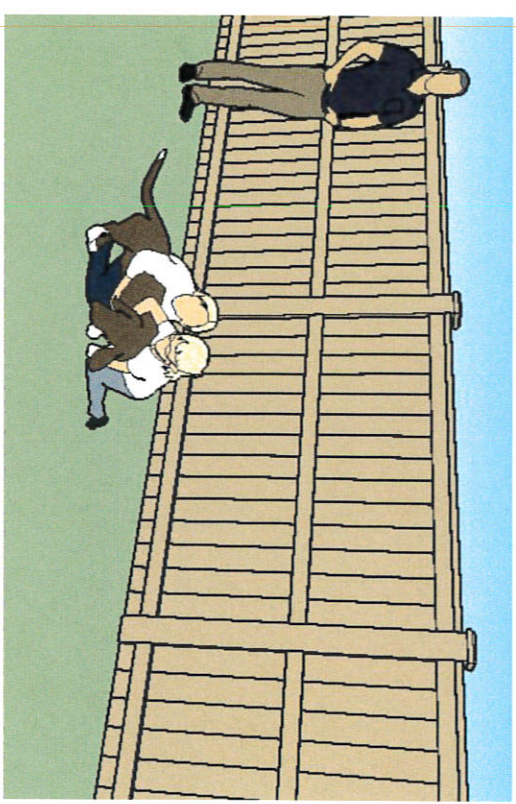
2-A6 A view of the proposed fence as seen from the driveway, looking north. The house is at the left of the image, the garage/outbuilding is located on the right side of this image.

**YARBOROUGH
RESIDENCE**

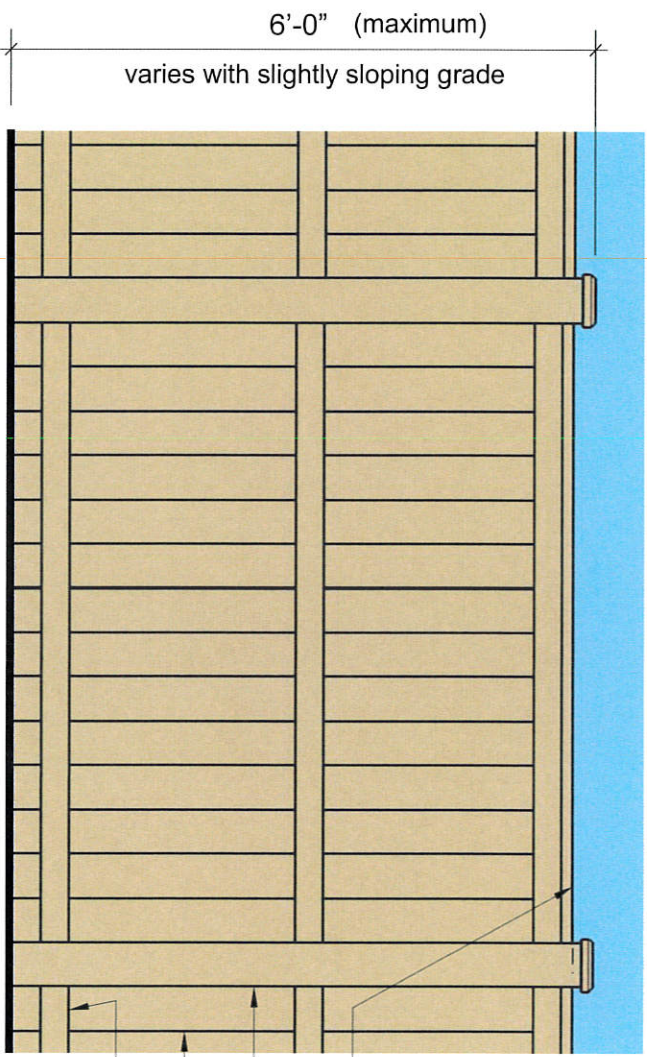
517 East Franklin Street
Chapel Hill, NC

Certificate of Appropriateness
Application

**PROPOSED
FENCE**



1-A7 A rendering of the proposed new fence as seen from the subject property.



- 2x6 top cap
- 6x6 pressure treated pine posts
- 1x6 pressure treated pine boards
- 2x4 horizontal braces

PROPOSED ELEVATION OF NEW FENCE (SUBJECT PROPERTY SIDE)

scale 1/2" = 1'-0"



FILED Mark Chilton
Register Of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$2800.00

20171129000234980 DEED
Bk: 6396 Pg: 342
11/29/2017 03:46:17 PM 1 / 2

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,800.00

Parcel Identifier No. 9788-68-0519 Verified by _____ County on the ____ day of _____, 20__

This instrument was prepared by: BAGWELL HOLT SMITH P.A.

Grantee's address (return to): 517 E. Franklin Street, Chapel Hill, NC 27514

THIS DEED is made this 24th day of November, 2017, by and between

GRANTOR

**ELGAR PEERSCHKE and spouse,
KAREN SINGH**

GRANTEE

**CHESTER YARBROUGH and spouse,
COURTNEY YARBROUGH**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Orange County, North Carolina and more particularly described as follows:

BEING all of Lot No. 1, as per plat of Eric C. Wenger & Patricia M. Wenger, as recorded in Plat Book 61, at Page 141, Orange County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.