

TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS STAFF REPORT

Application Number: 19-066  
Subject Property Location: 428 West Cameron  
Applicant: Kyle Arnold  
Filing Date: 6/3/2019  
Meeting Dates: 7/9/2019

I. INTRODUCTION TO THE APPLICATION

Historic District: Cameron-McCauley Historic District  
Zoning District: Residential – 3 (R-3)  
Nature of Project: Replacing a garage door with a new roof overhang, door with sidelight, window, and concrete step.

II. PROPOSED FINDINGS OF FACTS

1. This is an Application to replace an existing garage door with a new roof overhang, entry door with sidelight, window, and concrete step.
2. Proposed Findings of Fact applicable to this application:
  - A. A new concrete slab measuring 4 feet by 7 feet will be installed at the new entry.
  - B. The applicant is proposing a three-fourth light paneled door with a matching paneled sidelight. The glazing on the door will have a two-over-two divided light pattern and the glazing of the sidelight will match with a one-over-one divided light pattern.
  - C. Above the new door, a projecting hip roof overhang will be supported by two decorative columns. The applicant proposes a standing seam metal roof.
  - D. Beneath the roof overhang, the applicant proposes a light fixture attached at the ceiling.
  - E. Directly north of the new entrance, the applicant proposes to install a new six-over-six double-hung window flanked by louvered shutters. New matching shutters will also be installed on the upper story window.
3. The Design Guidelines for *New Construction* in the Historic District provide on page 53, Guidelines 6, 7, & 8:
  6. Design new buildings and their features to be compatible in scale, materials, proportions, and details with neighboring historic buildings. Select exterior surface materials that are compatible with those of neighboring historic building in terms of module, composition, texture, pattern, color, and detail.
  7. Design a new building so that the placement, shape, scale, size, materials, pattern, and proportion of the window and door openings are compatible with the windows and doors of neighboring historic buildings.

8. Design new buildings that are compatible with but subtly discernible from historic buildings in the districts.
4. Based on the foregoing Findings of Fact and the relevant Design Guidelines, the Commission proposes congruity findings for the following Criteria as specified per LUMO Section 3.6.2(e):
    - a. Criterion C: The proposed exterior construction materials, including texture and patterns, will be *congruous* with those found in the historic district and complimentary to those found on neighboring historic houses.
    - b. Criterion D: Architectural detailing, such as lintels, cornices, brick bond, and foundation materials are *congruous* with those seen on historic houses in the neighborhood.
    - c. Criterion E: Roof shapes, forms, and materials of the proposed overhang are *congruous* with those found in the historic district and those found on neighboring historic houses.
    - d. Criterion F: The proportion, shape, positioning and location, pattern, and size of any elements of fenestration is *congruous* with those patterns established by existing historic houses in the district.
    - e. Criterion G: The general form and proportions of the proposed building's roof overhang is *congruous* with porch roof forms and proportions found within the district.
    - f. Criterion J: The architectural scale of the proposed stoop and its overhangs are *congruous* with the architectural scale established by neighboring houses within the historic district.
  5. Based on the foregoing findings of fact and conclusions of law, the Historic District Commission **approves** the Application for a Certificate of Appropriateness as referenced in Section I of this document on the basis that it **would not be incongruous** with the special character of the district.