

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

Application Number: 18-086  
Subject Property Address: 521 Hooper Lane  
Applicant: Henry Shelton and Joanne L. Earp, owners  
Filing Date: 8/14/2018  
Meeting Date: 9/11/2018

I. INTRODUCTION TO THE APPLICATION

Historic District: FRANKLIN - ROSEMARY

Zoning District: R-2

Nature of Project: Revisions to previous Certificate of Appropriateness, approved on October 10, 2017, including removing an existing side door, stoop, and alcove, and replacing a shed roof.

II. PROPOSED FINDINGS OF FACTS

The Historic District Design Guidelines for *Exterior Walls*, on page 39, provide Guidelines 1 & 2:

1. Retain and preserve exterior walls that are important in defining the overall historic character of buildings within the historic district.
2. Retain and preserve the details, features, and surfaces of historic exterior walls through appropriate methods.

And *Roofs*, on page 36, provide Guidelines 1 & 2:

1. Retain and preserve roofs that are important in defining the overall historic character of buildings within the historic districts.
2. Retain and preserve the details, features, and material surfaces of historic roofs.

And *Windows and Doors*, on page 41, provide Guidelines 1 & 7:

1. Retain and preserve windows and doors that are important in defining the overall historic character of buildings within the historic districts.
7. It is not appropriate to eliminate or introduce windows and door openings on character-defining exterior walls.

And *Garages and Accessory Structures*, on page 21, provide Guidelines 7 & 8:

7. Introduce compatible new garages and accessory structures, as needed, in ways that do not compromise the historic character of the site or district. Site new garages or accessory structures in traditional locations that are compatible with the character of the building and site. Design them to be compatible with the main house in material, form, scale, and detail. Maintain the traditional height, proportion, and orientation of garages and accessory structures in the district.
8. Locate new utilitarian storage buildings in rear or side yard locations that are visually screened from the street.