

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

Application Number: 19-069  
Subject Property Location: 412 W Patterson Place  
Applicant: Keith Shaw, AIA  
Filing Date: 6/11/2019  
Meeting Dates: 7/9/2019

I. INTRODUCTION TO THE APPLICATION

Historic District: Cameron-McCauley  
Zoning District: Residential – 3 (R-3)  
Nature of Project: Construction of a new single-family house on a vacant lot.

II. PROPOSED FINDINGS OF FACTS

1. This is an Application to construct a new single-family house on a vacant lot at 412 W Patterson Place.
2. Proposed Findings of Fact applicable to this application:
  - A. From the façade, the house will appear as a 1.5-story Craftsman bungalow-style house, but will increase to a 2-story house on the rear elevation as the site slopes downhill.
  - B. The applicant has proposed to site the house towards the eastern side (front) of the lot.
  - C. On the façade, the applicant has incorporated a side-gabled roof with a hip dormer centered above a partial-width front porch. The roof will have a 9:12 pitch with exposed rafter tail that extends over the porch's four tapered columns atop brick piers.
  - D. The applicant has incorporated simple materials such as hardieplank wood grain lap siding, gray 3-tab architectural grade asphalt roofing shingles, brick foundation on the façade, and a painted exposed foundation.
  - E. The proposed design's fenestration pattern incorporates groupings of two-over-two double-hung rectangular windows as well as a Craftsman-style paneled front door with flanking sidelights and cottage-style glass rear doors.
3. The Design Guidelines for *New Construction* in the Historic District provide on page 53, Guidelines 1, 2, 3, 4, 5, 6, 7, 8, & 9:
  1. Site new buildings to be consistent with the neighboring historic buildings in orientation to and setback from the street as well as spacing between and distance from other buildings.
  2. Design and site a new building so it does not compromise the overall historic character of the site, including its topography, significant site features, and distinctive views.

3. Design new buildings so that their size and scale do not visually overpower neighboring historic buildings.
  4. Design new buildings to be compatible in roof form, massing, and overall proportion with the neighboring historic buildings.
  5. Design new buildings so that the proportion of their street façade is similar with those of neighboring historic buildings.
  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 buildings 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.
  9. Maintain and protect significant site features from damage during or as a consequence of related site work or construction.
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 A: The height of the building is *congruous/incongruous* in relation to the average height of the nearest adjacent and opposite buildings.
  - B. Criterion B: The new building's setback and placement on the lot is *congruous/incongruous* in relation to the average setback and placement of the nearest adjacent and opposite buildings.
  - C. Criterion C: The proposed exterior construction materials, including texture and patterns, will be *congruous/incongruous* with those found in the historic district and complimentary to those found on neighboring historic houses.
  - D. Criterion D: Architectural detailing, such as lintels, cornices, brick bond, and foundation materials are *congruous/incongruous* with those seen on historic houses in the neighborhood.
  - E. Criterion E: Roof shapes, forms, and materials are *congruous/incongruous* with those found in the historic district and those found on neighboring historic houses.
  - F. Criterion F: The proportion, shape, positioning and location, pattern, and size of any elements of fenestration is *congruous/incongruous* with those patterns established by existing historic houses in the district.
  - G. Criterion G: The general form and proportions of the proposed building is *congruous/incongruous* with the house forms and proportions found within the district.
  - H. Criterion H: The appurtenant fixtures, including site features such as stone patios, retaining walls, and terraces, are *congruous/incongruous* in size, scale, detailing, and materials to those found within the district and neighboring sites.

- I. Criterion I: The structural conditions and soundness of existing site features *will be/will not* be damaged as part of the construction.
  - J. Criterion J: The architectural scale of the proposed house and its sites features are *congruous/incongruous* 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/denies** the Application for a Certificate of Appropriateness as referenced in Section I of this document on the basis that it **would be/not be incongruous** with the special character of the district.