

Design Principles and Standards

Proposed replacement photos

SUGGESTIONS FOR PHOTOGRAPH DELETIONS AND PROPOSED REPLACEMENTS ARE INDICATED IN THE RED BOXES ON THE FOLLOWING PAGES.

Intro

- Photographs are important user-friendly tools useful for representing the exemplary choices one would expect in a document entitled *Design Standards*. By their very nature, photographs inescapably carry the history and stories behind the evolution of our historic districts. People new to the districts will naturally explore these neighborhoods looking for signs of congruity and incongruity that reflect the guidance they find in the document.

Page 26

Franklin-Rosemary district

The design of 313 North Boundary Street is not a good example of the new standards, and in fact, it conflicts with the design standards: The orientation to the street, placement of the garage, and orientation of volumes are contradictory. There are no architectural features of the house that reference the historic character of the neighborhood or the district as a whole. The development of North Boundary Street extension in the late 1990s is as a whole an aberration and should not be included in the Franklin-Rosemary Historic District. The architectural styles of the extension are so varied that it is difficult to find an exemplary structure for a replacement. There is no need for a photograph to support the well-written text that explains the history of the extension.

DELETE THIS PHOTO



Page 54 (top) Garages & Accessory Structures

"The garage above is well-sited behind the main house and is subordinate in size and scale."

RETAIN THIS PHOTO



Page 54 (bottom) Garages & Accessory Structures

Caption inaccurately describes this as “one of a number of early-twentieth-century, one-and-a-half-story garages in Chapel Hill.” There were no one-and-a-half-story garages in early-twentieth-century Chapel Hill. (source: Sanborn maps) This garage is located at 405 Ransom Street where there was a one-story garage in this spot as of 1925. [Source: Sanborn maps]

DELETE THIS PHOTO
REPLACE WITH PHOTO NEXT PAGE



Page 54 replacement

The photo, of 603 East Franklin Street, shows a 1925 one-story garage in context. The photo illustrates the height, scale, and placement of early-twentieth-century garages and accessory buildings.

If desired, we can obtain photo taken from driveway where structure is not obscured by tree branch.

USE THIS PHOTO ON PAGE 54



Page 72

Architectural Metals

This roof replacement was an After-the-Fact COA that was denied by the HDC because the roofing materials were not an in-kind replacement as was explicitly stated in the former Guidelines p.37 #2 and #5. Similar wording is present in the newly adopted Design Standards under Roof, Gutters and Chimney Standards on pg.81 #3.1.4 & #3.1.5

DELETE THIS PHOTO
REPLACE WITH PHOTO ON NEXT PAGE



Page 72 Replacement

Alternate metal roof photo. House located at
N. Boundary and Rosemary.

USE THIS PHOTO ON PAGE 72



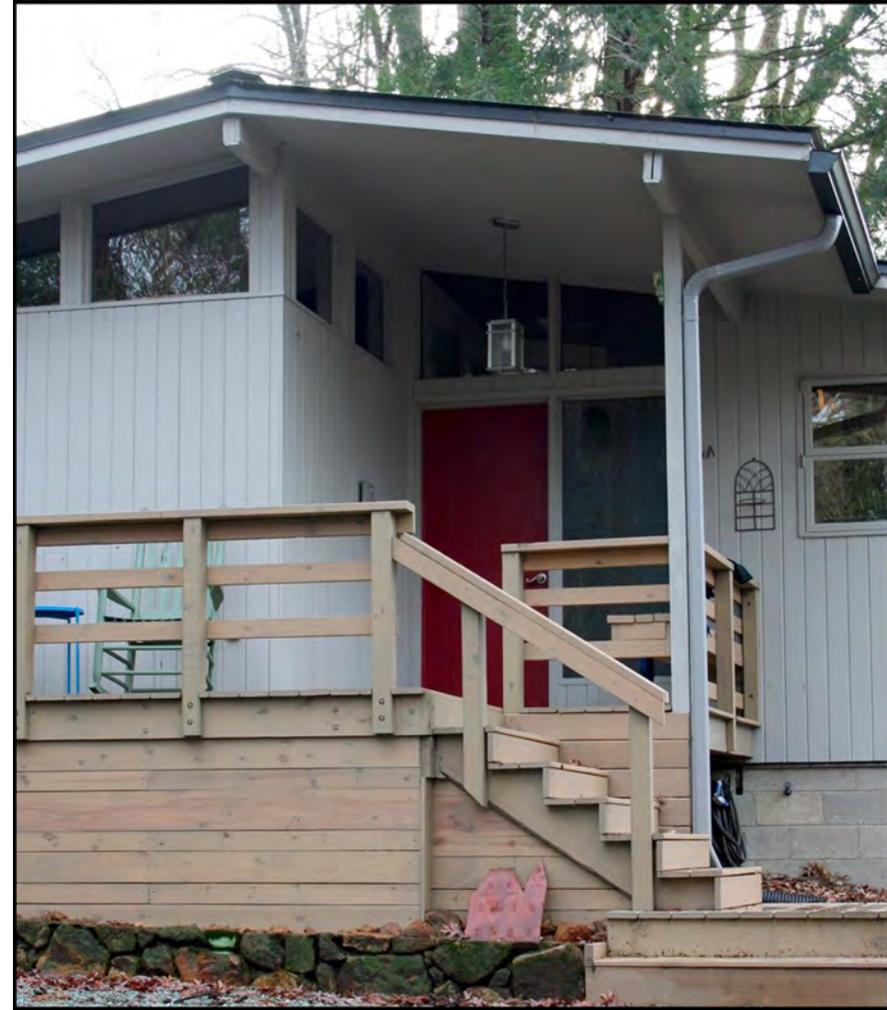
Page 85

Exterior Walls, Trim, & Ornamentation

“Streamlined surfaces and finishes are typical on Modernist-style buildings”

There are better, more interesting examples of modern architecture in our districts. In this photo, the railing looks unfinished.

DELETE THIS PHOTO
REPLACE WITH PHOTO NEXT PAGE



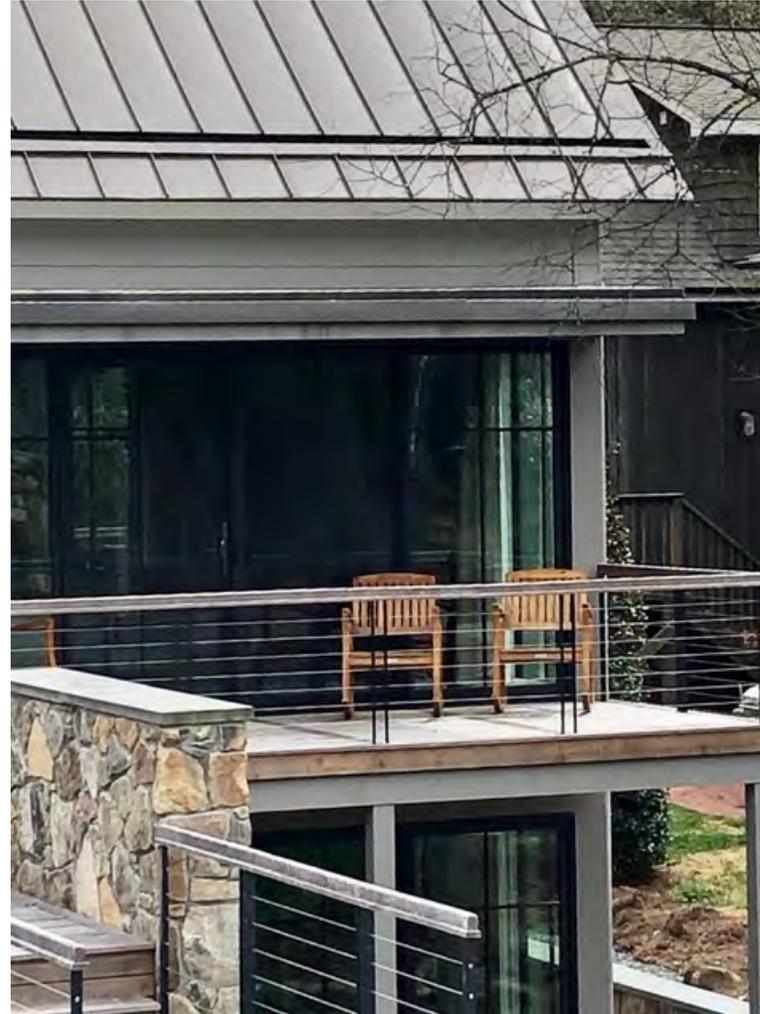
Page 85

Alternate Replacement

119 Battle Lane

This photo depicts some of the more modern features, such as clear flat surfaces, simple lines, larger windows, minimal ornamentation, unlike those found in the districts' older home styles.

USE THIS PHOTO ON PAGE 85



Page 111: New Construction

The photograph is misleading. It appears to illustrate the new construction of a house with a garage at the front. In fact, this is an eight-year-old photo of a garage addition at the back of the existing house at 226 Glandon Drive. The garage and secondary entrance addition was completed in 2014.

DELETE THIS PHOTO
REPLACE WITH PHOTO NEXT PAGE



Page 111

Replacement

This house, at 521 Hooper Lane, was constructed on an empty lot in 1985 and renovated in 2019. It is an example of contemporary architecture that is sensitively sited, respectful of the setting, and incorporates traditional forms, scale, mass and appropriate orientation to the street while it blends well with neighboring properties.

USE THIS PHOTO ON PAGE 111



Page 116

Building Scale, Proportion, & Form

The photos on this page show large houses in isolation. They do not illustrate congruent scale or compatibility. The newly constructed house on the left, which is on Gimghoul Road, does not replicate the scale of the early-twentieth-century house that stood on the site but merely mimics some of the features of its historic predecessor. The photograph on the right is of a new house on Glandon Drive.

DELETE THESE PHOTOS
REPLACE WITH PHOTO NEXT PAGE



Page 116 Replacement

This photo of a streetscape on North Street illustrates congruent scale and compatibility.

USE THIS PHOTO ON PAGE 116



Page 119

Roof Form

This photo is cited for its roof form, but this project was denied a COA by the HDC. When there are many other examples of roof forms from COAs that were approved, it would be more consistent to use those instead.

DELETE THIS PHOTO
REPLACE WITH PHOTO NEXT PAGE



Page 119

Replacement photo

Front Gabled Roof on Mallette Street

This example of a well-kept front-gabled roof line on a cottage that has similar features to the bottom photo that was used. It is congruent with the top one as well. Note the front porches and the window in the front gable. It is similar in scale with the top photo on page 119.

USE THIS PHOTO ON PAGE 119



Page 123

Doors & Windows

Identify this as a sorority house. Identify all photos of sorority and fraternity houses as such.

TEXT CHANGE ONLY



Page 128

Garages, Carports & Accessory Structures

The caption incorrectly states that this new garage “mimics the form, height, scale, and roof pitch of early twentieth century outbuildings.” There were no one-and-a-half-story accessory buildings in Chapel Hill in the early twentieth century. This structure would violate early twentieth century zoning. The placement of the structure is close to the front of the main house and does not illustrate appropriate placement of a garage.

The photo is also a good example of how focusing exclusively on the front facade as seen from the street is misleading.

DELETE THIS PHOTO
REPLACE WITH PHOTO NEXT PAGE



Page 128

Replacement

The photo is of a one-story accessory structure built in the late-nineteenth or early-twentieth century. Originally a barn situated at the back of the main house, it became a garage described in the Sanborn map of the early 1920s as a one-story “auto house.” It remained in use as a garage throughout the twentieth century.

The replacement photo shows, better than the current photo, the traditional scale and location of accessory structures in relation to the primary structure. It also illustrates how the use of accessory structures in the districts has changed over time, in this case from pastoral barn to urban vehicle storage.

USE THIS PHOTO ON PAGE 128



Page 129

Garages, Carports & Accessory Structures

1.5- and two-story garages are rather rare in all Chapel Hill Historic Districts. The standard of congruency is based on alignment with the historical one- or two-bay, one-story garages that were often located behind the home. In cases where the lot size was not deep enough, historic garages were diminutive in size and stature. To include what appears to be a two-story garage in height, exposed on this lot without mature trees to help reduce its scale, would be a misleading example to emulate. Historically there was no garage on the Kladder-Graham property. Photos in the Design Standards need to support what is written on p. 130 in #4.7.1, #4.7.2, and #4.7.3.

DELETE THIS PHOTO
REPLACE WITH PHOTO NEXT PAGE



Page 129

Replacement

New one-story garage located behind the rear plane of a historic house that was originally built in 1840. The photo thus shows a newly-built accessory structure of traditional size in the traditional location relative to the main structure (4.7.2). This photo is more consistent with the guidance provided in the diagram shown on p. 128 than is the photo currently used.

307 Hillsborough St.

USE THIS PHOTO ON PAGE 129



Page 132

Additions

The photos on this page illustrate two additions: an addition to an addition that violates the principle illustrated by the drawing on the same page. The older addition is not differentiated from the original house.

DELETE THIS PHOTO
REPLACE WITH PHOTO NEXT PAGE



Page 132

Replacement

The replacement photo is of a house (504 E. Franklin Street) built in 1814 with an addition on the west side of the house that was completed in 1966. The modern addition echoes a similar mid-nineteenth-century addition on the east side. This replacement photo illustrates the appropriate placement of an addition at the back of the house that is clearly differentiated from the original structure. It represents what the *Standards* describe as essential: an addition that does not overpower the original building, compromises neither its architectural integrity nor its history, and does not damage the setting. It is an example of how an historic property can remain in use for over two hundred years and of extending the useful life of a historic structure while providing modern comforts.



USE THIS PHOTO ON PAGE 132

Cover photos

Bottom left: The existing photo depicts a very large new home in Gimghoul whose size is atypical in our districts. Above this photo is another large home and so it seems more important to show the diversity of properties that will be found inside the document.

Two possible photos of Bungalows might be used to replace the existing lower left photo. Either of these will illustrate more diversity in the architectural styles and sizes of homes found in all three districts. The front cover of the Design Standards is the place to represent this diversity as a means of introducing its contents. There are many Bungalow style homes in our historic districts so it seems important to take this opportunity to put one on the cover of the Standards document. The Old Tavern photo is included as a way to demonstrate history and perhaps could be used to replace the upper right photo. That design formatting can be worked out later.

DELETE THIS PHOTO
REPLACE WITH PHOTO NEXT PAGE



Alternative cover photo

USE THIS PHOTO ON THE COVER

