

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

Application Number: 19-043
Subject Property Location: 412 E Rosemary Street
Applicant: Andy Lawrence, Architect
Filing Date: 4/16/2019
Meeting Dates: 5/14/2019, 6/11/2019, 7/9/2019

I. INTRODUCTION TO THE APPLICATION

Historic District: Franklin-Rosemary Historic District
Zoning District: Residential – 2 (R-2)
Nature of Project: Construction of a new wood fence surrounding the north, south, and west sides of the backyard.

II. PROPOSED FINDINGS OF FACTS

1. This is an Application to construct a new wood fence surrounding the north, south, and west sides of the backyard.
2. Proposed Findings of Fact applicable to this application:
 - A. On June 9, 2019, the applicant presented his proposal to demolish a c.1920 garage and construct a new two-story accessory building in the backyard.
 - B. On June 24, 2019, the applicant revised his application to only seek approval for the construction of a wood fence. Portions of the fence will measure 4 feet and 5 feet in height. The 5 feet tall sections of the fence will incorporate a decorative lattice banding at the top. The fence is proposed to be constructed of kiln-fired pressure treated wood.
3. The Design Guidelines for *Walls and Fences* in the Historic District provide on page 17, Guidelines 7, 8, & 9:
 7. Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site new fences and walls in configurations and locations that are compatible with the character of the site or district. Site new fences and walls in configurations and locations that are compatible with the character of the building, site, and district.
 8. Construct new walls and fences in traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site and district.
 9. Introduce contemporary utilitarian walls and fences, if necessary, in rear and side yard locations only and where they do not compromise the historic character of the building, site, or district. It is not appropriate to introduce contemporary vinyl or metal chain link fences in locations that are visible from the street.

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/incongruous* with those found in the historic district and complimentary to those found on the associated historic house as well as neighboring buildings within the historic district.
 - B. Criterion D: Architectural detailing, such as lintels, cornices, brick bond, and foundation materials are *congruous/incongruous* with those seen on the associated historic houses in the district.
 - C. Criterion F: The proportion, shape, positioning and location, pattern, and size of any elements of fenestration is *congruous/incongruous* with those patterns seen on the associated historic house as well as historic houses and accessory buildings within the district.
 - D. Criterion H: The appurtenant fixtures, including site features such as lighting and fences, are *congruous/incongruous* in size, scale, detailing, and materials to those found within the district and neighboring sites.
 - E. Criterion J: The architectural scale of the proposed fence is *congruous/incongruous* with the architectural scale established by the historic house as well as neighboring sites 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.