

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

Application Number: 18-132
Subject Property Location: 412 W Patterson Place
Applicant: Keith Shaw, AIA
Filing Date: 12/12/2018
Meeting Dates: 1/8/2019, 2/12/2019

I. INTRODUCTION TO THE APPLICATION

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

II. PROPOSED FINDINGS OF FACTS

The Historic District Design Guidelines for *New Construction*, on page 53, provide Guidelines 1 through 9:

1. Site new buildings to be consistent with neighboring historic buildings in orientation to and setback from the street as well as in 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.
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 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, patter, 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.