



Historic District Commission

**Old Business – Modification to Certificate of Appropriateness
500 North Street (Project #19-096)**

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
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Applicant Keith Shaw	Meeting Date(s) 9/10/2019, 10/15/2019, 11/12/2019	Historic District Franklin-Rosemary
Project Description Minor after-the-fact modification to existing Certificate of Appropriateness (COA) granted on November 18, 2018 and modified on April 9, 2019, for cement board siding that differs in dimension and profile from the approved siding material.		
Proposed Findings of Fact 1. On November 13, 2018, the Historic District Commission (HDC) approved a COA for construction of an approximately 130 sq. ft. addition to the rear of the house, replacing two shed dormers with one larger rear shed dormer, and adding a patio wall on the existing rear brick patio. 2. On April 9, 2019, the HDC approved a modification to the COA for the removal of asbestos siding and replacement with new 12 inch by 24 inch fiber cement wavy shingle siding. 3. The applicant installed a different siding than the fiber cement wavy shingle siding, replacing the approved siding with a 16 inch by 4 feet staggered Nichi fiber cement siding.		
Applicable Design Guidelines <i>Exterior Walls</i> (page 31): 5. Replace in kind exterior wall features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, pattern, detail, and texture. Consider a compatible substitute material only if replacement in kind is not technically feasible. 9. It is not appropriate to cover over or replace historic exterior wall materials—such as clapboards, shingles, bricks, or stucco—with contemporary synthetic coatings or substitute sidings including aluminum, vinyl, and fiber-reinforced cement siding. 10. It is not appropriate to introduce exterior wall features or details to a historic property in an attempt to create a false historical appearance.		
Congruity Findings Based on the Findings of Facts and the relevant Design Guidelines referenced above, the HDC proposes congruity findings for the following Criteria as specified per LUMO Section 3.6.2(e): <u>Criterion C:</u> The proposed exterior construction materials, including texture and patterns, are congruous/incongruous with those found on the historic house and detracts/does not detract from those found on neighboring historic houses within the district.		
Decision Based on the foregoing findings of fact and conclusions of law, the Historic District Commission approves/denies the modification to the Certificate of Appropriateness as referenced above on the basis that it would/would not be incongruous with the special character of the district.		
Exhibits 1. November 13, 2018 Historic District Commission Meeting Materials ¹		

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3718285&GUID=DA468D7F-A2A2-43C1-B00E-1952EE54C924>

2. [April 9, 2019 Historic District Commission Meeting Materials](#)²

² <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3899011&GUID=EF24FC3F-FFD3-4C8D-A70F-8B3CA90FFD13>