

MEMORANDUM

TO: Chapel Hill Historic District Commission

FROM: Britany Waddell, Planning Director
Anya Grahn-Federmack, Principal Planner
Charnika Harrell, Senior Planner

SUBJECT: 402 Hillsborough Street: Certificate of Appropriateness (COA)
(PIN 9788-59-0112, HDC-24-45)

FILING DATE: December 17, 2024

DATE: January 14, 2025

COA SUMMARY

The applicants, David Rose and Keely Muscatell, request a COA for construction of an elevated screened porch addition on the east (rear) elevation of their house. The screened porch will be constructed of wood posts and beams and include skylights on the north and south sides of its projecting gable roof. The porch will open on to a new wood deck on the north side of the porch and wood steps on the south side. These will be enclosed by black aluminum railings.

EXISTING CONDITIONS

The property is zoned Residential-2 (R-2) and is in the Franklin-Rosemary Historic District.

BACKGROUND

December 17, 2024	The applicant submits a COA application for the work described above.
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DISCUSSION

The Commission should discuss whether the work proposed by the Applicant is or is not incongruous with the special character of the Franklin-Rosemary Historic District. The Applicant has plans and photos of the screened porch addition and site improvements, their materials, and location, which the Applicant asserts shows that the proposed project is not incongruous with the character of the Franklin-Rosemary Historic District.

If the COA is granted for the exterior change, the applicant would then be required to obtain any necessary zoning compliance and building permits from the Town.

NOTE

The [*Chapel Hill Historic Districts Design Principles and Standards*](#)¹ are incorporated into the record by reference.

¹https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf

ATTACHMENTS

1. [Special Character Essay – Franklin-Rosemary Historic District \(pages 25-30\)](#)²
2. Application Materials

²https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf