

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

Application Number: 19-008
Subject Property Location: 410 & 412 North Street
Applicant: Ricky May
Filing Date: 1/10/2019
Meeting Dates: 2/12/2019, 3/12/2019, 4/9/2019, 5/14/2019, 6/11/2019, 7/9/2019

I. INTRODUCTION TO THE APPLICATION

Historic District: Franklin-Rosemary
Zoning District: Residential – 2 (R-2)
Nature of Project: Construction of a new single-family residence.

II. PROPOSED FINDINGS OF FACTS

1. This is an Application to construct a new single-family house with detached two-car garage on a vacant lot at 410-412 North Street.
2. Proposed Findings of Fact applicable to this application:
 - A. There is an existing rock wall that appears in current photographs lining the existing gravel driveway. The rock wall consists of one to two layers of medium and large rocks.
 - B. On May 22, 2019, the applicant testified that he constructed the existing rock wall utilizing stones found on site and salvaged from 115 Battle Lane. He presented images from Google showing that the rock wall was not existing in 2015.
 - C. The applicant proposes to purchase plans from Southern Living for a new single family house with a footprint measuring 34.17 ft. by 84.50 ft. The height of the house will be 31 ft., measured from the foundation to the highest ridge point.
 - D. The applicant has proposed a 26 ft. front yard setback and a 15.7 ft. side yard setback.
 - E. The proposed house design is a contemporary interpretation of a side-gable hall-parlor house form with a full-width front porch. On the rear elevation, there is a one-story projecting gable wing surrounded on three sides by a screened porch beneath a hip roof.
 - F. The façade is characterized by a projecting center gable above a shed-roof porch. The porch has exposed rafter tails, square posts, and a wood railing. Two divided light windows flank either side of the central two-door entrance. The windows and doors will feature louvered shutters. Above the windows and doors are transom windows with louvered shutters. The applicant has proposed vertical siding on the first level and horizontal siding on the gables.
 - G. The simulated divided-light window and door design of north-facing façade are carried through the east, west, and south elevations of the proposed house; and shutters will only be used on the facade.

- H. The applicant has proposed an architectural grade asphalt shingle roof, painted cement board lap siding, wood porch elements, and a brick foundation.
 - I. Directly south of the new house, the applicant has proposed a new 2-story detached garage with a footprint measuring 22 ft. by 30 ft. The garage will measure 28 ft. in height. It will be constructed 5 ft. behind the new house and will maintain a 15.7 ft. setback on the east side of the property, consistent with the setback established by the house. The garage will face west.
 - J. The 2-story garage will have a front-facing gable design. Beneath the asphalt-shingle, 4:12-pitched gable roof, there will be a single slider window unit on the second level and a two-car paneled garage door on the first level. The garage will sit on a concrete slab.
 - K. Slider window and paneled service doors will be used on the north, south, and east elevations.
 - L. The garage will be clad in horizontal lap siding with shake shingle siding in the gable.
5. The Design Guidelines for *Walls and Fences* in the Historic District provide on page 17, Guidelines 1, 2, & 8,:
- 1. Retain and preserve walls and fences that are important in defining the overall historic character of sites within the historic districts.
 - 2. Retain and preserve the features, materials, patterns, dimensions, configurations, and details of historic fences and walls.
 - 3. 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.
6. The Design Guidelines for *Garages & Accessory Structures* in the Historic District provide on page 21, Guideline 7:
- 7. Introduce compatible new garages and accessory structures, as needed, in ways that do not compromise the historic character of the site or district. Site new garages or accessory structures in traditional locations that are compatible with the character of the building and site. Design them to be compatible with the main house in material, form, scale, and detail. Maintain the traditional height, proportion, and orientation of garages and accessory structures in the district.
7. 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.
8. 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 A: The height of the building is ***congruous*** in relation to the average height of the nearest adjacent and opposite buildings.
 - B. Criterion B: The new building’s setback and placement on the lot is ***congruous/ incongruous*** in relation to the average setback and placement of the nearest adjacent and opposite buildings.
 - C. 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 neighboring historic houses.
 - D. Criterion D: Architectural detailing, such as lintels, cornices, brick bond, and foundation materials are ***congruous/ incongruous*** with those seen on historic houses in the neighborhood.
 - E. Criterion E: Roof shapes, forms, and materials are ***congruous/ incongruous*** with those found in the historic district and those found on neighboring historic houses.
 - F. Criterion F: The proportion, shape, positioning and location, pattern, and size of any elements of fenestration is ***congruous/ incongruous*** with those patterns established by existing historic houses in the district.
 - G. Criterion G: The general form and proportions of the proposed building is ***congruous/ incongruous*** with the house forms and proportions found within the district.
 - H. Criterion H: The appurtenant fixtures, including site features such as stone patios, retaining walls, and terraces, are ***congruous/ incongruous*** in size, scale, detailing, and materials to those found within the district and neighboring sites.
 - I. Criterion I: The structural conditions and soundness of existing site features ***will/will not*** be damaged as part of the construction.
 - J. Criterion J: The architectural scale of the proposed house and its sites features are ***congruous/ incongruous*** with the architectural scale established by neighboring houses within the historic district.

9. **PROPOSED MOTION:** Move to *approve/deny* the proposed application based on *congruity/incongruity* with LUMO Criteria *[insert appropriate LUMO Criteria]*, as informed by the finding of fact *[insert appropriate fact]*, which *does/does not* comply with Design Guidelines *[insert appropriate Design Guidelines]* because *[insert reasoning why factual finding does/does not comply]*.

[Repeat formula above for each relevant LUMO Criteria]

10. 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.