

TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION
CONSENT ITEM: 407 E FRANKLIN STREET

NOTE: This is a consent agenda item. Items submitted as evidence in applications and below statements of potential findings of fact and conclusions of law are sufficient for action by the commission regarding an application. Items A-E of the report include a statement of application, pertinent LUMO Sections, findings of fact, justification, and a proposed motion, respectively. Land Use Management Ordinance section 3.6.2 (d)(3) Public Hearing states that “in cases where the commission deems it necessary, it may hold a public hearing.”

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

Application Number: 19-056
Subject Property Location: 407 E Franklin Street
Applicant: Josh Bailey, Baker Roofing
Filing Date: 5/13/2019
Meeting Date: 6/11/2019

I. INTRODUCTION TO THE APPLICATION

Historic District: Franklin-Rosemary
Zoning District: Residential – 6 (R-6)
Nature of Project: Replacement of existing asphalt shingle and membrane roofing with new black architectural grade asphalt shingle and membrane roofing.

II. EVIDENCE & TESTIMONY PRESENTED

- A. Application Materials (consent item)

III. PROPOSED FINDINGS OF FACTS AND CONCLUSIONS OF LAW

- A. This is an Application to replace the existing roofing materials.
- B. There are currently three-tab asphalt shingles on the pitched roof forms of the structure; these range in color from green to a weathered wood color. The applicant proposes to replace these existing asphalt shingles with new black architectural grade asphalt shingles. The existing membrane on the flat roof forms will be replaced with new EPDM membrane.
- C. The Design Guidelines for *Roofs* in the Historic District provide on page 37, Guideline 5, “Replace in kind roof features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, pattern, detail, texture, and color. Consider a compatible substitute material only if replacement in kind is not technically feasible.”
- D. LUMO Review Criteria C is applicable to this Application. The proposed roofing materials are consistent with exterior construction materials found in the historic district, including their texture and pattern.
- G. The application materials include written and photographic information which suggest that the asphalt shingles are simple in design, and are compatible with the appearance and historic character of the building and the site.
- H. Proposed Motion: Based upon the foregoing findings of fact and conclusions of law, the Commission concludes that the roof replacement is **not incongruous** with the special character of the Historic District, that it will be constructed in accordance with the LUMO and Design Guidelines, and that the Application for a Certificate of Appropriateness **should be allowed**.