

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

Application Number: 18-068
Subject Property Address: 501 E Rosemary Street
Applicant: Katherine and Vincent Kopp, owners
Filing Date: 6/25/2018
Meeting Date: 9/11/2018

I. INTRODUCTION TO THE APPLICATION

Historic District: FRANKLIN - ROSEMARY

Zoning District: R-2

Nature of Project: Relocate Collier Cobb Cottage (Pony Barn) from 514 E Rosemary Street to 501 E Rosemary Street for use as an accessory structure.

Facts: The Historic District Commission approved the demolition of the Cobb Collier Cottage at 514 E Rosemary Street on September 8, 2016, with a 365 day delay. The Commission approved relocation of the Cobb Collier Cottage to the Horace Williams property on December 12, 2017.

II. PROPOSED FINDINGS OF FACTS

The Historic District Design Guidelines for *Demolition of Existing Buildings*, on page 63, provide Guideline 1:

1. Work with the Historic District Commission and other interested parties in seeking viable alternatives to demolition.

And *Relocation of Existing Buildings*, on page 61, provide Guidelines 1-7,

1. Document the historic building in its original setting and record the existing site conditions through photographs prior to relocation.
2. Protect the historic building from damage during and after the move by taking the following steps:
 - Evaluate the structural condition of the building to determine if it is structurally sound enough to withstand the move.
 - Take all necessary precautions to prevent damage to the structure during the move.
 - Work with contractors who have experience in moving historic structures.
 - Protect and secure the building from damage due to vandalism and exposure to the elements.
3. Protect significant site features on the original site, along the relocation route, and on the new site from damage during, or as a result of the move.
4. If relocating a building within the historic district, select a new site that is compatible with the original site in visual character and that will provide a similar setting in terms of setback, spacing to nearby district buildings, and orientation to the street.

5. If relocating a building within the historic district, review the compatibility of its proposed siting with surrounding buildings according to the pertinent design guidelines for New Construction.
6. If relocating a building within the historic district, review any related proposed site modifications according to the pertinent design guidelines in the section on District Setting.
7. If the original site is within the historic district, clear it of debris and implement the approved site plan promptly after the relocation.