

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

Application Number: 18-110  
Subject Property Location: 500 North Street  
Applicant: Keith Shaw, AIA  
Filing Date: 10/5/2018  
Meeting Date: 11/13/2018

I. INTRODUCTION TO THE APPLICATION

Historic District: FRANKLIN-ROSEMARY

Zoning District: R-2

Nature of Project: 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.

II. PROPOSED FINDINGS OF FACTS

The Historic District Design Guidelines for *Walls & Fences*, on page 17, provide Guidelines 7 & 8:

7. Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site new fences and walls in configurations and locations that are compatible with the character of the building, site, and district.
8. 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.

The Historic District Design Guidelines for *Accessibility and Life Safety Considerations*, on page 47, provide Guideline 2:

2. Meet accessibility and life safety code requirements in ways that do not compromise the historic character of the building and its significant architectural features.

The Historic District Design Guidelines for *Additions*, on page 55, provide Guideline 2:

2. Introduce additions in locations that are not visible from the street – usually on rear elevations, inset from either rear building corner. Locate additions carefully so they do not damage or conceal significant building features or details.

The Historic District Design Guidelines for *Roofs*, on page 37, provide Guidelines 1 & 2:

1. Retain and preserve roofs that are important in defining the overall historic character of buildings in the historic district.
2. Retain and preserve the details, features, and material surfaces of historic roofs.

The Historic District Design Guidelines for *Windows & Doors*, on page 41, on page 37, provide Guidelines 1, 2, 3, & 7:

1. Retain and preserve windows and doors that are important in defining the overall historic character of buildings in the historic district.
2. Retain and preserve the details, features, and material surfaces of historic windows and doors.
3. Replace in kind windows and doors that are too deteriorated to repair, matching the original in material, design, dimension, configuration, detail, and texture. Consider a compatible substitute material only if replacement in kind is not technically feasible.
7. It is not appropriate to eliminate or introduce windows and door openings on character-defining exterior walls.