

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

Application Number: 18-074
Subject Property Address: 513 E Rosemary Street
Applicant: Patrick and Kerry Reed, owners
Filing Date: 7/23/2018
Meeting Dates: 10/9/2018; 11/13/2018

I. INTRODUCTION TO THE APPLICATION

Historic District: FRANKLIN - ROSEMARY

Zoning District: R-2

Nature of Project: Construction of a 192 square foot shed to be built onsite, painted to match the main house.

II. PROPOSED FINDINGS OF FACTS

The Historic District Design Guidelines for *Garages and Accessory Structures*, on page 21, provide Guidelines 7 & 8:

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.
8. Locate new utilitarian storage buildings in rear or side yard locations that are visually screened from the street.

The Historic District Design Guidelines for *New Construction*, on page 53, provide Guidelines 1 – 8:

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, significant site features, and distinctive views.
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, pattern, and proportion of the window and door openings are compatible with the windows and doors and neighboring historic buildings.
8. Design new buildings that are compatible but subtly discernible from historic buildings in the districts.