

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

Application Number: 18-118
Subject Property Location: 508 N Boundary Street
Applicant: Henrik Dollman
Filing Date: 11/13/2018
Meeting Dates: 12/11/2018

I. INTRODUCTION TO THE APPLICATION

Historic District: FRANKLIN-ROSEMARY

Zoning District: R-1

Nature of Project: Construction of a new screened porch to be built over an existing patio.

II. PROPOSED FINDINGS OF FACTS

The Historic District Design Guidelines for *Decks*, on page 57, provide Guidelines 1, 2, 3 & 5:

1. Introduce decks in inconspicuous areas that are not visible from the street – usually on rear elevations, inset from either rear building corner. Locate the deck carefully so it does not damage or conceal significant building features or details. It is not appropriate to introduce a deck if it requires the loss of a character-defining building or site features, such as a porch or mature tree.
2. Minimize damage to the historic building by constructing decks to be structurally self-supporting and attach them to the building carefully to minimize the loss of historic fabric.
3. Limit the size and scale of a deck to minimize its visual impact. It is not appropriate to introduce a deck if it will visually overpower the building or site or substantially alter the proportion of constructed area to unbuilt area on the site.
5. Design and detail decks and any related steps and railings so they are compatible with the historic building in scale, materials, configuration, and proportion.

The Historic District Design Guidelines for *Additions*, on page 55, provide Guideline 5:

5. Design an addition and its features so they are compatible in scale, materials, proportions, and details with the historic building. Select exterior surface materials that are compatible with those of the historic building in terms of module, composition, texture, pattern, color, and detail.

The Historic District Design Guidelines for *Roofs*, on page 37, provide Guidelines 7 & 10:

7. Introduce new gutters and downspouts, as needed, with care so that no architectural features are damaged or lost. Select gutters and downspouts that are painted or coated with a factory finish in a color that is appropriate to the building.
10. It is not appropriate to introduce roof features or details to a historic property in an attempt to create a false historic appearance.