

TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION
CONSENT ITEM: 500 NORTH 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: 18-110
Subject Property Location: 500 North Street
Applicant: Keith Shaw, AIA
Filing Date: 3/20/2019
Meeting Date: 4/9/2019

I. INTRODUCTION TO THE APPLICATION

Historic District: FRANKLIN-ROSEMARY

Zoning District: R-2

Nature of Project: Minor modifications to existing Certificate of Appropriateness approved on November 13, 2018, for the removal of asbestos siding and replacement with new fiber cement wavy siding.

II. EVIDENCE & TESTIMONY PRESENTED

- A. Application Materials (consent item)

III. PROPOSED FINDINGS OF FACTS AND CONCLUSIONS OF LAW

- A. This is an Application to remove and replace existing asbestos wavy shingle siding with new fiber cement wavy shingle siding that will match the appearance of the existing siding.
- B. LUMO Review Criteria C, D, and J are applicable to this Application. The proposed fiber cement siding will be consistent with exterior construction materials, including texture and pattern, and will closely match the existing asbestos siding found on the house. The architectural detailing and architectural scale of the wavy shingle siding is consistent with the existing asbestos siding in appearance.
- C. The Design Guidelines for *Exterior Walls* in the Historic District provide on page 39, Guidelines 5, 9, & 10:
5. Replace in kind exterior wall features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, pattern, detail, and texture. Consider a compatible substitute material only if replacement in kind is not technically feasible.
 9. It is not appropriate to cover over or replace historic exterior wall materials—such as clapboards, shingles, bricks, or stucco—will contemporary synthetic coatings or substitute sidings including aluminum, vinyl, and fiber-reinforced cement siding.
 10. It is not appropriate to introduce exterior wall features or details to a historic property in an attempt to create a false historical appearance.

- D. The application materials include written and photographic information which suggest that the proposed siding will be similar to the existing siding and will not alter the appearance and historic fabric of the building.
- E. Proposed Motion: Based upon the foregoing Findings, the Commission concludes that the proposed siding **is not incongruous/is 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/should not be allowed**.