

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

Application Number: 18-130
Subject Property Location: 306 N Boundary Street
Applicant: Erik Van Mehlman, AIA
Filing Date: 12/5/2018
Meeting Dates: 1/8/2019, 2/12/2019, 3/12/2019, 4/9/2019, 4/22/2019, 5/14/2019

I. INTRODUCTION TO THE APPLICATION

Historic District: FRANKLIN-ROSEMARY

Zoning District: Residential – 1 (R-1)

Nature of Project: Renovation and 1,127 sq ft addition to existing home and construction of a new garage with accessory dwelling unit.

II. PROPOSED FINDINGS OF FACTS

The Historic District Design Guidelines for *Additions*, on page 55, provide Guidelines 1, 4, 5 & 7:

1. 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. It is not appropriate to introduce an addition if it requires the loss of a character-defining building or site features, such as a porch or mature tree.
4. Design an addition so it is compatible with the historic building in roof form, massing, and overall proportion.
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.
7. Maintain and protect significant site features from damage during or as a consequence of related site work or construction.

The Historic District Design Guidelines for *Garages & Accessory Structures*, on page 21, provide Guidelines 1, 2, 3 & 5:

1. 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.