

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

Application Number: 19-043  
Subject Property Location: 412 E Rosemary Street  
Applicant: Andy Lawrence, Architect  
Filing Date: 4/16/2019  
Meeting Dates: 5/14/2019, 6/11/2019

I. INTRODUCTION TO THE APPLICATION

Historic District: Franklin-Rosemary Historic District

Zoning District: Residential – 2 (R-2)

Nature of Project: Construction of a new accessory building containing a studio apartment to the rear of the primary structure.

II. PROPOSED FINDINGS OF FACTS

1. This is an Application to construct a new two-story accessory building at the rear of the property at 412 E Rosemary Street.
2. Proposed Findings of Fact applicable to this application:
  - A. The proposal is a two-story accessory building in the backyard, behind the primary structure. The building will be 26'6" in height and approximately 775 square feet in size. It is a side-gable building with a partial-width front porch on the west elevation. On the east elevation, a set of wood stairs will lead to the second level.
  - B. The gable roof form will have a 6:12 pitch.
  - C. The new building will have horizontal siding and shingle roofing.
  - D. The new accessory building will feature Colonial-inspired 6-over-6 double-hung windows, a divided light picture window on the north elevation, and divided light patio doors.
  - E. An existing shed in the backyard will be demolished.
  - F. The east side yard between the historic house and the new accessory building will be improved and screened with a new wood fences measuring 6 feet and 4 feet in height. The 6 foot fence will include a lattice-detail on the top portion of the fence.
3. The Design Guidelines for *Walls and Fences* in the Historic District provide on page 17, Guidelines 7, 8, & 9:
  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 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.
  9. Introduce contemporary utilitarian walls and fences, if necessary, in rear and side yard locations only and where they do not compromise the historic character of the building, site, or district. It is not appropriate to introduce contemporary vinyl or metal chain link fences in locations that are visible from the street.
4. The Design Guidelines for *Garages & Accessory Structures* in the Historic District provide on page 21, Guidelines 7 & 9:
  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.
  9. It is not appropriate to introduce features or details to a garage or accessory structure in an attempt to create a false historical appearance.
5. The Design Guidelines for *New Construction* in the Historic District provide on page 53, Guidelines 1, 2, 3, 4, 5, 6, 7, 8, & 9:
  1. Site new buildings to be consistent with the neighboring historic buildings in orientation to and setback from the street as well as 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 the 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 of neighboring historic buildings.
  8. Design new buildings that are compatible with but subtly discernible from historic buildings in the districts.
  9. Maintain and protect significant site features from damage during or as a consequence of related site work or construction.

6. Based on the foregoing Findings of Fact and the relevant Design Guidelines, the Commission proposes congruity findings for the following Criteria as specified per LUMO Section 3.6.2(e)
  - A. Criterion A: The height of the building is ***congruous/incongruous*** in relation to the average height of the associated historic house and accessory buildings within the historic district.
  - B. Criterion B: The new building's setback and placement on the lot is ***congruous/incongruous*** in relation to the average setback and placement of the nearest adjacent and opposite buildings, with special consideration for the placement of accessory buildings.
  - C. Criterion C: The proposed exterior construction materials, including texture and patterns, will be ***congruous/incongruous*** with those found in the historic district and complimentary to those found on the associated historic house as well as neighboring buildings within the historic district.
  - D. Criterion D: Architectural detailing, such as lintels, cornices, brick bond, and foundation materials are ***congruous/incongruous*** with those seen on the associated historic houses in the district.
  - E. Criterion E: Roof shapes, forms, and materials are ***congruous/incongruous*** with those found on neighboring historic houses and accessory buildings within the historic district.
  - F. Criterion F: The proportion, shape, positioning and location, pattern, and size of any elements of fenestration is ***congruous/incongruous*** with those patterns seen on the associated historic house as well as historic houses and accessory buildings within the district.
  - G. Criterion G: The general form and proportions of the proposed building is ***congruous/incongruous*** with the forms and proportions found on the associated historic house as well as those seen on accessory buildings within the district.
  - H. Criterion H: The appurtenant fixtures, including site features such as lighting and fences, are ***congruous/incongruous*** in size, scale, detailing, and materials to those found within the district and neighboring sites.
  - I. Criterion I: The structural conditions and soundness of existing site features ***will be/will not*** be damaged as part of the construction.
  - J. Criterion J: The architectural scale of the proposed accessory building and its sites features are ***congruous/incongruous*** with the architectural scale established by the historic house as well as neighboring sites within the historic district.
7. Based on the foregoing findings of fact and conclusions of law, the Historic District Commission **approves/denies** the Application for a Certificate of Appropriateness as referenced in Section I of this document on the basis that it **would be/not be incongruous** with the special character of the district.