



Historic District Commission

Consent Item¹ – Modification to Certificate of Appropriateness 500 North Street (Project #19-096)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Anya Grahn, Senior Planner
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Applicant	Meeting Date(s)	Historic District
Keith Shaw	9/10/2019	Franklin-Rosemary
Project Description Minor after-the-fact modification to existing Certificate of Appropriateness (COA) granted on November 18, 2018 and modified on April 9, 2019, for cement board siding that differs in dimension and profile from the approved siding material.		
Proposed Findings of Fact <ol style="list-style-type: none">1. On November 18, 2018, the Historic District Commission (HDC) approved a COA for construction of an approximately 130 sq. ft. addition to the rear of the house, replacing two shed dormers with one larger rear shed dormer, and adding a patio wall on the existing rear brick patio.2. On April 9, 2019, the HDC approved a modification to the COA for the removal of asbestos siding and replacement with new 12 inch by 24 inch fiber cement wavy shingle siding. The applicant installed a different type of siding, a 16 inch by 4 feet staggered Nichi fiber cement siding.		
Applicable Design Guidelines <i>Exterior Walls</i> (page 31): <ol style="list-style-type: none">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—with 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.		
Congruity Findings Based on the Findings of Facts and the relevant Design Guidelines referenced above, the HDC proposes congruity findings for the following Criteria as specified per LUMO Section 3.6.2(e): <u>Criterion C:</u> The proposed exterior construction materials, including texture and patterns, will be congruous with those found on the historic house and complementary to those found on neighboring historic houses within the district. Staggered wood shingles similar to the Nichi fiber cement shingles are visible on several cottage-styled homes in the Historic District.		
Decision Based on the foregoing findings of fact and conclusions of law, the Historic District Commission approves the modification to an approved Certificate of Appropriateness as referenced above on the basis that it would not be incongruous with the special character of the district.		

¹ 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. The following report includes a statement of application, pertinent LUMO Sections, findings of fact, justification, and a proposed motion. 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."