

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

Application Number: 19-072  
Subject Property Location: 229 E Franklin Street  
Applicant: New Dimensions Construction  
Filing Date: 6/10/2019  
Meeting Dates: 7/9/2019

I. INTRODUCTION TO THE APPLICATION

Historic District: Franklin-Rosemary Historic District  
Zoning District: Residential – 6 (R-6)  
Nature of Project: After-the-fact reconstruction of a historic front porch

II. PROPOSED FINDINGS OF FACTS

1. This is an Application to reconstruct a historic front porch.
2. Proposed Findings of Fact applicable to this application:
  - A. Rob Munach, PE, found visible issues on the front porch, including undersized and broken rafters and a lack of connection to the main structure, undersized hip rafters and lack of connection to the main structure, rotted ceiling joists and finishes, over-notched ceiling joists at the connections to the main structure, and rotted column bases. He recommended replacement of the framing as the most practical option.
  - B. The applicant found that the porch decking had been replaced in the past with a composite material.
  - C. The applicant proposes to reconstruct the porch based on photographs taken prior to its demolition.
  - D. The applicant proposes to reconstruct the porch of southern yellow pine. The only change in materials proposed is that the floor structure and tongue-and-groove decking will be made of pressure treated southern yellow pine, rather than untreated lumber. The applicant proposes to paint all of the visible exterior surfaces.
3. The Design Guidelines for *Wood* in the Historic District provide on page 31, Guideline 5: “Replace in kind wood features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, detail, and finish. Consider a compatible substitute material only if replacement in kind is not technically feasible.”
4. The Design Guidelines for *Porches, Entrances, & Balconies* in the Historic District provide on page 43, Guidelines 2 & 5:
  2. Retain and preserve the details, features, and material surfaces of historic porches, entrances, and balconies.
  5. Replace in kind any feature or portion of a porch, entrance, or balcony that is too deteriorated to repair, matching the original in material, design, dimension,

configuration, detail, and texture. Consider a compatible substitute material only if replacement in kind is not technically feasible.

5. 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 C: The proposed exterior construction materials, including texture and patterns, will be *congruous/incongruous* with those found on the historic house and complimentary to those found on neighboring historic houses within the district.
  - b. Criterion D: Architectural detailing, such as lintels, cornices, brick bond, and foundation materials are *congruous/incongruous* will be replicated to match the original porch.
  - c. Criterion E: Roof shapes, forms, and materials are *congruous/incongruous* with the original roof shapes, forms, and materials of the original porch.
  - d. Criterion I: The structural conditions and soundness of existing site features *will be/will not* be damaged as part of the construction.
  - e. Criterion J: The architectural scale of the proposed reconstructed porch and its detailing are *congruous/incongruous* with the original porch.
6. 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.