



Historic District Commission

Regular Agenda – Certificate of Appropriateness 510 E Franklin Street/513 Hooper Lane (Project #21-009)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

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Applicant Steven and Patricia Sylvester, Property Owners	Filing Date 2/11/2021	Meeting Date(s) 3/18/2021, 4/13/2021	Historic District Franklin-Rosemary
Project Description The applicant proposes to replace existing stone landscape steps along Hooper Lane with new red brick steps and a metal handrail.			
Proposed Findings of Fact <ol style="list-style-type: none">1. The applicant proposes to remove eight rubble stone landscape steps along Hooper Lane and rebuild the stairs with the existing stones or new matching stones. The new stairs will be slightly larger in order to meet building code requirements and address the uneven and unequal tread and riser dimensions. A metal railing will be installed adjacent to the landscape steps.2. The steps are located on a vacant lot directly behind 510 E. Franklin Street.			
Applicable Design Guidelines <i>Walkways, Driveways, & Offstreet Parking (page 19):</i> <ol style="list-style-type: none">1. Retain and preserve walkways, driveways, and off street parking areas that are important in defining the overall historic character of sites within the historic districts.2. Retain and preserve the features, materials, patterns, dimensions, details, and configurations of historic walkways, driveways, and off street parking areas.3. Protect and maintain the details, features, and materials of historic walkways, driveways, and off street parking areas through appropriate methods.4. Repair deteriorated or damaged historic walkways, driveways, and off street parking areas through recognized preservation methods.5. Replace in kind historic walkways, driveways, and off street parking areas that are too deteriorated to repair, matching the original in material, design, dimension, configuration, detail, texture, and pattern. Consider a compatible substitute material only if it is not feasible to replace in kind. <i>Accessibility & Life Safety Considerations (page 47):</i> <ol style="list-style-type: none">2. Meet accessibility and life safety code requirements in ways that do not compromise the historic character of the building site and its significant features.3. Meet accessibility and life safety code requirements in ways that do not compromise the historic character of the building and its significant architectural features.5. Design accessibility and life safety code features –such as ramps, handrails, and mechanical lifts—so they are compatible with the historic building in design, scale, materials, and finish.			
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> Proposed exterior construction materials, including texture and pattern, are <i>congruous</i> with those found within the historic district. <u>Criterion G:</u> The general form of the landscape stairs are <i>congruous/incongruous</i> with those found within the historic district. <u>Criterion J:</u> Proposed architectural scale is <i>congruous/incongruous</i> with those found within the historic district.			

Condition of Approval

1. The certificate of appropriateness shall be valid for three hundred sixty-five (365) calendar days from date of issuance. If the authorized work has not commenced within that period, has not been extended by the commission, or has been discontinued for more than three hundred sixty-five (365) calendar days from the date of issuance, such certificate of appropriateness shall expire and the applicant shall be required to reapply and obtain a new certificate of appropriateness before commencing further work.

Decision

Based on the foregoing findings of fact and conclusions of law, the Historic District Commission ***approves/denies*** the Certificate of Appropriateness as referenced above on the basis that it ***would be/would not be incongruous*** with the special character of the district.