



Historic District Commission

Consent Agenda¹ – Certificate of Appropriateness 524 E. Franklin Street (Project #21-021)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

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Applicant	Filing Date	Meeting Date(s)	Historic District
Triangle Electrical Services, Inc. of NC Chris and Ann Cox, Property Owners	3/9/2021	4/13/2021	Franklin-Rosemary
Project Description The applicant proposes to install a new generator along the driveway access on Boundary Street. The applicant proposes to minimize the visibility of the generator using the existing white fence and adding new plantings.			
Proposed Findings of Fact <ol style="list-style-type: none">1. The Kennette House, constructed c.1905, is listed as contributing to the Franklin-Rosemary National Register District.2. The applicant proposes to install a 22 KW Generac generator 30 ft. behind the edge of pavement measured from Boundary Street.3. The proposed generator will be located 26 ft. behind the property line. The applicant proposes to minimize the visibility of the generator by adding new plantings. From the Boundary Street right-of-way, the generator will be largely invisible behind the existing stone walls, white lattice fence, and landscaping.4. A 200 Amp ATS will be installed on the south (side) elevation of the house, facing the driveway.			
Applicable Design Guidelines <i>Utilities & Energy Retrofit</i> (page 49): <ol style="list-style-type: none">8. Install mechanical equipment in areas and spaces that require the least amount of alteration to the appearance and historic fabric of the building.9. Minimize the visual impact of new mechanical and communication equipment and utilities by installing them in inconspicuous locations that are not visible from the street and by screening them from view. It is not appropriate to install condensers, skylights, ventilators, solar collectors, and mechanical or communication equipment on roof slopes or building elevations that are visible from the street or in locations that visually compromise the architectural character of the historic building.			
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 H:</u> Appurtenant fixtures and other features such as lighting are <i>congruous</i> with those found within the historic district.			
Condition of Approval <ol style="list-style-type: none">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			

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."

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*** the Certificate of Appropriateness as referenced above on the basis that it ***would not be incongruous*** with the special character of the district.