



Historic District Commission

Consent Agenda¹ – Certificate of Appropriateness 210 Hillsborough Street (Project #21-025)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Anya Grahm, Senior Planner
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Applicant	Filing Date	Meeting Date(s)	Historic District
Melissa Allen	3/19/2021	4/13/2021	Franklin-Rosemary
Project Description <p>The applicant proposes to replace the existing concrete driveway and gravel parking area with permeable Pine Hall Rumbled Full Range Storm Pave brick pavers in a herringbone pattern. The dirt path to the front door will be replaced by a three foot (3') wide brick walkway and a new deck will be constructed on the rear elevation.</p>			
Proposed Findings of Fact <ol style="list-style-type: none">1. The existing Colonial Revival-style house was built in 1950 and is listed as "contributing" on the National Register of Historic Places.2. The elevation of the lot is lower than Hillsborough Street, stormwater runoff and ponding in the existing concrete driveway and parking areas during storm events. The applicant proposes to repave these areas with Pine Hall Rumbled Full Range Storm Pave 2.25-inch brick pavers in a herringbone bond pattern with bullnose brick edging over a sub-base drainage system.3. The applicant proposes to extend the driveway width by one foot (1') to provide necessary turnaround and maneuvering space.4. The existing dirt path between the driveway and the front door will be replaced with a three foot (3') wide brick walkway matching the red brick paver herringbone pattern of the driveway and parking area.5. A new fifteen foot by nine foot (15'x9') deck with white wood railing will extend along the back of the house from the screened porch to the northeast corner of the house. Steps will be installed leading from the screened porch to the deck and the deck into the yard.			
Applicable Design Standards² <p><i>1.1 Site Features: Standards (page 42):</i></p> <p>1.1.7. Introduce new site features to be compatible in scale, design, and materials with the overall historic character of the site and district. Utilize traditional materials in the construction of benches, terraces, gazebos, trellises, fences, and walls.</p> <p>1.1.8. Introduce contemporary site features—including playground equipment and swimming pools—in locations that do not diminish or compromise the overall character of the site and district, typically in rear yards or other locations not visible from the street.</p> <p><i>1.4 Walkways, Driveways, & Off-Street Parking: Standards (page 52-53):</i></p> <p>1.4.9. Construct new walkways in traditional materials and designs that are compatible in configuration, material, scale, and detail with the character of the building, site, and district.</p> <p>a. These include red brick, flagstone, concrete, and Chapel Hill grit.</p>			

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."

² Application was deemed complete after March 18, 2021 adoption of the updated [Design Principles & Standards](#).

- b. Do not use asphalt or contemporary materials that mimic other materials for sidewalks within the historic districts.

1.4.10. Construct new driveways and off-street parking areas in traditional materials and designs that are compatible in configuration, material, scale, and detail with the character of the building, site, and district.

- a. These include red brick, concrete, asphalt, and Chapel Hill grit. Consider permeable materials—including brick—or install paving strips or concrete runners, to minimize the impervious surface area and thus, reduce runoff from the site.
- b. Do not use gravel in sizes larger than one-half inch.

1.4.11. Utilize perimeter plantings, trees, shrubbery, hedges, and other landscape features—including low stone walls—to screen new driveways and off-street parking areas visually from the street, to buffer adjacent residential properties from their visual impact, and to reduce the solar heat gain of paved surfaces. Further reduce the visual impact of large parking areas by subdividing them with interior planting medians.

4.10 Decks & Patios: Standards (page 143):

4.10.1. Locate decks and patios on rear elevations or in inconspicuous areas that are minimally visible from the public right-of-way.

4.10.2. Locate decks and patios in locations that do not damage or conceal significant building or site features or details. Do not introduce a deck or patio if it requires the loss of a character-defining building or site feature, including porches, projecting bays or wings, historic garages, accessory buildings, and retaining walls.

4.10.3. Retain and preserve historic building materials and trim and minimize the visual impact of a deck or patio by designing them to be inset from the building's corners.

4.10.4. Limit the size and scale of decks and patios to minimize their visual impact. Do not introduce a deck or patio if it will visually overpower the building or site or substantially alter the proportion of constructed area to unbuilt area on the site.

4.10.5. Align decks with the building's first floor. For sites with steep topography or high foundations, consider multilevel decks that step down to follow the topography of the site.

4.10.6. Design and detail decks and any related steps and railings to be compatible with the historic building in scale, material, configuration, and proportion. Consider designing deck piers and foundation infill to relate to the house in the same way that a porch would. However, avoid replicating historic porch posts and railings for contemporary, uncovered decks.

4.10.7. Construct decks of wood or substitute materials that visually replicate wood. When visible from the street, construct patios in traditional materials—including red brick, flagstone, and Chapel Hill grit.

4.10.8. Minimize damage to the historic building by designing decks and patios to be structurally self-supporting. Attach decks to the building carefully to minimize the loss of historic fabric and to allow for their removal in the future. Retain a planting strip between patios and building foundations to allow for proper drainage.

4.10.9. Screen the structural framing of decks with foundation plantings, lattice, or other compatible screening materials.

4.10.10. Maintain and protect significant site features from damage during or as a consequence of deck-or patio related site work or construction.

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):

Criterion C: Exterior construction materials, including texture and pattern, are ***congruous*** with those found on the existing house as well as historic houses within the historic district.

Criterion G: General form and proportions of buildings and structures, are ***congruous*** with those found on the existing house as well as historic houses within the historic district.

Criterion J: The architectural scale of the deck and pavers, are ***congruous*** with those found on the existing house as well as historic houses 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*** the Certificate of Appropriateness as referenced above on the basis that it ***would not be incongruous*** with the special character of the district.