



## Historic District Commission

### New Business – Modification to Certificate of Appropriateness 428 West Cameron Avenue (Project #19-066)

#### Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
Any Grahn, Senior Planner  
Becky McDonnell, Planner II  
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Applicant	Meeting Date(s)	Historic District
Kyle Arnold	7/9/2019, 11/12/2019	Cameron-McCauley

#### Project Description

Minor modification to existing Certificate of Appropriateness (COA) granted on July 9, 2019, for expansion of the Cameron Court road width to twenty feet (20').

#### Proposed Findings of Fact

1. On August 2, 2018, the Board of Adjustment (BOA) overruled the Planning Commission's decision to deny a minor subdivision application at 428 W. Cameron Avenue. As part of the BOA's approval, they included a Condition of Approval stating, "That prior to recordation of the Final Plat, the property owner of 428 W. Cameron Avenue, at their own expense, will have Cameron Court paved to twenty (20) foot width for the full extent of the frontage of Lot 1A and Lot 1B on Cameron Court, to meet minimum standards for fire apparatus access."
2. On July 9, 2019, the HDC approved the removal of a garage door and replacement of the garage door with an entry door, stoop, and window.
3. The applicant proposes to widen Cameron Court to 20 ft. in width for the extent of his frontage on Cameron Court to meet access requirements.

#### Applicable Design Guidelines

*Public Right-of-Way* (page 15):

1. Retain and preserve the topography, materials, features, patterns, and dimensions of the streets, sidewalks, planting strips, and street trees that are important in defining the overall historic character of the district.
2. Protect and maintain the details, features, and material surfaces of the historic streetscape through appropriate methods. Replace damaged or deteriorated historic features to match the original in material and design.
3. Protect and maintain street trees and their canopies by trimming and pruning them appropriately. Replace diseased or damaged street trees with new trees of the same or similar species.

*Accessibility & Life Safety Considerations* (page 47):

1. In reviewing proposed changes to a historic property, carefully consider related accessibility and life safety code implications to determine if the proposed change is compatible with the historic building and its site.
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.

#### 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 B:** The proposed roadway expansion will be **congruous/incongruous** with the setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings.

## Decision

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

## Exhibits

1. [August 2, 2018 Board of Adjustment Meeting Materials](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3585092&GUID=DFE9F048-EEC1-4A66-B1CD-08BFD79EE5B1)<sup>1</sup>
2. [July 9, 2019 Historic District Commission Meeting Materials](https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3995965&GUID=13025B4A-0BD5-4280-8F23-81C940362D11)<sup>2</sup>

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<sup>1</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3585092&GUID=DFE9F048-EEC1-4A66-B1CD-08BFD79EE5B1>

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