

TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION
CONSENT ITEM: 114 South Columbia Street

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. Items A-G of the report include a statement of application, pertinent LUMO Sections, findings of fact, justification, and a proposed motion, respectively. 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.”

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

Application Number: 19-068
Subject Property Location: 114 S Columbia Street
Applicant: Tate Hamlet
Filing Date: 6/3/2019
Meeting Date: 7/9/2019

I. INTRODUCTION TO THE APPLICATION

Historic District: Cameron-McCauley
Zoning District: Office/Institutional – 1 (OI-1)
Nature of Project: Construction of new stone piers and chain along the front property line and stone retaining walls, restoration of the upper lawn area, and expanded gravel parking area.

II. EVIDENCE & TESTIMONY PRESENTED

- A. Application Materials (consent item)

III. PROPOSED FINDINGS OF FACTS AND CONCLUSIONS OF LAW

- A. This is an Application to construct new stone piers measuring approximately 32 inches in height that will be connected by a chain across the front property line. A new stone retaining wall, measuring no more than 3 feet in height, will curve from the south side of the lawn towards the porch. Stone stairs will be installed to connect the parking area to the front lawn. The new stone features will be constructed of native Chatham stone. The applicant also proposes to restore grass on the front lawn area and extend the gravel parking area along the south property line.
- B. The Design Guidelines for *Setting* in the Historic District provide on page 9, Guideline 3: “Introduce new site features, buildings, addition, new buildings, and other structures in ways that are compatible with the visual and associative characteristics of the historic district.”
- C. The Design Guidelines for *Walls & Fences* provide on page 17, Guideline 7 & 8:
7. Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site new features and walls in configurations and locations that are compatible with the character of the building, site, and district.
 8. Construct new walls and fences in traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district.
- D. The Design Guidelines for *Walkways, Driveways, & Offstreet Parking* provide on page 19, Guidelines 7, 9, & 10:
7. Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site new walkways, driveways, and offstreet parking areas in locations that are compatible with the

character of the building, site, and district and locate them so the general topography of the site and mature trees and other significant site features are not altered, damaged, or lost.

9. Construct new walkways, driveways, and offstreet 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.
 10. Screen new offstreet parking areas visually from the street and buffer adjacent properties from their visual impacts through the use of perimeter plantings, fences, walls, or hedges. Reduce the visual impact of large parking areas by subdividing them with interior planting medians.
- E. LUMO Review Criteria B, C, H, and J are applicable to this Application. The proposed stone piers and retaining walls will maintain a traditional setback and location in their placement on the property. Appurtenant features, such as the retaining walls, will be consistent in material and architectural scale to those found in the historic district.
- F. The application materials include written and photographic information which suggest that the exterior materials will match the materials on the existing house, and are compatible with the appearance and historic character of the building and the site.
- G. Proposed Motion: Based upon the foregoing findings of fact and conclusions of law, the Commission concludes that the proposal to construct new stone piers, stone retaining walls, restore lawn areas with grass, and expand the gravel parking area is **not incongruous** with the special character of the Historic District, that they will be constructed in accordance with the LUMO and Design Guidelines, and that the Application for a Certificate of Appropriateness **should be allowed**.