

TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION  
CONSENT ITEM: 126 Mallette 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-E 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: 19-058  
Subject Property Location: 126 Mallette Street  
Applicant: Patrick Bowers  
Filing Date: 5/20/2019  
Meeting Date: 6/11/2019

I. INTRODUCTION TO THE APPLICATION

Historic District: Cameron-McCauley

Zoning District: Residential – 3 (R-3)

Nature of Project: After-the-fact replacement of demolished sunroom and replacement of wood deck and steps.

II. EVIDENCE & TESTIMONY PRESENTED

- A. Application Materials (consent item)

III. PROPOSED FINDINGS OF FACTS AND CONCLUSIONS OF LAW

- A. This is an Application to rebuild a demolished sunroom, and replace rear wooden deck and steps.
- B. The Design Guidelines for *Windows & Doors* in the Historic District provide on page 41, Guideline 6: “If an exterior window or door is missing...replace it with a new feature that is compatible in material, design, size, and scale with the building.” The Design Guidelines for *Roofs* provide on page 37, Guideline 5: “Replace in kind roof features and surfaces that are too deteriorated to repair...consider a compatible substitute only if replacement in kind is not technically feasible.”
- C. LUMO Review Criteria A, C, D, E, F, and I are applicable to this Application. The existing sunroom and deck are in need of repair. The new windows, siding materials, and deck materials will match the existing house and will be compatible with the historic character of the Cameron-McCauley district.
- D. 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.
- E. Proposed Motion: Based upon the foregoing findings of fact and conclusions of law, the Commission concludes that the proposal to replace the sunroom and deck 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 After-the-Fact Application for a Certificate of Appropriateness **should be allowed**.