



## Historic District Commission

### Regular Agenda – After-the-Fact Certificate of Appropriateness 510 Hooper Lane (Project #21-033)

#### Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
Anya Grahn, Senior Planner  
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<b>Applicant</b>	<b>Filing Date</b>	<b>Meeting Date(s)</b>	<b>Historic District</b>
Kenneth Becker & Kim Levell	4/29/2021	5/13/2021	Franklin-Rosemary

#### Project Description

The applicant has started site improvements to address drainage issues on the site as well as update the site. These improvements include new semi-permeable paver walkways, Chapel Hill grit landscape areas, concrete retaining wall, and landscape lighting and features. On the house, the applicant proposes to replace the gutters, change the roof tiles, and apply a limestone finish to the brick exterior.

#### Proposed Findings of Fact

1. The house at 510 Hooper Lane was constructed in 1912 and is listed as contributing on the Franklin-Rosemary National Register of Historic Places District nomination.
2. The applicant proposes to make site improvements in order to address drainage issues. The site will be regraded to channel water away from the house and toward a walkway which will serve as an open channel to carry water away from the house.
3. To support the new grade, the applicant constructed a 36-inch tall reinforced block wall. The wall will be capped with brick matching that of the driveway and will be treated with a sand finish stucco. The wall provides a drain and serves as a water barrier to the yard and home. Brick steps will lead from the street to the front door of the house.
4. The existing slate walkway leading to the front door will be replaced with a new brick paver walkway. A new east-west walkway will extend across the front yard, behind the retaining wall, connecting the driveway to the west side of the house.
5. The existing driveway will be repaved with brick pavers and the gravel parking area on the west side of the front yard will be removed.
6. New five-inch (5") rolled copper gutters and downspouts will replace the existing capped white gutters.
7. The applicant proposes applying a limestone finish to the brick exterior of the house. The house has three different types of brick due to later additions to the original house.
8. A new asphalt shingle roof will be installed.
9. The applicant also proposes to remove the 1980s storm windows in order to restore the original windows.
10. The applicant proposes adding new light copper coach light fixtures on either side of the front door and a simple metal handrail at the entrance.

#### Applicable Design Standards

##### 1.1 Site Features (page 41):

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.

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.

##### 1.3 Walls & Fences (pages 48-49):

1.3.6. Site new walls and fences in configurations and locations that are compatible with the character of the building, site, and district and consistent with the location and height of other walls and fences in the district.

1.3.7. Construct new walls using traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district.

a. Walls in front and side yards should generally not exceed 30" and should be constructed of red brick or fieldstone.

b. Walls constructed of cut stone, bare concrete block, or with thin stone veneers applied to concrete or other structural block are not appropriate in locations visible from the street.

#### *1.4 Walkways, Driveways, & Off-street Parking (pages 52-53):*

1.4.4. If a historic walkway, driveway, or off-street parking area is completely missing, or if deterioration necessitates its replacement, replace it to match the original in material, design, dimension, configuration, detail, texture, and pattern, based upon physical and documentary evidence. Otherwise, replace it with a new feature that is compatible in material, design, scale, and detail with the overall historic character of the site and district.

1.4.5. Design new walkways, driveways, and off-street parking to conform with the spacing, width, configuration, and materials of character-defining walkways, driveways, and off-street parking areas in the district.

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.

a. These include red brick, flagstone, concrete, and Chapel Hill grit.

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

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.

#### *1.6 Exterior Lighting (page 58):*

1.6.5. Introduce new exterior lighting fixtures with care so that the overall historic character of the building, site, and district is not compromised or diminished. Select and site new lighting fixtures so their location, orientation, height, brightness, scale, and design are compatible with the historic district and its human scale. Fixtures should emit a white or warm spectrum light; fluorescent, neon, blinking, or colored lighting is not appropriate in the historic districts.

1.6.9. Do not introduce period lighting fixtures that are stylistically incompatible with the building or that are from an era that predates the building and would create a false historical appearance.

#### *2.2 Masonry (pages 70-71):*

2.2.11. Do not apply paint or stucco to masonry surfaces that were historically unpainted or uncoated.

2.2.12. Do not apply water repellants or sealants to masonry surfaces, as they may trap moisture, accelerate deterioration, and change the color or texture of the material.

2.2.13. Do not conceal a historic masonry feature or surface with a contemporary substitute material, such as synthetic stucco or artificial siding.

2.2.14. Do not introduce new masonry features or details to a building that would create a false historical appearance.

#### *3.1 Roofs, Gutters, & Chimneys (pages 81-82):*

3.1.4. Replace in kind roof features and surfaces that are too deteriorated to repair, taking care to replace only the deteriorated portion rather than the entire feature or surface. Replacement features and surfaces should match the original in material, design, dimension, pattern, detail, texture, and color.

3.1.5. If deterioration necessitates the replacement of an entire roof surface, replacement surfaces should match the original in material, design, dimension, pattern, detail, texture, and color. Consider a compatible substitute material (including composite shingle, synthetic slate, and wide-pan matte-finish metal roofing) only if the replacement material is compatible with the design, size, and scale of the building.

a. Do not replace historic standing-seam, pressed metal, or asphalt-shingled roofs with multi-rib metal roofing.

b. Do not install built-up or rubber roofing in locations that are visible from the street.

3.1.8. Introduce new gutters and downspouts, as needed, with care so that no architectural features are damaged or lost. Select gutters and downspouts that are painted or coated with a factory finish (unless they are copper) to match the building's trim. Replace half-round gutters and cylindrical downspouts in kind.

### *3.3 Exterior Walls (pages 87-88):*

3.3.8. Do not remove or conceal historic exterior wall materials, such as clapboards, shingles, bricks, or stucco, with contemporary synthetic coatings or substitute sidings including aluminum, vinyl, and fiber-reinforced cement siding.

3.3.10. Do not introduce exterior wall features, details, or surfaces to a building or site that would create a false historical appearance.

### *3.4 Windows & Shutters (pages 90-91):*

3.4.3. Repair deteriorated or damaged windows and shutters through accepted preservation methods of patching, splicing, consolidating, and reinforcing. Repairs may include selective in-kind replacement of missing or deteriorated portions of historic windows and shutters.

### *3.8 Accessibility & Life Safety Considerations (page 104):*

3.8.2. Meet accessibility and life safety code requirements in ways that do not compromise the historic character or significant features of the historic district or building site.

3.8.3. Meet accessibility and life safety code requirements in ways that do not compromise the historic character or significant architectural features of the building.

3.8.4. Introduce new or alternate means of access and new life safety features, as needed, in ways that are reversible and do not compromise the historic materials, features, or character of the building.

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