TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION
CONSENT ITEM: 501 North 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."

Application Number: 19-040
Subject Property Location: 501 North Street
Applicant: Amy Bedier Kairys
Filing Date: 4/8/2019
Meeting Date: 5/14/2019

I.   INTRODUCTION TO THE APPLICATION

Historic District: Franklin-Rosemary
Zoning District: Residential – 2 (R-2)
Nature of Project: After-the-fact application for the installation of a new basement-level egress window on the street-facing facade.

II.   EVIDENCE & TESTIMONY PRESENTED

    A.   Application Materials (consent item)

III.   PROPOSED FINDINGS OF FACTS AND CONCLUSIONS OF LAW

    A.   This is an Application for the after-the-fact installation of a basement-level egress window on the street-facing façade.

    B.   LUMO Review Criteria F is applicable to this Application, and the proportion, shape, positioning and location, pattern, and size of the proposed elements of fenestration are consistent with an existing basement-level window on the east side of the front door.

    C.   The Design Guidelines for *Exterior Walls* in the Historic District provide on page 39, Guideline 8: "It is not appropriate to introduce new exterior wall features—such as windows, doors, chimneys, bays, and communication or mechanical equipment—on exterior walls that are visible from the street or in locations that compromise the architectural integrity of the building."

    D.   The Design Guidelines for *Windows & Doors* in the Historic District provide on page 41, Guideline 7: "It is not appropriate to eliminate or introduce window and door openings on character-defining exterior walls."

    E.   The Design Guidelines for *Accessibility & Life Safety Considerations* in the Historic District provide on page 47, Guideline 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;" Guideline 3: "Meet accessibility and life safety code requirements in ways that do not compromise the historic character of the building and its significant architectural features;" Guideline 4:"Introduce new or alternate means of access to the historic building, as needed, in ways that do not compromise the historic character of the entrance or front porch;" Guideline 6: "Minimize the visual impact of life safety features…through compatible design and discreet siting. Locate new life safety features in locations that do not compromise the architectural integrity of the building and

that are not visible from the street. Design life safety features to be compatible with the historic building in scale, proportion, materials, and finish."

D.   The application materials include written and photographic information which suggest that the new window will be simple in design, match the width of the windows above to maintain the symmetry of the façade, and is compatible with the appearance and historic character of the building and the site. The new window and window well will be shielded with new plants to further mitigate its visibility from the right of way.

E.   Proposed Motion: Based upon the foregoing Findings, the Commission concludes that the after-the-fact egress window 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**.