



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
 Judy Johnson, Assistant Planning Director
 Colleen Willger, Planning Director

Applicant Kenneth Becker & Kim Levell	Filing Date 4/29/2021	Meeting Date(s) 5/13/2021, 6/10/2021, 7/13/2021	Historic District Franklin-Rosemary
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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 c. 1945 and is listed as contributing on the Franklin-Rosemary National Register of Historic Places District nomination. The Orange County lists its construction date as c. 1912.
2. On April 7, 2021, Code Enforcement notified the applicant that permits were required for work on the property. Planning staff then corresponded with the applicant via email outlining the process.
3. The applicant started construction to mitigate drainage issues in spring 2021.
4. As part of this work, the applicant removed an existing parking pad on the northwest side of the house that accessed Hooper Lane.
5. 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.
6. The applicant removed a six-inch fieldstone wall along the front of the property in order to regrade the site. The applicant proposes to reconstruct a new six-inch fieldstone wall in front of a new retaining wall.
7. A new 28-inch tall, reinforced block wall will be constructed along the front of the property to support Hooper Lane and address drainage. The wall will be capped with brick matching that of the driveway and will be treated with a stucco finish on the southern elevation, facing the house. 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.
8. The existing c.2008 slate walkway leading to the front door was 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.
9. The applicant proposes to install a new metal railing on the northeast side of the front steps. The steel railing will be painted black.

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.

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.

Exhibits

1. [Meeting Materials from May 13, 2021](#)¹

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4928234&GUID=487632C6-03F1-41C4-9F4B-2FE9F9EC6F3A>