



Historic District Commission

**Consent Agenda¹ – Certificate of Appropriateness
514 E. Rosemary Street (Project #21-045)**

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Anya Grahn, Senior Planner
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Applicant Bill and Kara Raynor	Filing Date 6/17/2021	Meeting Date(s) 7/13/2021, 7/20/2021	Historic District Franklin-Rosemary
<p>Project Description</p> <p>The applicant proposes to install a new generator on the west side of the house and a new metal fence in the backyard.</p>			
<p>Proposed Findings of Fact</p> <ol style="list-style-type: none"> 1. The applicant proposes to install a new generator on the east side of the house. The generator will be located approximately 11 ft. from the interior property line. New shrubs will be added to the north of the generator to minimize the view of the generator from E. Rosemary Street. 2. The applicant proposes to install a 5 ft. tall black aluminum fence along the east, south, and west property lines. The fence will start on the northwest corner of the screened porch, extend across the backyard, and then extend the length of the western property line. Fencing will also continue from the northeast corner of the garage to the western property line and between the house and garage. 3. The applicant also proposes to reconstruct portions of a failing fieldstone wall along the east side of the property. 			
<p>Applicable Design Standards</p> <p>1.3 Walls & Fences (page 48-49):</p> <p>1.3.3. Repair deteriorated or damaged walls and fences through recognized preservation methods of patching, splicing, consolidating, and reinforcing. When possible, salvage original materials from a less prominent location to patch more prominent parts of the wall or fence.</p> <p>1.3.4. Replace in kind any part of a wall or fence that is too deteriorated to repair, taking care to replace only the deteriorated portion rather than the entire feature. Replacement features should match the original in material, design, dimension, configuration, detail, texture, and pattern.</p> <p>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.</p> <p>1.3.8. Construct new front- and side-yard fences using traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district.</p> <ol style="list-style-type: none"> a. Front- and side-yard fences, in front of the rear corner of the main block of the building, should generally not exceed 30" in height, should be constructed of wood or metal with structural members facing inward to the property, and must be painted or sealed. b. Temporary, light-gauge wire fencing may be constructed as necessary to keep animals out of gardens, side, and rear yards. c. Chain link, vinyl, or split rail fences are not appropriate. 			

¹ 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. The following report includes a statement of application, pertinent LUMO Sections, findings of fact, justification, and a proposed motion. 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."

1.3.9. Introduce contemporary utilitarian walls and fences in rear yards only where they do not compromise the historic character of the building, site, or district.

- a. Wood, composite, or chain link fences exceeding 30" in height should be relegated to rear yards, beginning beyond the rear corner of the main block of the building and should be screened with landscaping materials as much as possible.
- b. Sites with significant variations in topography should consider segmented walls and fences that step up and down to follow the topography.

3.9 Sustainability & Energy Efficiency (page 107):

3.9.7. Locate new mechanical equipment, utilities, and sustainable site features—including air-conditioning and heating units, meters, exposed pipes, rain barrels or cisterns, and raised planting beds—in locations that are minimally visible from the street and do not alter or remove historic fabric from the building or do not diminish or compromise the overall character of the building, site, or district. Screen ground-level equipment from view with vegetation or fencing.

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