



Historic District Commission

Regular Agenda – Certificate of Appropriateness 3 Mint Springs (Project #20-051)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

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Applicant Robin and Catherine Williams, Property Owners	Filing Date 6/17/2020	Meeting Date(s) 7/14/2020	Historic District Franklin-Rosemary
Project Description The applicant proposes to renovate an existing accessory cottage to match the materials of the main house as well as replace a garage door.			
Proposed Findings of Fact <ol style="list-style-type: none">1. The existing cottage is not historic as it was constructed c.1990.2. The applicant proposes to replace the existing 8-inch cement board lap siding with a new 6-inch siding to match the house at 3 Mint Springs. Deteriorated corner boards, fascia, and other exterior trim materials will be replaced with PVC materials to match the main house.3. The existing windows will be replaced with new JeldWen Siteline units with simulated divided lights to match the window units on the existing house. New window units will be installed on the north and west elevations, modifying the existing window configuration.4. On the west elevation of the main house, the applicant is proposing to replace an existing single-car garage door with divided light windows.			
Applicable Design Guidelines <i>New Construction</i> (page 53): <ol style="list-style-type: none">6. Design new buildings and their features to be compatible in scale, materials, proportions, and details with neighboring historic buildings. Select exterior surface materials that are compatible with those of neighboring historic buildings in terms of module, composition, texture, pattern, color, and detail.7. Design a new building so that the placement, shape, scale, size, materials, pattern, and proportion of the window and door openings are compatible with the windows and doors of neighboring historic buildings.			
Congruity Findings Based on the Findings of Facts and the relevant Design Guidelines referenced above, the HDC proposes congruity findings for the following Criteria as specified per LUMO Section 3.6.2(e): <u>Criterion C:</u> Proposed exterior construction materials, including texture and pattern, are <i>congruous/incongruous</i> with those found on the existing house as well as those found on historic houses within the historic district. <u>Criterion E:</u> The proposed roofing materials will be <i>congruous/incongruous</i> with the roof shapes, forms, and materials as those found the existing house as well as on historic houses within the historic district. <u>Criterion E:</u> The proposed proportion, shape, positioning and location, pattern, and size of any elements of fenestration will be <i>congruous/incongruous</i> with those found on the existing house as well as those found on historic houses within the historic district.			
Condition of Approval <ol style="list-style-type: none">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.