

TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION
CONSENT ITEM: 308 & 310 Ransom 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.”

TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS STAFF REPORT

Application Number: 19-071
Subject Property Location: 308 & 310 Ransom Street
Applicant: Lyria Boast
Filing Date: 6/7/2019
Meeting Date: 7/9/2019

I. INTRODUCTION TO THE APPLICATION

Historic District: Cameron-McCauley
Zoning District: Residential – 2 (R-2)
Nature of Project: Installation of a wooden picket fence along the west and north sides of the properties.

II. EVIDENCE & TESTIMONY PRESENTED

- A. Application Materials (consent item)

III. PROPOSED FINDINGS OF FACTS AND CONCLUSIONS OF LAW

- A. This is an Application to install a wooden picket fence at 308 & 310 Ransom Street.
- B. The applicant proposes to construct a new fence made of pine that will measure 5 and 1/2 feet tall. The fence will have 4x4 inch posts, 2x4x8 inch horizontal runners and 1x6x6 inch dog ear pickets.
- C. The Design Guidelines for Walls & Fences in the Historic District provide on page 17, Guidelines 7 & 8:
7. Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site new fences and walls in configurations and locations that are compatible with the character of the building, site, and district.
8. Construct new walls and fences in traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district.
- D. LUMO Review Criteria C and D are applicable to this Application. The proposed wooden fence and its simple form will be consistent in material and detailing of fences found in the historic district.
- E. The application materials include written and photographic information which suggest that the fence is simple in design, and is compatible with the appearance and historic character of the building and the site.
- F. Proposed Motion: Based upon the foregoing findings of fact and conclusions of law, the Commission concludes that the proposal to replace the fence 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 Application for a Certificate of Appropriateness **should be allowed**.