



Historic District Commission

Regular Agenda –Certificate of Appropriateness 404 Hillsborough Street (Project #COA-22-13)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Anya Grahn, Principal Planner
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Applicant	Filing Date	Meeting Date	Historic District
RJ Sims Preston	4/20/2022	5/10/2022	Franklin-Rosemary
Project Description The applicant constructed a fieldstone retaining wall with a garden pool connected to an existing fieldstone wall in the side yard.			
Proposed Findings of Fact <ol style="list-style-type: none">1. The house was constructed in 2000 and is listed as not contributing on the Chapel Hill Historic District Boundary Increase National Register of Historic Places.2. This application is considered after-the-fact as the wall was constructed without a Certificate of Appropriateness.3. The new retaining wall was constructed to connect to an existing fieldstone retaining wall in the side yard.4. The new wall was constructed of Tennessee/Pennsylvania weathered fieldstone with Portland cement/sand mortar. The wall measures approximately 19 feet in length, 13.5 inches in depth, and 1.5 feet in height.5. The garden pool was built with a MacCourt prefab shell liner with a 13-inch stone and mortar cap.			
Applicable Design Standards <p><i>1.1 Site Features (page 42):</i></p> <ol style="list-style-type: none">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. <p><i>1.3 Walls & Fences (pages 48-49):</i></p> <ol style="list-style-type: none">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.<ol style="list-style-type: none">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.			
Conditions 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.

Location

