

TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION
CONSENT ITEM: 604 E Franklin Street

NOTE: This is a consent agenda item. Items submitted as evidence in the application 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: 18-084
Subject Property Address: 604 E Franklin Street
Applicant: Betsy Blackwell and John Watson
Filing Date: 8/9/2018
Meeting Date: 9/11/2018

I. INTRODUCTION TO THE APPLICATION

Historic District: FRANKLIN - ROSEMARY

Zoning District: R-2

Nature of Project: Installation of two stone piers with step lights and an illuminated stone house number insert at the front walkway entrance on East Franklin Street. Widening of driveway apron along Boundary Street.

II. EVIDENCE & TESTIMONY PRESENTED

A. Application Materials (consent item)

III. PROPOSED FINDINGS OF FACTS AND CONCLUSIONS OF LAW

A. This is an Application to construct two stone piers at the entrance to the walkway on East Franklin Street, with step lights and a downlight on the new house number stone. The application includes realignment of the concrete driveway apron and sidewalk on Boundary Street with the existing stone driveway.

B. LUMO Review Criteria C, G, H and J are applicable to this Application, and the proposed changes preserve the historic character of the Lawson House and East Franklin Street while improving safety and historic context and are not incongruous with the historic character of the Franklin-Rosemary District.

C. The Design Guidelines for *Public Right-of-Way* in the Historic District provide:
Page 15, Guidelines 1 & 2: "Retain and preserve the...materials...and dimensions of the streets, sidewalks...that are important in defining the overall historic character of the district." "Protect and maintain the details, features, and material surfaces of the historic streetscape through appropriate methods. Replace damaged or deteriorated historic features to match the original in material and design."

The Design Guidelines for *Settings* in the Historic District provide:
Page 9 Settings, Guideline 3: "Introduce new site features, building additions, new buildings, and other structures in ways that are compatible with the visual and associative characteristics of the historic district."

The Design Guidelines for *Walls & Fences* in the Historic District provide:
Page 17, Guideline 7 & 8: "Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site or district." And "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."

The Design Guidelines for *Signage* in the Historic District provide:

Page 25, Guideline 6: “Construct new signage out of traditional sign materials, such as wood, stone, or metal.”

The Design Guidelines for *Exterior Lighting* in the Historic District provide:

Page 23, Guideline 5: “Introduce new exterior lighting fixtures with care so that the overall historic character of the building, site, and district is not compromised or diminished.

Select and site new lighting fixtures so their location, orientation, height, brightness, scale, and design are compatible with the historic district and its human scale.”

D. The application materials include written and photographic information which suggest that the proposed widening of the driveway apron on Boundary Street will use the Town of Chapel Hill standard details for driveways to match the existing materials of the driveway apron and the stone piers will match the stone of the existing walls and will be similar in height, scale, and appearance to the stone piers of nearby properties along East Franklin Street. The inset containing the house number will be constructed of crab orchard stone. The step lights will be flush with the face of the side of each pier and will have low-level lighting adequate to light the steps at night. The downlight in the house number inset also will be just enough to light the house number.

E. Proposed Motion: Based upon the foregoing Findings, the Commission concludes that the proposed columns and driveway reconfiguration **is not incongruous/is incongruous** with the special character of the Historic District, that it will be constructed in accordance with the LUMO and Design Guidelines, and that the Application for a Certificate of Appropriateness **should be allowed/should not be allowed.**