

TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION
CONSENT ITEM: 109 Hillsborough 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: 18-087
Subject Property Address: 109 Hillsborough Street
Applicant: E&W Electrical, LLC
Filing Date: 8/14/2018
Meeting Date: 9/11/2018

I. INTRODUCTION TO THE APPLICATION

Historic District: FRANKLIN - ROSEMARY

Zoning District: R-6

Nature of Project: Installation of a generator on the property of Pi Beta Phi Sorority

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 generator on the interior of the Pi Beta Phi Sorority property.

B. LUMO Review Criteria H is applicable to this Application, and the proposed generator, because of the location on the lot, will not be visible from the street, and will not be incongruous with the special character of the Franklin-Rosemary District.

C. The Design Guidelines for *Utilities & Energy Retrofit* in the Historic District provide: Page 49, Guidelines 8 & 9: "Install mechanical equipment in areas and spaces that require the least amount of alteration to the appearance and historic fabric of the building." And "Minimize the visual impact of new mechanical and communication equipment and utilities by installing them in inconspicuous locations that are not visible from the street and by screening them from view...."

D. The application materials include written and photographic information which suggest that the proposed generator will be screened and will not be seen from any adjacent public right of way and will not alter the appearance and historic fabric of the building.

E. Proposed Motion: Based upon the foregoing Findings, the Commission concludes that the proposed generator **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**.