

TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION
CONSENT ITEM: 233 & 235 McCauley 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: 18-126
Subject Property Address: 233 & 235 McCauley Street
Applicant: Gregory A Robinson, PE
Filing Date: 12/12/2018
Meeting Date: 1/8/2019

I. INTRODUCTION TO THE APPLICATION

Historic District: Cameron-McCauley

Zoning District: R-6

Nature of Project: Replacement of deteriorating fire escapes at Graham Court Condos.

II. EVIDENCE & TESTIMONY PRESENTED

A. Application Materials (consent item)

III. PROPOSED FINDINGS OF FACTS AND CONCLUSIONS OF LAW

A. This is an Application to replace all fire escapes at Graham Court Condominiums.

B. LUMO Review Criteria I is applicable to this Application, and the existing fire escapes have been determined to be in need of repair and do not meet current building code. The proposed fire escapes will meet building code, will match the general character and dimensions of the existing fire escapes, and will not be incongruous with the special character of the Cameron-McCauley District.

C. The Design Guidelines for *Accessibility & Life Safety Considerations* in the Historic District provide: Page 47, Guidelines 2, 3, 5, & 6: "Meet accessibility and life safety code requirements in ways that do not compromise the historic character of the building, building site, and its significant architectural features." And "Design accessibility and life safety code features...so they are compatible with the historic building in design, scale, materials, and finish." And "Minimize the visual impact of life safety features...through compatible design and discreet siting..."

D. The application materials include written and photographic information which suggest that the proposed fire escapes will be similar to the existing fire escapes, but will meet building code, and will be compatible with the appearance and historic character of the building and the site.

E. Proposed Motion: Based upon the foregoing Findings, the Commission concludes that the proposed fire escapes are **not incongruous/are 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/should not be allowed**.