

TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION
CONSENT ITEM: 101 Cobb Terrace

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 AFTER-THE-FACT CERTIFICATE OF APPROPRIATENESS STAFF REPORT

Application Number: 19-019
Subject Property Address: 101 Cobb Terrace
Applicant: Jim Kitchen
Filing Date: 2/11/2019
Meeting Date: 3/12/2019

I. INTRODUCTION TO THE APPLICATION

Historic District: Franklin-Rosemary

Zoning District: R-3

Nature of Project: After-the-fact installation of handrails to existing stairs.

II. EVIDENCE & TESTIMONY PRESENTED

- A. Application Materials (consent item)

III. PROPOSED FINDINGS OF FACTS AND CONCLUSIONS OF LAW

- A. This is an Application for the after-the-fact installation of handrails to existing stairs at 101 Cobb Terrace.
- B. LUMO Review Criteria C is applicable to this Application, and the existing stairs have been determined to need railings for accessibility purposes. The railings match the general character and dimensions of the existing deck and railings.
- C. The Design Guidelines for *Accessibility & Life Safety Considerations* in the Historic District provide on page 47, Guideline 5: “Design accessibility and life safety code features...so they are compatible with the historic building in design, scale, materials, and finish.” The Design Guidelines for *Decks* provide on page 43, Guideline 5: “Design and detail decks and any related steps and railings so they are compatible with the historic building in scale, material, configuration, and proportion.”
- D. The application materials include written and photographic information which suggest that the handrails are be similar to railings on the existing porch and stairs, and are 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 handrails 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 After-the-Fact Application for a Certificate of Appropriateness **should be allowed/should not be allowed.**