

TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION  
CONSENT ITEM: 611 Rosemary 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: 19-020  
Subject Property Location: 611 E Rosemary Street  
Applicant: Bethann and Leo Hurey  
Filing Date: 2/8/2019  
Meeting Dates: 3/12/2019

I. INTRODUCTION TO THE APPLICATION

Historic District: Franklin-Rosemary  
Zoning District: Residential – 2 (R-2)  
Nature of Project: Installation of a laundry vent to be shielded with trim to match an existing corner board, and installation of new cabinets and countertop to replace existing stainless steel countertop in exterior kitchen alcove in rear courtyard.

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 new laundry vent on the northeast corner of the historic house. The laundry vent will require a plumbing vent to be installed on the east exterior wall of the house, run up the corner board, through the soffit, and then vented through the roof. The vent will then be shielded with custom wood trim so as to box it into the wall. This shield will measure approximately 4 inches by 4 inches, and it will be painted to blend in with the existing corner board. The applicant also proposes to install a new cabinets and countertop in an existing outdoor kitchen within the alcove on the east elevation of the house.
- B. LUMO Review Criteria C and D are applicable to this Application. The proposed exterior materials to shield the laundry vent will closely match the existing wood trim on the existing house, and the proposed outdoor cabinets and countertop materials will complement the existing textures and materials used on the adjacent outdoor patio space within the alcove. The proportion, shape, positioning and location, size, and scale of the proposed vent enclosure will be similar in size, scale, and material to blend into the corner board of the house.
- C. The Historic District Design Guidelines for *Utilities & Energy Retrofit*, on page 49, provide Guidelines 8 and 9:
8. Install mechanical equipment in areas and spaces that require the least amount of alteration to the appearance and historic fabric of the building.
  9. 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. It is not appropriate to install condensers, skylights, ventilators, solar collectors, and mechanical or communication equipment

on roof slopes or building elevations that are visible from the street or in locations that visually compromise the architectural character of the historic building.

- D. The Historic District Design Guidelines for *Additions*, on page 55, provide Guideline 5:
  - 5. Design an addition and its features so they are compatible in scale, materials, proportions, and details with the historic building. Select exterior surface materials that are compatible with those of the historic building in terms of module, composition, texture, pattern, color, and detail.
- E. The application materials include written and photographic information which suggest that the proposed site improvements will be consistent with existing materials on site and the renovations to the counter space will not be visible from the public right of way.
- F. Proposed Motion: Based upon the foregoing Findings, the Commission concludes that the proposed laundry vent and new outdoor kitchen cabinets and countertop are **not incongruous/are 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.**