

TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION
CONSENT ITEM: 211 Pittsboro 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-G 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: 19-021
Subject Property Location: 211 Pittsboro Street
Applicant: Carolina Inn
Filing Date: 2/11/2019
Meeting Dates: 3/12/2019

I. INTRODUCTION TO THE APPLICATION

Historic District: Cameron-McCauley
Zoning District: Office/Institutional-4 District (OI-4)
Nature of Project: Improvements to the walkways and courtyard at the Carolina Inn.

II. EVIDENCE & TESTIMONY PRESENTED

- A. Application Materials (consent item)

III. PROPOSED FINDINGS OF FACTS AND CONCLUSIONS OF LAW

- A. This is an Application to improve ADA and service accessibility to the front yard and front entrance of the Carolina Inn. This project will include an at-grade brick sidewalk along Cameron Avenue adjacent to an existing brick wall that will lead to the existing stage pad; and a new ADA-accessible ramp and brick walk from the South Columbia Street sidewalk up to the main entrance of the building.
- B. LUMO Review Criteria C, D, H and I are applicable to this Application. The proposal complies with Criteria C and D as the proposed exterior materials will closely match the existing campus-standard materials and elements of the building; the new brick walkways will match the existing bond pattern; the expanded entrance landing will incorporate a motif of the Carolina Inn logo; and the stone wall will be of a scale and material similar to the existing stone walls on the property. The proposal complies with Criteria H and I in that the proposed ADA-compliant ramp will allow accessibility from the South Columbia Street sidewalk to the porte cochere directly to the Cameron Avenue porch and entrance; the stone cap on the steps from the Cameron Avenue sidewalk will improve safety; and the new brick sidewalk along the wall on the Cameron Avenue side will improve service access.
- C. The Historic District Design Guidelines for *Setting*, on page 9, provide Guideline #3:
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.
- D. The Historic District Design Guidelines for *Walls & Fences*, on page 17, provide Guidelines #3, 4, 7, 8:
3. Protect and maintain the features, materials, and details of historic walls and fences through appropriate methods.

4. Repair deteriorated or damaged historic walls and fences through recognized preservation methods.
 7. Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site new fences and walls in configurations and locations that are compatible with the character of the building, site, and district.
 8. 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.
- E. The Historic District Design Guidelines for *Walkways, Driveways, & Offstreet Parking*, on page 19, provide Guidelines #7 and #9:
7. Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site new walkways, driveways, and off street parking areas in locations that are compatible with the character of the building, site, and district and locate them so the general topography of the site and mature trees and other significant site features are not altered, damaged, or lost.
 9. Construct new walkways, driveways, and off-street parking areas in traditional materials and designs that are compatible in configuration, material, scale, and detail with the character of the building, site, and district.
- F. The application materials include written and photographic information which suggest that the proposed site improvements will be consistent with existing materials on site and will improve access to the Carolina Inn.
- G. Proposed Motion: Based upon the foregoing Findings, the Commission concludes that the proposed site improvements to improve ADA and service access 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.**