

TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION
CONSENT ITEM: 305 E Rosemary 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: 19-036
Subject Property Location: 305-307 E Rosemary Street
Applicant: Jane B. Preyer
Filing Date: 4/1/2019
Meeting Date: 5/14/2019

I. INTRODUCTION TO THE APPLICATION

Historic District: Franklin-Rosemary

Zoning District: Residential – 6 (R-6)

Nature of Project: Construction of new metal handrails at the front and rear entrances of the house.

II. EVIDENCE & TESTIMONY PRESENTED

- A. Application Materials (consent item)

III. PROPOSED FINDINGS OF FACTS AND CONCLUSIONS OF LAW

- A. This is an Application to construct two new metal handrails at the front and rear entrances of the house.
- B. The proposed railing at the front of the house (305 E Rosemary) will be an extension of the existing metal railing that will extend over the three bottom steps at the entrance. The proposed railing will be installed on the north side of the brick walkway, and measure approximately 4 ft. in length.
- C. The proposed railing at the back of the house (307 E Rosemary) will be located at the north end of the driveway, where there are several landscaping steps that lead into the garden. The proposed railing will measure approximately 11 ft. in length, 36 inches in height. The visibility of the railing will be minimized by existing shrubs.
- D. The railings will be simple in design, consisting of a post and handrail. They will match the existing black wrought iron railing on the façade in materials, color, design, and height.
- E. 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.
- F. 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.”

- G. The application materials include written and photographic information which suggest that the handrails are simple in design, and are compatible with the appearance and historic character of the building and the site.
- H. Proposed Motion: Based upon the foregoing Findings, the Commission concludes that the handrails are **not 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**.