



Historic District Commission

New Business – After-the-Fact Certificate of Appropriateness 108 W Cameron Street (Project #19-048)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
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Applicant Kevin Hornick	Meeting Date(s) 9/10/2019	Historic District Cameron-McCauley
Project Description After-the-fact replacement of screened openings with glass windows on the porch; installation of a staircase from the rear deck to ground level as an emergency exit; installation of fieldstone rear patio; removal of on-site parking area and replacement with grass.		
Proposed Findings of Fact <ol style="list-style-type: none">1. On April 12, 2012, the Historic District Commission (HDC) approved a Certificate of Appropriateness (COA) that included a raised patio (loggia) with screened porch below and restriping parking spaces.2. On August 22, 2012, staff issued a Zoning Compliance Permit (ZCP); however, the ZCP expired prior to the applicant starting construction.3. On March 26, 2018, staff issued a ZCP for the construction of a raised patio (loggia) with screened porch below; doors, transoms, and lighting; parking lot restriping; and stormwater drainage redesign to be completed in accordance with the 2012 COA.4. Since ZCP issuance, additional unpermitted work was completed as described above.		
Applicable Design Guidelines <p><i>Site Features & Plantings</i> (page 11):</p> <ol style="list-style-type: none">8. Introduce compatible, new site features or plantings with care so that the overall historic character of the site and district is not diminished or compromised. It is not appropriate to introduce incompatible site features or equipment—including raised planting beds, landscape timbers and other contemporary edging materials, swimming pools, satellite dishes, solar collectors, mechanical equipment, transformers, or “hot boxes”—in locations that compromise the overall historic character of the building, site, or surrounding streetscape. <p><i>Porches, Entrances, & Balconies</i> (page 43):</p> <ol style="list-style-type: none">9. It is not appropriate to enclose a front porch, entrance, or balcony on a character-defining elevation. Consider enclosing a balcony on a side or rear elevation only if the design will preserve the historic character of the porch or balcony. <p><i>Accessibility & Life Safety Considerations</i> (page 47):</p> <ol style="list-style-type: none">6. Minimize the visual impact of life safety features—such as fire doors, elevator additions, and fire stairs—through compatible design and discreet siting. Locate new life safety features in locations that do not compromise the architectural integrity of the building and that are not visible from the street. Design life safety features to be compatible with the historic building in scale, proportion, materials, and finish. <p><i>New Construction</i> (page 53):</p> <ol style="list-style-type: none">6. Design new buildings and their features to be compatible in scale, materials, proportions, and details with neighboring historic buildings. Select exterior surface materials that are compatible with those of neighboring historic buildings in terms of module, composition, texture, pattern, color, and detail.7. Design a new building so that the placement, shape, scale, size, materials, pattern, and proportion of the window and door openings are compatible with the windows and doors of neighboring historic buildings.		

Congruity Findings

Based on the Findings of Facts and the relevant Design Guidelines referenced above, the HDC proposes congruity findings for the following Criteria as specified per LUMO Section 3.6.2(e):

Criterion B: The setback and placement on the lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings are ***congruous/incongruous*** with similar patios within the district.

Criterion C: The proposed exterior construction materials, including texture and patterns, proposed for the windows, doors, staircase, and fieldstone patio will be ***congruous/incongruous*** with those found on the house and those materials found on neighboring historic houses within the district.

Criterion F: Proportion, shape, positioning and location, pattern, and size of any elements of fenestration are ***congruous/incongruous*** with those found on the existing house and to those found on neighboring historic houses within the district.

Criterion G: General form and proportions of buildings and structures, such as the fieldstone patio and staircase, are ***congruous/incongruous*** with those found on the existing house and the overall form and proportion of similar structures found on neighboring sites within the district.

Criterion H: Appurtenant fixtures and other features such as lighting and the field stone patio ***congruous/incongruous*** with those found on the existing house and complimentary to those appurtenant fixtures found on neighboring sites within the district.

Criterion J: Architectural scale of the new windows, doors, and staircase are ***congruous/incongruous*** with those found on the existing house and those found on neighboring historic houses within the district.

Decision

Based on the foregoing findings of fact and conclusions of law, the Historic District Commission **approves/denies** the Certificate of Appropriateness as referenced above on the basis that it **would/would not be incongruous** with the special character of the district.