



Historic District Commission

**Old Business– Modification to Certificate of Appropriateness
203 Battle Lane (Project #19-055)**

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Anya Grahn, Senior Planner
 Becky McDonnell, Planner II
 Judy Johnson, Operations Manager

Applicant Bret Horton	Meeting Date(s) 9/10/2019	Historic District Franklin-Rosemary
<p>Project Description</p> <p>Modification to an existing Certificate of Appropriateness in order to construct a new code-required accessibility ramp. The applicant is also seeking approval for two (2) backflow preventers.</p>		
<p>Proposed Findings of Fact</p> <ol style="list-style-type: none"> On July 12, 2019, the Historic District Commission (HDC) approved a Certificate of Appropriateness to make repairs to the historic house, renovate a non-historic addition, construct of a new terrace, repair an existing shed, and construct improved accessibility upgrades. The applicant is requesting to construct a code-required accessibility ramp that wraps the east (rear) elevation and the southern (side) edge of the terrace. It connects to pathways at the front of the house, where the main entrance is located. One 28-inch diameter willow oak tree will be removed at the northeast corner of the house and replaced with an in-kind native successional tree. The new ADA ramp will consist of a brick foundation wall and brick paver surface. New handicap parking spaces will be built on the north and south corners of the house. A new brick pathway will connect the parking space on the north side of the house with the building. Two new backflow preventers in insulated above ground enclosures will be constructed on the northwest and southeast corners of the site along Senlac Road and S. Boundary Street. 		
<p>Applicable Design Guidelines</p> <p><i>Walkways, Driveways, & Offstreet Parking</i> (page 19):</p> <ol style="list-style-type: none"> Construct new walkways, driveways, and offstreet 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. Screen new offstreet parking areas visually from the street and buffer adjacent properties from their visual impact through the use of perimeter plantings, fences, walls, or hedges. Reduce the visual impact or large parking areas by subdividing them with interior plantings medians. <p><i>Exterior Lighting</i> (page 23):</p> <ol style="list-style-type: none"> Introduce low-level lighting in residential areas as needed to ensure safety and security. Minimize their impact on the overall historic character of the site by selecting discreet, unobtrusive fixtures, such as footlights, recessed lights, directional lights, and lights on pedestrian-scaled posts. <p><i>Accessibility & Life Safety Considerations</i> (page 47):</p> <ol style="list-style-type: none"> Meet accessibility and life safety code requirements in ways that do not compromise the historic character of the building site and its significant features. Meet accessibility and life safety code requirements in ways that do not compromise the historic character of the building and its significant architectural features. Introduce new or alternate means of access to the historic building, as needed, in ways that do not compromise the historic character of the entrance or front porch. 		

5. Design accessibility and life safety code features—such as ramps, handrails, and mechanical lifts—so they are compatible with the historic building in design, scale, materials, and finish.

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 C: The proposed exterior construction materials, including texture and patterns, will be ***congruous/incongruous*** with those found on the historic house and complimentary to those found on neighboring historic houses within the district.

Criterion G: The general form and proportions of the proposed ADA ramp are ***congruous/incongruous*** with the historic house and complimentary to 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 modification to an approved Certificate of Appropriateness as referenced above on the basis that it **would not/would be incongruous** with the special character of the district.