



## Historic District Commission

### Consent Item<sup>1</sup> – After-the-Fact Certificate of Appropriateness 313 E Franklin Street (Project #19-100)

#### Summary Report

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

<b>Applicant</b> David L. Phillips	<b>Meeting Date(s)</b> 9/10/2019	<b>Historic District</b> Franklin-Rosemary
<b>Project Description</b> After-the-fact replacement of tan- and brown-colored brick pavers in existing walkways.		
<b>Proposed Findings of Fact</b>  1. Without modifying the dimensions of the existing walkways, the applicant replaced the existing red brick pavers with new tan- and brown-colored brick pavers laid in a herringbone pattern. The new pavers are the same dimension of those replaced.		
<b>Applicable Design Guidelines</b> <i>Walkways, Driveways, &amp; Offstreet Parking</i> (page 19):  9. Construct new walkways, driveways, and offstreet parking areas in traditional materials and designs that are compatible with the configuration, material, scale, and detail with the character of the building, site, and district.		
<b>Congruity Findings</b>  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):  <u>Criterion C:</u> The proposed exterior construction materials, including texture and patterns, will be <b>congruous</b> with those found on the historic house and complementary to those found on neighboring historic houses within the district. The new brick pavers are similar in material and scale to those existing in the Historic District. The tan- and brown-color of the pavers complement the existing stone walls on site that are comprised of stacked field stones in various shades of tan and brown.		
<b>Decision</b>  Based on the foregoing findings of fact and conclusions of law, the Historic District Commission <b>approves</b> the Certificate of Appropriateness as referenced above on the basis that it <b>would not be incongruous</b> with the special character of the district.		

<sup>1</sup> 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. The following report includes a statement of application, pertinent LUMO Sections, findings of fact, justification, and a proposed motion. 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."