



## Historic District Commission

### Consent Item<sup>1</sup> – Certificate of Appropriateness 224 McCauley Street (Project #19-098)

#### Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
Anya Grahn, Senior Planner  
Becky McDonnell, Planner II  
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<b>Applicant</b> Rig Beyla and Sejjal Patel	<b>Meeting Date(s)</b> 9/10/2019	<b>Historic District</b> Cameron-McCauley
<b>Project Description</b>  The applicant proposes to repair and extend an existing gravel driveway along the east side of the property, extending it into the backyard in order to provide additional on-site parking.		
<b>Proposed Findings of Fact</b>  <ol style="list-style-type: none"><li>1. A large oak tree as well as existing landscaped areas between the house and new parking area will be maintained.</li><li>2. The parking pad will be screened by existing landscaping and trees and an existing fence along the north (rear) property line.</li></ol>		
<b>Applicable Design Guidelines</b>  <i>Walkways, Driveways, &amp; Offstreet Parking</i> (page 19):  <ol style="list-style-type: none"><li>7. Site new walkways, driveways, and offstreet 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.</li><li>8. In residential sections of the districts, it is not appropriate to locate offstreet parking areas in locations that are visible from the street, where paving will abut the principal building, or where the paved area will substantially alter the proportion of the site that is paved versus landscaped.</li><li>9. Construct new walkways, driveways, and other 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.</li><li>10. 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 of large parking areas by subdividing them with interior planting medians.</li></ol>		
<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> Exterior construction materials, such as the new gravel, will be <b>congruous</b> to those materials traditionally used in the historic district.  <u>Criterion H:</u> Appurtenant fixtures and other features on the site will be maintained. The placement of the new parking area at the back of the lot where it will be shielded by landscaping, a fence, and the existing house will largely minimize its visibility from the right-of-way and will be <b>congruous</b> with the neighborhood.		
<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."