



Historic District Commission

Old Business – 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

Applicant David L. Phillips	Meeting Date(s) 9/10/2019, 10/15/2019	Historic District Franklin-Rosemary
Project Description After-the-fact replacement of tan- and brown-colored concrete pavers in existing walkways.		
Proposed Findings of Fact 1. Without modifying the dimensions of the existing walkways, the applicant replaced the existing red brick pavers with new tan- and brown-colored concrete pavers laid in a herringbone pattern.		
Applicable Design Guidelines <i>Walkways, Driveways, & Offstreet Parking</i> (page 19): 5. Replace in kind historic walkways, driveways, and offstreet parking areas that are too deteriorated to repair, matching the original in material, design, dimension, configuration, detail, texture, and pattern. Consider a compatible substitute material only if it is not feasible to replace in kind. 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.		
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): <u>Criterion C:</u> The proposed exterior construction materials, including texture and patterns, are be congruous/incongruous with those found on the historic house and complementary 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 After-the-Fact Certificate of Appropriateness as referenced above on the basis that it would/would not be incongruous with the special character of the district.		