



Historic District Commission

New Business – Modification to Certificate of Appropriateness 119 Battle Lane (Project #17-079)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
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Applicant Donald and Susan Tise	Meeting Date(s) 11/12/2019	Historic District Franklin-Rosemary
Project Description After-the-fact modification to existing Certificate of Appropriateness (COA) granted on September 12, 2017, for installation of air conditioners, or condensing units.		
Proposed Findings of Fact 1. On September 12, 2017, the Historic District Commission (HDC) approved a Certificate of Appropriateness to construct a new two-story single family house at 119 Battle Lane. 2. The condensing units will be located along the east property line, adjacent to the neighbor's existing mechanical equipment. A bamboo screen will be planted to the north of the condensing units to screen them from the view of Hooper Lane.		
Applicable Design Guidelines <i>Utilities & Energy Retrofit</i> (page 49): 8. Install mechanical equipment in areas and spaces that require the least amount of alteration to the appearance and historic fabric of the building. 9. Minimize the visual impact of new mechanical and communication equipment and utilities by installing them in inconspicuous locations that are not visible from the street and by screening them from view. It is not appropriate to install condensers, skylights, ventilators, solar collectors, and mechanical or communication equipment on roof slopes or building elevations that are visible from the street or in locations that visually compromise the architectural character of the historic building.		
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 H:</u> The proposed appurtenant fixtures are congruous/incongruous with those found on the house and detract/do not detract from the 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 the Certificate of Appropriateness as referenced above on the basis that it would/would not be incongruous with the special character of the district.		
Exhibits 1. September 12, 2017 Historic District Commission Meeting Materials ¹		

¹ https://chapelhill.granicus.com/MetaViewer.php?view_id=21&clip_id=3240&meta_id=172236