



Historic District Commission

Consent Agenda¹ – Certificate of Appropriateness 1 Mint Springs (Project # 19-137)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Anya Grahn, Senior Planner
Becky McDonnell, Planner II
Judy Johnson, Interim Planning Director

Applicant	Filing Date	Meeting Date(s)	Historic District
BellaDomus Residential Design Studio	11/26/2019	12/10/2019, 1/14/2020	Franklin-Rosemary
Project Description The applicant has constructed a 4 foot tall wood fence on the northeast corner of the existing house.			
Proposed Findings of Fact <ol style="list-style-type: none">1. The applicant has constructed a 4 foot tall wood fence measuring 170 linear feet.2. The fence consists of 1 foot by 4 foot posts set 8 feet on center around the perimeter of the enclosure. Horizontal wood slats connect the wood posts. The fence is constructed of pressure treated wood.3. Located in the rear corner of the side yard, only the southern portion of the fence with wood gate is visible from the right-of-way.			
Applicable Design Guidelines <i>Walls & Fences (page 17):</i> <ol style="list-style-type: none">6. Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site new fences and walls in configurations and locations that are compatible with the character of the building, site, and district.7. Construct new walls and fences in traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site and district.8. Introduce contemporary utilitarian walls and fences, if necessary in rear and side yard locations only and where they do not compromise the historic character of the building, site, or district. It is not appropriate to introduce contemporary vinyl or metal chain link fences in locations that are visible from the street.			
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> Proposed exterior construction materials, including texture and pattern, are congruous with those found on the house and those found on historic sites within the historic district. <u>Criterion D:</u> The architectural detailing, such as lintels, cornices, brick bond, and foundation materials, of the fence are congruous with those found on the house and those found on historic sites within the historic district. <u>Criterion H:</u> Appurtenant fixtures and other features such as lighting are congruous with the historic house and historic sites in the district.			

¹ 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."

Decision

Based on the foregoing findings of fact and conclusions of law, the Historic District Commission **approves** the Certificate of Appropriateness as referenced above on the basis that it **would** with the special character of the district.