



## Historic District Commission

### Consent Agenda<sup>1</sup> –Certificate of Appropriateness 407 E. Rosemary Street – (Project #19-143)

#### 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
NC DU Foundation	12/13/2019	1/14/2019	Franklin-Rosemary
<b>Project Description</b> The applicant proposes to remove an existing flood light on the north (rear) elevation of the Delta Upsilon House in order to install a new commercial grade kitchen fan. No additional changes to the building or site are proposed at this time.			
<b>Proposed Findings of Fact</b> <ol style="list-style-type: none"><li>1. The applicant will remove an existing flood light on the north (rear) elevation of the building.</li><li>2. A new commercial grade, circular exhaust fan will be installed on the north (rear) elevation of the building, on the northwest corner of the house. It will not be visible from the street.</li></ol>			
<b>Applicable Design Guidelines</b> <i>Utilities &amp; Energy Retrofit (page 49):</i> <ol style="list-style-type: none"><li>8. Install mechanical equipment in areas and spaces that require the least amount of alteration to the appearance and historic fabric of the building.</li><li>9. Minimize the visual impact of new mechanical equipment 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.</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 H:</u> Appurtenant fixtures and other features such as lighting are <b>congruous</b> with the historic house and historic sites in the district. The proposed vent will be located on the rear elevation of the house where it will not be visible from the street.			
<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."