



Historic District Commission

Regular Agenda –Certificate of Appropriateness 411 E. Rosemary Street – (Project #19-126)

Summary Report

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

Applicant	Filing Date	Meeting Date(s)	Historic District
Quality Design and Construction, Inc.	12/18/19	1/14/2020	Franklin-Rosemary
Project Description The applicant proposes to construct an ADA ramp of red brick at the front of the building, as required by Building Code. The applicant will also be replacing 129 square feet of gravel on the east side of the house with mulch to meet impervious surface ratio requirements.			
Proposed Findings of Fact <ol style="list-style-type: none">1. The applicant proposes to construct a new ADA ramp on the southeast corner of the front porch. The ramp will have a footprint of 16'10" by 10' 9-7/8" and connect with the existing front sidewalk. The ramp will be built of red brick to match the existing brick walkway. The ramp will measure 1' 6" in height above grade.2. The applicant will also be replacing 129 square feet of gravel of the east side of the house with mulch.			
Applicable Design Guidelines <i>Accessibility & Life Safety Considerations (page 47):</i> <ol style="list-style-type: none">1. In reviewing proposed changes to a historic property, carefully consider related accessibility and life safety code implications to determine if the proposed change is compatible with the historic building and its site.2. Meet accessibility and life safety code requirements in ways that do not compromise the historic character of the building site and its significant features.3. Introduce new or alternate means of access to the historic building, as needed, in ways that do not compromise the historic character of the entrance or front porch.4. Introduce new or alternate means of access to the historic building, as needed, in ways that do not compromise the historic character of the entrance or front porch.5. Design accessibility and life safety code features—such as ramps, handrails, and mechanical lifts—so they are compatible with the historic building in design, scale, materials, and finish.6. Minimize the visual impacts of life safety features—such as fire doors, elevator additions, and fire stairs—through compatible design and discreet siting. Locate new life safety features in locations that do not compromise the architectural integrity of the building and that are not visible from the street. Design life safety features to be compatible with the historic building in scale, proportion, materials, and finish.			
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 <i>congruous/incongruous</i> with those found on the historic building 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 <i>congruous/incongruous</i> with those found on the historic building and those found on historic sites within the historic district.			

Criterion G: General Form and proportions of buildings and structures are congruous/incongruous are ***congruous/incongruous*** with those found on the historic building and those found on historic sites within the historic district.

Decision

Based on the foregoing findings of fact and conclusions of law, the Historic District Commission ***approves/denies*** the Certificate of Appropriateness as referenced above on the basis that it ***would/would not be incongruous*** with the special character of the district.