



Historic District Commission

Consent Agenda¹ –Certificate of Appropriateness 304 N. Boundary Street (Project #15-074)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
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Applicant	Filing Date	Meeting Date(s)	Historic District
Cam Hill	11/6/2019	1/14/2019	Franklin-Rosemary
Project Description <p>In 2015, the Historic District Commission (HDC) approved a Certificate of Appropriateness (COA) at this location for the construction of a new two-car garage and new gravel parking area. The improvements were not constructed. The applicant now proposes to move forward with the construction of the garage with a different siding material than what had been approved.</p>			
Proposed Findings of Fact <ol style="list-style-type: none">1. On September 8, 2015, the HDC approved a COA at 304 N. Boundary Street for the construction of a two-car garage, new bedroom addition, and new gravel parking area.2. The applicant proposes to move forward with construction of the garage addition. The original approval was for a concrete block garage; however, the applicant is now proposing wood siding material.			
Applicable Design Guidelines <p><i>New Construction</i> (page 53):</p> <ol style="list-style-type: none">6. Design new buildings and their features to be compatible in scale, materials, proportions, and details with neighboring historic buildings. Select exterior surface materials that are compatible with those of neighboring historic buildings in terms of module, composition, texture, pattern, color, and detail.7. Design a new building so that the placement, shape, scale, size, materials, pattern, and proportion of the window and door openings are compatible with the windows and doors of neighboring historic buildings.			
Congruity Findings <p>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):</p> <p><u>Criterion C:</u> Proposed exterior construction materials, including texture and pattern, are <i>congruous</i> with those found on the existing house and those found on historic houses within the historic district.</p>			
Decision <p>Based on the foregoing findings of fact and conclusions of law, the Historic District Commission <i>approves</i> the Certificate of Appropriateness as referenced above on the basis that it <i>would not be incongruous</i> with the special character of the district.</p>			

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."