



Historic District Commission

Regular Agenda –Certificate of Appropriateness 206/210 Spring Lane (Project #19-134)

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
Brent Blunden & Phoebe Dee	11/20/2019	1/14/2019	Franklin-Rosemary
Project Description <p>The applicant proposes to replace an existing second floor deck on a flat roof with a new second floor addition. The existing house's hip roof form will be expanded over the second floor addition. New siding and roofing materials and forms will match the existing.</p>			
Proposed Findings of Fact <ol style="list-style-type: none">1. Josh Gurlitz designed the two-unit condominium structure in c.1984.2. The applicant proposes to replace an existing deck atop a flat roof by expanding the second level over the kitchen and dining spaces below.3. The new second level addition will be built on the southwest corner of the house. It will be covered with a new hip roof. A cricket roof will be installed between two adjoining hip roofs. The new roof will be covered with tin to match the existing. New overhangs and gutters will match the existing.4. The west elevation of the new addition will have two casement egress windows and the south elevation will have three casement egress windows. These will match the existing window styles and sizes of the house.5. A new skylight will be installed on the existing hip roof.6. Masonite siding will be removed from the west elevation's second story and the south elevation. New cement board siding similar to in profile to the existing Masonite siding will be installed on these elevations. It will be painted to match the existing.			
Applicable Design Guidelines <p><i>New Construction</i> (page 53):</p> <ol style="list-style-type: none">3. Design new buildings so that their size and scale do not visually overpower neighboring historic buildings.4. Design new buildings to be compatible in roof form, massing, and overall proportion with neighboring historic buildings.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

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):

Criterion A: The height of the building(s) is ***congruous/incongruous*** in relation to the average height of the nearest adjacent and opposite buildings.

Criterion C: Proposed exterior construction materials, including texture and pattern, are ***congruous/incongruous*** with those found on the existing house and those found on historic houses within the historic district.

Criterion D: The architectural detailing, such as lintels, cornices, brick bond, and foundation materials, are ***congruous/incongruous*** with those found on the existing house and those found on historic houses within the historic district.

Criterion E: Roof shapes, forms, and materials proposed on the new addition are ***congruous/incongruous*** with those found on similar buildings within the historic district.

Criterion F: The proportion, shape, positioning and location, pattern and size of any elements of fenestration are ***congruous/incongruous*** with those found on the existing house and those found on historic buildings within the historic district.

Criterion G: The general form and proportions of the new addition are ***congruous/incongruous*** with those found on the existing house and those found on historic buildings within the historic district.

Criterion J: The architectural scale of the new addition and its architectural detailing are ***congruous/incongruous*** with those found on the existing house and those found on historic buildings 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.