



Historic District Commission

New Business –Certificate of Appropriateness 7 Cobb Terrace (Project #20-030)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
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Applicant	Filing Date	Meeting Date(s)	Historic District
Bronwyn Charlton, architect Joe Patterson, owner	3/20/2020	6/15/2020	Franklin-Rosemary

Project Description

The applicant proposes to enclose an existing screened porch on the north (rear) elevation of the house and construct an addition on the northwest corner of the house.

Proposed Findings of Fact

1. The house was built c.1925. It originally faced north toward the stream but was reoriented to face south when the Cobb Terrace was paved. The house was listed as Contributing to the Chapel Hill Historic District Boundary Increase National Register nomination in 2015.
2. The applicant proposes to enclose a portion of the screened porch on the north elevation to expand the living room. The applicant will use painted shingles and trim materials, matching those on the historic house. New wood double-hung windows will measure 2'9" by 5'6" with exterior trim to match the windows and trim found on the house. No changes to the building footprint or porch roof are required to create the enclosure.
3. The applicant proposes to construct an addition on the northwest corner of the house to allow for a bedroom on the main level.
4. The addition will feature a shallow-pitched gable roof, covered in the same asphalt shingles as the house. The addition will also feature casement windows similar in size, proportion, and solid-to-void ratio as those found on the historic house. It will be clad in cement board shingles, matching those on the house. The lower level will match the foundation of the house with its red brick in a running bond pattern. Trim will be similar in dimension to that found on the historic house.
5. Several old stone walls run along the back of the house, forming terraces along the hill. The owner believes the walls predate the 1950s. The new addition will require removing approximately 15 feet of the wall. The applicant has found that this portion of the wall is crumbling and largely disintegrated.

Applicable Design Guidelines

Walls & Fences (page 43):

1. Retain and preserve walls and fences that are important in defining the overall historic character of sites within the historic districts.
2. Retain and preserve the features, materials, patterns, dimensions, configurations, and details of historic fences and walls.

Porches, Entrances, & Balconies (page 43):

1. Retain and preserve porches, entrances, and balconies that are important in defining the overall historic character of buildings within the historic districts.
7. It is not appropriate to eliminate or introduce porches, entrances, and balconies on character-defining exterior walls.
9. It is not appropriate to enclose a front porch, entrance, or balcony on a character-defining elevation. Consider enclosing a porch or balcony on a side or rear elevation only if the design will preserve the historic character of the porch or balcony.

Additions (page 55):

1. Introduce additions in locations that are not visible from the street-usually on rear elevations, inset from either rear building corner. Locate additions carefully so they do not damage or conceal significant building features or details. It is not appropriate to introduce an addition if it requires the loss of a character-defining building or site feature, such as a porch or mature tree.
2. Minimize damage to the historic building by constructing additions to be structurally self-supporting, where feasible, and attach them to the original building carefully to minimize the loss of historic fabric.
3. Limit the size and scale of an addition to minimize its visual impact. It is not appropriate to introduce an addition if it will visually overpower the building or site or substantially alter the proportion of constructed area to unbuilt area on the site.
4. Design an addition so it is compatible with the historic building in roof form, massing, and overall proportion.
5. Design an addition and its features so they are compatible in scale, materials, proportions, and details with the historic building. Select exterior surface materials that are compatible with those of the historic building in terms of module, composition, texture, pattern, color, and detail.
6. Design an addition so it is compatible with yet discernible from the historic building.
7. Maintain and protect significant site features from damage during or as a consequence of related site work or construction.

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 addition is ***congruous/incongruous*** in relation to the average height of the nearest adjacent and opposite buildings.

Criterion B: The setback and placement on the lot of the addition is ***congruous/incongruous*** in relation to the average setback and placement of houses and accessory buildings on the nearest adjacent and opposite buildings.

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

Criterion H: Appurtenant fixtures and other features such as lighting are ***congruous/incongruous*** with the historic house and historic sites in the district.

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

Condition of Approval

1. The certificate of appropriateness shall be valid for three hundred sixty-five (365) calendar days from date of issuance. If the authorized work has not commenced within that period, has not been extended by the commission, or has been discontinued for more than three hundred sixty-five (365) calendar days from the date of issuance, such certificate of appropriateness shall expire and the applicant shall be required to reapply and obtain a new certificate of appropriateness before commencing further work.

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.