



Historic District Commission

Consent Agenda¹ – Modification to Certificate of Appropriateness 306 N Boundary Street (Project #18-130)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
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Applicant	Meeting Date(s)	Historic District
Erik Van Mehlman, AIA	6/15/2020	Franklin-Rosemary
Project Description Modification to existing Certificate of Appropriateness (COA) granted on April 9 and April 22, 2019, for installation of new exterior lighting fixtures as well as a modification to the exterior railing design.		
Proposed Findings of Fact <ol style="list-style-type: none">1. On April 9, 2019, the Historic District Commission (HDC) approved a Certificate of Appropriateness to construct a new addition to the south elevation of the existing house.2. On April 22, 2019, the HDC approved a Certificate of Appropriateness to construct a new addition on the east elevation of the existing house as well as modify the circular garden's pathway.3. On September 12, 2019, the Board of Adjustment found that the HDC's vote to deny the proposed one and one-half story garage was a "no action" vote and therefore the COA was approved.4. The applicant proposes to install new exterior lighting fixtures. On the west elevation, the existing fixtures will be replaced with an exterior floodlight and sconce. Additional matching sconces and floodlights are proposed at the exterior door and stair locations. A new sconce is proposed above the door on the north elevation, and two new sconces are proposed to flank the recessed entry door. On the east elevation, two sconces will flank the screened porch doors, and two floodlights will be directed towards the stairs and ground. The applicant has proposed to use non-glare sconces and adjustable floodlights that can be pointed away from neighboring properties.5. The applicant also proposes to modify the railing design to incorporate a black powder-coated aluminum railing for the stairs on the east elevation as well as the deck railing on the northwest elevation. Finally, a new hand forged bronze railing is proposed on the south (façade) elevation.		
Applicable Design Guidelines <i>Exterior Lighting</i> (page 23): <ol style="list-style-type: none">5. Introduce new exterior lighting fixtures with care so that the overall historic character of the building, site, and district is not compromised or diminished. Select and site new lighting fixtures so their location, orientation, height, brightness, scale, and design are compatible with the historic district and its human scale.6. Introduce low-level lighting in residential areas as needed to ensure safety and security. Minimize their impact on the overall historic character of the site by selecting discreet, unobtrusive fixtures, such as footlights, recessed lights, directional lights, and lights on pedestrian-scale posts.		

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."

7. It is not appropriate to introduce indiscriminate lighting or to over-illuminate the facades or front yards of houses in the historic districts. Control the direction and range of new lighting so it does not invade adjacent properties.

New Construction (page 53):

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.

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 C: The proposed exterior construction materials, including texture and pattern, are **congruous** with those found on the house and neighboring historic houses within the district.

Criterion D: The proposed architectural detailing of the railings is **congruous** with those found on the house and neighboring historic houses within the district.

Criterion H: The proposed appurtenant fixtures and other features, such as lighting, are **congruous** with those found on the house and neighboring historic houses within the 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** the modification to the Certificate of Appropriateness as referenced above on the basis that it **would not be incongruous** with the special character of the district.

Exhibits

1. [April 9, 2019 Historic District Commission Meeting Materials](#)²
2. [April 22, 2019 Historic District Commission Meeting Materials](#)³
3. [September 12, 2019 Board of Adjustment Meeting Materials](#)⁴

² <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3933220&GUID=F256A554-418C-423D-898C-5708F4F52190>

³ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3933220&GUID=F256A554-418C-423D-898C-5708F4F52190&Options=&Search=>

⁴ <https://chapelhill.legistar.com/MeetingDetail.aspx?ID=710244&GUID=10576B34-88AC-45B3-9D9A-DD104C89CD36&Options=info|&Search=>