



## Historic District Commission

### Consent Agenda<sup>1</sup> – Modification to Certificate of Appropriateness 428 West Cameron Avenue (Project #19-066)

#### Summary Report

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

<b>Applicant</b> Kyle Arnold	<b>Meeting Date(s)</b> 7/9/2019, 11/12/2019, 6/15/2020	<b>Historic District</b> Cameron-McCauley
<b>Project Description</b>  Minor modification to existing Certificate of Appropriateness (COA) granted on July 9, 2019, to incorporate windows on the north, west, and south elevations of the existing building.		
<b>Proposed Findings of Fact</b>  <ol style="list-style-type: none"><li>1. On July 9, 2019, the HDC approved the removal of a garage door and replacement of the garage door with an entry door, stoop, and window.</li><li>2. On November 12, 2019, the HDC approved the widening of Cameron Court to 20 ft. in width for the extent of the applicant's frontage on Cameron Court to meet emergency vehicle access requirements, as stipulated by his subdivision approval.</li><li>3. The applicant has proposed to modify the existing window arrangement on the north, west, and south elevations of the building.</li></ol>		
<b>Applicable Design Guidelines</b>  <i>New Construction</i> (page 53):  <ol style="list-style-type: none"><li>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.</li></ol>		
<b>Congruity Findings</b>  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 F:</u> The proposed windows will be <b><i>congruous</i></b> with the proportion, shape, positioning and location, pattern, and size of any elements of fenestration as typically seen in the historic district.		
<b>Condition of Approval</b>  <ol style="list-style-type: none"><li>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.</li></ol>		

<sup>1</sup> 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."

## 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. [August 2, 2018 Board of Adjustment Meeting Materials](#)<sup>2</sup>
2. [July 9, 2019 Historic District Commission Meeting Materials](#)<sup>3</sup>
3. [November 12, 2019 Historic District Commission Meeting Materials](#)<sup>4</sup>

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<sup>2</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3585092&GUID=DFE9F048-EEC1-4A66-B1CD-08BFD79EE5B1>

<sup>3</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3995965&GUID=13025B4A-0BD5-4280-8F23-81C940362D11>

<sup>4</sup> <https://chapelhill.legistar.com/View.ashx?M=A&ID=710233&GUID=2F98D589-2EA0-4DE6-9C49-B2569467EBA8>