



Historic District Commission

New Business –Certificate of Appropriateness 714 E. Franklin Street (Project #20-018)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
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Applicant	Filing Date	Meeting Date(s)	Historic District
Sarah Nichols, Owner	3/25/2020	6/15/2020	Franklin-Rosemary

Project Description

The applicant proposes to repair the existing roof by replacing the asphalt shingles in-kind, structurally stabilizing the front porch by adding a new ceiling beam, adding railings to a rear porch, installing a water heater vent on west elevation, and relocating a power line underground

Proposed Findings of Fact

1. The side-gabled Queen Anne house was built c.1903. The house was listed as Contributing to the Chapel Hill Historic District Boundary Increase National Register nomination in 2015.
2. The applicant is proposing to replace the existing asphalt shingle roof in-kind with new three-tab asphalt shingles in medium gray.
3. The applicant proposes to structurally stabilize the front porch by introducing a new girder beam. Due to the structural system of the porch, the applicant's engineer has found that the best way to incorporate the girder is to install it below the beadboard porch ceiling. The girder will be wrapped in wood and painted white to appear like a ceiling beam.
4. The Building Code requires that the applicant install a railing on the rear porch. The new railings will match the historic railings found on the front porch.
5. The applicant also proposes to install a new water heater vent on the brick foundation of the west elevation.
6. The applicant also proposes to relocate an electrical power meter and wire to underground service on the west elevation, bringing it up to Building Code requirements as well as correcting a safety issue.

Applicable Design Guidelines

Roofs (page 37):

4. Repair deteriorated or damaged roof features and surfaces through recognized preservation methods for the specific feature or material.
5. Replace in kind roof features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, pattern, detail, texture, and color. Consider a compatible substitute material only if replacement in kind is not technically feasible.

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.
2. Retain and preserve the details, features, and material surfaces of historic porches, entrances, and balconies.
3. Protect and maintain the details, features, and surfaces of historic porches, entrances, and balconies through appropriate methods.
4. Repair deteriorated or damaged porches, entrances, and balconies through recognized preservation methods.
8. It is not appropriate to remove or cover over materials or details of historic porches, entrances, and balconies—such as columns, balustrades, brackets, pilasters, steps, floors, ceilings, cornices, and trim work.

Utilities & Energy Retrofit (page 49):

8. Install mechanical equipment in areas and spaces that require the least amount of alteration to the appearance and historic fabric of the building.
9. Minimize the visual impact of new mechanical and communication equipment and utilities by installing them in inconspicuous locations that are not visible from the street and by screening them from view. IT is not appropriate to install condensers, skylights, ventilators, solar collectors, and mechanical or communication equipment on roof slopes or building elevations that are visible from the street or in locations the visually compromise the architectural character of the historic building.

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

Criterion H: Appurtenant fixtures and other features such as lighting are ***congruous*** with the historic house and historic sites in 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 Certificate of Appropriateness as referenced above on the basis that it ***would not be incongruous*** with the special character of the district.