



Historic District Commission

Consent Agenda¹ –Certificate of Appropriateness 307 E. Rosemary Street (Project #20-040)

Summary Report

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

Applicant	Meeting Date(s)	Historic District
Jane Preyer	6/15/2020	Franklin-Rosemary
Project Description Replacing the existing wood decking with new wood composite decking on the second level porch. No proposed change to the existing railings or other porch features.		
Proposed Findings of Fact <ol style="list-style-type: none">1. The Historic District Commission approved an addition to the c.1925 Craftsman bungalow in 1991. A second-level covered porch was constructed as part of this addition.2. In 2012, staff administratively approved the in-kind replacement of wood decking on the new addition, built in 1992.3. The applicant is proposing to replace the existing wood decking with tongue-and-groove Timber Tech Azek Porch floorboards, a wood-composite material. The new material will match the existing in dimension and be a slate gray color. No changes are proposed for any of the other porch elements, such as the wood railings and siding.		
Applicable Design Guidelines <i>Additions (page 55):</i> <ol style="list-style-type: none">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.		
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): <u>Criterion C:</u> The proposed exterior construction materials, including texture and pattern, are congruous with those found on the house and neighboring historic houses within the district.		
Condition of Approval <ol style="list-style-type: none">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.		

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."

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*** with the special character of the district.