



Historic District Commission

Consent Agenda¹ – Certificate of Appropriateness 209 McCauley (Project #20-056)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

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Applicant	Filing Date	Meeting Date(s)	Historic District
Ariel Herrera Bejarano, Builder	6/29/2020	7/14/2020	Cameron-McCauley
Project Description The applicant proposes to reconstruct the porch floor structure due to deteriorated floor joists and structural issues.			
Proposed Findings of Fact <ol style="list-style-type: none">1. The historic Craftsman-styled house was built c.1925.2. In repairing the porch floorboards, the applicant discovered that the floor structure beneath would need to be reconstructed due to deteriorated conditions and other structural issues.3. The applicant proposes to rebuild the floor structure, matching the same dimensions and replacing the floorboards in-kind. Brick piers and columns will ensure that the floor structure is not expanded beyond the existing dimensions.			
Applicable Design Guidelines <i>Porches</i> (page 43): <ol style="list-style-type: none">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.5. Replace in-kind any feature or portion of a porch, entrance, or balcony that is too deteriorated to repair, matching the original in material, design, dimension, configuration, detail, and texture. Consider a compatible substitute material only if replacement in kind is not technically feasible.			
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> Proposed exterior construction materials, including texture and pattern, are <i>congruous</i> with those found on the existing house as well as those found on historic houses within the historic district. <u>Criterion I:</u> The structural conditions and soundness of the porch repair will be <i>congruous</i> with the historic house.			
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			

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."

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.