



Historic District Commission

Consent Agenda¹ – Certificate of Appropriateness 514 E. Rosemary Street (Project #16-071)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

Anya Grahn, Senior Planner

Becky McDonnell, Planner II

Judy Johnson, Interim Planning Director

Applicant Jim Spencer, Architect Bill and Kara Raynor, Property Owners	Filing Date 6/26/2020	Meeting Date(s) 7/14/2020	Historic District Cameron-McCauley
Project Description The applicant proposes to modify an approved Certificate of Appropriateness to change the material of the front porch piers as well as modify the design of the front door.			
Proposed Findings of Fact <ol style="list-style-type: none">1. On September 19, 2017, the Town Manager Roger Stancil approved a Certificate of Appropriateness for the construction of a new house at 514 E. Rosemary Street. The Historic District Commission had not taken action on this application within 180 days.2. The applicant proposes to modify the existing front porch piers from brick to stone.3. The original approval called for a front door with sidelights, and the applicant now proposes a single-entry door.			
Applicable Design Guidelines <i>New Construction</i> (page 53): <ol style="list-style-type: none">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, color, and detail.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.			
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 historic houses within the historic district. <u>Criterion F:</u> The proposed windows will be <i>congruous</i> with the proportion, shape, positioning and location, pattern, and size of any elements of fenestration as those found on historic houses within the historic 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 Certificate of Appropriateness as referenced above on the basis that it ***would not be incongruous*** with the special character of the district.