



Historic District Commission

Regular Agenda – Certificate of Appropriateness 207 Pittsboro Street (Project #20-043)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

Anya Grahn, Senior Planner

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Applicant	Filing Date	Meeting Date(s)	Historic District
Lucy Davis, LCDA Architecture	6/29/2020	7/14/2020	Cameron-McCauley
Project Description <p>The applicant proposes to replace deteriorating asphalt shingle roof and a small flat roof over the entrance canopy with a new steel roof with baked enamel finish.</p>			
Proposed Findings of Fact <ol style="list-style-type: none">1. The changes to the roofing materials proposed are on the c.1960 St. Anthony's Hall.2. The applicant proposes to replace the existing asphalt shingles on the two-story side gable roof with steel metal roofing in "Brite White" with a baked enamel finish. The applicant finds that this roof is not visible from the street.3. The flat-roofed metal awning at the front of the building will also be replaced. It is currently covered with a membrane, and the applicant proposes to replace it with a new membrane.4. The applicant will also address any soffits, fascias, and trim as part of the project. The plan is to repaint them.			
Applicable Design Guidelines <p><i>Roofs</i> (page 37):</p> <ol style="list-style-type: none">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.			
Congruity Findings <p>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):</p> <p><u>Criterion C:</u> Proposed exterior construction materials, including texture and pattern, are <i>congruous/incongruous</i> with those found on the existing house as well as those found on historic houses within the historic district.</p> <p><u>Criterion E:</u> The roof materials will be <i>congruous/incongruous</i> with the roof of the existing building and those found on historic buildings within the historic district.</p>			
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.			
Decision <p>Based on the foregoing findings of fact and conclusions of law, the Historic District Commission <i>approves/denies</i> the Certificate of Appropriateness as referenced above on the basis that it <i>would/would not be incongruous</i> with the special character of the district.</p>			