



Historic District Commission

Consent Agenda¹ – Certificate of Appropriateness 219 E. Rosemary Street (Project #17-109)

Summary Report

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

Applicant	Filing Date	Meeting Date(s)	Historic District
Josh Gurlitz, JGA Architects for Alpha Phi	7/7/2020	8/11/2020	Franklin-Rosemary
Project Description The applicant proposes to install a new sign on the Rosemary Street (south) facade the Alpha Phi sorority house. The sign will replace an existing wall sign.			
Proposed Findings of Fact 1. The applicant proposes to install a new "ΑΦ" wall sign consisting of eight-inch (8") cast aluminum letters in Times New Roman font.			
Applicable Design Guidelines <i>Signs</i> (page 25): 5. Introduce new signage with care so that the overall historic character of the building, site, and district is not compromised or diminished. Select and site new signs so their location, orientation, height, scale, design, and finish are compatible with the historic district and its human scale. 6. Construct new signage out of traditional sign materials, such as wood, stone, or metal. It is not appropriate to introduce new signage in contemporary materials, such as plastic or internally lighted signs that are incompatible with the overall character of the historic district.			
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 congruous with those found on the historic building and those found on historic sites within the historic district. <u>Criterion H:</u> Appurtenant fixtures and other features such as lighting are congruous with the historic house and historic sites in the district.			
Condition of Approval 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.			

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."