



Historic District Commission

Regular Agenda – Certificate of Appropriateness 516 E. Franklin Street (Project #20-061)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

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Applicant	Filing Date	Meeting Date(s)	Historic District
Erik Van Mehlman, Architect	7/21/2020	8/11/2020	Franklin-Rosemary
Project Description <p>The applicant proposes to renovate the existing house by replacing roofing elements, existing windows, exterior lighting, and a screen door. They also plan to rebuild a non-historic sunporch on the rear (south) elevation.</p>			
Proposed Findings of Fact <ol style="list-style-type: none">1. The applicant proposes to replace the existing roof in-kind. The existing wood shingle roof is nearing the end of its useful life, and the applicant proposes to replace it with a new wood shingles to match the existing. On the rear (south) elevation, a membrane roof will be replaced.2. As part of the roof repairs, the applicant will also repair and replace gutters and downspouts. The existing gutters and downspouts are aluminum K-style/ogee with leaf guards. The applicant proposes to replace those gutters and downspouts beyond repair with new gutters and downspouts matching the existing material.3. There is an existing, contemporary sunporch on the rear (south) elevation that consists of an aluminum and glass infill system. The applicant intends to replace this with a new enclosure that more closely matches the architectural character of the house. It will incorporate divided light windows matching the window style used throughout the house.4. To the west of the new sunporch, a new landing and stairs will be constructed.5. The applicant proposes to retain and restore the existing windows in all the gable peaks and the three (3) fixed windows identified on the applicant's elevation drawings.6. The existing windows on the house are in various degrees of deterioration and the existing screen windows are no longer functioning. These windows date from 1886 to 1950, based on the applicant's estimates. Existing windows dating from the 1992 and 2002 additions are also showing signs of decline. The applicant is proposing to replace all these windows with new, custom wood double-hung windows with built-in retractable interior screens.7. Four windows on the second floor of the rear (south) elevation will be relocated. The applicant will modify the design of these windows to match the three-over-three divided lights on the upper sash of the existing window design used throughout the house.8. Beneath the front porch, the applicant plans to replace a non-historic multi-pane storm door with a new storm door.9. The applicant also proposes to replace existing sconces on the front porch with new sconce in a similar rectangular design. The new sconces will have a graphite finish.			
Applicable Design Guidelines <p><i>Exterior Lighting (page 23):</i></p> <ol style="list-style-type: none">5. Introduce new exterior lighting fixtures with care so that the overall historic character of the building, site, and district is not compromised or diminished. Select and site new lighting fixtures so their location, orientation, height, brightness, scale, and design are compatible with the historic district and its human scale. <p><i>Roofs (page 37):</i></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.			

7. Introduce new gutters and downspouts, as needed, with care so that no architectural features are damaged or lost. Select gutters and downspouts that are painted or coated with a factory finish in a color that is appropriate to the building (unless they are copper). Replace half-round gutters and cylindrical downspouts in kind.

Exterior Walls (page 39):

7. It is not appropriate to remove historic features and details—such as windows, doors, chimneys, bays, band boards, corner boards, wood shingles, brackets, and decorative trim work—on character-defining exterior walls.
8. It is not appropriate to introduce new exterior wall features—such as windows, doors, chimneys, bays, and communication or mechanical equipment—on exterior walls that are visible from the street or in locations that compromise the architectural integrity of the building.

Windows & Doors (page 41):

5. Replace in kind exterior windows and doors that are 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.
7. It is not appropriate to eliminate or introduce window or door openings on character-defining exterior walls.

Porches, Entrances, & Balconies (page 43):

7. It is not appropriate to eliminate or introduce porches, entrances, and balconies on character-defining exterior walls.
10. It is not appropriate to introduce exterior porch, entrance, or balcony features or details, to a historic property in an attempt to create a false historical appearance.

Utilities & Energy Retrofit (page 49):

3. Minimize the visual impact of storm windows by selecting narrow-profile exterior storm windows with a painted or enamel finish and installing them so they don't obscure or damage the window sash or frame. Align the meeting rails of operable storm windows with the existing sash division of double hung windows. It is not appropriate to install storm windows with a bare aluminum finish in the historic districts.
4. Minimize the visual impacts of screen/storm doors by selecting full-light wood or aluminum doors and installing them so they do not obscure or damage the existing door or frame. It is not appropriate to install storm or screen doors with a bare aluminum frame in the historic districts.

Additions (page 55):

1. Introduce additions in locations that are not visible from the street—usually on rear elevations, inset from either rear building corner. Location additions carefully so they do not damage or conceal significant building features or details. It is not appropriate to introduce an addition if it requires the loss of a character-defining building or site feature, such as a porch or mature tree.
3. Limit the size and scale of an addition to minimize its visual impact. It is not appropriate to introduce an addition if it will visually overpower the building or site or substantially alter the proportion of constructed area to unbuilt area on the site.
4. Design an addition so it is compatible with the historic building in roof form, massing, and overall proportion.
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.
6. Design an addition so it is compatible with yet discernible from the historic building.

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):

Criterion C: Exterior construction materials, including texture and pattern, are ***congruous/incongruous*** with those found on the existing house as well as historic houses within the historic district.

Criterion D: Roof materials are ***congruous/incongruous*** with those found on the existing house as well as those found on historic houses within the historic district.

Criterion E: Proportion, shape, positioning and location, pattern, and size of any elements of fenestration are ***congruous/incongruous*** with those found on the existing house as well as those found on historic houses within the historic district.

Criterion G: General form and proportions of buildings and structures are ***congruous/incongruous*** with those found on the existing house as well as those found on historic houses within the historic district.

Criterion H: Appurtenant fixtures and other features such as lighting are ***congruous/incongruous*** with those found on the existing house as well as those found on historic houses within the historic district.

Criterion J: Architectural scale of proposed new features are ***congruous/incongruous*** with those found on the existing house as well as those found on historic houses within the historic district.

Condition of Approval

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

Based on the foregoing findings of fact and conclusions of law, the Historic District Commission ***approves/denies*** the Certificate of Appropriateness as referenced above on the basis that it ***would/would not be incongruous*** with the special character of the district.