



Historic District Commission

Regular Agenda – Certificate of Appropriateness 304 N. Boundary Street (Project #15-074)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

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| Applicant Cam Hill, Contractor Madhu Beriwal, Property Owner | Filing Date 7/22/2020 | Meeting Date(s) 8/11/2020 | Historic District Franklin-Rosemary |
| Project Description The applicant proposes amendments to an approved Certificate of Appropriateness (COA) application to revise the footprint of a proposed new two-car garage. | | | |
| Proposed Findings of Fact <ol style="list-style-type: none">1. On September 8, 2015, the HDC approved a COA at 304 N. Boundary Street for the construction of a two-car garage, new bedroom addition, and new gravel parking area. The garage approved measured 763 square feet and was approximately 6 ft. away from the house.2. On January 14, 2019, the HDC approved a COA amendment at this site to amend the approved wall materials of the garage from concrete block to wood.3. The applicant proposes to amend the size of the garage from 763 square feet to 822 square feet and attach it the house with a shared wall. The dimensions of the garage will be expanded from the proposed 27 ft. 8 in. by 27 ft. 6 in. to 30 ft. 8 in. by 26 ft. 8 in.4. The new plan will use the existing retaining wall as the rear wall of the garage.5. The garage will measure 13 ft. 2 in. in height. No change in height is proposed. | | | |
| Applicable Design Guidelines <i>Garages & Accessory Structures</i> (page 21): <ol style="list-style-type: none">7. Introduce compatible new garages and accessory structures, as needed, in ways that do not compromise the historic character of the site or district. Site new garages or accessory structures in traditional locations that are compatible with the character of the building and site. Design them to be compatible with the main house in material, form, scale, and detail. Maintain the traditional height, proportion, and orientation of garages and accessory structures in the district.8. Locate new utilitarian storage buildings in rear or side yard locations that are visually screened from the street. | | | |
| 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 B:</u> The proposed setback and placement on the lot of the new garage in relation to the average setback and placement of the nearest adjacent and opposite buildings, are <i>congruous/incongruous</i> with historic houses within the historic district. <u>Criterion G:</u> The general form and proportions of the building and structure is <i>congruous/incongruous</i> with those found on the existing house as well as those found on historic houses within the historic district. <u>Criterion J:</u> Proposed architectural scale is <i>congruous/incongruous</i> with those found on the existing house as well 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.

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.

Exhibits

Exhibit A – [January 14, 2020 HDC Meeting Materials](#)¹

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4289115&GUID=D77A2B1F-0B35-431A-B4FE-A7AE1C2EAE98>