



## Historic District Commission

### Consent Agenda<sup>1</sup> – Certificate of Appropriateness 205 Wilson Street (Project #20-067)

#### 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
Leslie Brock, Madison Partners, LLC	8/19/2020	9/23/2020	Cameron-McCauley
<b>Project Description</b> <p>The applicant proposes to install a safety railing matching the material, height, and design of an existing railing to the east and west of a parking area in the yard that has a significant grade away from the paved area.</p>			
<b>Proposed Findings of Fact</b> <ol style="list-style-type: none"><li>1. The applicant proposes to install a safety railing matching the material, height, and design of an existing railing to the east and west of an existing terraced area in the yard. The new pressure treated wood railing will reflect the simple design of the existing railing.</li><li>2. The window will not be visible from Wilson Street or West Cameron Avenue.</li></ol>			
<b>Applicable Design Guidelines</b> <p><i>Accessibility &amp; Life Safety Concerns (page 47):</i></p> <ol style="list-style-type: none"><li>2. Meet accessibility and life safety code requirements in ways that do not compromise the historic character of the building site and its significant features.</li><li>5. Design accessibility and life safety code features—such as ramps, handrails, and mechanical lifts—so they are compatible with the historic building in design, scale, materials, and finish.</li><li>6. Minimize the visual impact of life safety features—such as fire doors, elevator additions, and fire stairs—through compatible design and discreet siting. Locate new life safety features in locations that do not compromise the historic integrity of the building and that are not visible from the street. Design life safety features to be compatible with the historic building in scale, proportion, materials, and finish.</li></ol>			
<b>Congruity Findings</b> <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> Exterior construction materials, including texture and pattern, are <b><i>congruous</i></b> with those found on the existing building and those found on historic sites within the historic district.</p> <p><u>Criterion G:</u> General form and proportions of buildings and structures, such as the proposed railing, are <b><i>congruous</i></b> with those found on the existing building and those found on historic sites within the historic district.</p>			
<b>Condition of Approval</b> <p>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</p>			

<sup>1</sup> 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."

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.