



Historic District Commission

Consent Agenda¹ – Certificate of Appropriateness 508 N. Boundary Street (Project #20-066)

Summary Report

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

Applicant Henrik Dohman & Christianna Williams, Property Owners	Filing Date 8/19/2020	Meeting Date(s) 9/23/2020	Historic District Franklin-Rosemary
Project Description The applicant proposes to install a new rectangular window on the west (side) elevation of the house.			
Proposed Findings of Fact <ol style="list-style-type: none">1. The new window will measure no more than 56 inches in width, matching the adjacent 56-inchwide transom window above three casements directly to the north on the west elevation.2. The new window will match the existing windows in material. Any damage to the stucco and trim as part of the window installation will be repaired to match the existing in terms of composition, texture, pattern, color, and detail.3. The window will not be visible from Boundary Street.			
Applicable Design Guidelines <i>New Construction</i> (page 53): <ol style="list-style-type: none">6. Design new buildings and their features to be compatible in scale, materials, proportions, and details with neighboring historic buildings. Select exterior surface materials that are compatible with those of neighboring historic buildings in terms of module, composition, texture, pattern, color, and detail.7. Design a new building so that the placement, shape, scale, size, materials, pattern, and proportion of the window and door openings are compatible with the windows and doors of neighboring historic buildings.			
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 F:</u> Proportion, shape, positioning and location, pattern, and size of any elements of fenestration, are <i>congruous</i> with those found on the existing building and those found on historic sites within the historic 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.			

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."

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.