



Historic District Commission
Regular Agenda – Certificate of Appropriateness
6 Cobb Terrace (Project #21-038)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Anya Grahn, Senior Planner
 Judy Johnson, Assistant Planning Director
 Colleen Willger, Planning Director

Applicant	Filing Date	Meeting Date(s)	Historic District
Melissa McCullough	5/25/2021	6/10/2021, 7/13/2021	Franklin-Rosemary

Project Description

The applicant proposes to install a metal fence in the front yard of the historic house.

Proposed Findings of Fact

1. The Bahnsen-Herzenberg House was constructed in 1915 and was listed on the National Register of Historic Places in 2015.
2. The applicant proposes to install a custom metal fence with decorative posts featuring Arts and Crafts-style finials. The fence will be secured into the existing fieldstone wall on the property.

Applicable Design Standards¹

1.3 Walls & Fences: Standards (page 48-49):

1.3.1. Retain and preserve the materials and decorative and functional features of walls and fences that contribute to the overall historic character of sites within the historic districts. These include, but are not limited to the overall form, materials, patterns, dimensions, textures, configurations, and details.

1.3.6. Site new walls and fences in configurations and locations that are compatible with the character of the building, site, and district and consistent with the location and height of other walls and fences in the district.

1.3.8. Construct new front- and side-yard fences using traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district.

a. Front- and side-yard fences, in front of the rear corner of the main block of the building, should generally not exceed 30” in height, should be constructed of wood or metal with structural members facing inward to the property, and must be painted or sealed.

b. Temporary, light-gauge wire fencing may be constructed as necessary to keep animals out of gardens, side, and rear yards. c. Chain link, vinyl, or split rail fences are not appropriate.

1.3.9. Introduce contemporary utilitarian walls and fences in rear yards only where they do not compromise the historic character of the building, site, or district.

a. Wood, composite, or chain link fences exceeding 30” in height should be relegated to rear yards, beginning beyond the rear corner of the main block of the building and should be screened with landscaping materials as much as possible.

b. Sites with significant variations in topography should consider segmented walls and fences that step up and down to follow the topography.

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

¹ Application was deemed complete after March 18, 2021 adoption of the updated [Design Principles & Standards](#).

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.