

MEMORANDUM

TO: Chapel Hill Historic District Commission

FROM: Britany Waddell, Planning Director
Anya Grahn-Federmack, Principal Planner
Charnika Harrell, Planner II

SUBJECT: 211 Glenburnie Street: Certificate of Appropriateness (COA)
(PIN 9788-69-3371, COA-22-16)

FILING DATE: January 16, 2024

DATE: February 13, 2024

COA SUMMARY

The applicant, architect BuildSense, on behalf of Bell Family Properties requests a COA Amendment for:

- Redesigning the roof to be a hipped roof.
- Reversing the shed slope of the roof from facing north to south, essentially flipping the profile of the side elevations, to accommodate standard garage doors
- Increase the depth of the garage structure by 3 feet to the north (towards the house)
- Add a 9-foot bathroom addition on the west (rear) elevation

EXISTING CONDITIONS

The proposed location is zoned Residential-2 (R-2) and is in the Franklin-Rosemary Historic District.

BACKGROUND

May 10, 2022	Historic District Commission (HDC) approves a Certificate of Appropriateness (COA) for the renovation of the historic house, reconstruction of the carriage house/garage, and other site improvements. <ul style="list-style-type: none">• Meeting Materials¹• Minutes²• Video³
March 7, 2023	Staff approves an extension request, extending the HDC’s COA approval to May 10, 2024.

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=5636871&GUID=E07CB1F1-5DAD-4D44-A0A6-AAE3A8C082E3&Options=&Search=>

² <https://chapelhill.legistar.com/View.aspx?M=M&ID=932150&GUID=A067C98E-6E49-4610-92C5-2A05F7A5DBD6>

³ https://chapelhill.granicus.com/player/clip/5714?view_id=7&redirect=true&h=1fb73bda6e0159fd7bc20ebeeae71b83

April 11, 2023	HDC approves a COA amendment for changes to patios, entrances, roofing materials, fenestration patterns, generator, and other site improvements. <ul style="list-style-type: none"> • Meeting Materials⁴ • Minutes⁵ • Video⁶
June 16, 2023	Staff approves a COA amendment replacing two paneled doors with two-over-two fixed windows with louvered shutters on the south (rear) elevation.
January 16, 2024	Applicant submits a COA amendment to modify the design of the reconstructed garage.

DISCUSSION

The Commission should discuss whether the work proposed by the Applicant is or is not incongruous with the special character of the Franklin-Rosemary Historic District. The Applicant has submitted photos, plans, and elevation drawings of the proposed garage at 211 Glenburnie Street, which the Applicant asserts shows that the proposed project is not incongruous with the character of the Franklin-Rosemary Historic District.

If the COA is granted for the exterior change, the applicant would then be required to obtain any necessary zoning compliance and building permits from the Town.

NOTE

The [Chapel Hill Historic Districts Design Principles and Standards](#)⁷ are incorporated into the record by reference.

ATTACHMENTS

1. [Special Character Essay – Franklin-Rosemary Historic District \(pages 25-30\)](#)⁸
2. Application Materials

⁴ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6106647&GUID=B9037F61-3032-4946-A87D-DCC90DBA1C3F&Options=&Search=>

⁵ <https://chapelhill.legistar.com/View.ashx?M=M&ID=1065119&GUID=76CA553A-390C-4A5D-849E-055A8848FC99>

⁶ <https://chapelhill.legistar.com/MeetingDetail.aspx?ID=1065119&GUID=76CA553A-390C-4A5D-849E-055A8848FC99&Options=info&Search=#>

⁷ https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf

⁸ https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf