

TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION
CONSENT ITEM: 723 Gimghoul Road

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. Items A-E of the report include a statement of application, pertinent LUMO Sections, findings of fact, justification, and a proposed motion, respectively. 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.”

TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS STAFF REPORT

Application Number: 19-009
Subject Property Location: 723 Gimghoul Road
Applicant: Peggy Britt
Filing Date: 1/11/2019
Meeting Dates: 2/12/2019, 3/12/2019, 4/9/2019, 6/11/2019

I. INTRODUCTION TO THE APPLICATION

Historic District: Gimghoul

Zoning District: Residential – 3 (R-3)

Nature of Project: Minor modifications to existing Certificate of Appropriateness for 723 Gimghoul Road, approved on April 9, 2019, for changes to fenestration on the north, east, and west elevations.

II. EVIDENCE & TESTIMONY PRESENTED

- A. Application Materials (consent item)

III. PROPOSED FINDINGS OF FACTS AND CONCLUSIONS OF LAW

- A. This is an Application for modifications to an existing Certificate of Appropriateness, including changes to the fenestration on the north, east, and west elevations. The proposed changes will have similar proportions to the approved windows.
- B. The Design Guidelines for *Windows & Doors* in the Historic District provide on page 41, Guideline 1: "Retain and preserve windows and doors that are important in defining the overall historic character of buildings within the historic district." The Design Guidelines for *Additions* in the Historic District provide on page 55, Guideline 5: "Design and addition and its features so they are compatible in scale, materials, proportions, and details with the historic building. Select exterior surface materials that are compatible with those of the historic building in terms of module, composition, texture, pattern, color, and detail."
- C. LUMO Review Criteria F is applicable to this Application and the proposed windows are not located on character-defining exterior walls and will not be incongruous with the special character of the Gimghoul Historic District.
- D. The application materials include written and visual information which suggest that the proposed changes will not be seen from any adjacent public right of way and will not alter the historic fabric of the building.
- E. Proposed Motion: Based upon the foregoing findings of fact and conclusions of law, the Commission concludes that the proposed changes to the fenestration **are not incongruous** with the special character of the Historic District, that they will be constructed in accordance with the LUMO and Design Guidelines, and that the modification to the approved Certificate of Appropriateness **should be allowed**.