

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

Application Number: 19-054
Subject Property Location: 733 Gimghoul Road
Applicant: Brian Grant, Grant Bizios Architecture
Filing Date: 5/10/2019
Meeting Dates: 6/11/2019

I. INTRODUCTION TO THE APPLICATION

Historic District: Gimghoul

Zoning District: Residential – 1 (R-1)

Nature of Project: Renovation of existing single-family residence, construction of two additions, rear deck, and stoop.

II. PROPOSED FINDINGS OF FACTS

1. This is an Application to construct two additions, a dormer, a rear deck, and rear stoop at the property at 733 Gimghoul Road.
2. Proposed Findings of Fact applicable to this application:
 - A. Both additions feature brick bond, foundation materials, overhangs, and fascias to match materials on the existing house. Both additions also feature copper roofs, and copper half round gutters.
 - B. A second floor dormer on the north side will have a slow slope metal roof.
 - C. All existing exterior lighting will be replaced, and new exterior lighting will be recessed and not visible.
 - D. The western deck material is proposed to be ipe and the eastern deck is a brick stoop, with fabricated powder coated metal handrails painted to match the existing trim.
 - E. All windows will be replaced with Marvin brand metal clad wood, painted to match existing trim.
 - F. The existing roof is being replaced with cedar shake roofing.
 - G. Any siding being replaced will be wood lap siding to match existing siding.
3. The Design Guidelines for *Additions* in the Historic District provide on page 55, Guidelines 1, 3, 4 & 5:
 1. Introduce additions in locations that are not visible from the street – usually on rear elevations, inset from either rear building corner. Locate additions carefully so they do not damage or conceal significant building features or details.
 3. Limit the size and scale of an addition to minimize its visual impact. It is not appropriate to introduce an addition if it will visually overpower the building or site or substantially alter the proportion of constructed area to unbuilt area on the site.
 4. Design an addition so it is compatible with the historic building in roof form, massing, and overall proportion.

5. Design an 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.
4. The Design Guidelines for *Decks* in the Historic District provide on page 57, Guidelines 1, 3, 4, 5& 6:
 1. Introduce decks in inconspicuous areas that are not visible from the street – usually on rear elevations, inset from either rear building corner. Locate the deck carefully so they do not damage or conceal significant building features or details.
 3. Limit the size and scale of a deck to minimize its visual impact. It is not appropriate to introduce an addition if it will visually overpower the building or site or substantially alter the proportion of constructed area to unbuilt area on the site.
 4. Align decks generally with the building’s first floor and screen the deck’s structural framing with foundation plantings, lattice, and other compatible screening materials.
 5. Design and detail decks and any related steps and railings so they are compatible with the historic building in scale, material, configuration, and proportion.
 6. Design an addition so it is compatible with yet discernible from the historic building.
 5. The Design Guidelines for *Roofs* in the Historic District provide on page 37, Guidelines 5, 9, & 10:
 5. Replace in kind roof features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, pattern, detail, texture, and color. Consider a compatible substitute material only if replacement in kind is not technically feasible.
 9. It is not appropriate to introduce new roof features, such as chimneys, solar collectors, skylights, ventilators, and communication or mechanical equipment of roof slopes that are visible from the street or in locations that compromise the architectural integrity of the building.
 10. It is not appropriate to introduce roof features or details to a historic property in an attempt to create a false historical appearance.
 6. The Design Guidelines for *Exterior Walls* in the Historic District provide on page 39, Guideline 5:
 1. Replace in kind wall features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, pattern, detail, texture, and color. Consider a compatible substitute material only if replacement in kind is not technically feasible.
 7. Based on the foregoing Findings of Fact and the relevant Design Guidelines, the Commission proposes congruity findings for the following Criteria as specified per LUMO Section 3.6.2(e)
 - A. Criterion A: The height of the additions is *congruous/incongruous* in relation to the average height of the associated historic house and accessory buildings within the historic district.

- B. Criterion B: The new structures' setback and placement on the lot is *congruous/incongruous* in relation to the average setback and placement of the nearest adjacent and opposite buildings, with special consideration for the placement of accessory buildings.
 - C. Criterion C: The proposed exterior construction materials, including texture and patterns, will be *congruous/incongruous* with those found in the historic district and complimentary to those found on the associated historic house as well as neighboring buildings within the historic district.
 - D. Criterion D: Architectural detailing, such as lintels, cornices, brick bond, and foundation materials are *congruous/incongruous* with those seen on the associated historic houses in the district.
 - E. Criterion E: Roof shapes, forms, and materials are *congruous/incongruous* with those found on neighboring historic houses and accessory buildings within the historic district.
 - F. Criterion F: The proportion, shape, positioning and location, pattern, and size of any elements of fenestration is *congruous/incongruous* with those patterns seen on the associated historic house as well as historic houses and accessory buildings within the district.
 - G. Criterion G: The general form and proportions of the proposed building is *congruous/incongruous* with the forms and proportions found on the associated historic house as well as those seen on accessory buildings within the district.
 - H. Criterion H: The appurtenant fixtures, including site features such as lighting and fences, are *congruous/incongruous* in size, scale, detailing, and materials to those found within the district and neighboring sites.
 - I. Criterion I: The structural conditions and soundness of existing site features *will be/will not* be damaged as part of the construction.
 - J. Criterion J: The architectural scale of the proposed accessory building and its sites features are *congruous/incongruous* with the architectural scale established by the historic house as well as neighboring sites within the historic district.
8. Based on the foregoing findings of fact and conclusions of law, the Historic District Commission **approves/denies** the Application for a Certificate of Appropriateness as referenced in Section I of this document on the basis that it **would be/not be incongruous** with the special character of the district.