

**MEMORANDUM**

TO: Chapel Hill Historic District Commission

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

SUBJECT: 214 Glenburnie Street: Certificate of Appropriateness (COA) Amendment  
(PIN 9788-69-6531, HDC-23-6)

FILING DATE: April 22, 2024

DATE: May 14, 2024

**COA SUMMARY**

On November 9, 2021, the Historic District Commission (HDC) approved a Certificate of Appropriateness (COA) to renovate the existing house, build new additions, and other site work. Staff and the HDC have previously approved COA amendments for modifications to the approved design as described below.

The applicant, Paul Medling, on behalf of Benjamin Gildin, requests a COA amendment to:

- Build supplemental pathways constructed of Chapel Hill grit with brick curbing and 2-foot by 3-foot travertine steps.
- Add a steel-cable wire trellis.
- Construct a brick retaining wall to flatten out the site’s lower lawn area.
- Install a four-foot tall, white painted picket-fencing and gates to match in design those approved near the side addition.

**EXISTING CONDITIONS**

The proposed location is zoned Residential-1 (R-1) and is in the Franklin-Rosemary Historic District.

**BACKGROUND**

June 14, 2021	The applicant submits a COA application for the renovation of the existing house, new additions, and site work.
November 9, 2021	Historic District Commission (HDC) approves Certificate of Appropriateness (COA). <ul style="list-style-type: none"><li>• <a href="#">Meeting Materials</a><sup>1</sup></li><li>• <a href="#">Minutes</a><sup>2</sup></li></ul>

<sup>1</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=5194606&GUID=BE7B7DFF-880C-4F39-89ED-7FCBD4176313&Options=&Search=>

<sup>2</sup> <https://chapelhill.legistar.com/View.aspx?M=M&ID=885512&GUID=ACD6CA88-DCA4-4E34-A3ED-366E33EEED57>

	<ul style="list-style-type: none"> <li>• <a href="#">Video</a><sup>3</sup></li> </ul>
May 10, 2022	<p>HDC approves a COA amendment for changes to fenestration pattern on new addition, Juliet balconies, HVAC condenser and generator, exterior lighting, and walkway materials.</p> <ul style="list-style-type: none"> <li>• <a href="#">Meeting Materials</a><sup>4</sup></li> <li>• <a href="#">Minutes</a><sup>5</sup></li> <li>• <a href="#">Video</a><sup>6</sup></li> </ul>
August 9, 2022	<p>Staff administratively approves changes to the fenestration pattern on the new addition.</p>
September 2, 2022	<p>Staff administratively approves replacing the metal basement windows with new metal-clad windows and the reconstruction of the brick chimney; staff requires that the salvaged bricks be stored on site and protected from the elements until they can be reused to reconstruct the chimney.</p>
April 11, 2023	<p>HDC approves a COA amendment for changes to the fenestration pattern on the new additions, design of the railings on the Juliet balconies, and adding a brick surround on the outdoor fireplace.</p> <ul style="list-style-type: none"> <li>• <a href="#">Meeting Materials</a><sup>7</sup></li> <li>• <a href="#">Minutes</a><sup>8</sup></li> <li>• <a href="#">Video</a><sup>9</sup></li> </ul>
August 24, 2023	<p>Staff administratively approves replacing the approved 8-inch square columns at the entry porch with 10-inch diameter round columns and add new lighting fixtures.</p>

## 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 plans, renderings, and photos of the pathways, trellis, brick retaining wall, and picket fence, their materials, and locations, 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.

<sup>3</sup> <https://chapelhill.legistar.com/MeetingDetail.aspx?ID=885512&GUID=ACD6CA88-DCA4-4E34-A3ED-366E33EEED57&Options=info|&Search=#>

<sup>4</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=5566959&GUID=68A4AF09-429E-47F6-B5DC-36273BD22781>

<sup>5</sup> <https://chapelhill.legistar.com/View.ashx?M=M&ID=932150&GUID=A067C98E-6E49-4610-92C5-2A05F7A5DBD6>

<sup>6</sup> [https://chapelhill.granicus.com/player/clip/5714?view\\_id=7&redirect=true&h=1fb73bda6e0159fd7bc20ebeeae71b83](https://chapelhill.granicus.com/player/clip/5714?view_id=7&redirect=true&h=1fb73bda6e0159fd7bc20ebeeae71b83)

<sup>7</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6106648&GUID=4A5046BF-4F1F-45C5-84D1-09CBD59DEA5C&Options=&Search=>

<sup>8</sup> <https://chapelhill.legistar.com/View.ashx?M=M&ID=1065119&GUID=76CA553A-390C-4A5D-849E-055A8848FC99>

<sup>9</sup> [https://chapelhill.granicus.com/player/clip/6398?view\\_id=7&redirect=true&h=bdf8934c10b8e086ce09c3b0d1f2c677](https://chapelhill.granicus.com/player/clip/6398?view_id=7&redirect=true&h=bdf8934c10b8e086ce09c3b0d1f2c677)

### NOTE

The [\*Chapel Hill Historic Districts Design Principles and Standards\*](#)<sup>10</sup> are incorporated into the record by reference.

### ATTACHMENTS

1. [Special Character Essay – Franklin-Rosemary Historic District \(pages 25-30\)](#)<sup>11</sup>
2. Application Materials

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<sup>10</sup>[https://townhall.townofchapelhill.org/large\\_docs/historic\\_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf](https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf)

<sup>11</sup>[https://townhall.townofchapelhill.org/large\\_docs/historic\\_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf](https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf)