



Historic District Commission

**Regular Agenda – Certificate of Appropriateness
715 Gimghoul Road (Project #21-041)**

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
John & Mildred Long, Property Owners David Swanson, Landscape Architect	6/14/2021	7/13/2021	Gmghoul

Project Description

The applicant proposes to modify the existing driveway with a wider, brick paver driveway and turnout, construct a bluestone patio behind the front porch, and repair the existing brick retaining wall and steps.

Proposed Findings of Fact

1. The one and one-half story Classical Revival bungalow was constructed c.1925 and is listed as part of the Gimghoul National Register Historic District.
2. The applicant proposes to demolish the existing low stone wall on the left side of the driveway and reconstruct it 2 ft. west of its original location using the existing stone.
3. The driveway currently features gravel, a concrete ribbon section, and concrete paving. The applicant proposes to redesign the driveway to include a 2 ft.-wider entrance at the street, a ribbon driveway in the center, and a turnaround area at the terminus to the north of the house. These areas will feature red brick pavers in a herringbone pattern.
4. On the northwest corner of the driveway, existing shrubs and a wood gate will be removed to accommodate a new turnaround area.
5. On the west side of the house, the applicant proposes to remove a low brick retaining wall and construct a bluestone patio behind the northwest corner of the front porch. The patio area will feature a new brick wall and will maintain the existing brick landscape steps.

Applicable Design Standards

1.4 Walkways, Driveways, & Off-Street Parking (pages 52-53):

1.4.4. If a historic walkway, driveway, or off-street parking area is completely missing, or if deterioration necessitates its replacement, replace it to match the original in material, design, dimension, configuration, detail, texture, and pattern, based upon physical and documentary evidence. Otherwise, replace it with a new feature that is compatible in material, design, scale, and detail with the overall historic character of the site and district.

1.4.5. Design new walkways, driveways, and off-street parking to conform with the spacing, width, configuration, and materials of character-defining walkways, driveways, and off-street parking areas in the district.

1.4.6. Site new walkways, driveways, and off-street parking areas in locations that are compatible with the character of the building, site, and district—typically to the side and rear of existing buildings—and locate them so the topography of the site and mature trees and other significant site features are not significantly altered, damaged, or lost.

- a. In residential areas, do not locate off-street parking areas in front yards. Whenever possible, driveways should lead to parking areas to the side or rear of the primary building on the site.
- b. In commercial and institutional areas, parking should be located at the side or rear of the property whenever possible.

1.4.7. Do not locate driveways or parking areas in locations where the paving will abut the principal building. A planting strip should be retained between historic residential structures and any new paving in order to minimize damage to the foundation.

1.4.10. Construct new driveways and off-street parking areas in traditional materials and designs that are compatible in configuration, material, scale, and detail with the character of the building, site, and district.

- a. These include red brick, concrete, asphalt, and Chapel Hill grit. Consider permeable materials—including brick—or install paving strips or concrete runners, to minimize the impervious surface area and thus, reduce runoff from the site.
- b. Do not use gravel in sizes larger than one-half inch.

4.10 Decks & Patios (page 143):

4.10.1. Locate decks and patios on rear elevations or in inconspicuous areas that are minimally visible from the public right-of-way.

4.10.2. Locate decks and patios in locations that do not damage or conceal significant building or site features or details. Do not introduce a deck or patio if it requires the loss of a character-defining building or site feature, including porches, projecting bays or wings, historic garages, accessory buildings, and retaining walls.

4.10.3. Retain and preserve historic building materials and trim and minimize the visual impact of a deck or patio by designing them to be inset from the building's corners.

4.10.4. Limit the size and scale of decks and patios to minimize their visual impact. Do not introduce a deck or patio if it will visually overpower the building or site or substantially alter the proportion of constructed area to unbuilt area on the site.

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 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.