



Historic District Commission

Regular Agenda – Certificate of Appropriateness 214 Glenburnie Street (Project #21-042)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Anya Grahm, Principal Planner
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Judy Johnson, Assistant Planning Director
Colleen Willger, Planning Director

Applicant	Filing Date	Meeting Date(s)	Historic District
Benjamin Gildin & Vickie Segar, Property Owners Cari Filer, Architect	6/14/2021, 4/12/2022	7/13/2021, 7/20/2021, 8/11/2021, 9/14/2021, 11/9/2021, 5/10/2022	Franklin-Rosemary

Project Description

The applicant proposes amendments to an approved Certificate of Appropriateness (COA) including removing a second-floor balcony, installing a HVAC condenser, changes to the fenestration patterns, patio, and walkway materials, as well as landscape lighting.

Proposed Findings of Fact

1. The two-story side-gable brick Colonial Revival house was constructed c.1936 and is part of the Franklin-Rosemary National Register Historic District. The original house is T-shaped with a two-story brick partial-width projection across the rear (northeast) elevation.
2. On November 9, 2021, the Historic District Commission approved a COA amendment for the renovation of the historic house, construction of a two-story addition, and site improvements.
3. On the southeast (side) elevation, the applicant proposes to replace a pair of double-hung windows with a single double-hung window. They also propose to replace four sliding glass doors with a bank of five double-hung windows. A third HVAC condenser will be installed, and it will be screened by a wood picket fence replicating the design of the fence the HDC approved for the front yard garden.
4. On the northeast (rear) elevation, the applicant proposes to replace an existing bank of four sliding glass doors with new French doors featuring divided lights. The second-floor balcony has been replaced with smaller Juliet balconies accessed by the second-floor French doors. The travertine patio has also been extended further north.
5. On the northwest (side) elevation, the applicant proposes adding a generator in the recess behind the historic house and screened by evergreen shrubs. A bank of three skylights with three double-hung windows on the second floor will be replaced by two skylights and two double hung windows.
6. The applicant proposes to reduce the size of the gravel patio and remove the lower terrace wall in the backyard. Gravel paths will be bordered by brick edging.
7. New landscape lighting will include post lights, matching the existing, spot or accent lights, lights installed on stone piers, pathway lights, and lights attached to steps or walls.

Applicable Design Standards

1.3 Walls & Fences (pages 48-49):

- 1.3.8. Construct new front- and side-yard fences using traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district.
 - a. Front- and side-yard fences, in front of the rear corner of the main block of the building, should generally not exceed 30" in height, should be constructed of wood or metal with structural members facing inward to the property, and must be painted or sealed.
 - b. Temporary, light-gauge wire fencing may be constructed as necessary to keep animals out of gardens, side, and rear yards.
 - c. Chain link, vinyl, or split rail fences are not appropriate.

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

1.4.9. Construct new walkways 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, flagstone, concrete, and Chapel Hill grit.
- b. Do not use asphalt or contemporary materials that mimic other materials for sidewalks within the historic districts.

1.5 Exterior Lighting (page 58):

1.6.5. Introduce new exterior lighting fixtures with care so that the overall historic character of the building, site, and district is not compromised or diminished. Select and site new lighting fixtures so their location, orientation, height, brightness, scale, and design are compatible with the historic district and its human scale. Fixtures should emit a white or warm spectrum light; fluorescent, neon, blinking, or colored lighting is not appropriate in the historic districts.

1.6.6. Introduce low-level lighting in residential areas as needed to ensure safety and security. Minimize their impact on the overall historic character of the site by selecting discreet fixtures—such as footlights, recessed lights, directional lights, and lights on pedestrian-scaled posts—and installing them in unobtrusive locations.

1.6.8. Control the direction and range of new lighting so it does not invade adjacent properties. Locate low-level or directional site lighting and motion detectors with care to ensure that light does not invade adjacent properties. Do not introduce bright security lights, floodlights, continuous lighting, or uplighting that over illuminates the facades or front yards of houses.

1.6.9. Do not introduce period lighting fixtures that are stylistically incompatible with the building or that are from an era that predates the building and would create a false historical appearance.

3.9 Sustainability & Energy Efficiency (pages 107-108):

3.9.7. Locate new mechanical equipment, utilities, and sustainable site features—including air-conditioning and heating units, meters, exposed pipes, rain barrels or cisterns, and raised planting beds—in locations that are minimally visible from the street and do not alter or remove historic fabric from the building or do not diminish or compromise the overall character of the building, site, or district. Screen ground-level equipment from view with vegetation or fencing.

4.8 Additions (pages 134-136):

4.8.12. Design additions so that the location, shape, scale, size, materials, pattern, and proportion of windows and doors are compatible with the windows and doors of the existing building and with historic buildings in the immediate surroundings when these elements of doors and windows are important in defining the overall historic character of the district. Doors and windows should follow the standards for New Construction: Doors and Windows.

4.8.13. Design porches so that the location, shape, scale, size, materials, and details are compatible with, but discernible from and secondary to, porches on the existing building. Porches should follow the standards for New Construction: Porches.

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.

4.10.4. 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.

4.10.9. Screen the structural framing of decks with foundation plantings, lattice, or other compatible screening materials.

4.10.10. Maintain and protect significant site features from damage during or as a consequence of deck-or patio related site work or construction.

Conditions 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.

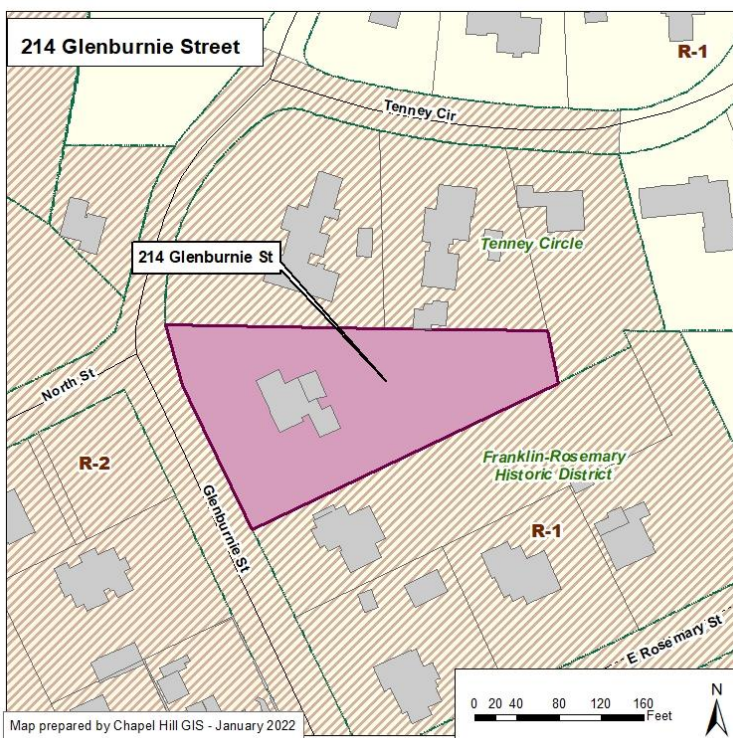
Decision

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.

Exhibits

1. [November 9, 2021 HDC Meeting Materials](#)¹

Location



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