

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

I. INTRODUCTION TO THE APPLICATION

Historic District: Gimghoul

Zoning District: Residential – 3 (R-3)

Nature of Project: Renovation of existing home, including expansion of the west dormer, removal of a chimney, modifications to some windows, and replacement of the asphalt shingle roof with a standing seam metal roof. The project also includes demolition of the existing addition and construction of new rear two-story addition with a reconfigured driveway.

II. PROPOSED FINDINGS OF FACTS

The Historic District Design Guidelines for *Additions*, on page 55, provide Guidelines 1, 2 and 4 to 8:

1. Introduce additions in locations that are not visible from the street – usually on rear elevations, inset from either rear building corner. Located additions carefully so they do not damage or conceal significant building features or details. It is not appropriate to introduce an addition if it requires the loss of a character-defining building or site features, such as a porch or mature tree.
2. Minimize damage to the historic building by constructing additions to be structurally self-supporting, where feasible, and attach them to the original building carefully to minimize the loss of historic fabric.
4. Design an addition so it is compatible with the historic building in roof form, massing, and overall proportion.
5. Design new buildings to be compatible in roof form, massing, and overall proportion with neighboring historic buildings.
6. 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.
7. Design an addition so it is compatible with yet discernable from the historic building.
8. Maintain and protect significant site features from damage during or as a consequence of related site work or construction.

The Historic District Design Guidelines for *Walkways, Driveways, & Offstreet Parking*, on page 19, provide Guideline 6:

6. If a historic walkway, driveway, or offstreet parking area is missing, either replace it to match the original, based upon physical and documentary evidence, or 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.

The Historic District Design Guidelines for *Roofs*, on page 36, provide Guideline 1:

1. Retain and preserve roofs that are important in defining the overall historic character of buildings within the historic districts.

The Historic District Design Guidelines for *Windows & Doors*, on page 41, provide Guideline 1:

1. Retain and preserve windows and doors that are important in defining the overall historic character of buildings within the historic district.

The Historic District Design Guidelines for *Site Features & Plantings*, on page 10, provide Guideline 1:

1. Retain and preserve site features and plantings that are important in defining the overall historic character of sites and streetscapes within the historic district.