

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

Application Number: 19-042
Subject Property Location: 370 Glandon Drive
Applicant: Jim Spencer, Architect
Filing Date: 4/12/2019
Meeting Dates: 5/14/201

I. INTRODUCTION TO THE APPLICATION

Historic District: Gimghoul

Zoning District: Residential – 1 (R-1)

Nature of Project: Construction of a new single-family house with attached two-car garage on a vacant lot.

II. PROPOSED FINDINGS OF FACTS

1. This is an Application to construct a new single-family house with attached two-car garage on a vacant lot at 370 Glandon Drive.
2. Proposed Findings of Fact applicable to this application:
 - A. The neighborhood is characterized by 1-story to 2.5-story front- and side-gable Colonial Revival and Craftsman houses. The immediate neighbors are side-gable Colonial Revival-style houses.
 - B. From the façade, the house will appear as a 1.5-story house, but will increase to a 2.5-story house on the rear elevation as the site slopes downhill.
 - C. The applicant has proposed to site the house in the center of the lot.
 - D. The applicant has proposed a new house that is a modern interpretation of the historic 1.5-story cross wing form.
 - E. The applicant has incorporated simple materials such as lap siding with a 5.5 inch reveal, wood trim casing, standing seam metal roofing, brick foundation materials, and architectural composite shingles.
 - F. The applicant has incorporated side- and front-facing gables, hip, and shed roofs into the cross-wing house form to break up its mass.
 - G. The proposed design's fenestration pattern incorporates groupings of two-over-one double-hung rectangular windows and two-over-two square casement windows as well as paneled doors and simple patio doors.
 - H. The proposed design breaks up the mass of the house into modules.
 - I. The applicant proposes to remove a portion of the existing stone wall that wraps the north, east, and south sides of the property to incorporate a new driveway on the northwest corner of the site. The applicant has also proposed low stone retaining walls along the driveway and courtyards.

3. The Design Guidelines for *Walls and Fences* in the Historic District provide on page 17, Guidelines 5, 9, & 10:
 5. Retain and preserve walls and fences that are important in defining the overall historic character of sites within the historic districts.
 9. Retain and preserve the features, materials, patterns, dimensions, configurations, and details of historic fences and walls.
 10. Protect and maintain the features, materials, and details of historic walls and fences through appropriate methods.
4. The Design Guidelines for *Walkways, Driveways, and Off-Street Parking* in the Historic District provide on page 19, Guidelines 7, 8, 9, & 10:
 7. Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site new walkways, driveways, and offstreet parking areas in locations that are compatible with the character of the building, site, and district and locate them so the general topography of the site and mature trees and other significant site features are not altered, damaged, or lost.
 8. In residential sections of the districts, it is not appropriate to locate offstreet parking areas in locations that are visible from the street, where paving will abut the principal building, or where the paved area will substantially alter the proportion of the site that is paved versus landscaped.
 9. Construct new walkways, driveways, and offstreet parking in traditional materials and designs that are compatible to the configuration, material, scale, and detail with the character of the building, site and district.
 10. Screen new offstreet parking areas visually from the street and buffer adjacent properties from their visual impact through the use of perimeter plantings, fences, walls, or hedges. Reduce the visual impact of large parking areas by subdividing them with interior planting medians.
5. The Design Guidelines for *New Construction* in the Historic District provide on page 53, Guidelines 1, 2, 3, 4, 5, 6, 7, 8, & 9:
 1. Site new buildings to be consistent with the neighboring historic buildings in orientation to and setback from the street as well as spacing between and distance from other buildings.
 2. Design and site a new building so it does not compromise the overall historic character of the site, including its topography, significant site features, and distinctive views.
 3. Design new buildings so that their size and scale do not visually overpower neighboring historic buildings.
 4. Design new buildings to be compatible in roof form, massing, and overall proportion with the neighboring historic buildings.
 5. Design new buildings so that the proportion of their street façade is similar with those of neighboring historic buildings.
 6. Design new buildings and their features to be compatible in scale, materials, proportions, and details with neighboring historic buildings. Select exterior surface materials that are compatible with those of neighboring historic buildings in terms of module, composition, texture, pattern, color, and detail.

7. Design a new building so that the placement, shape, scale, size, materials, pattern, and proportion of the window and door openings are compatible with the windows and doors of neighboring historic buildings.
 8. Design new buildings that are compatible with but subtly discernible from historic buildings in the districts.
 9. Maintain and protect significant site features from damage during or as a consequence of related site work or construction.
6. 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 building is ***congruous/incongruous*** in relation to the average height of the nearest adjacent and opposite buildings.
 - B. Criterion B: The new building's setback and placement on the lot is ***congruous/incongruous*** in relation to the average setback and placement of the nearest adjacent and opposite 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 neighboring historic houses.
 - D. Criterion D: Architectural detailing, such as lintels, cornices, brick bond, and foundation materials are ***congruous/incongruous*** with those seen on historic houses in the neighborhood.
 - E. Criterion E: Roof shapes, forms, and materials are ***congruous/incongruous*** with those found in the historic district and those found on neighboring historic houses.
 - F. Criterion F: The proportion, shape, positioning and location, pattern, and size of any elements of fenestration is ***congruous/incongruous*** with those patterns established by existing historic houses in the district.
 - G. Criterion G: The general form and proportions of the proposed building is ***congruous/incongruous*** with the house forms and proportions found within the district.
 - H. Criterion H: The appurtenant fixtures, including site features such as stone patios, retaining walls, and terraces, 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 house and its sites features are ***congruous/incongruous*** with the architectural scale established by neighboring houses within the historic district.
7. 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.