



Historic District Commission

New Business – Modification to Certificate of Appropriateness 370 Glandon Drive (Project #19-042)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Anya Grahn, Senior Planner
Becky McDonnell, Planner II
Judy Johnson, Operations Manager

Applicant	Meeting Date(s)	Historic District
Jim Spencer	5/14/2019, 11/12/2019	Gimghoul
Project Description Modification to existing Certificate of Appropriateness (COA) granted on May 14, 2019, for alterations to the window placement and patterns, redesign of the dormer on the east elevation of the garage, as well as the shape and material of the rear courtyard.		
Proposed Findings of Fact <ol style="list-style-type: none">1. On May 14, 2019 the Historic District Commission (HDC) approved a Certificate of Appropriateness (COA) for the construction of a new single-family house with attached two-car garage on a vacant lot.2. The applicant proposes to modify the proposed window configurations on the east elevation to modify two awning window units on the first level to divided light windows. On the west elevation, the applicant proposes three two-over-two divided light windows on the first floor.3. The applicant also proposes to modify the rear courtyard by changing the shape as well as the surface from bluestone to Belgard pavers.		
Applicable Design Guidelines <i>Walkways, Driveways, and Off-street Parking</i> (page 19): <ol style="list-style-type: none">9. Construct new walkways, 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. <i>New Construction</i> (page 53): <ol style="list-style-type: none">4. Design new buildings to be compatible in roof form, massing, and overall proportion with 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.		
Congruity Findings Based on the Findings of Facts and the relevant Design Guidelines referenced above, the HDC proposes congruity findings for the following Criteria as specified per LUMO Section 3.6.2(e): <u>Criterion E:</u> Roof shapes, forms, and materials are <i>congruous/incongruous</i> with those found in the historic district and those found on neighboring historic houses. <u>Criterion F:</u> Proportion, shape, positioning and location, pattern, and size of any elements of fenestration are <i>congruous/incongruous</i> to those found within the district and neighboring sites. <u>Criterion H:</u> The appurtenant fixtures, including site features such as stone patios, retaining walls, and terraces, are <i>congruous/incongruous</i> in size, scale, detailing, and materials to those found within the district and neighboring sites.		

Decision

Based on the foregoing findings of fact and conclusions of law, the Historic District Commission ***approves/denies*** the modification to 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. [May 14, 2019 Historic District Commission Meeting Materials](#)¹

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3940879&GUID=5C7310B5-463E-4EAB-B1B2-CB35C4B12D3A>