



Historic District Commission

New Business – After-the-Fact Certificate of Appropriateness 360 Glandon Drive (Project #20-013)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

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Applicant	Filing Date	Meeting Date(s)	Historic District
Sandra and Gerald Doell	2/14/2020	3/10/2020	Gimghoul
Project Description			
The applicant has removed a portion of a stone wall as well as reconstructed and modified the location of an existing wood fence along Evergreen Lane.			
Proposed Findings of Fact			
<ol style="list-style-type: none">1. On January 13, 2020, the Town issued a Notice of Violation for the changes in the fence and stone wall without a Certificate of Appropriateness from the Historic District Commission and without a Zoning Compliance Permit.2. The applicants have provided a history of the fence and stone wall, and they believe that the low stone wall was likely constructed after 1955. The current owner constructed the wood fence in 1979.3. On February 2, 2012, a recombination plat subdividing 360 Glandon and 370 Glandon was recorded with Orange County. The plat included a 20 foot OWASA easement dedication and a 10 foot wide section of land along Evergreen Lane was included as part of the new lot creating 370 Glandon (Tract C). The strip of land that was included as part of the new lot for 370 Glandon caused the existing wood privacy fence and stone wall to trespass on the new lot. The owners relocated the fence to their property at 360 Glandon.4. The applicants removed a 4 foot gate that opened onto the new Tract C. They relocated the gate within the footprint of an expanded alcove along Evergreen Lane that increased from 4 feet by 8 feet to 4 feet by 16 feet. The applicant has stated that the alcove is 14 feet from the property line and that the posts creating the entry gate structure will exceed 6 feet in height in order to encourage vine growth.5. The applicants demolished portions of the board fence and salvaged materials to rebuild the fence along their property line. They rebuilt approximately 56 linear feet of the fence that totals 138 feet in length and borders the right-of-way for Evergreen Lane. The reconstructed fence measures 6 feet in height. They installed additional horizontal lattice to support existing and additional climbing vines to help shield the fence.6. The applicant proposes to cut down the fence posts along Evergreen Lane to measure no more than 6 feet in height in order to comply with the Land Use Management Ordinance (LUMO).7. The applicants also removed approximately 15 linear feet of a low stone wall, measuring no more than 12 inches in height. A total of 10 linear feet will be maintained.8. The applicant intends to continue to reconstruct the remaining 29 linear feet of the fence, rehabilitate 10 linear feet of stone wall in front of the relocated gate and expanded alcove, and stabilize the remaining section of the low stone wall that measures approximately 29 linear feet beneath the reconstructed fence.			
Applicable Design Guidelines			
<i>Walls and Fences</i> (page 17):			
<ol style="list-style-type: none">1. Retain and preserve walls and fences that are important in defining the overall historic character of sites within the historic districts.2. Retain and preserve the features, materials, patterns, dimensions, configurations, and details of historic fences and walls.3. Protect and maintain the features, materials, and details of historic walls and fences through appropriate methods.			

4. Repair deteriorated or damaged historic walls and fences through recognized preservation methods.
7. Introduce new walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site new fences and walls in configurations and locations that are compatible with the character of the building, site, and district.
8. Construct new walls and fences in traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district.
9. Introduce contemporary utilitarian walls and fences, if necessary, in rear and side yard locations only and where they do not compromise the historic character of the building, site, or district. It is not appropriate to introduce contemporary vinyl or metal chain link fences in locations that are visible from the street.

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):

Criterion C: Proposed exterior construction materials, including texture and pattern, are ***congruous/incongruous*** with those found on the historic building and those found on historic sites within the historic district.

Criterion D: The architectural detailing, such as lintels, cornices, brick bond, and foundation materials, of the fence are ***congruous/incongruous*** with those found on the historic building and those found on historic sites within the historic district.

Criterion D: Appurtenant fixtures and other features, such as lighting, and including the fence and the stone wall, are ***congruous/incongruous*** with those found on the historic building and those found on historic sites within the historic district.

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.