



Historic District Commission
Regular Agenda – Certificate of Appropriateness
707 Gimghoul Road (Project #19-123)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Anya Grahn, Senior Planner
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Applicant	Filing Date	Meeting Date(s)	Historic District
Ben Johnson, Applicant Kenneth Shelton and Mia Pizzagalli, Property Owners	6/15/2020	11/12/2029, 12/10/2019, 7/14/2020	Gimghoul

Project Description

The applicant proposes amendments to an approved Certificate of Appropriateness (COA) application to revise the approved window material, roofing material on the garage dormers, and material of the water tables on the garage and east side of the house.

Proposed Findings of Fact

1. The Historic District Commission reviewed the application on November 12 and December 10, 2019, and the Commission approved the Certificate of Appropriateness for the renovation of the existing house, demolition of the existing two-car garage, and construction of a three-car garage.
2. The Commission had approved wood exterior windows as part of the Certificate of Appropriateness, and the applicant is now proposing to replace them with a simulated divided light clad exterior windows. They are proposing to use Sierra Pacific Premium Double Hung Windows.
3. On the garage dormers, the applicant is proposing to replace the proposed standing seam metal roofing with asphalt shingles. The asphalt shingles will match the roofing on the house and its dormers as well as the rest of the garage.
4. The applicant also proposes to use a continuous metal instead of a standing seam metal material on the water tables. These are located on the east side of the house and garage. The water tables will be steel with an aluminum coating finished to match the standing seam metal front porch.

Applicable Design Guidelines

Roofs (page 37):

5. Replace in kind roof features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, pattern, detail, texture, and color. Consider a compatible substitute material only if replacement in kind is not technically feasible.

Windows and Doors (page 41):

6. Replace in kind exterior windows and doors that are too deteriorated to repair, matching the original in material, design, dimension, configuration, detail, and texture. Consider a compatible substitute material only if replacement in kind is not technically feasible.

New Construction (page 53):

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):

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

Criterion E: The proposed roofing materials will be ***congruous/incongruous*** with the roof shapes, forms, and materials as those found on historic houses within the historic district.

Condition 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

Exhibit A – [November 12, 2019 HDC Meeting Materials](#)¹

Exhibit B – [December 10, 2019 HDC Meeting Materials](#)²

¹ <https://chapelhill.legistar.com/MeetingDetail.aspx?ID=710233&GUID=2F98D589-2EA0-4DE6-9C49-B2569467EBA8&Options=info|&Search=>

² <https://chapelhill.legistar.com/MeetingDetail.aspx?ID=710234&GUID=D8302E5B-05FF-4541-A2BC-72B139F9704D&Options=info|&Search=>