



Historic District Commission

Regular Agenda – Certificate of Appropriateness 733 Gimghoul Road (Project #19-054)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

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Applicant	Filing Date	Meeting Date(s)	Historic District
Brian Grant, Grant Bizios Architecture	6/16/2020	6/11/2019	Gimghoul
Project Description <p>The applicant proposes amendments to their approved Certificate of Appropriateness for modifications to window and door configuration on the north elevation, roofing materials, and expanded decks on the west and east elevations.</p>			
Proposed Findings of Fact <ol style="list-style-type: none">1. The Historic District Commission approved a Certificate of Appropriateness of the renovation of the historic house on June 11, 2019.2. On the south façade, the applicant proposes to modify the bank of windows to the west of the chimney with new clearstory divided light windows. The windows on the box bay on the west elevation will match.3. A new Certainteed Grand Manor shingles in Colonial Slate, rather than a cedar shake roof.4. The applicant proposes to modify the approved roofing material from copper to a standing seam metal roof on the bumpout on the east elevation.5. On the north elevation, the applicant proposes to modify an approved fenestration pattern to include a new window and door on the east side of the house. They are also proposing a new wood deck on the west side of this elevation, rather than the approved brick stoop with stairs.6. On the west elevation, the box bay will have a metal roof rather than a copper roof. The new wood deck will also be visible.			
Applicable Design Guidelines <p><i>Roofs</i> (page 37):</p> <ol style="list-style-type: none">1. 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. <p><i>Exterior Walls</i> (page 39):</p> <ol style="list-style-type: none">7. It is not appropriate to introduce new exterior wall features—such as windows, doors, chimneys, bays, and communication or mechanical equipment—on exterior walls that are visible from the street or in locations that compromise the architectural integrity of the building. <p><i>Windows & Doors</i> (page 41):</p> <ol style="list-style-type: none">5. 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 is not technically feasible.7. It is not appropriate to eliminate or introduce window and door openings on character-defining exterior walls. <p><i>Additions</i> (page 55):</p> <ol style="list-style-type: none">5. 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.			

Decks (page 57):

1. Introduce decks in inconspicuous areas that are not visible from the street—usually on rear elevations, inset from either building corner. Locate the deck carefully so it does not damage or conceal significant building features or details. It is not appropriate to introduce a deck if it requires the loss of a character-defining building or site feature, such as a porch or mature tree.
2. Minimize damage to the historic building by constructing decks to be structurally self-supporting and attach them to the building carefully to minimize the loss of historic fabric.
3. Limit the size and scale of a deck to minimize its visual impact. It is not appropriate to introduce a deck if it will visually over-power the building or site or substantially alter the proportion of constructed area to unbuilt area on the site.
4. Align decks generally with the building's first floor and screen the deck's structural framing with foundation plantings, lattice, or other compatible screening materials.
5. Design and detail decks and any related steps and railings so they are compatible with the historic building in scale, material, configuration, and proportion.

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 B: The proposed setback and placement on the lot of the decks in relation to the average setback and placement of the nearest adjacent and opposite buildings, are ***congruous/incongruous*** with historic houses within the historic district.

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

Criterion D: The architectural detailing, such as lintels, cornices, brick bond, and foundation materials are ***congruous/incongruous*** with those found on the existing house as well as those found on historic houses within the historic district.

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

Criterion F: The proposed proportion, shape, positioning and location, pattern, and size of any elements of fenestration will be ***congruous/incongruous*** with those found on the existing house as well as those found on historic houses within the historic district.

Criterion J: The proposed architectural scale of new elements will be ***congruous/incongruous*** with those found on the existing house as well 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.

Exhibit

Exhibit A – June 11, 2019 [HDC Meeting Materials](#)¹

¹ <https://chapelhill.legistar.com/MeetingDetail.aspx?ID=695570&GUID=6F4E0067-767F-44D9-9404-564D921338F0&Options=info|&Search=>

