



Historic District Commission

Consent Agenda¹ – Certificate of Appropriateness 733 Gimghoul Road (Project #19-054)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

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Applicant Triangle Electrical Services, Inc. of NC Chris and Ann Cox, Property Owners	Filing Date 5/10/2019, revisions submitted 5/19/2021	Meeting Date(s) 6/11/2019, 7/14/2020 6/10/2021	Historic District Gimghoul
Project Description The applicant proposes to amend the Certificate of Appropriateness (COA) to install a membrane roof on the dormer of the north (rear) elevation.			
Proposed Findings of Fact <ol style="list-style-type: none">1. The Historic District Commission (HDC) approved a Certificate of Appropriateness (COA) for the renovation of an existing single-family residence, construction of two additions, a rear deck, and a stoop on June 11, 2019.2. The HDC approved an amendment to this COA for modifications to the window and door configuration on the north elevation, roofing materials, and expanded decks on the west and east elevations on July 14, 2020.3. The HDC had approved a low slope metal roof on the dormer of the north elevation. The applicant proposes to use a membrane roof instead due to the low slope of the roof. The applicant will use metal edging to match the rest of the roofing application.			
Applicable Design Standards <i>3.1 Roofs, Gutters, & Chimneys (page 81-82):</i> 3.1.5. If deterioration necessitates the replacement of an entire roof surface, replacement surfaces should match the original in material, design, dimension, pattern, detail, texture, and color. Consider a compatible substitute material (including composite shingle, synthetic slate, and wide-pan matte-finish metal roofing) only if the replacement material is compatible with the design, size, and scale of the building. <ol style="list-style-type: none">a. Do not replace historic standing-seam, pressed metal, or asphalt-shingled roofs with multi-rib metal roofing.b. Do not install built-up or rubber roofing in locations that are visible from the street.			
Condition of Approval <ol style="list-style-type: none">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 the Certificate of Appropriateness as referenced above on the basis that it would not be incongruous with the special character of the district.			

¹ NOTE: This is a consent agenda item. Items submitted as evidence in applications and below statements of potential findings of fact and conclusions of law are sufficient for action by the commission regarding an application. The following report includes a statement of application, pertinent LUMO Sections, findings of fact, justification, and a proposed motion. Land Use Management Ordinance section 3.6.2 (d)(3) Public Hearing states that "in cases where the commission deems it necessary, it may hold a public hearing."

Exhibits

1. [Meeting Materials from 6/11/2019](#)²
2. [Meeting Materials from 7/14/2020](#)³

² <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3958257&GUID=AF0B420A-F6A5-4C29-A403-B6A8A841493D>

³ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4581424&GUID=1C0B222A-6F2A-4FF3-A84B-26F8FEE57C83>