



Historic District Commission

Regular Agenda – Certificate of Appropriateness 214 Glenburnie Street (Project #21-042)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Anya Grahn, Senior Planner
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Applicant	Filing Date	Meeting Date(s)	Historic District
Benjamin Gildin & Vickie Segar, Property Owners Cari Filer, Architect	6/14/2021	7/13/2021. 7/20/2021, 8/11/2021, 9/14/2021	Franklin-Rosemary

Project Description

The applicant proposes to renovate a historic house, construct a two-story addition, and make site improvements.

Proposed Findings of Fact

1. The two-story side-gable brick Colonial Revival house was constructed c.1936 and is part of the Franklin-Rosemary National Register Historic District. The original house is T-shaped with a two-story brick partial-width projection across the rear (northeast) elevation.
2. The current façade (southwest elevation) features a wood panel door flanked by side lights and a transom window. The door is framed by a pediment supported by pilasters. The applicant proposes to maintain the existing entry, repairing damaged materials and replacing in-kind as necessary.
3. On the north elevation, there is a post-1949 one-story hip-roofed porch that was later enclosed with vinyl windows and a weatherboard covered knee wall. The applicant proposes to reconstruct this porch with a flat roof featuring a painted wood balustrade. New two-over-six divided light metal-clad wood casement windows will be installed between twelve-inch diameter engaged columns.
4. Existing wood windows will be replaced with new metal-clad wood double-hung windows matching the existing openings, window sizes, and details. The windows will have simulated divided lights with spacer bars matching the size and profile of the existing wood windows. The wood shutters will be repaired, as necessary, and replaced in-kind where missing or too deteriorated to repair.
5. The applicant proposes to install a new architectural style asphalt shingle roof. New half-round copper gutters and downspouts will replace the non-original pre-fished aluminum gutters and downspouts.
6. The applicant also proposes to repair the existing red brick veneer of the house.
7. A c. 1993 one-story addition connects to the house on the southeast corner of the historic house and includes a one-story garage addition on the northeast elevation. The garage was later converted to habitable space.
8. The applicant proposes to remove the brick ell and c.1993 additions to construct a new L-shaped addition. The new addition will wrap across the rear elevation and terminate on the southwest side of the house. The new addition includes projecting gable forms, porches, and patio spaces similar in dimension to those found on the existing house.
9. The new addition will feature windows similar in size to the existing windows but simpler in design in that they will be one-over-one double-hung windows.
10. The addition's trim at the fascias, crowns, and casings will be a poly-ash product in sizes and profiles to match the existing trim where possible.
11. The addition will be clad in one-by-eight (1x8) shiplap siding matching the pattern of traditional wood clapboard siding found in the historic district.

12. The rear porches of the new addition will have travertine floors in a French pattern.
13. New solar panels will be installed on the new addition on the southeast-facing roof slopes. The solar panels will be black in color to blend in with the new asphalt roof.
14. The applicant also proposes to construct a garden house in the rear yard. The garden house will feature a painted cupola with copper roof, asphalt shingle hipped roof matching that of the house, and one-by-eight
15. The existing stone wall along Glenburnie is to be repaired using stone matching the existing.
16. The applicant proposes replacing the existing Chapel Hill gravel driveway with brick pavers to address drainage issues and the grade change at the street.
17. New lighting fixtures will be installed along the stone wall at existing locations. A new post light is proposed at the existing post light location at the end of the front yard walkway. The new lighting fixtures will be of a brass lantern-inspired design.
18. The applicant proposes to construct new low, red brick walls with a brick rowlock cap for those walls visible from the street.
19. The applicant proposes to construct a new picket fence measuring approximately two feet along the southwest corner of the new addition atop a low brick wall measuring approximately 9 inches in height.
20. Walkways in the front yard will be red brick in a herringbone pattern. Walkways in the backyard will be Chapel Hill grit.
21. The applicant has redesigned the site to include off-street parking on the side of the property, adjacent to the driveway. New parking areas will be screened with landscape.

Applicable Design Standards

1.3 Walls & Fences (pages 48-49):

1.3.3. Repair deteriorated or damaged walls and fences through recognized preservation methods of patching, splicing, consolidating, and reinforcing. When possible, salvage original materials from a less prominent location to patch more prominent parts of the wall or fence.

1.3.6. Site new walls and fences in configurations and locations that are compatible with the character of the building, site, and district and consistent with the location and height of other walls and fences in the district.

1.3.7. Construct new walls using traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district.

- a. Walls in front and side yards should generally not exceed 30" and should be constructed of red brick or fieldstone.
- b. Walls constructed of cut stone, bare concrete block, or with thin stone veneers applied to concrete or other structural block are not appropriate in locations visible from the street.

1.3.8. Construct new front- and side-yard fences using traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district.

- a. Front- and side-yard fences, in front of the rear corner of the main block of the building, should generally not exceed 30" in height, should be constructed of wood or metal with structural members facing inward to the property, and must be painted or sealed.
- b. Temporary, light-gauge wire fencing may be constructed as necessary to keep animals out of gardens, side, and rear yards.
- c. Chain link, vinyl, or split rail fences are not appropriate.

1.3.9. Introduce contemporary utilitarian walls and fences in rear yards only where they do not compromise the historic character of the building, site, or district.

- a. Wood, composite, or chain link fences exceeding 30" in height should be relegated to rear yards, beginning beyond the rear corner of the main block of the building and should be screened with landscaping materials as much as possible.
- b. Sites with significant variations in topography should consider segmented walls and fences that step up and down to follow the topography.

1.4 Walkways, Driveways, & Off-Street Parking (pages 52-53):

1.4.1. Retain and preserve the features, materials, patterns, dimensions, details, and configurations of walkways, driveways, and off-street parking areas that are important in defining the overall historic character of sites within the historic districts.

1.4.2. Protect and maintain the details, features, materials, and surfaces of character-defining walkways, driveways, and off-street parking areas through a program of regular maintenance and repair using accepted preservation methods.

1.4.5. Design new walkways, driveways, and off-street parking to conform with the spacing, width, configuration, and materials of character-defining walkways, driveways, and off-street parking areas in the district.

1.4.6. Site new walkways, driveways, and off-street parking areas in locations that are compatible with the character of the building, site, and district—typically to the side and rear of existing buildings—and locate them so the topography of the site and mature trees and other significant site features are not significantly altered, damaged, or lost.

- a. In residential areas, do not locate off-street parking areas in front yards. Whenever possible, driveways should lead to parking areas to the side or rear of the primary building on the site.

1.4.7. Do not locate driveways or parking areas in locations where the paving will abut the principal building. A planting strip should be retained between historic residential structures and any new paving in order to minimize damage to the foundation.

1.4.8. Do not locate new off-street parking on a site where the paved area will substantially alter the proportion of the site that is paved versus landscaped.

1.4.9. Construct new walkways in traditional materials and designs that are compatible in configuration, material, scale, and detail with the character of the building, site, and district.

- a. These include red brick, flagstone, concrete, and Chapel Hill grit.
- b. Do not use asphalt or contemporary materials that mimic other materials for sidewalks within the historic districts.

1.4.10. Construct new 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.

- a. These include red brick, concrete, asphalt, and Chapel Hill grit. Consider permeable materials—including brick—or install paving strips or concrete runners, to minimize the impervious surface area and thus, reduce runoff from the site.
- b. Do not use gravel in sizes larger than one-half inch.

1.4.11. Utilize perimeter plantings, trees, shrubbery, hedges, and other landscape features—including low stone walls—to screen new driveways and off-street parking areas visually from the street, to buffer adjacent residential properties from their visual impact, and to reduce the solar heat gain of paved surfaces. Further reduce the visual impact of large parking areas by subdividing them with interior planting medians.

1.5 Exterior Lighting (page 58):

1.6.5. Introduce new exterior lighting fixtures with care so that the overall historic character of the building, site, and district is not compromised or diminished. Select and site new lighting fixtures so their location, orientation, height, brightness, scale, and design are compatible with the historic district and its human scale. Fixtures should emit a white or warm spectrum light; fluorescent, neon, blinking, or colored lighting is not appropriate in the historic districts.

1.6.6. Introduce low-level lighting in residential areas as needed to ensure safety and security. Minimize their impact on the overall historic character of the site by selecting discreet fixtures—

such as footlights, recessed lights, directional lights, and lights on pedestrian-scaled posts—and installing them in unobtrusive locations.

1.6.8. Control the direction and range of new lighting so it does not invade adjacent properties. Locate low-level or directional site lighting and motion detectors with care to ensure that light does not invade adjacent properties. Do not introduce bright security lights, floodlights, continuous lighting, or uplighting that overilluminates the facades or front yards of houses.

1.6.9. Do not introduce period lighting fixtures that are stylistically incompatible with the building or that are from an era that predates the building and would create a false historical appearance.

2.2 *Masonry* (pages 70-71):

2.2.5. Repair deteriorated mortar joints by repointing as necessary, using accepted preservation methods, to prevent moisture infiltration and accelerated structural deterioration. The color, dimension, and tooling of mortar joints must match the original.

2.2.7. Repair deteriorated or damaged masonry features and surfaces through accepted preservation methods for patching, splicing, consolidating, or otherwise reinforcing the masonry. Repairs may include selective, in-kind replacement of missing or deteriorated masonry units.

2.2.11. Do not apply paint or stucco to masonry surfaces that were historically unpainted or uncoated.

2.2.12. Do not apply water repellants or sealants to masonry surfaces, as they may trap moisture, accelerate deterioration, and change the color or texture of the material.

2.4 *Paint* (page 77):

2.4.9. Do not paint or coat historically unpainted surfaces including, but not limited to, brick, stone, concrete, copper, and bronze.

3.1 *Roofs, Gutters, & Chimneys* (page 81):

3.1.4. Replace in kind roof features and surfaces that are too deteriorated to repair, taking care to replace only the deteriorated portion rather than the entire feature or surface. Replacement features and surfaces should match the original in material, design, dimension, pattern, detail, texture, and color.

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.

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.

3.1.7. When possible, locate new roof features and mechanical equipment—including, but not limited to dormers, chimneys, skylights, vents, plumbing stacks, solar collectors, and satellite dishes—on roof slopes where they are not visible from the street or in locations where they will not compromise this historic roof design, damage character-defining features or materials, or otherwise compromise the architectural integrity of the building.

3.1.8. Introduce new gutters and downspouts, as needed, with care so that no architectural features are damaged or lost. Select gutters and downspouts that are painted or coated with a factory finish (unless they are copper) to match the building's trim. Replace half-round gutters and cylindrical downspouts in kind.

3.1.9. Do not remove or conceal character-defining roof features such as chimneys or chimney pots, dormers, built-in gutters, and vents, especially on a primary or other highly visible elevation.

3.1.10. Do not introduce roof features or details to a building or site that would create a false historical appearance.

3.3 *Exterior Walls, Trim, & Ornamentation* (page 87):

3.3.1. Retain and preserve exterior wood and masonry walls, trim, and ornamentation that are important in defining the overall historic character of buildings within the historic districts. These include, but are not limited to clapboards, siding, and board-and-batten; cornerboards and

skirtboards; cornices, brackets, and eaves; shingles, sawnwork, and gable vents; columns and railings; doors and windows; floors and steps; and brick corbelling and banding.

3.3.7. Locate new exterior wall features, such as windows, doors, chimneys, bays, and communication or mechanical equipment, on exterior walls that are not visible from the street or in locations that do not compromise the architectural integrity of the building.

3.3.8. Do not remove or conceal historic exterior wall materials, such as clapboards, shingles, bricks, or stucco, with contemporary synthetic coatings or substitute sidings including aluminum, vinyl, and fiber-reinforced cement siding.

3.3.10. Do not introduce exterior wall features, details, or surfaces to a building or site that would create a false historical appearance.

3.4 Windows & Shutters (page 90-91):

3.4.1. Retain and preserve the materials and the decorative and functional features of windows and shutters that are important in defining the overall historic character of buildings within the historic districts. These include, but are not limited to, frames and hardware; sashes, glass, and muntins; lintels, sills, and surrounds.

3.4.2. Protect and maintain the details, features, and finishes of wood and metal windows and shutters through a program of regular maintenance and repair using accepted preservation methods.

3.4.3. Repair deteriorated or damaged windows and shutters through accepted preservation methods of patching, splicing, consolidating, and reinforcing. Repairs may include selective in-kind replacement of missing or deteriorated portions of historic windows and shutters.

3.4.5. If deterioration necessitates the replacement of an entire window, or if a window is completely missing, replacement windows should match the original feature, based upon physical and documentary evidence, in material, design, dimension, pattern, detail, texture, and color. Consider a compatible substitute material (including aluminum-clad wood or fiberglass) only if replacement in kind is not technically feasible.

3.4.10. Do not install windows with two-dimensional simulations of pane subdivisions, such as snap-in muntins. If not true divided light, glazing should have three-dimensional grills affixed to both the interior and exterior of the window with shadow bars between insulated glass panes.

3.4.13. Install shutters, whether operable or fixed, where there is physical or documentary evidence of shutters having existed, matching the original shutters in material, design, dimension, pattern, detail, texture, and color. Shutters should be proportional to the opening and all shutters, whether operable or fixed in place, should have operable hardware including hinges and holdbacks.

3.5 Exterior Doors (page 94-95):

3.5.3. Repair deteriorated or damaged exterior doors and entrance features through accepted preservation methods of patching, splicing, consolidating, and reinforcing. Repairs may include selective in-kind replacement of missing or deteriorated portions of historic doors and entrance features.

3.5.4. Replace in kind exterior doors and entrance features that are too deteriorated to repair, taking care to replace only the deteriorated portion rather than the entire door or feature. Replacement doors and features should match the original in material, design, dimension, configuration, detail, and texture.

3.5.5. If deterioration necessitates the replacement of an entire door or entrance feature, the replacement door or feature should match the original in material, design, dimension, pattern, detail, texture, and color. Consider a compatible substitute material (including aluminum-clad wood or fiberglass) only if replacement in kind is not technically feasible.

3.5.11. Do not install new sidelights or transoms with two-dimensional simulations of pane subdivisions, such as snap-in muntins. If not true divided light, glazing should have three-dimensional grills affixed to both the interior and exterior of the window with shadow bars between insulated glass panes.

3.5.13. Do not introduce exterior doors or entrance features to a building that would create a false historical appearance.

3.6 Porches, Entrances, & Balconies (page 98-99):

3.6.1. Retain and preserve the materials and decorative and functional features of porches, entrances, and balconies that are important in defining the overall historic character of buildings within the historic districts. These include, but are not limited to, the porch form and configuration; posts, columns, and pilasters; railings and balustrades; brackets, latticework, and friezes; steps, piers, and porch floors.

3.6.6. If new porches or entrances are necessary, locate them on a side or rear elevation where they are minimally visible from the street, ensuring that they do not damage character-defining features or materials or otherwise compromise the architectural integrity of the building.

3.6.8. Do not remove, screen, or enclose a porch, entrance, or balcony on a primary, street-facing elevation.

- a. Consider screening a porch or balcony on a side or rear elevation only if the design will preserve the historic character of the porch or balcony.
- b. Consider enclosing a porch or balcony on rear elevation only if the design will preserve the historic character of the porch or balcony.

3.6.10. Do not introduce porch, entrance, or balcony features or details to a building that would create a false historical appearance.

3.9 Sustainability & Energy Efficiency (pages 107-108):

3.9.7. Locate new mechanical equipment, utilities, and sustainable site features—including air-conditioning and heating units, meters, exposed pipes, rain barrels or cisterns, and raised planting beds—in locations that are minimally visible from the street and do not alter or remove historic fabric from the building or do not diminish or compromise the overall character of the building, site, or district. Screen ground-level equipment from view with vegetation or fencing.

3.9.8. Locate low-profile solar panels on side or rear elevations, when possible, or on low-sloped roofs where they are minimally visible from the street.

- a. Solar panels should be flush-mounted—installed parallel with and close to the surface of the roof to which they are attached—in order to minimize their visual impact.
- b. Solar panels should match the color of the existing roof material as much as possible, in order to visually blend with the roof.
- c. Solar panels should be set back from the edges of the roof to minimize their visibility.
- d. Solar panels should not extend above the roof ridges or otherwise alter the roof form of the building.
- e. No associated pipes or cables should be visible from the street.

4.7 Garages, Carports, & Accessory Structures (page 130):

4.7.1. Introduce compatible new garages, carports, and accessory buildings, as needed, in ways that do not compromise the historic character of the site or district.

4.7.2. Site new garages, carports, and accessory buildings in traditional locations that are compatible with the character of the building and site, typically beyond the rear wall of the primary building on the site.

4.7.3. Site new garages, carports, and accessory buildings to be consistent with garages and accessory buildings in the immediate surroundings, both in orientation to and setback from the street as well as in spacing between and distance from other buildings, especially when the siting is important in defining the overall historic character of the district. Whenever possible, locate garages, carports, or accessory structures behind the primary structure, in a rear yard. Structures may be placed in side yards only when rear setbacks do not allow for enough space. New garages, carports, and accessory structures are not appropriate in front yards.

4.7.4. Design and site new garages, carports, and accessory buildings so they do not compromise the overall historic character of the site, including its topography, and significant site features.

4.7.5. Design new garages, carports, and accessory buildings so that their size, scale, and form do not visually overpower the primary building on this or adjacent sites. Design garages, carports, and accessory buildings to be compatible with, but secondary to, the primary building in size, scale, and building and roof form.

4.7.6. Design new garages, carports, and accessory buildings to be compatible in height, form, and proportion with garages and accessory buildings in the immediate surroundings when the height, form, and proportion are important in defining the overall historic character of the district.

4.7.7. Design new garages, carports, and accessory buildings that are compatible with, but discernible from, historic garages and accessory buildings in the district.

4.7.8. Design new garages, carports, and accessory buildings and their features to be compatible in scale, materials, proportions, and details with the overall historic character of the site and district and with garages and accessory buildings in the immediate surroundings when the scale, materials, proportions, and details are important in defining the overall historic character of the district.

- a. Select exterior materials and finishes that are compatible with the primary building in terms of scale, dimension, pattern, detail, finish, texture, and color. Smooth-faced cementitious or composite siding that matches the traditional dimension of wood siding is permitted for new accessory buildings.
- b. For larger buildings, it is appropriate to echo the form and detailing of the primary structure. However, elements should be reduced in scale to complement the smaller building form and should have less ornate detailing than that on the primary structure.

4.7.9. Design new garages, carports, or accessory building so that the placement, shape, scale, size, materials, pattern, and proportion of windows and doors are compatible with the windows and doors of the primary building on the site and with garages and accessory buildings in the immediate surroundings when those elements of doors and windows are important in defining the overall historic character of the district.

- a. Windows should follow the standards for New Construction: Doors & Windows.

4.7.12. Do not construct a new garage, carport, or accessory building if doing so will detract from the overall character of the site or district or if the construction will require the removal of a significant building element or site feature.

4.8 Additions (pages 134-136):

4.8.1. Introduce compatible new additions, as needed, in ways that do not compromise the historic character of the site or district.

4.8.2. Site additions in locations that are compatible with the character of the building and site and are minimally visible from the street, typically on rear elevations. Additions may be located on side elevations only when rear setbacks do not allow for enough space and if additions have been carefully designed to retain the spacing of buildings in the district and to minimize their impact on the rhythm of the streetscape or characterdefining open spaces. Additions are never permitted on front facades.

4.8.3. Site additions to be consistent with additions in the immediate surroundings and to retain the orientation of the existing building as well as the spacing between and distance from other buildings in the immediate surroundings when the siting and spacing are important in defining the overall historic character of the district. Maintain the original orientation of the structure with primary entrances on the front façade of the building.

4.8.4. Design and site additions so they do not compromise the overall historic character of the site, including its topography, significant site features, and distinctive views. Do not introduce an addition if it requires the loss of a character-defining building or site feature, such as a porch, or if it necessitates the relocation or demolition of historic garages or accessory buildings.

4.8.5. Design and locate additions so that, as much as possible, historic features and details—including windows, doors, chimneys, bays, corner boards, wood shingles, brackets and decorative trim—are not removed or concealed.

4.8.6. Design additions so that their size, scale, and form are compatible with the existing building and do not visually overpower the building on this or adjacent sites.

4.8.7. Design additions to be compatible with, but discernible from and secondary to, the existing building in their location, size, scale, and building and roof form.

- a. Limit the size and scale of additions to minimize their visual impact and maintain private open spaces on the site.

- b. Match the foundation height, style, and materials of an addition to the existing building.
- c. Differentiate the addition from the wall plane of the existing building and preserve existing cornerboards and trim by stepping back the wall plane of the addition and/or utilizing a hyphen or other small-scale transitional element to connect the addition to the existing building.
- d. Where additions compete in size with the original building, include a hyphen or small-scale connecting wing or to separate the historic building from its new addition.
- e. Utilize similar roof forms and pitches for building additions and, when possible, align the height of the eave line of a new addition with the eave line of the existing building.
- f. Maintain the roof pitch and ridgeline of the existing building. Do not alter or raise the roof ridge of existing buildings in order to accommodate additions. Roof ridges for additions should be secondary to (lower than) those of the main structure.

4.8.8. Design additions using contemporary architecture provided they adhere to the characteristics of the historic district including: materials, siting and setbacks, scale, height, form, proportion, and details.

4.8.9. Minimize damage to the historic building by constructing additions to be structurally self-supporting, where feasible, and attach them to the original building carefully to minimize the loss of historic fabric. Attach additions in such a manner that, if additions were removed in the future, the essential form and integrity of the historic building would be unimpaired.

4.8.10. Design additions and their features with materials that are compatible with, but discernible from and secondary to, the existing building and historic buildings within the immediate surroundings when the features and materials are important in defining the overall historic character of the district.

- a. Select exterior materials and finishes that are compatible with the original building in terms of scale, dimension, pattern, detail, finish, texture, and color.
- b. Use traditional materials in conventional ways so that additions are in harmony with the buildings in the historic district (i.e. wood siding applied horizontally).
- c. Smooth-faced cementitious or composite siding that matches the traditional dimension of wood siding is permitted for additions.
- d. Do not use synthetic (vinyl, aluminum, PVC, plastic, resin) siding and details on additions within the historic districts unless it can be demonstrated that the material and finishes are compatible with the original building in terms of scale, dimension, pattern, detail, finish, texture, and color.

4.8.11. Design additions and their features with architectural details that are compatible with, but discernible from and secondary to, the existing building and historic buildings within the immediate surroundings when the features and materials are important in defining the overall historic character of the district.

- a. Incorporate materials and details derived from the primary structure.
- b. Extend the hierarchy of architectural details to the addition with embellishments and detailing simplified on less visible side and rear elevations.

4.8.12. Design additions so that the location, shape, scale, size, materials, pattern, and proportion of windows and doors are compatible with the windows and doors of the existing building and with historic buildings in the immediate surroundings when these elements of doors and windows are important in defining the overall historic character of the district. Doors and windows should follow the standards for New Construction: Doors and Windows.

4.8.13. Design porches so that the location, shape, scale, size, materials, and details are compatible with, but discernible from and secondary to, porches on the existing building. Porches should follow the standards for New Construction: Porches.

4.8.14. Maintain and protect significant site features from damage during or as a consequence of related site work or construction.

4.10 Decks & Patios (page 143):

- 4.10.1. Locate decks and patios on rear elevations or in inconspicuous areas that are minimally visible from the public right-of-way.
- 4.10.2. Locate decks and patios in locations that do not damage or conceal significant building or site features or details. Do not introduce a deck or patio if it requires the loss of a character-defining building or site feature, including porches, projecting bays or wings, historic garages, accessory buildings, and retaining walls.
- 4.10.3. Retain and preserve historic building materials and trim and minimize the visual impact of a deck or patio by designing them to be inset from the building's corners.
- 4.10.4. Limit the size and scale of decks and patios to minimize their visual impact. Do not introduce a deck or patio if it will visually overpower the building or site or substantially alter the proportion of constructed area to unbuilt area on the site.
- 4.10.8. Minimize damage to the historic building by designing decks and patios to be structurally self-supporting. Attach decks to the building carefully to minimize the loss of historic fabric and to allow for their removal in the future. Retain a planting strip between patios and building foundations to allow for proper drainage.
- 4.10.9. Screen the structural framing of decks with foundation plantings, lattice, or other compatible screening materials.
- 4.10.10. Maintain and protect significant site features from damage during or as a consequence of deck-or patio related site work or construction.

Conditions of Approval¹

1. Trash enclosure: Applicant agrees to move the trash enclosure away from the Fitch-Sweet 60" oak (as identified on the applicant's plan) and place it either on the opposite side of the house or adjacent to the first parking spot next to the brick walkway.
2. Parking spaces and curbing: Applicant agrees to continue the decomposed granite and Chapel Hill gravel as the paving surface through the end of the driveway, at or above grade, and/or shift the contemplated parking spaces approximately 18 feet closer towards the front property line. Applicant also agrees to discontinue excavation for brick curbing, in connection with the parking spaces, within 40' of the Fitch-Sweet tree.
3. Charging stations: Applicant agrees to put the charging station(s) on the structure side of the parking spaces or place it on the opposite side of the parking spaces only in the event that the spaces are shifted towards the front of the property as set forth in condition of approval #2.
4. Shrub beds: Applicant agrees to plant shallow rooted species without using motorized equipment in the area along the fence between 208 and 214 Glenburnie immediately adjacent to the tree.
5. Garden shed and raise in grade: Applicant agrees to use pervious aggregate (e.g. stalite) when raising the grade more than 1 foot (i.e. near the proposed garden shed) and to install aeration tubes where the grade is raised more than 1 foot (i.e. along the edge of same).
6. Construction traffic and soil compaction: Applicant agrees to spread coarse woodchips to a depth of one foot or more to protect the roots of the Fitch-Sweet in the construction vehicle pathway, before traffic ensues.
7. Vegetable garden: Applicant agrees to raise the garden beds along the brick wall.
8. 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.

¹ The first seven conditions of approval were proposed to be included in the COA by the applicant and their neighbors.

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.