

To: Chapel Hill Historic District Commission (HDC)
From: COA Applicant Erik V. Mehlman, AIA
Re: 306 N Boundary Street COA Application supplemental materials
Date: February 22, 2019

The following request for supplemental materials was issued from the HDC to the applicant on 2/15/19 after the 2/12/19 HDC meeting.

- 1) Provide more detailed information on trees and landscape that may be affected by the proposed work.
- 2) Clarify what exactly is original, changed in the 90s, and proposed.
- 3) Address what is happening with the rock wall underneath the existing home South entry porch. We have received the attached photo submitted with public testimony.

Please see original requests (in italics) and responses below.

- 1) *Provide more detailed information on trees and landscape that may be affected by the proposed work.*

The original proposal included a 3-car garage located tight to the setback lines and on top of an existing rock site wall in the Northwest corner of the property. Upon receipt of the full tree survey and historic site information, the proposed garage plan was reduced to a 2-car garage and pushed approximately 30' just south of the existing Coker Garden Design site wall. A total of nine trees including two large pines (28" + 29" dia) were proposed to be removed at that time. In the current proposal (see attached sheets L3.0, L3.1, and L4.0 along with the following description), the proposed garage and drive extension have been slightly reoriented to preserve the two large pines which have the greatest impact on the areas tree canopy coverage. Additionally, the owners have requested to adjust the walkway to the garage East side door to try and save a 12" Holly in that area. They have been notified by the team Landscape Architect, David Swanson, and Certified Arborist, Bryan Lowrance, that the tree proximity to the garage and path pose a threat to its long-term health. The tree is noted as such on the plans. Twelve new significant plantings (see sheet L4.0 for details) are proposed to the North and West of the proposed garage location to provide screening to neighboring sites.

- 2) *Clarify what exactly is original, changed in the 90s, and proposed.*

See attached sheets L3.01 for the existing conditions and L3.11 for proposed conditions. Note that all existing Coker era site walls, paths, and stairs are to be retained. Note that all trees documented as part of the Coker Garden design in the 1990 property botanical survey are to be retained.

- 3) *Address what is happening with the rock wall underneath the existing home South entry porch. We have received the attached photo submitted with public testimony.*

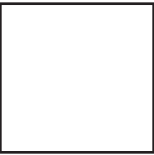
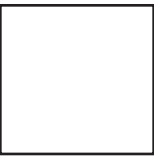
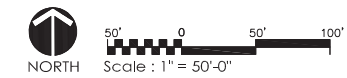
See attached sheet "South Entry Site Wall Question" for details. The photo submitted is of a rock wall under the existing South entry stair. It was constructed as part of the Peacock Home construction in 1991. The tall portion of this wall and the extensions that run South and around the driveway circle were all designed as part of the Peacock Home design. The tall portion of wall that runs East/West directly under the wooden stairs is located in line with the original Coker Garden site wall that extends far to the East. The shorter wing wall extensions are also in the line of the original Coker Garden site wall and were newly constructed and/or reconstructed at the time of the 1991 Peacock Home construction. The foundation of the new proposed South entry stair will come down to grade in the location of the existing 1991 tall East/West section of wall described above. Therefore, that short section of 1991 wall will be removed. The shorter wing wall extensions will be deconstructed and reconstructed much the same as they were in 1991 in order that they remain in place. The line of the original Coker Garden site wall will be maintained with no more disturbance than when it was replaced in 1991.



1938 AERIAL from USDA

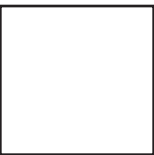


2013 AERIAL from Orange County GIS



FRENCH-CUMBIE RESIDENCE
 Addition/Renovation
 306 N. Boundary St., Chapel Hill, North Carolina 27514

DATE
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1938 AND 2013 AERIAL IMAGES
306 North Boundary Street - Supplemental Information



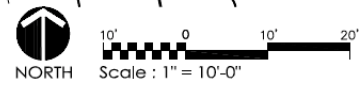
Swanson + Associates, PA
 landscape architect
 100 East Carr Street
 Carrboro, NC 27510
 404.876.6800
 www.swansonassociates.com

French-Cumbie Residence
 Drucilla French and
 Stephen Cumbie
 306 North Boundary Street
 Chapel Hill, NC

DETAILED
 EXISTING CONDITIONS
 SITE and GARDEN
 PLAN

FEBRUARY 05, 2019

L 3.0



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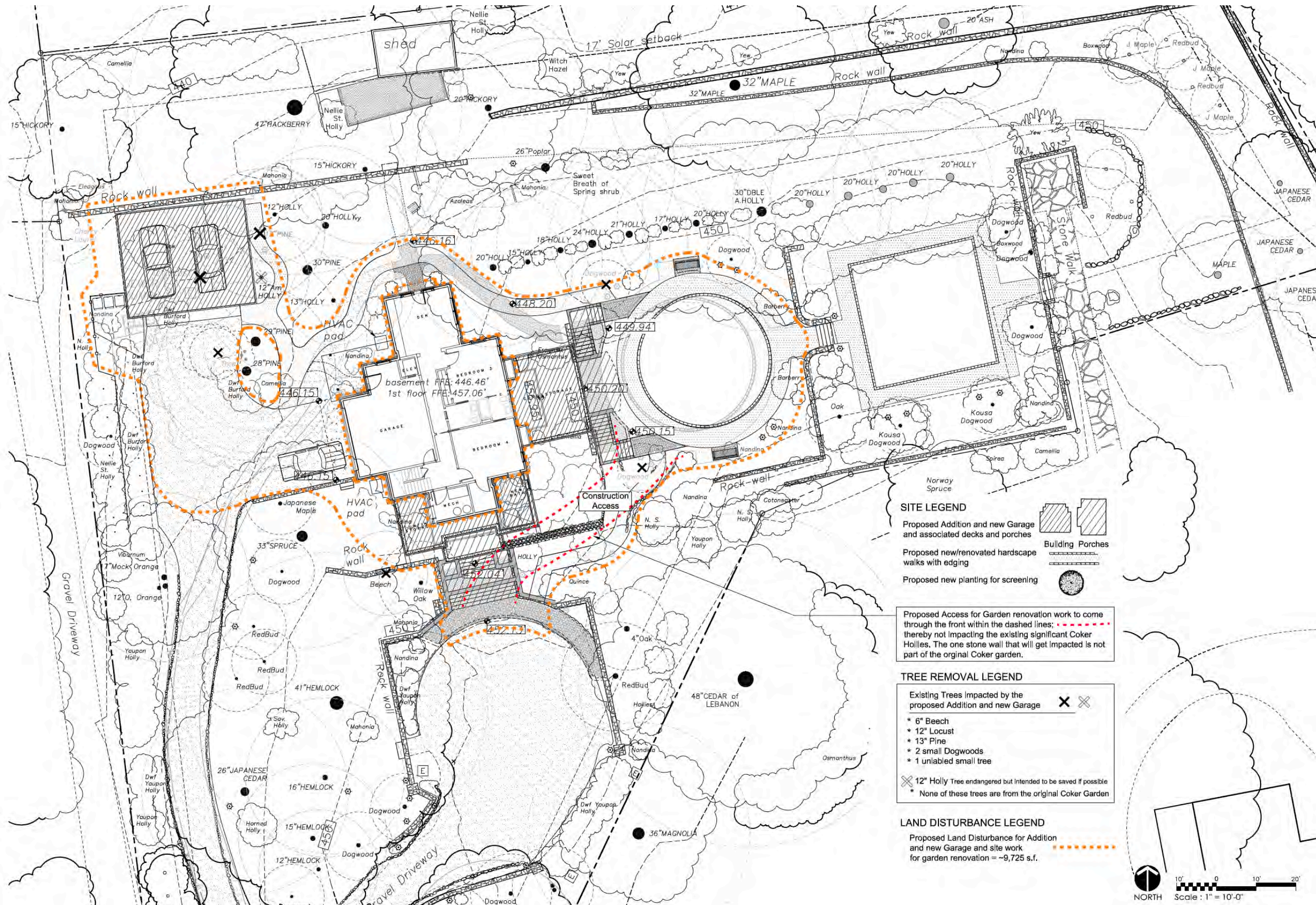
FRENCH-CUMBIE RESIDENCE

Addition/Renovation
 306 N. Boundary St., Chapel Hill, North Carolina 27514

DATE

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EXISTING CONDITIONS SITE PLAN
306 North Boundary Street - Supplemental Information



SITE LEGEND

- Proposed Addition and new Garage and associated decks and porches
- Proposed new/renovated hardscape walks with edging
- Proposed new planting for screening

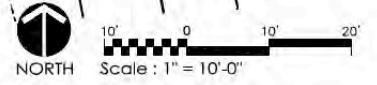
Proposed Access for Garden renovation work to come through the front within the dashed lines; thereby not impacting the existing significant Coker Hollies. The one stone wall that will get impacted is not part of the original Coker garden.

TREE REMOVAL LEGEND

- Existing Trees Impacted by the proposed Addition and new Garage
- 6" Beech
- 12" Locust
- 13" Pine
- 2 small Dogwoods
- 1 unlabelled small tree
- 12" Holly Tree endangered but intended to be saved if possible
- None of these trees are from the original Coker Garden

LAND DISTURBANCE LEGEND

- Proposed Land Disturbance for Addition and new Garage and site work for garden renovation = -9,725 s.f.



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FRENCH-CUMBIE RESIDENCE
 Addition/Renovation
 306 N. Boundary St., Chapel Hill, North Carolina 27514

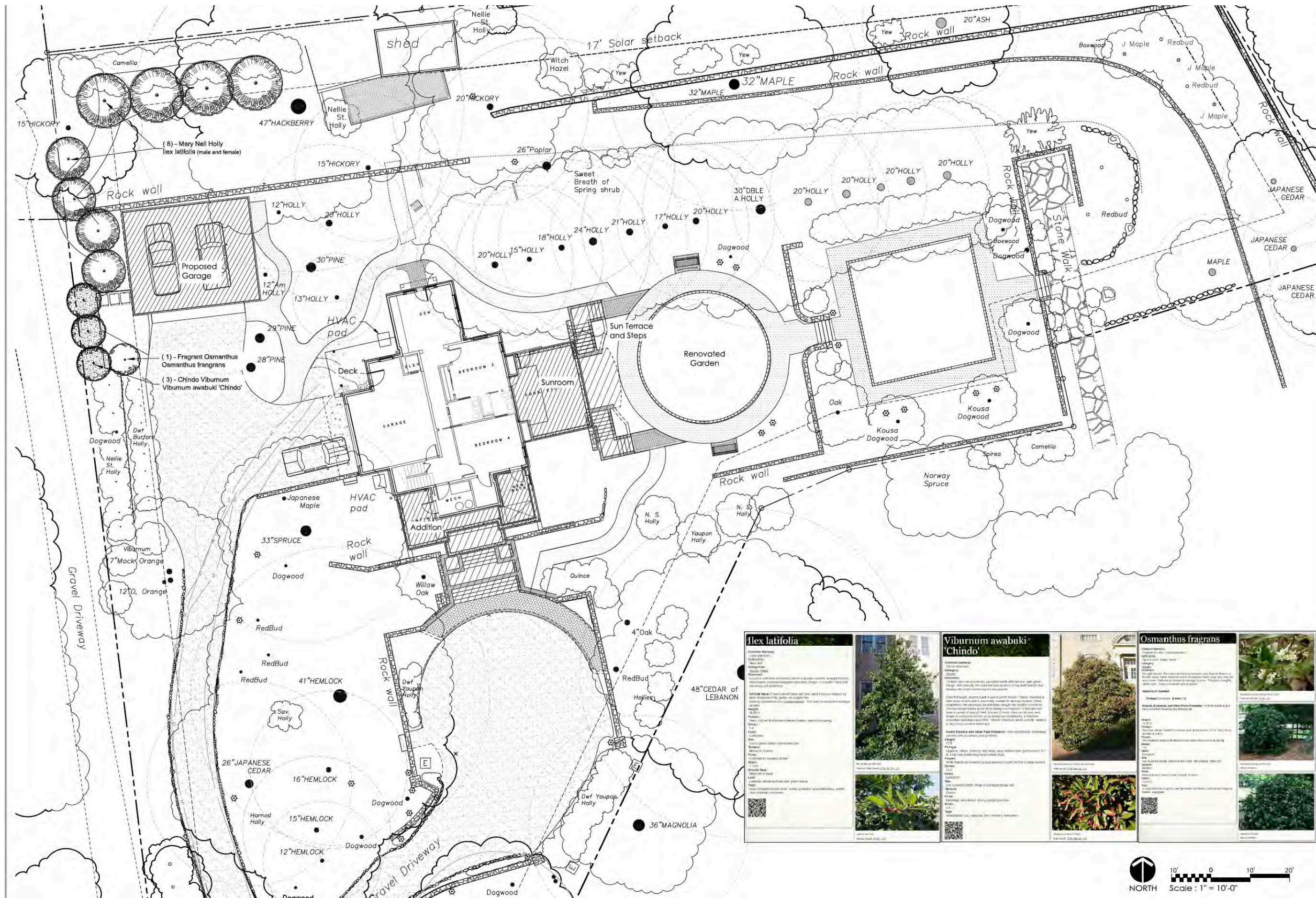
French-Cumbie
 Residence
 Drucilla French and
 Stephen Cumbie
 306 North Boundary Street
 Chapel Hill, NC

DETAILED SITE PLAN

FEBRUARY 05, 2019
L 3.1

DATE
 FEB 22, 2019

SITE PLAN (w/proposed overlay & tree removal)
306 North Boundary Street - Supplemental Information



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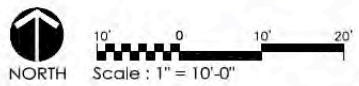
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FRENCH-CUMBLE RESIDENCE
 Addition/Renovation
 306 N. Boundary St., Chapel Hill, North Carolina 27514

<p>Ilex latifolia</p> <p><i>Ilex latifolia</i> is a species of holly native to Europe and North America. It is a large, evergreen shrub or small tree with dark green, glossy leaves and clusters of small, white flowers. The fruit is a red berry. It is a popular choice for landscaping due to its dense foliage and ability to tolerate a wide range of soil conditions.</p>		<p>Viburnum awabuki 'Chindo'</p> <p><i>Viburnum awabuki</i> 'Chindo' is a compact, upright shrub with dense, dark green foliage. It is known for its clusters of small, white flowers and clusters of red berries. It is a popular choice for landscaping due to its compact size and ability to tolerate a wide range of soil conditions.</p>		<p>Osmanthus fragrans</p> <p><i>Osmanthus fragrans</i> is a large, evergreen shrub or small tree with dense, dark green foliage and clusters of small, white flowers. It is known for its strong, sweet fragrance. It is a popular choice for landscaping due to its dense foliage and ability to tolerate a wide range of soil conditions.</p>
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French-Cumble Residence
 Drucilla French and Stephen Cumble
 304 North Boundary Street
 Chapel Hill, NC

PRELIMINARY LANDSCAPE PLAN



FEBRUARY 05, 2019
 L 4.0

DATE
 FEB 22, 2019

PROPOSED SITE PLAN (w/new trees)
306 North Boundary Street - Supplemental Information

Note: No significant canopy removal at proposed garage location



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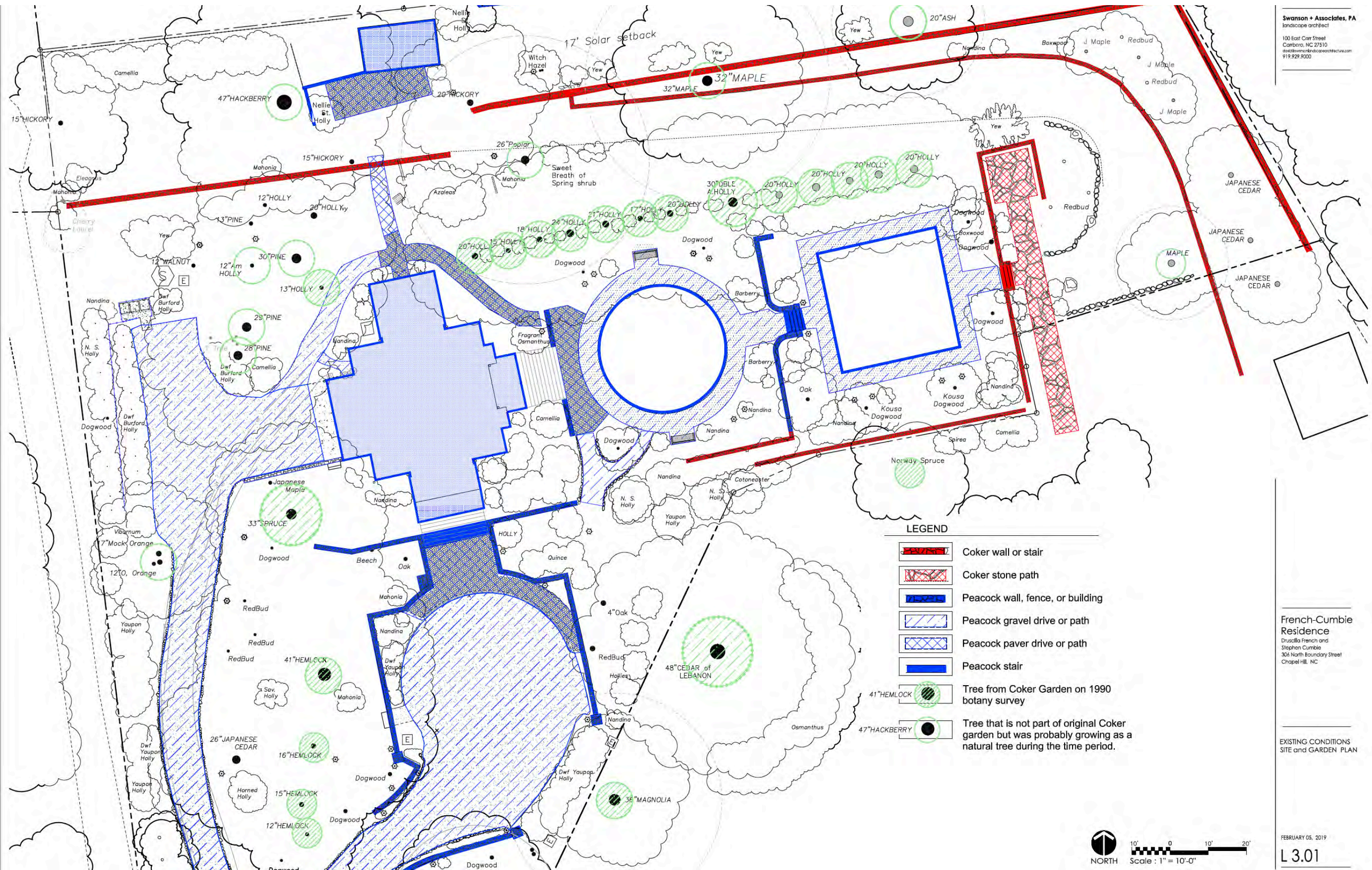
FRENCH-CUMBIE RESIDENCE

Addition/Renovation
306 N. Boundary St., Chapel Hill, North Carolina 27514

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CURRENT AERIAL IMAGE W/PROPOSED OVERLAY
306 North Boundary Street - Supplemental Information



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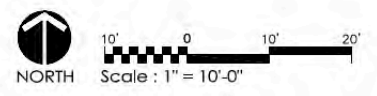
LEGEND

- Coker wall or stair
- Coker stone path
- Peacock wall, fence, or building
- Peacock gravel drive or path
- Peacock paver drive or path
- Peacock stair
- Tree from Coker Garden on 1990 botany survey
- Tree that is not part of original Coker garden but was probably growing as a natural tree during the time period.

French-Cumbe Residence
 Drusilla French and
 Stephen Cumbe
 306 North Boundary Street
 Chapel Hill, NC

EXISTING CONDITIONS
 SITE and GARDEN PLAN

FEBRUARY 05, 2019
 L 3.01

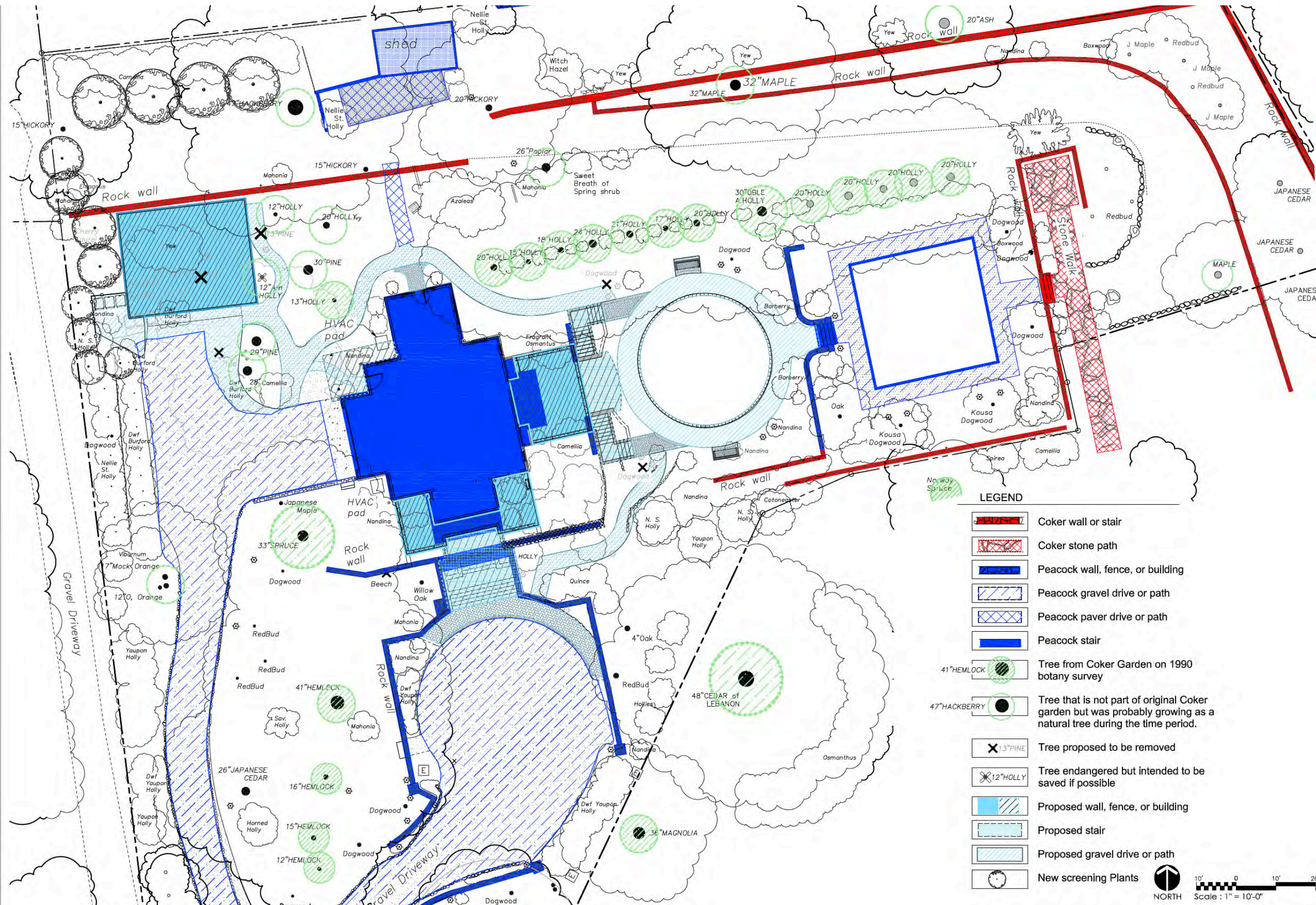


FRENCH-CUMBE RESIDENCE

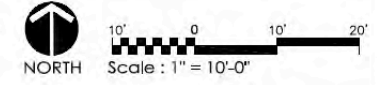
Addition/Renovation
 306 N. Boundary St., Chapel Hill, North Carolina 27514

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EXISTING CONDITIONS SITE PLAN (w/site features legend)
306 North Boundary Street - Supplemental Information



- LEGEND**
- Coker wall or stair
 - Coker stone path
 - Peacock wall, fence, or building
 - Peacock gravel drive or path
 - Peacock paver drive or path
 - Peacock stair
 - Tree from Coker Garden on 1990 botany survey
 - Tree that is not part of original Coker garden but was probably growing as a natural tree during the time period.
 - Tree proposed to be removed
 - Tree endangered but intended to be saved if possible
 - Proposed wall, fence, or building
 - Proposed stair
 - Proposed gravel drive or path
 - New screening Plants



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French-Cumbie
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DETAILED SITE PLAN

FEBRUARY 05, 2019
 L3.11

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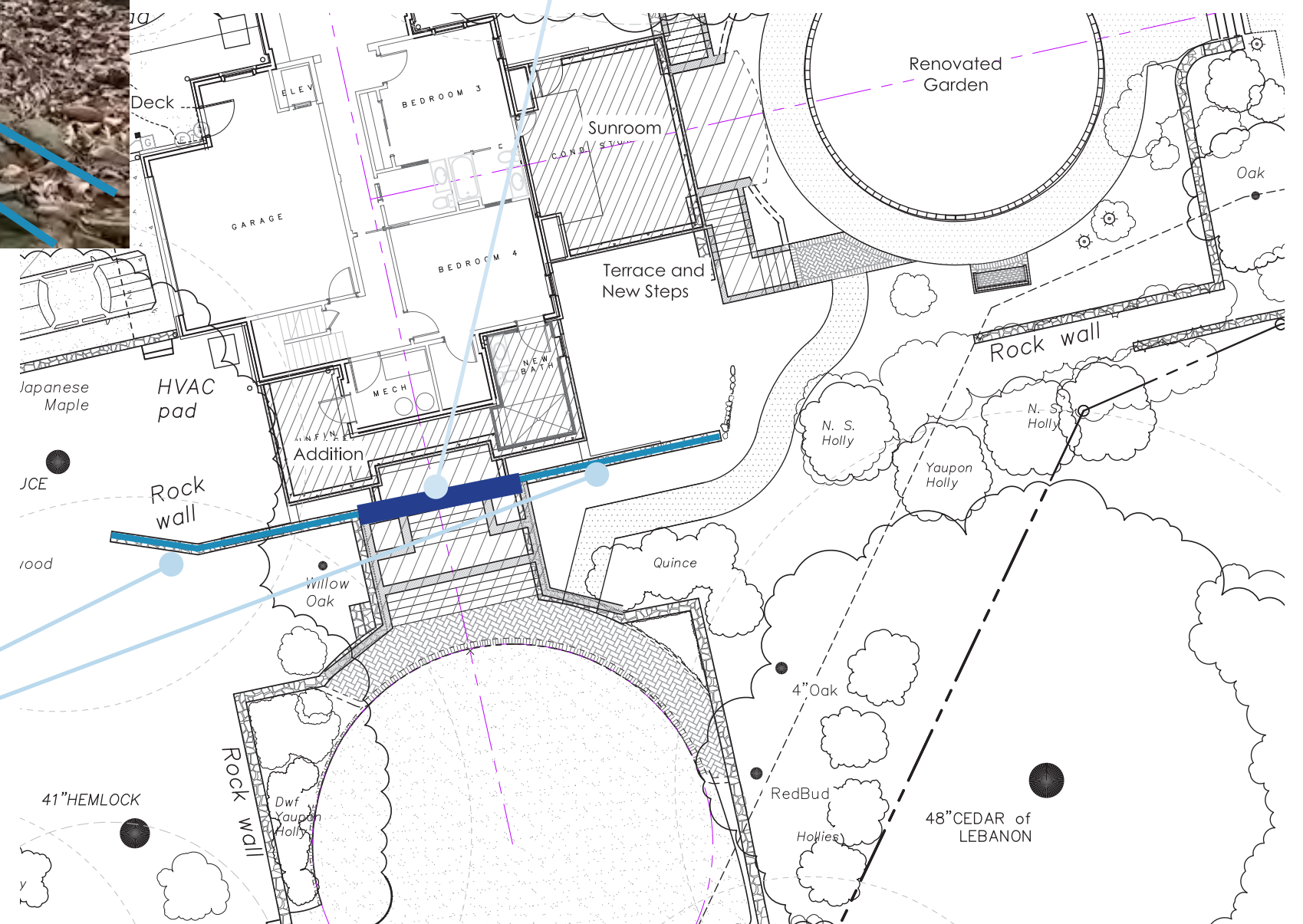
FRENCH-CUMBIE RESIDENCE
 Addition/Renovation
 306 N. Boundary St., Chapel Hill, North Carolina 27514

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PROPOSED CONDITIONS SITE PLAN (w/site features legend)
306 North Boundary Street - Supplemental Information



1991 “tall portion” of wall to be removed



1991 “short wing wall extensions” to remain

SOUTH ENTRY WALL QUESTION
306 North Boundary Street - Supplemental Information

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FRENCH-CUMMBIE RESIDENCE
 Addition/Renovation
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QUESTIONS?
Call or email us!

Email: emehlman@buildsense.com Phone: 919-667-0404

C. Application Type (check all boxes that apply)

- Minor Work** Exterior works that do not involve any substantial alterations, and do not involve additions or removals that could impair the integrity of the property and/or the district as a whole. See [Design Guidelines](#) (p. 69) for a list of minor works.
- Historic District Commission Review** Includes all exterior changes to structures and features other than minor works
- Site-work only (walkways, fencing, walls, etc.)** **After-the-fact application** (for unauthorized work already performed).
- Restoration or alteration** **Demolition or moving of a site feature.**
- New construction or additions** **Request for review of new application after previous denial**
- Sign**

D. Basic information about size, scale, and lot placement.

Provide measurements in feet and square feet where applicable. Where possible, please provide accurate measurements from a licensed surveyor, architect, engineer, etc. If exact measurements are not available, please provide estimated information. Current estimated information about lots and buildings can be found on the [Orange County Real Estate Data](#) website. Information about lot placement can be found on the [Chapel Hill](#) and [Orange County Interactive GIS](#) portals.

Zoning District:	Minimum setbacks			Maximum heights		Lot size
	Street	Interior	Solar	Primary	Secondary	
Required by zoning	28'	14'	17'	Setback 29'	Core 40'	
Proposed	167.1'	15.1' garage	40.1' garage	26'-8" new garage	38'-9" existing home - no change	
	Existing	Change +/-	Total	Total Floor Area Ratio		
Floor Area (main structure)	4078sf	+1697sf	5775sf	Existing	Proposed	ISA/NLA ratio
Floor Area (all other)	1066sf	+2689sf	3368sf	0.087	0.155	Existing Proposed
Impervious Surface Area (ISA)	13759	+3121 sf	16880 sf	-	-	0.23 0.29
New Land Disturbance			9834 sf			



QUESTIONS?
Call or email us!

E: Applicable Design Guidelines

The Town's [Design Guidelines for the Chapel Hill Historic Districts](#) are integral to the application and review process. These guidelines supplement the required review criteria for Certificate of Appropriateness applications (provided in [Section 3.6.2\(e\)\(4\)](#) of the Land Use Management Ordinance) by providing detailed, practical considerations for how to make changes to properties while preserving the special character of their Historic District context. Please review the Design Guidelines and consider their applicability to your proposed project. (Attach additional sheets, as necessary.)

Section/Page	Topic	Brief description of the applicable aspect of your proposal
Additions / page 55	Guideline #1	Due to the large lot, siting of the original building, and abundance of evergreen planting, the completed project including the existing house, new additions, and detached garage are all screened from street view.
Additions / page 55 + Garages / page 21	Additions Guidelines #4 + #5 + Garages Guideline #7	Additions: The scale, massing, and details of the additions are derived from the form of the existing home. The materials have been selected to be compatible or identical to those of the existing home. See architect's statement and additional information in Section F. --- Garages: The new garage is set to the Northwest (rear of the home) naturally terminating the existing driveway. The design, form, material, and detail are derived from those of the existing home and new additions, while remaining subordinate, as a garage should do, in both scale and complexity.
Additions / page 55	Guideline #7	The owners were drawn to this home for the tremendous gardens dating back to development by William C. Coker in 1908 and updated during the construction of the home in 1991. They are engaging the Landscape Architect who executed the 1991 planning to take great care in preserving the grounds.

Site Features & Plantings / Page 11

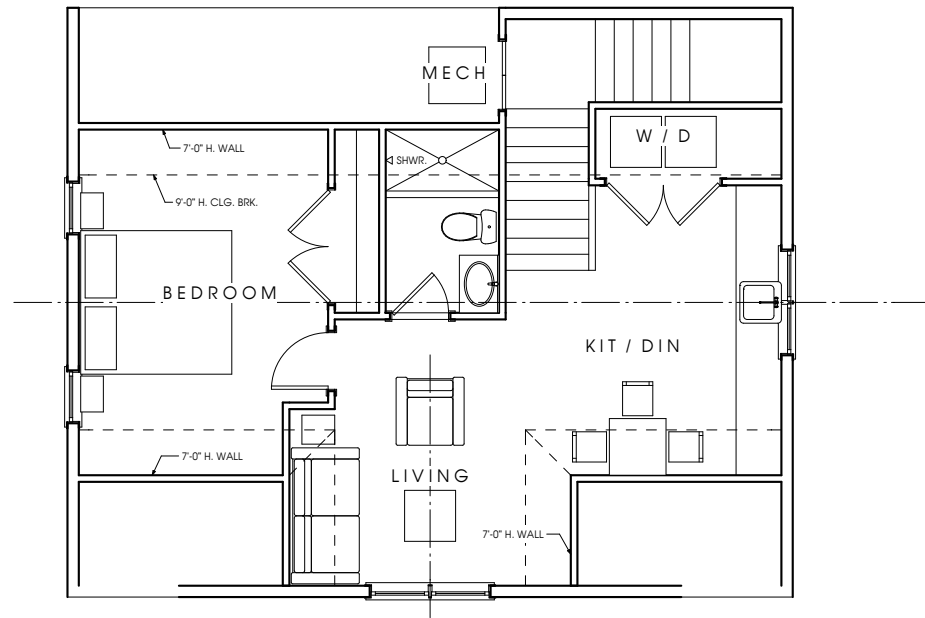
Guideline #1

No existing historic built site features from the original Coker Gardens layout will be removed as a result of the proposed construction. A total of six trees (previously nine trees) are proposed to be removed from the site. The owners intend to save one tree whose proximity to the new structure puts it in danger. None of these trees were part of the formal Coker Garden design. All of them are located clearly on the plans. The originally proposed garage has been reduced from a 3-car to 2-car garage and moved considerably to the South in order to save the existing stone site wall in that location and to stay as far away as possible from a 47" diameter Hackberry. The most recently proposed 2 car garage has been slightly shifted and the drive and walkways reconfigured to save the two large pines (28" and 29" dia) previously proposed to be removed.



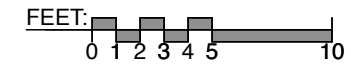
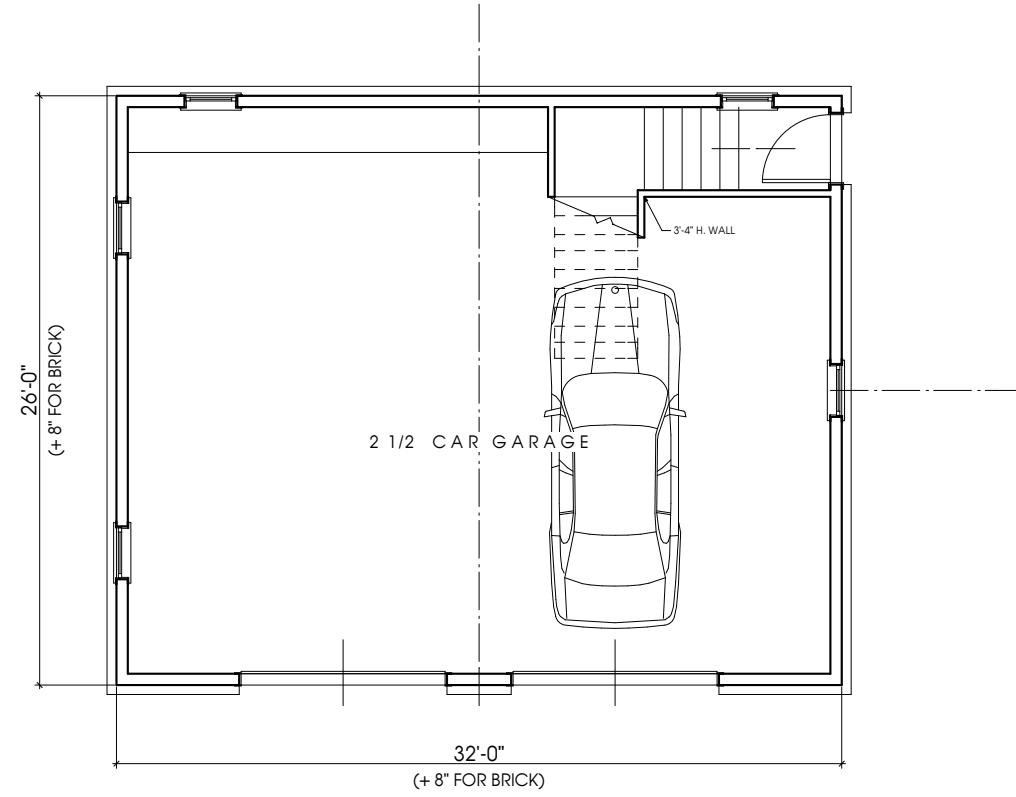
FRENCH-CUMBIE RESIDENCE
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620 sf

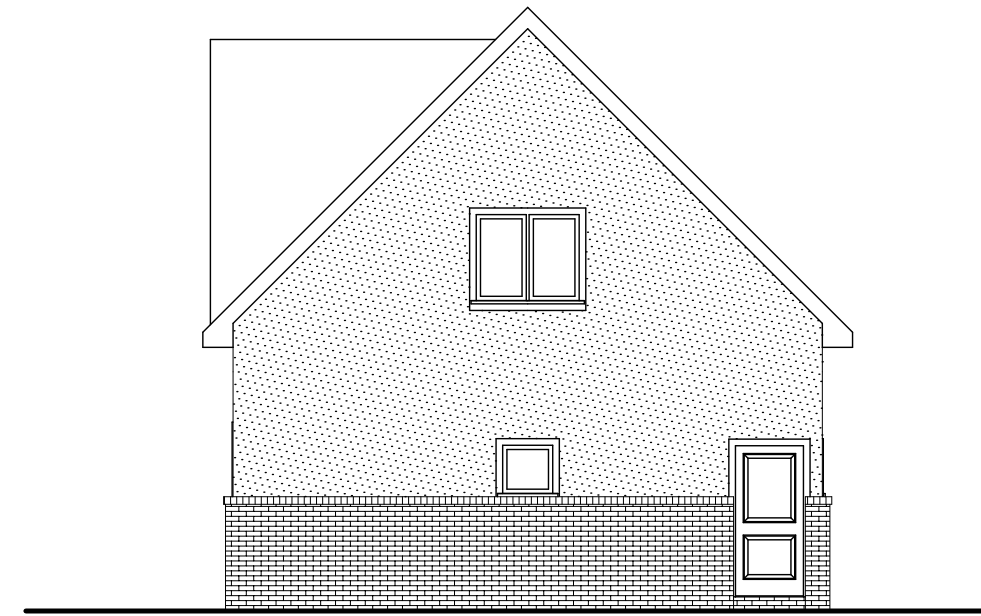
Second Floor



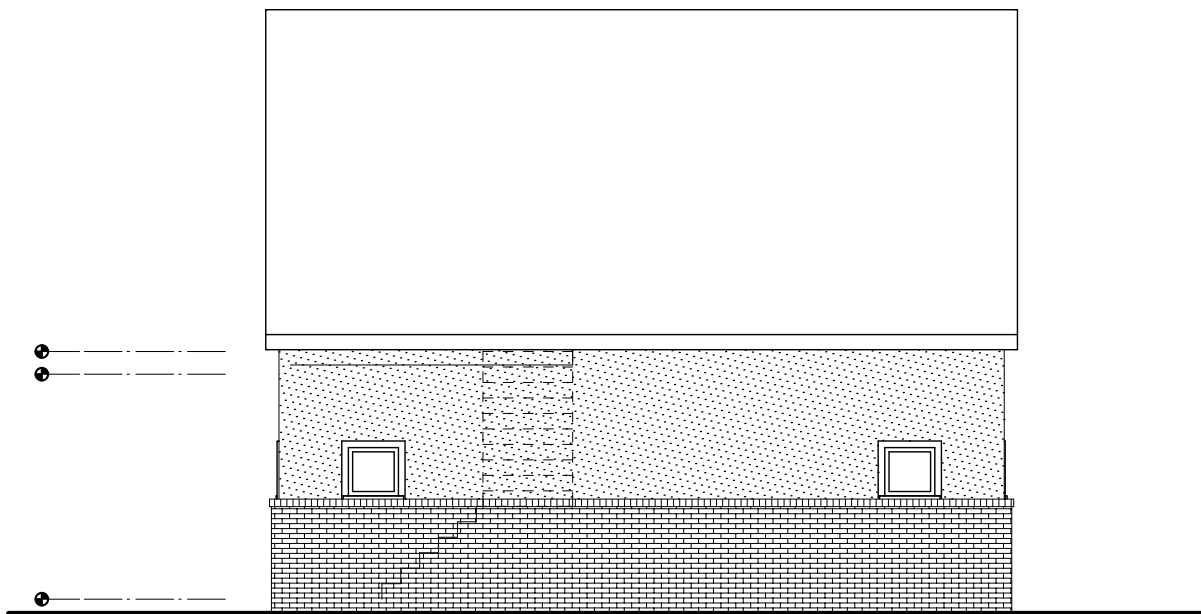
Ground Floor



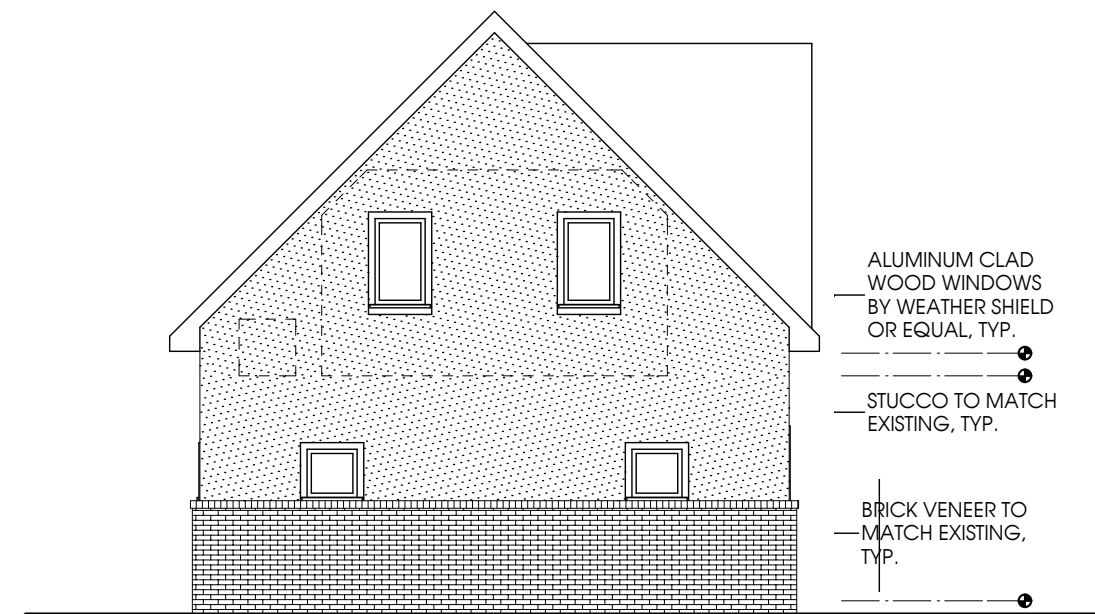
South Elevation



East Elevation



North Elevation



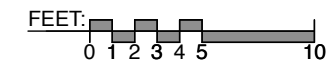
West Elevation

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PROPOSED GARAGE ELEVATIONS
306 North Boundary Street - Previously Submitted Information





Copper Gutters and Downspouts

Hard Surfaced Stucco

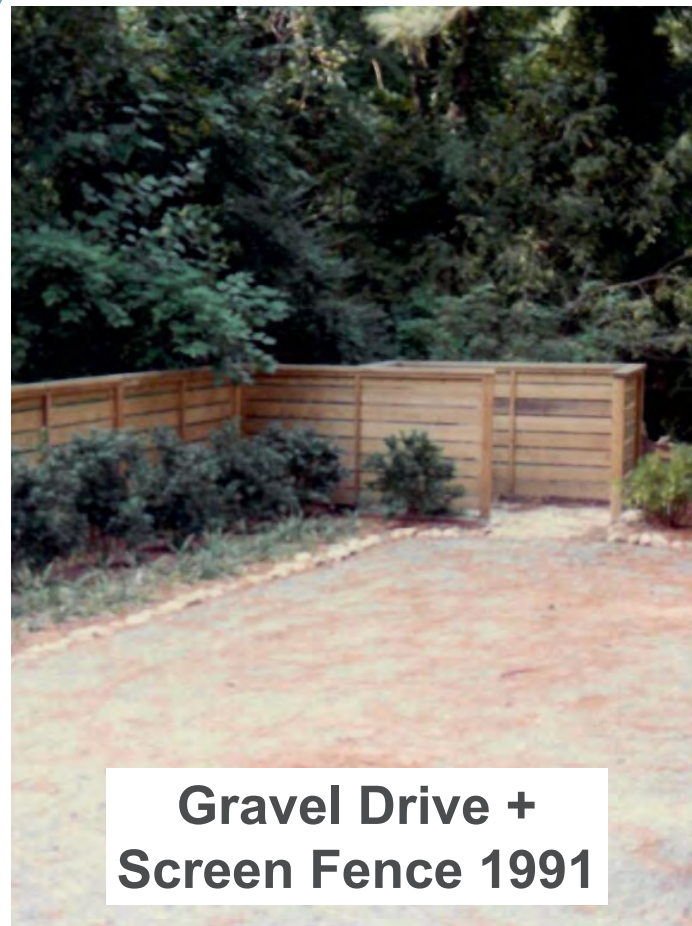
Wood Screen

Gravel Drive

Rowlock Sill

Brick Masonry

**Split-face
concrete blocks**



**Gravel Drive +
Screen Fence 1991**



**Gravel drive +
Screen Fence 2019**



FRENCH-CUMBIE RESIDENCE
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EXISTING MATERIALS
306 North Boundary Street - Previously Submitted Information



Copper Roofing

Pre-cast Concrete Lintels

Barrel Roof Form

Painted Columns

Existing Windows

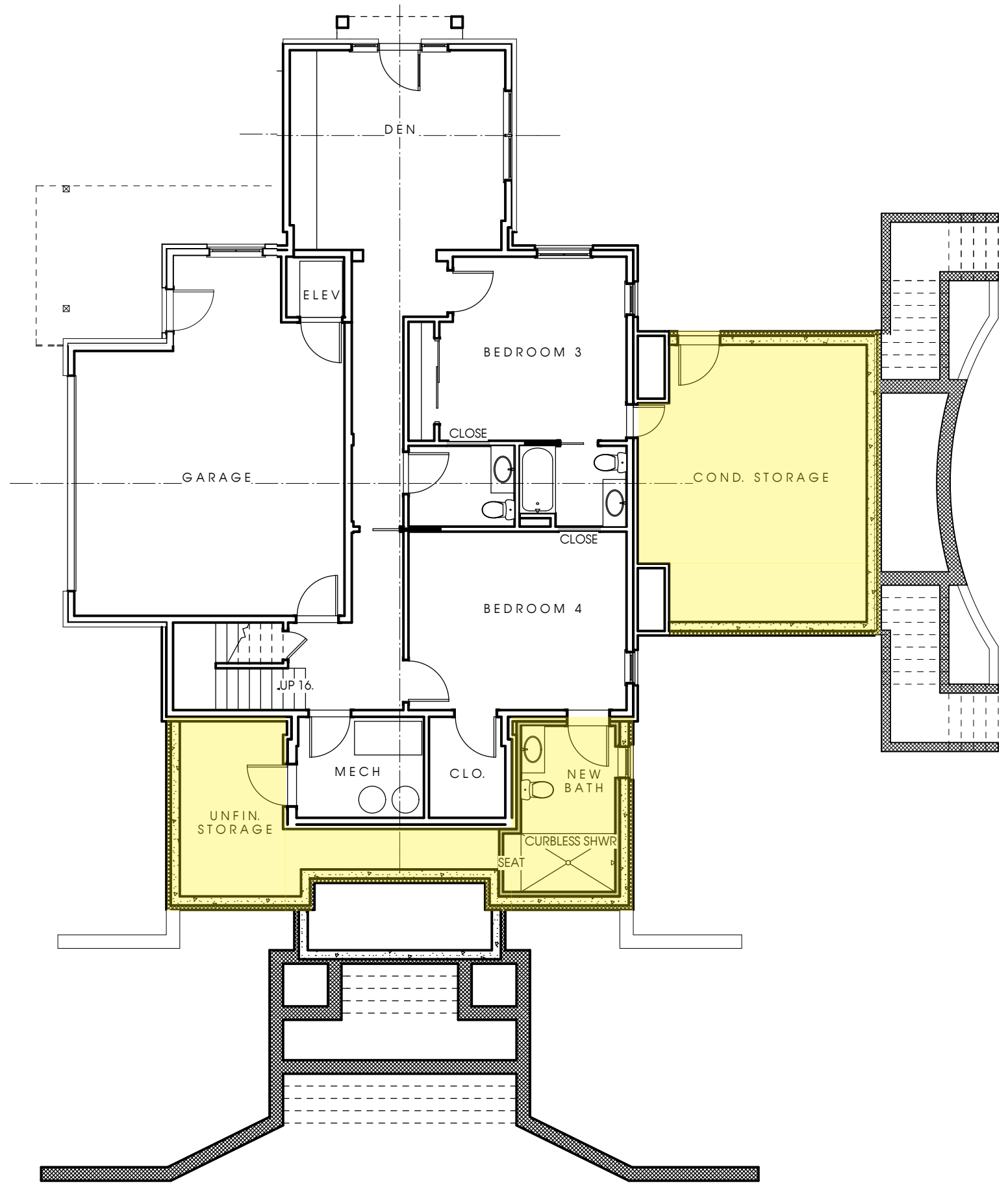
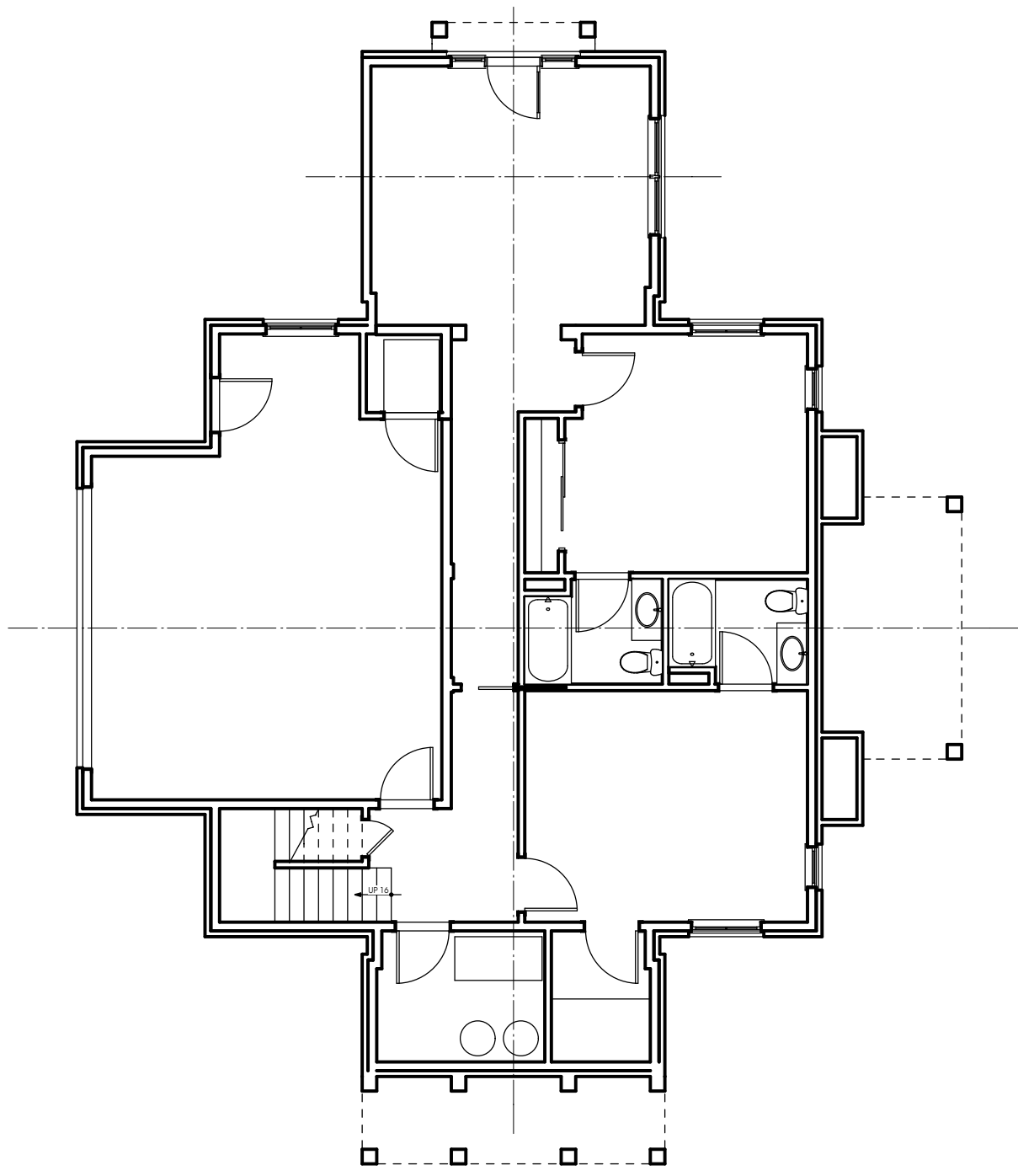



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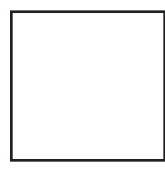


EXISTING MATERIALS
306 North Boundary Street - Previously Submitted Information



 New construction

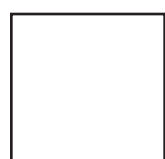
EXISTING AND PROPOSED LOWER FLOOR PLANS
306 North Boundary Street - Previously Submitted Information

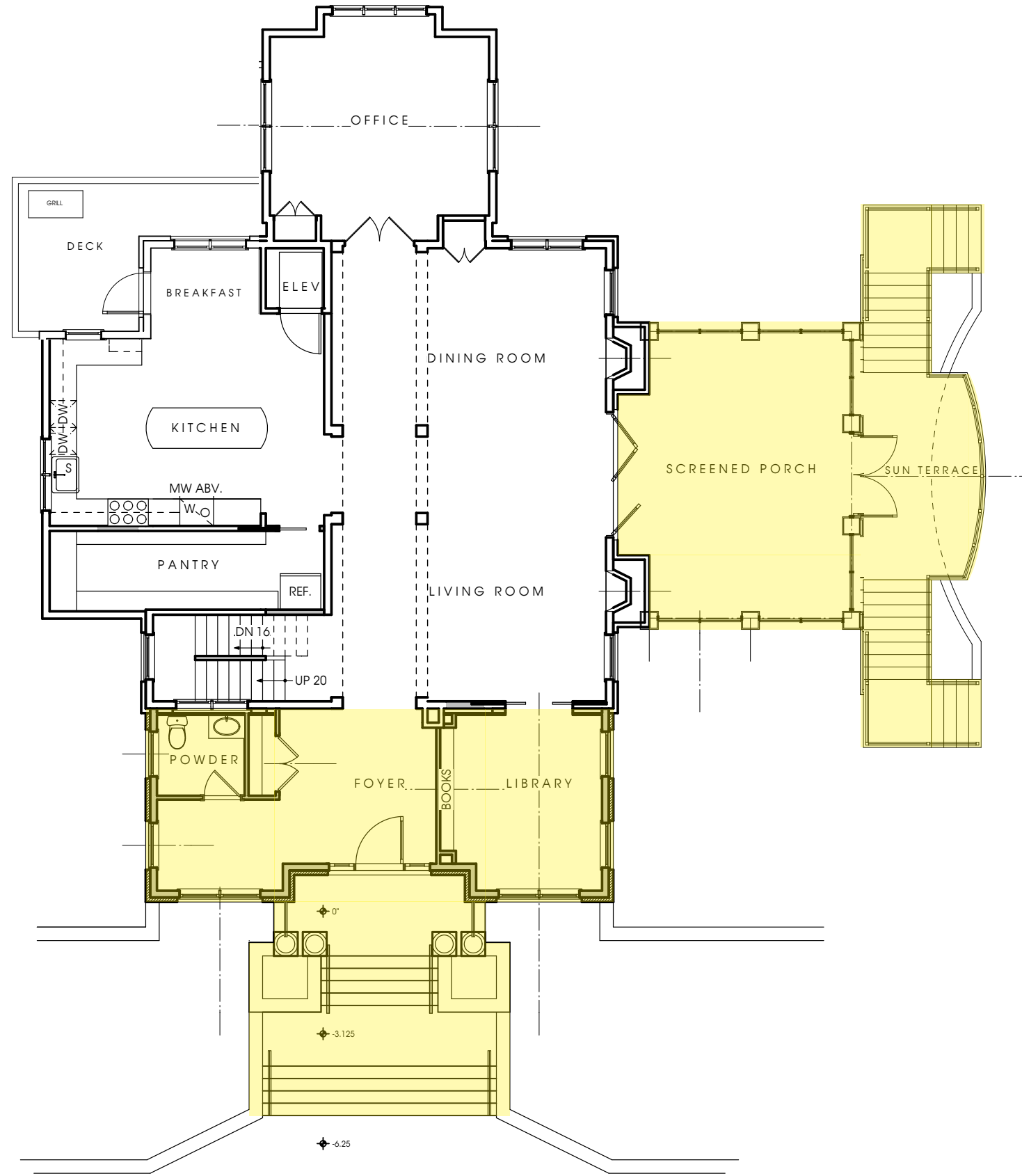
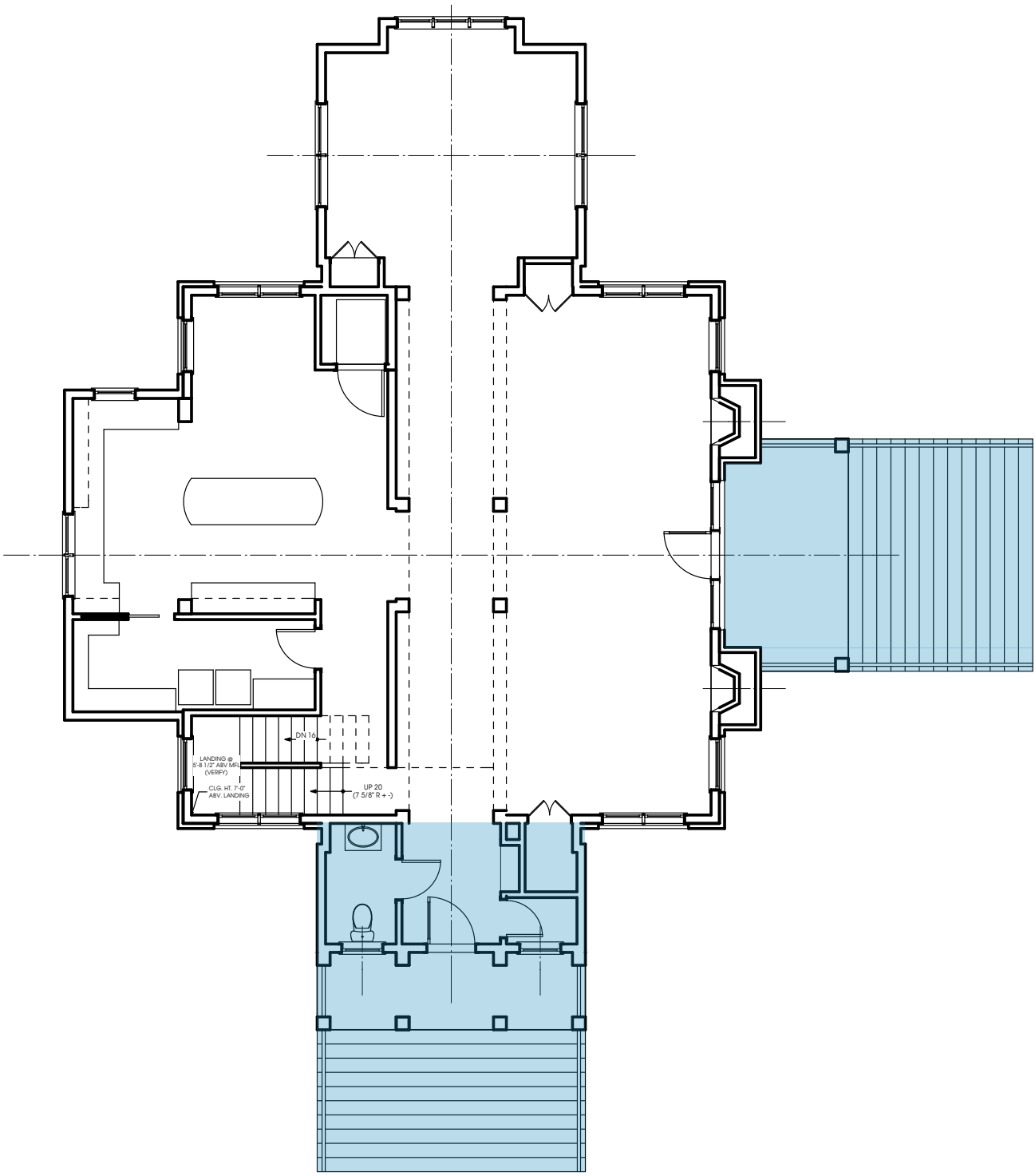


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Area to be removed

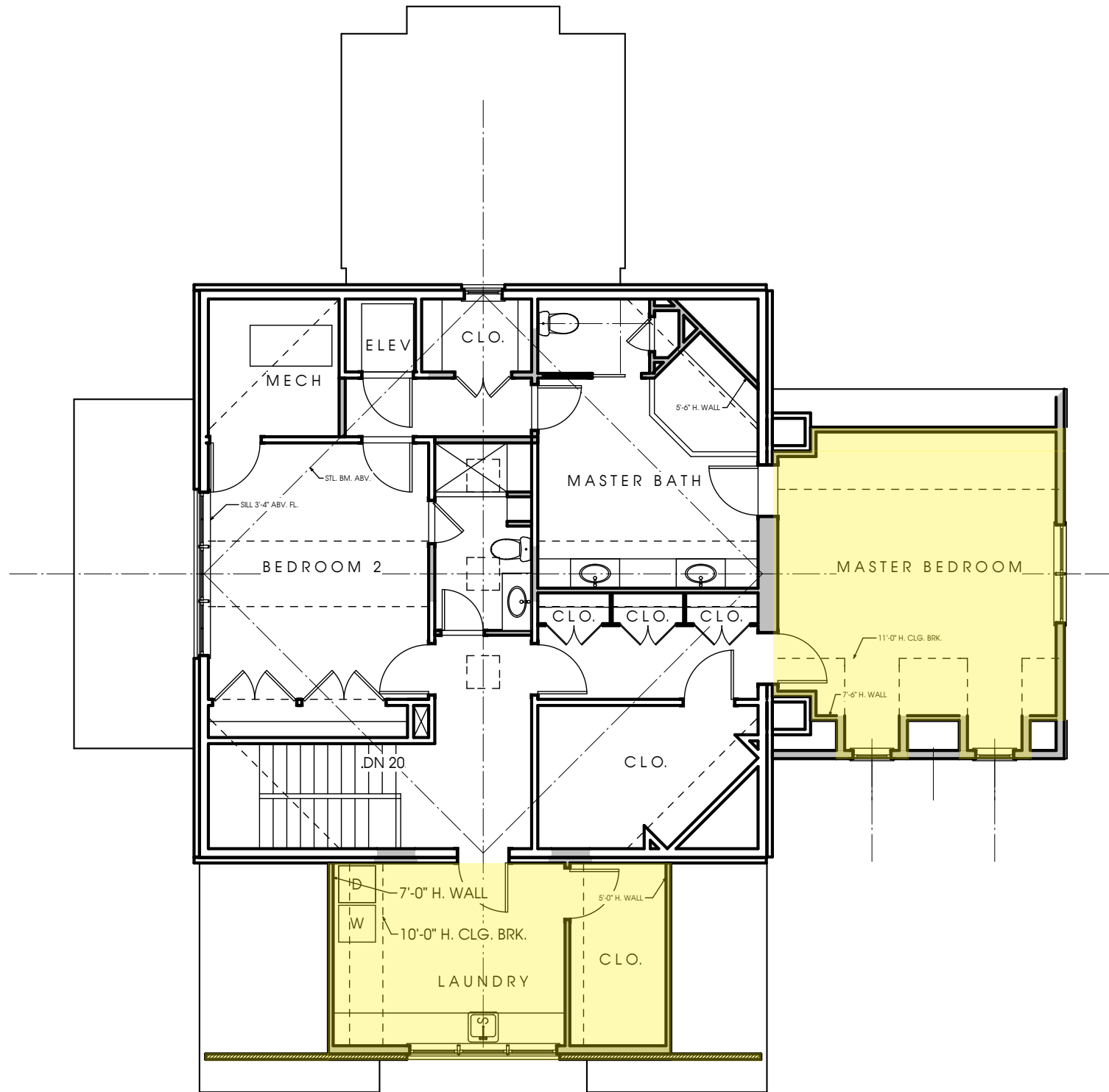
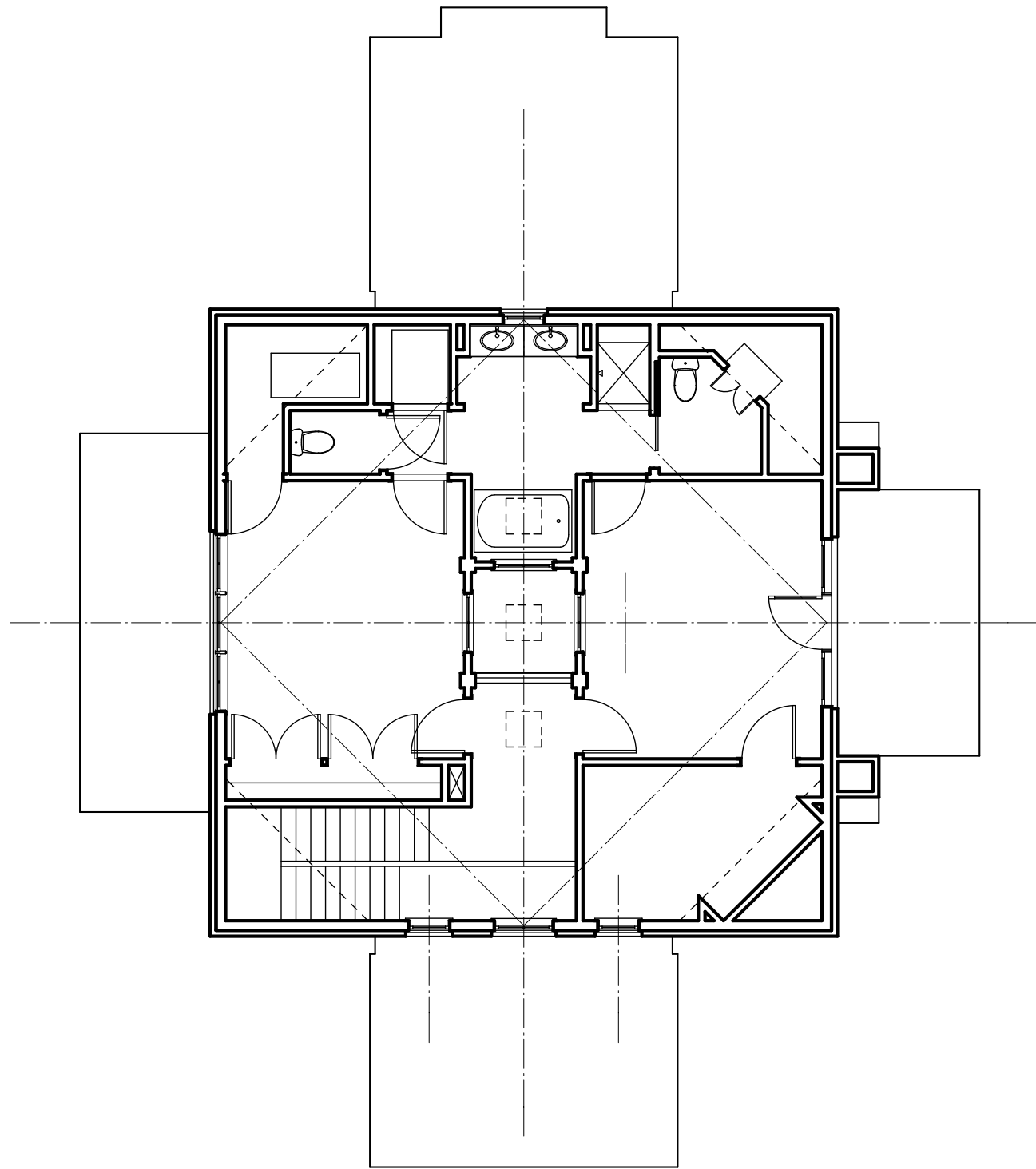
New construction

EXISTING AND PROPOSED MAIN FLOOR PLANS
306 North Boundary Street - Previously Submitted Information

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■ New construction

EXISTING AND PROPOSED UPPER FLOOR PLANS
306 North Boundary Street - Previously Submitted Information

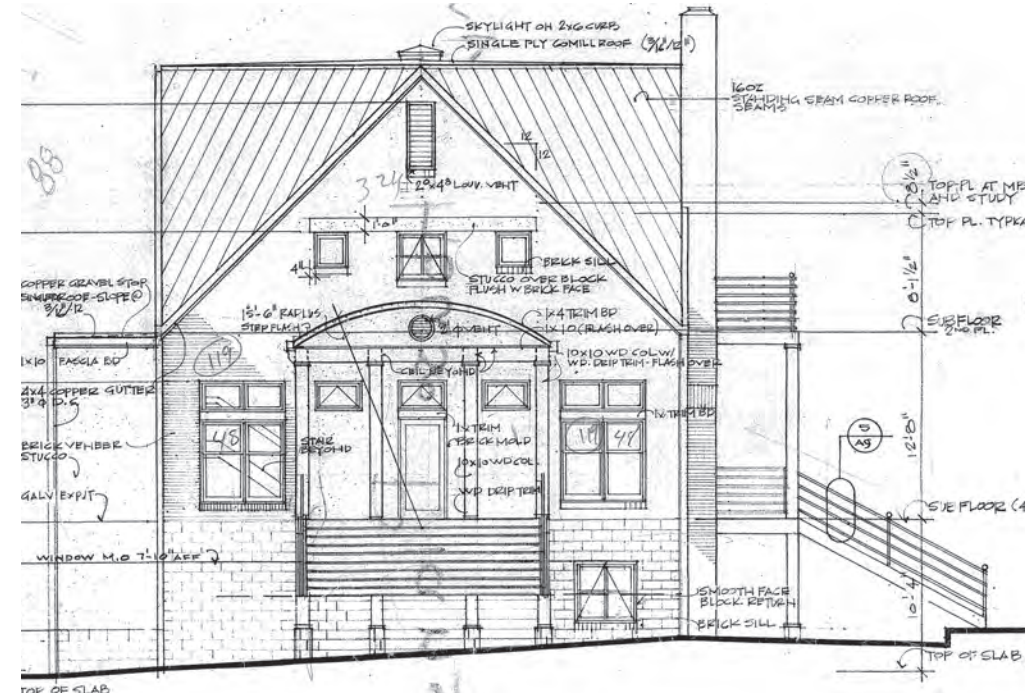
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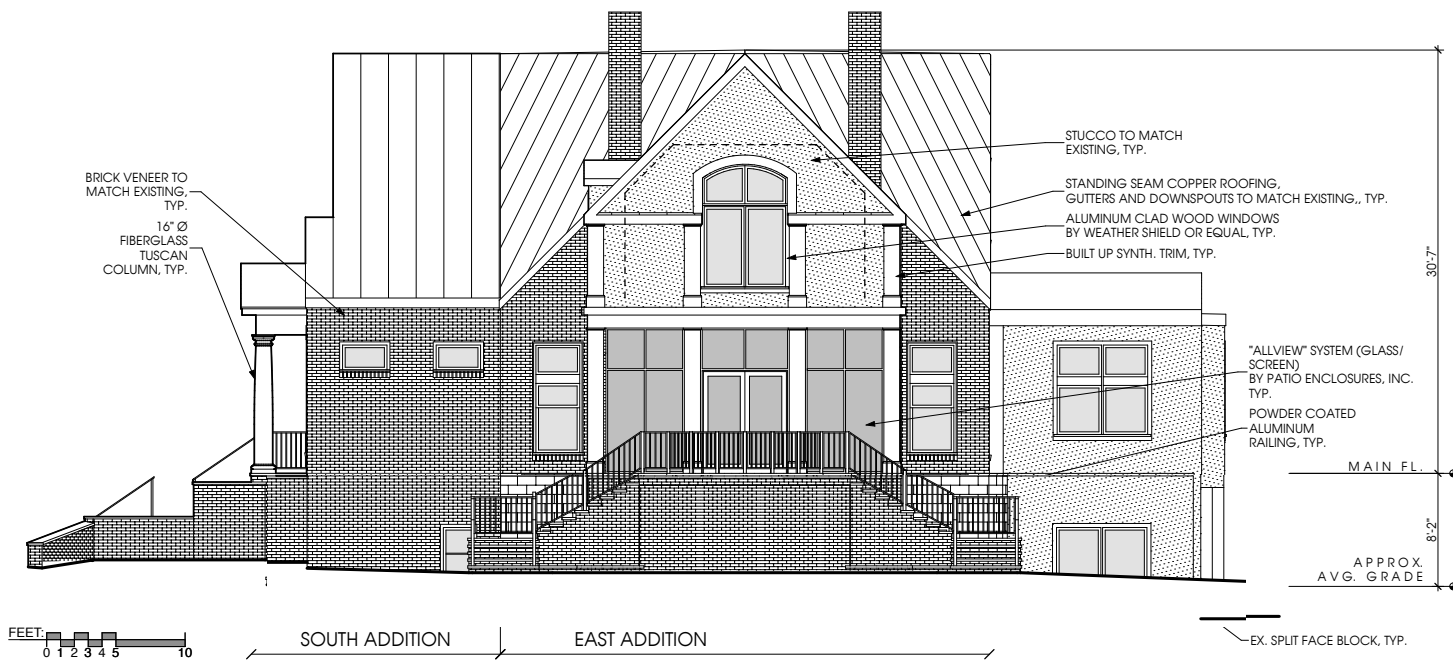
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Existing



Existing



Proposed

EAST ELEVATION

**EXISTING AND PROPOSED ELEVATIONS
306 North Boundary Street - Previously Submitted Information**



Proposed

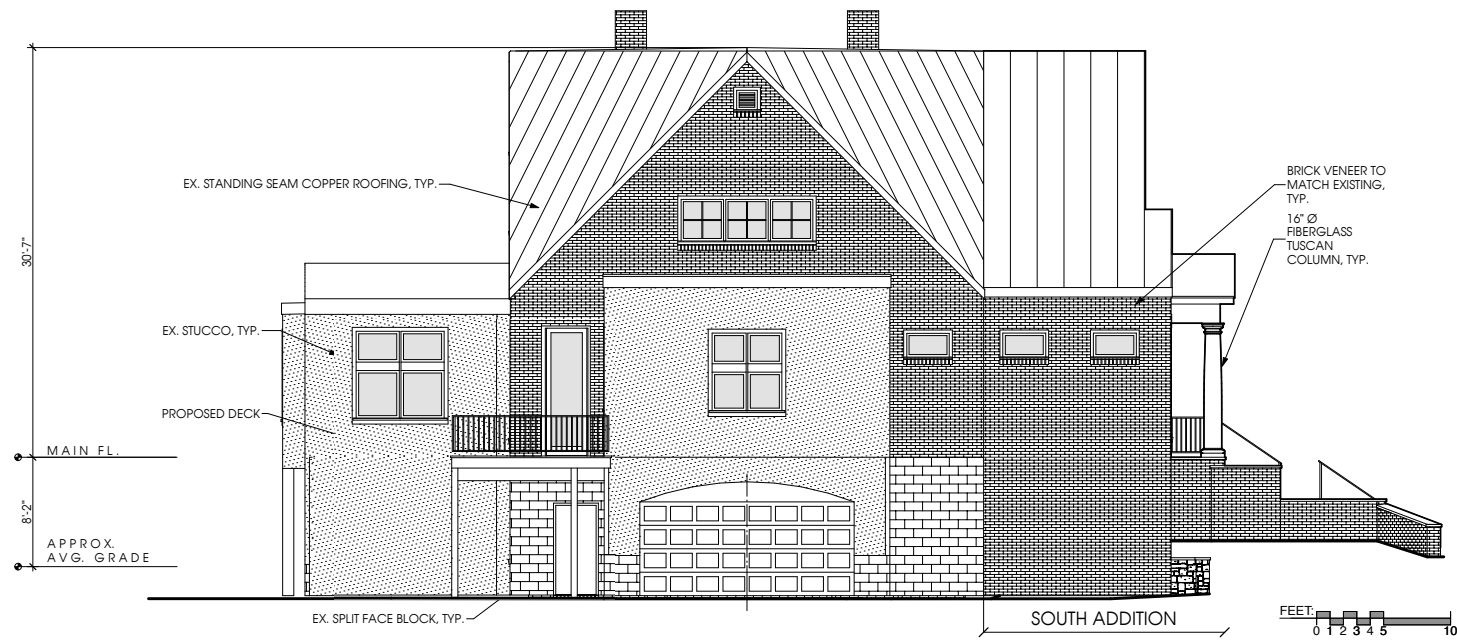
SOUTH ELEVATION



Existing



Existing



Proposed

WEST ELEVATION

EXISTING AND PROPOSED ELEVATIONS

306 North Boundary Street - Previously Submitted Information



Proposed

NORTH ELEVATION



FRENCH-CUMBIE RESIDENCE
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 306 N. Boundary St., Chapel Hill, North Carolina 27514

DATE
 FEB 22, 2019

SHEET
 COA 10