



### HDC-23-34

Historic District

Certificate of

Appropriateness

Status: Active

Submitted On: 12/12/2023

### Primary Location

211 GLENBURNIE ST  
CHAPEL HILL, NC 27514

### Owner

Bell Family Properties, LLC  
(Sharon and Scott Fields)  
W. Cameron Avenue 214  
Chapel Hill, NC 27516

### Applicant

Randall Lanou  
 919-247-5430  
 rlanou@buildsense.com  
 502 Rigsbee Avenue, Suite  
201  
Durham, NC 27701

## Certificate of Appropriateness Form

### Historic District

Franklin-Rosemary

### Application Type Check all that apply

Minor Work is exterior work that does 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 Chapel Hill Historic Districts Design Principles & Standards (“Principles & Standards”) (p. 9-11) for a list of minor works. Please contact Town Staff to confirm if you believe the project is classified as “minor work.”

Historic District Commission Review includes all exterior changes to structures and features other than minor works

#### Maintenance or Repair Work

#### Minor Work (Defined by Design Standards)

#### Historic District Commission Review

#### COA Amendment

### Written Description

Describe clearly and in detail the physical changes you are proposing to make. Identify the materials to be used (siding, windows, trim, roofing, pavements, decking, fencing, light fixtures, etc.), specify their dimensions, and provide names of manufacturers, model numbers, and specifications where applicable. Consider including additional materials to illustrate your project, such as: - Photos and specifications for proposed exterior materials such as siding, trim, roof, foundation materials, windows, etc. - Renderings of the proposed work - Spec sheets

See Attached

Is this application for after-the-fact work?\*

No

Is this applicaiton a request for review after a previous denial?\*

No

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### Property Owner Information

Property Owner Name

Scott and Sharon Fields

Property Owner Signature

No signature

## Section E: Applicable Design Guidelines

Section/Page	Topic	Description
1.5.1-8 General	Garages + Accessory Structures (Existing)	Please see the newly submitted garage written description (Section F.1) below for greater detail. The existing garage was approved for deconstruction and relocation in the same general location. It is evident that the existing roof (comprised of 5 roof sections built over time) requires change if it is not to leak and cause an identical reconstructed building to eventually fail. Additionally, current water damage, termite damage, and differential settlement severely limit what existing material will be salvageable for reuse in reconstruction. Therefore, other minor changes are now proposed for a “new accessory structure” in the spirit of the existing. The new form, scale, shapes, details, materials, and detailing are solely derived from the existing form, scale, shapes, details, materials, and detailing. It is the intent that the proposed accessory structure contributes to the district with the same congruity as the existing.
1.5.6	Garages + Accessory Structures (Existing): Deterioration	See Section F4 Photographic Documentation of the Existing Garage from the original COA application for reference. Please note the extensive damage from roof leaks, termites, and differential settlement. Deterioration of the existing structure severely limits the amount of material that is viable for use in a deconstruction and reconstruction scheme. It is still proposed to deconstruct and salvage usable material. The two most prominent exterior features are the foundation stone and wood siding. Both will be salvaged and reused to the extent possible. See 4.7.8 below for more on exterior materials.
4.7.1	New Garage/Accessory Structure: Site + District Character	The proposed accessory structure is designed in the spirit of the existing regarding size, form, shape, use, location, and materials. It shall maintain congruity with the site and district.
4.7.2, 3, + 4	New Garage/Accessory Structure: Location on Lot	The proposed accessory structure sits in the same location as the previously approved original application relocation plan. It was approved to be moved to 4’ from the South property line where the existing structure currently encroaches on the neighboring property. This slightly different “new” location remains both traditional and compatible

		with the site and district. It maintains the same relationship to the existing topography and does not disturb any significant site features.
4.7.5	New Garage/Accessory Structure: Size, Scale, Form + Roof	The existing accessory structure is secondary to the primary residence in size, scale, and form. The proposed accessory structure has been designed in the spirit of the existing to maintain that relationship. The proposed roof form was derived from the existing roof form: a low hip roof extends over the primary use space, a shed continues for the length of the roof toward the South, and another shed roof continues over the entry porch and bathroom to the West. A rusted standing seam metal roof will be replaced with a new standing seam metal roof.
4.7.6	New Garage/Accessory Structure: Height, Form + Proportion	The proposed accessory structure has been designed in the spirit of the existing. The peak roof height of the proposed structure is the same as the peak height of the existing structure. The high and low eaves of the proposed structure have been mirrored from North to South to accommodate garage doors to the North and drop the scale to the neighbor at the South. The proportions and height have been maintained. The form has essentially been mirrored to be more appropriate to the intended use.
4.7.7	New Garage/Accessory Structure: Compatible but Discernible	The proposed accessory structure has been designed in the spirit of the existing structure to be compatible with the site and district. It shall be discernible from existing structures due to the clean lines, materials, and consistency of the new construction. It will no longer have a crumbling foundation, bowed structure and surfaces, warped fascias, broken trims, rusted metals, rotted siding, and mismatched details resulting from numerous additions executed over time.
4.7.8	New Garage/Accessory Structure: Exterior Materials + Details	The proposed accessory structure shall maintain the exterior materials, textures, and patterns of the existing. The existing foundation stone will be salvaged to the extent possible and reused with similar stone for the new exposed foundation walls. The existing wood siding will be salvaged to the extent possible and reused with new wood siding milled to match. The existing eaves, rakes, fascias, trims, and other exterior details slightly differ between the various additions. These details

		shall inform all the new details; however, the new details shall be consistent across the entirety of the new structure.
4.7.9	New Garage/Accessory Structure: Exterior Doors + Windows	A new 4-lite window in the bathroom area is proposed to match the size and proportion of the existing bathroom window. It is proposed to use three 4-over-1 Double hung windows in lieu of one bay opening where conditioned space is to be located. It is proposed to add one 4-lite window on the East elevation to break the façade and allow natural daylight into the garage. The windows are proposed to be the same style and manufacturer as previously approved by the HDC for the primary residence on the property. The new entry door at the Northwest shall be a 5-panel door similar to the existing Western bathroom door. Three new overhead carriage style painted wood doors with upper glass and period muntins shall fill the garage bay openings. There are no indications that bay doors were ever present in the existing structure.
4.7.11	New Garage/Accessory Structure: Site Feature Protection	There will be no impact upon any notable site features as a result of the proposed construction.
4.7.12	New Garage/Accessory Structure: Site Feature Protection	Removal and relocation of the existing deteriorated and encroaching accessory structure was previously approved by the HDC per this application. The proposed accessory structure is intended to provide a similar contribution to the character of the site and district.

Section F: Checklist of Application Materials

**1. Written description of physical changes proposed.**

The existing garage accessory structure was previously approved to be moved as it encroached on the neighboring property to the South. It was approved to “be deconstructed (to the extent possible) and reconstructed 4’ minimum from existing property line.” Additionally, it was to be reconstructed “to address earlier and ongoing water damage to the wall and roof framing and sheathing.” Finally, it was explained that the “existing materials will be salvaged where possible for reinstallation and replaced in-kind where salvage is not possible” and that “new painted wood garage doors will be installed at the existing openings.”

The existing structure is a compilation of an original 2-bay structure with a series of three or more additions. The original structure and additions would have benefited from the roof being reshaped and reframed to cover the structure without flat roof areas, unflashable breaks in the roof surface, and overhangs from one roof area to the next that both welcome critter nesting and are impossible to maintain or repair without structural modifications. If it is rebuilt to match the current construction, it will be rebuilt to fail (as it already has).

Upon investigation into minor roof changes to solve the leak problems, it became clear that other minor modifications made sense in order that this accessory structure support the district for another 100 (or maybe 200 years this time). It is proposed to maintain the existing hip roof, but extend it over the full length of the primary form. It is proposed to maintain a shed roof projecting along the full length of one "long side" of the structure, however it shall be the South side instead of the North in order that standard size garage doors will function on the driveway side and the lower roof form slopes down to the neighbor reducing its scale and impact. It is proposed to increase the depth of structure by 3'-0" (North toward the home, not South toward the neighbor) to better serve vehicle storage. It is proposed to add a 9'-0" bathroom addition (toward the West, not toward the East street elevation) in the same approximate location as the existing bathroom addition. It is proposed to use all the existing materials, forms, proportions, and details to inform all the new materials, forms, proportions, and details so the proposed accessory structure is built in the spirit of the existing accessory structure. The existing foundation stone will be salvaged to the extent possible and reused with similar stone for the new exposed foundation walls. The existing wood siding will be salvaged to the extent possible and reused with new wood siding milled to match.

## **2. History, context, and character information.**

See original application.

National Register Survey Description:

***C-Building - Garage, c. 1920*** - One-story, four-bay, hip-roofed garage has plain weatherboards, a standing seam metal roof, open bays supported by square posts on the North elevation, and a shed-roofed storage bay on the West elevation.

This contains some inaccuracy and requires update to understand construction of this accessory structure. This building was a 2-bay structure when originally built as indicated by the hip-roofed area to the East. It only covers two bays. Later, a shed-roof extension was built toward the North providing greater depth to each bay. At a later date, an additional two bays were constructed to the West. They are covered by a practically flat metal roof matching the depth of the original structure's hip-roof with a shed to match the later extension to the North. Finally, a bathroom and storage area was constructed on the West. The shed roof over this area has a hip at the North corner in order to terminate under the North bay extensions mentioned above.

### **3. Justification of appropriateness.**

A-J no longer applicable. All responses with respect to the guidelines are included in Section E above.

### **4. Photographs**

See garage photos in existing COA application. A redundant PDF copy of those photos and the associated captions has been provided with this text document.

### **5. Site Plan**

See updated site plan with proposed garage plan attached

### **6. Elevations**

See updated garage elevations attached.

### **7. Information about Context**

See existing COA application.

### **8. Demolition/Relocation Information**

See existing COA application.

### **Mailing**

See existing COA application.

### **Fees**

?

January 26, 2024

Chapel Hill Historic District Commission  
c/o Anya Grahn-Federmack  
Principal Planner  
Town of Chapel Hill  
[agrahn-federmack@townofchapelhill.org](mailto:agrahn-federmack@townofchapelhill.org)

RE: Fields - 211 Glenburnie COA Application Amendment

Chairperson Daniels and Committee Members:

I have reviewed the revised garage design for the Fields Residence and discussed the project with the team. In my opinion, the overall scale and character of the revised design is in the spirit of the original garage without replicating the un-permitted and sub-standard additions to the original structure. I support the Certificate of Appropriateness amendment application for the garage.

Respectfully,

CLEARSCAPES, P.A.

A handwritten signature in black ink, appearing to read 'F3 Bm'.

Fred Belledin, AIA  
Principal, [fbelledin@clearscapes.com](mailto:fbelledin@clearscapes.com)

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 138

Chapel Hill Historic District Boundary Increase and  
Additional Documentation  
Orange County, North Carolina

extends across the rear elevation with an original sunporch at the first floor of the right rear (southeast) corner and an inset, screened porch at the second-floor level. A one-story, hip-roofed wing at the left rear (northeast) has full-height paired, diamond-light French doors and casement windows that open to a stone terrace.

The house was built in 1908 by Dr. William C. Coker, a professor of botany at the University of North Carolina and the creator of the arboretum on campus that bears his name. His private garden, like the arboretum, contains many unusual and rare plant specimens. These gardens impart a special and irreplaceable significance to the Coker estate and are often studied by the UNC Botany Department. The house remained in the Coker family until Louise Venable Coker's death in 1983, when a portion of the large tract was subdivided for residential development north of the house.

**C-Building – Garage, c. 1920** – Front-gabled, frame garage has a stuccoed exterior with German-profile weatherboards in the gable, a slate roof, and later paired doors with diamond-shaped panes to match those on the house, installed in the vehicle bays.

**C-Site – Landscape, c. 1908** – The site is carefully landscaped with a wide grassy lawn in front of the house and mature trees, rock walls, rock paths, and gravel pathways with stone steps and borders throughout the property. The southwest corner of the property has a low stone wall along North Street with stone piers marking the entrance to a small public park dedicated to Louise Venable Coker. The park has several large boulders of "Chapel Hill granite" with a bench nestled between them. The staff of the North Carolina Botanical Gardens tends the small park which is marked by two brass plaques. Coker created a town garden on the site by landscaping the property with orchards and native plants.

## 610 North – M. H. Stacy House – c. 1930

### C – Building

Located near the southwest corner of North and Glenburnie streets, this two-story, hip-roofed, Colonial Revival-style house faces a vacant lot to its east. The house is three bays wide and double-pile with mitered weatherboards, eight-over-eight wood-sash windows, and exterior brick chimneys on the left (south) and right (north) elevations. First-floor windows on the façade have molded wood lintels and paneled wood aprons. The entrance, centered on the façade, has a blind fanlight and is sheltered by a flat-roofed porch supported by decorative metal posts. There is a two-story, hip-roofed ell projecting from the rear (west) elevation with a hip-roofed, screened porch at the left rear (southwest) with a decorative wood railing at the roofline. A one-story, hip-roofed garage wing to the right (north) of the ell has a projecting hip-roofed bay and a six-panel door with three-light-over-one-panel sidelights on its rear elevation. There are two arched garage bays on the right elevation, facing North Street. The left bay retains paired nine-light-over-three-panel doors, while the right bay has been infilled with wood and a six-over-six window. Sanborn maps indicate that the house was constructed between 1925 and 1932.

## 612 North and 211 Glenburnie – House – c. 1920, 1950s

### C – Building

Oriented north, with a wide front lawn (now a separate vacant parcel) facing North Street, this two-story, hip-roofed, Colonial Revival-style house is three bays wide and double-pile with two two-story, hip-roofed wings projecting from the rear (south) elevation. The house has plain weatherboards

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National Park ServiceNational Register of Historic Places  
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Orange County, North Carolina

and two interior brick chimneys. It has nine-over-one wood-sash windows at the first floor, six-over-one windows at the second floor and paired six-light casements in the hip-roofed front dormer. On the first-floor façade, flanking the entrance, are tripartite windows with four-over-one windows flanking a six-over-one window. The entrance, centered on the façade, is an eight-light-over-two-panel, Craftsman-style door with arched twelve-light sidelights and an arched three-light transom, all in an arched wood surround. It is sheltered by a wide, truncated-hip-roofed porch supported by grouped columns with a turned railing at the roofline. A two-story, hip-roofed wing projects from the right (west) elevation with a one-story, truncated-hipped-roofed wing projecting from its north elevation and extending beyond the façade of the house. It has tripartite windows matching those on the façade and a turned railing at the roofline. On the left (east) elevation, an eight-light-over-three-panel Craftsman-style door is sheltered by a two-bay-wide truncated-hip-roofed porch supported by columns on a brick knee wall with a turned railing at the roofline. At the rear, a one-story, shed-roofed section between the two-story, hip-roofed wings. According to Sanborn maps, the building was constructed between 1915 and 1925 and the rear wings were constructed after 1949.

**C-Building – Garage, c. 1920** – One-story, four-bay, hip-roofed garage has plain weatherboards, a standing-seam metal roof, open bays supported by square posts on the north elevation, and a shed-roofed storage bay on the west elevation.

**Park Place Lane****109-1 Park Place – House – c. 1920****C – Building**

One of a series of small cottages built by the University of North Carolina to house new faculty, this one-story, side-gabled house faces west. It is three bays wide and single-pile with a partial stone foundation, plain weatherboards, partial cornice returns, vinyl windows, and a six-panel door sheltered by a metal awning and accessed by a full-width, uncovered wood deck. At the rear (east) is a one-story, shed-roofed wing and an exterior stone chimney. The house appears on the 1925 Sanborn map.

**109-2 Park Place – House – c. 1920, 1950s****C – Building**

Located behind 109-1 Park Place and accessed by a gravel walkway, this one-story, front-gabled house faces west. The house is one bay wide and double-pile with a partial stone foundation, plain weatherboards, vinyl windows, and an exterior brick chimney on the south elevation. There is a gabled wing projecting from the façade and a shed-roofed wing on the right (south) elevation. The two-light-over-four-panel door on the left end of the façade is located in an enclosed bay of the porch. The one-story, hip-roofed porch wraps around the projecting gabled wing and is supported by square columns with a low railing and replacement tile floor. Sliding doors on the gable end of the projecting wing also open to the porch. The house appears on the 1925 Sanborn map. The cottage was built by the University of North Carolina to house new faculty. The west wing was added between 1949 and 1974, likely as a response to the growth of the university in the 1950s.

**Section F.4: Existing Conditions Photographs (Garage)**



Overall view of garage from Northeast



Overall view of garage from Northwest

**Section F.4: Existing Conditions Photographs (Garage)**



Front (North) elevation of garage



Side (East) elevation of garage

**Section F.4: Existing Conditions Photographs (Garage)**



Side (West) elevation of garage



Rear (South) elevation of garage – Note: limited view is due to encroachment on neighboring property

#### Section F.4: Documentation of Damage (Garage)



Failure of the standing seam metal roof has resulted in extensive water damage to roof framing, sheathing, and fascia.



Water and termite damage is evident throughout the exterior wall framing and sheathing.

**Section F.4: Documentation of Damage (Garage)**



Framing and sheathing deterioration in Bay 1 (first bay from east)



Framing and sheathing deterioration in Bay 1 and 2

**Section F.4: Documentation of Damage (Garage)**



Framing and sheathing deterioration in Bay 3



Framing and sheathing deterioration in Bay 4

#### Section F.4: Documentation of Damage (Garage)



The existing garage was constructed in multiple phases on top of a mix of stone and brick foundations, resulting in differential settlement. The above photo shows some of the differential settlement at the north wall + typical fascia damage due to failure of the existing metal roof.



Much of the existing roof framing and sheathing was previously replaced.

JANUARY 12, 2024  
HDC COA APPLICATION AMENDMENT

**FIELDS GARAGE**  
211 GLENBURNIE ST  
CHAPEL HILL, NC 27514

PIN: 9788693371, 9788693474  
ZONING: R-2, HD-1  
STREET SETBACK: 26'  
INTERIOR SETBACK: 11'  
SOLAR SETBACK: 13'

**PROJECT AREAS**  
AREA CALCULATIONS FOR THIS PROJECT WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE AREAS OF THE PROJECT AS BUILT. SCHEMATIC DESIGN AND DESIGN DEVELOPMENT AREAS ARE CALCULATED TO THE OUTSIDE FACE OF FRAMING AND FOUNDATION WALL.

EXISTING GARAGE	TOTAL	950 SF
BATHROOM AND SINKS AREA:	112 HSF	
UNCONDITIONED GARAGE:	838 SF	
<b>TOTAL:</b>	<b>950 SF</b>	

PROPOSED GARAGE	TOTAL	1211 SF
CONDITIONED GARAGE:	348 HSF	
UNCONDITIONED GARAGE:	863 SF	
<b>TOTAL:</b>	<b>1211 SF</b>	

**DRAWING INDEX**

- T1.0 COVER + SITE PLAN + DRAWING INDEX
- A1.1 FLOOR PLAN
- A3.1 ELEVATIONS

listen  
plan  
design  
build



phone 919.667.0404  
fax 919.667.9884  
502 figbee avenue, suite 201  
durham, north carolina 27701

not for construction

not for construction

**FIELDS GARAGE**  
project 211 GLENBURNIE ST  
CHAPEL HILL, NC 27514  
project address  
owners SCOTT AND SHARON FIELDS  
214 WEST CAMERON AVE  
CHAPEL HILL, NC 27516  
owner's address

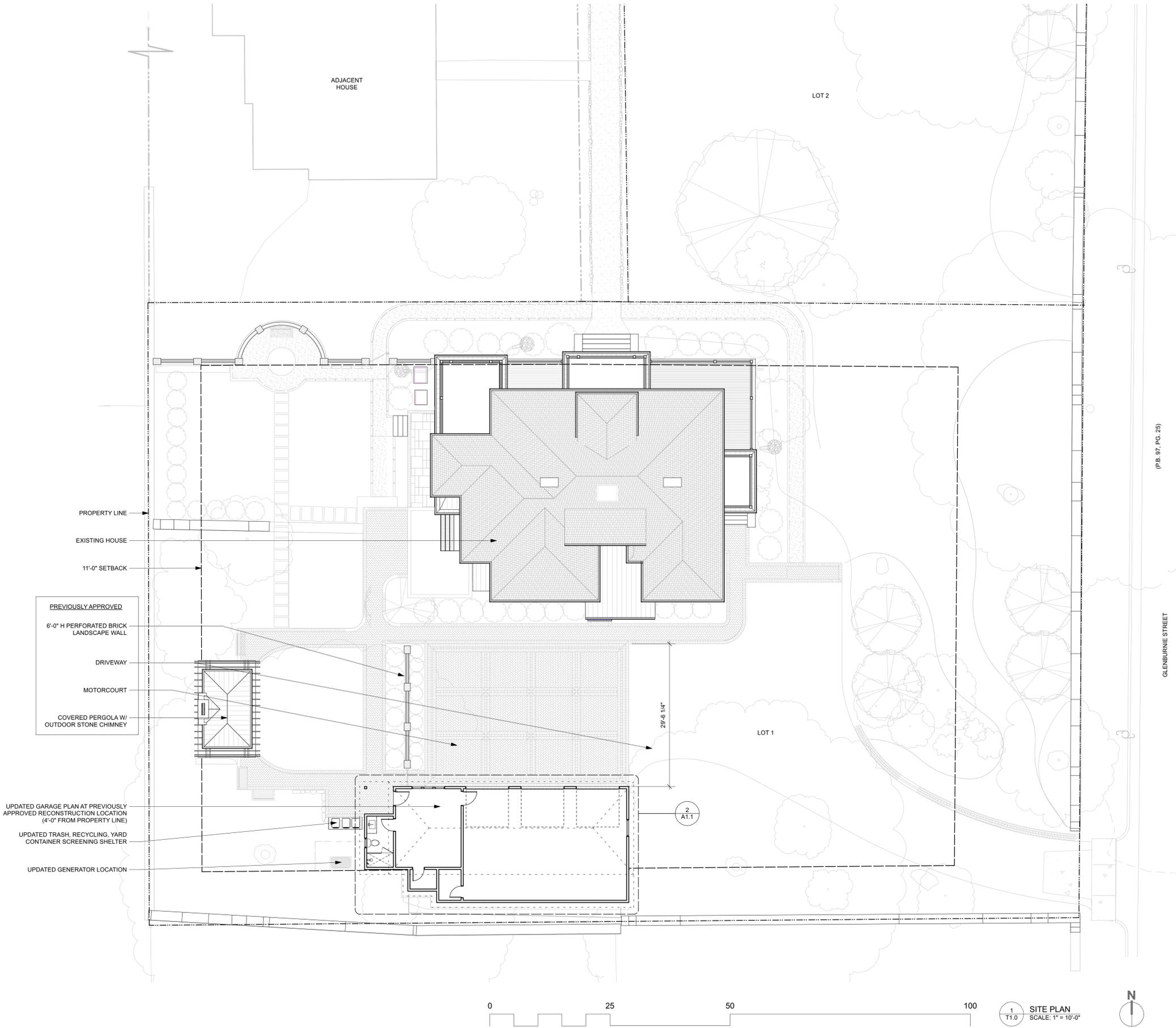
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drawn JDA  
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XX  
revised XX

date 01.12.2024  
revised  
revised  
revised

SCHEMATIC DESIGN  
**NOT FOR CONSTRUCTION**

TITLE +  
SITE PLAN

T1.0



(P.B. 97, PG. 25)

GLENBURNIE STREET

ADJACENT HOUSE

LOT 2

LOT 1

29'-6 1/4"

2  
A1.1

0 25 50 100

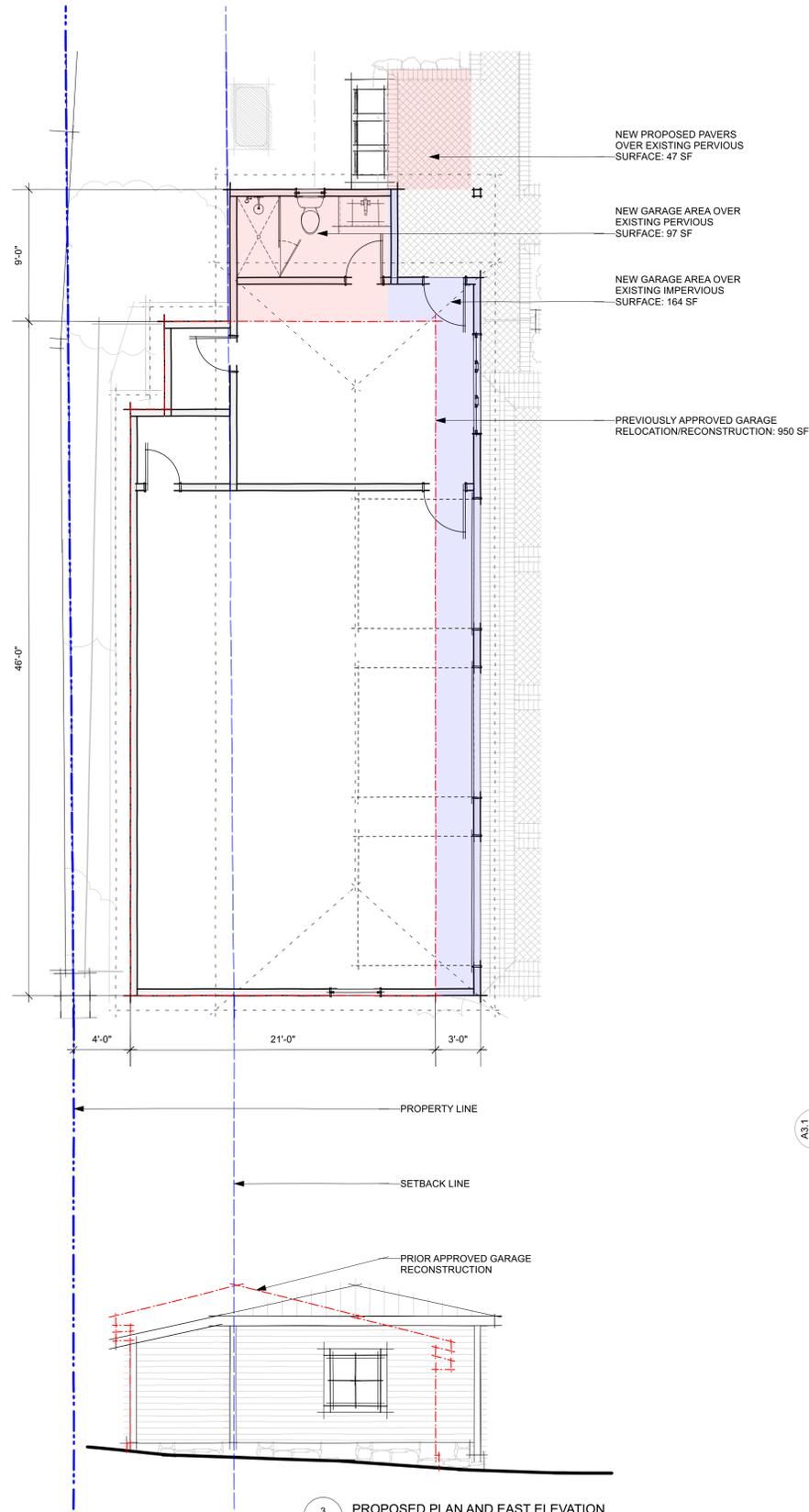
1 SITE PLAN  
T1.0 SCALE: 1" = 10'-0"



PREVIOUSLY APPROVED  
6'-0" H PERFORATED BRICK  
LANDSCAPE WALL  
DRIVEWAY  
MOTORCOURT  
COVERED PERGOLA W/  
OUTDOOR STONE CHIMNEY

UPDATED GARAGE PLAN AT PREVIOUSLY  
APPROVED RECONSTRUCTION LOCATION  
(4'-0" FROM PROPERTY LINE)  
UPDATED TRASH, RECYCLING, YARD  
CONTAINER SCREENING SHELTER  
UPDATED GENERATOR LOCATION

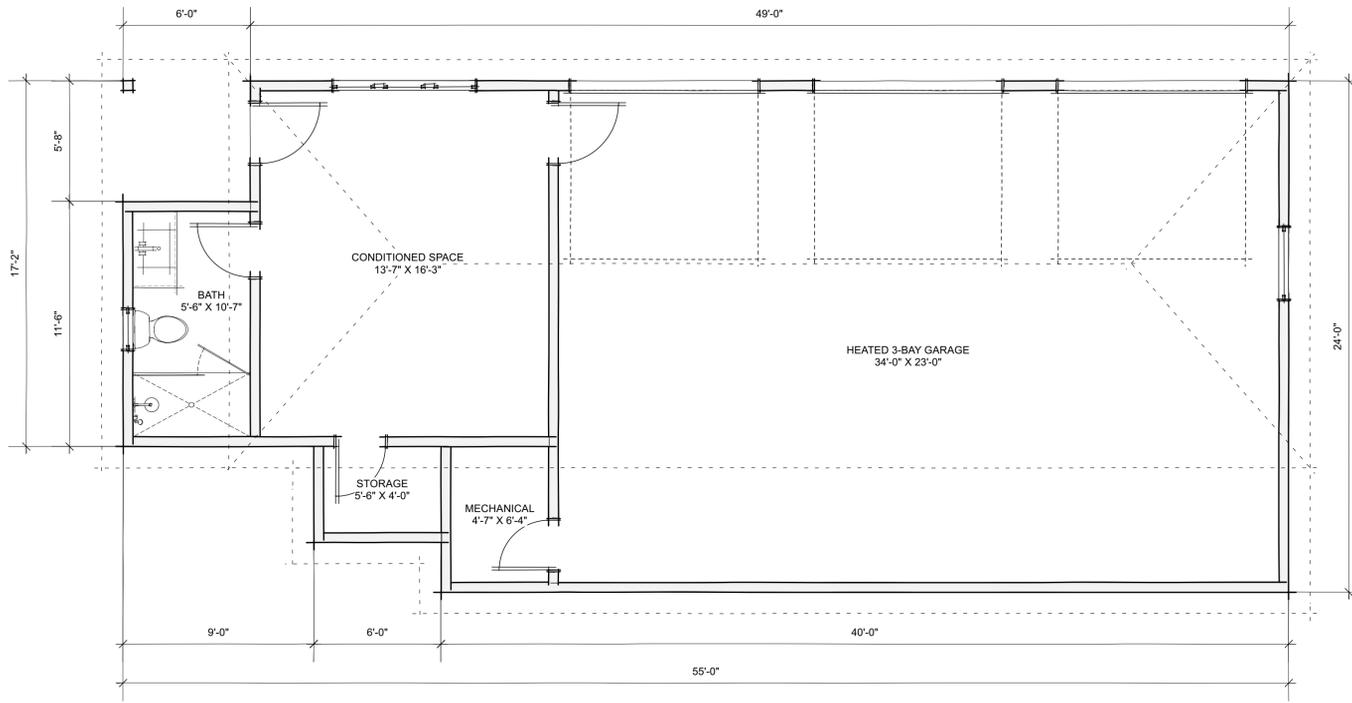
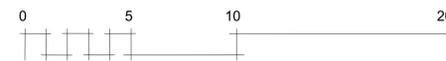
PROPERTY LINE  
EXISTING HOUSE  
11'-0" SETBACK



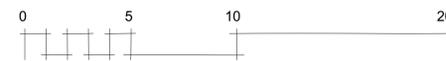
3 PROPOSED PLAN AND EAST ELEVATION  
SCALE: 3/16" = 1'-0"



1 GARAGE ROOF PLAN  
SCALE: 1/4" = 1'-0"



2 GARAGE FLOOR PLAN  
SCALE: 1/4" = 1'-0"



listen  
plan  
design  
build

**BuildSense**  
architecture

phone 919.667.0404  
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project **FIELDS GARAGE**  
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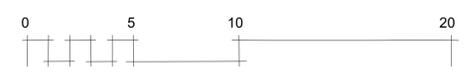
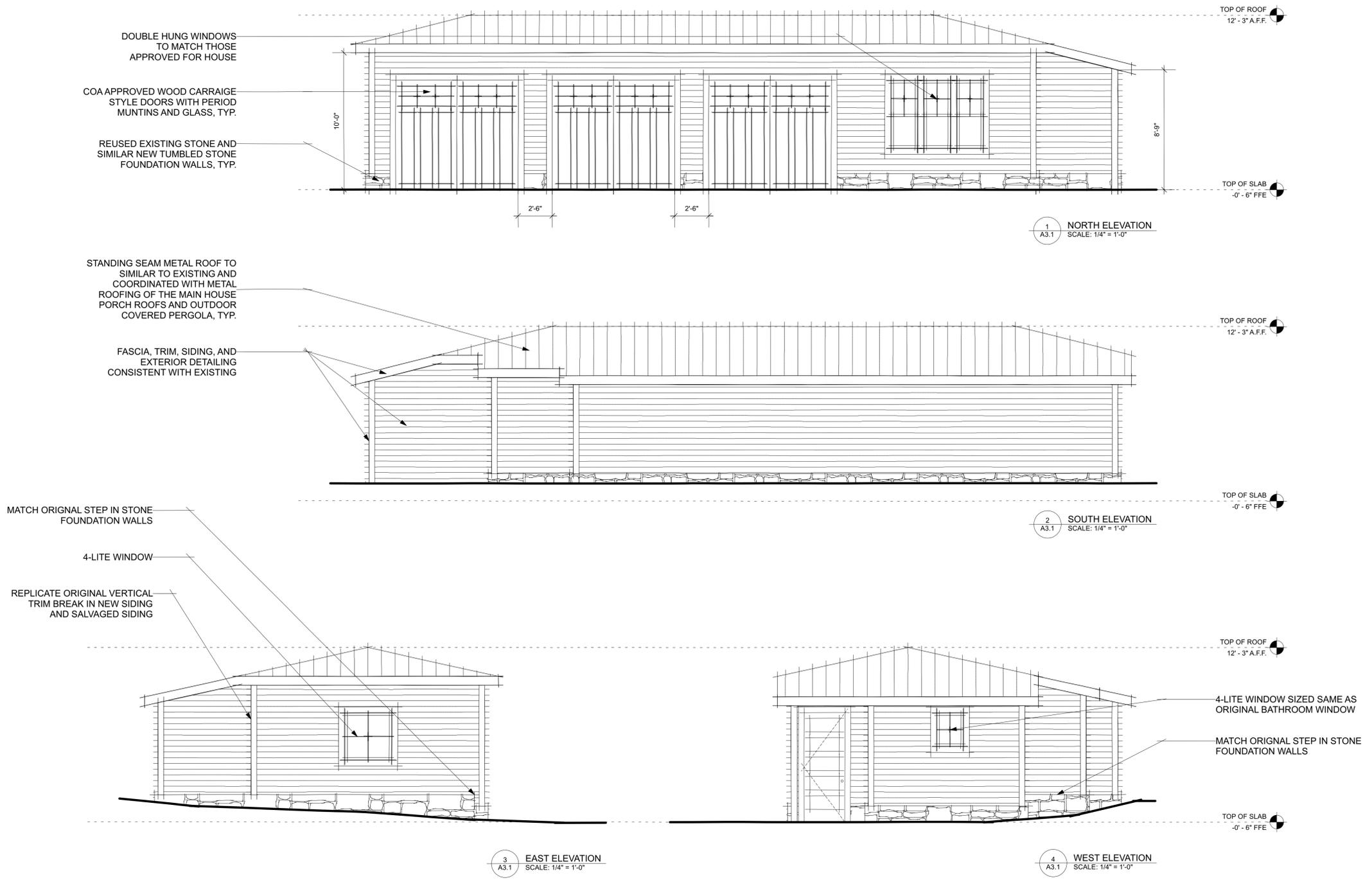
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date	01.12.2024	revised	revised	revised

revised  
revised  
revised

**SCHMATIC DESIGN  
NOT FOR CONSTRUCTION**

FLOOR PLAN 1

A1.1



listen  
plan  
design  
build



phone 919.667.0404  
fax 919.667.9884  
502 rigbee avenue, suite 201  
durham, north carolina 27701

not for construction

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**FIELDS GARAGE**  
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project address CHAPEL HILL, NC 27514  
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CHAPEL HILL, NC 27516

ID: (Fields23a)

drawn	JDA	XX	XX	XX
			revised	revised

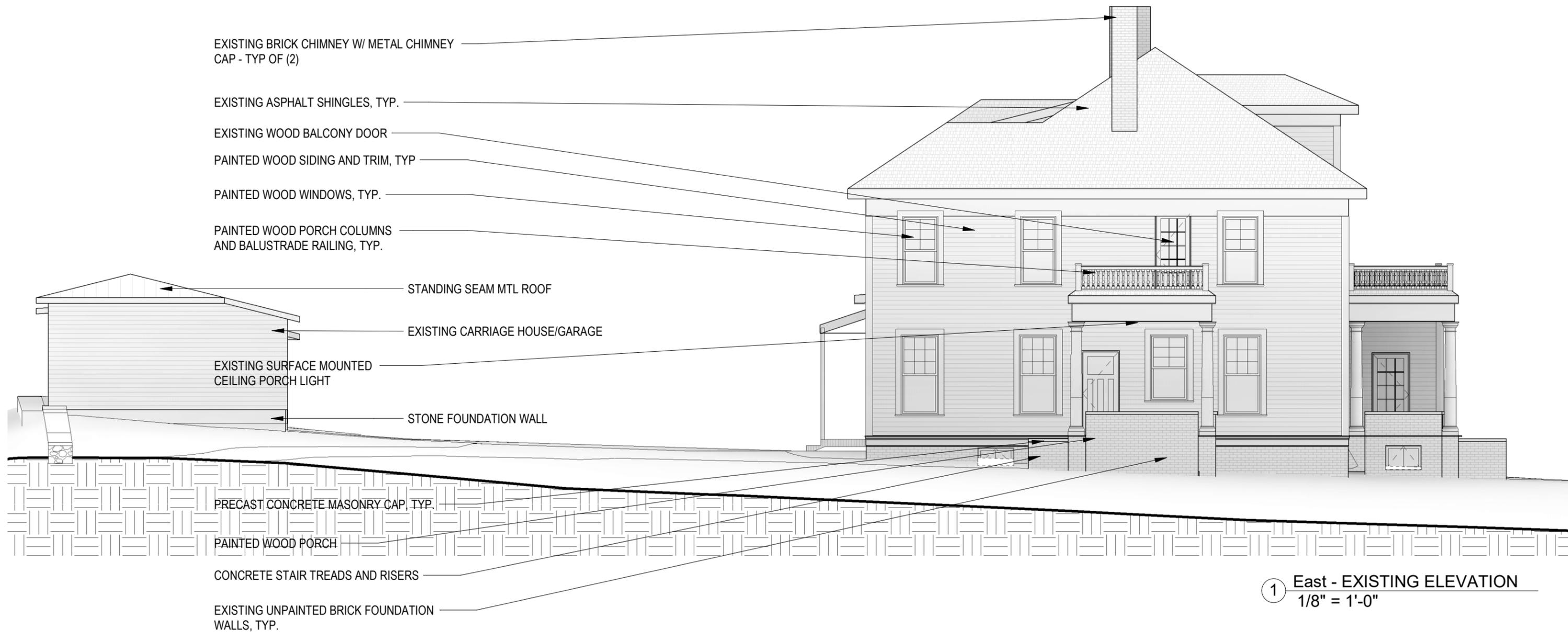
date 01.12.2024  
revised  
revised  
revised

**SCHEMATIC DESIGN**  
**NOT FOR CONSTRUCTION**

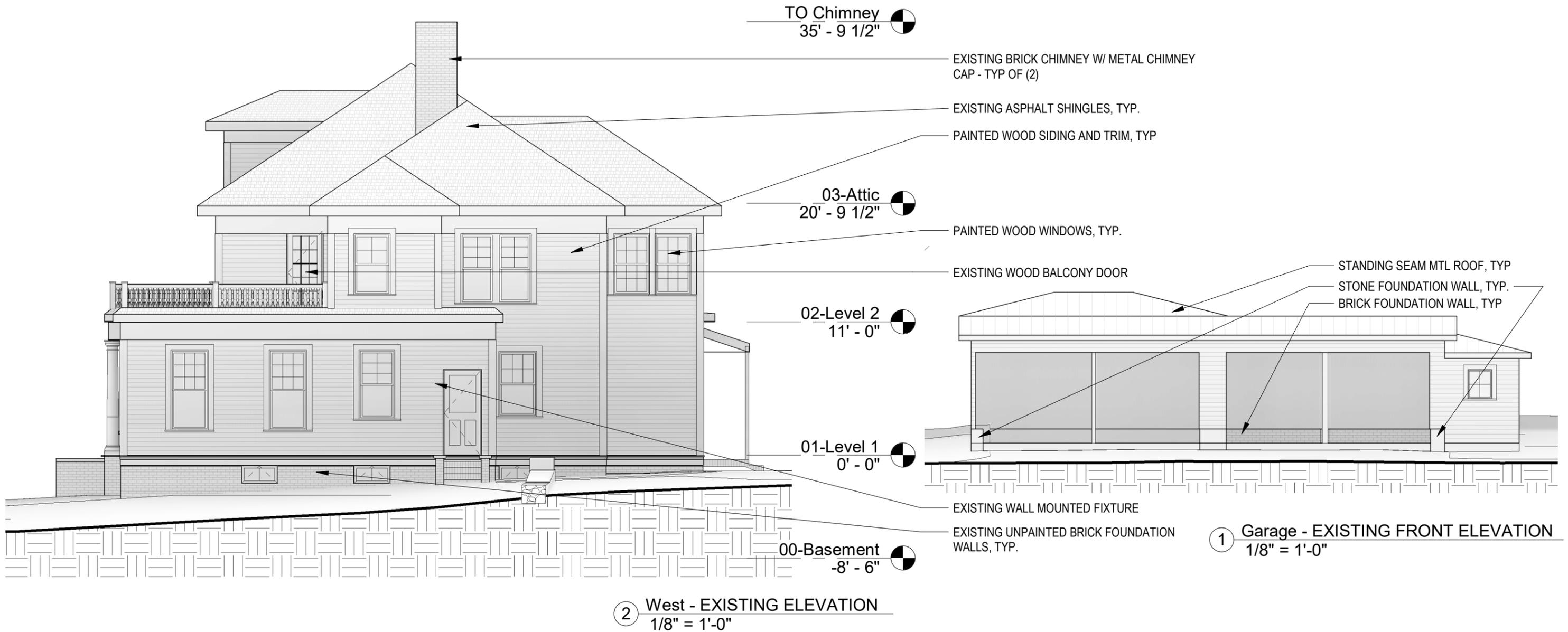
ELEVATIONS 1

A3.1

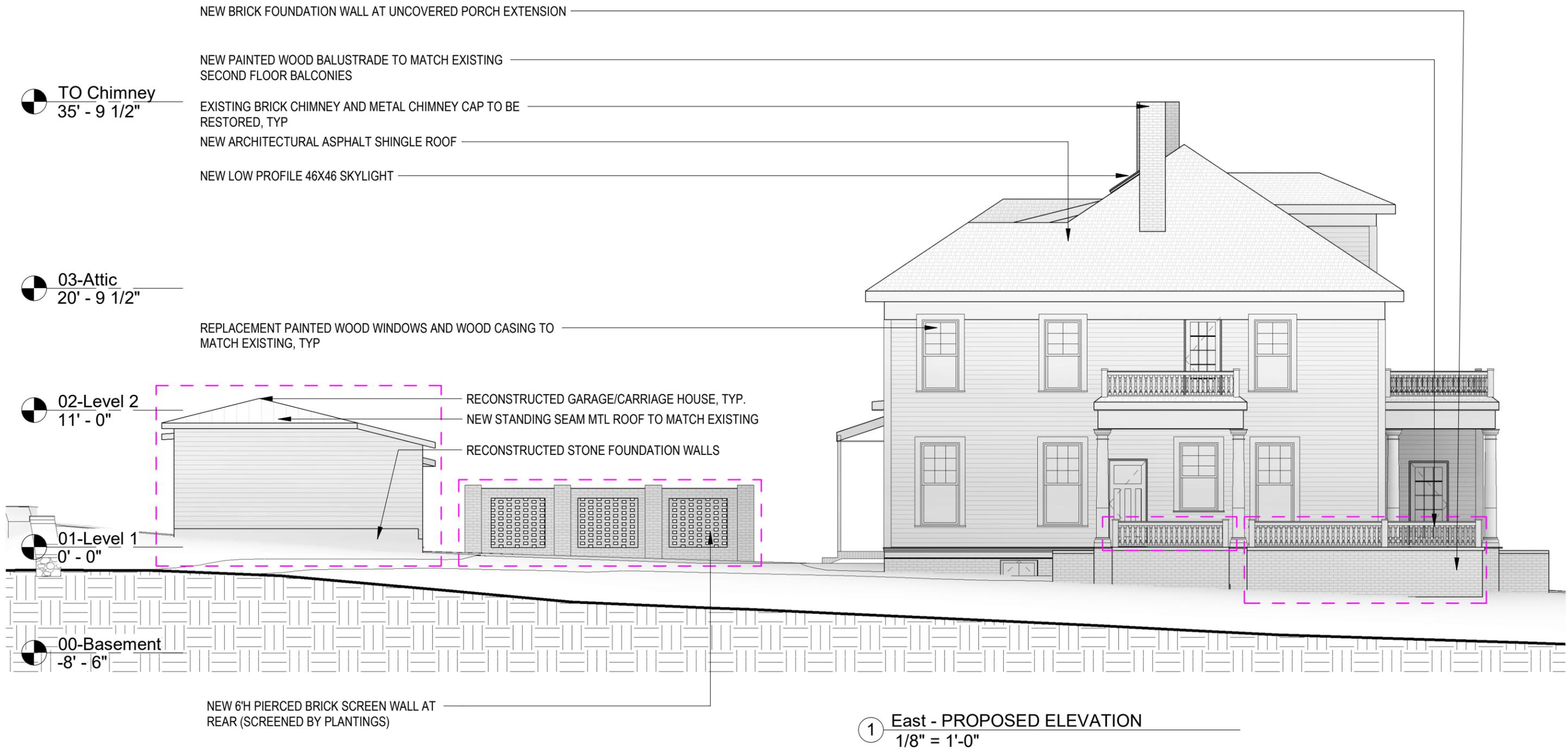
# 2022 HDC Approved Plans for Garage



# 2022 HDC Approved Plans for Garage



# 2022 HDC Approved Plans for Garage



# 2022 HDC Approved Plans for Garage

RECONSTRUCTED MTL ROOF TO MATCH EXISTING, TYP.

PAINTED WOOD CARRIAGE DOORS TO MATCH HOUSE ENTRY DOOR, TYP.

RECONSTRUCTED STONE FOUNDATION WALLS, TYP.

Garage - New  
-0' - 6"

2 Garage - HDC ELEV PROPOSED  
1/8" = 1'-0" TO Chimney  
35' - 9 1/2"

EXISTING BRICK CHIMNEY AND METAL CHIMNEY CAP TO BE RESTORED, TYP  
NEW ARCHITECTURAL ASPHALT SHINGLE ROOF  
REPLACEMENT PAINTED WOOD WINDOWS AND WOOD CASING TO MATCH EXISTING, TYP  
NEW 6'H PIERCED BRICK SCREEN WALL AT SIDEYARD (SCREENED BY PLANTINGS)

03-Attic  
20' - 9 1/2"

RECONSTRUCTED GARAGE/CARRIAGE HOUSE WITH STONE FOUNDATION, WOOD SIDING AND MTL ROOF, TYP.

02-Level 2  
11' - 0"

NEW PAINTED WOOD DOORS AND WOOD CASING TO MATCH EXISTING, TYP  
NEW PAINTED WOOD WINDOWS AND WOOD CASING TO MATCH EXISTING, TYP  
NEW REAR WOOD DECK IN SIDEYARD (SCREENED BY PLANTINGS)

01-Level 1  
0' - 0"

00-Basement  
-8' - 6"

NEW 6'H PIERCED BRICK SCREEN WALL AT REAR (SCREENED BY PLANTINGS)

1 West - PROPOSED ELEVATION  
1/8" = 1'-0"

