



214 GLENBURNIE

COA APPLICATION: Renovation & Addition
JULY 13, 2021

WRITTEN DESCRIPTION

The 1936 Glenburnie House is located on the corner of Glenburnie and North Streets. The formal masonry residence sits elegantly on its large, mostly open site, ready for changes that will create a suitable home for the growing family and professional activities of the adults. The design preserves and enhances the existing structure adding a carefully scaled, respectful addition which gives prominence to the historic residence. Material choices and detailing for the addition acknowledge and defer to the 1936 house matching or becoming subtly simpler to tell the story of the later addition. Site development will leave the front yard substantially unchanged. Private areas of the site will feature lawns created by low retaining walls which encourage and support family activity.

HISTORY, CONTEXT, AND CHARACTER INFORMATION

214 Glenburnie was included in the larger National Register of Historic Places survey in 2015. Some of the history of the structures on site was gleaned from the survey within the application document. Other information was gathered on site by registered architects and licensed general contractors and sub-contractors during initial survey visits. Research of local Sanborn Maps available through the North Carolina Collection at UNC-Chapel Hill for the first evidence of the home was also completed and concurs with the findings of the national survey. The National Register Survey document describes the character of the home as follows:

"214 Glenburnie – House – c. 1936 C - Building This two-story, side-gabled, Colonial Revival-style house is five bays wide and double-pile with a brick veneer, partial cornice returns, and an exterior brick chimney on the left (north) elevation. It has six-over-six wood-sash windows throughout with cast stone sills and soldier-course lintels. Centered on the facade, the six-panel door has eight-light-over-one-panel side-lights, a three-part transom, and a classical surround with a pediment supported by pilasters. A one-story, hip-roofed wing on the left elevation was constructed after 1949, likely as a porch, and is enclosed with vinyl windows on a weather board covered knee wall. In the left gable end, four-light casement windows with two-light transoms flank the chimney. A two-story, gabled brick wing projects from the rear (east) and from it, extending to the south, a one-story gabled frame hyphen connects to a one-story, side-gabled garage with plain weather boards, garage doors on the east elevation, and six-light casement windows on the west and south elevations. County tax records date the building to 1936 and Sanborn maps confirm that the house was constructed between 1932 and 1949."

See following pages & attachments for the current survey of the property, existing conditions photographs, and drawings of current conditions.

PHOTOGRAPHS - 214 Glenburnie

Southwest Elevation



Southwest Elevation



PHOTOGRAPHS - 214 Glenburnie

Southeast Elevation



Existing front walk



Existing driveway



PHOTOGRAPHS - 214 Glenburnie

Northeast Elevation



Northwest Elevation



SITE PLAN SET

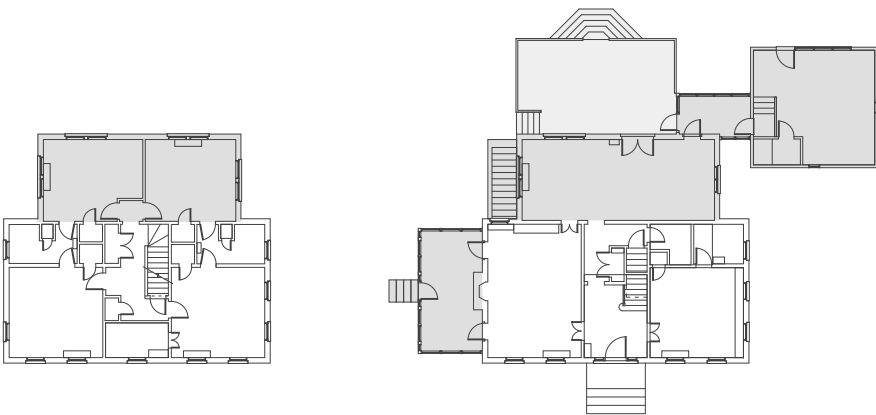
See Attached Site Plan Set by Swanson + Associates, PA



1
A01

existing southwest elevation

1/8" = 1'-0"

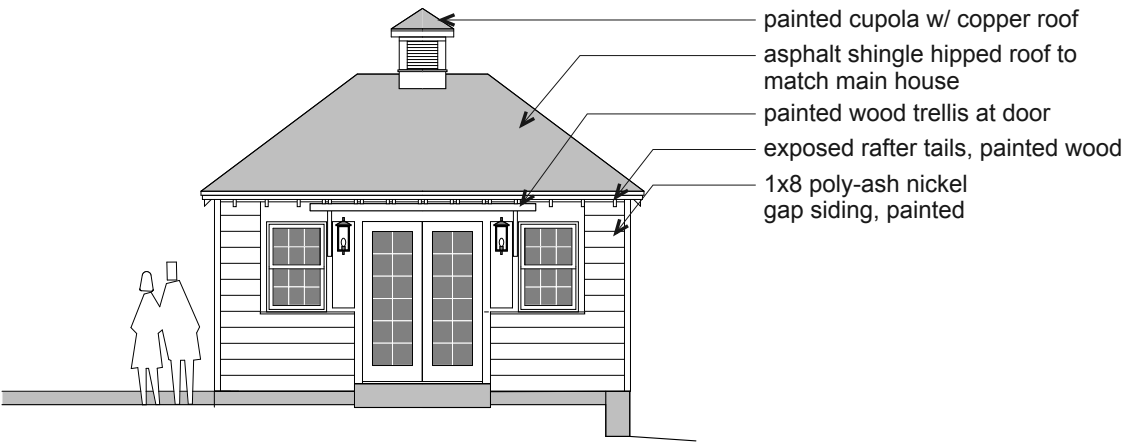


shaded areas to be removed

ELEVATION DRAWINGS



1 southwest elevation
A02



2 southwest garden house elevation
A02



CARI FILER STUDIO
106 Oxford Hills Place
Chapel Hill, North Carolina
27051-1104
919.442.8525
cari@cari-filerstudio.com

consultants:

a renovation & addition for:
Ben Gildin & Vickie Segar
214 Glenburnie Street
Chapel Hill, NC 27514

Proposed
Southwest Elevation

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Existing
Southeast Elevation

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A03

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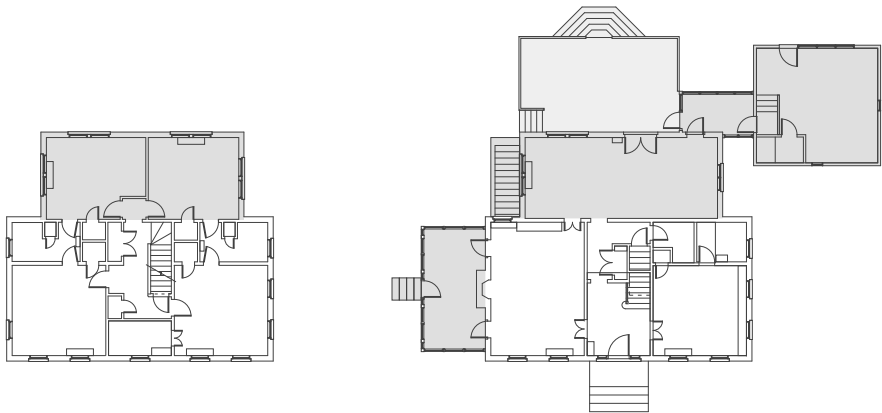


LATER GARAGE ADDITION -
NOW ENCLOSED
to be removed

1
A03

existing southeast elevation

1/8" = 1'-0"



shaded areas to be removed

ELEVATION DRAWINGS



CARIFILER STUDIO
106 Oxford Hills Place
Chapel Hill, North Carolina
27514
919.442.8525
carl@carifilerstudio.com

consultants:

a renovation & addition for:
Ben Gildin & Vickie Segar
214 Glenburnie Street
Chapel Hill, NC 27514

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A04
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EXISTING HOUSE | NEW ADDITION

existing rake trim to remain -
repair and paint as required
existing brick
veneer to remain -
to be painted

NEW SIDE PORCH
NEW PORTICO

red brick landscape walls, stair treads,
& porch foundations
new painted brick veneer foundation wall

1
A04

southeast elevation

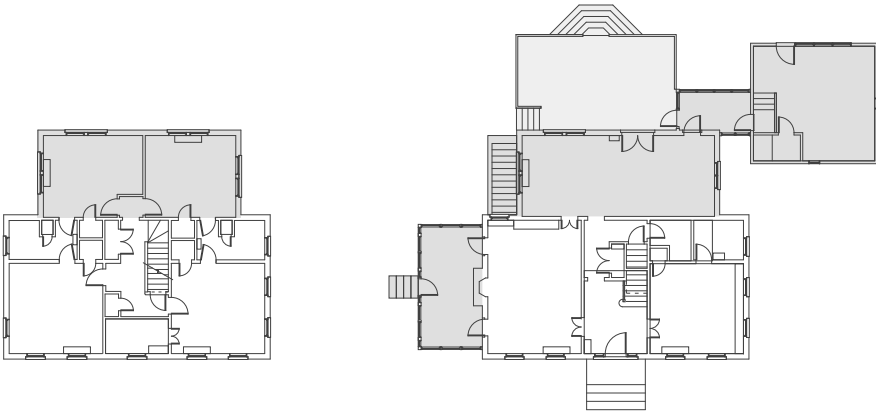
1/8" = 1'-0"



1
A05

existing northeast elevation

1/8" = 1'-0"



shaded areas to be removed

ELEVATION DRAWINGS



1
A06

northeast elevation

1/8" = 1'-0"

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Chapel Hill, NC 27514

Proposed
Northeast Elevation

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A06

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a renovation & addition for:
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Chapel Hill, NC 27514

Existing
Northwest Elevation

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A07

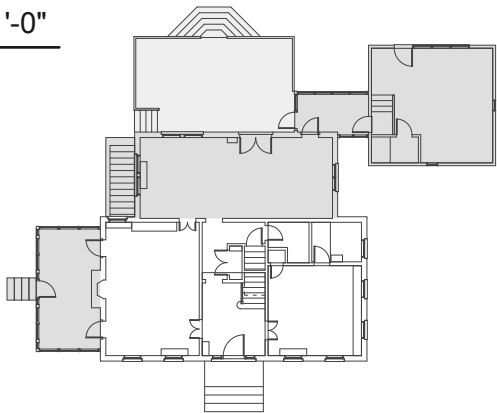
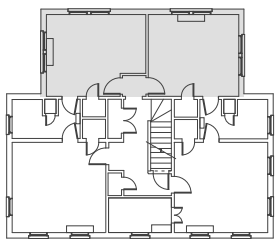
[7 of 8]



1
A07

existing northwest elevation

1/8" = 1'-0"



shaded areas to be removed

(3) skylights - not visible from street or neighboring properties


$$1/8'' = 1'-0''$$

Existing Property



211 Glenburnie Street
 Finished area of primary building: 4,089 SF
 Lot Size: .55 Acres
 Building Height:
 Building Footprint: SF



300 Tenney Circle
 Finished area of primary building: 5633 SF
 Lot Size: .81 Acres
 Building height:
 Building Footprint: ~4947 SF



214 Glenburnie Street
 Finished area of primary building: 6,730 SF
 Lot Size: 42,094.3 SF
 Building height:
 Building Footprint: 2773 SF



208 Glenburnie Street
 Finished area of primary building: 3,576 SF
 Lot Size: .83 Acres
 Building height:
 Building Footprint: SF

SCALE: 1" = 1,200'-0"



Proposed Property



211 Glenburnie Street
 Finished area of primary building: 4,089 SF
 Lot Size: 23,958 SF
 Building Height: ~34'
 Buidling Footprint: SF



300 Tenney Circle
 Finished area of primary building: 5633 SF
 Lot Size: 35,283.6 SF
 Building height: ~28'
 Building Footprint: 4885 SF



214 Glenburnie Street
 Finished area of primary building: 6,730 SF
 Lot Size: 42,094.3 SF
 Building height: 30'-6"
 Building Footprint: 5196 SF



208 Glenburnie Street
 Finished area of primary building: 3,576 SF
 Lot Size: 36,154.8 Acres
 Building height: ~35'
 Building Footprint: 3,274 SF

SCALE: 1" = 1,200'-0"



APPLICABLE DESIGN GUIDELINES

DISTRICT SETTING	18-24
BUILDING MATERIALS	25-31
BUILDING FEATURES	32-38
NEW CONSTRUCTION + ADDITIONS	39-52
RELOCATION + DEMOLITION	7-14

1.0 DISTRICT SETTING

1.1 SITE FEATURES

“As such, significant natural site features and plantings—including mature trees, gardens, foundation plantings, hedges, grassy lawns, and street tree canopies—are an essential part of the district setting and should, to the extent practicable, be maintained and preserved.” P 40 CHHD Design Principals & Standards

- Existing site features large specimen trees and sweeping lawns. All specimen trees are to remain and will be protected to preserve the character of the original site. Extensive care is to be taken to preserve landscape screening along edges of property. The addition is carefully sited to preserve off site specimen oaks as well.

Standard 1.1.2 (P 42) “ Retain and preserve historic relationships between district buildings, structures, or streetscapes and their site features, including site structures, retaining walls, fences, foundations, driveways, and walkways.”

- All existing low stone walls are to remain. The stone wall along Glenburnie is to be repaired to match existing where damage has occurred.



1.0 DISTRICT SETTING

1.2 PUBLIC RIGHT OF WAY

Standard 1.2.2 (P 45) “Protect and maintain the details, features, and material surfaces of the historic streetscape—including, but not limited to, red brick and Chapel Hill grit walkways, fieldstone walls, and brick gutters—through a program of regular maintenance and repair using accepted preservation methods.”

- All existing low stone walls are to remain. The stone wall along Glenburnie is to be repaired to match existing where damage has occurred.
- Chapel Hill gravel sidewalk along Glenburnie is to remain as is. A driveway apron connecting the street to the Chapel Hill gravel driveway is to be brick pavers to remedy a drainage and grade change issue at the street.
- New lighting will be installed along stone wall at existing locations. A new post light is to be installed at existing post light location at the end of the front yard walkway. See landscape plans and section 1.6 Exterior Lighting.

Standard 1.2.3 (P 45) “Repair or replace deteriorated or damaged historic features taking care to replace only the deteriorated portion rather than the entire feature. Replacement features should match the original (or adjacent historic features) in material, design, dimension, configuration, detail, texture, and pattern.”

- All existing low stone walls are to remain. The stone wall along Glenburnie is to be repaired to match existing where damage has occurred.



1.0 DISTRICT SETTING

1.3 WALLS & FENCES

“Traditional materials such as fieldstone and red brick are appropriate for walls, while wood and cast iron are appropriate for front-yard fences within the districts.” “Picket fences are an option in front or side yards where access must be controlled, but where tall solid fencing would interrupt the visual continuity of the streetscape.” P 46 CHHD Design Principals & Standards

- Existing site features large specimen trees and sweeping lawns. All specimen trees are to remain and will be protected to preserve the character of the original site. Extensive care is to be taken to preserve landscape screening along edges of property. The addition is carefully sited to preserve off site specimen oaks as well.

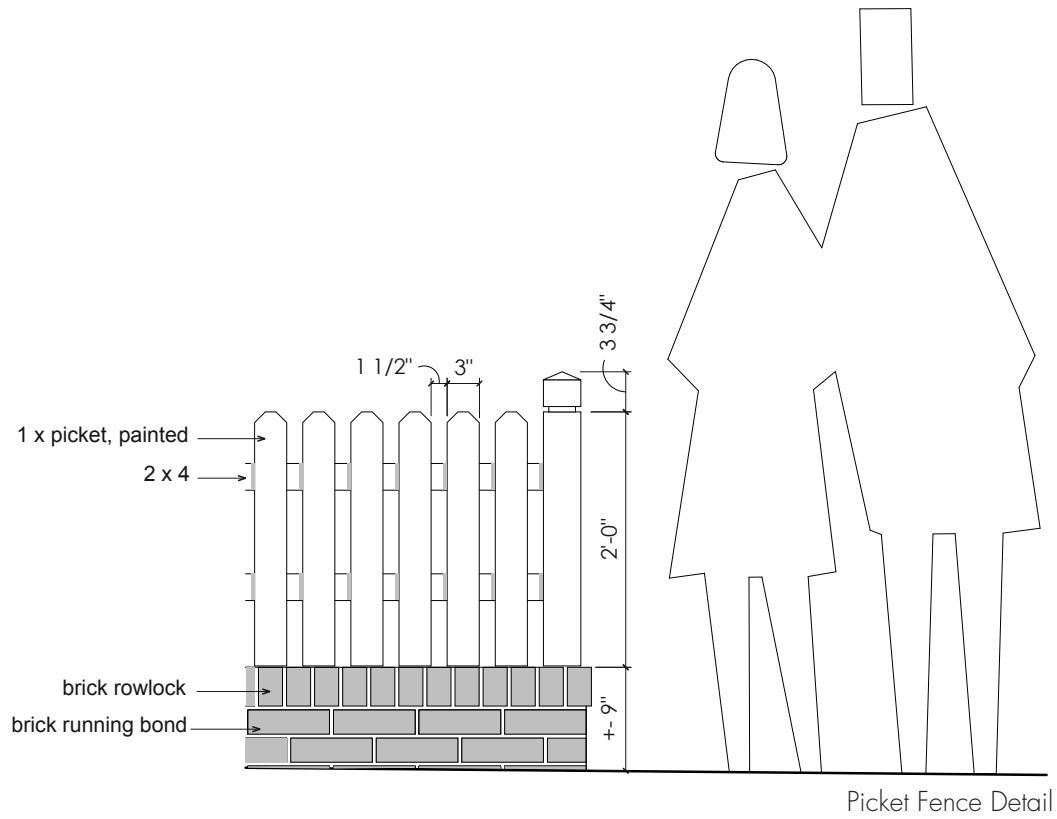
Standard 1.3.8 (P 49) “Construct new front- and side-yard fences using traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district.

- 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. ”
- New landscape walls are to be low, red brick with brick rowlock cap at all areas visible from the street. Landscape walls at the rear of the home are to be red brick with travertine caps.
 - New picket fence at side yard sits on a low brick wall. See details on following page:



Boundary Street - Picket Fence example

1.0 DISTRICT SETTING



Proposed fence location and design

1.0 DISTRICT SETTING

1.4 WALKWAYS, DRIVEWAYS, & OFF-STREET PARKING

Standard 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.”

Standard 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.

Standard 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.

Standard 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.

Standard 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.”

1.0 DISTRICT SETTING

1.4 WALKWAYS, DRIVEWAYS, & OFF-STREET PARKING

- Walkways in public areas will be herringbone pattern brick with brick edged Chapel Hill gravel walks in family areas.
- The proposed driveway and parking configuration greatly reduce the existing parking and driveway size. There is no garage on the site, so off-street parking for the family will occur toward the back of the property to the south side. Two additional spots for occasional guests are located closer to the street, and are to be screened with landscaping.
- See attached site plans.



Proposed brick pattern & color for front & side porches & brick walkways



1.0 DISTRICT SETTING

1.6 EXTERIOR LIGHTING

Standard 1.6.5 (P 58) “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.”

Standard 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.”

- Exterior Sconces, post lighting, & pier top wall lighting are to be similar to the Feiss Wellsworth Small Lantern in distressed brass finish shown below. Minimal landscape lighting will be used sparingly for safely circulating around the site at night.



Feiss Wellsworth Small Lantern



Proposed porch sconce size & location

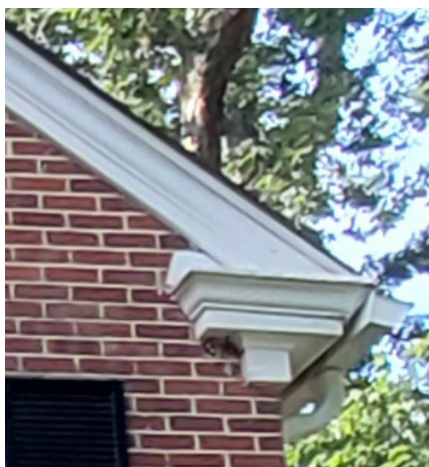
2.0 BUILDING MATERIALS

2.1 WOOD

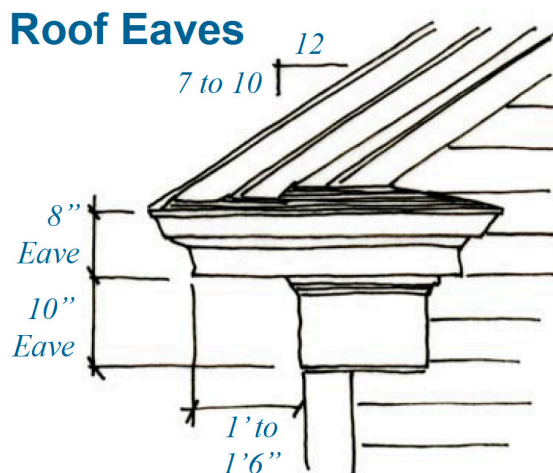
Standard 1.1.1 (P 66) "Retain and preserve wood features and surfaces that are important in defining the overall historic character of buildings or site features within the historic districts. These include, but are not limited to, exterior wood siding, board-and-batten, decorative shingles and sawn work, turned posts and balusters, porch floors and steps, door and window surrounds, cornices and soffits, and rafter tails and brackets."

Standard 1.1.6 "Replace in kind wood 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, detail, and finish. Consider a compatible substitute material for wood features (including fiber cement board, cellular PVC, or plastic composite) only if replacement in kind is not technically feasible or there is an ongoing water infiltration problem; the material matches the existing in design, dimension, and detail; and the wood to be replaced is a painted wood to which the finish of the substitute material can be matched."

- Trim details at existing roof eaves and rakes will remain or be patched and repaired to match existing, which is currently a typical colonial revival boxed eave with bracketed cornices at gable ends.
- New trim at addition at fascias, crowns, casings, etc will be poly-ash product in sizes & profiles to match existing where possible - painted to match existing.



214 Glenburnie
Existing & Proposed Roof Eave Detail



Roof trim details for 214 Glenburnie (sim.) -
Image: "Residential Pattern Book for the City of Roanoke"

2.0 BUILDING MATERIALS

2.2 MASONRY

“Red brick is the most prominent building material for churches and commercial buildings in the districts, illustrating permanence and stability and reducing the possible spread of fire through the dense urban fabric. **While some brick residences exist in the districts, for most homes red brick was used only for foundations, chimneys, and porch piers. Red brick is also used for low walls and paths throughout the districts.**” P 67 CH HD Design Principles and Standards

“Frequently, masonry surfaces can be adequately cleaned using low-pressure water, natural bristle brushes, and mild detergent; however, stubborn stains or soiling may require a chemical cleaner. Because chemical cleaners may discolor or damage the masonry surface, it is best to pretest any chemical cleaner on an inconspicuous sample area well in advance of cleaning. Chemical cleaners must be neutralized and the surface thoroughly rinsed afterwards to prevent ongoing chemical reactions. Both water and chemical cleaners introduce moisture into the brick and, thus, should be avoided when there is the possibility of freezing temperatures. Because brick is naturally porous and historic brick in particular tends to be softer, abrasive cleaning techniques, including sandblasting and high-pressure water blasting, should be avoided as they may damage the fired “skin” of historic brick and result in spalling and structural deterioration.” P 67 CH HD Design Principles and Standards

“More importantly, brick and mortar are porous materials and covering them with non-porous coatings can trap moisture within the wall, causing deterioration from the inside out. Finally, painting masonry triggers a cycle of repainting/re-coating that is far more intensive than the long-term care of unpainted brick or stone. Therefore, it is both historically appropriate and economically wise not to paint unpainted masonry.” P 68 CH HD Design Principles and Standards

- **Proposed painted brick veneer:** Existing brick veneer at the original home is a red running-bond pattern. There are many areas where the brick has discolored, stained, chipped, or been inadequately repaired over time. There are also several areas where existing mortar is cracked. We propose to carefully repair and patch the existing mortar at any areas where structural integrity is of concern, and paint the brick Sherwin Williams Pure White or similar “white” tone. Painting the brick would avoid the potentially damaging affects of trying to clean the brick. Please see below for more information regarding the type of coating proposed.

2.0 BUILDING MATERIALS

2.2 MASONRY (CONTINUED)

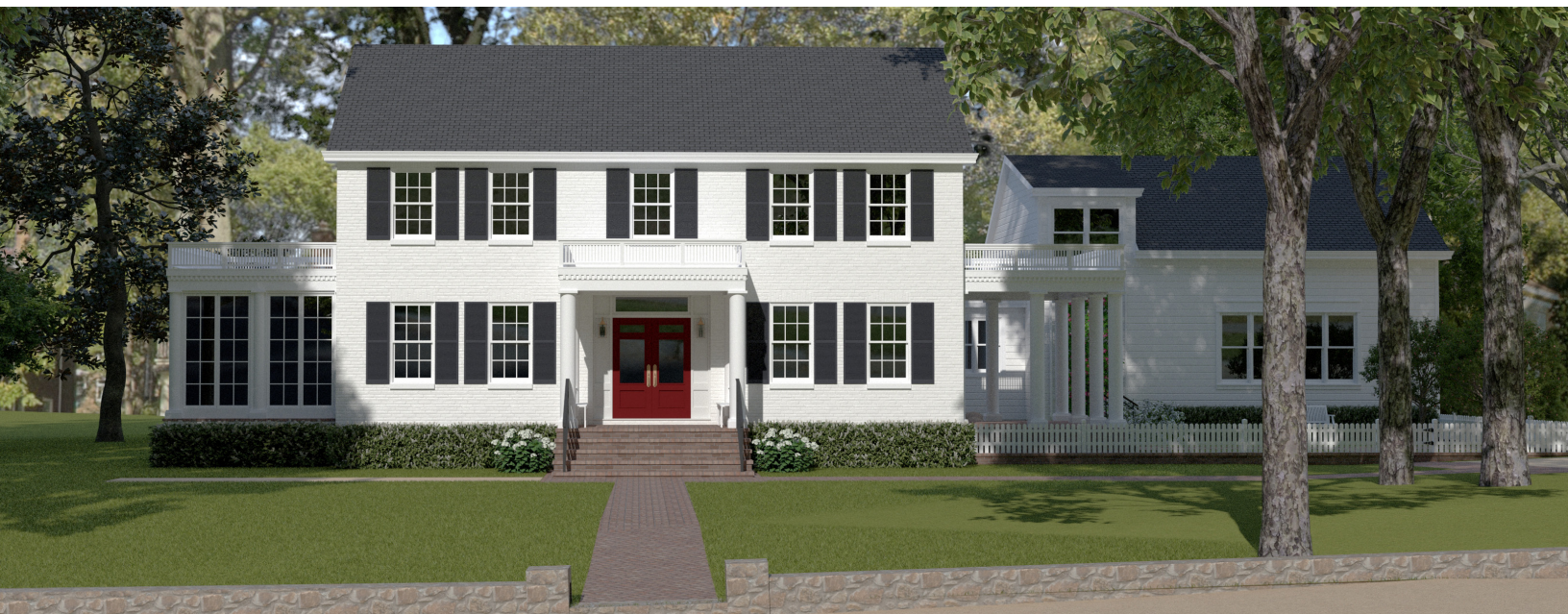


damaged, stained, and discolored brick and mortar at 214 Glenburnie

- To address the concerns about porosity and trapping moisture, we plan to use a mineral based paint rather than a traditional surface applied paint. This silicate based coating forms a physical bond with the masonry substrate and is highly breathable, durable, and weather resistant. The breath ability allows air (and therefore water vapor) to flow through the brick in both directions so no water is trapped, which is the main concern with typical exterior paint. It compares to lime wash in terms of breath ability, though is exponentially more durable. The proposed product has been highly recommended by the paint sub-contractors, who have a long history of experience working in our historic districts. They inform us that there are projects with this type of coating that are over 100 years old, and have yet to be repainted. Mineral based coatings have been around in some form since 1878, and are widely used throughout Europe on historic buildings. Notable projects are: The White House, Buckingham Palace, and the Sydney Opera House. Please see this article in Masonry Magazine for more info: ["History of Mineral Based Paints and Stains"](#)

2.0 BUILDING MATERIALS

2.2 MASONRY (Continued)



- The white painted brick will unify the old and new segments of the home and present an overall more elegant and unified feel, while simultaneously remaining consistent with many other historical precedents nearby (including, specifically, several 30's era homes like this one). And while we acknowledge that some would prefer to leave the existing brick as is, doing so in this particular instance would not only diminish the overall aesthetic of the end product, but also present significant construction difficulties as it will be difficult to find matching brick for the new foundations, porches, steps, and landscape walls that are planned throughout the property.
- We have been very careful to distinguish between the original and new portions of the project in a cohesive and subtle way, while minimizing the experiential scale of the addition. The value change between a red brick volume and the new lighter value white wood addition will create a disconnect between the two pieces that will ultimately cause the addition to feel much larger.
- Please see precedent examples from our historic districts on the following page.

2.0 BUILDING MATERIALS

2.2 MASONRY (CONTINUED)



738 Gimghoul -
White painted running bond brick on late 30s colonial revival home



741 Gimghoul -
White painted running bond brick and painted shiplap siding on late 30s colonial revival home

2.0 BUILDING MATERIALS

2.3 ARCHITECTURAL METALS

- Gutters and downspouts will be copper. Handrails for the entry portico and new side porch will be wrought iron painted black. Entry hardware will be light antique bronze.



Wrought iron handrails



Copper downspout example



Light Silicon Bronze Entry
Thumb-latch by Rocky Mountain
Hardware

2.0 BUILDING MATERIALS

2.4 PAINT

“The original color scheme generally reflected the tastes of the era and the preferences of the owner. Additionally, paint colors were used to highlight architectural features and enhance certain architectural styles. For example, Queen Anne-style houses were known for their flamboyant polychromatic color schemes, whereas more subdued, austere palettes were popular for Colonial Revival buildings. ”

P 75 CH HD Design Principles and Standards

- High quality paint and appropriate primers will be applied at all trim existing and new, after careful steps to prep all surfaces for painting. Mineral based paints are proposed for the brick veneer surfaces - SEE Section 2.2 Masonry for more information. Paint will be applied by experienced painters who work frequently within our historic districts. The white color is a nod to the historical palette of colonial revival structures within our districts.



Proposed painted brick pattern & color



Chapel of the Cross - 304 Franklin Street
White painted brick

3.0 EXTERIOR CHANGES

3.1 ROOFS, GUTTERS, & CHIMNEYS

Standard 3.1.1 (P 81) “Retain and preserve roof shapes, materials, and decorative and functional features that are important in defining the overall historic character of buildings within the historic districts. These include, but are not limited to, roof height, form, shape, pitch, and overhang; roof materials and functional features including shingles, flashing, vents, and gutters; and decorative features including dormers, chimneys, turrets, spires, cupolas, and balustrades.”

- Original roof structure is to remain along with any functional trim. Asphalt shingles are not original and will be replaced with new Architectural style asphalt shingles.

Standard 3.1.8 (P 81) “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.

- Existing gutters and downspouts are not original. They are pre-finished aluminum. We are proposing to replace these gutters with copper half-round gutters and matching downspouts.

Standard 3.1.9 (P 82) “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.”

- The existing chimney on main volume (facing North and fairly concealed from view considering tree canopy and neighboring property proximity) is proposed to be removed, but additional chimneys would be added on the new addition. If there is a strong objection there is an option to leave the chimney - supporting it within the roof though it would not connect to any fireplace below. This would add some expense to the project.

3.0 EXTERIOR CHANGES

3.2 FOUNDATIONS

Standard 3.2.4 (P 84) "Replace in kind foundation 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."

- Existing foundation windows are uninsulated metal that are deteriorated beyond repair. We propose to replace these with new windows to match existing profiles and muntin patterns, as required to seal the existing crawlspace and basement.



existing metal foundation vent/window

3.3 EXTERIOR WALLS, TRIM, & ORNAMENTATION

Standard 3.3.3 (P 87) 3.3.3. Repair deteriorated or damaged exterior wall features and surfaces through accepted preservation methods for the specific feature or material. Repairs may include selective in-kind replacement of missing or deteriorated portions of historic wall features or materials.

- Existing fascia & soffits at original brick volume of the home are to remain. Any deteriorated areas will be carefully patched and repaired using best practices indicated within the Historic District Guidelines. All existing wood trim to remain will be prepped and repainted.

3.0 EXTERIOR CHANGES

3.4 WINDOWS & SHUTTERS

Standard 3.4.5 (P 90) “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.”

- The existing windows are painted wood double hung with 6 over 6 divided lites with single pane glass. Exteriors have built up caulking where efforts to seal the windows have failed in the past. Though original to the house, these windows are not insulated or water tight, and there is no evidence of through-wall flashing, putting the original wall assembly in jeopardy.
- We understand a custom made wood window is preferred, but this option is much more expensive up front and with the quality of wood available today, we fear the windows will quickly fail even with the yearly maintenance and re-painting that would be required. Our goal is to provide a solution that matches the aesthetic and quality of the original windows, while protecting the building envelope and home for the family, who plans to raise their family in this spot.
- We propose replacing the original windows with new double hung Marvin Signature Ultimate windows to match. These windows would be pre-finished metal clad-wood, in “Stone White”. Existing masonry opening would remain as is, but removing the existing windows would allow for new flashing to protect the integrity of the wall. The much more efficient insulated windows with thermal breaks would also allow the new HVAC systems to operate at their intended energy efficiencies.

Standard 3.4.10 (P 90) “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.

- Simulated divided lites with spacer bars to match size and profile of existing as closely as possible will be included where existing windows are being replaced.

3.0 EXTERIOR CHANGES

3.4 WINDOWS & SHUTTERS

Simulated Divided Lite with Spacer Bar (SDLS)



Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.



Marvin Signature Ultimate Double Hung window

Standard 3.4.13 (P 91) "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.

- Shutters are to be repaired where possible and replaced to match original where missing or too deteriorated to repair.



Existing Window Details to be replicated - 6 over 6 wood double hung window with operable shutters at primary facade

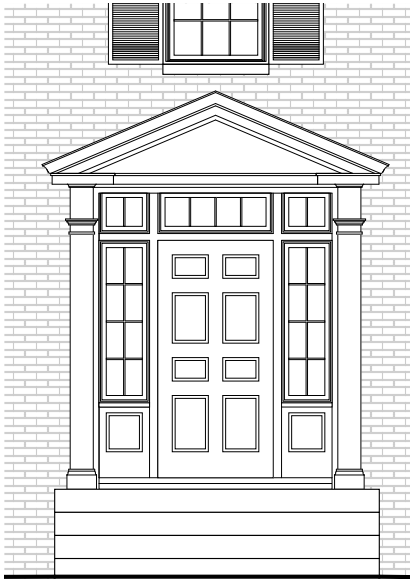


Existing shutter Detail- New shutter hinges & pintles and scroll shapes shutter dogs will match existing

3.0 EXTERIOR CHANGES

3.5 EXTERIOR DOORS

- The existing painted wood paneled door has two side-lites and a transom above. All of the glass is single paned. Please refer to Section 3.4 WINDOWS & SHUTTERS for our concerns about single paned glass and the overall building health.
- Proposed new entry door is a painted wood panel French door in similar style to the existing, but will have insulated glass upper panels and transom, with solid side panels. The proportion of the individual doors and panels are a similar scale to the existing, but create a more elegant and gracious entry into the home, which we feel is in keeping with the original scale of the facade. This painted wood door would be sheltered by the new portico, so less susceptible to rot and deterioration than the ultra exposed wood windows.



Existing Entry door



Proposed entry door

3.0 EXTERIOR CHANGES

3.6 PORCHES, ENTRANCES, & BALCONIES

- The existing pediment & pilasters that surround the main entry provide no shelter at the existing brick stoop. This lack of shelter creates a dangerous condition at the brick stoop in such a highly trafficked area that will be frequently used by children and grandparents. The current stoop has no railings, which is against code requirements.
- A new front portico detailed to compliment the period and style of the original facade is proposed to add shelter at the main entrance to the home. The owners see this as an addition that would allow them to perch on the brick steps and fully enjoy the front yard, as well as commune with neighbors. The existing brick stoop will be extended, but existing brick material will be cleaned and reused to greatest extent possible. See Section 4.6 Porches & Entrances for more information.

"Sustainable features include deep front porches that extend the living space during temperate weather while also providing a buffer from sun, wind, rain, and snow." P 105 CH HD Design Principles & Guidelines



existing entry stoop



existing enclosed side-porch

- Existing side porch added in the 1950's is poorly detailed and in disrepair. Scale is such that the space inside is not usable and it throws the original facade, which is rigidly symmetrical, off balance.
- New side porches to the northwest and southeast would have round columns and detailing to match front portico. See Section 4.6 Porches & Entrances.

3.0 EXTERIOR CHANGES

3.9 SUSTAINABILITY & ENERGY EFFICIENCY

Standard 3.9.8 (P 108) “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.
- We have consulted with Southern Energy Management to design a solar energy collection system using some of the latest technology and lowest profile panels. The panels are to be located at the new addition on the southeast roof faces, and will be concealed from view from the street. Panels are well below ridges and completely black, so will blend with the dark asphalt shingle roof very well.



Panel layout - by Southern Energy Management
Glenburnie Street is to the far left of the image



REC 360 Alpha Series Panel - example

4.0 NEW CONSTRUCTION

4.6 PORCHES & ENTRANCES



Standard 4.6.2 "Design porches to provide usable outdoor space by ensuring a minimum depth of six feet."

Standard 4.6.3 "Design entrances to be no more than one bay wide and no deeper than six feet, with the door centered within the entrance."

Standard 4.6.4 "Design porches and entrances to be compatible with the overall architectural style of the building."

Standard 4.6.5 "Select materials and architectural details that are compatible with both the architectural style of the new building and with buildings in the immediate surroundings in terms of size, composition, texture, pattern, color, and detail when those materials and details are important in defining the overall historic character of the district."

- The new portico is proposed to be painted wood (with painted poly-ash details in certain areas particularly vulnerable to weather). The portico roof will have dentiling on the entablature as well as a roof balustrade, which is common of homes in this area.
- New side porches to the northwest and southeast would have round columns and detailing to match front portico. The northern-most side porch we are proposing to enclose with floor to ceiling operable windows. This new space is deeper than the non-original existing porch to be demolished. An open side-porch at the opposite southern side yard will match it's glassed twin, but remain open to the garden. The pair creates and anchored symmetry, that will enhance the original facade.

4.0 NEW CONSTRUCTION

4.6 PORCHES & ENTRANCES (CONTINUED)

"While porch form and details vary, adding variety to the streetscape, the repeated presence of porches on façades can create continuity out of disparate architectural styles and building setbacks along the streetscape. Thus, by including appropriately designed and constructed porches and entrances, new residential buildings can better blend with nearby historic buildings in the district." P 126



- All adjacent and opposite homes along Glenburnie Street feature porches of similar scale to the proposed design for 214 Glenburnie



"The form and detail of porches varies greatly, based on architectural style (above). New porches should be consistent with the proportion and style of the house as well as the porches on nearby historic buildings." - Diagram and caption from CHHD Principles and Standards P 126

4.0 NEW CONSTRUCTION

4.7 GARAGES, CARPORTS & ACCESSORY STRUCTURES

- A proposed garden house is to be located at the rear of the property to the southeast. The garden house is to be detailed to compliment the main house and addition, and will be an elegant visual anchor at the end of the driveway. See Exterior Elevations and Site Plans for additional details.



Proposed street view of garden house at 214 Glenburnie



similarly scaled garden house on Tenney Circle



Proposed visible garden house facade at 214 Glenburnie

4.0 NEW CONSTRUCTION



4.8 ADDITIONS

Standard 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.

- The main structure at 214 Glenburnie sits well back on the site in alignment with the front facades of the two adjacent homes. All alternations will maintain this alignment. The opposite home is located approximately 79 feet from the edge of the street. With the portico addition, 214 Glenburnie will have a setback from the street edge of about 71 feet. The additional portico depth of approximately 3'-10" will not impact these overall existing setbacks enough to affect the existing character and experience of the street. The side porches and proposed rear addition are all located behind the main facade line of the existing structure.
- Placement of the main structure and mass of the home at 214 Glenburnie will remain consistent with adjacent properties, **particularly regarding the lot size.**
- Adjacent and opposite homes are 2 or 2 1/2 stories in height, which is consistent with the proposed addition. 211 Glenburnie is the home opposite the proposed project and is 2 stories with a hipped roof (approximately 34' tall). 300 Tenney circle is an adjacent home to the north, and is 2 stories with a gable roof (approximately 28' tall). 208 Glenburnie Street is an adjacent home to the south, and is 2 1/2 stories (approximately 35' tall).
- See the following supplemental diagrams for additional information regarding setback and placement of the addition.

DIAGRAM OF EXISTING SETBACK AND PLACEMENT ON LOT IN RELATION TO AVERAGE SETBACK AND PLACEMENT OF NEAREST ADJACENT LOTS



610 North Street



211 Glenburnie Street



611 E Rosemary Street



615 E Rosemary Street



300 Tenney Circle



214 Glenburnie Street



208 Glenburnie Street



204 Glenburnie Street

DIAGRAM OF PROPOSED SETBACK AND PLACEMENT ON LOT IN RELATION TO AVERAGE SETBACK AND PLACEMENT OF NEAREST ADJACENT LOTS



SCALE: 1" = 1,200'-0"



300 Tenney Circle



214 Glenburnie Street



208 Glenburnie Street



4.0 NEW CONSTRUCTION

4.8 ADDITIONS



Standard 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 corner-boards 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 ridge line 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.
- The proposed design preserves and enhances the 1936 Glenburnie House facade. An undersized porch on the left added in the late 50's will be replaced by a slightly larger sun room and matched with a similarly detailed side porch on the right creating symmetry. A low picket fence at the side porch will define an intimate courtyard garden. The front entry will receive a more welcoming portico with round columns and balustrade consistent with many examples in the Historic District.

SECTION 4.0 NEW CONSTRUCTION

4.8 ADDITIONS



Original house volume is separated from the addition with a hyphen that steps in from the brick. Smaller scale roof forms that echo the shape and slope of the original gable, help to subtly relate to the original home while reducing overall addition scale.

- The existing contemporary wood framed garage and kitchen addition, and a poorly proportioned masonry extension on the rear will be raised in favor of an addition designed to create, in concert with the existing house, a legacy residence for the family. Every idea in the conception of the addition has been to honor and create a dominant presence for the historic house from the public way. New construction is obscured or held substantially back from Glenburnie Street. Massing has been scaled to replicate sizes and forms of the existing house. The ridge height of the addition seen from Glenburnie is held down to reinforce the hierarchy. Ridge heights elsewhere do not exceed the existing ridge. GPS maps show a variety of proximate footprint sizes including examples similar to the Glenburnie House. The two story gable form house is generally consistent with Historic District houses and respected by the addition.

SECTION 4.0 NEW CONSTRUCTION

4.8 ADDITIONS



206 North Boundary Street -
Entry portico & side porches with low slope roofs
& roof balustrade details



Tenney Circle - Shed dormer
roof on gable

"It is essential that any new additions do not visually overpower the original building, compromise its architectural integrity, misrepresent its chronology, or destroy significant features of the building or site." P 132

"Additions should be sized so that they do not visually compete with the original building. Furthermore, the footprint of the addition should not significantly alter the site's ratio of built mass to unbuilt area, and private open space at the rear of the property should be maintained." P 132

"Additions should reflect the form and scale of the original structure, but should be visually differentiated from it. This can be achieved by inseting the addition from the rear corners of the building; including a "hyphen," a small-scale transitional element, to connect the original building to the addition" P 133

- The existing roof slope at the main house volume is matched with gables throughout the project to provide a cohesive aesthetic and scale at the proposed addition. Low slope roofs with decorative balustrades are used at the entry portico and new side porches, and are common on colonial revival homes throughout the historic district. Lower sloped shed roofs are proposed on dormers at the addition in an effort to keep the overall mass of street visible forms at a small scale than the primary facade.

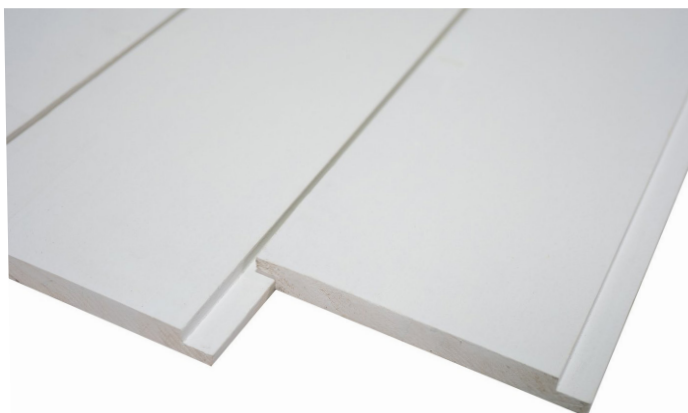
4.0 NEW CONSTRUCTION

4.8 ADDITIONS

Standard 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.

- **Painted Shiplap Siding with painted corner boards:** The proposed rear addition is to have 1x8 shiplap siding to mimic the pattern of historic clapboard applications found in main structures and additions throughout the historic district. While mimicking the scale and pattern of wood siding, this lower maintenance product protects the structure better than wood and does not try to copy the “wood grain” of actual wood siding. TruExterior recycled composite siding is 70% recycled content (SCS Global Services verified and endorsed by US Green Building Council), and when painted has the aesthetic appearance of wood.



TruExterior Nickel Gap Siding profile and proposed color



Rosemary Street - Painted shiplap siding

4.0 NEW CONSTRUCTION

4.8 ADDITIONS

Standard 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 .

- Incorporate materials and details derived from the primary structure.
- Extend the hierarchy of architectural details to the addition with embellishments and detailing simplified on less visible side and rear elevations. Select exterior materials and finishes that are compatible with the original building in terms of scale, dimension, pattern, detail, finish, texture, and color.

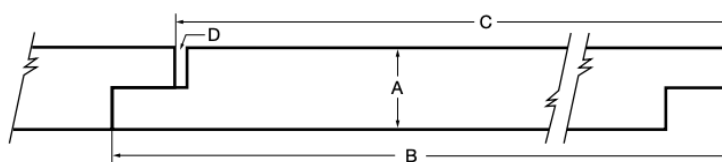


209 North Boundary Street - Painted Shiplap siding, round columns, brick stoop at portico



shiplap siding pattern, color, and size

1 x 8	11/16"	7-1/4"	6-13/16"	5/64"
1 x 10	11/16"	9-1/4"	8-13/16"	5/64"



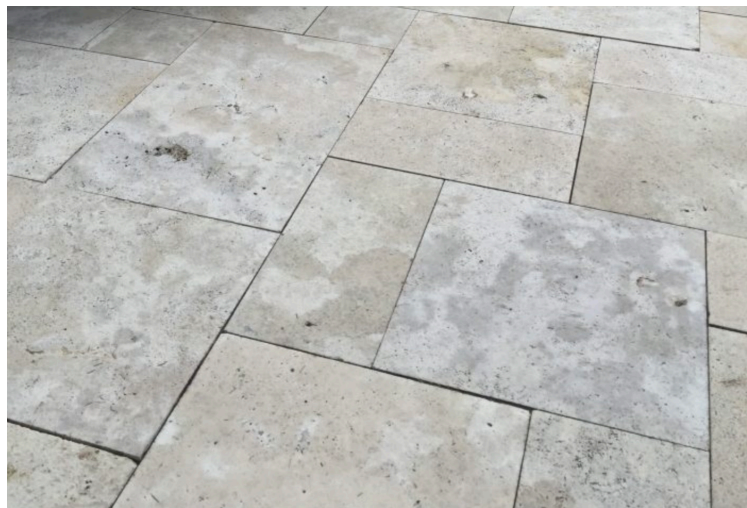
TruExterior Nickel Gap Shiplap siding profile proposed

4.0 NEW CONSTRUCTION

4.8 ADDITIONS



Roof shingle color & pattern



Travertine pattern for porches at rear of home

- **Roof Materials:** Proposed asphalt shingle roof material will be Landmark Pro architectural shingle by Certanteed in Max Def Charcoal Black color (see image below). Low slope roofs not visible from the street or other properties will be TPO in Bronze color.
- **Travertine Porches:** New porches at the rear of the home (not visible from street) are proposed to have travertine finish floor in French pattern, dry laid as shown above. Treads and wall caps for low landscape walls are proposed to be travertine eased edge to match porches.

Standard 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.”

- **Windows at the addition and the more private backyard areas** will be double hung with proportions in harmony with original windows, and will not have divided lites as a means of differentiating the proposed addition from the historic fabric. New windows will be Marvin Ultimate Signature in “Stone White” color. See Section 3.4 Windows and Shutters for more information. See exterior elevations for window & door sizes & patterns.

4.0 NEW CONSTRUCTION

4.8 ADDITIONS



View from Glenburnie Street of proposed changes

"It is essential that any new additions do not visually overpower the original building, compromise its architectural integrity, misrepresent its chronology, or destroy significant features of the building or site." P 132

"Additions should be sized so that they do not visually compete with the original building. Furthermore, the footprint of the addition should not significantly alter the site's ratio of built mass to unbuilt area, and private open space at the rear of the property should be maintained." P 132

"Additions should reflect the form and scale of the original structure, but should be visually differentiated from it. This can be achieved by inseting the addition from the rear corners of the building; including a "hyphen," a small-scale transitional element, to connect the original building to the addition" P 133

4.0 NEW CONSTRUCTION

4.8 ADDITIONS



- As shown in diagrams provided on pages 15-16 of this application, we feel the scale of the overall project, though quite large, is well within the scale of surrounding homes in this area, particularly regarding the size of the lot. We have made every effort to keep the massing of the new addition deferential to the primary historic facade and street facing volumes of the project. This is achieved by breaking up the addition into small volumes that maintain the human scale of the project and locating the bulk of the new construction in the rear yard where it will not be visible from the street or surrounding properties.



MAILING LIST OF PROPERTY OWNER WITHIN 100' OF 214 GLENBURNIE

Parcel Owners

LASCELLES BENEDICT D	719 E ROSEMARY ST	CHAPEL HILL	NC	275143620
MCVAUGH MICHAEL R	379 TENNEY CIR	CHAPEL HILL	NC	275147806
SWEET JOHN W	208 GLENBURNIE ST	Chapel Hill	NC	27514
NUNN CHARLES L	709 E ROSEMARY ST	Chapel Hill	NC	27514
PRINGLE JOHN J	750 WEAVER DAIRY RD	CHAPEL HILL	NC	27514
GILDIN BENJAMIN J	214 GLENBURNIE ST	CHAPEL HILL	NC	27514
SCHOOLAR JONATHAN C	204 GLENBERNIE ST	CHAPEL HILL	NC	27514
LYERLY HERBERT KIM	300 TENNEY CIRCLE	CHAPEL HILL	NC	275147803
FREEMAN SANDRA	316 TENNEY CIR	CHAPEL HILL	NC	27514
WILKINS WILLIAM G	305 TENNEY CIR	CHAPEL HILL	NC	275147804
BELL FAMILY PROPERTIES LLC	PO BOX 1113	CHAPEL HILL	NC	27514
BELL FAMILY PROPERTIES LLC	PO BOX 1113	CHAPEL HILL	NC	27514
BURNS W WOODROW JR	609 NORTH ST	CHAPEL HILL	NC	275143730