

**Record No: HDC-25-24**

Historic District  
Certificate of  
Appropriateness

Status: Active

Submitted On: 12/5/2025

**Primary Location**

260 GLANDON DR  
CHAPEL HILL, NC 27514

**Owner**

JENSEN BRIAN COLWELL  
260 GLANDON DR CHAPEL  
HILL, NC 27514

**Applicant**

 Brian Jensen  
 919-381-2454  
 briancjensen1@gmail.com  
 260 Glandon Dr.  
Chapel Hill, NC 27514

## Certificate of Appropriateness Form

**Historic District \***

Gimghoul

**Application Type**

Check all that apply

**Minor Work** is exterior work that doesn't involve any substantial alterations, 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.

**Major Work (Historic District Commission Review)** includes all exterior changes to structures and features other than minor works.

Contact HDC Staff Liaison(s) if you're unsure of the application type.

**Maintenance or Repair Work**☐**Minor Work (Staff Review)**☐**Major Work (Historic District Commission Review)**☒**COA Amendment**☐

**Briefly describe the proposed changes. \***

The plexiglass roof that covers our indoor pool will be replaced with a shingled roof. The size, height and pitch of the roof will not be changed. Painted wood lattice siding will be replaced with painted wood siding to match the remainder of the house. New exterior windows will be added. All changes will be congruent with the existing style and structure.

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

No

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

No

---

**Applicant Authorization****Applicant Signature\***

✓ Brian Colwell Jensen  
Dec 2, 2025

**Relationship to Property Owner\***

Self




**TOWN OF CHAPEL HILL**  
**Planning Department**  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514-5705

phone (919) 968-2728  
email [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)  
[www.townofchapelhill.org](http://www.townofchapelhill.org)

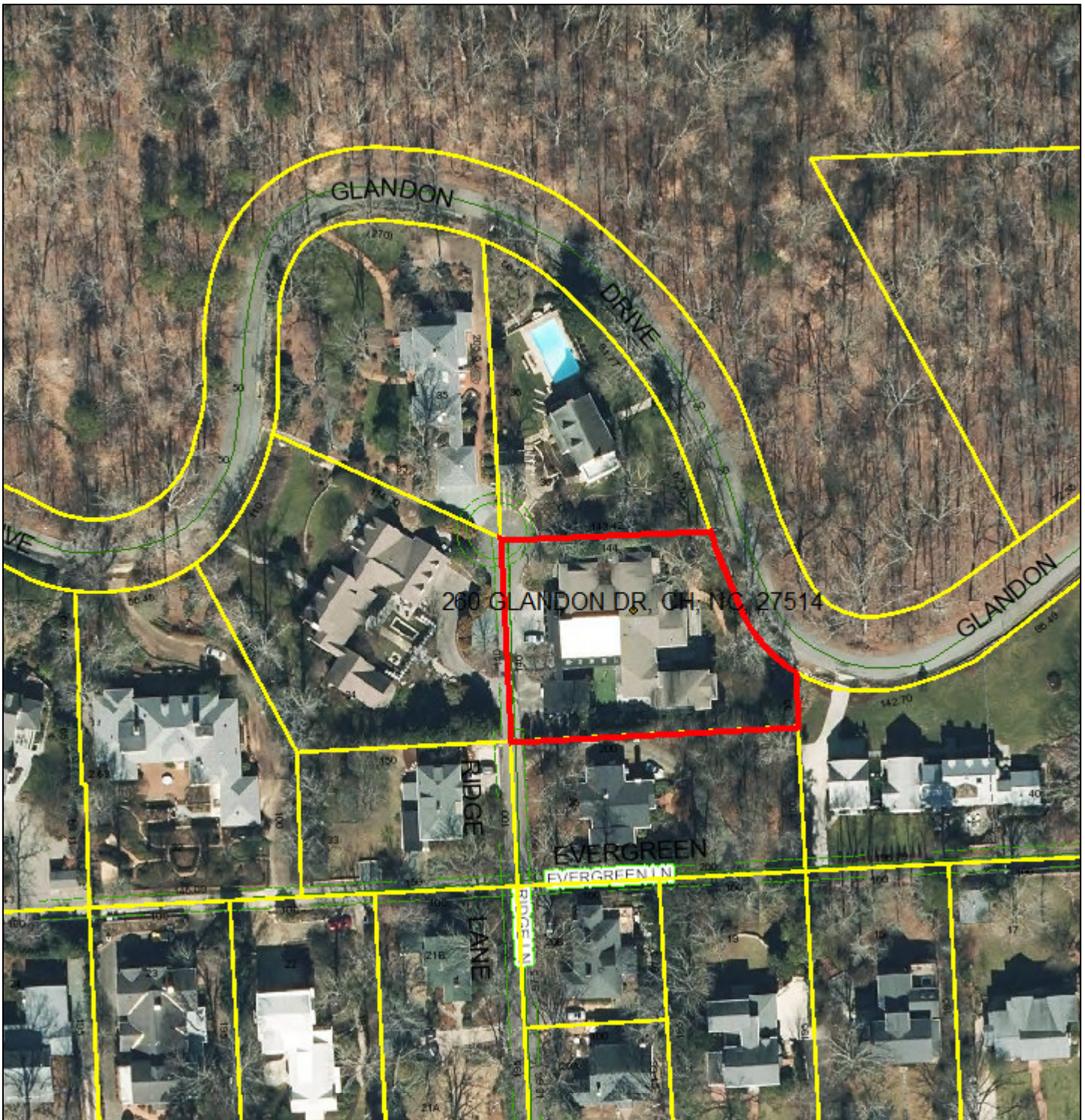
## Property Owner Authorization for Historic District Certificate of Appropriateness (COA)

The current property owner must complete and sign this authorization form if someone else applies for a Certificate of Appropriateness on their behalf. Please submit a separate form per property owner.

<b>Project Name</b>	Sun Room			
<b>Property Address</b>	260 Glandon Drive Chapel Hill, NC 27514			
<b>Parcel Identifier Number(s) (PINs)</b>	9788873375			
<b>Property Owner Name (must match County tax records)</b>	Brian Jensen and Lisa Rahangdale			
<b>Property Owner Address</b>	260 Glandon Drive Chapel Hill, NC 27514			
<b>Property Owner Email</b>	briancjensen1@gmail.com	<b>Property Owner Phone</b>	919-381-2454	
<b>Relationship to Applicant</b>	Self			
If the property owner is an entity, provide detailed information regarding the principals of the entity.				
<p style="text-align: center;">Property Owner Acknowledgement</p> <p>As the property owner, you may represent yourself or be represented by attorney; however, professionals such as architects, engineers, designers, and others may provide factual evidence and expert opinions so far as they are qualified, but not legal arguments on behalf of the property owner.</p>				
<p style="text-align: center;">Property Owner Authorization Statement</p> <p>The undersigned property owner hereby authorizes the application for Conditional Zoning District and certifies that, to the best of the owner's knowledge and belief, all information supplied with this application is true and accurate.</p>				
<b>Signature</b>			<b>Date</b>	12/2/2025
<b>Print Name</b>	Brian Jensen			



# Orange County



This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information on this map.

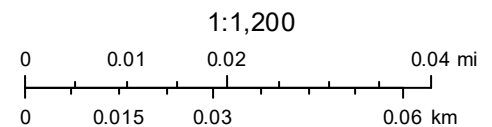
December 3, 2025

**PIN:** 9788873375  
**OWNER 1:** JENSEN BRIAN COLWELL  
**OWNER 2:** RAHANGDALE LISA  
**ADDRESS 1:** 260 GLANDON DR  
**ADDRESS 2:**  
**CITY:** CHAPEL HILL

**SIZE:** 0.55 A  
**DEED REF:** 6613/1101  
**RATECODE:** 22  
**DATE SOLD:** 06/02/2019  
**BLDG SQFT:** 5898  
**YEAR BUILT:** 1977

**BUILDING COUNT:** 1  
**LAND VALUE:**  
**BLDG\_VALUE:**  
**USE VALUE:**  
**TOTAL VALUE:**

**STATE, ZIP:** NC 27514  
**LEGAL DESC:** #37 GIMGHOUL PINEY PROSPECT P1/51





# Orange County



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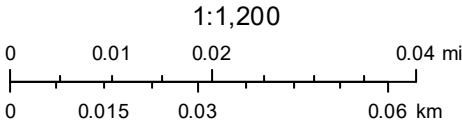
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## 260 Glandon Drive

### JAMES AND SHIRLEY HAYWARD HOUSE 1978

Large, contemporary-style frame house with stained siding, two-story section on the east, one-story section on the west. Built for James and Shirley Hayward by contractor Barrett, Robert & Woods, from design by architect Dale Dixon.

The house appears unaltered from the 1993 survey. It has a central, front-gabled core with projecting parallel gable-on-hip-roofed wings on the north elevation. A one-story, gable-on-hip-roofed wing on the north elevation has an uncovered wood deck across the front that spans the full width of the wing. A gabled hyphen on the south elevation connects to a two-story, gable-on-hip-roofed wing with grouped fixed windows and a projecting two-story bay with balconies on the east elevation. An uncovered deck in front of the hyphen spans the space between the two wings. The house has one-light casement windows or fixed windows with awning windows below. There are clerestory windows in the front gables and three-light French doors. An irregularly-formed garage wing at the rear has intersecting shed roofs and is accessed from Ridge Lane. A projecting, flat-roofed carport is attached to the west elevation and is supported by square posts. County tax records date the building to 1977.

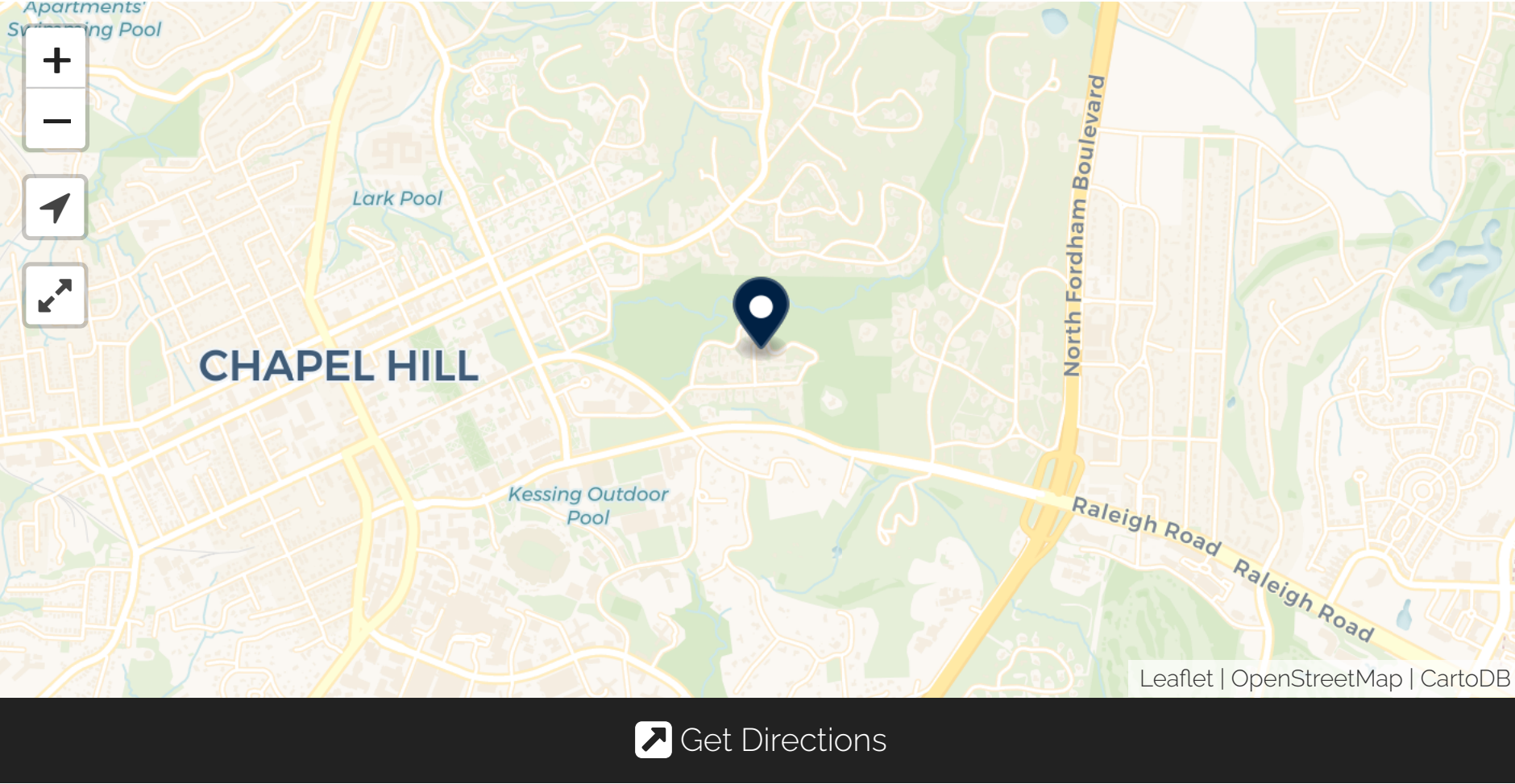
In the 2013 survey, this was deemed a Noncontributing Building.

SOURCE: M. Ruth Little, National Register of Historic Places Nomination: Gimghoul Neighborhood Historic District, Orange County, OR0709 (Raleigh, NC: North Carolina State Historic Preservation Office, 2013, via HPOWEB, accessed 8 Jan. 2020), courtesy of the North Carolina State Historic Preservation Office; Heather Wagner Slane, 2013 Survey Update (NC-SHPO HPOWEB 2.0, accessed 10 Jan. 2020); courtesy of the North Carolina State Historic Preservation Office.

### IMAGES



### MAP



260 Glandon Drive

According to Orange County property data as of 2021:  
Plot size: 0.55 acres  
Building size: 5,898 sq. ft.  
Ratio: Building/Plot: 0.246  
For link to this information: <https://propertyspatialtest.com/nc/orange/#/property/9788873375>

For link to 1925-1959 Sanborn maps and map data for this property:  
<https://unc.maps.arcgis.com/apps/webappviewer/index.html?id=711a3b4017eb48c0acffc90cf2472f57&level=8&center=-79.0388,35.91359>

#### Cite this Page:

"260 Glandon Drive." *Historic Chapel Hill*, accessed December 2, 2025.  
<https://historicchapelhill.org/items/show/911>.

#### Tags:

GIMGHOUL LOCAL HISTORIC DISTRICT—TOWN OF CHAPEL HILL

GIMGHOUL NEIGHBORHOOD HISTORIC DISTRICT—NRHP

Published on Aug 3, 2020. Last updated on Jun 29, 2021.



Orange County North Carolina

302665  
260 GLANDON DR

JANUARY 1ST OWNER MAILING ADDRESS  
JENSEN BRIAN COLWELL, RAHANGDALE LISA  
260 GLANDON DR  
CHAPEL HILL NC 27514-

Total Assessed Value  
\$2,916,900

KEY INFORMATION

Tax Year	2025		
Parcel ID	9788873375	Township	7 - CHAPEL HILL
Land Size	0.55	Land Units	AC
Rate Code	22		
District Codes	G0 County, G2 Chapel Hill, CH CHSchoolDst.		
Property LUC	Residential- Improved		
Neighborhood	7520 - 7GIMGHOUL		
Legal Description	#37 GIMGHOUL PINEY PROSPECT P1/51		
Exempt Type	-		

APPRAISAL DETAILS

Total Land	\$900,000
Ag Credit	-
Land	\$900,000
Building	\$1,958,700
Yard Items	\$58,200
Market Total	\$2,916,900
Total Assessed	\$2,916,900

RESIDENTIAL

BUILDING (1)					
Type	Single Fam	Total Value	\$1,958,700	Finished Sq Ft	5,898 sf
Style	-	Quality	Grade AA	Condition	Average
Year Built	1977	Exterior Walls	Frame	Full Bath	6
Roof Cover	Shingle	Half Bath	0	HVAC	Combo H&A
Bedrooms	3	Garage Type	-		
Fireplace Count	1				



MISC IMPROVEMENTS

IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT	APPRAISED VALUE
Y030 - STG BLDG	120	1977	\$2,600
Y080 - PATIO	1,050	1977	\$7,800
Y120 - RES ELEVATOR	1	1977	\$51,500
Y330 - POOL/CUST	540	1977	\$47,800

SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	INSTRUMENT TYPE	GRANTOR
06/03/2019	\$2,150,000	6613	1101	-	-
09/07/2007	\$1,150,000	4371	32	-	EMMERSON
09/07/2007	\$1,150,000	4371	32	-	EMMERSON FRED B JR
10/01/2001	\$900,000	2379	467	-	WOOD
10/01/2001	\$900,000	2379	467	-	WOOD BARBARA WITKIN
06/28/1995	\$499,000	1363	48	-	HAYWARD
06/28/1995	\$499,000	1363	48	-	HAYWARD JAMES N
11/22/1991	\$0	-	-	-	HAYWARD
08/01/1976	\$16,000	265	1270	-	-

YARD ITEMS

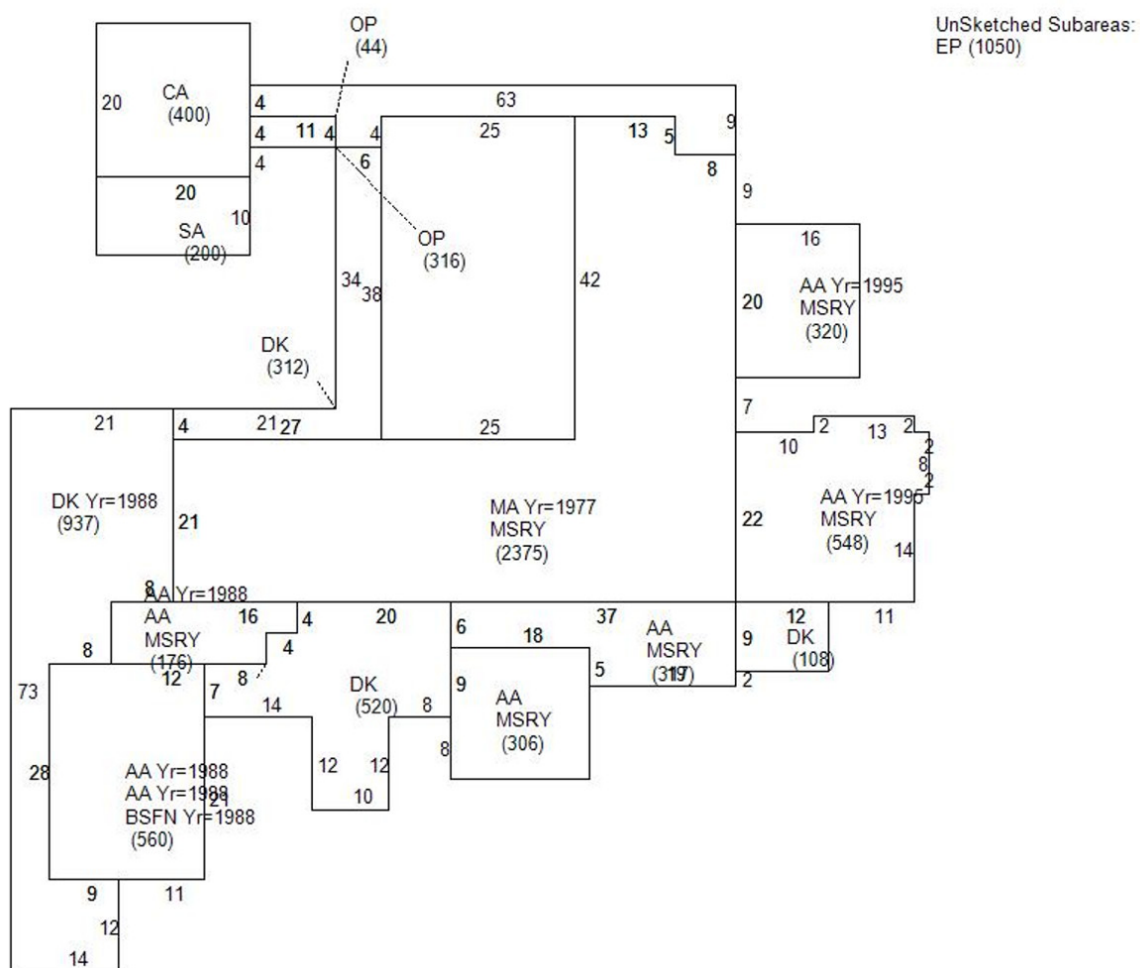
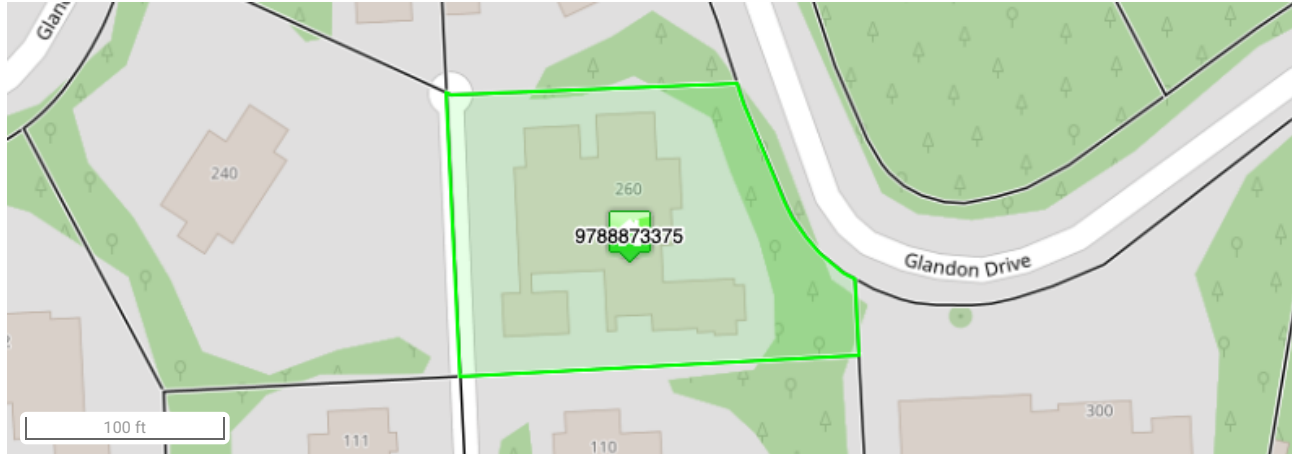
DESCRIPTION	TOTAL UNITS	YEAR BUILT	LENGTH	WIDTH	HEIGHT
No items to display					

LAND

UNIT / SOIL TYPE	DESCRIPTION	USE CODE	ACRES / LOTS	VALUE
LOT	Lot	SITE	1.00	\$900,000

VALUE HISTORY

YEAR	TOTAL MARKET VALUE
2024	\$2,018,900
2023	\$2,018,900
2022	\$2,018,900
2021	\$2,018,900
2020	\$1,354,000
2019	\$1,301,500
2018	\$1,301,500
2017	\$1,301,500
2016	\$1,374,500
2015	\$1,374,500



## Disclaimer

Orange County Assessor's Office makes every effort to produce the most accurate information possible. **No warranties, expressed or implied, are provided for the data herein, its use or interpretation.**

## 260 Glandon Drive Sun Room Project Narrative

The primary purpose of this project is to repurpose a space currently occupied by an indoor swimming pool into a sun room with multiple seating areas and ample space for indoor plants. We also will create a new bedroom in the northwestern corner of the house. The majority of the alterations will occur in the interior of the house. The primary change that will be made to the exterior of the house will be to replace the existing plexiglass roof with a shingled roof of the same size and pitch, the upper half of which will be visible from Ridge and Evergreen Lanes. One section of the west-facing wall of the house (visible from Ridge Lane), currently consists of painted wood lattice and will be replaced with wood siding to match the remainder of the exterior of the house. Three clerestory and two casement windows will be installed to bring light into the new bedroom.

260 Glandon Drive is located within the Gimghoul Historic District, though is stylistically distinct from the other houses in the neighborhood. As noted in *Chapel Hill Historic Districts Design Principles and Standards (Gimghoul District, p.36)*: “The only house that breaks with the traditional Colonial Revival-style precedent is 260 Glandon Drive, a c.1977 house with Modernist detailing including a low-pitched roof, deep eaves, and dark wood exterior that help the house to blend with its natural surroundings.”

As such, our house is inherently aesthetically incongruous from the remaining houses in the neighborhood. Accordingly our design choices have been made to ensure congruity with the remainder of our house as currently built and to enhance the extent to which the house blends with its natural and built surroundings in Gimghoul. A brief summary of these changes, with reference to the relevant HDC Design Standards are below. Further details and images may be found elsewhere this application.

### **Relevant Design Standards (Roof)**

**3.1.1. 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**

- The existing plexiglass roof will be replaced by a shingled roof of identical height, shape, pitch and overhang. Shingles will be chosen to match the roof on the remainder of the house.





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

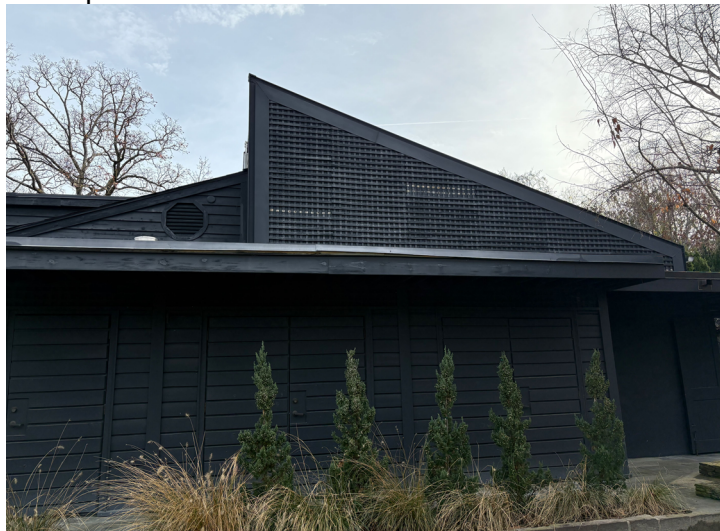
- The new shingled roof will include 3 skylights, each 48x48” and spaced evenly across the lower portion of the roof to provide natural light for the sun room. These skylights will be largely below the line of sight from Ridge and Evergreen Lanes.



#### **Relevant Design Standards (Exterior walls)**

**3.3.1. Retain and preserve exterior wood and masonry walls, trim, and ornamentation that are important in defining the overall historic character of buildings within the historic districts. These include, but are not limited to clapboards, siding, and board-and-batten; cornerboards and skirtboards; cornices, brackets, and eaves; shingles, sawnwork, and gable vents; columns and railings; doors and windows; floors and steps; and brick corbelling and banding.**

- One section of the west wall of the house, visible only from Ridge Lane, currently consists of wooden lattice. This section will be replaced with wooden siding that will match the remainder of the house in style and paint color.





### Relevant Design Standards (New windows)

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

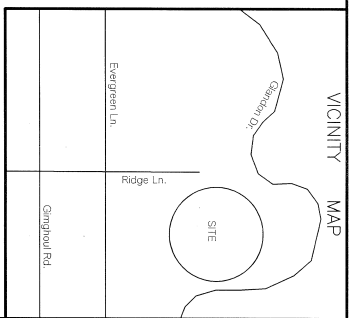
- New windows will be installed in two locations. In each case, the windows will be placed in locations with minimal external visibility. The style of window have been selected to be congruent with windows in the existing structure.
  - Clerestory windows on the west wall, visible only from Ridge Lane



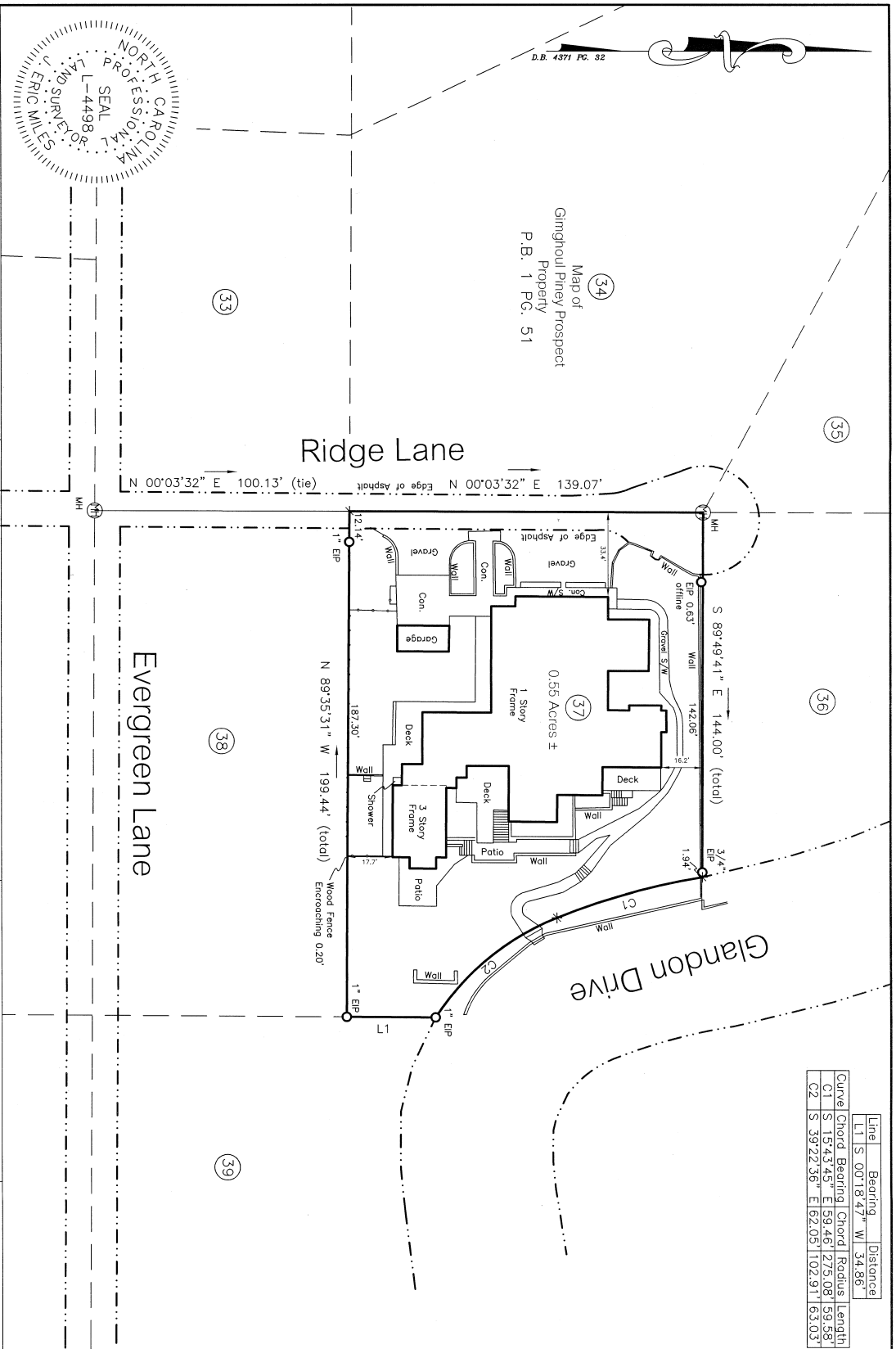
- Two casement windows on the north wall, visible only from the Ridge Lane cul de sac.



Line	Bearing	Distance
L1	S 00°18'47" W	34.86'
Curve Chord	Bearing	Chord Radius Length
C1	S 15°43'45" E	59.46' 1275.08' 59.58'
C2	S 39°22'36" E	62.05' 102.91' 63.03'



Map of  
Gimghoul Piney Prospect  
P.B. 1 PG. 51



1. I, E.C. Moseley, being duly sworn, depose and say that the map and plat were made by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of North Carolina, and that the map and plat were made in accordance with the provisions of Chapter 42 of the General Statutes of the State of North Carolina, and that the map and plat were made in accordance with the provisions of Chapter 42 of the General Statutes of the State of North Carolina, and that the map and plat were made in accordance with the provisions of Chapter 42 of the General Statutes of the State of North Carolina.

Notes:  
1. No site search was performed by this firm during the course of this survey.  
2. This firm makes no guarantee as to the existence or location of any buried utilities, underground improvements, or utilities across this property. Any underground utilities or improvements shown on this map are based on information received from the owner or other reliable source.  
3. This firm makes no guarantee as to the existence or location of any buried utilities, underground improvements, or utilities across this property. Any underground utilities or improvements shown on this map are based on information received from the owner or other reliable source.  
4. Areas are calculated by coordinate geometry.  
5. No gas or electric lines were found within 200' of the subject property.  
6. The location of the lot is shown on the map of the subject property.  
7. Being out of Lot 37 Map of Gimghoul Piney Prospect, Property P.B. 1 PG. 51 as recorded in the Orange County Register of Deeds.

Survey For:  
**Brian C. Jensen and Lisa Rehngdale**  
Gimghoul Hill, Township, Orange County, North Carolina  
Deed Reference: PG 1 PG 51, NO 27514  
Deed Reference: DB 4371 PG 32  
Parcel ID: 9708873375

**ROSWELL SURVEYORS, INC.**  
505 East Main Street  
Burlington, NC 27215  
336.222.8222  
surveys@roswellsurveyors.com  
Firm License No. C-664

Date: 2/20/19  
Scale: 1" = 40'  
Drawn By: JGW  
Job No.: 19-052-100



RAHANGDALE /  
JENSEN  
RESIDENCE

260 Glandon Drive  
Chapel Hill, NC 27514

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

HDC COA - Revised	12.09.2025
HDC Certificate of Appropriateness	12.05.2025
Progress Plot	11.25.2025
Design Development	11.20.2025
Schematic Design	11.11.2025

GRANT GROUP  
architecture

1502 W NC Highway 54, Suite 602  
Durham, NC 27707 - 5599

919.490.3733

office@grantgrouparch.com

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EXISTING  
SITE PLAN &  
PARTIAL  
ROOF PLAN

A000

SITE INFORMATION

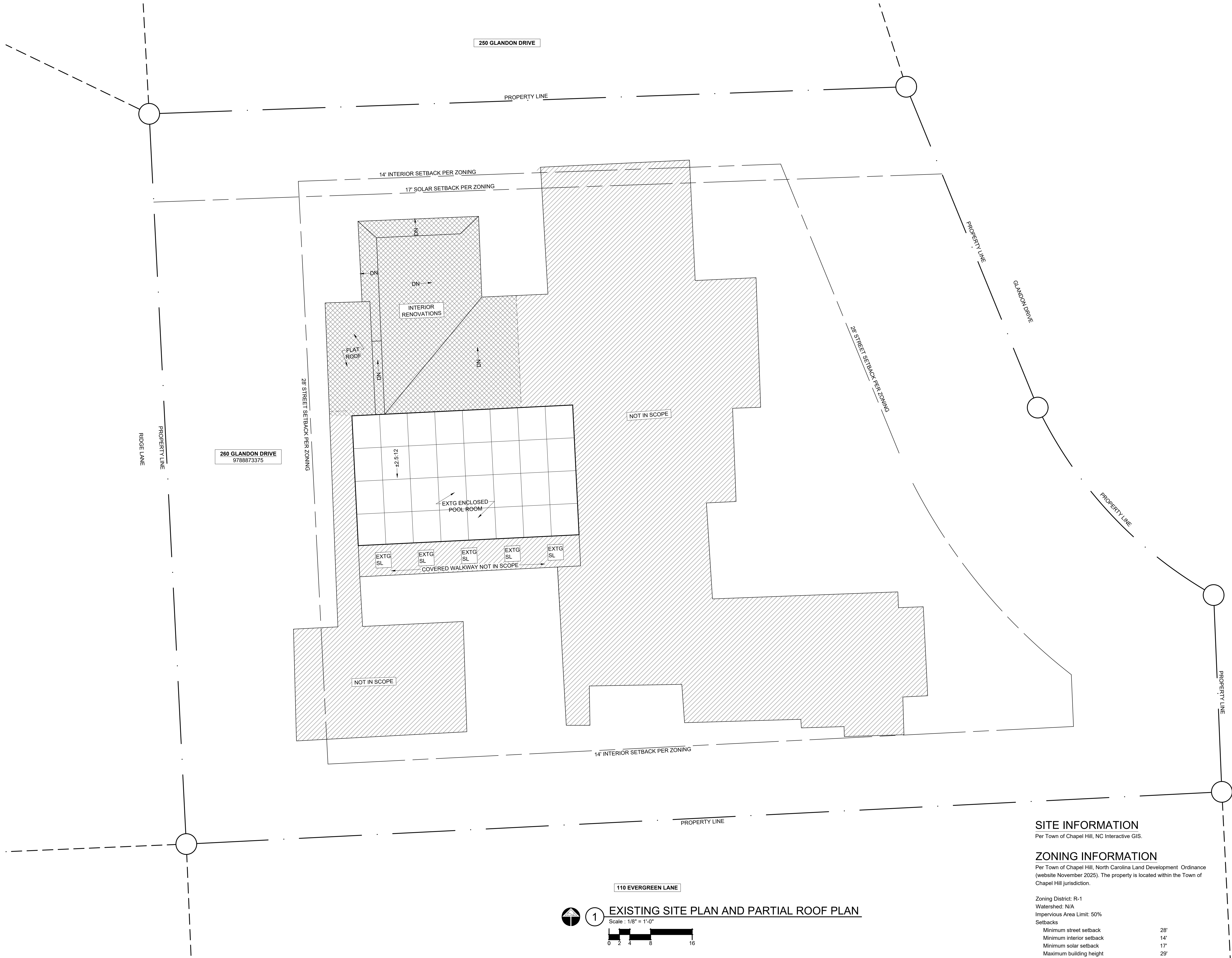
Per Town of Chapel Hill, NC Interactive GIS.

ZONING INFORMATION

Per Town of Chapel Hill, North Carolina Land Development Ordinance  
(website November 2025). The property is located within the Town of  
Chapel Hill jurisdiction.

Zoning District: R-1  
Watershed: N/A  
Impervious Area Limit: 50%  
Setbacks

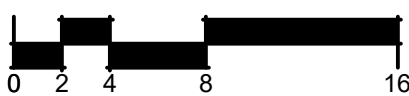
Minimum street setback	28'
Minimum interior setback	14'
Minimum solar setback	17'
Maximum building height	29'



110 EVERGREEN LANE

1 EXISTING SITE PLAN AND PARTIAL ROOF PLAN

Scale : 1/8" = 1'-0"



260 Glandon Drive  
Chapel Hill, NC 27514

Chapel Hill, NC 27514

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architecture

1502 W NC Highway 54, Suite 602  
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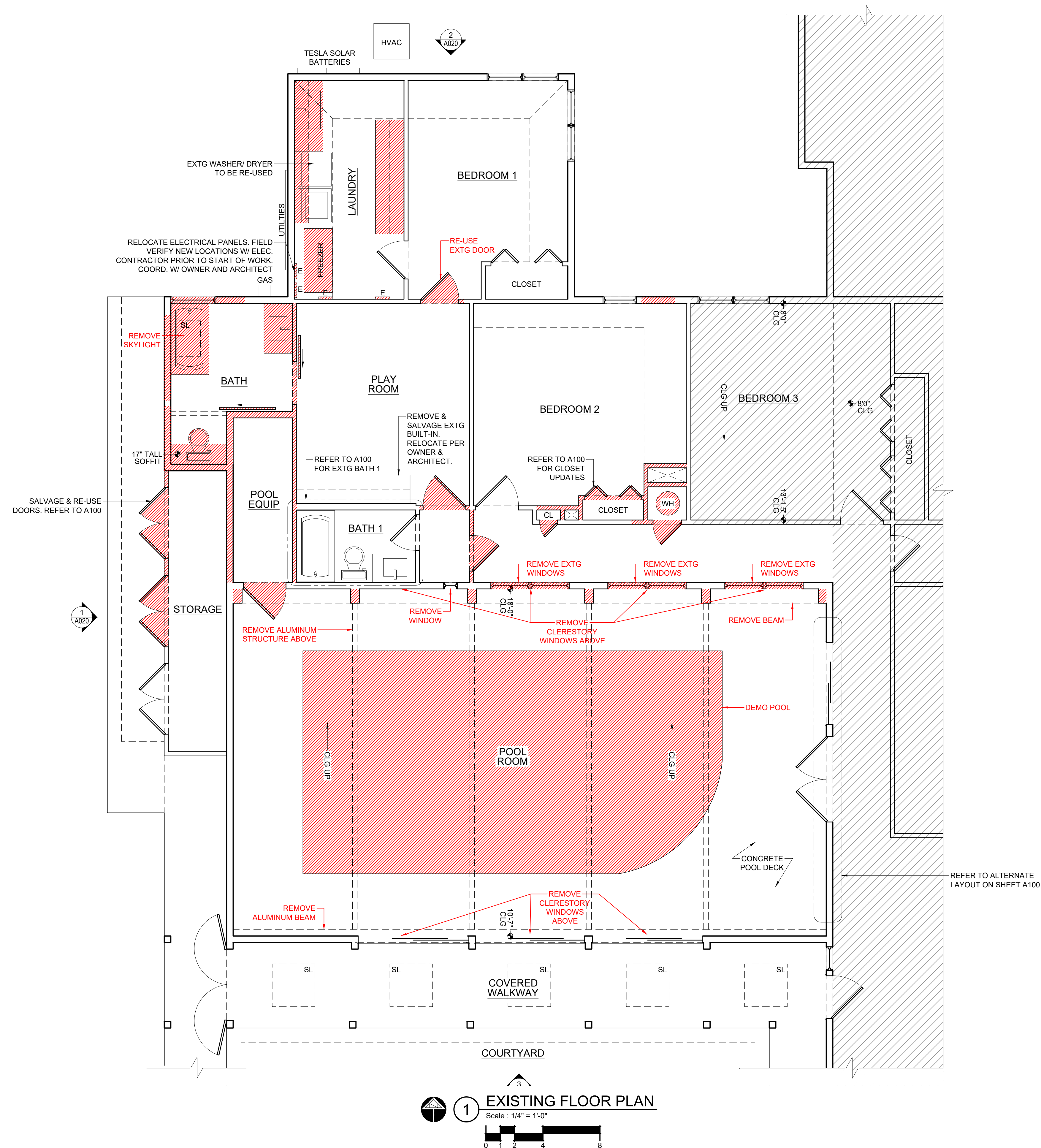
office@grantgrouparch.com

[www.grantgrouparch.com](http://www.grantgrouparch.com)

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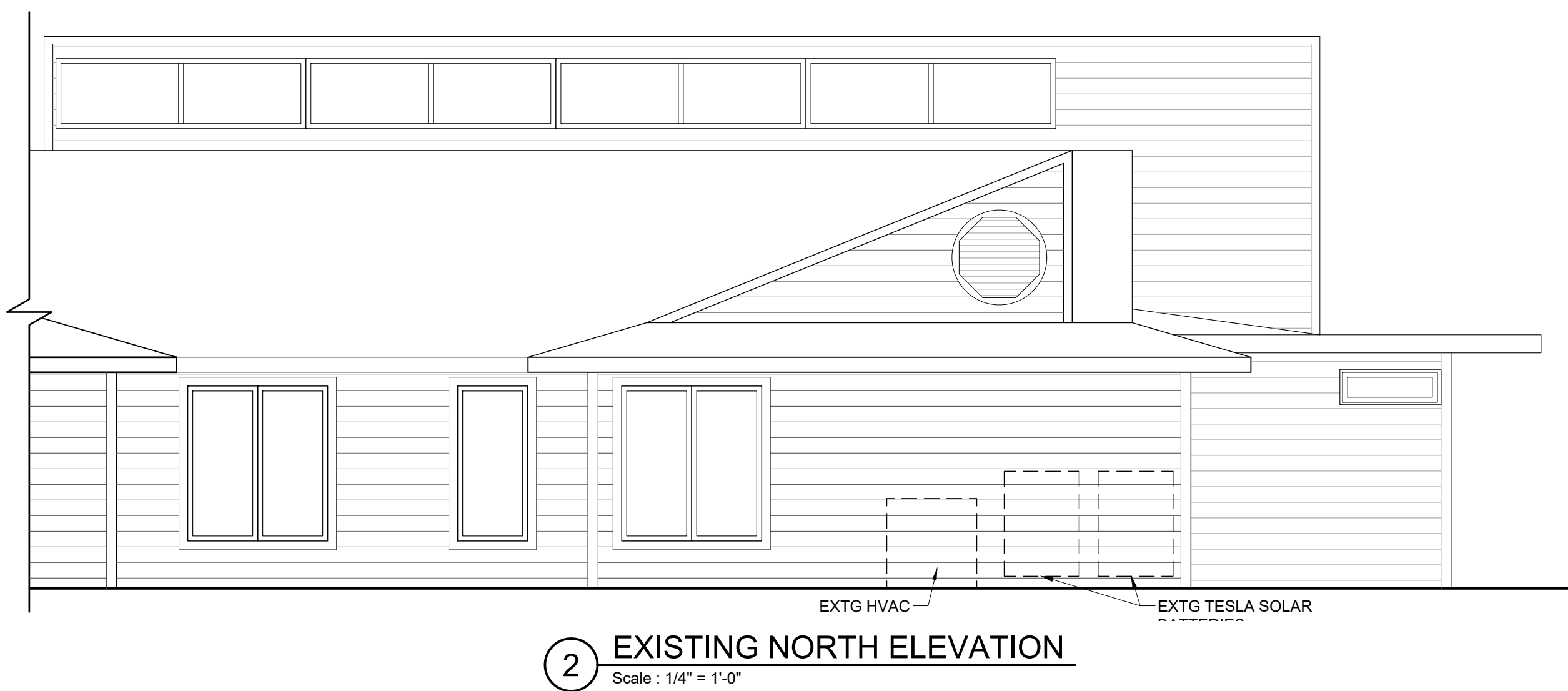
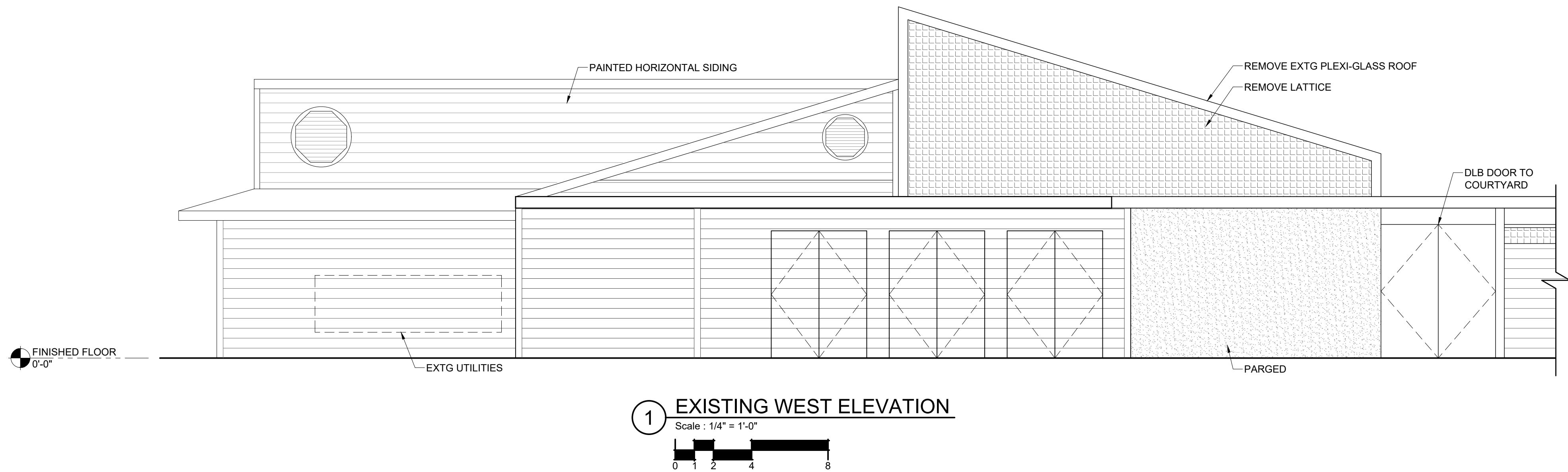
EXISTING  
FLOOR PLAN

# A010



**NOTES:**

1. Field verify all dimensions and conditions.
2. Dimensions are to face of stud or face of masonry unless otherwise noted.



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EXISTING  
EXTERIOR  
ELEVATIONS

A020



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PROPOSED  
SITE PLAN &  
PARTIAL  
ROOF PLAN  
A050

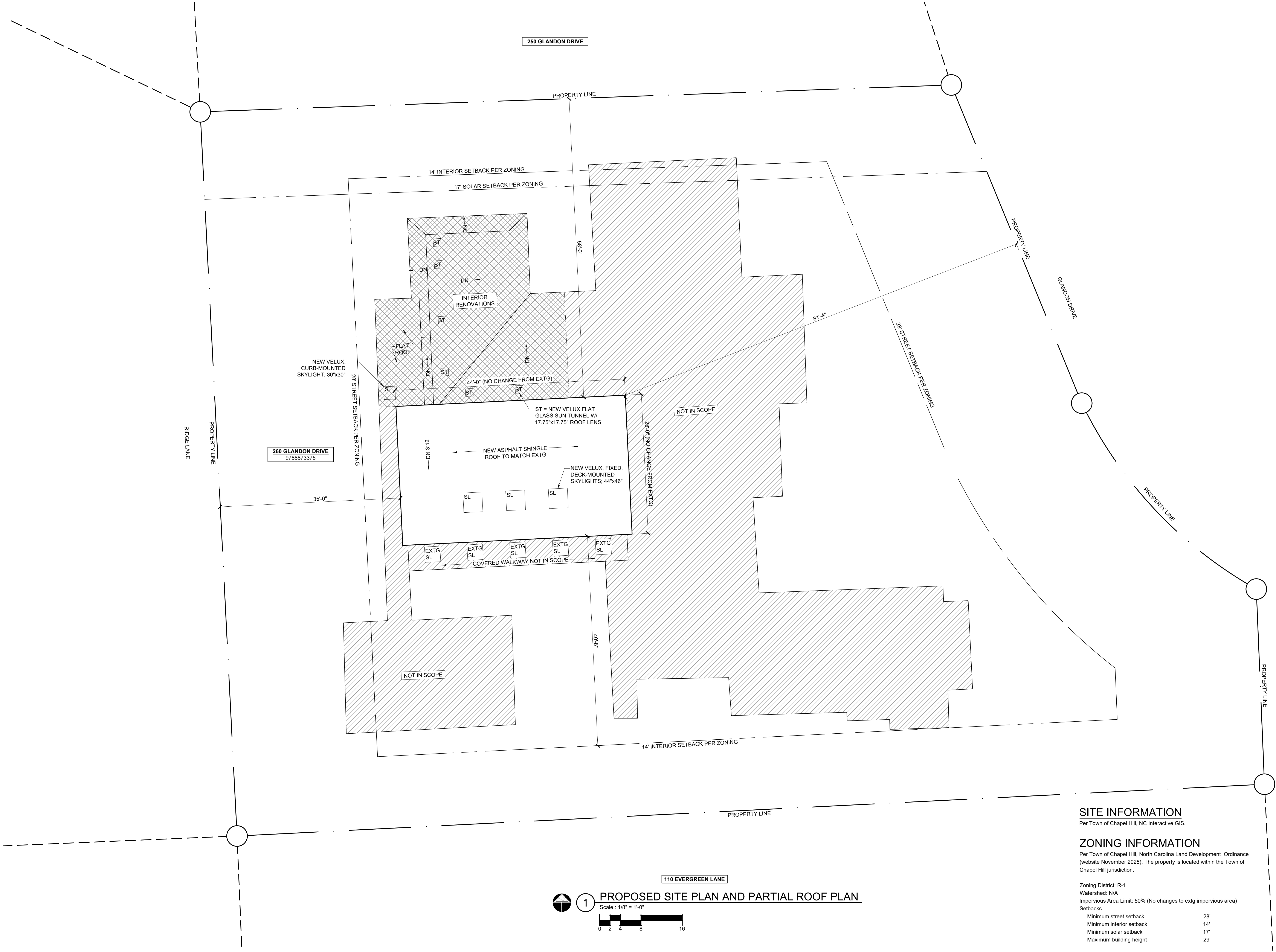
SITE INFORMATION

Per Town of Chapel Hill, NC Interactive GIS.

ZONING INFORMATION

Per Town of Chapel Hill, North Carolina Land Development Ordinance (website November 2025). The property is located within the Town of Chapel Hill jurisdiction.

Zoning District: R-1	
Watershed: N/A	
Impervious Area Limit: 50% (No changes to extg impervious area)	
Setbacks	
Minimum street setback	28'
Minimum interior setback	14'
Minimum solar setback	17'
Maximum building height	29'



1 PROPOSED SITE PLAN AND PARTIAL ROOF PLAN  
Scale : 1/8" = 1'-0"  
0 2 4 8 16

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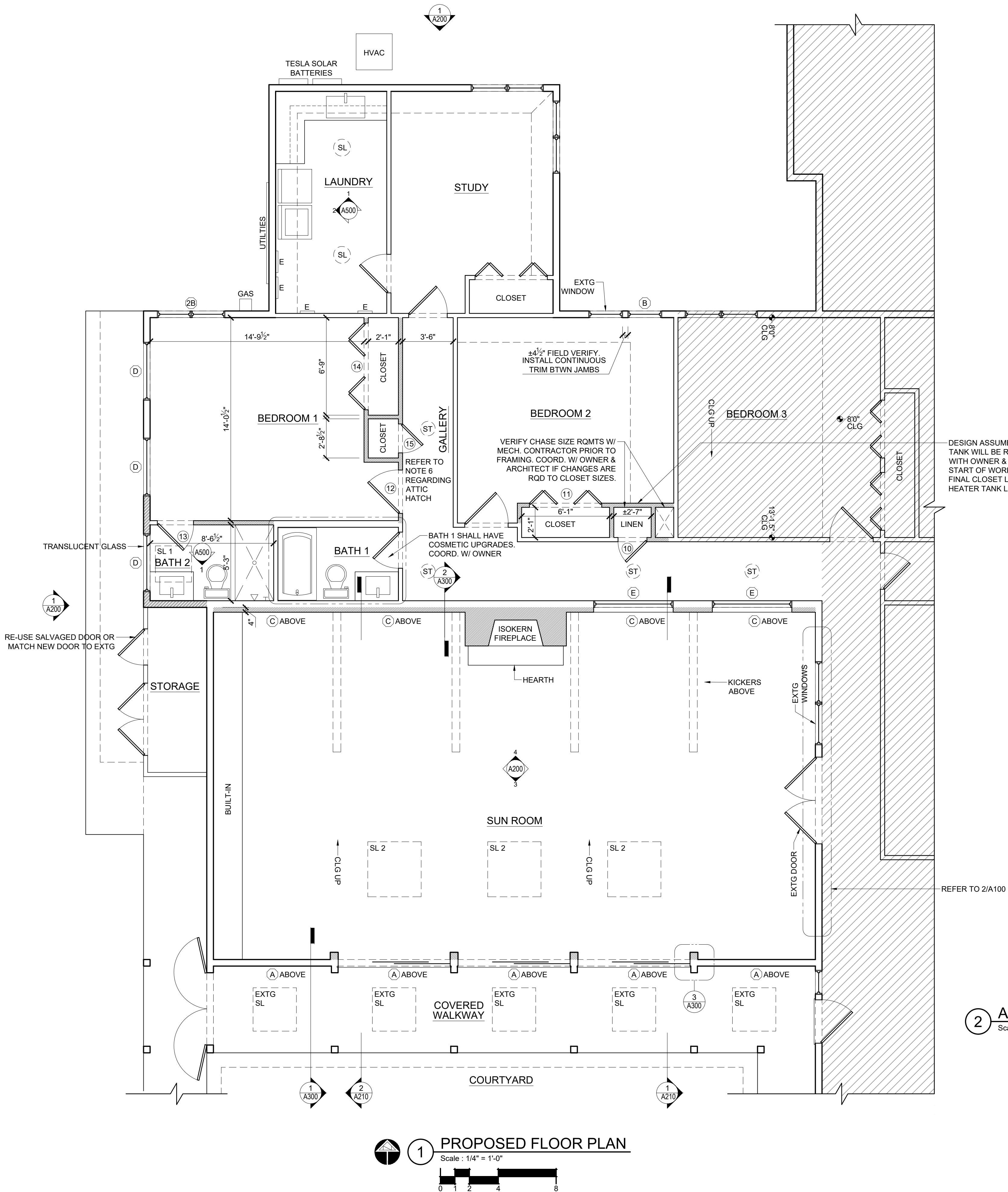
office@grantgrouparch.com

www.grantgrouparch.com

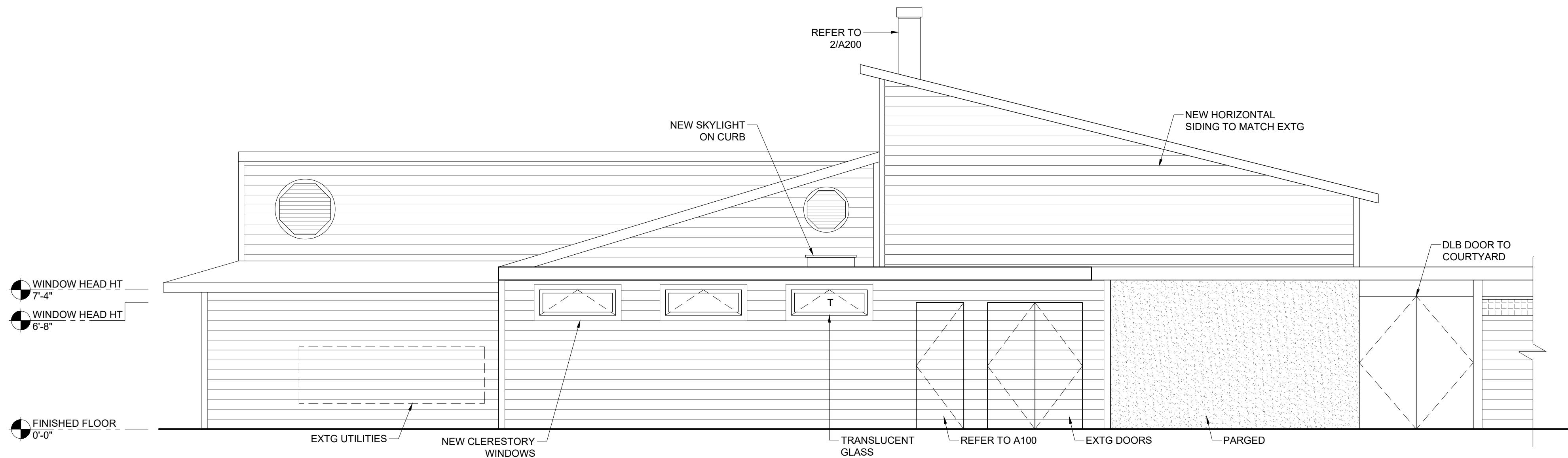
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PROPOSED  
FLOOR PLAN

A100







1 PROPOSED WEST ELEVATION  
Scale : 1/4" = 1'-0"

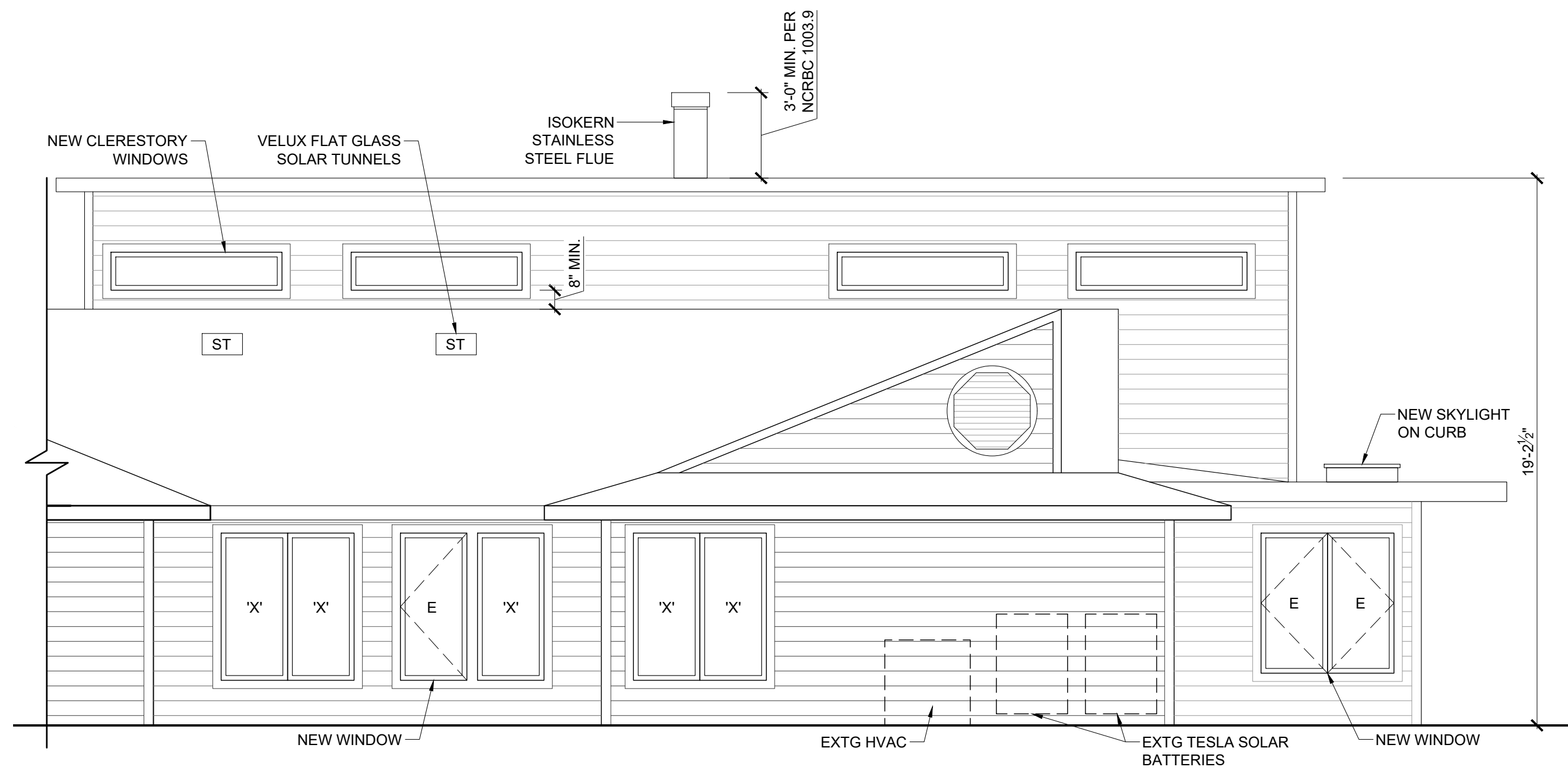
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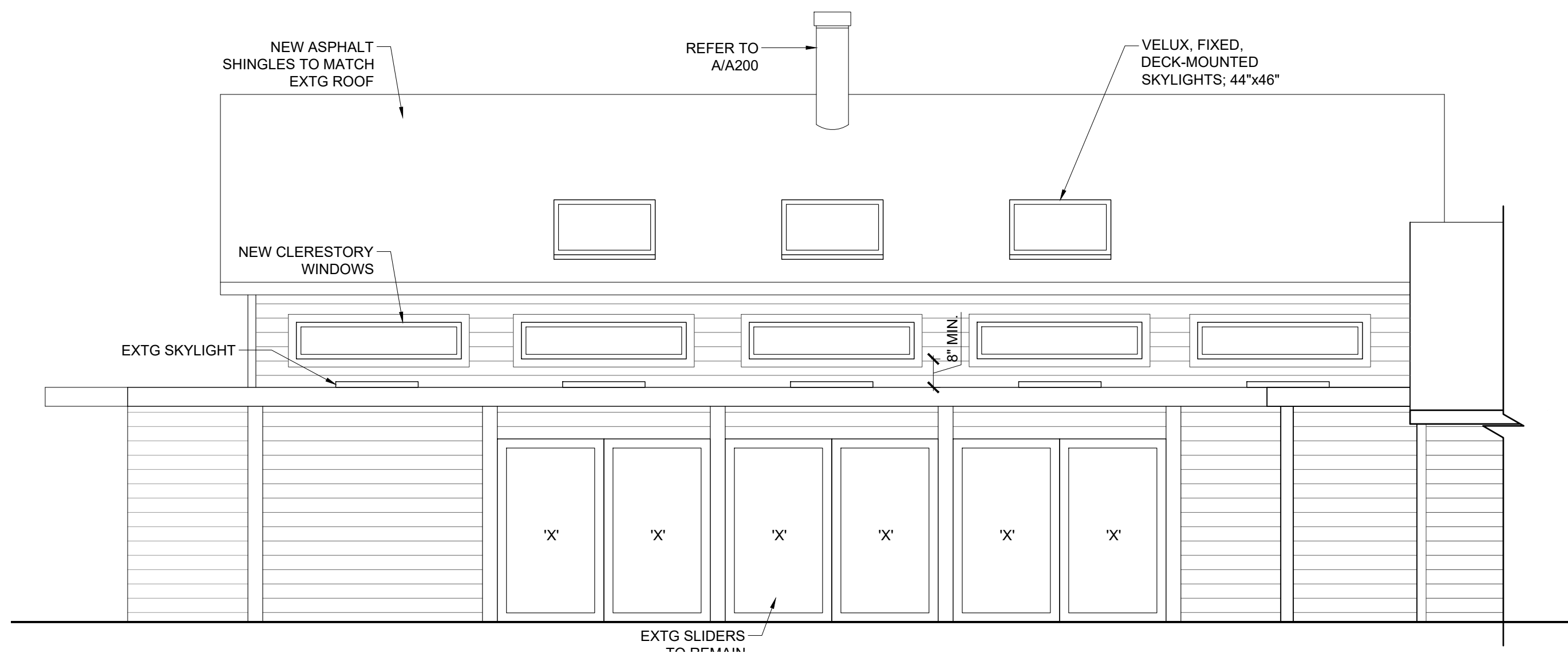
2

4

8



2 PROPOSED NORTH ELEVATION  
Scale : 1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION  
Scale : 1/4" = 1'-0"

LEGEND:

E = EGRESS WINDOW

'X' = EXTG WINDOW

T = TEMPERED WINDOW

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

HDC COA - Revised	12.09.2025
HDC Certificate of Appropriateness	12.05.2025
Progress Plot	11.25.2025
Design Development	11.20.2025
Schematic Design	11.11.2025

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PROPOSED  
EXTERIOR  
ELEVATIONS

A200