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<p>Chapel Hill Historic District</p> <p>Certificate of Appropriateness Application</p>	Project:	19-009
<p>Project Description: The Sisters' House and Gardens have been a fixture in Chapel Hill for many years thanks to Bernice and Barbara Wade, who died recently after many years of stewardship. As the new stewards of 723 Gimghoul, our goals are to:</p> <ol style="list-style-type: none"> 1) Preserve the historic Sears house, leaving essentially 3 ½ walls intact almost all the roofline 2) Only minimally disturb the garden, maintaining the Sisters' vision including 7/8 of the perimeter beds for community enjoyment during Open Garden days 3) Remove the structurally unsound, functionally obsolete 50's addition and replace with a relatively modest 2-story addition over a garage. The new addition will pay homage to the house while clearly being distinguishable from it, and the fact that it is two stories allows our family to live in a modern way while maintaining a footprint very close to the existing addition and at the same time, keep the vast majority of the famous garden. 	Permit:	
STAFF REVIEW		
<input checked="" type="checkbox"/> Application complete and accepted		
<input type="checkbox"/> Application not complete and returned with a notation of deficiencies		
BY: Becky McDonnell, DATE: 1/25/19 Amended 7/16/2020		
<p>Instructions: Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred)</p> <p>Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date.</p> <p>Note: Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not complete will be returned with a notation of deficiencies.</p>		

A: Property Information					
Property Address:	723 Gimghoul Road	Parcel ID Number:	9788871057		
Property Owner(s):	Margurete Rose (Peggy) Britt		Email:	pegbritt@mindspring.com	
Property Owner Address: 113 Balsam Ct					
City:	Chapel Hill	State:	NC	Zip:	27514
Phone:	919-408-3019				
Historic District:	<input type="checkbox"/> Cameron-McCauley <input type="checkbox"/> Franklin-Rosemary <input checked="" type="checkbox"/> Gimghoul			Zoning District: R1, HD-3	

B: Applicant Information



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Applicant: Margurete Rose (Peggy) Brit		Role (owner, architect, other):		Owner
Address (if different from above):				
City:	State:	Zip:		
Email:		Phone:		

C. Application Type (check all boxes that apply)

Minor Work Exterior works that do not involve any substantial alterations, and do not involve additions or removals that could impair the integrity of the property and/or the district as a whole. See [Design Guidelines](#) (p. 69) for a list of minor works.

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

Site-work only (walkways, fencing, walls, etc.) **After-the-fact application** (for unauthorized work already performed).

Restoration or alteration **Demolition or moving of a site feature.**

New construction or additions **Request for review of new application after previous denial**

Sign

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

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

Zoning District:	Minimum setbacks			Maximum heights		Lot size
	Street	Interior	Solar	Primary	Secondary	
Required by zoning	28'	14'	17'	29'	40'	
Proposed	47'-0"	14'-3"	66'-10"	20'	28'-9"	
	Existing	Change +/-	Total	Total Floor Area Ratio		
Floor Area (main structure)	1955.9	+2054.3	4010.2	Existing	Proposed	ISA/NLA ratio
Floor Area (all other)	0	0	0	.1	.2	Existing Proposed
Impervious Surface Area (ISA)	4380	+1719	6099			.22 .31
New Land Disturbance						



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E: Applicable Design Guidelines

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

Section/Page	Topic	Brief description of the applicable aspect of your proposal
		See Description writeup which includes all relevant Guidelines.



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F. Checklist of Application Materials

Attach the required elements in the order indicated.	ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
	YES	N/A	YES	N/A	NO
<p>1. Written description of physical changes proposed. 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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. History, context, and character information. Please include a summary of what information you have relied on to understand the relevant character and history of the district and subject property—and briefly summarize that information. At a minimum, include:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. <input checked="" type="checkbox"/> The entry of your property on the most recent inventory of historic resources in the relevant National Register for Historic Places filing, available via the NC State Historic Preservation Office website: for McCauley-Cameron see West Chapel Hill, for Franklin-Rosemary see Chapel Hill Historic District, for Gimghoul see Gimghoul. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. Justification of appropriateness. Attach an annotated statement explaining how the proposed change(s) meets the following standards of appropriateness that the Commission considers in making findings of fact indicating the extent to which the application is or is not congruous with the historic aspects of the historic district. If a standard is not applicable, type “not applicable”.</p> <ul style="list-style-type: none"> A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings. B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings. C. Exterior construction materials, including texture and pattern. D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials. E. Roof shapes, forms, and materials. F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration. G. General form and proportions of buildings and structures. H. Appurtenant fixtures and other features such as lighting. I. Structural conditions and soundness. 	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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Office of Planning and Sustainability

Development Services 919-969-5066
planning@townofchapelhill.org

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J. Architectural scale.					
4. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed or the digital equivalent. Maximum 2 images per page.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.) <input type="checkbox"/> Site plans must show the relationships between, and dimensions of, existing and proposed buildings, additions, sidewalks, walls, fences, driveways, and/or other structures on the property, as well as property lines and applicable zoning setbacks. <input type="checkbox"/> Include both written and drawn scales and show accurate measurements. You may also use a copy of a survey with surveyor's seal deleted. Revise the copy as needed to show existing conditions and your proposed work. <input type="checkbox"/> Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Elevation Drawings showing existing structural facades and proposed changes. Drawings should be submitted as 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. All details should be reasonably legible. Photographs are okay for facades with no changes. <input type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides. <input type="checkbox"/> Include scale bar, written scale, and label major dimensions (including width of structures and heights from finished grade to fascia/eaves and heights to top of roofs). <input type="checkbox"/> Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Information about context (required for all construction of new structures, proposed impervious surfaces greater than 1500 SF, additions greater than 150 SF, and/or proposed land disturbance greater than 5000 SF.) Detailed information about lots and structures can be found on the Orange County Real Estate Data website; information about lot placement can be found on the Chapel Hill and Orange County GIS portals. For each of the nearest adjacent and opposite properties, provide: <input type="checkbox"/> The height of each building (if an estimate, indicate that). <input type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). <input type="checkbox"/> The size of each lot (net land area in square feet). <input type="checkbox"/> The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from Orange County Real Estate Data ; indicate any corrections for accuracy you believe necessary and your basis for doing so.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Provide a written description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property. <input checked="" type="checkbox"/> Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons and/or families associated with the property. Provide current exterior photographs of the property (4" x 6" as printed or the digital equivalent). If information is unknown, please provide a summary of sources consulted. <input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer. <input type="checkbox"/> As necessary, attach a statement explaining how a delay in demolition would cause the property owner to suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay. <input type="checkbox"/> Provide any records about the structure to be demolished. 					
<p>9. Mailing notification fee per Planning & Sustainability Fee Schedule. For a list of addresses, please refer to the Town's Development Notification Tool.</p>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule</p>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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G: Applicant signature

I hereby certify that I am authorized to submit this application; that all information is correct to the best of my knowledge, and all work will comply with the State Building Code and all other applicable State and local laws, ordinances, and regulations.

I acknowledge and agree that the Historic District Commission members, Town employees, and Town agents may enter, solely in performance of their official duties and only at reasonable times, upon the applicant's property for examination or survey thereof pursuant to North Carolina General Statute 160A-400.8. However, no member, employee, or agent of the Historic District Commission may enter any private building or structure without the express consent of the owner or occupant thereof.

I understand and agree that an approved Certificate of Appropriateness is valid only for the particular application, plans, specifications and related project details presented to, and approved by, the Historic District Commission. If any of the data contained in this application, any plans or any specifications presented to the Commission are changed or altered for any reason, including, but not limited to, changes or alternations deemed practically necessary during construction, required due to subsequent Town reviews, or otherwise, a new hearing before the Historic District may be required. By signing below, the applicant agrees to notify the Development Services Center of any changes or alternations in the data contained in this application, the approved plans or the approved specifications related to the project that is the subject of this application.

Hearings on Certificate of Appropriateness applications before the Commission are quasi-judicial proceedings. Therefore, Historic District Commission members are not permitted to discuss a pending application with the applicant or other party. By signing below, the applicant agrees to refrain from speaking with or contacting any member of the Historic District Commission about an application outside of the formal evidentiary hearing on the application.

Margurete R. Britt	January 10, 2019
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Applicant (printed name)	Signature	Date
--------------------------	-----------	------

Property Owner	Signature	Date
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(if different from above)



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Certificate of Appropriateness Supplemental Requirements

***In addition to [Residential](#) Zoning OR [Administrative](#) Zoning Compliance Permit Requirements**

Certificate of Appropriateness applications are subject to review and approval by the Historic District Commission as well as by Town staff. For assistance with this application, please contact the Chapel Hill Planning Department.

Please submit *all* materials listed on this sheet. The Historic District Commission meets on the second Tuesday of each month at 6:30 pm. For confirmation of a meeting date and the placement of your request on the agenda, please call the Planning Department. **Applications are due one month in advance of meeting.**

Application Process:

1. Historic District Commission Review of Certificate of Appropriateness (COA) Supplemental materials
2. Staff review of Residential / Administrative Zoning Compliance Permit (ZCP) materials

****COA (step 1) and ZCP (step 2) materials may be submitted simultaneously or separately.**

Required Application Materials

(In addition to [Residential](#) Zoning Compliance Permit or [Administrative](#) Zoning Compliance Permit Requirements)

An Electronic copy of each document is required in addition to paper copies.

Provide a single set of the following materials:

- | | |
|--|--|
| | 1. Application Form. Either Residential Zoning Compliance or Administrative Zoning Compliance. |
| | 2. Recorded plat or deed verifying property's current ownership |
| | 3. Recorded plat of easements, right-of-way, and dedications, if applicable |
| | 4. Mailing List of Property Owners, applicable within 100 feet of property boundaries
The Town will prepare a formal notice to be mailed to surrounding property owners about the application. You may find it helpful to discuss the proposed changes with your neighbors in person so you can address their concerns both in your planning and presentation. |
| | 5. Mailing notification fee. The fee per address can be found on the Planning Department's Fee Schedule. |
| | 6. Certificate of Appropriateness fee per Planning Department's Fee Schedule |
| | 7. Reduced Site Plan Set (reduced to 8.5" x 11") |
| | 8. Building Elevations (label building height from top of roof to finished grade line) |
| | 9. Floor Plan , only if accessory apartment, duplex, or commercial application. |

(Continued)



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10. Written Description

Describe all proposed changes to the property, list all materials to be used, and address the criteria (listed below) that the Commission uses to determine appropriateness. Presenting your proposal with these criteria in mind will provide a clear basis for the Commission's deliberations.

- a) The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
- b) The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite buildings;
- c) The exterior construction materials, including textures and patterns;
- d) The architectural detailing such as lintels, cornices, brick bond, and foundation materials;
- e) The roof shape, form, and materials;
- f) The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors);
- g) The general form and proportion of the buildings;
- h) The accessory fixture and other features (including lighting fixtures, hardware, awnings, etc.);
- i) The architectural scale in relation to existing structures and surrounding buildings; and
- j) Structural conditions and soundness.

Provide photographs of existing property and elevation drawings of the proposed changes. Depict changes in as much detail as possible, paying special attention to those features which the Commission uses to determine appropriateness. This section of the application allows the Commission to see the current state of the property, to visualize the proposed changes, and to assess the impact. The visual description must include dimensions. For new buildings and major additions, the visual description must include the interior floor plan.

11. Information Regarding Surrounding Properties

For new construction or large projects, the applicant is required to provide information on:

- The height of the nearest adjacent and opposite buildings;
- The setback and placement of the nearest adjacent and opposite buildings;
- The scale of the nearest adjacent and opposite buildings, including percentage of lot coverage.

12. Demolition Information (if applicable)

Provide a description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property. Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons, and/or families associate with the property.

Written Description of Physical Changes Proposed (as called for in Application and Supplemental Materials)

Summary of proposed changes:

Because severe drainage issues necessitated the removal of the sidewalk and the bulk of the front terrace of the Sisters' House, we have the opportunity to restore the porch to a simpler portico more consistent with its original intent and be more congruous with the neighborhood, and the front walk will be made more consistent with the Sears house design and feel. We propose:

Changes to the porch:

1. We will restore the porch to a simpler portico. The porch will be reduced in size to X feet by Y feet, closer to the original documentation from the 20's and 40's and to the Sears catalog entry itself. The grade will be returned to levels from that time period.
2. The materials of the porch will be concrete, as found in the physical evidence from the porch structure itself well as the original photos.

Changes to the walkway:

3. In better keeping with the subtle coloring of the Sears' double fireplace masonry and the simple cottage feel of the house and grounds, the walkway will be random-laid soft-colored flagstone to be more congruous with house and the low stone walls it will join. The flagstone which will be chosen for congruity in material and color with the low fieldstone walls on the property; they will also be consistent with the flagstone walk already on the property and those elsewhere on Gimghoul and in the historic district.

Change to the back porch stairs.

4. Rather than destroy an existing curved retaining wall and harm the existing vegetation, including two large trees, we will construct the new back porch stairs so as to follow the curve. It will end in a short flagstone path that will join the existing old flagstone path.

Background

I. Summary of relevant parts of application approved April 2019 regarding water damage necessitating demolition of front porch and sidewalk:

When we bought the home, water was pouring into the front foundation wall from the front porch. Turns out the brick porch surface slanted down toward the house—and this had been going on for decades leading to mold, rotted timbers and a sagging house.

Immediately upon purchase, we removed the surface of the porch to stop the worst of it and replaced the rotted wood. We have since shored up the main floor of the entire Sears house and reinforced the entire structure.

An additional problem led to ground seepage through the front foundation wall. The sidewalk and ground grade sloping *down* toward the porch and failing to fall away adequately to the sides. This meant removal of sidewalk as well and improving the drainage by having the grade rise to the house. This change is especially important because the Sisters' house is at the lowest point in a "V" formed by Gimghoul rising on either side. This means that in an overwhelming downpour, the curb drain can't keep up and water pours over the cut in low stone wall and through our front yard.

II. Historical record

From the 1921 Sears catalog, the Ardara model:



(See full Sears Ardara catalog entry in Addendum)

Note that the smaller porch means more room for flowers and shrubs.

1920's Picture



The Gimghoul Ardara was built

in 1923; this is from that decade.

Notes regarding the 20's picture:

- The porch floor seems to be confined to the approximate dimensions of the porch's roof, creating a portico as expressed in the Sears catalog.
- Note also that the original builders of the house wisely ensured that the slope of the walkway rose to the porch, and the grade also fell away on either side, allowing water to pour to each side around the house in such a way that avoided damage.
- Although snow melt makes it darker, the porch seems to be of concrete with a couple of feet of concrete walkway in front of it
- The lack of snow melt on the sidewalk indicates that the bulk of the sidewalk beyond that initial two feet is dirt or Chapel Hill gravel.

1940s Changes



Gimghoul Ardara in the 40's, after the Wades' purchased it. Bernice's bike is seen on the porch.

- The concrete porch structure seems to be widened farther than just the porch itself but still @ 2 or 3 feet on each side shy of the current terrace dimensions.
- The grade remains the same as the 20's picture as does the porch surface level.
- The walkway appears to still be dirt or Chapel Hill gravel.

Evidence during demolition:

- At some point after the 40's picture, the sidewalk was changed from dirt or Chapel Hill gravel to concrete.



Sidewalk section after removal, showing an older concrete sidewalk, then later a different layer of additional concrete with brick added on top.

This porch section below shows that the original porch surface was much lower—and was colored concrete.



Later changes



House at the time it was photographed for sale, September 2018

Ramp aside, this lovely picture shows changes by the Wades and/or sisters Bernice and Barbara, possibly in the 80's:

- The porch has been bricked over and the level raised
- It was been further widened by @ 3 feet on either side
- The top surface was raised several inches to approximate the level of the interior floor, possibly for accessibility
- The front grade has been lowered significantly. You can see how oddly sharp the rise of the porch is, creating the need for steps.
- The walkway is brick and now slopes down toward the house—and foundation—rather than rising in the center toward the door, thus helping create the drainage nightmare.

At this point, the porch is essentially a terrace rather than a simple portico, a change that likely would have been in violation of Guideline 8: “It is not appropriate to remove or cover over materials or details of historic porches.” The effect is now that the strong-patterned red brick vies to be the most prominent feature of the house rather than allowing the beautiful curve of the portico roof and the striking windows to take first glance. Further, the breadth of the terrace and its prominence introduces a later, grander feel than is necessarily appropriate for a Sears craftsman house.

III. Current Status:

Here is the house with (finally!!) its new roof—the pale gray as per approval by HDC. (As noted in our original application, the wonderful old-school true green roof color is no longer available.) The picture below was taken before the grading so you can see how sharply all the strong brick color and pattern stick out relative to the softness of the tan brick. (Note: the tan brick must have been shipped in by Sears as part of the kit—it is not readily available here.)



(Note: The entire house, including the addition, will be the same white German siding as the Sears house; the brick on its foundation will also be painted white (as per approved application).

Current status of grading, already approved and under way:

Justification of Appropriateness, section I: Structural conditions and soundness.

Guidelines, Considerations under "Porches, Entrances and Balconies, p 42:

Ensure adequate drainage so that water does not collect along the foundation or on flat, horizontal surfaces and decorative elements.

As set out in the original application, we have begun grading to address the water problems. In addition to the street water mentioned above, our yard also has to accommodate increased water from the neighbor on the uphill side, due to a renovation some years ago that obliterated the home's own natural slope in the back down toward the alley.



Current view. The dip down toward the house has been partially corrected; final grade will be based on the 20's and 40's picture, with the porch approximately level with the top of the first step up, and the porch itself will be roughly level with the top of the next step.

Detail and Justification of Proposed Changes

I. Changes to Porch

Justification of Appropriateness, Section C:

- *Exterior construction materials, including texture and pattern.*

Justification of Appropriateness, Section G:

- *General form and proportions of buildings and structures.*

Guidelines, Porches, page 43, number 6:

- *If a porch is missing, either **replace it to match the original feature**, based on physical and documentary evidence, or replace it with a new feature that is **compatible in material, design, size and scale with the building**.*

Since the drainage issues required demolition, we would like to return the porch to something more historic by replacing the veranda-style expanse of red brick with a smaller less prominent portico made of concrete, the original material as found in the physical evidence and historic record as laid out above. Further, reducing the footprint of the porch itself to match that of its roof and become a regular portico would be more congruous—Gimghoul is a neighborhood of porticos, not verandas. Finally, the solution we propose is closer to the historical original design as seen in the Sears catalog, and the picture of the house from the 20's and 40's.





(Note the ability to now plant more flowers where the veranda was.)

The new, smaller concrete portico base is compatible in material, design, size and scale with the Sears house itself and the neighborhood:

- Congruity with the neighborhood: The vast majority of the historic near neighbors on Gimhoul have porticos, and there are very few true porches and no verandas. This option is more congruous with (in the words of LUMO Section G), the "general form and proportions found in the structures" of the historic district and neighborhood.
- With the property itself: The general form and proportions (LUMO) and design, size and scale (Guidelines) this return to the original, smaller portico porch also fits better with the Sears house itself—it is a simple kit house, after all. Note how in the drawing above, the vast expanse of red brick no longer overwhelms the house.
- Material of porch: The original pictures shown above from the 20's and 40's, and the physical evidence discovered during demolition, show that the porch was originally concrete. The color of concrete blends with the brick of the chimneys and also—does not distract from the lovely curve of the roof.

II. Changes to Walkway

Guidelines, Walkways, page 19, number 6:

- *If a historic walkway, driveway, or offstreet parking area is missing, either replace it to match **the original, based upon physical and documentary evidence**, or replace it with a new feature that is **compatible in material, design, scale, and detail** with the overall historic character of the site and district.*

Guidelines, Walkways etc etc, Discussion, p 18:

- *Narrow walkways of flagstone, gravel, brick or concrete typically lead the pedestrian from the sidewalk or driveway to the front door.*

Taking our cue from the low fieldstone walls surrounding the property and an existing flagstone side path, we will use as the front walkway material a **softly variegated gray and tan flagstone, laid in a random pattern**. The materials will be chosen for congruity with the use of stone found in the historic district, in the neighborhood, on the low fieldstone walls it will actually join, and the existing flagstone walk found on the east side of the house.

- Material compatibility:
 - o *Character of the site:*
 - A. *The house itself:*
 - Similar colored fieldstone forms walls in front and at the rear of the property.



-
- Flagstone already forms a curved path down the right side of the house.



- In addition, the new walkway will also reflect the already-approved patio on the west side.
- Unlike brick, the flagstone will also carry some of the soft tan color that's in the brick of the two prominent chimneys and will allow those original features to stand out.



B. Compatibility with near neighbors on Gimghoul

- The house across the street at 724 Gimghoul, carefully restored a few years ago, has a flagstone walkway—although in keeping with its more formal nature, the stones are straight-edged.



720 Gimghoul



The empty lot immediately beside us, which would be 725 Gimghoul, has the beginnings of just such a pathway:



737 Gimghoul



741 Gimghoul



712 Gimghoul

C. Character of the district: Use of flagstone and fieldstone is accepted beyond the stone perimeter walls throughout the District. Below is taken from the Guidelines booklet itself:



*The fieldstone foundation and column bases of this frame bungalow **repeat the pattern and texture of the low fieldstone** walls that wrap so many streetscapes throughout the historic districts. (Guidelines, p x section Y)*

- **Design:** The sidewalk will follow the same path and will be the same width as the previous sidewalk. It is consistent with others in the vicinity and wider District.
- **Scale** The footprint of the walkway is the same and in scale with the house, and the size of stones will be on a fairly small scale so as not to create too strong a pattern.
- **Detail:** The softer, more irregular lines of the random-laid pattern will blend with the fieldstone walls it will run up against—and will not overpower the effect of the curved roofline.

Change to the Back Porch Stairs

So as not to disturb the existing curved block retaining wall at the back of the house and the plantings on it, and cause greater drainage problems requiring more expensive solutions, we will curve the steps going steps off the back porch to match the curve of the existing block retaining wall hidden by azaleas that solution will let us keep. The stairs will end in a short flagstone path which then joins the existing flagstone walk. Keeping that wall and customizing the stairs to it will prevent damage to two large and several smaller trees in the area, plus we will not have to disturb the existing azaleas we were able to save.

5. Change to the Back Porch Stairs

Because of the incredibly dense stands of azaleas, both on top of the retaining wall and below, we did not fully comprehend until building began that the retaining wall curved—or even where it really ended. Even now it's hard to get a good picture of it-- the azaleas we were able to save above the wall, the construction materials below it, and the natural deep shade renders pictures oddly useless.

Justification of appropriateness:

As mentioned, having to regrade that area would cause great trouble and expense. It would also destroy a number of mature plantings including damaging the roots of two large trees and several lovely dogwoods as well as remaining azaleas above the wall. Finally, the curve itself is appropriate because the path it feeds into also curves—as do the shrub and tree beds surrounding it. Further, there is a circular bed at the base of the big tree nearest it—a tree we are keen to protect.

