



Cumbie-French Residence - 306 North Boundary Street - Historic District Commission Meeting - January 8, 2019

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FRENCH-CUMBIE RESIDENCE
Addition/Renovation
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Holmes-Koch House, c.1913

204 Glenburnie Street



Built in 1913, the Holmes-Koch House is a Shingle Style house that upon first glance may appear to be out of place. The Holmes-Koch House is distinct to Chapel Hill, for the Shingle Style is more common in New England rather than in the South. Originally constructed for John S. Holmes, he lived in the house until 1924. Appointed as the first state forester in North Carolina in 1909, Holmes had a prolific career with the North Carolina Forestry. In 1924, Professor Frederick Henry Koch purchased the home. Koch was the creator of the Carolina Playmakers and resided in the home until 1944.

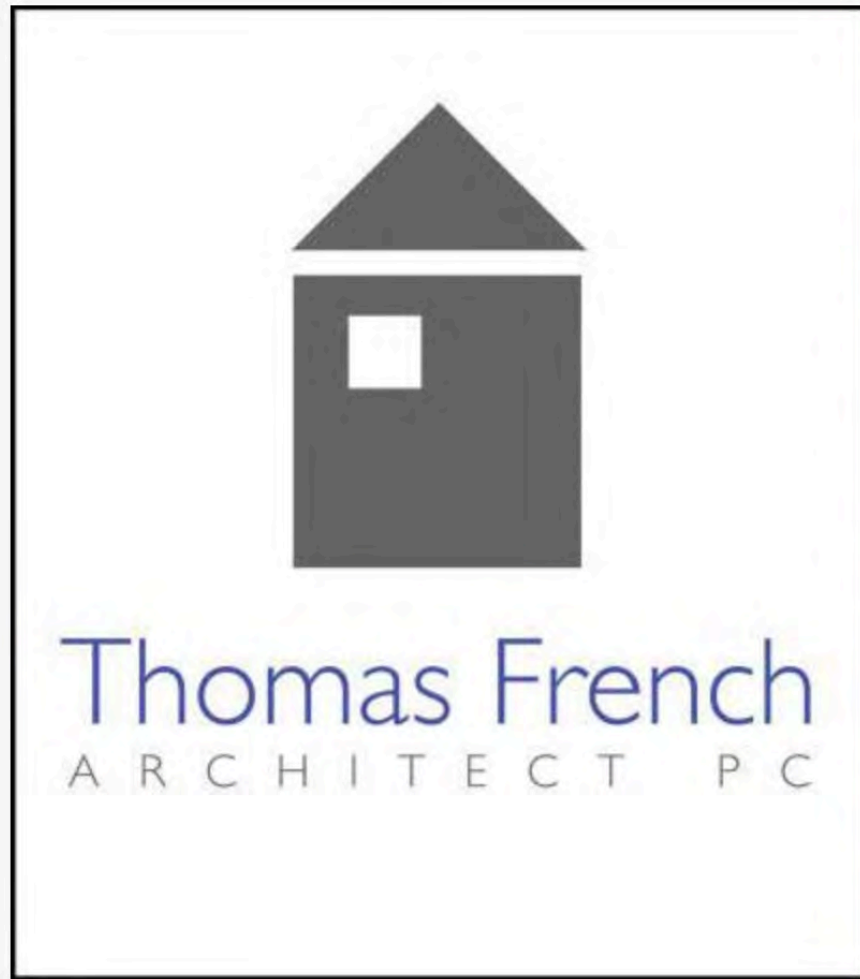
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Residential Architectural Services

Family Homes

Before we begin designing your family's home, we spend time listening to the people who will live there. A good house should reflect the patterns of your life now as well as support your vision for how you want to grow.

The best house also looks like it belongs on its site and within its community. We design many houses every year, but each one is intended to be unique.



[VIEW FAMILY HOMES PORTFOLIO](#)

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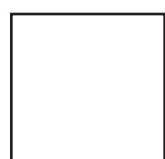
Road Map Terrain Photography



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Long: -79.046 Lat: 35.921
Long: 79°02'44" Lat: 35°55'1"

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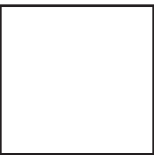
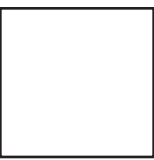
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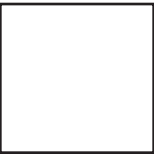
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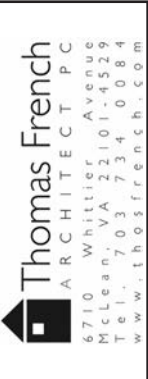
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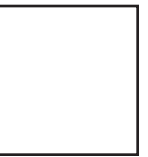




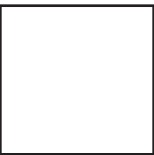
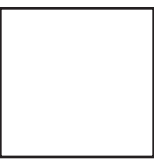
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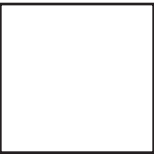
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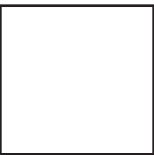
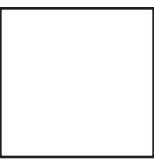
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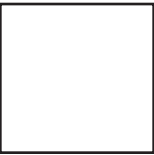
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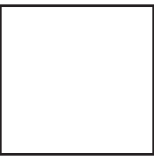
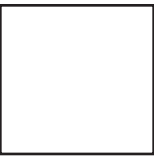
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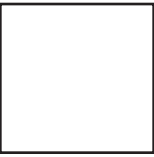
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317 N Boundary

Other homes with N Boundary Street frontage



100 Campbell Ln



313 N Boundary



508 N Boundary

Views of adjacent properties from 306 N Boundary Street



512 N Boundary



313 N Boundary

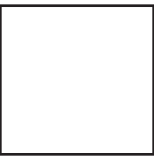
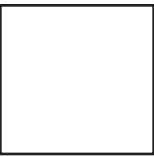


Land Use Management Ordinance

3.6.2 Historic Districts.

(e) *Review criteria.*

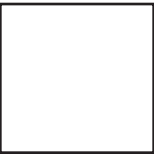
- (1) In considering an application for a certificate of appropriateness, the review shall take into account the historical and/or architectural significance of the structure under consideration and the exterior form and appearance of any proposed additions or modifications to that structure.
- (2) The review shall not consider interior arrangement or use.
- (3) The commission, using the criteria below, shall make findings of fact indicating the extent to which the application is or is not congruous with the historic aspects of the historic district.
- (4) The following criteria shall be considered, when relevant, by the commission in reviewing applications for a certificate of appropriateness:
 - 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.
 - J. Architectural scale.



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3. Justification of Appropriateness.

- a. *The height of the building in relation to the average height of the nearest adjacent and opposite buildings;*

The top of the unique existing roof is unable to be seen from grade at approximately 38'-9". The practically flat portion slopes slightly above the steep copper sides that align in height with the peaks of the masonry gable forms on all four sides. The peaks of the new additions to the South and East match that of the existing gable forms at approximately 38'-3". Without permission to physically measure the roof heights of the adjacent and opposite properties, visual observation provides confirmation that the roof height of the subject property is congruous with the others in the neighborhood. The subject property is two stories over a full basement. The roof height is most similar to two adjacent homes that are clearly two stories over a full basement at 504 and 508 N. Boundary Street.

- 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;*

The average lot size of most the adjacent and opposite properties is smaller than the subject property. As such, the distance from property lines to building footprint of these other properties is much smaller than the ample distances provided at 309 N. Boundary Street. The adjacent properties at 609 North Street and 304 N. Boundary Street come closest to the same lot size and placement. As such, the existing home and proposed additions are congruous with the neighborhood.

- c. *The exterior construction materials, including textures and patterns;*

The exterior materials of the new construction will match the existing materials as closely as possible with currently available products. These matching materials include brick masonry, hard surfaced stucco, pre-cast concrete lintels, aluminum clad wood windows and doors, standing seam copper roofing, copper gutters and downspouts, paintable no-rot composite trim and fiberglass columns (in lieu of wood trim and columns prone to decay), stone and pre-cast concrete exterior walking surfaces, and powder coated aluminum railings. The garage roof is proposed to be architectural grade shingles. The garage doors are proposed to be painted composite Carriage Style doors; a significant upgrade from the existing steel panel garage door on the main house. All materials are congruous with the district, the neighborhood, and the existing home.

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

DATE
JAN 08, 2019

Land Use Management Ordinance

3.6.2 Historic Districts.

(e) Review criteria.

- (1) In considering an application for a certificate of appropriateness, the review shall take into account the historical and/or architectural significance of the structure under consideration and the exterior form and appearance of any proposed additions or modifications to that structure.
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 - 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.
 - J. Architectural scale.

3. Justification of Appropriateness.

d. The architectural detailing such as lintels, cornices, brick bond, and foundation materials;

Details of the new additions take cues from the existing conditions to complement the existing structure. Brick masonry and patterns, rowlock sills, and pre-cast concrete lintels of the new Southern and Eastern extruded forms will match the existing conditions. The additions are differentiated at the base plane by using matching brick at the basement level instead of the existing split face concrete block. The new East porch and master bedroom addition makes use of hard surfaced stucco, square columns, and trim details consistent with both the existing and new proposed forms. The garage detailing of brick and stucco and trim details will also be consistent with the existing home and new additions. All details are congruous with the district, the neighborhood, and the existing home.

e. The roof shape, form, and materials;

The new barrel roofed entry portico takes its scale and proportion from the existing barrel roofed entry portico (to be removed), yet is more clearly defined as the main entry with new round Tuscan columns and a more easily walkable stair with intermediate landings and a comfortable tread to riser ratio. The new window dormers of the East addition also use the barrel roofed form prevalent throughout the existing building. The new stair at the East is also designed for comfort and walkability. All the new additions roof materials are to be standing seam copper to match the existing roof conditions. The proposed additions roof shapes, forms, and materials are congruous with the district and the existing home. The proposed garage has a gable roof. This shape is evident on all elevations of the main home. It is also the roof form of the existing shed built at the same time as the original home. The material is to be architectural grade shingles in Georgetown Gray. The proposed garage roof forms, shapes, and materials are congruous with the district, the neighborhood, and the existing home.

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3. Justification of Appropriateness.

f. The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors);

The existing home has a combination of vertically proportioned double hung and casement windows with and without transom windows above. In some locations, the transom sized windows have been used without a primary window below but align with the other transom windows. There are a few existing square windows. All new windows maintain the vertical proportion, many of which continue to be combined with transom windows above to match the existing conditions. There are also a few new instances of using the transom windows without a primary window below with the same manner of alignment as the original conditions. The proposed window conditions of both the additions and the garage are congruous with the district, the neighborhood, and the existing home.

g. The general form and proportion of the buildings;

The new South and East additions sit harmoniously with the original late 20th century interpretation of a Palladian plan. The new forms are simple extrusions of the existing gabled forms. On the South/entry elevation a new entry portico of the same proportion as the existing has been added. On the East, the second floor master bedroom is itself a portico roof above a screened patio below. Both addition's extruded forms highlight the importance of the axial plan and the connection from interior to exterior by enhancing views to the gardens and landscape beyond. The proposed garage is designed as a simple structure which defers to the main home. As such it is a simple gabled carriage house with a front cross gable to break the flatness of the front/South elevation and to provide livable space and natural light to the guest space on the 2nd floor. The forms and proportions are congruous with the district, the neighborhood, and the existing home.

h. Appurtenant fixtures and other features such as lighting;

The exterior lights at both existing porticos are ceiling set recessed cans. At this time, the plan for is to continue to use ceiling set recessed cans at the new porch and portico. This selection is congruous with the district, the neighborhood, and the existing home.

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i. Structural conditions and soundness.

The existing home is in good condition. There is no sign of structural failure.

j. Architectural scale.

The new additions are scaled in proportion to the existing home. The existing home is two stories over a full basement. The majority of the homes in this neighborhood are two stories or two stories over a full basement. The architectural scale is congruous with the district, the neighborhood, and the existing home.

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Design Guidelines for the Chapel Hill Historic Districts

The Historic District Design Guidelines for *Additions*, on page 55, provide Guidelines 1, 4, 5 & 7:

1. Introduce additions in locations that are not visible from the street – usually on rear elevations, inset from either rear building corner. Locate additions carefully so they do not damage or conceal significant building features or details. It is not appropriate to introduce an addition if it requires the loss of a character-defining building or site features, such as a porch or mature tree.
4. Design an addition so it is compatible with the historic building in roof form, massing, and overall proportion.
5. Design an addition and its features so they are compatible in scale, materials, proportions, and details with the historic building. Select exterior surface materials that are compatible with those of the historic building in terms of module, composition, texture, pattern, color, and detail.
7. Maintain and protect significant site features from damage during or as a consequence of related site work or construction.

The Historic District Design Guidelines for *Garages & Accessory Structures*, on page 21, provide Guideline 7:

7. Introduce compatible new garages and accessory structures, as needed, in ways that do not compromise the historic character of the site or district. Site new garages or accessory structures in traditional locations that are compatible with the character of the building and site. Design them to be compatible with the main house in material, form, scale, and detail. Maintain the traditional height, proportion, and orientation of garages and accessory structures in the district.



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- **The location of the home at the lot interior and the dense landscape prohibits visibility of the additions from the street.**

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- **The new additions maintain and reinforce the strongest of the non-historic building's character defining features:**

- **the axial and visual connection from interior space to exterior gardens**

- **the unique upper roof form**

- **the abstracted palladian plan with extruded but assymetrical masses on each face**

- **the symmetry of each individual elevation**

- **the barrel roof forms**

- **The new additions are clearly differentiated from the existing non-historic building**

- **The new additions provide safe and more easily traversible stairs and landings from grade to the interior**

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- The new addition overall massing, proportions, and gable and barrel roof forms are fully compatible with the existing non-historic structure. See details in written responses to LUMO 3.6.2.e.4 a-j.

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- **All new addition features and exterior materials are compatible in scale, proportion, composition, texture, pattern, and detail to the existing non-historic building. See details in written responses to LUMO 3.6.2.e.4 a-j. All new materials are found in the existing building composition including:**

- **brick masonry**
- **hard surfaced stucco**
- **pre-cast concrete lintels**
- **aluminum clad windows and doors to match existing wood windows and doors**
- **standing seam copper roofing**
- **copper gutters and downspouts**
- **painted metal rails**
- **pre-cast concrete exterior stair treads**

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- The new additions are sited to limit intrusion upon and provide greater integration with features of the existing landscape
- Proper use of protective fencing and erosion control measures will be critical for maintaining the existing landscape features
- Land disturbance shall be kept to a minimum to support the new construction
- The owners have sought to engage the Landscape Architect who researched and designed the 1991 landscape plan and restoration to the Coker Gardens to maintain the garden's original integrity

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The Historic District Design Guidelines for *Additions*, on page 55, provide Guidelines 1, 4, 5 & 7:

- ✓ 1. Introduce additions in locations that are not visible from the street – usually on rear elevations, inset from either rear building corner. Locate additions carefully so they do not damage or conceal significant building features or details. It is not appropriate to introduce an addition if it requires the loss of a character-defining building or site features, such as a porch or mature tree.
- ✓ 4. Design an addition so it is compatible with the historic building in roof form, massing, and overall proportion.
- ✓ 5. Design an addition and its features so they are compatible in scale, materials, proportions, and details with the historic building. Select exterior surface materials that are compatible with those of the historic building in terms of module, composition, texture, pattern, color, and detail.
- ✓ 7. Maintain and protect significant site features from damage during or as a consequence of related site work or construction.

The Historic District Design Guidelines for *Garages & Accessory Structures*, on page 21, provide Guideline 7:

- 7. Introduce compatible new garages and accessory structures, as needed, in ways that do not compromise the historic character of the site or district. Site new garages or accessory structures in traditional locations that are compatible with the character of the building and site. Design them to be compatible with the main house in material, form, scale, and detail. Maintain the traditional height, proportion, and orientation of garages and accessory structures in the district.

- **The new compatible garage does not compromise the character of the site, neighborhood, or district. See additional details in written responses to LUMO 3.6.2.e.4 a-j.**

The detached garage is designed to be subordinate to the house and new additions, yet compatible in material and detail. It is located at the natural termination of the existing driveway to the Northwest/rear of the existing home. It is not visible from the street.

Design Guidelines for the Chapel Hill Historic Districts

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The Historic District Design Guidelines for *Garages & Accessory Structures*, on page 21, provide Guideline 7:

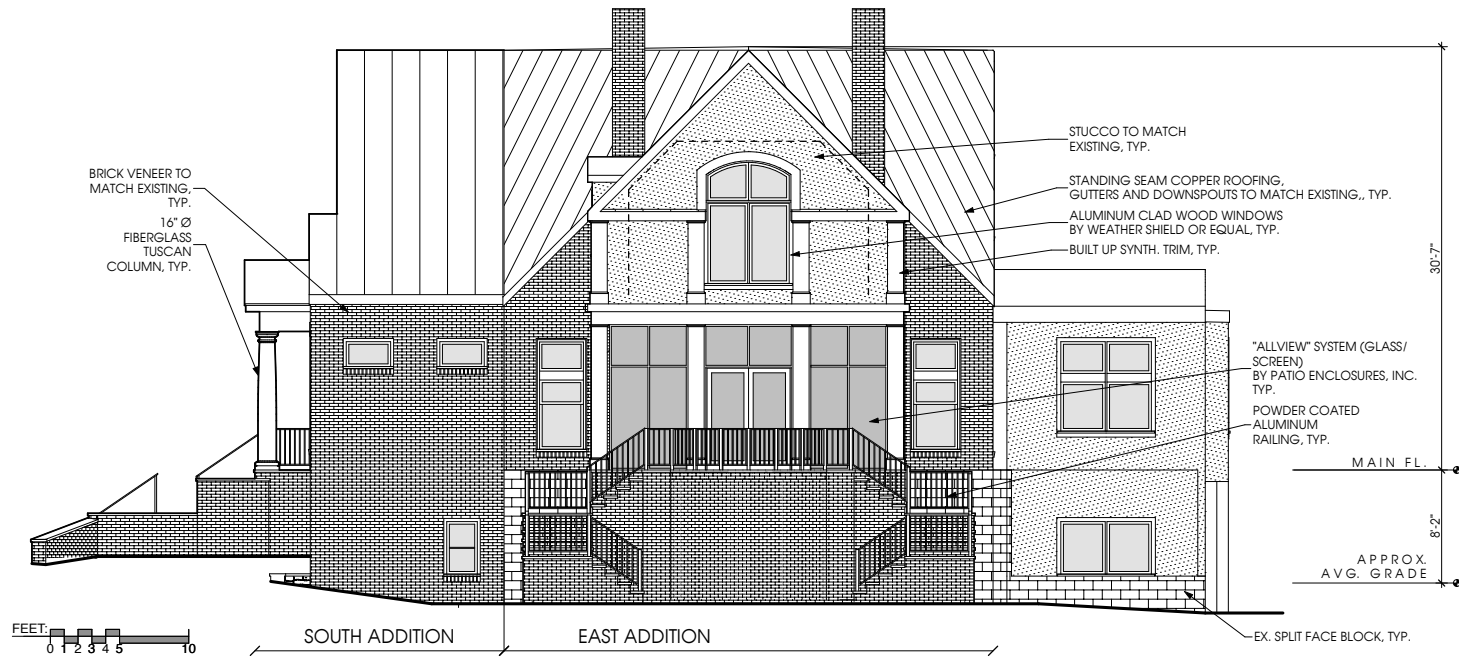
- ✓ 7. Introduce compatible new garages and accessory structures, as needed, in ways that do not compromise the historic character of the site or district. Site new garages or accessory structures in traditional locations that are compatible with the character of the building and site. Design them to be compatible with the main house in material, form, scale, and detail. Maintain the traditional height, proportion, and orientation of garages and accessory structures in the district.



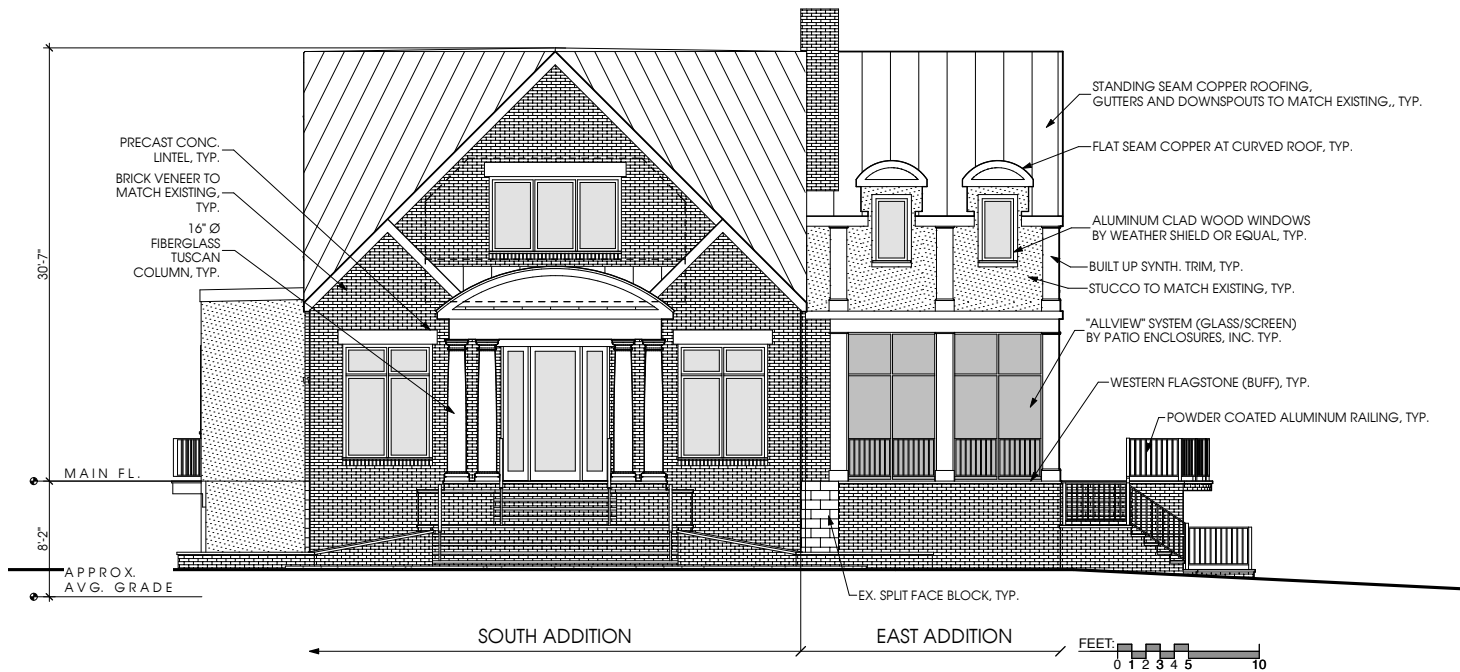
FRENCH-CUMBIE RESIDENCE
Addition/Renovation
306 N. Boundary St., Chapel Hill, North Carolina 27514

DATE
JAN 08, 2019





East Elevation



South Elevation

Points of Conclusion:

- The existing home is a non-historic and non-contributing structure in the Franklin-Rosemary Historic District
- The existing home, proposed additions, and accessory structure are not visible from the street
- The existing immediate context of the North Boundary neighborhood contains an array of non-historic and non-contributing architectural styles
- The proposed additions and accessory structure are thoughtfully designed to be sensitive and appropriate to the original structure in scale, mass, proportion, detail, and material
- The proposed additions and accessory structure are harmonious and congruous with the existing home, site, neighborhood, and the historic district.