



Town of Chapel Hill, NC

04/18/2022

COA-22-15

Certificate of Appropriateness for the Historic District

Status: Active**Date Created:** Apr 7, 2022

Applicant

Jane Heaton
janefheaton@gmail.com
700 Gimghoul Rd
Chapel Hill, NC 27514
919-810-3210

Location

700 GIMGHOUL RD
CHAPEL HILL, NC 27514

Owner:

HEATON JANE F and HEATON FREDERICK C
700 GIMGHOUL RD CHAPEL HILL, NC
275143811

Certificate of Appropriateness Form**Historic District**

Gimghoul

Application Type Check all that apply

Minor Work is exterior work that does not involve any substantial alterations, and do not involve additions or removals that could impair the integrity of the property and/or the district as a whole. See Chapel Hill Historic Districts Design Principles & Standards ("Principles & Standards") (p. 9-11) for a list of minor works. Please contact Town Staff to confirm if you believe the project is classified as "minor work."

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

Historic District Commission Review**Written Description**

Describe clearly and in detail the physical changes you are proposing to make. Identify the

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

Our house at 700 Gimghoul Road was built 90 years ago. Two additions have been added through the years. The original house is the front part viewed from the street. The two skylights visible on the roof have been more recently added.

Changes we would like to make to the original part of the house:

We would like to remove a storm door on the front of the house. The house has an iconic covered, small front stoop from which you must step up 9" to the threshold to enter the house. When deliveries are made to the house and left on the small stoop, they block the out-swing of this door and trap you in the house. The hardware on this door has rusted hinges, its closing mechanism is coming loose from the door jam and the latch no longer catches in the strike plate without additional manipulation. Daylight is visible under this door so its insulating factor is negligible. Entering the house necessitates opening this storm door which then closes on your back hitting you at mid-calf while you try to unlock the aged front door hardware and then you must step up 9" into the house while keeping this door from trapping your foot between the door and threshold. It is a safety hazard.

We would like to replace the front door with one of the same design, material and configuration but with the two top panels being glass and matching the sidelights as seen on many neighborhood homes. The existing door hardware is old, has been repaired multiple times and is difficult to operate without much jiggling and manipulation. Glass panels would allow natural light to enter the entry hall and lessen the need for electrical light use during the day. We would replace the poorly functioning door hardware with some that operates more easily and smoothly.

We would like to re-roof the house deleting the two more recently added front skylights that are visible from the street. We would use like-kind materials, specifically Landmark Pro black Asphalt shingles, PVC flat roof

membrane on the back roof of the house only, Velux replacement skylights on back of house only, 6" seamless white aluminum gutters with 3" and 4" downspouts. The existing roof is over 20 years old and is near or beyond its lifespan according to roofers who have inspected it.

At the back of the house, unseen from the street, the plastic roofed "pergola" is riddled with carpenter bee holes, almost chewed through by squirrels, has rotten wood support columns and is a hazard. We would like to rebuild this structure and tie it into the existing house roof-line. We would add 3 velux skylights to replace its current plastic roof and extend the PVC membrane roof to cover it. This would be built with white box support columns to better match the existing house.

We would like to repaint the entire exterior of the house white, carefully scraping and sanding the wooden siding of the original house and replacing any rotten areas found with the same siding as the original.

We would like to replace the front part of the old wooden fence on either side of the house as well as the HVAC screening fence with an open brickwork fence the same height as the current wooden fence. All three of these areas are in need of replacement. This open brick work is like that found on many of the Gimghoul yards. The entry gates would be painted white wooden gates. We would also like to repair the remainder of the wooden fence to make certain our dogs are secure. .

Applicable HDC Design Standards

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Topic

5. Exterior Changes

Brief Description of the Applicable Aspects of Your Proposal

In situations where replacement is necessary, it is important to find new doors that fit the original opening, so the frames and surrounds do not have to be replaced. Although doors are readily available in a variety of sizes and configurations, it is sometimes necessary to have custom replacement units made by a millwork company. Vinyl, metal, or other synthetic doors are not appropriate in the historic district.

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Topic

5. Exterior Changes

Brief Description of the Applicable Aspects of Your Proposal

Accessibility and safety considerations

Raised foundations create accessibility challenges for providing access from the site to the first floor in many historic buildings.

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Topic

5. Exterior Changes

Brief Description of the Applicable Aspects of Your Proposal

.1.5. If deterioration necessitates the replacement of an entire roof surface, replacement surfaces should match the original in material, design, dimension, pattern, detail, texture, and color. Consider a compatible substitute material (including composite shingle, synthetic slate, and wide-pan matte-finish metal roofing) only if the replacement material is compatible with the design, size, and scale of the building.

b. Do not install built-up or rubber roofing in locations that are visible from the street.

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Topic

4. Building Materials

Brief Description of the Applicable Aspects of Your Proposal

Paint

ACCEPTED PRESERVATION METHODS FOR THE REPAINTING OF PAINTED SURFACES AND FEATURES:

- Remove loose or peeling paint, using the gentlest means possible, down to the first sound layer.
- Prime exposed metal and wood surfaces prior to repainting.
- Maintain a sound paint film on previously painted surfaces by using compatible paint products.

Proper, thorough surface preparation and the quality of paint are essential to the success and longevity of any repainting job to ensure the new paint film bonds to the surface. Any loose or deteriorated paint layers must be removed first, using the gentlest possible method, typically hand scraping or sanding. Hazardous heating devices such as propane or butane torches, heat plates, and orbital sanders should only be used when paint is so deteriorated that total removal is necessary. Use environmentally safe chemical strippers if necessary to supplement hand scraping, sanding, and thermal devices. Once loose paint is removed and any mildew eliminated, the surface must be clean and dry for repainting. Avoid painting in cold, damp, or extreme weather conditions and allow for adequate drying time between coats.

Failing paint films allow water infiltration and can lead to deterioration. Siding should be hand-scraped to the first sound layer and windows and other decorative elements should be protected before new

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Topic

3. District Setting

Brief Description of the Applicable Aspects of Your Proposal

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. A careful look at the surrounding properties will help determine what material, height, and type of wall or fence will best maintain the streetscape character. Screening of mechanical equipment or parking areas in rear yards or can often be accomplished by a low wall or wood fence complemented by shrubs and other plantings.

Certificate Information**History**

Date	Activity
Mar 28, 2022 at 9:57 am	Jane Heaton started a draft of Record COA-22-15
Apr 7, 2022 at 11:13 am	Jane Heaton submitted Record COA-22-15
Apr 7, 2022 at 11:13 am	approval step COA Completeness Check was assigned to Anya Grahm on Record COA-22-15
Apr 8, 2022 at 4:01 pm	Anya Grahm added attachment Additional Photos - 4.8.2022.pdf to Record COA-22-15
Apr 12, 2022 at 10:35 am	Anya Grahm added attachment Applicant's Narrative - 4.12.2022.pdf to Record COA-22-15
Apr 12, 2022 at 10:35 am	Anya Grahm approved approval step COA Completeness Check on Record COA-22-15
Apr 12, 2022 at 11:10 am	completed payment step COA Fee on Record COA-22-15
Apr 12, 2022 at 11:10 am	approval step COA Approval Review was assigned to Anya Grahm on Record COA-22-15
Apr 18, 2022 at 8:19 am	Anya Grahm changed Minor Work as defined by Design Standards from "true" to "false" on Record COA-22-15

Current Condition and Proposed Changes

700 Gimghoul Road

Jane Heaton - April 2022

Historic Context

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Gimghoul Neighborhood Hist. Dist., Orange County, NC
Page 3

Inventory

Note: The following inventory is organized geographically. All construction dates, biographical information on early residents, and data on architects and builders is taken from the manuscript history of the neighborhood written by Mary Arthur and Sterling Stoudemire in 1981, with periodic updates. The Stoudemires collected the information from interviews and correspondence with early neighborhood residents. A copy of the manuscript is in the nomination file at the North Carolina State Historic Preservation Office.

Gimghoul Road, south side

C 1. 698 Gimghoul Road. ca. 1939. 1-1/2 story frame Colonial Revival style house with exterior end stone chimney, front and rear dormers, transomed door, 6/6 and 8/12 window sash. Only substantial exterior alteration is aluminum siding. Built for Katherine Lackey, secretary to long-time UNC President Frank Porter Graham.

C 2. 700 Gimghoul Road. late 1930s. 1-1/2 story frame house with plain siding, interior brick chimney, pedimented entrance portico and 6/6 window sash. Built for Lucille Elliott.

C 3. 702 Gimghoul Road. 1928. 1-1/2 story brick Tudor with steep pyramidal roof, hipped dormers, a gabled entrance and metal casement windows. Built for Ernest Mackie, a math professor, and his wife Romagna. The house was built from mail-order plans by Chapel Hill contractor Brodie Thompson.

C a. Garage. ca. 1940. 1-story, front-gable, frame building.

700 Gimghoul Road

LUCILLE ELLIOTT HOUSE

late 1930s

One-and-a-half-story frame house with plain siding, interior brick chimney, pedimented entrance portico, and six-over-six window sash. Built for Lucille Elliott.

The house remains largely unaltered since the 1992 survey; however the original survey photos did not include the rear of the house, so it is unclear when the rear addition was constructed. The house is three bays wide and double-pile with a tripartite window on the right (west) end of the façade that has a six-over-six window flanked by four-over-four windows. The six-panel front door has four-light-over-one-panel sidelights and is sheltered by a pedimented portico supported by paired columns. A one-story, gabled wing on the west elevation is original to the house. There are two skylights on the façade and a near-full-width, shed-roofed rear dormer. A two-room-deep, shed-roofed addition extends across the entire rear elevation, including across the gabled wing on the right elevation. A low stone wall extends along the driveway. County tax records date the building to 1937; the area is not covered on Sanborn maps.

In the 2013 survey, this was deemed a Contributing 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 (NCSHPO HPOWEB 2.0, accessed 10 Jan. 2020); courtesy of the North Carolina State Historic Preservation Office.

According to Orange County property data as of 2021:

Plot size: 0.34 acres

Building size: 3,385 sq. ft.

Ratio: Building/Plot: 0.229

For link to this information: <https://property.spatalest.com/nc/orange/#/property/9788765839>

For link to 1925-1959 Sanborn maps and map data for this property:

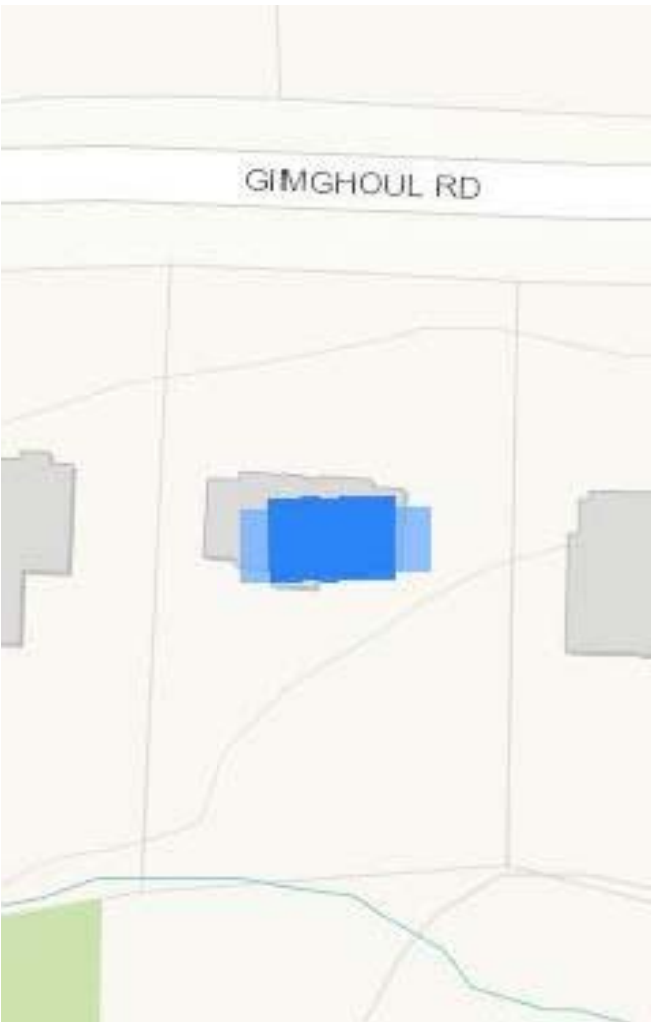
<https://unc.maps.arcgis.com/apps/webappviewer/index.html?id=711a3b4017eb48c0acffc90cf2472f57&level=8¢er=-79.0417,35.91205>

Cite this Page:
“700 Gimghoul Road,” *Historic Chapel Hill*, accessed March 1, 2022,
<https://historicchapelhill.org/items/show/882>.

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







1932 Sanborn Fire Insurance Map



Orange County North Carolina

202959
700 GIMGHOUL RD

MAILING ADDRESS
TAYLOR PRISCILLA PATTERSON
700 GIMGHOUL RD
CHAPEL HILL NC 27514-3811

Total Assessed Value
\$892,700

KEY INFORMATION

Tax Year	2022		
Parcel ID	9788765839	Township	7 - CHAPEL HILL
Land Size	0.40	Land Units	AC
Rate Code	22		
District Codes	G0 County, CH CHSchoolDst., G2 Chapel Hill		
Property LUC	Residential- Improved		
Neighborhood	7520 - 7GIMGHOUL		
Legal Description	MJ P/O 3 GIMGHOUL PINEY PROSPECT PROP P38/2		
Exempt Type	-		

APPRAISAL DETAILS

Total Land	\$450,000
Ag Credit	-
Land	\$450,000
Building	\$442,700
Yard Items	\$0
Market Total	\$892,700
Total Assessed	\$892,700

RESIDENTIAL

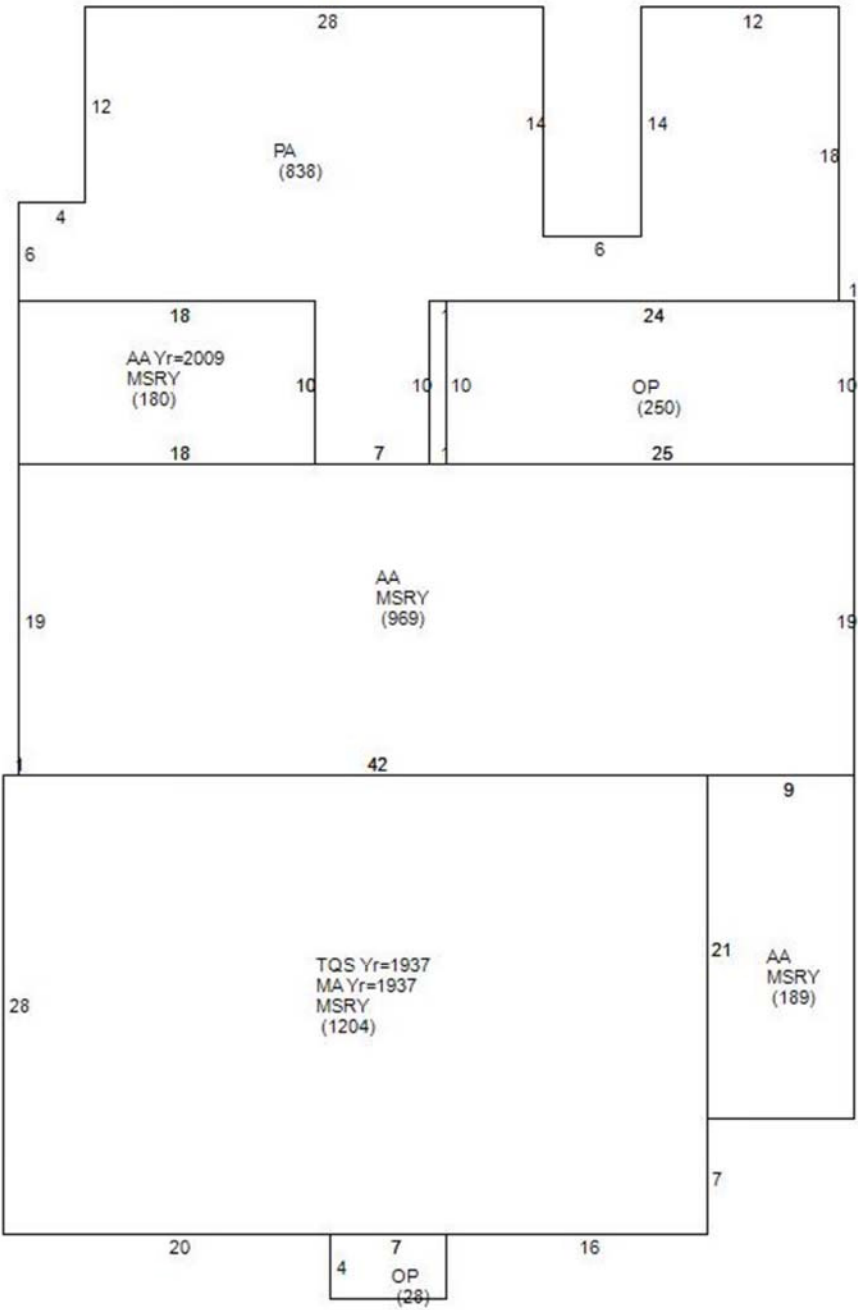
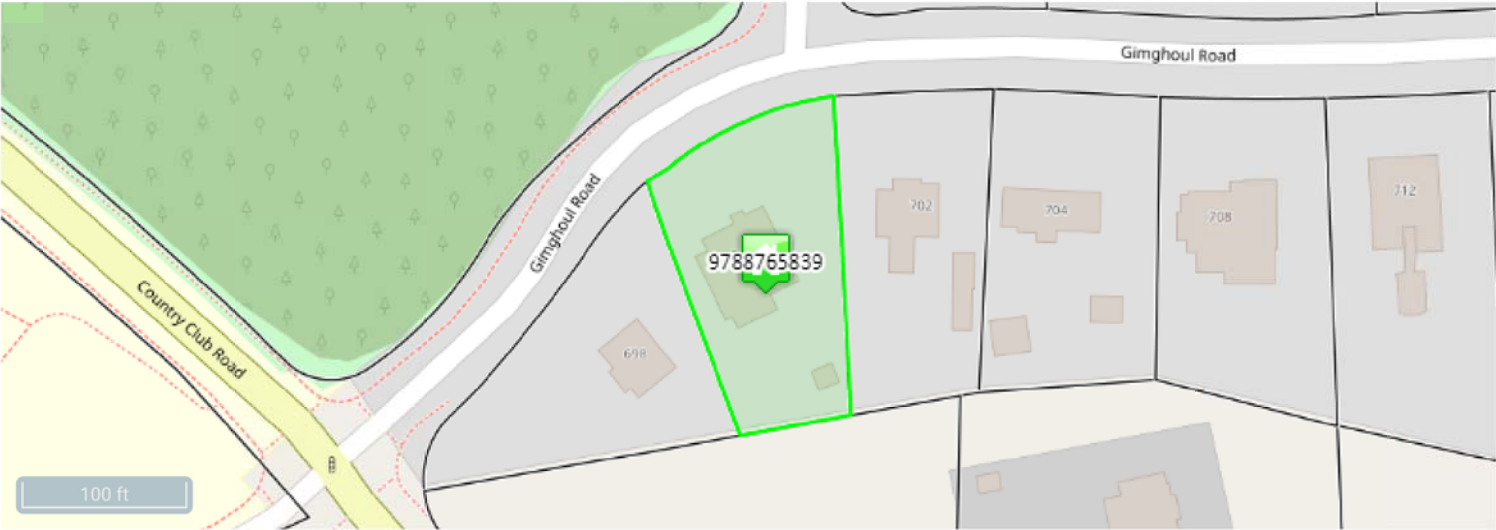
BUILDING (1)					
Type	Single Fam	Total Value	\$442,700	Finished Sq Ft	3,385 sf
Style	-	Quality	Grade A+10	Condition	Good
Year Built	1937	Exterior Walls	Frame	Full Bath	3
Roof Cover	Shingle	Half Bath	0	HVAC	Combo H&A
Bedrooms	3	Garage Type		-	

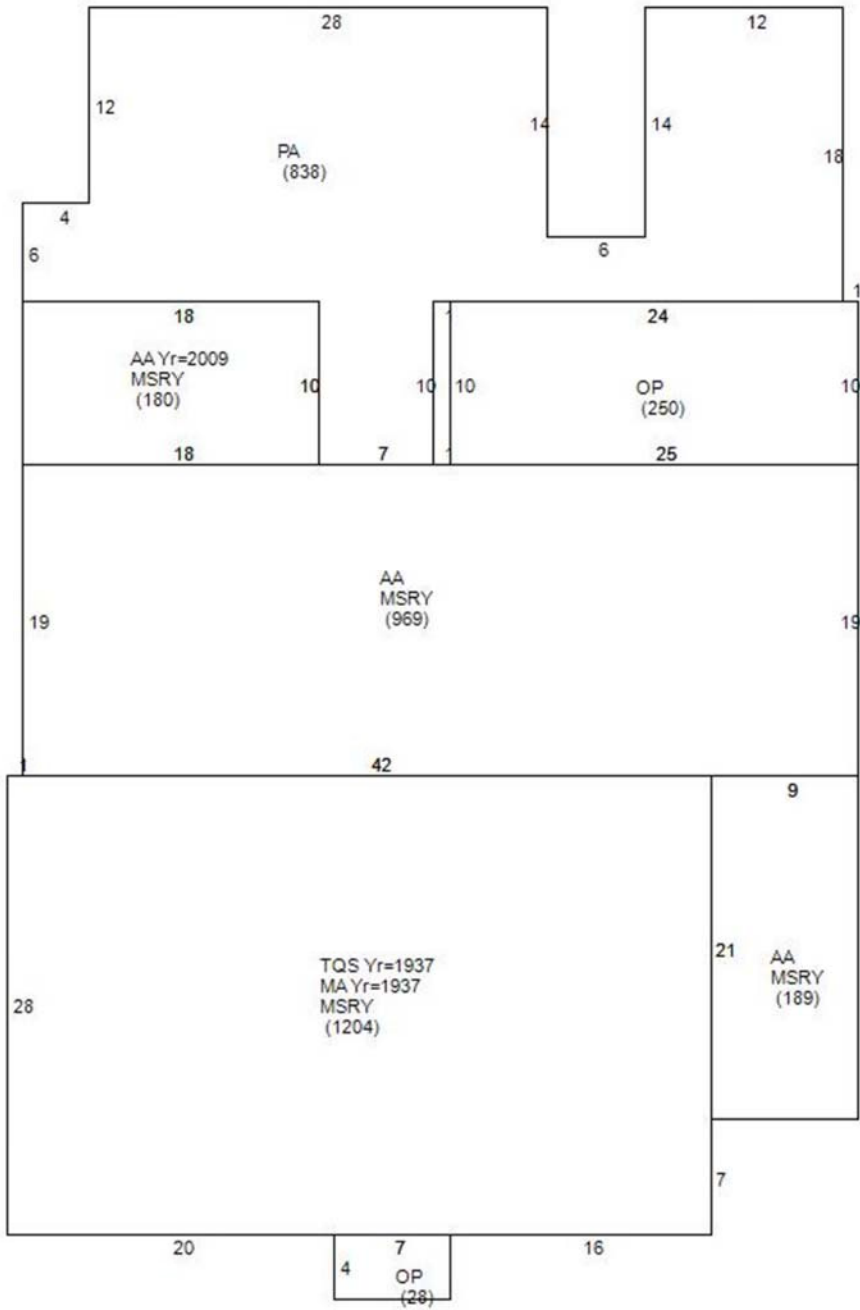
MISC IMPROVEMENTS

IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT	APPRAISED VALUE
No items to display			

LAND

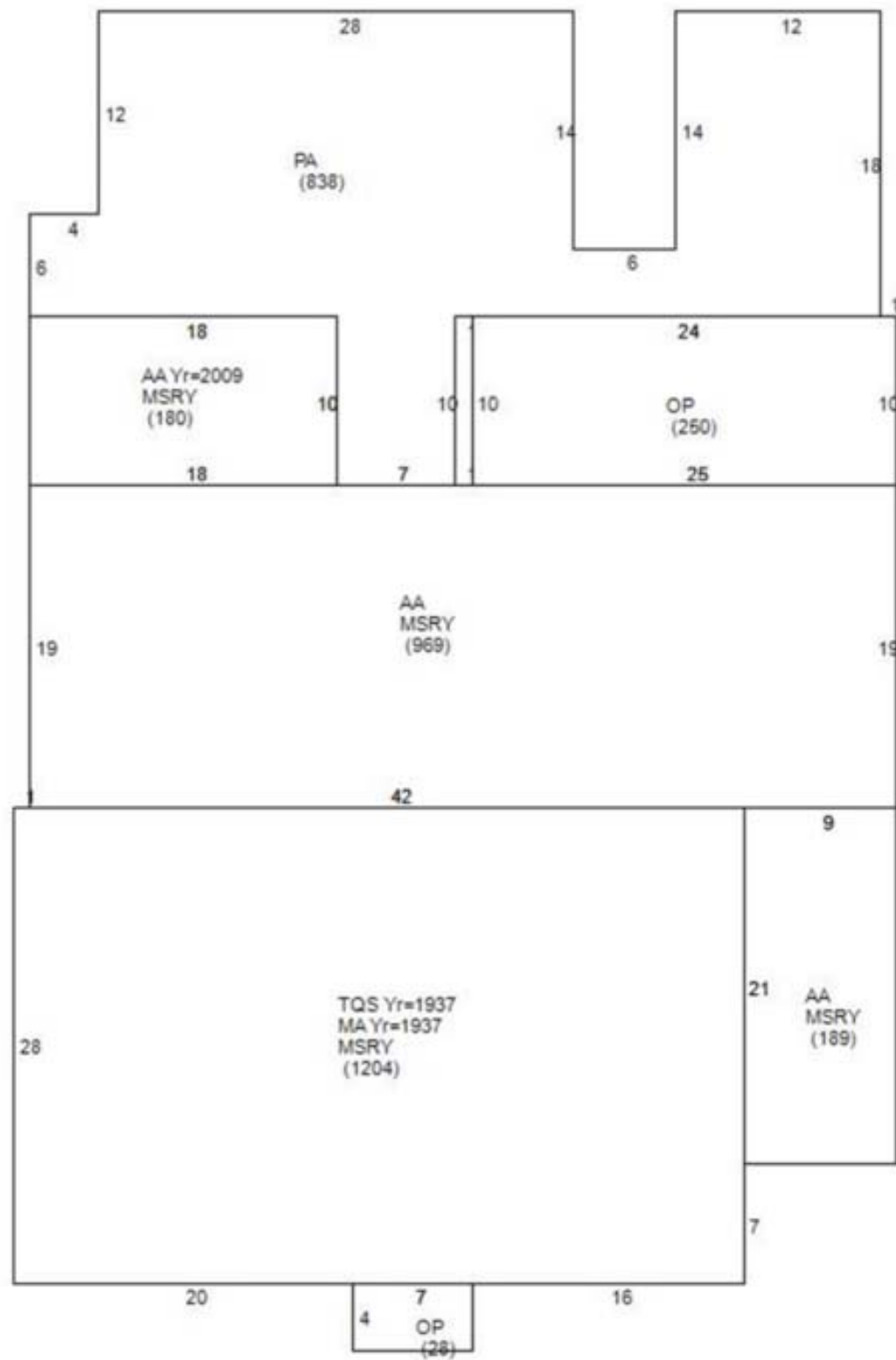
UNIT / SOIL TYPE	DESCRIPTION	USE CODE	ACRES / LOTS	VALUE
LOT	Lot	SITE	1	\$450,000



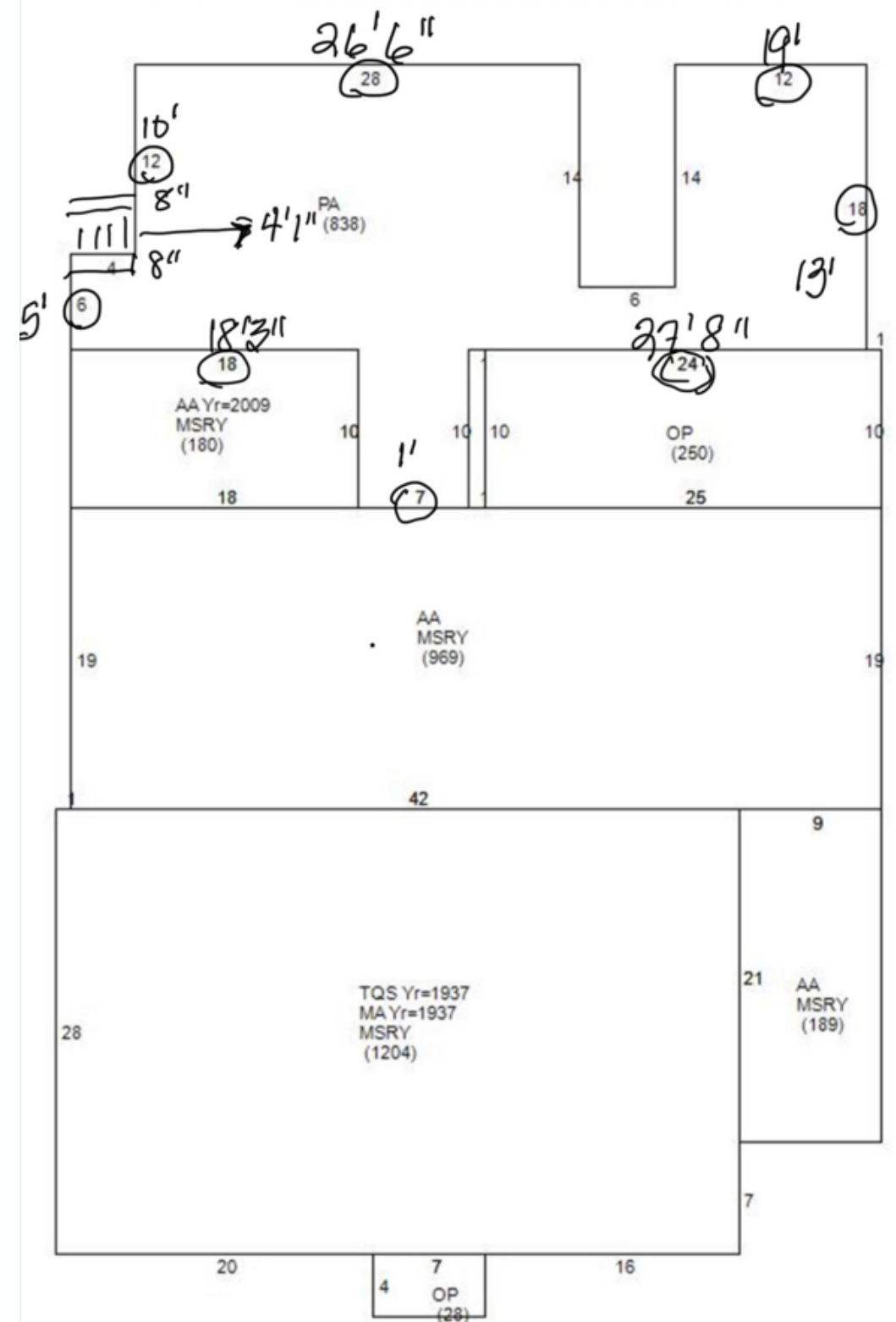


Disclaimer

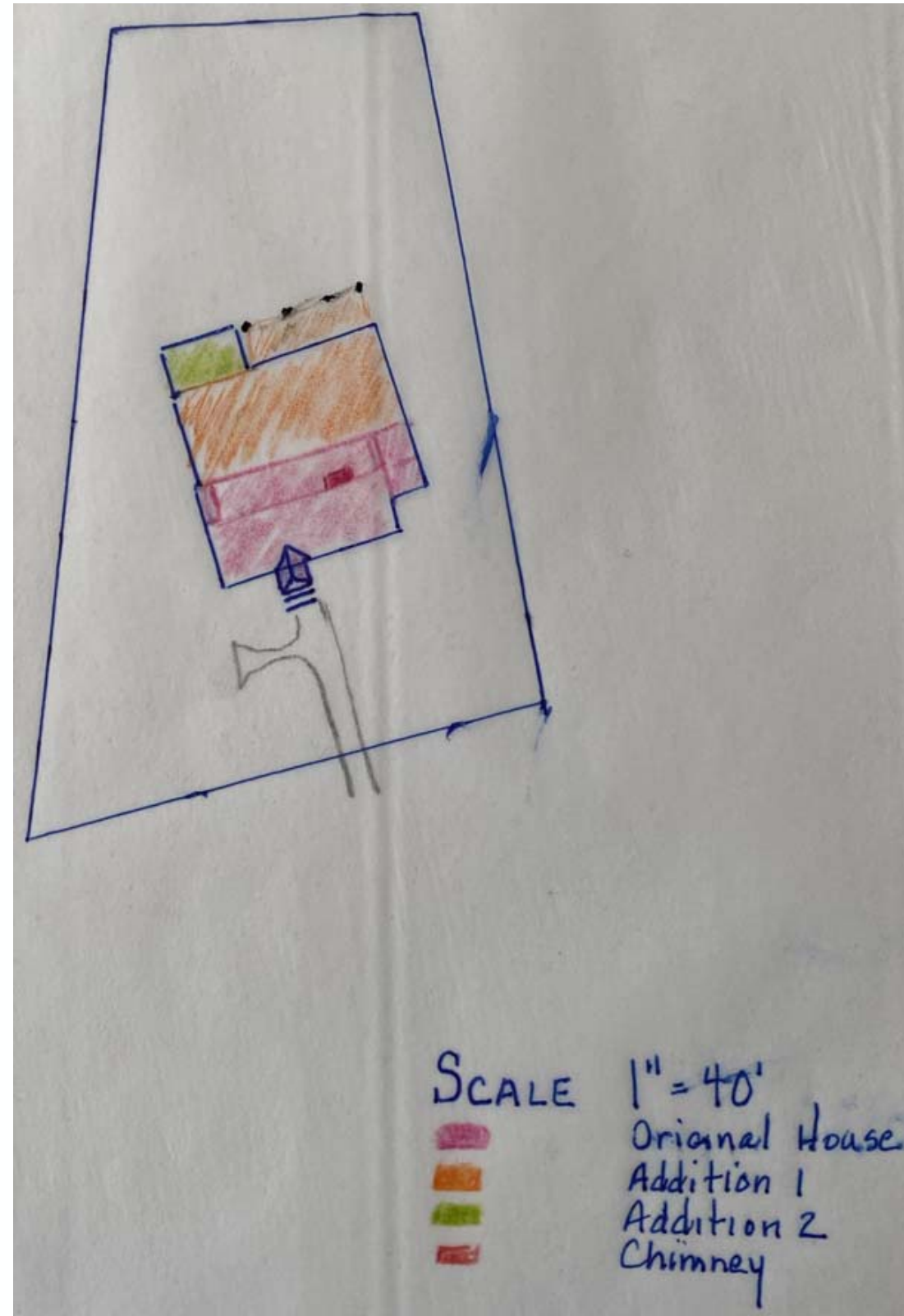
Orange County Assessor's Office makes every effort to produce the most accurate information possible. **No warranties, expressed or implied, are provided for the data herein, its use or interpretation.**



incorrect



correct



Original house and additions

Front Door Deterioration





Step up into house



Storm door opener with split wood



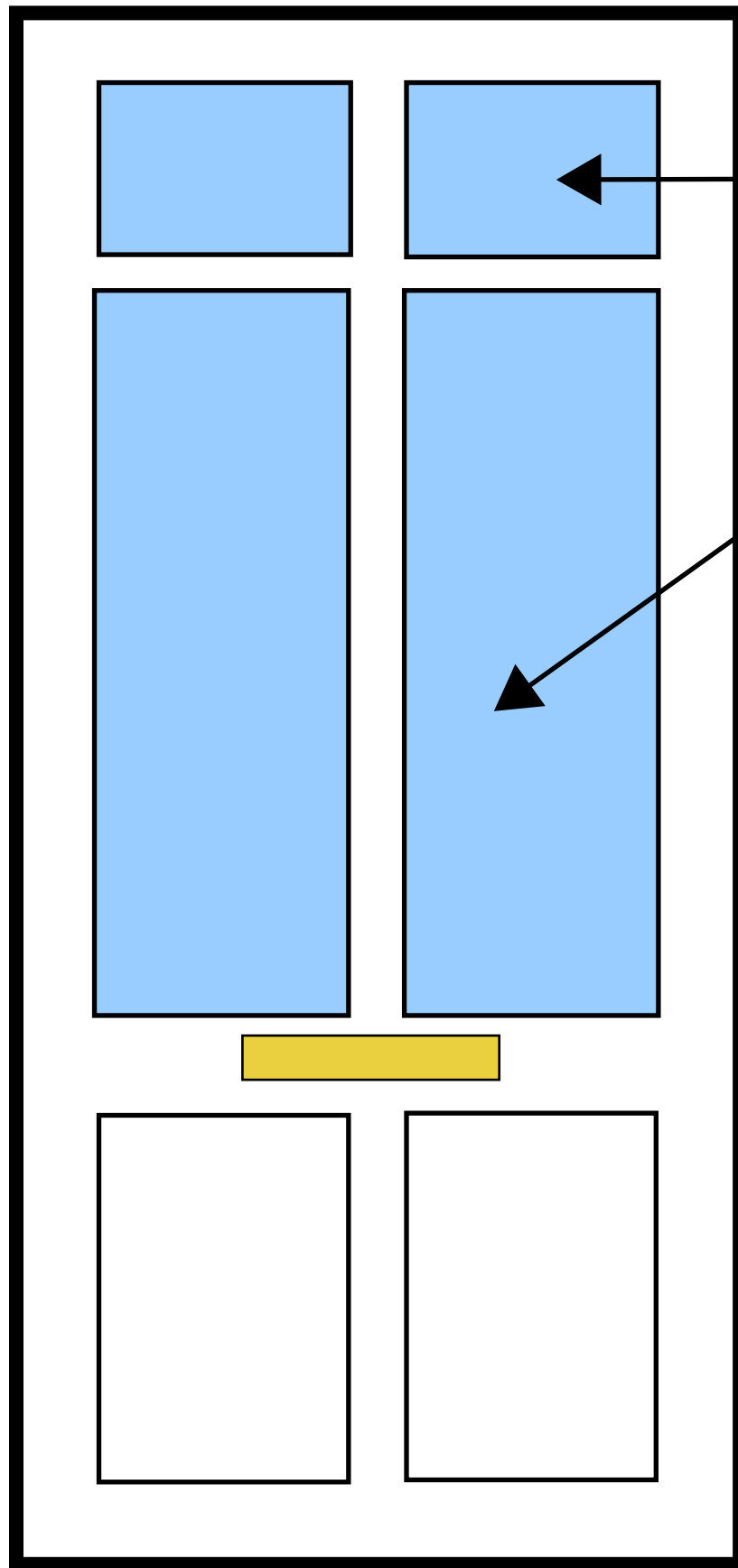
Deteriorating front door



Front Door Hardware

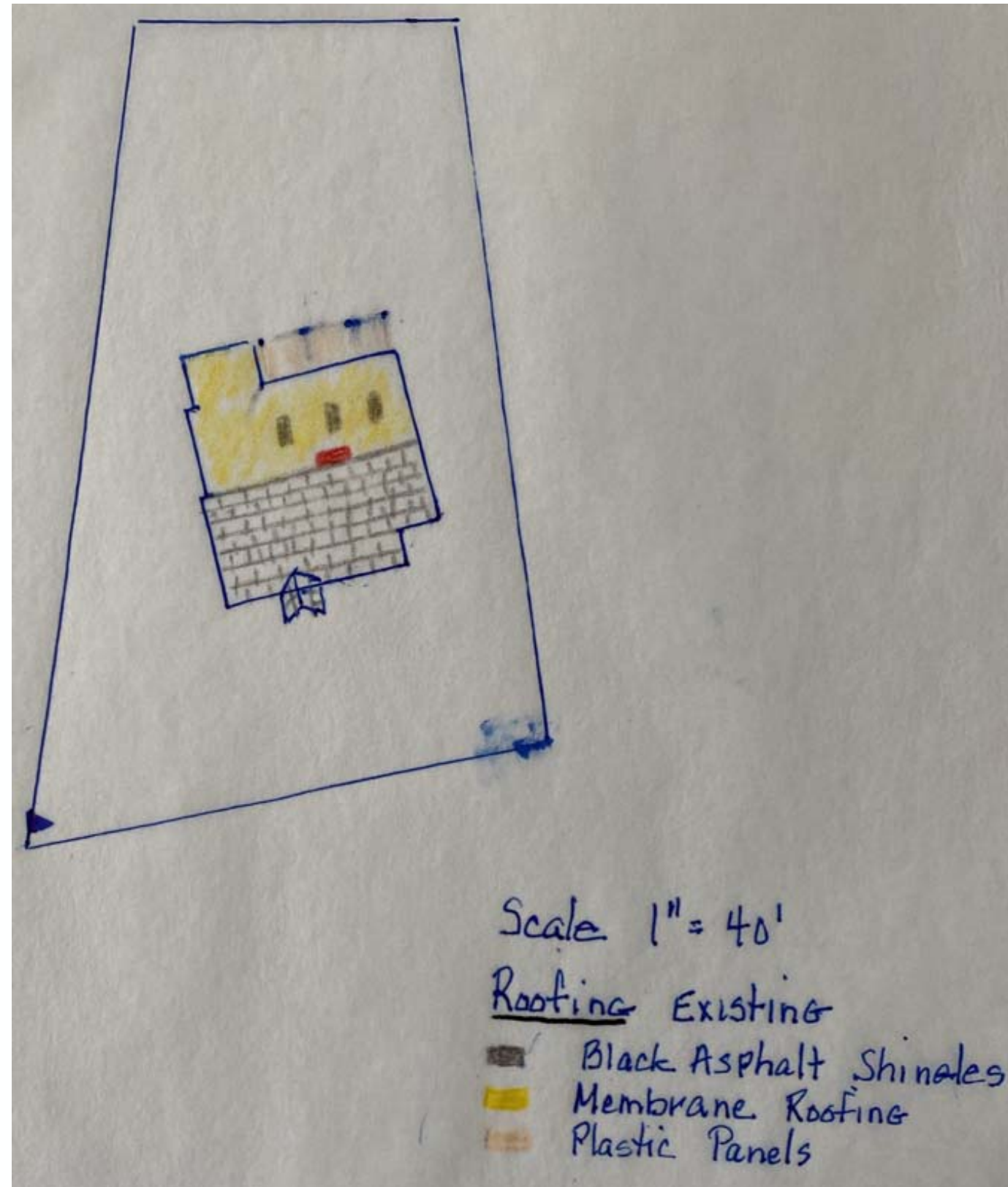


Neighbor doors for reference

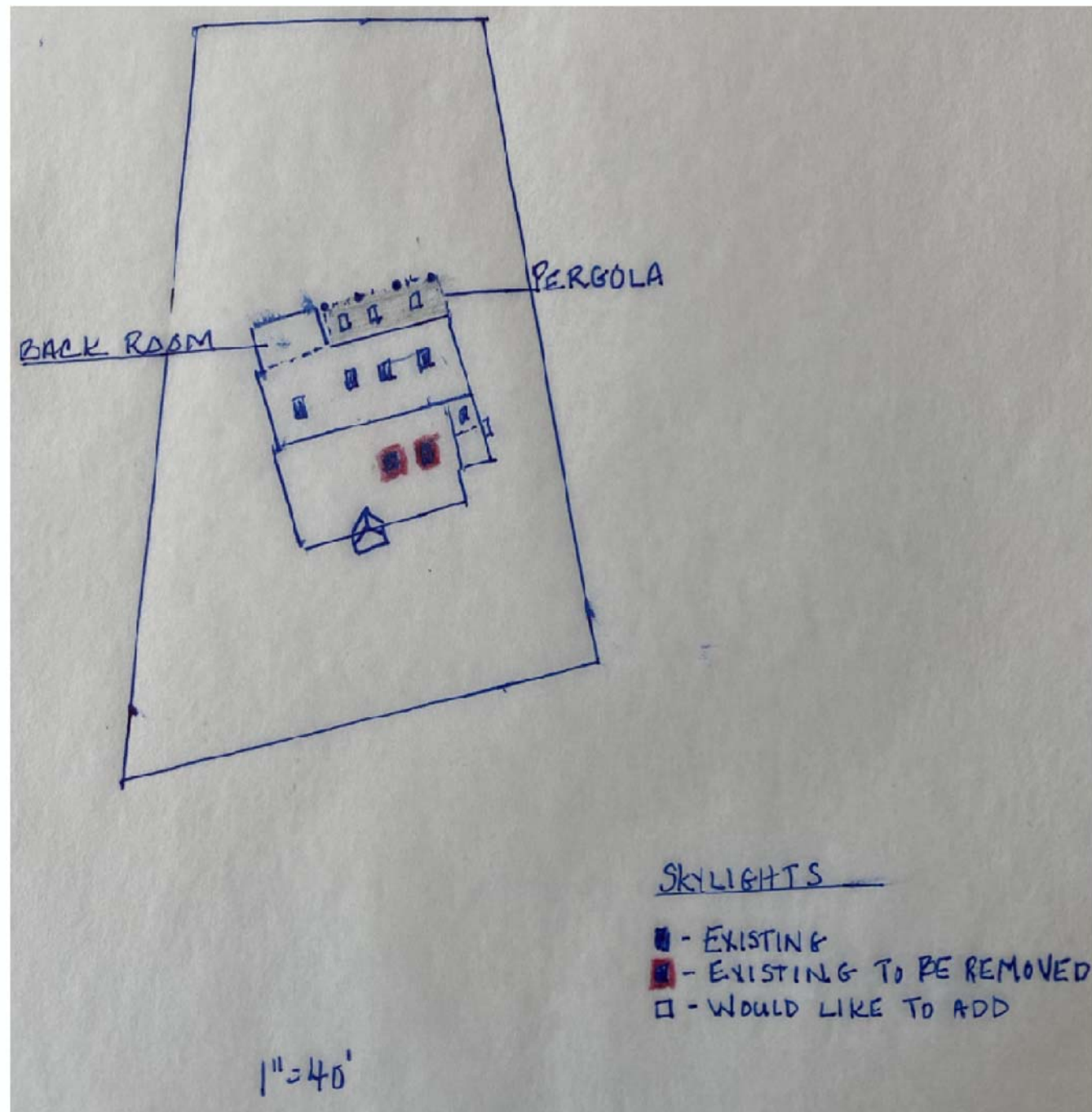


New door to match the existing wood paneled door. Upper panels will be glass in the new door.

Roof



Existing roof composition



Existing roof with skylights



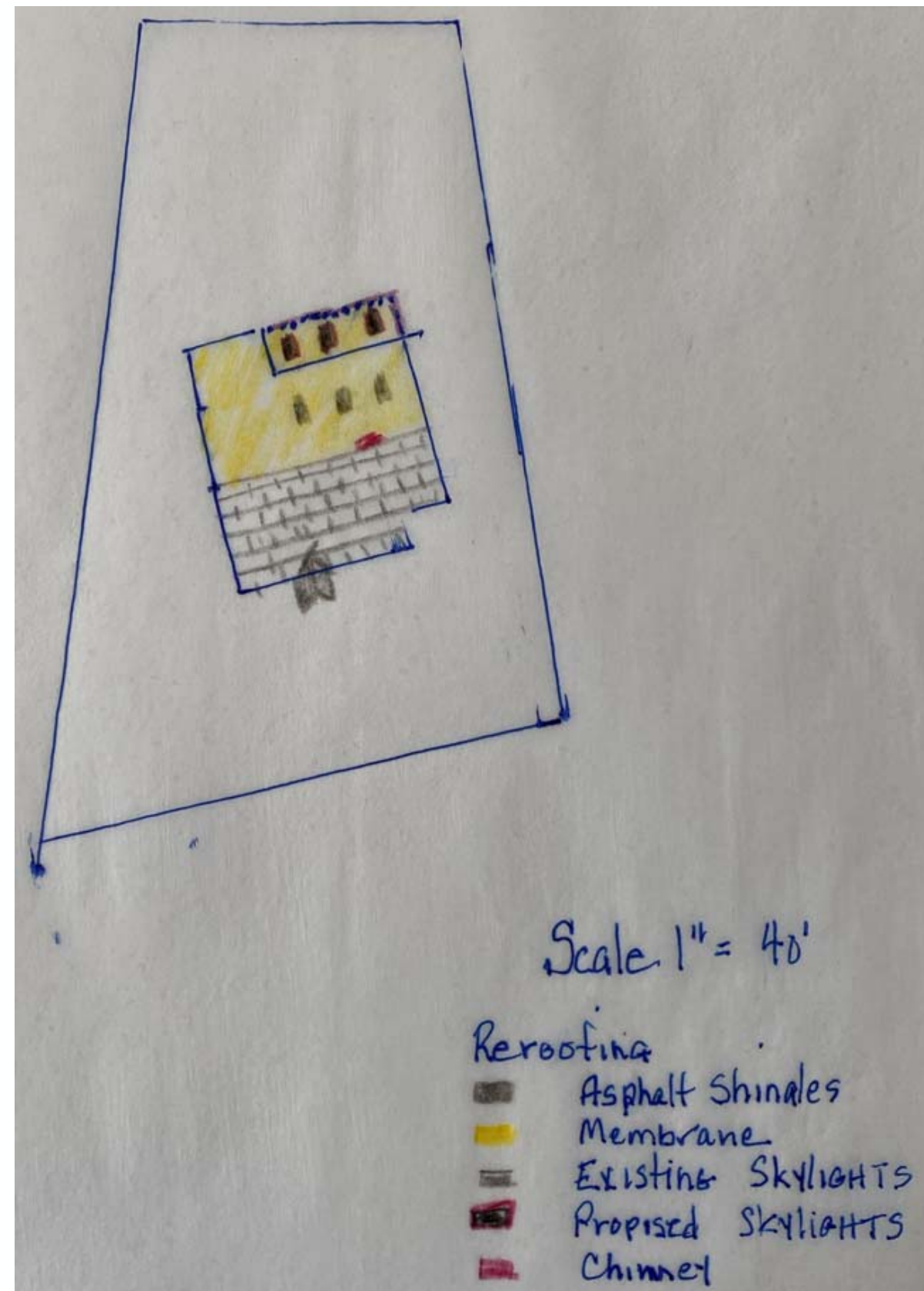
Membrane Roof above 1 story addition



Clear Roof Panels above Pergola



Existing Asphalt Shingle Roofing



Proposed new roof

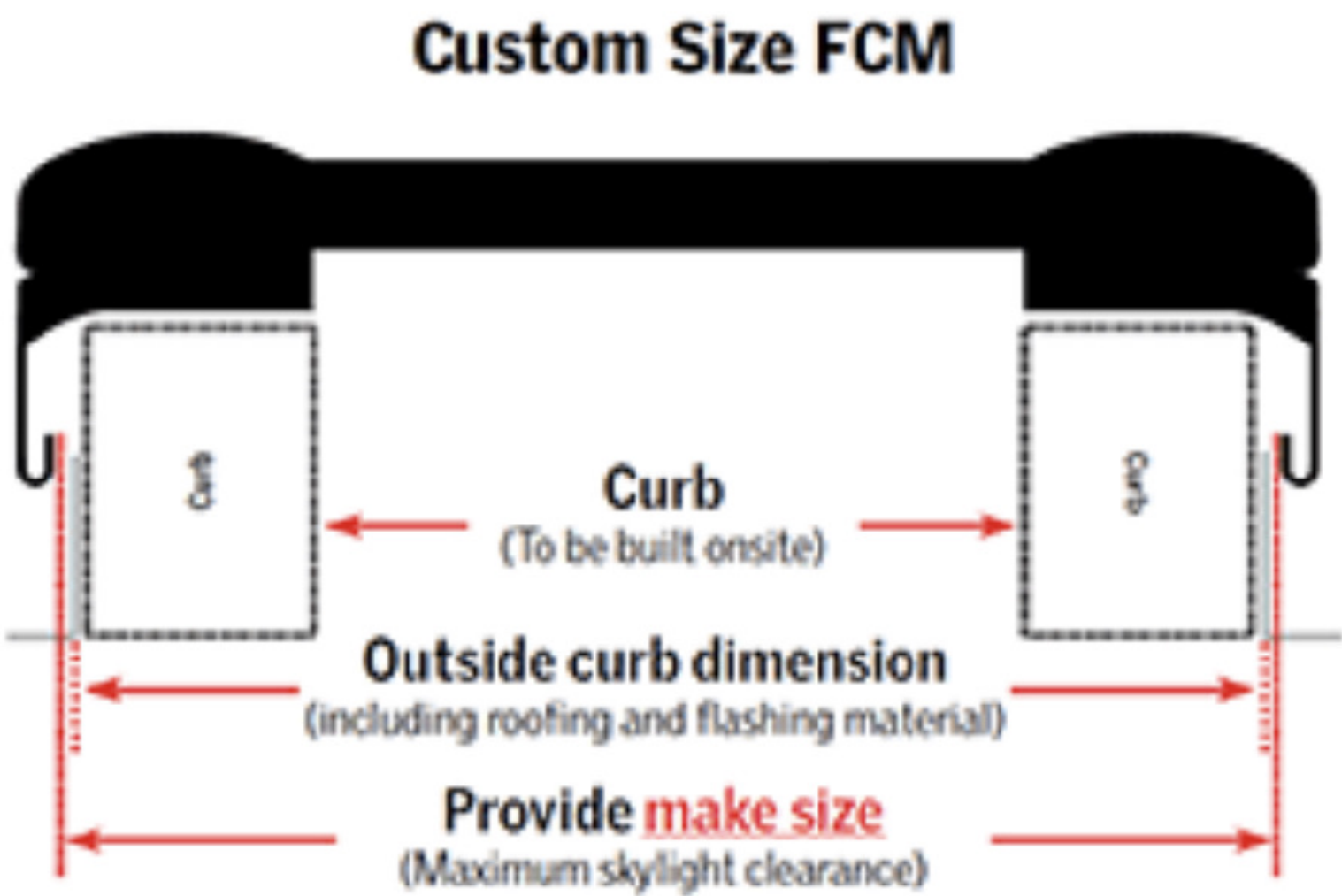
HOME > FIXED SKYLIGHTS > DECK MOUNTED FIXED SKYLIGHTS

> VELUX 30-1/16 X 37-7/8 IN. FIXED SKYLIGHT FS M04



VELUX 30-1/16 X 37-7/8 IN.
FIXED SKYLIGHT FS M04

FCM Sizing Options



VELUX Fixed Curb Mount (FCM) Skylights are available in a variety of standard and custom sizes for commercial applications.

Pergola



Pergola overview



Pergola carpenter bee damage



Pergola footing



Pergola-to-house 9 inch gap

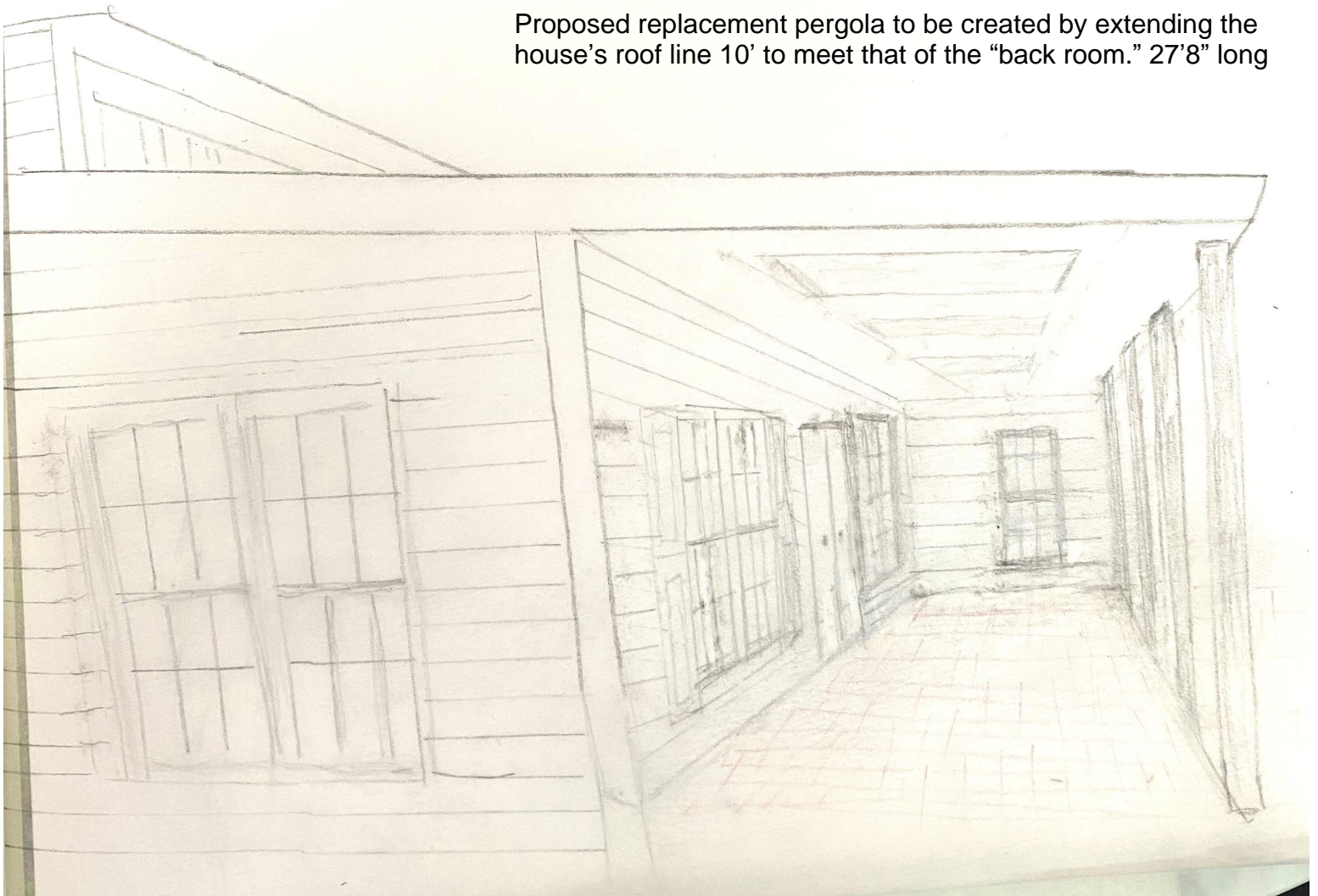


Pergola: rotten wood



Proposed Pergola

Proposed replacement pergola to be created by extending the house's roof line 10' to meet that of the "back room." 27'8" long



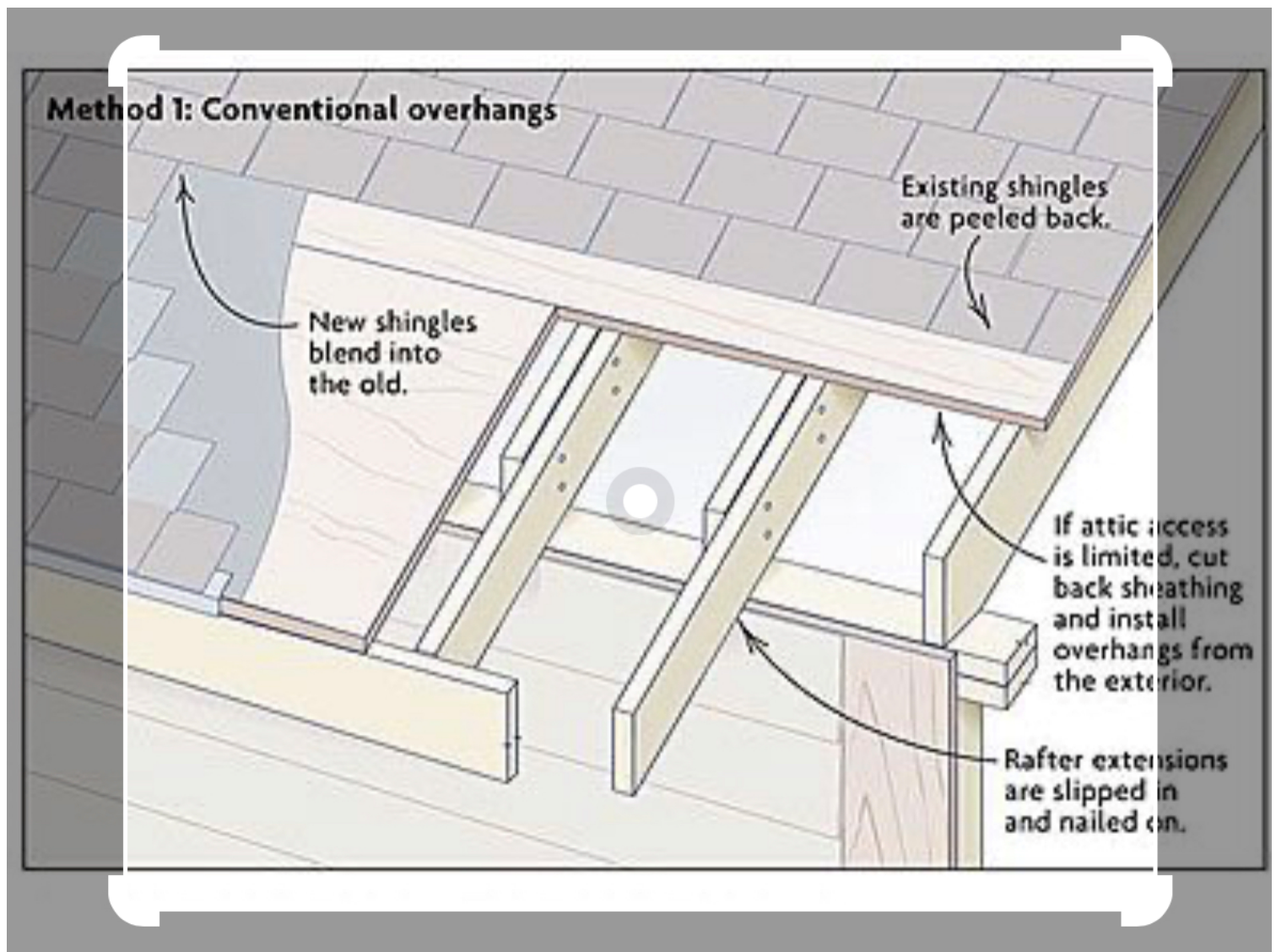
It would be supported by four boxed columns each 8"x 8' tall, that would be anchored in cement footings dug through the existing brick patio.



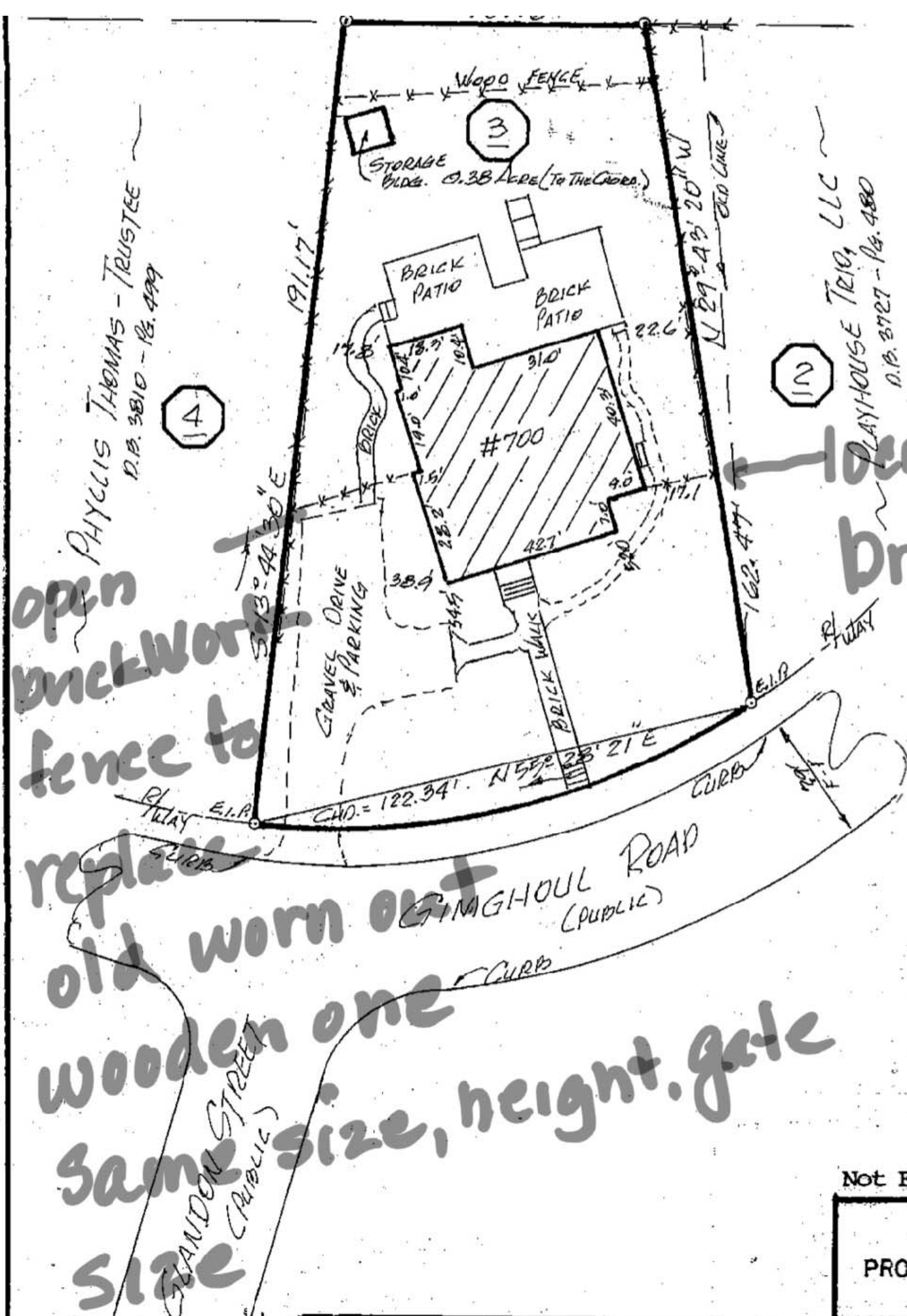
This pergola is only visible from one of the east bedrooms on the top floor of the neighboring house on our west side. The existing “back room” hides it from view to our neighbors on our east. The roof line would be 8’10” and would have three velux skylights placed in-line with those present in the adjacent family and dining room.

- 700 Gimghoul Pergola Upgrade

- The existing pergola is in a state of disrepair. Riddled with carpenter bee holes, rotten areas, and with supports simply resting on the brick patio, we would like to replace it with a more substantial structure to be created by tying it into the existing roof and supported with boxed columns that are set in concrete under or through the existing brick patio. Some of the details will be dependent upon what construction methods are found when we begin the “opening” of the current roof something we will not know until we receive the HDC ok. Assuming standard construction methods are found, we would extend the existing rafters the same length as the adjacent “back room” that extends out at the back of the house thus creating a straight line of the rear roof when completed. The rebuilt pergola would be roofed with the same PVC membrane used in the re-roofing of the house if it is approved by the HDC. Three velux skylights would be installed in-line with those found in the adjacent family and dining room. See previous accompanying drawings of roof detail. Assuming the existing roof construction is as we hope, the proposed construction would be as follows with the pictured “shingled” area being membrane roofing:



Fence and Gate



PLAYHOUSE TRUCK LLC
D.B. 3727 - Pg. 480

P.B. # 38 C
Pg. # 2

Location of open
brick work
fence -
Same size,
height, etc
gate to be
same size

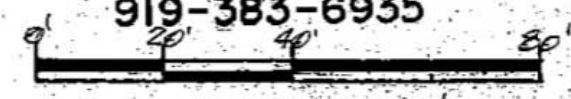
open
brickwork
fence to
replace
old worn out
wooden one
same size, height, gate

GLANDON STREET
(PUBLIC)

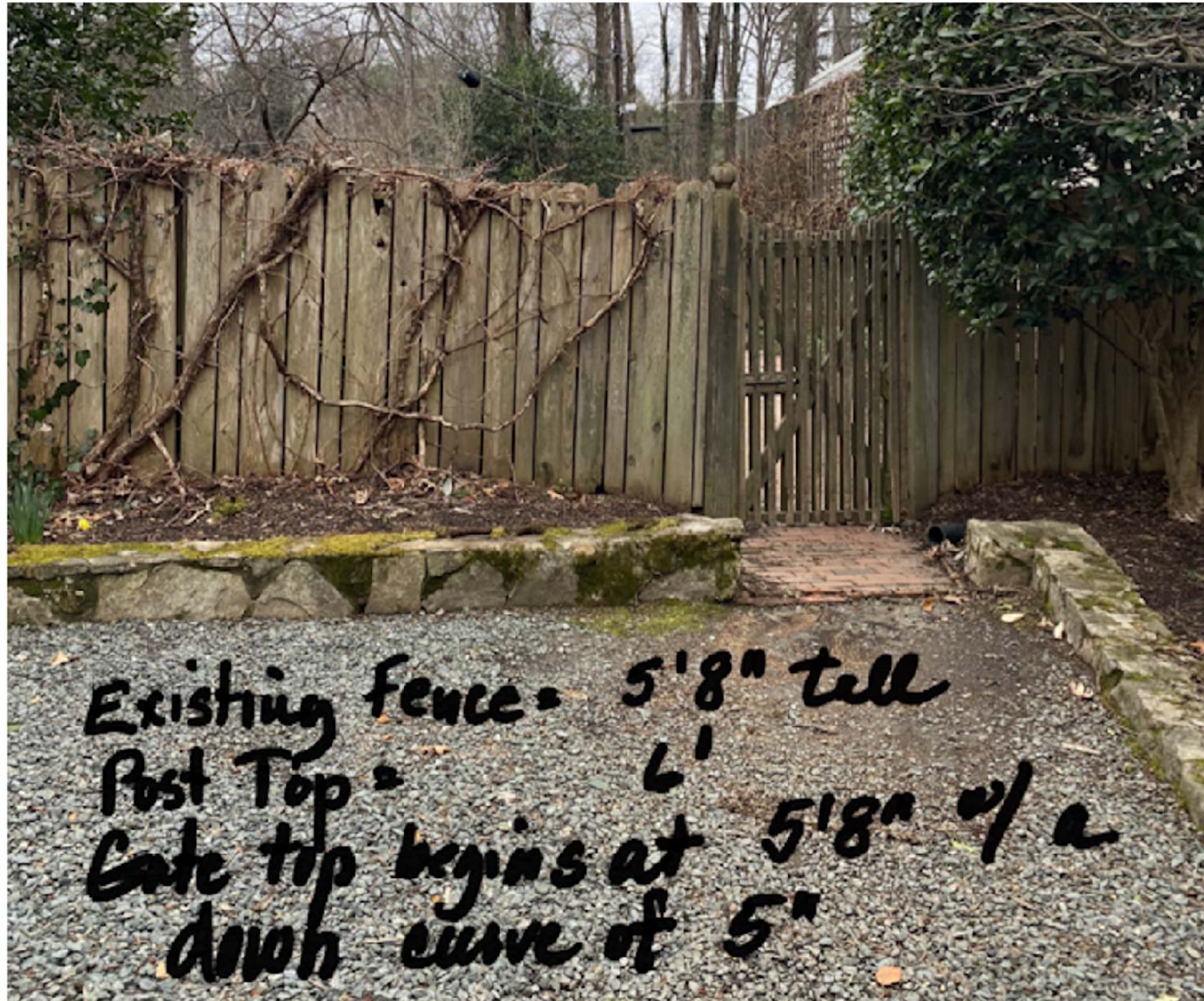
Property Of:
JANE F. HEATON and
FREDERICK C. HEATON
#700 Gimghoul Road
Chapel Hill, North Carolina

Not For Recording Or Conveyance

JOHN C. ATKINS
PROFESSIONAL LAND SURVEYOR
3016 QUINCEMOOR ROAD
DURHAM, NORTH CAROLINA 27712
919-383-6935



SCALE: 1" = 40' DATE: JAN. 18, 2022
LOT NO.: MAJOR PART #3
PHASE: SECTION:
OF: GIMGHOUL PINEY PROSPECT PROPERTY
PLAT BOOK #38 PAGE #2
ORANGE COUNTY REGISTRY



East side existing fence and gate



West side existing fence and gate



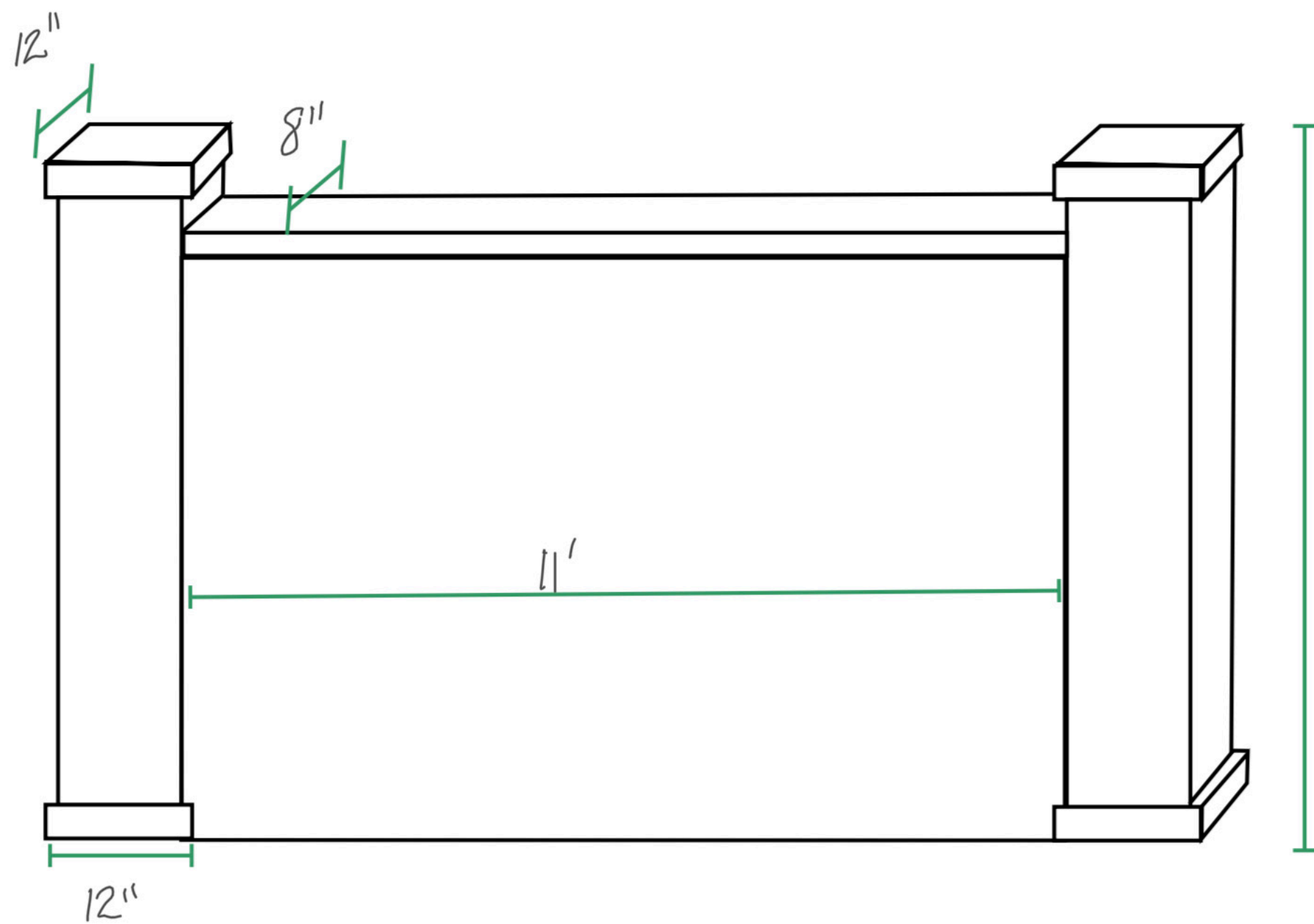
Existing fence and gate deterioration



Existing fence and gate deterioration



Proposed open brick fence and gate



6'

