



QUESTIONS?
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Town of Chapel Hill
Office of Planning and Sustainability
Development Services 919-969-5066
planning@townofchapelhill.org

Chapel Hill Historic District Certificate of Appropriateness Application	Project: 19-009
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: 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
Instructions: Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred) Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date. 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.	

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

- | | |
|---|---|
| <input type="checkbox"/> Site-work only (walkways, fencing, walls, etc.)
<input checked="" type="checkbox"/> Restoration or alteration
<input checked="" type="checkbox"/> New construction or additions
<input type="checkbox"/> Sign | <input type="checkbox"/> After-the-fact application (for unauthorized work already performed).
<input type="checkbox"/> Demolition or moving of a site feature.
<input type="checkbox"/> Request for review of new application after previous denial |
|---|---|

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
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: <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"/>
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”. <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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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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<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.					
9. Mailing notification fee per Planning & Sustainability Fee Schedule . For a list of addresses, please refer to the Town's Development Notification Tool .	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule	<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

Applicant (printed name)

Signature

Date

Property Owner

Signature

Date

(if different from above)

Written Description of Physical Changes Proposed

(as called for in Application, F-1 and in Item 10, Supplemental Materials) and including relevant **Guidelines** and **Justification of Appropriateness** for I. Changes to the Sears House itself, and II. The Addition.

I. Changes to the Sears House itself

We are committed to saving the Sisters' House and ensuring its viability for the next hundred years of family and community life. **The historic house will be maintained largely as it is on 3 ½ sides and the roofline and the front porch, so the house will retain its charm and prominence on the lot and in the neighborhood.** We make this commitment despite its requiring major structural fixes including: stopping water from pouring into the foundation wall from the backward-sloping brick patio, installing proper footing on the front foundation wall and throughout, removing or sistering rotten supports, shoring up bowed foundation side walls, installing drains and eventually, doing intensive mold remediation on not just the basement but the entire interior structure.

The changes we do propose to the historic house are:

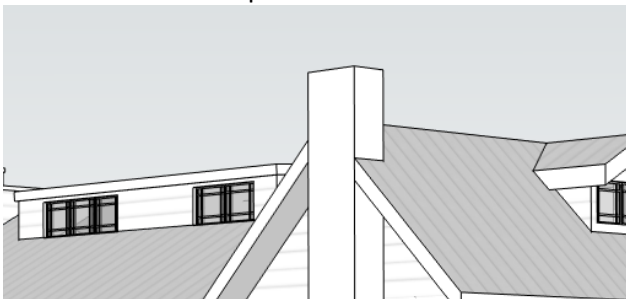
Roof

Existing dormer on west side expanded to allow more headroom in attic bedroom. We are committed to keeping the roofline as close as possible to the original, and indeed keeping the charming attic rooms created by the Wades for their daughters in the 40s. (Many people expected instead that we would blow out the ceiling toward the roof to create greater volume). The additional dormer length will allow an average-height adult to, say, stand while tending a baby in a crib.

Guidelines, P 36: New dormers should only be introduced if their scale and design are compatible with the building and their location will not detract from the architectural integrity of the building.

Our plans for the expanded dormer meet the Guidelines for the following reasons:

- The existing dormer on the western elevation of the Sears house is simply expanded northward to create habitable space in the interior.



- The design is the same as the existing one; it is merely extended and repeats the same window pattern on that dormer and on the front of the house.
- The expanded dormer becomes more proportional to the long shape of the roof line.
- The dormer structure is barely visible from the street because of the Sears house's front roof massing, the presence of the brick fireplace that juts out from the western wall of the front section and the heavy vegetation at that corner of the lot.

Justification of appropriateness, items C-F:

- The dormer is appropriate because the exterior construction materials, architectural detailing, roof (dormer) shape form and materials, and all elements of fenestration in the three small windows are repeated.

Removal of obscured back chimney and its long-hidden fireplace. Behind the front mass of the roof and house, and behind the sunroom wall that juts out three feet, there is an obscured third chimney, the fireplace to which has long been abandoned and fully enclosed inside, probably in the 50's but certainly by the 70's. We plan to remove the fireplace and chimney and thus open up the views from the kitchen to the front of the house to the existing sunroom.

Guidelines, p. 37, item 8. *It is not appropriate to remove character-defining roof features such as...chimneys.*

- The chimney is not a character-defining feature of the historic house.
 - o It is invisible from the street or even the sidewalk, unless a passerby makes it a point to stop at the far corner of the property and look for it. The picture below was taken from inside the shrub bed on the eastern edge of the property.



- o The chimney is placed near the back of the house about 2/3 down.
- o Unlike the other, prominently featured chimneys on the front mass of the house, it is inset a few feet a few feet from the wall and is not visible below the roofline.
- o The chimney is further obscured from street view by the featured chimney to its south, by the prominent sunroom bumpout and by the trees and shrubs on the property.

Justification of appropriateness: The chimney meets the guidelines under D and E because:

- d) the chimney is not part of the meaningful architectural detailing of the house—see above
- e) the roof shape and form will not change, and the materials used will match the rest of the replaced roof. The windows used are also repeated.

Replacement roof material. The existing green asphalt-shingled roof of the Sears house is beyond repair and needs full replacement. We would propose replacing it with a standing-seam metal roof and also matching the addition roof with the same material.

Guidelines, p. 37, item 5: Replace in kind roof features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, pattern, detail, texture and color. Consider a compatible substantive material only if replacement in kind is not technically feasible.

Justification of appropriateness, e) the roof shape, form and materials

It is technically feasible, of course, to replace the roof of the Sears house with green asphalt shingles, and we are willing to do so if the Committee believes it best. But we believe there is justification for the appropriateness of making a change, should the Commission agree:

- The existing bright color and strong pattern of the green asphalt detract from the purity of the Sears house and especially, from the stunning yet subtle design of the porch roof that defines the Sears “Ardara” model
- The standing-seam metal roof is equally of its time, and its simple lines and plain metal color will enhance the historic house more than a replacement in kind can.

Windows

Guidelines, p 41:

1. Retain and preserve windows and doors that are important in defining the overall historic character of buildings within the historic district.
2. Retain and preserve the details, features and material surfaces of historic windows and doors.

Justification of appropriateness, f) The proportion, shape, location, pattern and size of any elements of fenestration

We meet the Guidelines and Justification because:

We are preserving the historic windows on the character-defining front of the house and much of the sides—they will remain exactly as they are except for painting and minor repairs to the wood. All these windows are readily visible from the street and form part of the defining character of the house and grounds.

Windows remaining exactly as they are include:

- the prominent full-length prairie-style windows and doors on the front,
- the square windows on either side of the chimneys
- the sunroom windows that jut out 3 feet from the main east wall.
- The windows in the front dormer over the porch roof.

Proposed changes to windows on the Sears house:

- Windows are being introduced or eliminated/replaced on the back half to one-third of the east and west walls and the north wall. These windows meet the Guidelines and Justification because:
 - These windows are not character-defining.
 - i. They are found on the back half to 1/3 of the house, leading of near-invisibility from the street due to the house’s shape—including existing prominent chimneys and on the east side, the sunroom bumpout.

- ii. The house's placement on the long narrow lot and the dense plantings on the perimeter of the lot also decrease visibility.
 - iii. The windows we replace are themselves later additions/replacements mandated by the way the house was lived in at the time.
 - iv. Further, the existing windows and door at the back of the kitchen are in a more recent addition to the back 6 feet of the house in the late 50's.
- Windows will be replaced with simple contemporary ones, taking as our cue the Wades' use in the 50's (or possibly 70's) of modern windows for their kitchen.
 - The very simple glass windows we propose on the western wall are, as stated, almost invisible from the street. But for a visitor to the garden, they allow a transition between the historically accurate version of the windows on the front of the house, and the referential scaled ones on the front of the addition.
 - The windows and door in the kitchen itself (the back part of the eastern wall and the north wall) are replaced to match the new windows on the west façade of the Sears house.
 - These new fenestrations on the existing Sears house meet the existing header height at 7'-0" above finish floor.
 - The new windows on the west wall of the Sears house mimic the proportion of the predominant windows on the front of the Sears house with a shape of a 7'x3' rectangle. Where a door is introduced on the wall, sidelites are included, which resemble the pattern the window bay on the front of the Sears house.

II. A New Addition

Basic proposal summary:

In order to achieve our goal of maintaining entire Sears house and gardens nearly as they are, modern usage and our larger family necessitate the removal of the structurally unsound, functionally obsolete, structurally independent late 50's garage and apartment that abuts the Sears house. We will replace it with a relatively modest 2-story addition over a garage that will:

1. **Pay homage to the nearly 100-year-old house while still being clearly distinguishable from it.**
Rooflines are identical to the Sears house and the front windows are scaled versions of the character-defining prairie-style windows on the front of the Sears house. But the nature of the addition, while respectful, is clearly of its time—which we believe makes it more respectful than trying to replicate the Sears somehow.
2. **Maintain as close a footprint as possible to the original addition** while allowing our family (and future ones) three up-to-code bedrooms and a den/office. Having a second story allows us to minimize contact with the historic house, preserve the best parts of the gardens and keep a respectful distance from neighbors on either side.
3. **Ensure a modest perceived size from the street that allows the historic house and gardens to shine** due to its setback (the main addition front wall is 50 feet back from the Sears main front wall), narrow visible width (14 feet, which is half the width of the Sears house) and western inset (3 feet from the 70's addition's line).

In the pages that follow, we address the Guidelines and Justification of Appropriateness bullets in the following order:

A. Guidelines

1. Demolition of Existing Buildings
2. Setting (along with Site Features and Plantings, Walls and Fences, Walkways, Driveways and Offstreet Parking)
3. New Construction
4. Additions

B. Justification of Appropriateness

a) through j)

1. Demolition of Existing Buildings, Guidelines, p. 72

Because the late 50's addition never rises to the level that is addressed in the enumerated Guidelines, the relevant portion of the Demolition section is actually in the body of the section:

Considerations

The Commission will carefully weigh any demolition requests by assessing the impact the proposed demolition will have on adjacent properties and the district as a whole. Serious consideration will be given to the following questions:

- What is the contribution of the threatened building to the historic district?
- Could the property be sold to someone whose needs it meets?
- Could the building be adapted to meet the needs of the property owner?
- Could it be saved if moved to another site?
- Would the proposed new use of the site be of greater benefit to the district than the loss of the historic building?

We address bullets 1, 3 and 5 below.

- The late 50's addition is not historic. Although by this point it has attained some age, it does not actually contribute to the historic character of the Gimghoul neighborhood. It does, however, form a great example of the Commission's wisdom in requesting that new additions be structurally independent, and we appreciate the Wades' foresight in doing so. This will allow us to remove the outdated addition without harm to the historic Sears house.
- The current addition cannot be adapted. The addition is structurally unsound and is not a fit base for enlarging the addition. Moreover, the entire western wall will have to be moved inward three feet in order to accommodate either a rise in height or a lengthening of the wall toward the back.
- The proposed new use of that part of our site, which is replacing the addition with a somewhat larger, two story addition on a structurally sound garage foundation, allows us to meet the needs of modern family life while still maintaining the historic house and gardens in nearly their original form. We believe this ensures the viability of the Sears house going forward.

2. Setting (also Site Features and Planting, Porches, Walls)

The Sears house will remain almost exactly as it is on nearly 3 ½ sides and the roof. The garden spaces will remain almost exactly as they are except for a small area at the far northwest (back left) corner by the alley, thus preserving the major access that passersby and garden visitors enjoy. A two-story addition, which replaces the existing 70's addition, allows us to conserve that space while respectfully referring to yet contrasting with the Sears house.

Setting Guidelines, p 8

1. *Retain and preserve the visual and associative characteristics of the landscape and buildings that are important in defining the overall historic character of the district.*
2. *Protect and maintain the visual and associative characteristics of the district setting that are established by the relationship of buildings to the streetscape, including significant vistas, site topography, accessory structures, streets, alleys, walkways, walls, fences, and plantings.*
3. *Introduce new site features, building additions, new buildings, and other structures in ways that are compatible with the visual and associative characteristics of the historic district.*

Site Features and Planting Guidelines, p. 11

1. *Retain and preserve site features and plantings that are important in defining the overall historic character of sites and streetscapes within the historic district*

(Comparison views from Gimghoul, next page)

Comparison Views from Gimghoul



The garden formed by the southwest side of the Sears house is currently backed by the front wall of the existing one-story 70's addition (shown above).

The second story to the addition, shown below, is what truly allows us to keep the modest footprint, thus enabling us to “preserve the visual and associative characteristics of the landscape” and the vast majority of the Sears house itself, while still making it a functionally relevant home.



Note: This CAD rendering does not show any landscape detail. The plantings on the boundary edge will remain the same; those up against the wall will be maintained or replaced and indeed, intensified near the back left corner of the addition.

The new addition is actually inset 3 ft. from the western wall of the current addition; this allows us to follow setback rules and also, further minimize visual impact. The south wall of the new addition will remain there (and about 50 feet back from the front wall of the Sears house). There is an 8' bay window

to allow more space and sun into the addition without undue encroachment on the garden or the viewer. The extra space between our western wall and the neighbor's tall stone retaining wall will also allow us to address draining issues the markedly raised grade behind their retaining wall causes.



Neighbor's house and shrubbery, still dense even in winter. None of the vegetation in the west beds will be touched. Work has commenced on front of the Sears house foundation to fix water, structural and

mold problems; some azaleas will need to be removed from against the house in order to install foundation drains along the front three walls of the house. These will be replaced with plantings that have similar screening properties but with less damaging root systems.

Further note on the plant screen to the immediate west of the chimney, abutting it: These will be extremely dense and will also include a small tree. Part of our motivation is to make sure the newer windows are almost invisible from the street. But another motivation is to shield the patio and the office (in the bay of the addition) from the view of passersby. This creates a private outdoor oasis for the homeowner and most importantly, the ability to work in a south-facing office without distraction.

Guidelines, Porches, p. 43: The **front porch** will be restored to its original condition except being made to slope away from the house, not toward.

The topography shown in the CAD program notwithstanding, the gentle **slope** to the north and west will be maintained, except a few inches of buildup in the corner because unfortunately, the ground currently falls back toward it from the center of the grassy space on that side. The **front walkway** of the Sears house itself we will have to figure out in consultation with the Historic District Commission and a landscape architect at a later date. The current walk slopes directly down toward the front of the house , rather than coming at it nearly level and then gently sloping almost imperceptibly to either side (See picture under “History” from the 20’s.) Restoring the grade would necessitate removing and replacing the front walk. If so, perhaps a dry-laid brick (the same ones) to help keep impervious surface to minimum. (Judging by the historical pictures and the look of the current walkway, our guess is that it was originally gravel, then concrete, then paved over with brick.) But until we specifically apply for a change, we will be keeping the front walkway as it is.

East front garden (see next page)



The building to the right is the neighbor's detached garage.

The vista from the eastern edge of Gimghoul also remains intact. The east side garden view will remain the same, the walkway to the back included. All the trees remain. Some azaleas that abut the Sears house will need to be taken out in order to fix foundation walls, but the space will be refilled with similar plantings. Nothing in the new build encroaches into the garden but the edge of the back deck and the stairs leading down, but with plantings similar to the current ones, it will not be seen.



Again, all the plantings on the large perimeter beds will be maintained exactly as they are. Some of the azaleas against the eastern side of the wall we will have to remove as we begin restoration of that foundation wall. Significant plantings will replace them. All **character-defining trees**, in fact any trees of on this side at all, will remain.

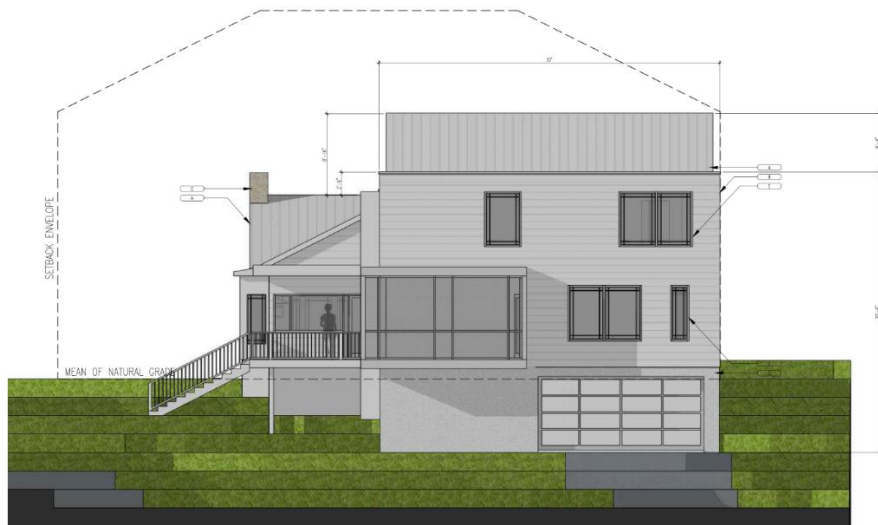
Views from the Alley



The northeast garden from the back; this part of the garden will remain exactly the same except as above, some of the azaleas abutting the damaged foundation wall will need to be removed.. NOTE: The Sisters took out their driveway so as to protect the big tree and to create a shady part of the garden to enjoy—they had a garden bench for themselves and visitors in the bed in the right foreground. Although this vista is invisible from the street, we feel its preservation is important as we hope to continue the Open Gardens tradition; 1000 tulip bulbs are already snug in their beds.

Proposed changes, BELOW:

- The placement of the new addition and the turning of the garage to face the alley allows us to save this part of the garden, as shown in the elevation below.
- Note that the prairie window you see on the far left of the elevation is part of the historic, original bay in the sunroom.
- **Again, the CAD program currently shows only the house, none of the plantings.** Every one of the trees, plantings and features you see above (except again, those necessary to save the foundation) will be maintained. We will replant shrubbery to replace the foundation plantings of the Sears house and also, add foundation plantings including small trees below the new screened porch and stairway glass.



Note that the space to the left of the garage on the main floor is a screened porch.

Current view further west:



Looking at the above, the new garage entry is located roughly at the back deck on the back of the current addition). The deck's northern rail is two feet shy of the main outer wall of the addition.

There is a small retaining wall, usually hidden during the growing season, that runs partway across the back of the lot near between the addition and the turnaround. Although we will need to remove part of it in order to get a single-lane driveway up to the garage, we will use the existing stones to create two small walls that will go at right angles to the current one (see site plan). This fits in with the **Walls and Fences Guidelines on p. 17**, which encourage keeping walls where possible and re-using materials and rebuilding in kind where it is not. See the winter shot, below.



The white jacket and papers above show the approximate placement of the 10-foot driveway and the section of the wall that will be removed but re-used. Below is another view.



Driveway: As to the driveway itself, the most relevant Guidelines in Walkways, Driveways and Offstreet Parking states on p. 18:

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.
 7. Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site new walkways, driveways, and offstreet parking areas in locations that are compatible with the character of the building, site, and district and locate them so the general topography of the site and mature trees and other significant site features are not altered, damaged, or lost.
- As stated above, we will have a single-lane gravel driveway leading from the current curved semicircle. It is less intrusive to the historic gardens than replicating the Sisters' original driveway.
 - The semicircle itself that now serves as a parking area will remain unchanged, and the plantings undisturbed, especially the giant old holly in the center. The landscape up the hill toward the Sears house will also remain unchanged.

Although these alleyway vistas can't be seen from Gimghoul itself, passing neighbors going to their own garages will have the vast majority of their garden view preserved. And of course, below the new screened porch and to the left of the garage door, the blank wall will be heavily overplanted with shrubs and a specimen tree. These efforts, combined with fenestration elements, roofline, etc, make even the

back-alley view toward the garage compatible with the visual and associative characteristics of the historic district.

3. New Construction

As the Guideline narrative points out on p. 52, the immediate streetscape is important:

The siting of new buildings within the historic districts is a critical planning consideration that must be carefully suited to the specific streetscape context...within a specific block, there is generally consistency in the siting, setback and orientation of buildings. The precedents set by neighboring historic buildings and the location of any mature trees or other significant site features should all factor into the proposed siting of a new building....Beyond siting, it is also important that new buildings within the historic districts sensitively reflect compatibility with nearby historic buildings in terms of building height, roof form, street façade proportions, scale and overall massing, while also reflecting its own era of construction.

Considering the immediate Gimghoul streetscape, it is worth noting that **of all the south-facing houses on the block, and the four or five houses across Gimghoul, the Sisters' House is the only one story.** Adding a second story certainly meets the immediate streetscape consistency standard of the Guideline. As seen elsewhere in this application, the addition's building height, roof form, proportion of street façade, scale and overall massing fit in with the neighborhood, while also reflecting its own era of construction and being highly respectful in its setback from the street of the Sears house and repetition of elements.

4. Additions

p. 54: Guidelines: Additions (narrative)

"In terms of architectural style, additions that introduce a compatible, contemporary style as well as addition that echo the architectural style of the original building are both appropriate approaches in the historic districts."

p. 55: Guidelines: Additions

1. **Introduce additions in locations that are not visible from the street—usually on rear elevations, inset from either rear building corner**
 - Our addition is inset 12 feet from the right rear corner of the Sears house.
- **Locate additions carefully so they do not damage or conceal significant building features or details**
 - The addition is sited as closely as possible to the current footprint of the existing addition deck of the current addition.
 - It covers no significant features or details of either house or garden
 - There is 6 feet of overlap on the west side of the house to allow passage into the addition.
The rear 6 feet of the Sears house was itself added in the 60's or 70s
- **It is not appropriate to introduce an addition if it requires the loss of a character defining building or site feature, such as a porch or mature tree.**

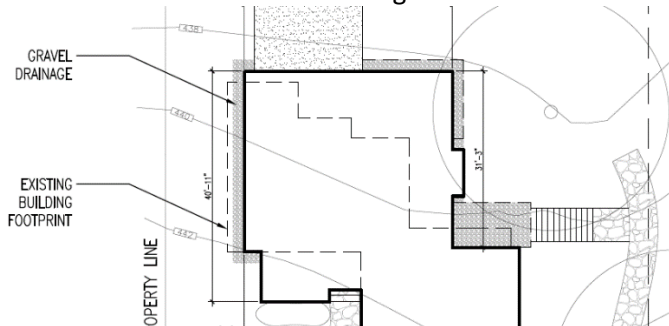
- The addition is sited largely on the footprint of the old addition and deck specifically to maintain the garden as closely as possible to the Sisters' vision. The deck on the existing addition is currently 122.9 square feet.
- We have saved the big old oak tree on the northeast corner of the property and all plantings on that side by inseting the addition on that side, and also by including a screened porch in the body of the addition rather than off that northeast corner of the Sears house by the kitchen where it would more logically go.
- The lengthening of the addition toward the alley means that there can be direct access off the alley into a garage, rather than easterly access to the garage as the garage faces now. Decades ago the Sisters elected to make that northeastern side of the house a feature of their garden and overplanted the driveway; we will maintain that lovely shady garden.
- The placement of the driveway, while sited for minimal disturbance, will require us to remove a portion of a stone retaining wall on the property. This wall is not visible from the street, but we will use the stones to create a new low wall along the edge of the short driveway. We will also replant in order to make a feature out of the area.

2. Minimize damage to the historic building by

- **Constructing additions to be self-supporting where feasible**
 - The addition is structurally independent, including its own foundation system.
- **Attach carefully so as to minimize the loss of historical fabric**
 - The points of overlap between the addition and the Sears house are minimized so as to keep nearly 3 ½ walls intact.
 - The main contact is the left half of the rear wall.
 - It also attaches on the back six feet of the main house, which was itself added in the 60's and probably enclosed a back stoop. The original rear wall of the house can be seen in the basement and still bears the primary load of the back of the house.
 - The point of attachment is done to keep the existing Sears house intact, while separating the volumes of the existing house and our addition.

3. Limit the size and scale of an addition to minimize its visual impact.

- The footprint of the addition is kept intentionally smaller out of respect for the Sears house and gardens. The second story is what allows that footprint to remain in scale with the house and lot and within the neighborhood.



- We have taken the following steps to ensure that its visual impact from the street is minimized:
 - The roofline of the addition is inset by 3 feet front and back to minimize roof height, so contrast is minimized between the 1½ story Sears house and the 2-story addition
 - The left wall of the new addition is inset 3 feet from the existing left wall of the 70's addition to accommodate current setback rules and further minimize the visual impact.

- The right wall is inset 12 feet from the Sears house. Because of the placement of the long narrow historical house on the lot, this setback means that is nearly obscured from the street view to the right of the house.
- **It is not appropriate to introduce an addition if it will visually overpower the building or site.**
 - In addition to the insets mentioned above, the main wall of the addition is **50 feet behind the main wall** of the historic house. This keeps ensures the addition is kept in the background and minimizes the its perceived size.
 - In keeping with the Sisters' cottage garden theme and heavy shrub and tree coverage already existing on the western side of the property, we will be planting additional trees and shrubs so as to further block the view of the addition from the street as viewed from the street or walkway. Additional motivation is to screen the small private patio and especially, the south-facing office where the homeowner will work and prevent the distraction that all the foot traffic provides.
 - Ample vegetation already exists up on the retaining wall of 719 Gimghoul, which serves to shield the neighbors' view of the existing and future addition.
- **Or substantially alter the proportion of built to unbuilt on the site**
 - The existing build is 13.3% of the site. The new build with our addition is 16.7% of the site.
 - The build of 719 Gimghoul Road (neighboring property to the west) is ~25.52% of the site.
 - The build of 105 Ridge Lane (neighboring property to the east) is ~11.29% of the site. NOTE: this does not include the detached garage against the common boundary, which is missing from the Orange County maps.

4. Design an addition so it is compatible in

- **roof form**
 - The roof pitches of our addition match the roof pitches o the existing Sears house. The main roof line is taken directly from the posterior roofline of the historic house, and the bay window roof is the same angle as the dormer on the front of the Sears house.
 - The transition area of the roof between the Sears house and the addition borrows from the change in the roof over the sunroom:
 - The fascia and soffits also match those on the Sears house.
- **massing and overall proportion**
 - The size of the roof is similar to the existing Sears house, including matching height from the soffits to the ridge.
 - The flat roof between the pitched roof of the existing house and the new addition is done to create a transition zone for the 1 ½ story height of the Sears house. This echoes the flat roof of the sunroom bumpout on the east side of the historic house.

5. Addition and its features are compatible with the historic building in terms of:

- **Scale**
 - The scale of the new addition is similar to that of the Sears house in that the ground floor is of the same height and but narrower visual width on the south elevation as the existing addition.
 - The full height second story of the new addition scales down to the half story of the Sears house by using a lower volume as a "transition zone." The lower volume sits 22" below the top of the wall of the new addition. It is ~6" above the posterior ridge of the Sears house roof.

- The perceived scale is further reduced by the 50 ft setback from the main wall of the Sears house to the main wall of the addition.
- **Materials**
 - The exterior materials of the new addition match the materials of the existing Sears house. Both use wooden German siding and brick foundation.
- **Proportions**
 - South façade of the new addition uses the same proportioned windows as the front of the Sears house.
- **Details**
 - The windows of the new addition that are visible to the street match the style of the windows of the existing Sears house.
 - The line of the fascia down the side of the Sears house continues across the south front of the addition to the windows there.

Select exterior surface materials so they are compatible w Sears house in terms of

- **Module**
 - The exterior of the new addition is heavily organized, similar to the existing Sears house.
- **composition**
 - Like the existing Sears house, the street facing elevation of the new addition is composed with symmetry and the human scale, while the other elevations are composed to relate to the floor plan.
- **texture**
 - **pattern**
 - The size of the horizontal wood siding on the exterior of the new addition matches the wood siding on the existing house.
 - **Color**
 - The wood siding and trim match the existing white siding and trim.
 - **Detail**
 - The detail of the windows on the new addition mimic the prairie windows characteristic of the existing Sears house.

6. Design addition so that it is compatible with yet discernible from the historic building.

- The new addition is in the general location of the existing addition, which minimizes the effect of the new space.
- The style of the house and its features nod to the Sears house in the ways outlined above, but is clearly contemporary.
- As the homeowner, I felt strongly that the best way to preserve and highlight the Sears house was not to emulate it. As one writer in the historic preservation field observes, producing a near-clone actually renders it incompatible with the character of the historic district, because it dilutes the value of the original structure that it copies. This Sears house is so charming and complete in itself, the risk felt especially high—and doubly so since it is one of only a handful of “Ardara” models remaining in the nation.
- The Sisters’ Ardara is also notable for the remarkable amount of glazing on the front façade; we have found no other ones remotely like it. This was quite modern for its time. We took that as our cue in the contemporary fenestration on the addition. As one architectural observer writes, it is in fact the ratio of glass to other materials that mark a design as contemporary, a style the Ordinance mandates that the Commission “shall not discourage.”

7. Maintain and protect significant site features from damage

- Because the new addition is in the general footprint of the existing addition, much of the site remains untouched during construction.
- Grade to the west of the Sears house is raised slightly to allow for it to slope away from the house, which fixes a current drainage issue with the existing house.

Justification of Appropriateness (F3 on application form; #3 on Checklist)

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

- The average height of the surrounding buildings is ~29' from the mean natural grade of the street-facing elevation.
- From the mean natural grade of the street-facing elevation, the new addition is 28'-9" and the existing Sears house is ~20".

Note: As pointed out in the Context section, the Sears house is in a dip. For measurements of individual houses beside and across from 723 Gimghoul, and illustrations of perceived heights, see "Section 11: Information Regarding Surrounding Properties", below.)

b) The setback and placement on the lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings.

- The new addition is placed in the general location of the existing late 50's addition. The placement of the addition is moved to the east 3'-0" to accommodate the 14'-0" interior setback determined by Table 3.8-1 of Article 3 of the *Code of Ordinances of the Town of Chapel Hill*. The eastern setback of the entire house with the new addition is now 14'-3".
- The southern face of the new addition is set behind the face of the existing Sears house by ~50'. This allows the addition to be secluded from the street and lets the Sears house stand out in the site. The southern setback of the entire house with the new addition does not change at 47'-0".
- The northern face of the addition is 11'-10" feet further from the north wall of the 70's addition but only 2'-0" feet farther north than the 70's deck. The northern setback of the entire house with the new addition is now 66'-10".
- The western setback of the entire house with the new addition does not change at 33'-9".
- The average setbacks and placement of the adjacent and opposite buildings are ~39.2' in the north, ~82.1' in the south, ~33.4' in the east, and ~20.8' in the west.
- The property at 105 Ridge lane has a detached garage that is setback on the west by ~3'. This is adjacent to the eastern property line of our site. It does not show up on city data maps.

c) Exterior construction materials, including texture and pattern.

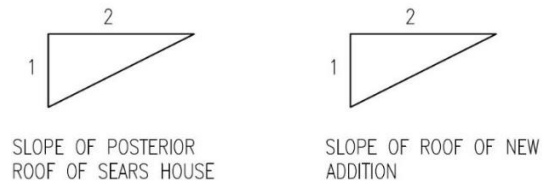
- The exterior cladding of the new addition matches the existing Sears house. Both use wooden German siding and a brick foundation.

d) Architectural detailing,

- **Lintels, cornices, brick bond**
 - The exterior trim and woodwork of the new addition matches that of the existing Sears house.
- **Foundation materials.**
 - The foundation of the new addition is clad with masonry painted white. The foundation of the existing addition has white painted concrete masonry units.

e) Roof

- **Shapes**
 - The slope of the roof of the new addition exactly matches that of the roof on the long axis of the Sears house.



- **Forms**

- Our new addition has a pitched roof that is of the same scale and proportion of that on the existing Sears house. It is inset by 3' on both the south and north sides to keep the height lower and to match the height of the Sears roof.
- The perpendicular pitched roof on the south bay windows of the new addition matches the same form of the pitched roof on the existing south dormer of the Sears house.
- The existing dormer on the west elevation of the Sears house is expanded northward to create at least some habitable space in the interior. The expanded dormer becomes more proportional to the long roof of the existing house.
- Between the volumes of the existing Sears house and the new addition, there is a flat roof that creates the connection. The existing Sears house has an existing sunroom with a similar flat roof.

- **Materials**

- The new roof on the existing Sears house is necessary to correct structural and systematic deficiencies that are apparent. The roof material is replaced with a flat seam metal.

- The new addition has a matching flat seam metal roof.

f) Elements of fenestration

- **Proportion**

- The front of existing house is characterized and recognizable by its large front windows. The bay on the south of the new addition mimics these large windows and doorways.
- The vertical rectangular windows in the new addition are of a similar proportion of the vertical windows of the Sears house.

- **Shape**

- The windows on the new addition are rectangular in shape, matching that of the existing house.
- The new addition utilizes horizontal windows that are 2' high. These are located throughout the existing Sears house, most predominantly at the dormers.

- **Positioning and location**

- The front of the existing house has three sets of walk-out prairie windows (one now has a door). These same prairie window configuration of one of these sets is mimicked on the south façade of the new addition.
- On the other elevations, the fenestrations are organized with the respect to the interior floor plan, which is characteristic of the existing Sears house. Here much of the windows are symmetrical or centered to the interior room.
- In the transition areas of the Sears house, larger and simpler glass is used to separate the two volumes. These windows replace ones that are not original and do not contribute to the character of the 1920s Sears house. These areas also are a direct reflection to areas of the garden and heavy vegetation on the site.
- The large vertical window at the stairway on the east elevation of the new addition forms the central focus and hub around which the rest of the design hangs. A similar organization is used at the front of the Sears house with the central door and window.
- At least two other houses with frontage to Gimghoul have multi-story windows that, like ours, are not visible from Gimghoul.



- **Pattern**
 - For the most part, the fenestration utilizes trim that is patterned in a prairie style. This is utilized on the new addition to match the existing.
 - The exceptions to this pattern are located at the transitional areas of the house, which use a simpler pattern and organization to blend the existing Sears house with the new addition.
- **Size**
 - The windows are large to allow maximum natural light and views into the garden. These match the character of the existing Sears house.

g) General form and proportions of buildings and structures.

- The new addition is similar to the existing addition in the dimensions of its floor plate and its interaction with the massing of the Sears house.
- The new addition has a full second story, which gives the volume verticality. This contrasts with the horizontal Sears house and makes it clear that the addition is of its own time. The nearly 50' setback from one south wall to the other also allows the Sears house to shine.

h) Appurtenant fixtures and other features such as lighting.

- Other fixtures are intended to match existing.

i) The architectural scale in relation to existing structures and surrounding buildings. See Information Regarding Surrounding Properties, below.

j) Structural conditions and soundness.

- The new addition is structurally separate from the Sears house, each with their own respective foundation systems. This matches the current condition of the structurally separate existing addition.

2. History of 723 Gimghoul

Sears Roebuck began the Modern Homes program in the 1900s, which allowed new homeowners to customize and order their homes to their personal tastes and budgets. The lot at 723 Gimghoul was sold and its Sears House constructed in 1923 as part of a plan to pay for the Gimghoul Castle down the road from the home. Chapel Hill attorney James Phipps and his wife Vivian were the first owners.

CLASSY BUNGLOW WITH GARAGE



The ARDARA
No. 3919 "Already Cut" and Fitted.

Without Garage \$1,399.00
With Garage \$1,599.00

FLOOR PLAN



At the above price we will furnish all the material to build this five-room house, consisting of lumber, lath, Fire-Chief shingle roll roofing, mill work, flooring, porch ceiling, siding, finishing lumber, building paper, eaves trough, down spout, sash weights, hardware, medicine case and painting material. We guarantee enough material to build this home. Price does not include cement, brick or plaster.

THIS "Ardara" is a bungalow that will be recognized at once as possessing many unusual attractive features and conveniences. The artistic treatment of the porch and front windows leaves nothing to be desired. The garage attached to the building itself adds to the general pleasing effect.

Main Floor A substantial and artistic Craftsman door, with side lights, opens into the living room, which has casement openings to the den and dining room. From the living room, which is furnished with a closet for coats, a door leads to the basement and garage. From the dining room a door leads to the kitchen, which has a pantry with two sets of shelves. The entry between the kitchen and the rear stoop has space for an ice box. The garage on the left is approached by a door from the central hall and is on a level with the grade. Here another door serves to prevent odors and fumes from reaching any of the rooms above. The basement is entered from platform leading to the garage. The rooms are 9 feet from floor to ceiling.

Basement An excavated basement under the entire house, 7 feet from floor to joists and lighted with basement sash. Paint for two coats outside, your choice of color. Varnish and wood filler for interior finish. Stratford Design hardware, see page 129.

OPTIONS

Sheet Plaster and Plaster Finish to take the place of wood lath, \$199.50 extra.

Steen Doors and Windows, \$70.00 extra.

Screen Doors and Windows, black wire, \$34.00 extra.

IF ESTIMATES and SPECIFICATIONS for plumbing or hot water system or wiring are desired, write for them, enclosing the Ardara Modern Home No. 3919 in your request.

We furnish our best "Quality Guaranteed" mill work, described on pages 129 and 131. Interior doors are five-cross panel, with trim and flooring to match, all yellow pine, in beautiful grain and color. Windows are made of clear California white pine, with good quality glass set in with best grade of putty. Porches have fir edge grain flooring.

Built on a concrete block foundation, frame construction. Sided with clear cypress siding. Fifteen-year guaranteed Fire-Chief Shingle Roll Roofing for the roof.

Our Guarantee Protects You—Order Your House From This Book

Price Includes Plans and Specifications.

SEARS ROEBUCK AND CO. CHICAGO



723 Gimghoul in the 20s. Note the much cleaner, more modern lines of the Gimghoul Ardara.

In 1944, Bernice and Rogers Wade moved to Chapel Hill and bought the home. Rogers worked for what became Blue Cross Blue Shield, and Bernice was a teacher and later, a Professor of Education at NC Central. There had been a victory garden at the house but as Bernice Wade said in an interview with the News and Observer, “it was a mess. A farmer from Merritt Mill Road Road came with a wagon and his mule and plowed up the yard,” Afterward, she planted a new garden and lawn between the front of the house and the road, which was still dirt then. “We had a small daughter,” she explained, “and we had to have a place in the front for her to be.”



The house in the 40's, after its purchase by the Wades but before the attic conversion.

The couple had a second daughter and so sometime in the early 50's, they converted the attic into bedrooms for Barbara and Anne. They did this by turning the small feature over the portico into a dormer and also adding a larger dormer on the west side to house the bathroom. (They also added a very creative and tiny interior stairway to get there.) In the late 50's, the Wades renovated the kitchen and added a 6-foot bumpout enclosing a back stoop, and also, for Rogers' mother, created apartment addition over a garage. The addition abuts the Sears house but has a separate entrance off the deck.

Bernice and her twin Barbara Stiles were always very close. Barbara's career had taken her around the world, working for the Red Cross and later, the Girl Scouts and Girl Guides in Asia, Europe and Central and South America. When Bernice's husband fell ill in 1978, Barbara moved into the apartment addition. The sisters began gardening in earnest so in time, as the N&O article puts it, "that 'place in the front' became a Chapel Hill wonder, as Bernice Wade and Barbara Stiles painted a living canvas of tulips, azaleas and other flowering plants." The twins celebrated their 100th birthday before Barbara died. But each year, even this spring when Bernice turned 103 before her own death, hundreds of people, from preschool classes to nursing home residents, came to visit during the Open Garden Days.



Bernice Wade and Barbara Stiles say goodbye to first-graders from Frank Porter Graham Elementary School in 2014.

I will introduce myself as well. I am a longtime Chapel Hill resident, a North Carolina native and graduate of Davidson College and Wake Forest Law School. After practicing law briefly in Durham after clerking for the N.C. Court of Appeals, I attended the UNC School of Journalism for a year and became the fundraiser and PR person for the Ackland Art Museum, raising funds and managing the gala opening when the Ackland reopened in 1990 after renovations. I later became a fundraising consultant but for the last 12 years, have been a legal recruiter working with law firms and candidates in North and South Carolina. I have 2 children in their early 20's, Ben Zalutsky, who is working in Atlanta, and LeeLee Zalutsky, a junior in college. The kids have a number of cousins, and being able to host large gatherings of the entire lot at major holidays is important to us.

But perhaps my most relevant background information is that I'm a hands-in-the-dirt cottage gardener. It is my honor to continue the Sisters' garden traditions. There are already 1000 bulbs snug in their beds, awaiting spring.

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 8

the late 1940s. Built for W. E. Atkins, who worked with the architectural firm of Atwood and Nash, by contractor Barber (Barbour) from Chatham County. This is said to be the first house built on Gimghoul Road. Atkins sold the house a short time later to Earl Peacock, a professor of economics at UNC.

C 20. 723 Gimghoul Road. Late 1920s. 1-story frame Craftsman cottage of diminutive scale, with elegant tripartite floor-length fixed-sash windows flanking the front door with wide sidelights. All windows have Craftsman muntin pattern. Large segmental arched Doric entrance porch and full-length front raised patio. Buff-colored brick exterior end chimneys have arched recessed panels that accommodate lattice supports for plants. A rear addition extends on the west side. Built for James Phipps, a Chapel Hill attorney, and his wife Vivian.

C 21. 719 Gimghoul Road. 1927. 2-story frame Colonial Revival with center door with transom and sidelights and pedimented entrance portico. Plain siding, 6/6 sash windows, and flanking 2-story porch wings. One 1st story porch has been enclosed, but both 2nd story screened sleeping porches are intact. Built for Frederick John and Harriet W. Schnell by contractor Charlie Brooks from a design by H.D. Carter.

C 22. 715 Gimghoul Road. 1925. 1-1/2 story frame Classical Revival bungalow, with an engaged front porch supported by massive wooden Doric columns. Side-gable roof with a front shed dormer with 8/8 sash, plain siding, 15/15 window sash in the 1st story. A french door opens onto the large west side porch, also supported by massive Doric columns. Exterior end brick chimney. Built for Mr. and Mrs. Edward Montgomery Knox by contractor Charles Martindale. A Sunday morning chamber music group that met in this house in the mid-1930s was the beginning of the North Carolina Symphony.

MICHAEL R. WHITFIELD
PROFESSIONAL LAND SURVEYOR
3118 N.C. HWY 86 N.
HILLSBOROUGH, N.C. 27278
984-234-9793
mikewhitfieldpls@yahoo.com

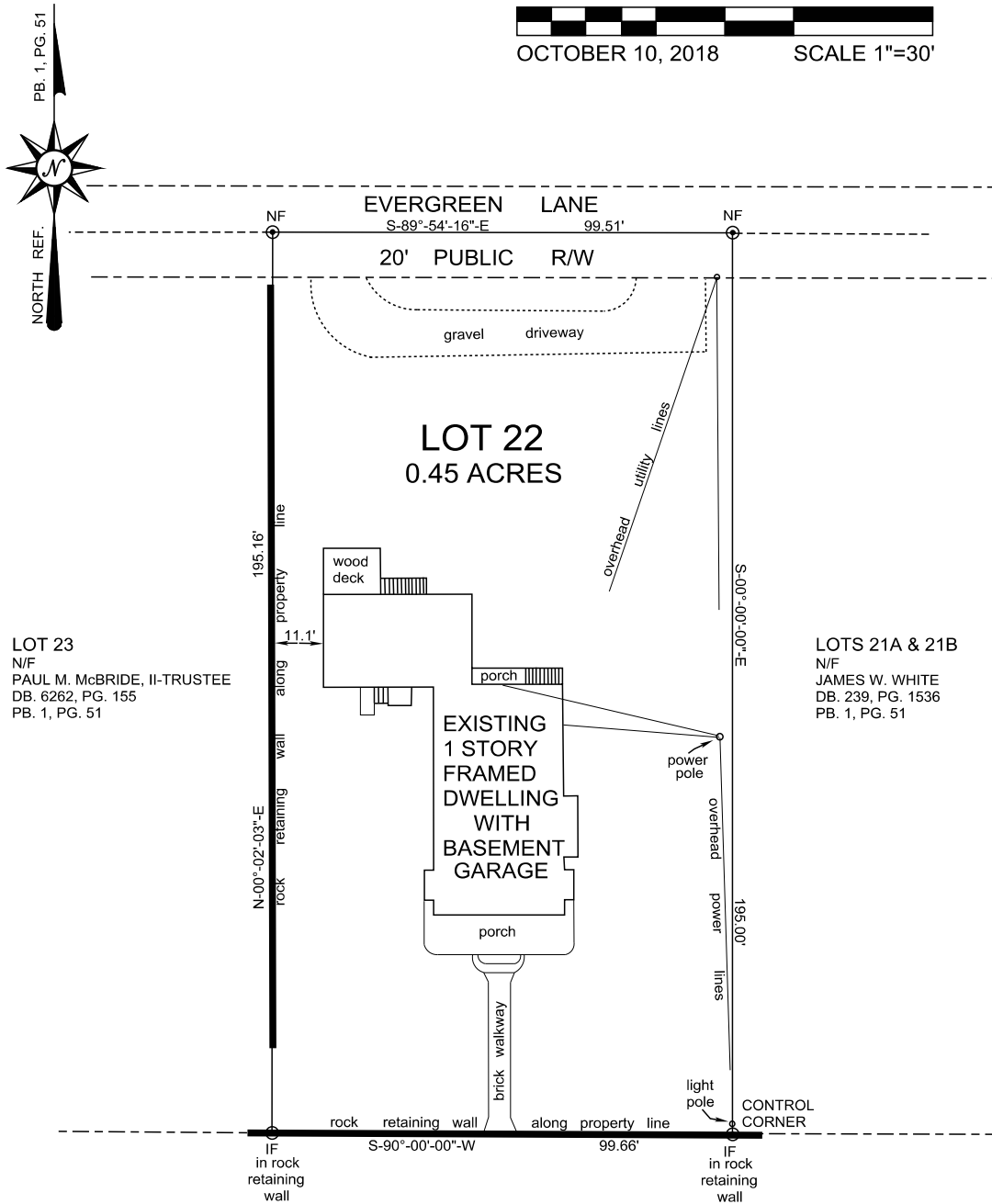
SITE SURVEY
FOR
MARGURETE R. BRITT

LOT 22, "GIMGHOUL PINEY PROSPECT PROPERTY"
CHAPEL HILL TWP., ORANGE CO., N.C.

30' 0 30' 60'



OCTOBER 10, 2018 SCALE 1"=30'



LEGEND

IF = IRON FOUND
IS = IRON SET
MP= MATHEMATICAL POINT
NF = NAIL FOUND

NOTE; UNDERGROUND UTILITY SERVICE
EXISTS ON SUBJECT PROPERTY.

LOT INFORMATION

723 GIMGHOUL ROAD,
CHAPEL HILL, N.C. 27514
PIN # 9788871057
PLAT BOOK 1, PG. 51

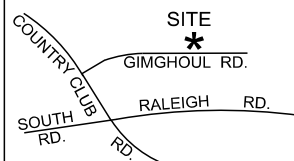
I, MICHAEL R. WHITFIELD, A PROFESSIONAL LAND SURVEYOR.
CERTIFY THAT THE BUILDINGS SHOWN LIE UPON THE
PROPERTY AS SHOWN, AND THAT EXCEPT AS NOTED, THERE
ARE NO ENCROACHMENTS OF OTHER STRUCTURES ONTO
THE PROPERTY.
THIS PLAT IS NOT IN ACCORDANCE WITH G.S. 47-30 AND IS
NOT FOR RECORDATION.

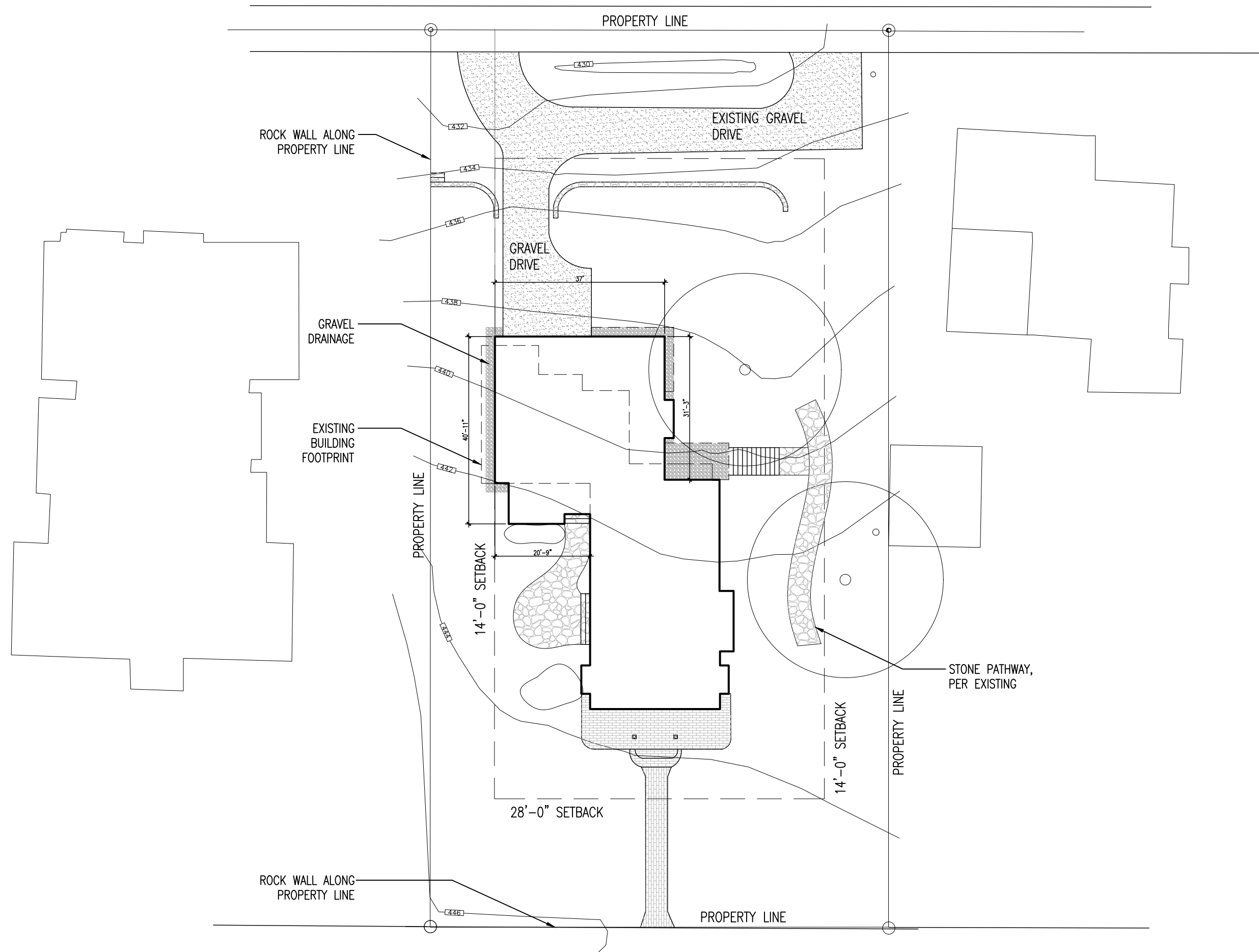
MICHAEL R. WHITFIELD

DATE

PRELIMINARY PLAT;
NOT FOR SALES,
CONVEYANCES OR
RECORDATION.

VICINITY MAP
NOT TO SCALE



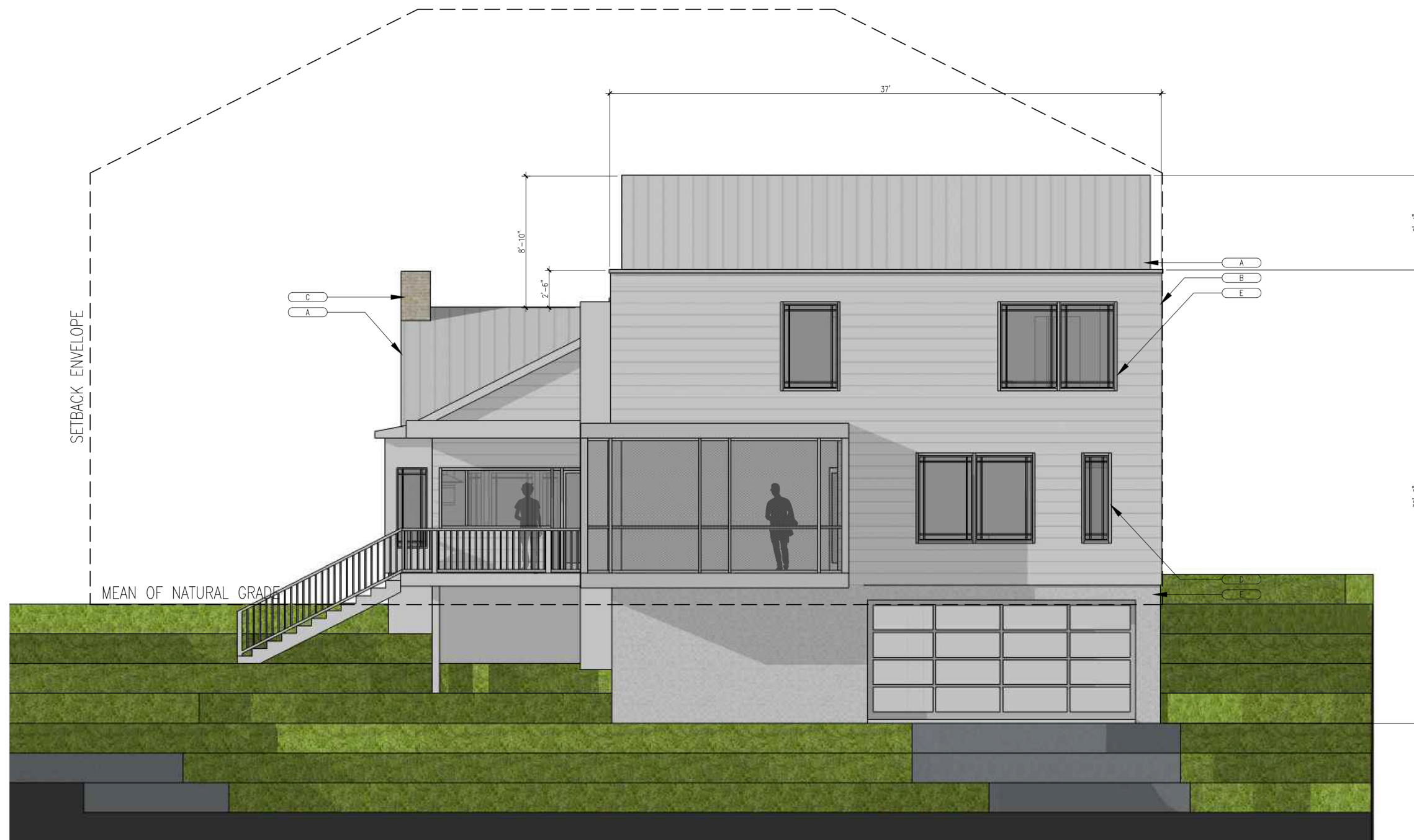


SETBACK ENVELOPE



A	FLAT SEAM METAL ROOF		
B	WOOD SIDING PAINTED WHITE, PER EXISTING		
C	EXISTING TAN BRICK		
D	BRICK PAINTED WHITE		
E	TRIM, PER EXISTING		





<div>A</div>	FLAT SEAM METAL ROOF	<div>F</div>	METAL FASCIA
<div>B</div>	WOOD SIDING PAINTED WHITE, PER EXISTING	<div>G</div>	--
<div>C</div>	EXISTING TAN BRICK		
<div>D</div>	BRICK PAINTED WHITE		
<div>E</div>	TRIM, PER EXISTING		



A	FLAT SEAM METAL ROOF		
B	WOOD SIDING PAINTED WHITE, PER EXISTING		
C	EXISTING TAN BRICK		
D	BRICK PAINTED WHITE		
E	TRIM, PER EXISTING		



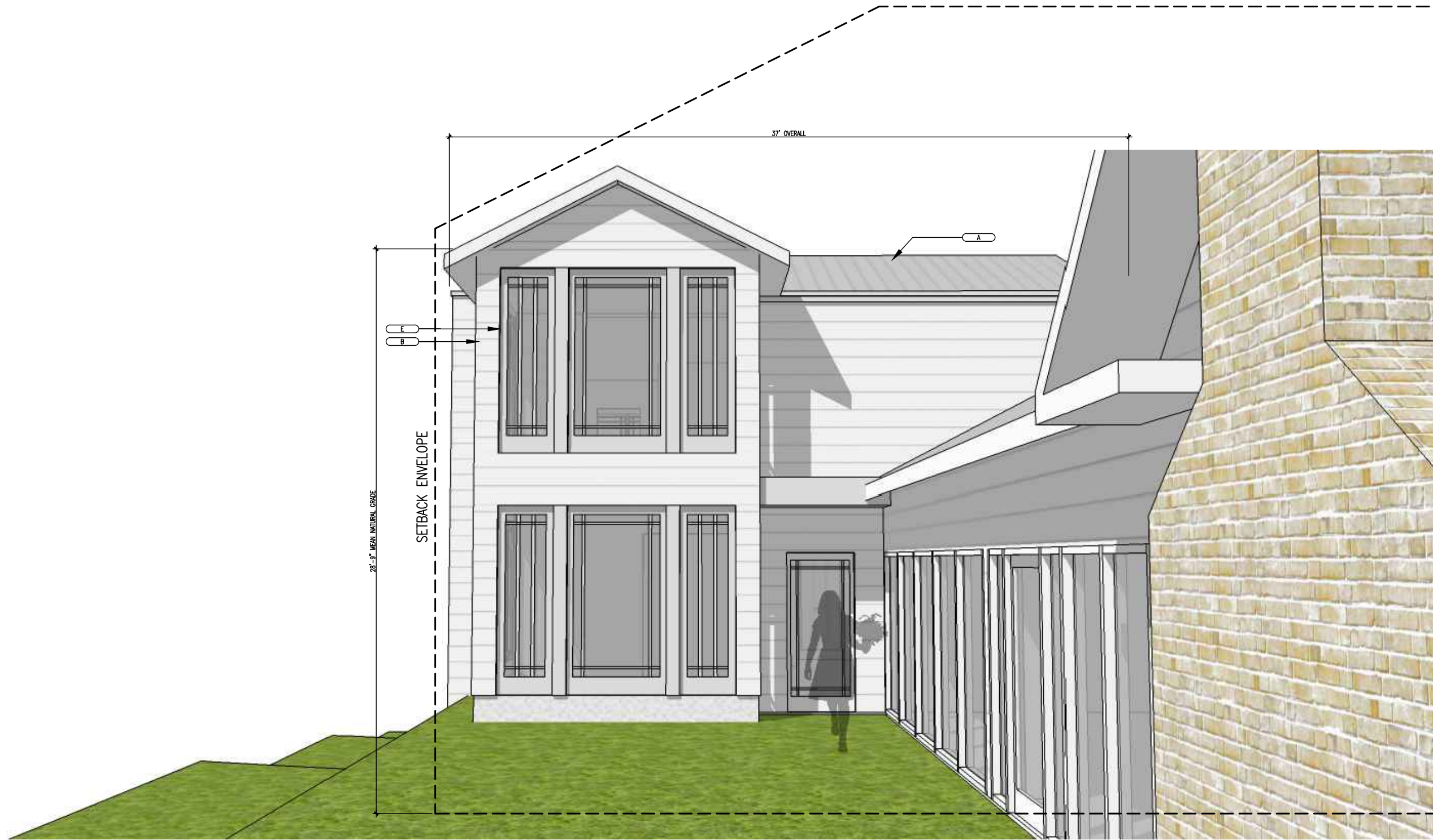
GIMGHOUL HOUSE | PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"

0 1' 2' 4' 8' 12'





A	FLAT SEAM METAL ROOF		
B	WOOD SIDING PAINTED WHITE, PER EXISTING		
C	EXISTING TAN BRICK		
D	BRICK PAINTED WHITE		
E	TRIM, PER EXISTING		



MEAN OF NATURAL GRADE

A	FLAT SEAM METAL ROOF		
B	WOOD SIDING PAINTED WHITE, PER EXISTING		
C	EXISTING TAN BRICK		
D	BRICK PAINTED WHITE		
E	TRIM, PER EXISTING		

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.

Heights

1. Adjacent houses

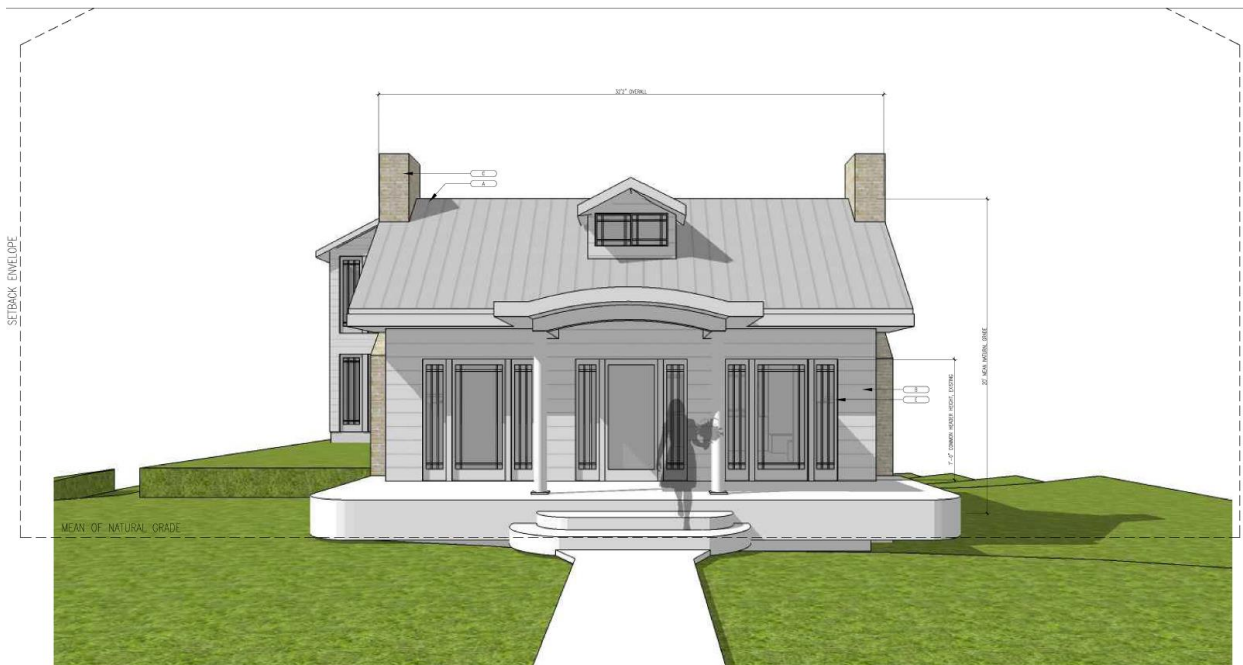
	719 Gimghoul	723 Proposed addition	105 Ridge Lane
Height from its own grade	~32'	28'-9"	~27'

2. Opposite houses

	724 Gimghoul	723 Proposed Addition	720 Gimghoul
Height from its own grade	~38.5'	28'-9'	~26'

NOTE: As pointed out in previous sections, the Sears house is in a dip. Given the importance of the streetscape context, we have included comparison shots of immediate neighbors—see below.

719 and 723 from the street



719 and 723 from the eastern sidewalk



719 from inside the Sears house



View of the Sisters' House from 719 Gimghoul deck



723 and 719 from the neighbor's back yard across the alley (232 Glandon)



View of 105 Ridge Lane and the alley from the rear of 723 Gimghoul



View of 723 Gimghoul from patio of 105 Ridge Lane



View of 723 from deck of 105 Ridge Lane



Setbacks:

The average setbacks and placement neighboring houses to the property line are:

- i. Adjacent, facing Gimghoul:
 1. 719 Gimghoul Rd: ~60'
 2. 105 Ridge Ln: ~115'
 3. Average of both: ~87.5'
- ii. Adjacent, facing alley:
 1. 719 Gimghoul Rd: ~43'
 2. 105 Ridge Ln: ~21'
 3. Average of both: ~32'
- iii. Opposite, facing Gimghoul:
 1. 720 Gimghoul Rd: ~41'
 2. 724 Gimghoul Rd: ~40'
 3. Average of both: ~40.5'

Scale nearest adjacent and opposite buildings: *See context map*

Percentage of lot coverage:

- The existing build is 13.3% of the site. The new build with our addition is 16.7% of the site.

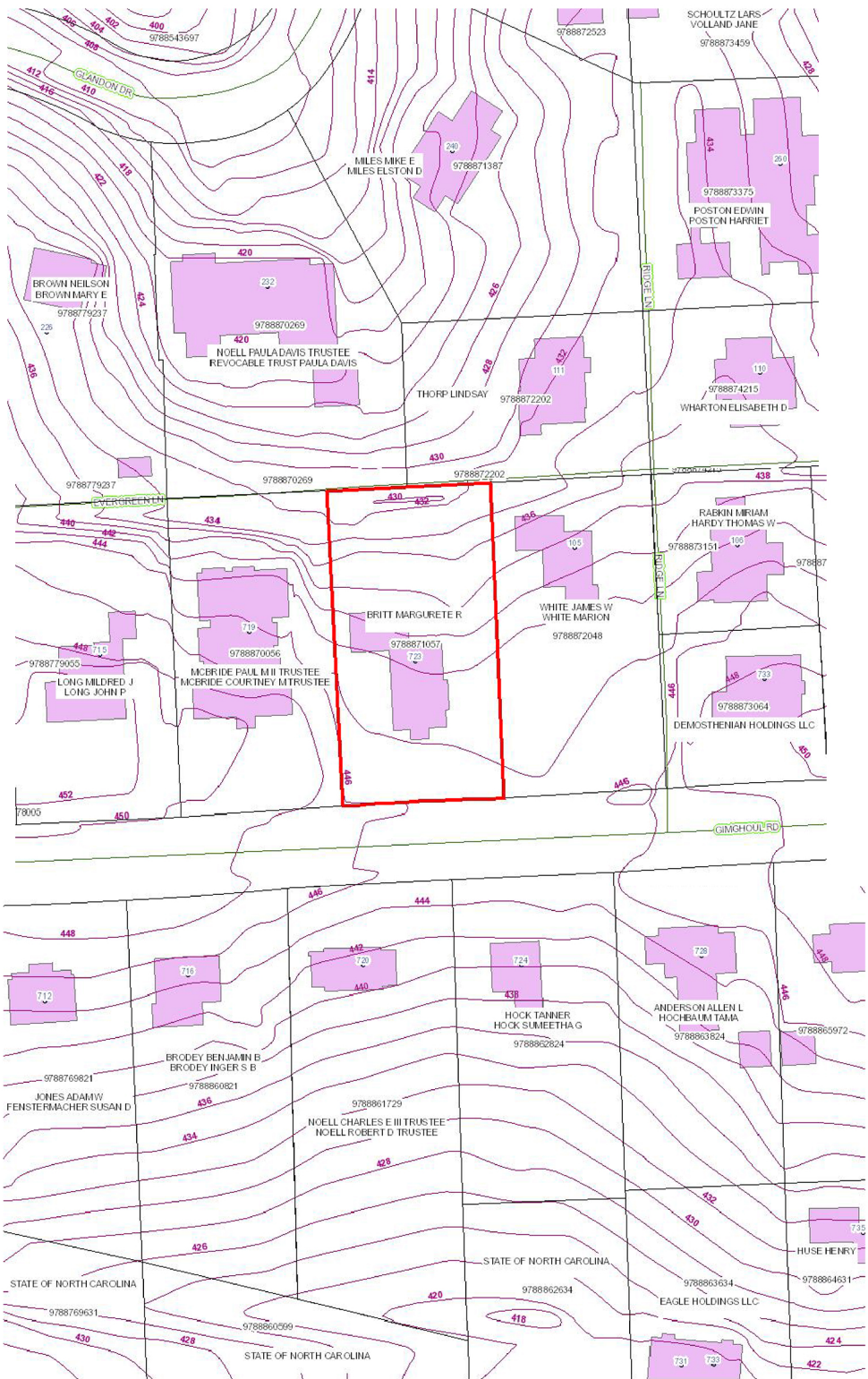
Adjacent:

- The build of 719 Gimghoul Road (neighboring property to the west) is ~25.52% of the site.
- The build of 105 Ridge Lane (neighboring property to the east) is ~11.29% of the site. **NOTE:** this does not include the detached garage against the common boundary, which is missing from the Orange County maps; we estimate the lot coverage to be ~14% judging by the drawing on our survey.

Opposite:

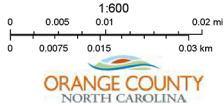
- The build of 720 Gimghoul is 17% of the site.
- The build of 724 Gimghoul is 15% of the site.

Orange County



January 10, 2019 This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plat, 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.

PIN: 9788871057	SIZE: 0.45 A	BUILDING COUNT: 1
OWNER 1: BRITT MARGURETE R	DEED REF: 6536/13	LAND VALUE: \$450,000
OWNER 2:	RATE CODE: 22	BLDG VALUE: \$278,800
ADDRESS 1: 723 GIMGHOUL RD	TOWNSHIP CHAPEL HILL	USE VALUE: \$0
ADDRESS 2:	BLDG SQFT: 1955.85	TOTAL VALUE: \$728,800
CITY: CHAPEL HILL	YEAR BUILT: 1924	DATE SOLD: 10/23/2018
STATE, ZIP: NC 27514		TAX STAMPS: 1542
LEGAL DESC: 22 GIMGHOUL PINEY PROSPECT DEV P1/51		



Context Property Images



720 Gimghoul Road from Gimghoul Road
Building Height: ~26' from mean natural grade of street-facing elevation



724 Gimghoul Road from Gimghoul Road
Building Height: ~38.5' from mean natural grade of street-facing elevation



105 Ridge Lane from Gimghoul Road



105 Ridge Lane from Ridge Lane
 Building Height: ~32' from mean natural grade of street-facing elevation



105 Ridge Lane from Evergreen Lane



105 Ridge Lane from 723 Gimghoul Road



105 Ridge Lane from 723 Gimghoul Road



111 Ridge Lane from Evergreen Lane
Building Height: ~18' from mean natural grade of street-facing elevation



232 Glandon Drive from Evergreen Lane
 Building Height: ~25' from mean natural grade of street-facing elevation



719 Gimghoul Road from Evergreen Lane



719 Gimghoul Road from Gimghoul Road
Building Height: ~32' from mean natural grade of street-facing elevation



719 Gimghoul Road from 723 Gimghoul Road



719 Gimghoul Road and 723 Gimghoul Road from Gimghoul Road

ER
m



20181023000202350 DEED
Bk:RB6536 Pg:13
10/23/2018 04:01:09 PM 1/4

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$1542.00

m

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,542.00

Parcel Identifier No. 9788-87-1057 Verified by [Signature] County on the ____ day of ____, 20__

This instrument was prepared by: BAGWELL HOLT SMITH P.A.

Grantee's address (return to): 723 Gimghoul Road, Chapel Hill, NC 27514

THIS DEED is made this 23 day of October, 2018, by and between

GRANTOR

ANNE ROGERS WADE, unmarried, individually
and as Co-Executor of the BERNICE STILES
WADE Estate (18-E-245)

BARBARA WADE WARREN, individually and as
Co-Executor of the BERNICE STILES WADE
Estate (18-E-245), and spouse, RALPH WARREN

GRANTEE

MARGURETE R. BRITT, Unmarried

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the **Orange County**, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A.

The Grantors acquired the property through the Estate of Bernice Stiles Wade, 18-E-245, Orange County Clerk of Superior Court.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims, excepting ad valorem taxes for the current year, restrictive covenants of record affecting the property, utility easements and rights of way of record, of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Anne Rogers Wade (SEAL)
ANNE ROGERS WADE, individually and
as Co-Executor of the BERNICE STILES
WADE Estate (18-E-245)

Address: 212 Climbing Aster Ct
Mebane, NC 27302

Barbara Wade Warren (SEAL)
BARBARA WADE WARREN, individually
and as Co-Executor of the BERNICE
STILES WADE Estate (18-E-245)

Address: 3425 Labrador Ln
Chapel Hill NC 27516

Ralph May Warren (SEAL)
RALPH WARREN

Pursuant to N.C.G.S. §105-317.2, the Seller/Grantor states as follows:

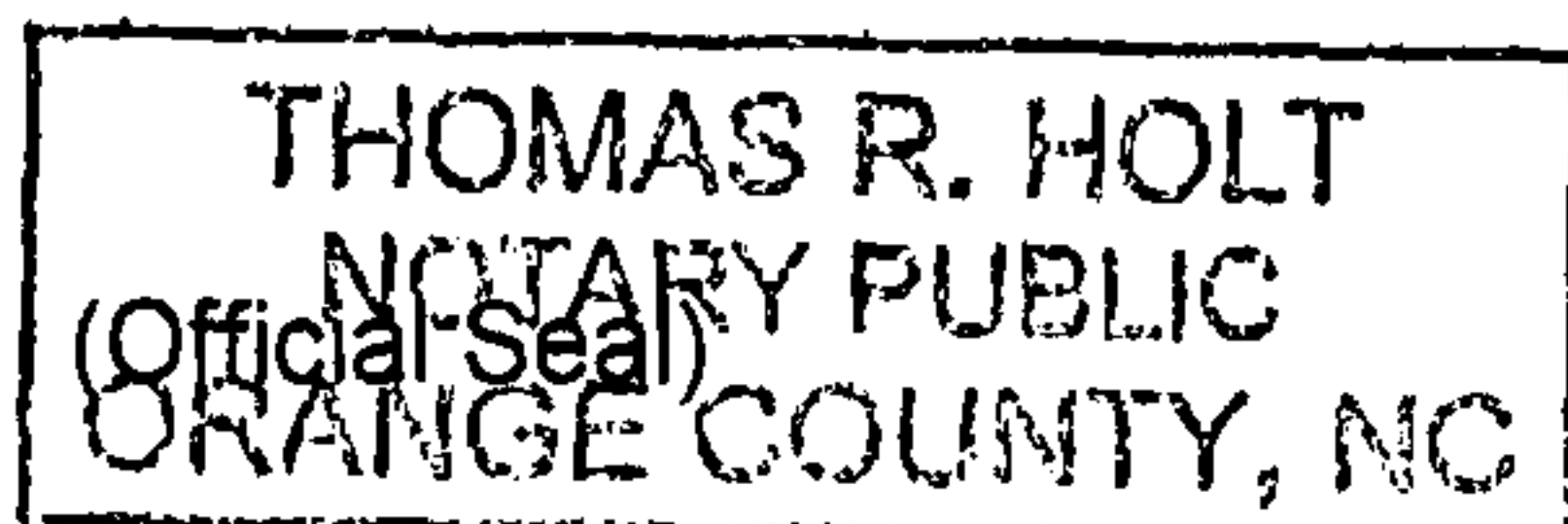
The property conveyed herein _____ includes _____ does not include (initial one) the primary residence of one or more of the Grantors. Each Grantor's address is provided above.

Orange County, North Carolina

I hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein, and in the capacity indicated:

**ANNE ROGERS WADE, individually and as Co-Executor of the BERNICE STILES
WADE Estate**

Date: 10-23-2018



Thomas R. Holt, Notary Public
Printed Name of Notary Public

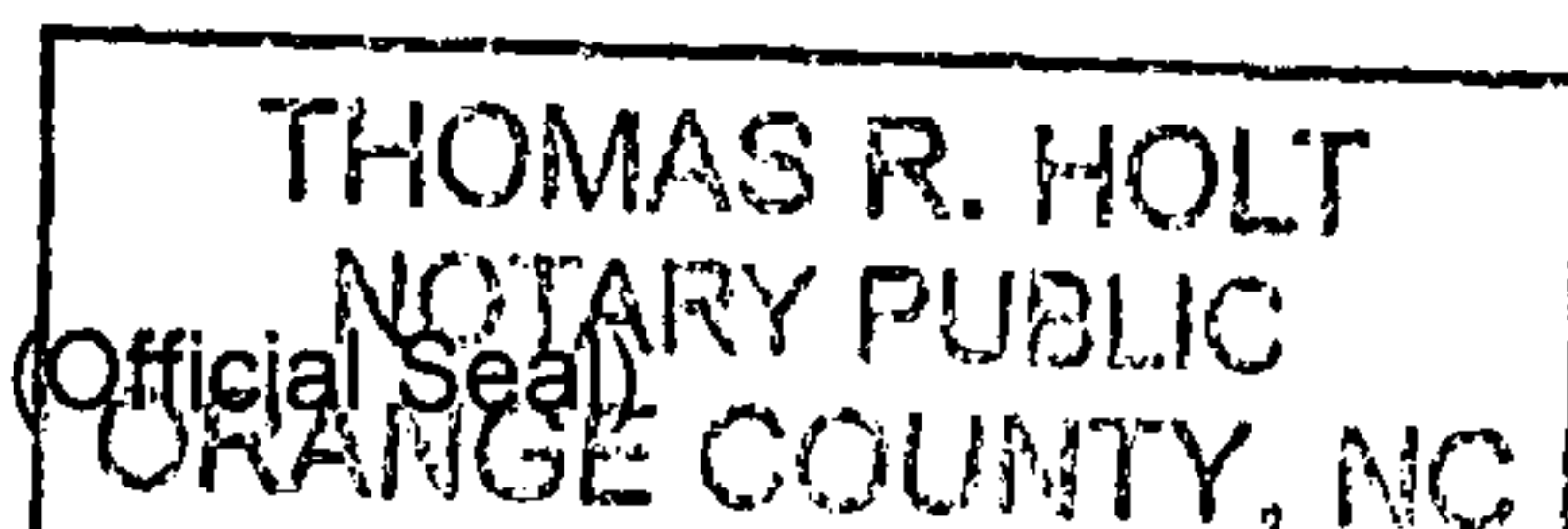
My commission expires: 9-10-2020

Orange County, North Carolina

I hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**BARBARA WADE WARREN, individually and as Co-Executor of the
BERNICE STILES WADE Estate**

Date: 10-23-2018



Thomas R. Holt, Notary Public
Printed Name of Notary Public

My commission expires: 9-10-2020



Orange County, North Carolina

I hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **RALPH WARREN**

Date: 10-23-2018



Thomas R. Holt, Notary Public
Printed Name of Notary Public

(Official Seal)

My commission expires: 9-10-2020

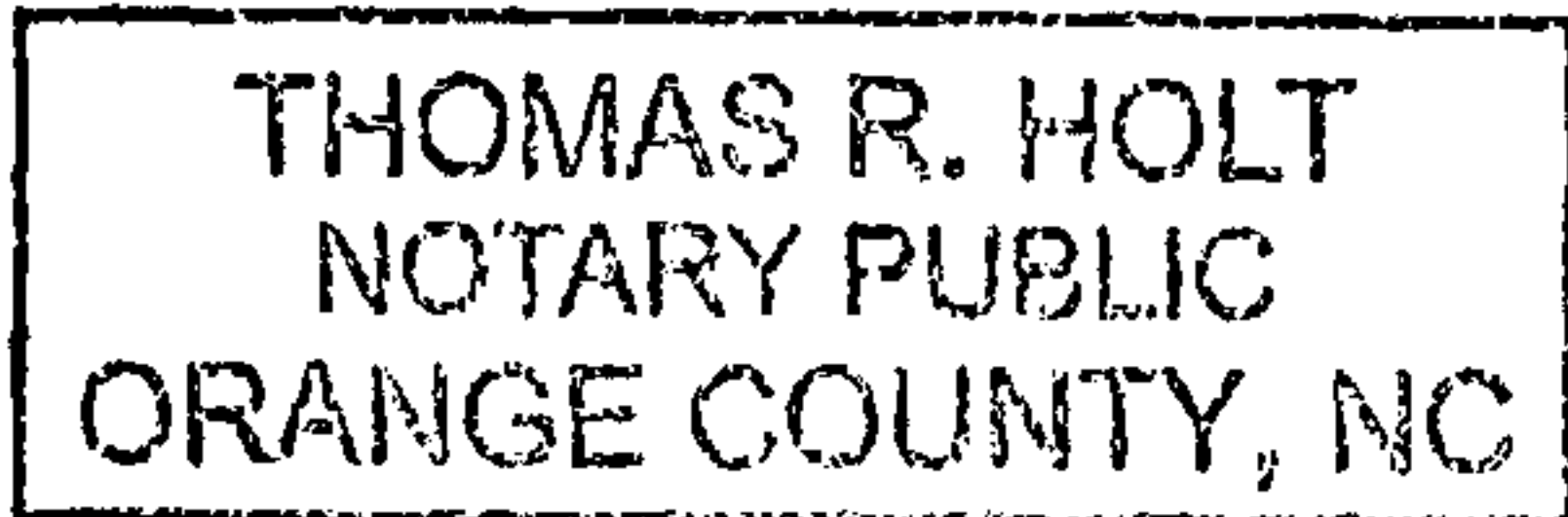


EXHIBIT A

ALL of that certain lot or parcel of land, lying and being on the North side of Gimghoul Drive in the Town of Chapel Hill, County of Orange, State of North Carolina, bounded and described as follows, viz: BEGINNING at an iron stake in the property line of Gimghoul Drive, the Southeast corner of Lot No. 23; thence due East 100 feet to an iron stake, the Southwest corner of Lot No. 21A; thence due North 195 feet to the center of a twenty foot lane known as Evergreen Lane; thence due West 100 feet along the center of Evergreen Lane, the Northeast corner of Lot No. 23; thence due South 195 feet to an iron stake, the point of BEGINNING, the same being Lot No. 22 of the GIMGHOUL PINEY PROSPECT PROPERTY recorded in Plat Book 1, Page 51, Orange County Registry.

PIN: 9788-87-1057



Unofficial Property Record Card - Orange County, NC

General Property Data

Parcel ID **9788871057**
 Property Owner **WADE BERNICE S**
 Mailing Address **723 GIMGHOUL RD**
 City **CHAPEL HILL**
 State **NC**
 Zipcode **27514-3814**

Property Location **723 GIMGHOUL RD**
 Property Use
 Most Recent Sale Date **1/1/1979**
 Legal Reference **119/223**
 Grantor
 Sale Price **0**
 Land Area **0.45 AC**

Current Property Assessment

Card 1 Value Building Value **278,800** Other Features Value **0** Land Value **450,000** Total Value **728,800**

Building Description

Building Style **Single Fam**
 # of Living Units **1**
 Year Built **1924**
 Finished Area (SF) **1956**
 Full Baths **2**
 # of Other Fixtures **0**

Foundation Type **1/2 Basement**
 Roof Structure **Gable**
 Roof Cover **Shingle**
 Siding **Frame**
 1/2 Baths **1**

Heating Type **Combo H&A**
 Heating Fuel **N/A**
 Air Conditioning **100%**
 # of Bsmt Garages **0**
 3/4 Baths **0**

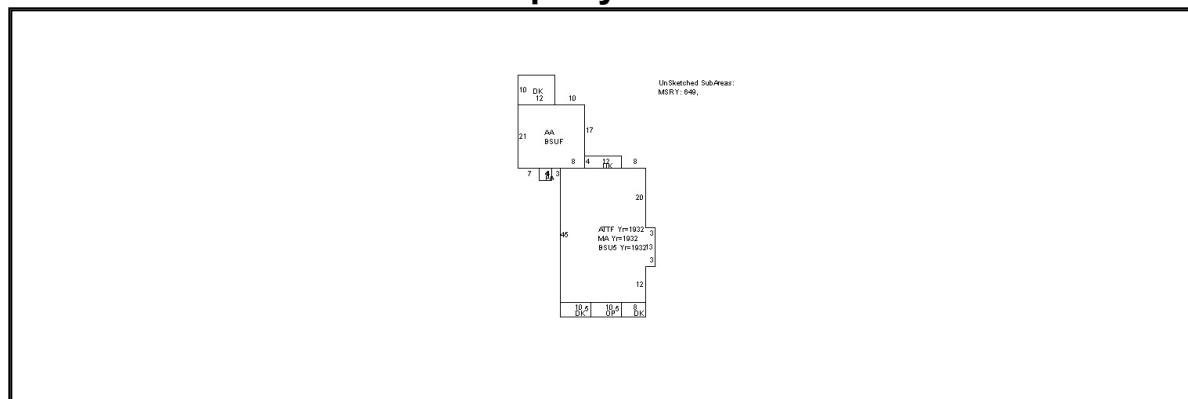
Legal Description

22 GIMGHOUL PINEY PROSPECT DEV

Narrative Description of Property

This property contains 0.45 AC of land mainly classified as with a(n) Single Fam style building, built about 1924 , having a finished area of 1956 square feet, with Frame exterior and Shingle roof cover, with 1 unit(s).

Property Sketch



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.