



QUESTIONS?
Call or email us!

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: 18-130
Project Description: The Owners seeks to renovate and expand the home at 306 N. Boundary St. for the purposes of their own residence. It is proposed to remove two porch areas from the existing 1991 residence and replace them with new additions to create additional living space, provide more clearly expressive and walkable entries, and to maintain and enhance the connections to the exterior gardens. Also proposed is new garage with guest quarters above.	Permit: Applicant will be applying for ZCP at a later date
	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: 12/12/18
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: 306 N Boundary Street	Parcel ID Number: 9788599778
Property Owner(s): Stephen Cumbie + Druscilla French	Email: scumbie@nvcommercial.com
Property Owner Address: 204 Glenburnie St	
City: Chapel Hill	State: NC
Zip: 27514	Phone: (703) 448-4304
Historic District: <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul	Zoning District: R-1 and R-2

B: Applicant Information	
Applicant: Erik Van Mehlman, AIA	Role (owner, architect, other): Builder / Out of State Architect's Representative
Address (if different from above): 502 Rigsbee Avenue, Suite 201	
City: Durham	State: NC
Zip: 27701	



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Email: emehlman@buildsense.com

Phone: 919-667-
0404

C. Application Type (*check all boxes that apply*)

- ☐ **Minor Work** Exterior works that do not involve any substantial alterations, and do not involve additions or removals that could impair the integrity of the property and/or the district as a whole. See [Design Guidelines](#) (p. 69) for a list of minor works.
- ☒ **Historic District Commission Review** Includes all exterior changes to structures and features other than minor works
- ☐ **Site-work only (walkways, fencing, walls, etc.)** ☐ **After-the-fact application** (for unauthorized work already performed).
- ☐ **Restoration or alteration** ☐ **Demolition or moving of a site feature.**
- ☒ **New construction or additions** ☐ **Request for review of new application after previous denial**
- ☐ **Sign**

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

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

Zoning District:	Minimum setbacks			Maximum heights			Lot size
	Street	Interior	Solar	Primary	Secondary		
Required by zoning	28'	14'	17'	Setback 29'	Core 40'		
Proposed	167.1'	15.1' garage	18.8' garage	25' new garage	38'-9" existing home - no change		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	4078sf	+1697sf	5775sf	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	1066sf	+2689sf	3755sf	0.087	0.162	Existing	Proposed
Impervious Surface Area (ISA)	13759	+3344sf	17103sf	-	-	0.23	0.29
New Land Disturbance			5155sf				



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
Additions / page 55	Guideline #1	Due to the large lot, siting of the original building, and abundance of evergreen planting, the completed project including the existing house, new additions, and detached garage are all screened from street view.
Additions / page 55 + Garages / page 21	Additions Guidelines #4 + #5 + Garages Guideline #7	Additions: The scale, massing, and details of the additions are derived from the form of the existing home. The materials have been selected to be compatible or identical to those of the existing home. See architect's statement and additional information in Section F. --- Garages: The new garage is set to the Northwest (rear of the home) naturally terminating the existing driveway. The design, form, material, and detail are derived from those of the existing home and new additions, while remaining subordinate, as a garage should do, in both scale and complexity.
Additions / page 55	Guideline #7	The owners were drawn to this home for the tremendous gardens dating back to development by William C. Coker in 1908 and updated during the construction of the home in 1991. They are engaging the Landscape Architect who executed the 1991 planning to take great care in preserving the grounds.



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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 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides. <input checked="" 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 checked="" 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 checked="" type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). <input checked="" type="checkbox"/> The size of each lot (net land area in square feet). <input checked="" 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 checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule	<input checked="" 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.

Erik Van Mehlman, AIA	12/07/18
--------------------------	----------

Applicant (printed name)	Signature	Date
--------------------------	-----------	------

Stephen Cumbie	12/07/18
----------------	----------

Property Owner	Signature	Date
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(if different from above)

ER
JB



20180928000185910 DEED
Bk:RB6526 Pg:189
09/28/2018 10:10:24 AM 1/3

FILED Mark Chilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$3676.00

JB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 3676.00

Parcel Identifier No. 9788-59-9778 Verified by JB County on the ____ day of _____, 20__

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

Grantee's address (return to): 306 North Boundary Street, Chapel Hill, NC 27514

THIS DEED is made this 13th day of September, 2018, by and between

GRANTOR

FLORENCE FOWLER PEACOCK and spouse,
JAMES L. PEACOCK, III

GRANTEE

DRUSCILLA FRENCH and spouse,
STEPHEN M. CUMBIE
as Tenants by the Entirety

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.

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.

{00054464.DOC} NC Bar Association Form No. 3 © 1976. Revised © 1977, 2002
Printed by Agreement with the NC Bar Association - 1981

submitted electronically by "Bagwell Holt Smith PA-CC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

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.

Florence Fowler Peacock (SEAL)
FLORENCE FOWLER PEACOCK

Address: 412 Cedar Club Circle
Chapel Hill, N.C. 27517

James L. Peacock III (SEAL)
JAMES L. PEACOCK, III

Address: 412 Cedar Club Circle
Chapel Hill, N.C. 27517

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

The property conveyed herein ____ includes X 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: **FLORENCE FOWLER PEACOCK**

Date: 9/13/18

(Official Seal)

Megha K. Dubal
Megha K. Dubal, Notary Public
Printed Name of Notary Public

My commission expires: 3/21/22

Megha K. Dubal
NOTARY PUBLIC
Wake County, NC
My Commission Expires March 21, 2022

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: **JAMES L. PEACOCK, III**

Date: 9/13/18

(Official Seal)

Megha K. Dubal
Megha K. Dubal, Notary Public
Printed Name of Notary Public

My commission expires: 3/21/22

Megha K. Dubal
NOTARY PUBLIC
Wake County, NC
My Commission Expires March 21, 2022

EXHIBIT A

I. BEING approximately 1.345 acres, formerly described as Lots 1 and 2 of the plat of the recombination of the Mrs. W. C. Coker Homeplace, dated December 12, 1986 by Freehold Land Surveys, Inc., and recorded in Plat Book 46, Page 173, Orange County Registry, and being recombined by this deed into a single lot.

II. BEGINNING at an iron located South 66 deg. 55 min. 57 sec. West 84.16 feet from an iron in the Northeast corner of Lot 3 (Revised) of Mrs. W. C. Coker Homeplace as per Plat Book 46, Page 173, Orange County Registry; running thence South 66 deg. 55 min. 57 sec. West 59.08 feet to an iron; running thence North 79 deg. 08 min 15 sec. East 58.13 feet to an iron; running thence 12 deg. 33 min. 27 sec. West 12.47 feet to the point and place of BEGINNING; and being a small rectangular sliver depicted as parcel to be combined with Lot 2 (Rev) in Plat Book 73, Page 57, Orange County Registry, to which plat reference is hereby made for a more particular description of the same.

It is the intent of this conveyance to merge this tract II with Lots 1 and 2 (revised) (I above) of Mrs. W.C. Coker Homeplace, as per plat Book 46, Page 173, Orange County Registry.

SAVE & EXCEPT the following parcel:

BEGINNING at an iron located in the Northeast corner of Lot 3 (revised) of Mrs. W.C. Coker Homeplace as per Plat Book 46, Page 173, Orange County Registry, running thence South 66 deg. 55 min. 57 sec. West 84.16 feet to an iron; running thence North 12 deg. 33 min. 27 sec. West 8.70 feet to an iron; running thence North 72 deg. 52 min. 21 sec. East 83.01 feet to the point and place of BEGINNING; and being a small rectangular sliver depicted as parcel to be combined with Lot 3 (Rev) 361 square feet in Plat Book 73, Page 57, Orange County Registry, to which plat reference is hereby made for a more particular description of the same.

PIN: 9788-59-9778



Unofficial Property Record Card - Orange County, NC

General Property Data

Parcel ID **9788599778**
 Property Owner **PEACOCK FLORENCE F**
PEACOCK JAMES L III
 Mailing Address **306 N BOUNDARY ST**

 City **CHAPEL HILL**
 State **NC**
 Zipcode **27514-7800**

Property Location **306 BOUNDARY ST**
 Property Use
 Most Recent Sale Date **2/20/1995**
 Legal Reference **1327/385**
 Grantor
 Sale Price **0**
 Land Area **1.35 AC**

Current Property Assessment

Card 1 Value	Building Value 660,500	Other Features Value 20,000	Land Value 420,000	Total Value 1,100,500
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Building Description

Building Style **Single Fam**
 # of Living Units **1**
 Year Built **1991**
 Finished Area (SF) **3812**
 Full Baths **3**
 # of Other Fixtures **0**

Foundation Type **Masonry**
 Roof Structure **Gable**
 Roof Cover **Tile**
 Siding **Masonry**
 1/2 Baths **1**

Heating Type **Combo H&A**
 Heating Fuel **N/A**
 Air Conditioning **100%**
 # of Bsmt Garages **1**
 3/4 Baths **0**

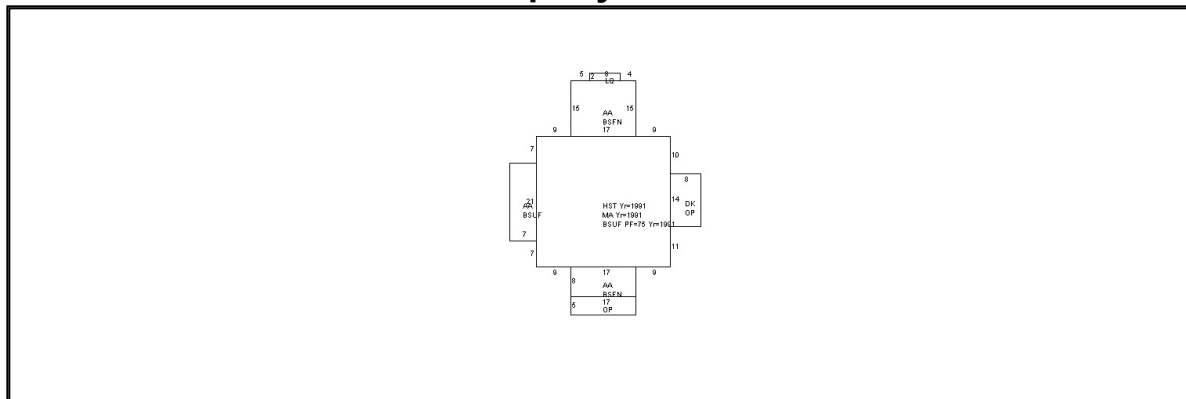
Legal Description

#1-2 REV BURNS AMMERER & PEACOCK P73/57

Narrative Description of Property

This property contains 1.35 AC of land mainly classified as with a(n) Single Fam style building, built about 1991 , having a finished area of 3812 square feet, with Masonry exterior and Tile 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.

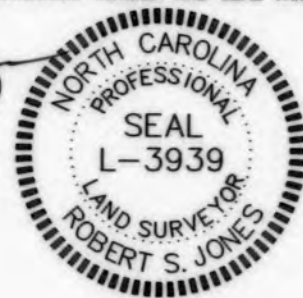
SURVEYOR'S CERTIFICATE
I, ROBERT S. JONES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION(DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

AND THAT:
PER NC GS 47-30 (1)(11)(c)(1) THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 21st DAY OF AUGUST, 2018.

PROFESSIONAL LAND SURVEYOR

L-3939
REGISTRATION NUMBER



Madhu Beriwal
DB.5982 PG.481
PB.29 PG.81

David F. Hemsey
and
Jessica Z. Hemsey
DB.5738 PG.469
PB.60 PG.120

Henrik G. Dohlman
and
Christianna S. Williams
DB.6288 PG.535
PB.60 PG.120



VICINITY MAP (NOT TO SCALE)

NOTES:

- 1.) NO GEODETIC MONUMENTS WITHIN 2000' OF THIS PROPERTY UNLESS OTHERWISE NOTED.
- 2.) NO ATTEMPT MADE TO LOCATE CEMETERIES, WETLANDS, HAZARDOUS MATERIALS SITES, UNDERGROUND UTILITIES, OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.
- 3.) ALL AREAS BY COORDINATE COMPUTATION.
- 4.) NEW IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

Paula Hunt
WB.02-E-062
PB.36 PG.78

20' Duke
Power Easement
DB.924 P.588

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N66°28'07"E	24.31'
L2	N12°22'14"W	12.48'
L3	N13°40'01"W	8.71'

LEGEND

These standard symbols will be found in the drawing.

UTILITY POLE..... ϕ
EXISTING IRON ROD..... \bullet
PK NAIL..... \circ
EXISTING IRON PIPE..... \circ
5/8" REBAR SET..... \bullet
STONE FOUND..... \square
CONCRETE MONUMENT..... \square
COMPUTED POINT..... Δ
UNDERGROUND ELEC.....E—E—E—E—
RIGHT OF WAY.....— — — — —
UNDERGROUND GAS.....G—G—G—G—
UNDERGROUND CABLE.....IV—IV—IV—IV—
UNDERGROUND TELE.....T—T—T—T—



NORTH BOUNDARY STREET
(VARIABLE WIDTH R/W)

FLORENCE F. PEACOCK &
JAMES L. PEACOCK, III
PIN: 9788-59-9778
ZONING: R1/R2 (HD-1)
1.35 Acres

Woodrow W. Burns Jr.
DB.543 PG.394
PB.73 PG.57

IMPERVIOUS SURFACE DATA

2-STORY BRICK DWELLING
PORCHES AND STEPS: 2207.2 SF
DRIVEWAYS, PATOS, WALKS,
OUTBUILDINGS AND WALLS: 11,551.9 SF
TOTAL: 13,759.1 SF

REFERENCES

DB.1327 PG.385
DB.620 P.189
PB.73 PG.57
PB.46 P.173
PB.42 P.184
PB.42 P.187
DB.924 P.588
DB.543 P.383

CURRENT OWNER:

JAMES PEACOCK &
FLORENCE PEACOCK
306 N. BOUNDARY STREET
CHAPEL HILL, NC 27514

REVISIONS:

No.	DATE	DESCRIPTION	BY	CHK
1	8/21/2018	Added utilities easment	RSJ	RSJ

SURVEY FOR:

**JAMES L. PEACOCK, III
AND
FLORENCE F. PEACOCK**

SCALE: 1" = 30'
CHAPEL HILL TOWNSHIP - ORANGE COUNTY, NC
DATE: JULY 3, 2018

**R.S. JONES &
ASSOCIATES, INC.**
LAND SURVEYORS
LICENSE NO.: C-2565
201 WEST CLAY STREET
MEBANE, N.C. 27302
PH.: (919)563-3623 FAX: (919)563-0086

**Chapel Hill Historic District Certificate of Appropriateness Application
306 N. Boundary Street**

Section F – Checklist of Application Materials

1. Written description of physical changes proposed.

See Architect Thomas French's Statement below for description of changes and more:

The Owners seeks to renovate and expand the home at the address referenced above for the purposes of their own residence. They presently live in the Holmes-Koch house at 204 Glenburnie Street, which they restored and renovated in 2008 and for which they won a 2008 Preservation Chapel Hill Award. They are active members of the Chapel Hill and UNC communities and purchased this property to have a more accessible home (the house has an elevator) and a larger garden to host various civic and philanthropic events. They also seek approval to build a detached garage with guest quarters above set to the Northwest (rear) of the house.

The existing residence was completed in 1991 and has a finished floor area of 4103 sf on three levels. The proposed additions are on the south and east sides of the house and will add 1031 sf of finished and conditioned floor area. There will be an additional 570 sf of unfinished-conditioned space for mechanical and storage, 470 sf of finished-unconditioned area (entry portico and covered porch) and 293 sf for deck and sun terrace. Situated on 1.35 acres and well screened from street view by trees all around, the proposed project is in scale with the house and neighborhood, particularly considering its garden setting.

The house was designed by local architect Dail Dixon and reportedly was inspired by a Palladian villa but detailed in a contemporary manner. The center of the house is a three story square, with shorter projections on all four sides that serve original programmatic requirements. The original flat roof is softened by brick gables on four sides, with steeply pitched copper roofs that have been rotated forty-five degrees to reduce the visible mass of the building form. Access on the South and East sides (facing the entry and the garden, respectively) are presently via steep sets of wood stairs.

The design concept for the additions on the South and East is to extrude the gabled forms to accommodate desired spaces. On the South, a new laundry room sits on the second floor above a foyer, more gracious powder room and a small library on the first floor. On the East, a new second floor Master Bedroom tops a large covered porch that faces the garden. Both additions have new exterior stairs that are safer and more generous and will be built in masonry for a more polished and polite presentation to friends and family. Proposed materials are consistent with the existing house, with brick, stucco and copper roofing to match. Outdoor walking surfaces (with the exception of a small wood deck at the rear) will be natural stone and pre-cast concrete.

The detailing of the additions is intended to take the original Neoclassical inspiration a bit further, with some additional depth, shadow lines and finesse. The extruded gable on the South has a smaller pair of gables flanking a curved portico roof that echoes the original but now has added character and complexity and more clearly marks the public entry. The East Addition is intended to fully engage with the Garden on the Main Floor while the Master will enjoy a prime axial view of same.

Given its recent origin and from a preservation viewpoint, the existing house is a “non-contributing” building in this historic district. In response to the seven criteria listed in the “Guidelines for Additions” contained in the Design Guidelines for the Chapel Hill Historic Districts (p. 55), it would seem the criteria directly referencing additions to a “historic building” would not strictly apply to this project. That said, this project is deferential to the historic district in that:

- The completed project including the house with its additions as well as the detached garage will remain screened from street view.
- Materials have been carefully selected to be compatible with the existing house, although in some cases the materials have been upgraded (e.g. the replacement of wood porches and stairs with stone and pre-cast concrete)
- The scale of the additions, massing and details are intended to be entirely compatible with the existing house.
- The Additions will be subtly but visibly discernible from the existing house.
- Great care will be taken to preserve the existing Garden.

The detached garage is designed and located to be subordinate to the house. It is intended to provide vehicle storage and an additional guest suite of 740 square feet. The exterior will be finished in stucco with a brick base to match those identical materials of the house. Windows will be aluminum clad wood units to match the new units in the house. The roof will be architectural grade shingles. The overhead doors will be painted “carriage style” composite overlay doors by Clopay.

Our intention is that in expanding the house with a vision and appropriate craft, the story of this house becomes more interesting. In giving the house a new lease on life, it begins to build a story of its own. Although it will remain largely unseen from a street view, guests and neighbors will grow to appreciate this house and garden setting such that, at some point in the future, the home may become recognized as a contributing property in the Franklin-Rosemary Historic District.

Note: Thomas M. French, III is the Architect for this project as well as the author of the above statement. He is the President of Thomas French Architect, P.C. in McLean, Virginia where he has been in practice since 1992. Thomas French Architect are residential architects specializing in traditionally inspired as well as historic district work. They have worked on a range of preservation projects, and have appeared before and had projects approved by Boards of

Architectural Review in Old Town Alexandria (Virginia) and Georgetown in the District of Columbia.

2. History, context, and character information.

Information on the district has been attained through use of the Design Guidelines for Chapel Hill Historic Districts, the 2015 National Register of Historic Places Chapel Hill Historic District Boundary Increase, and visual observation of the district with emphasis on the immediate context of N. Boundary Street and the adjacent and opposite buildings. There is an incredible amount of diversity in the district from “nineteenth century Federal, Greek Revival, Gothic Revival, and Queen Anne buildings-as well as vernacular farmhouses... ..bungalows and Colonial Revival style houses in the early twentieth century” to both noteworthy and ordinary homes of the late 20th century and early 21st century. Common and important to the district is impressive landscape highlighted by fieldstone walls, abundant plantings, and large trees and tree canopies.

The subject property at 306 N. Boundary was subdivided from the historic and elegant gardens of noteworthy UNC botany professor William C. Coker’s House at 609 North Street for construction of the existing home. It was of upmost importance to that owner to respect and preserve the landscape in development of the home and grounds. The lush and well-appointed landscape has been maintained in excellent condition. The new owner also cherishes the grounds. The additions are designed to integrate with the house form and Palladian plan while imposing little impact on and enhancing views of the existing gardens.

Aside from the elegant landscape, there is the 4103 sf home on three levels designed by local architect Dail Dixon at the core of the property and a small one story shed built on the North edge (see existing site plan). The property is not listed in the 2015 National Register cataloging of the district. With exception of the Coker House at 609 North Street, no properties with N. Boundary Street frontage north of North Street are included as contributing properties in the district. The homes along this stretch range in diversity of style from neo-colonial to French revival to modern country to farmhouse revival. Perhaps the most notable home in this area is a glass and masonry modern home with an inverted metal roof form completed in 2000 and designed by accomplished local modernist architect Kenneth Hobgood. While it is slightly easier to view from the street, it is also deeply inset on its own lot and highly screened by landscape.

3. Justification of Appropriateness.

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

The top of the unique existing roof is unable to be seen from grade at approximately 38’-9”. The practically flat portion slopes slightly above the steep copper sides that align in height with the peaks of the masonry gable forms on all four sides. The peaks of the new additions to the South and East match that of the existing gable forms at approximately 38’-3”. Without

permission to physically measure the roof heights of the adjacent and opposite properties, visual observation provides confirmation that the roof height of the subject property is congruous with the others in the neighborhood. The subject property is two stories over a full basement. The roof height is most similar to two adjacent homes that are clearly two stories over a full basement at 504 and 508 N. Boundary Street.

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

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

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

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

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

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

e. The roof shape, form, and materials;

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

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

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

g. The general form and proportion of the buildings;

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

h. Appurtenant fixtures and other features such as lighting;

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

i. Structural conditions and soundness.

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

j. Architectural scale.

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

4. Photographs

See attached.

5. Site Plan Set

See attached.

6. Elevation Drawings

See attached.

7. Information about context

See attached.

8. Demolition/Relocation Information

The original home was designed by architect Dail Dixon and completed in 1991. It is proposed to remove the South and East exterior stairs and porticos to build new additions that sit comfortably and sensitively with the original design. The home sits at the core of the large and abundantly planted property such that both areas of proposed work are screened from street view. It is the owners' desire to provide a greater ease of accessibility at both the South and East locations while enhancing the connection to the exterior gardens and creating the necessary increase in program to their home. The South Entry form to be removed is a barrel roofed portico over four slender box columns. The East portico is a railed balcony over two slender box columns. Large and long continuous runs of wood stair are at both locations. It is proposed to replace both porticos and sets of stairs with new additions and stairs as detailed in this application.

9. Mailing Notification Fee

To be submitted with application. List of properties within 100' of 306 N. Boundary follows:

Woodrow Burns Jr. - 609 North St., Chapel Hill, NC 27514

Beverly Errede - 512 N Boundary St., Chapel Hill, NC 27514

Tanner Hock, Sumeetha Hock - 724 Gimghoul Rd., Chapel Hill, NC 27514
(owner of property at 509 N. Boundary St.)

Henrik Dohlman, Christianna Williams - 508 N Boundary St., Chapel Hill, NC 27514

David Hemsey, Jessica Hemsey - 504 N Boundary St., Chapel Hill, NC 27514

Madhu Beriwal - 304 N Boundary St., Chapel Hill, NC 27514

Paula Hunt - 310 N Boundary St., Chapel Hill, NC 27514

William Joyner, Mary Brenda Joyner - 309 N Boundary St., Chapel Hill, NC 27514

Nancy Sidebottom - 1412 Ridge Rd, Lancaster, PA 17603
(owner of property at 303 N. Boundary St.)

Conrad Weiden, Pamela Weiden - 525 North St., Chapel Hill, NC 27514

10. Site Plan Set

To be submitted with application.



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION

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Addition/Renovation

306 N. Boundary St., Chapel Hill, North Carolina 27514

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Copper Gutters and Downspouts

Hard Surfaced Stucco

Wood Stairs

Painted Railing

Rowlock Sills

Brick Masonry

Split-face
concrete blocks



EXISTING CONDITIONS



Copper Roofing

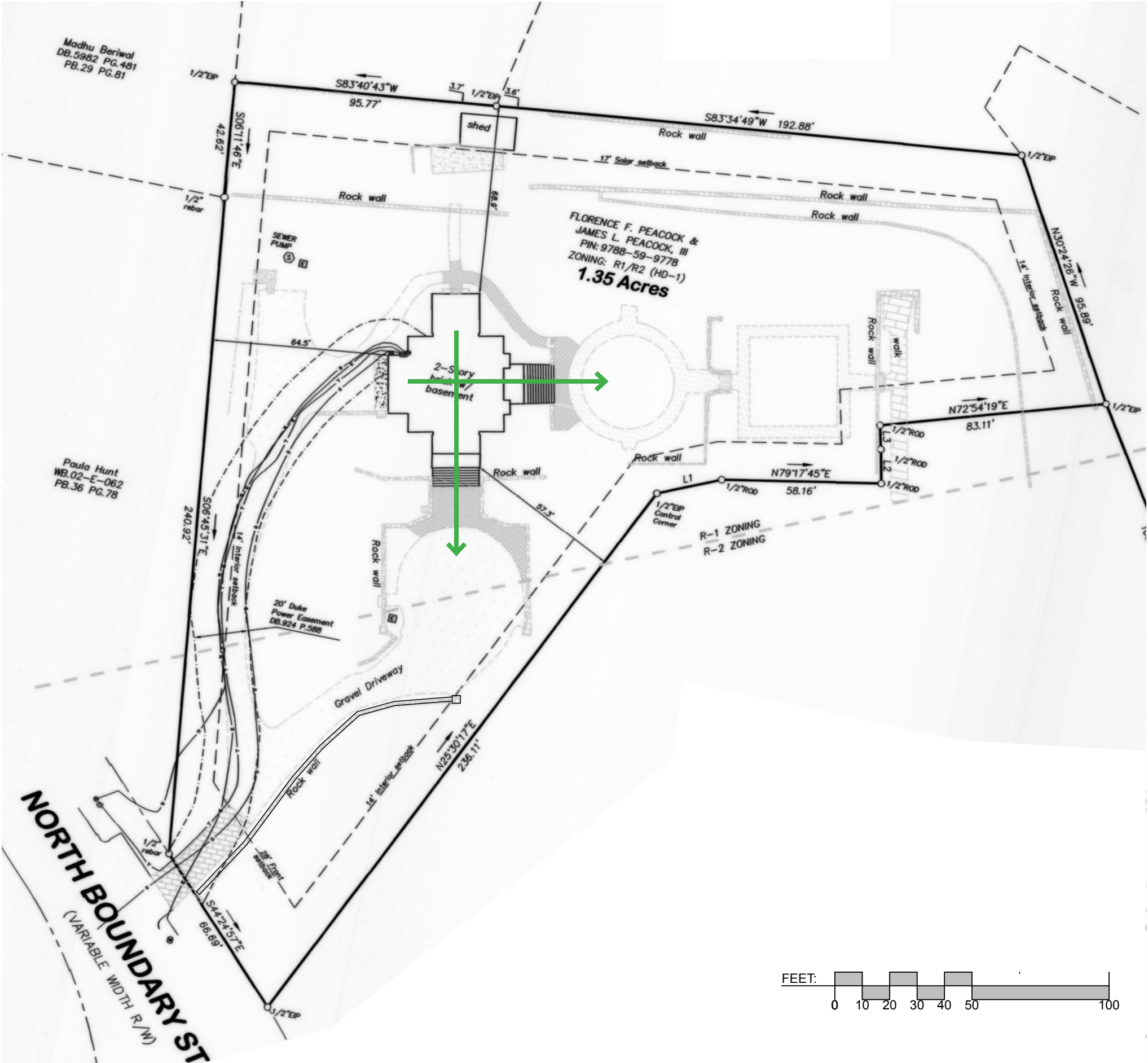
Pre-cast Concrete Lintels

Barrel Roof Form

Painted Columns


Existing Windows

EXISTING CONDITIONS



EXISTING SITE PLAN

→ Existing axial garden views



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PROPOSED 1 1/2 STORY DETACHED GARAGE ADDITION W/ BEDROOM ABOVE (SHADED)

15.13'

18.87'

EXISTING SHED

PROPOSED NEW DECK ON MAIN FLOOR (SHADED)

PROPOSED EXTENDED DRIVEWAY

PROPOSED 3 STORY EAST ADDITION (SHADED)

PROPOSED NEW STEPS TO GARDEN

EXISTING DRIVEWAY

EXISTING HOUSE

SETBACK LINE

EXISTING STEPS (DASHED)

EXISTING STEPS (DASHED)

PROPOSED 2 1/2 STORY SOUTH ADDITION (SHADED)

PROPOSED NEW ENTRY STEPS

EXISTING GARDEN WALLS

EXISTING DRIVEWAY

167.15'

IMPERVIOUS SURFACE AREAS

DWELLING, PORCHES AND STEPS

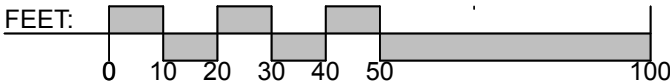
EXISTING: 2,207 SF
PROPOSED ADDITIONAL: 1,097 SF

DRIVEWAYS, PATIOS, WALKS, OUTBUILDINGS AND WALLS

EXISTING: 11,552 SF
PROPOSED ADDITIONAL: 2,247 SF

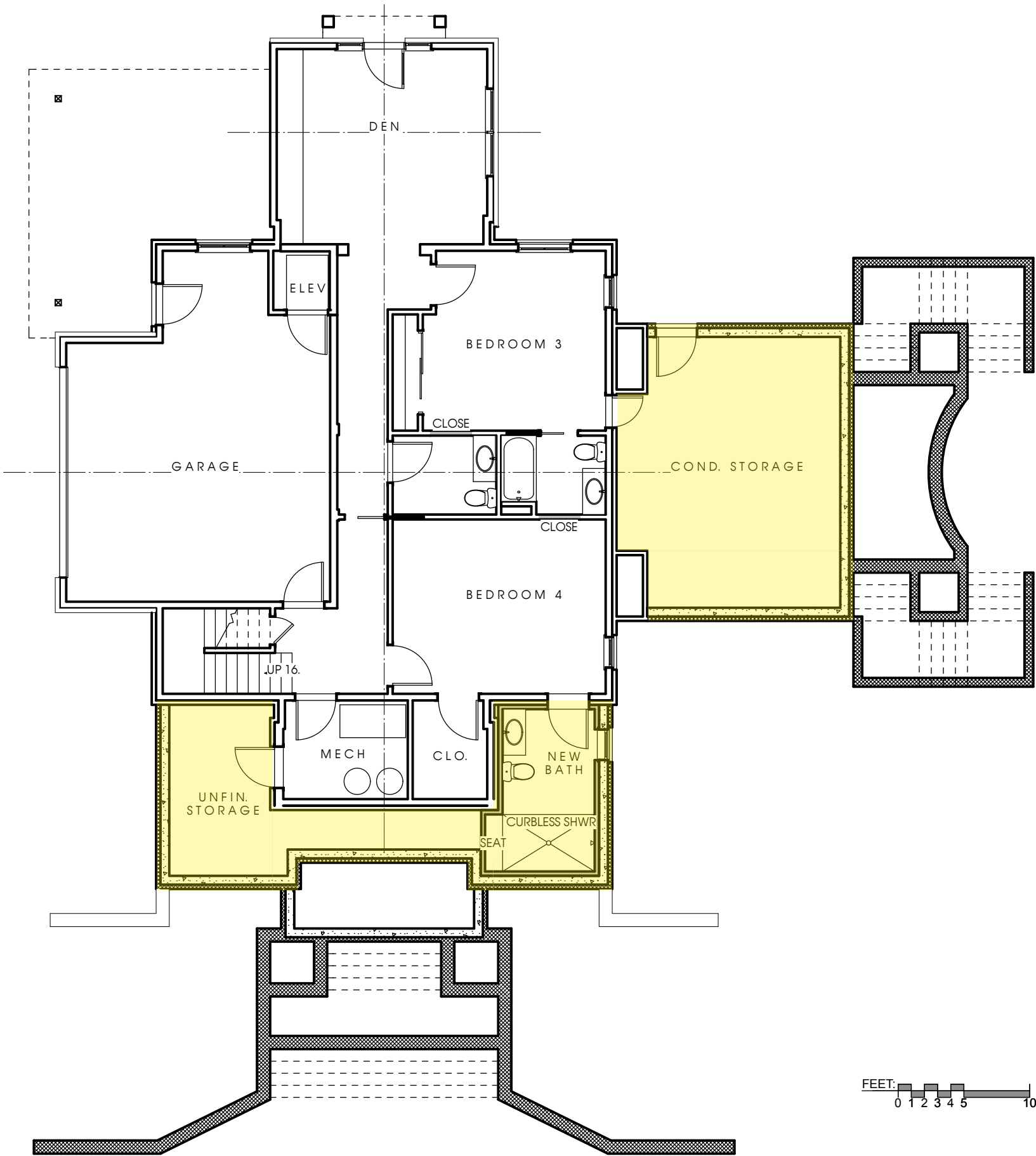
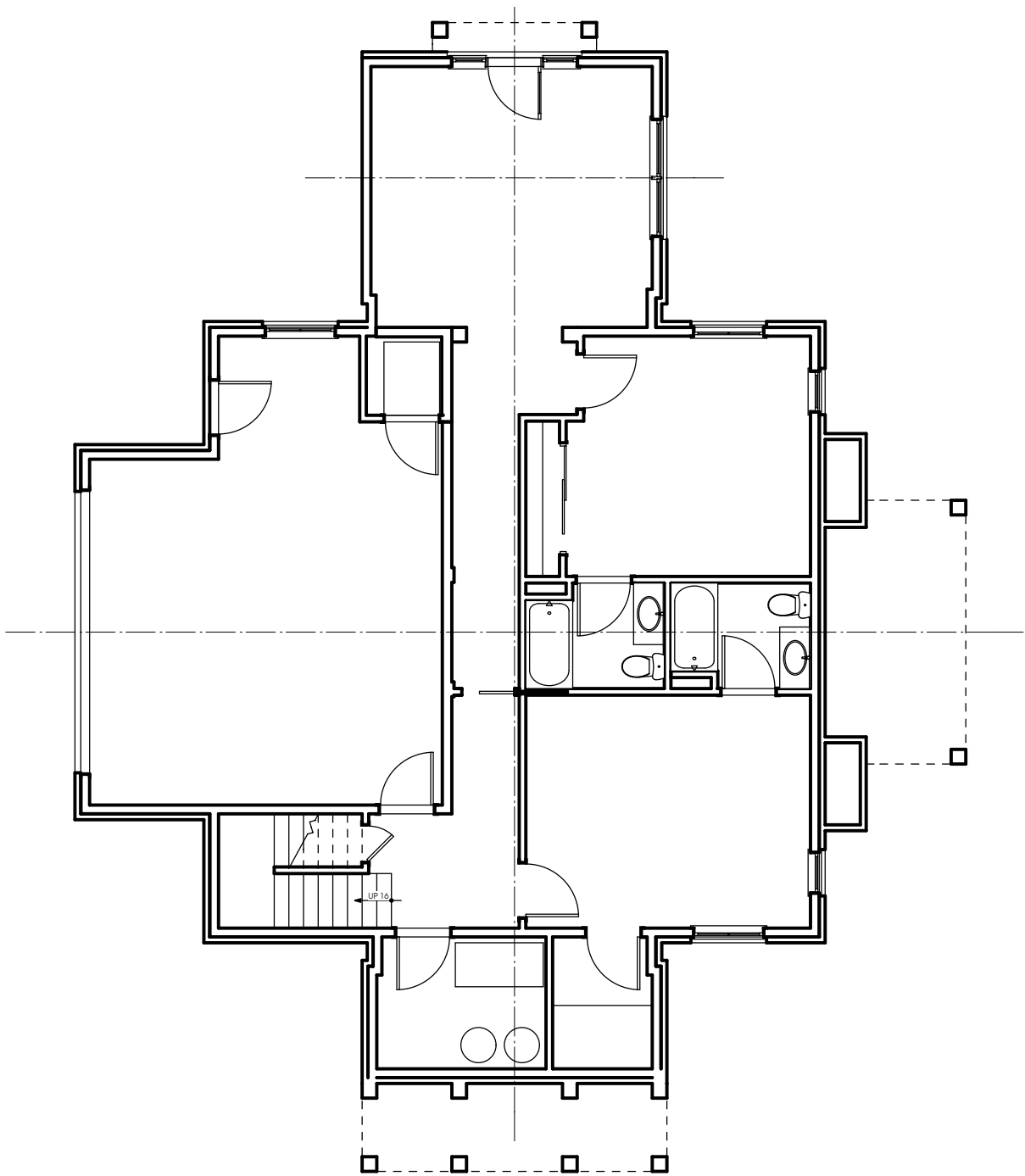
TOTAL PROPOSED ISA: 17,103 SF

NORTH BOUNDARY STREET



→ Maintain axial garden views

PROPOSED SITE PLAN



EXISTING LOWER FLOOR

PROPOSED LOWER FLOOR

New construction

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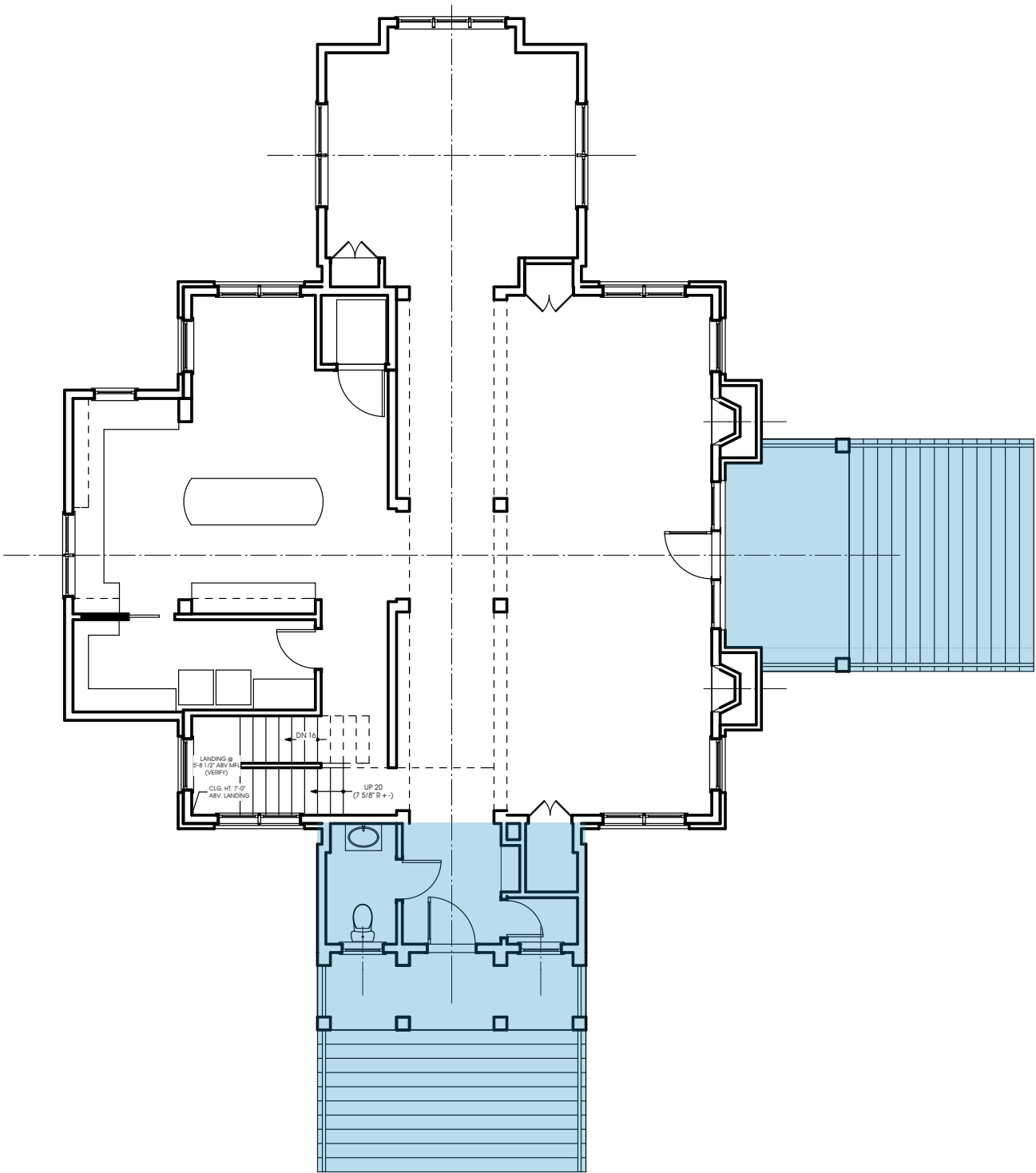
FRENCH-CUMBIE RESIDENCE

Addition/Renovation

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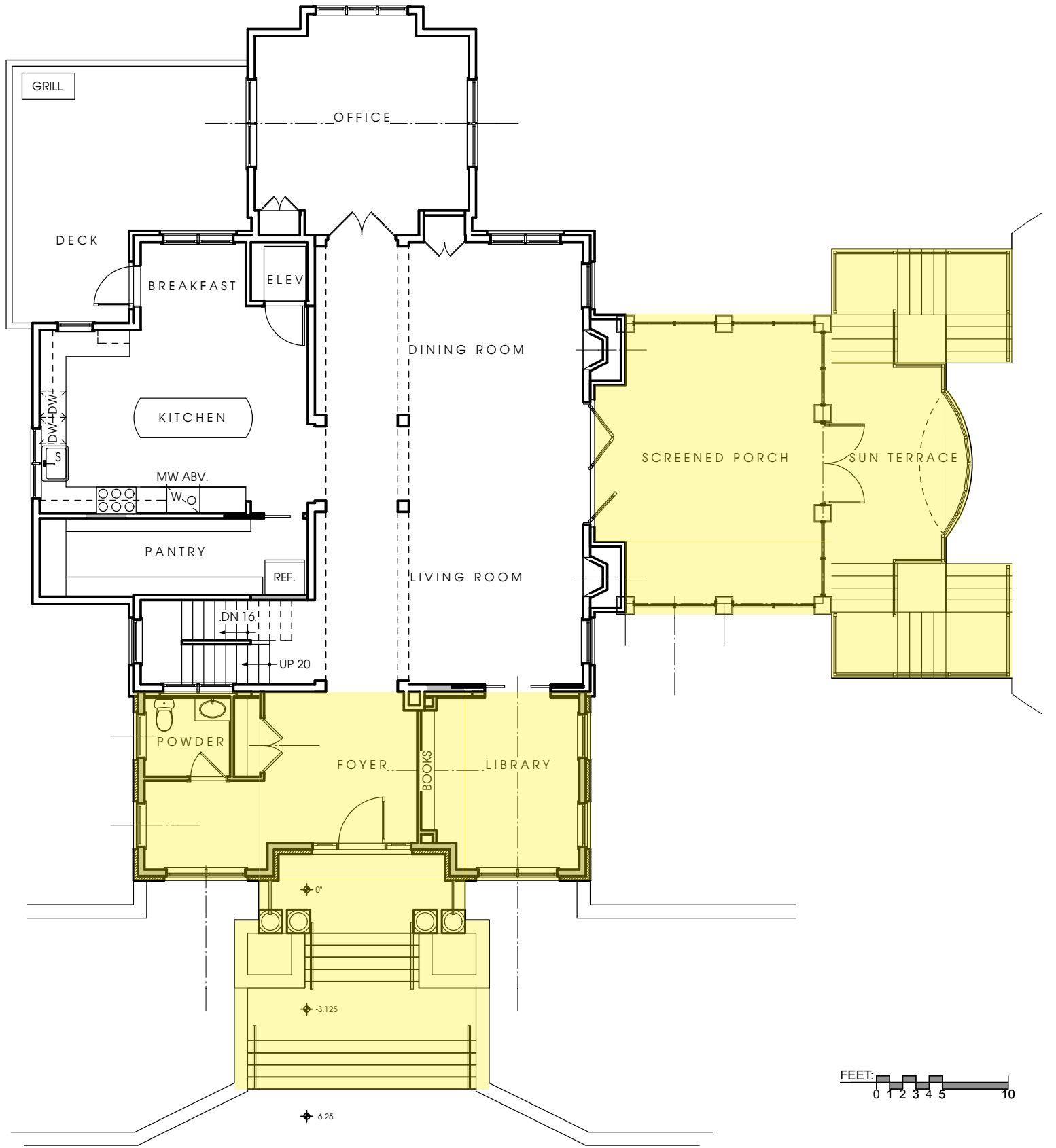
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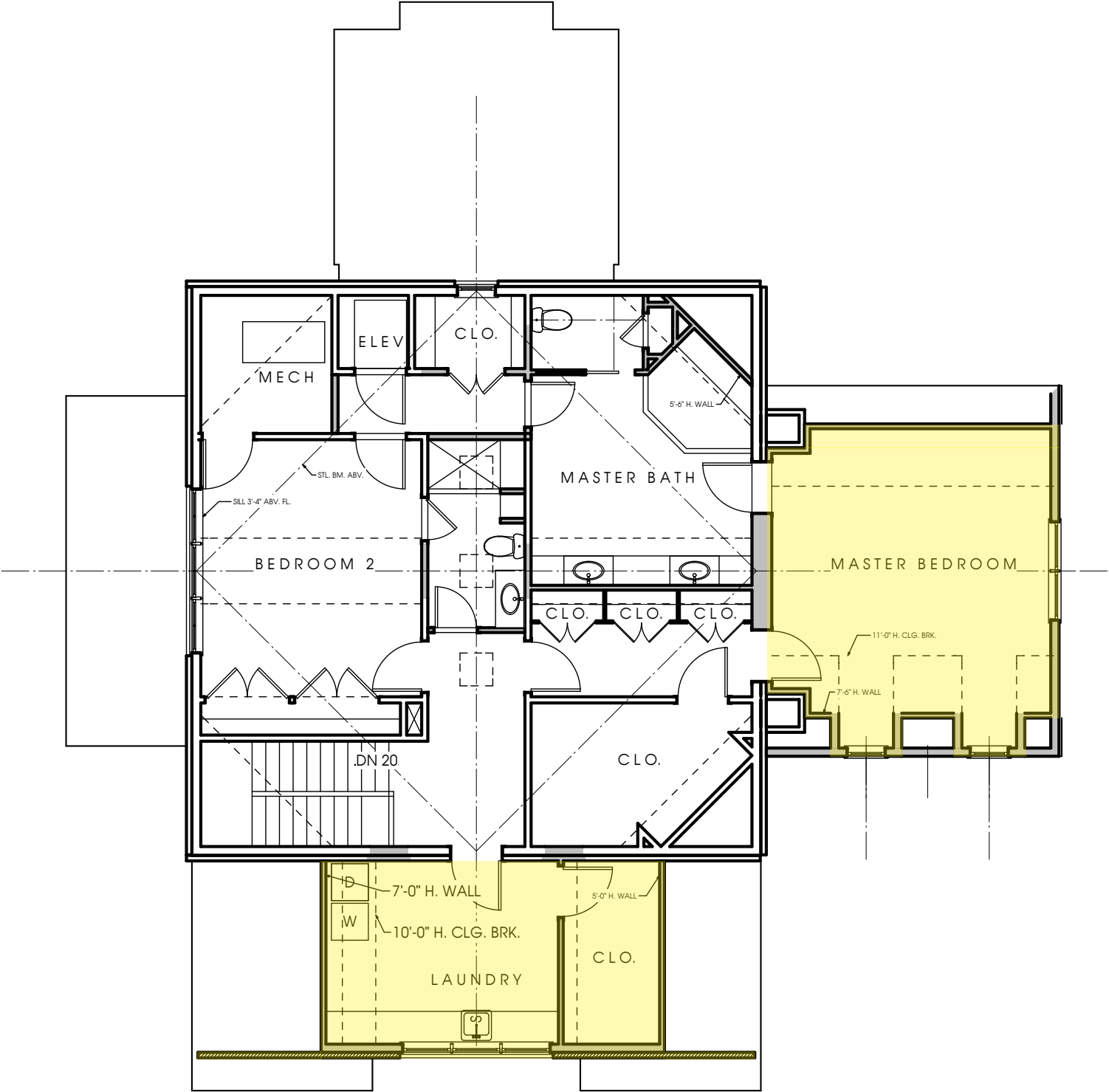
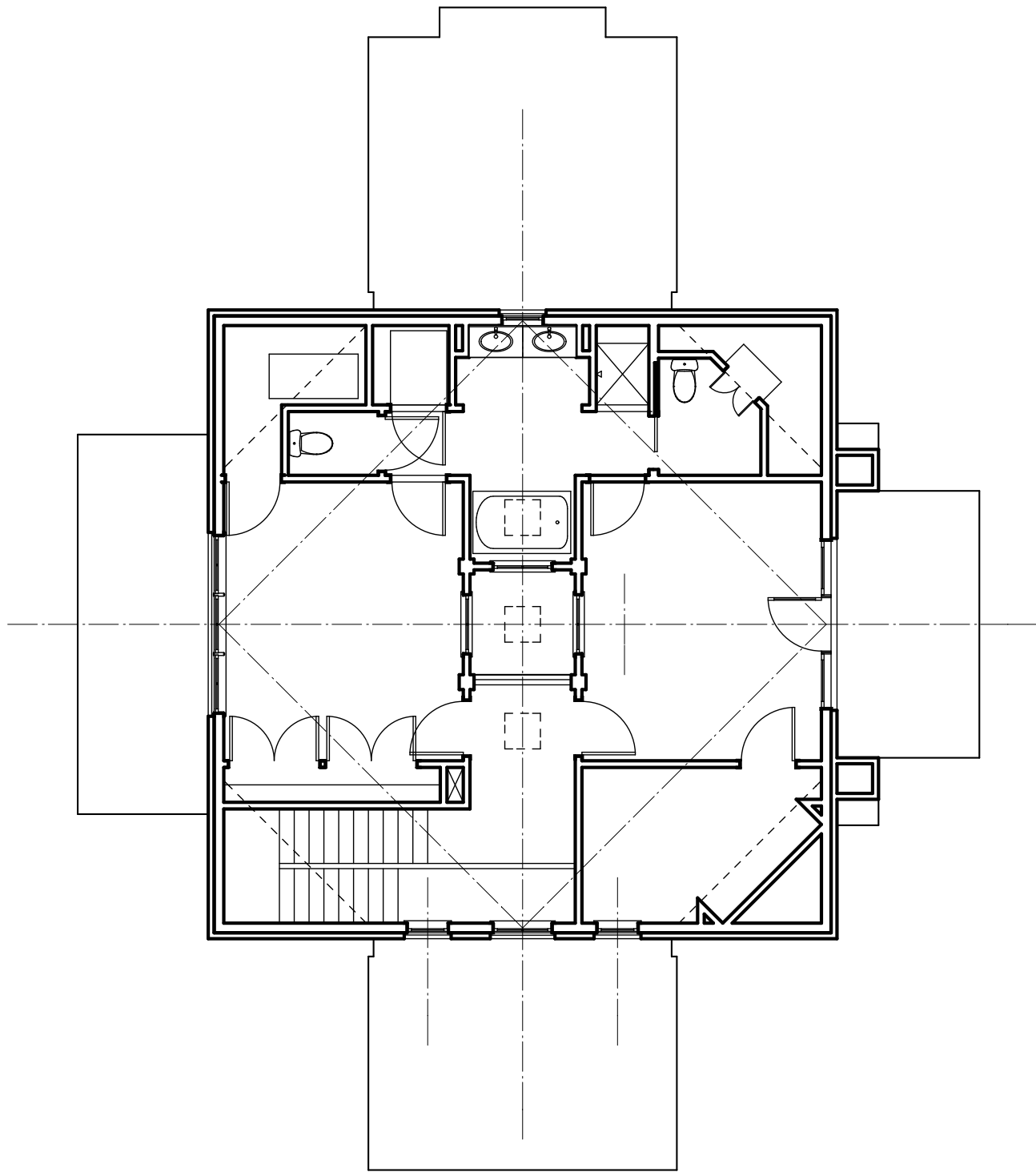
EXISTING MAIN FLOOR

Area to be removed



PROPOSED MAIN FLOOR

New construction



EXISTING UPPER FLOOR

PROPOSED UPPER FLOOR

New construction

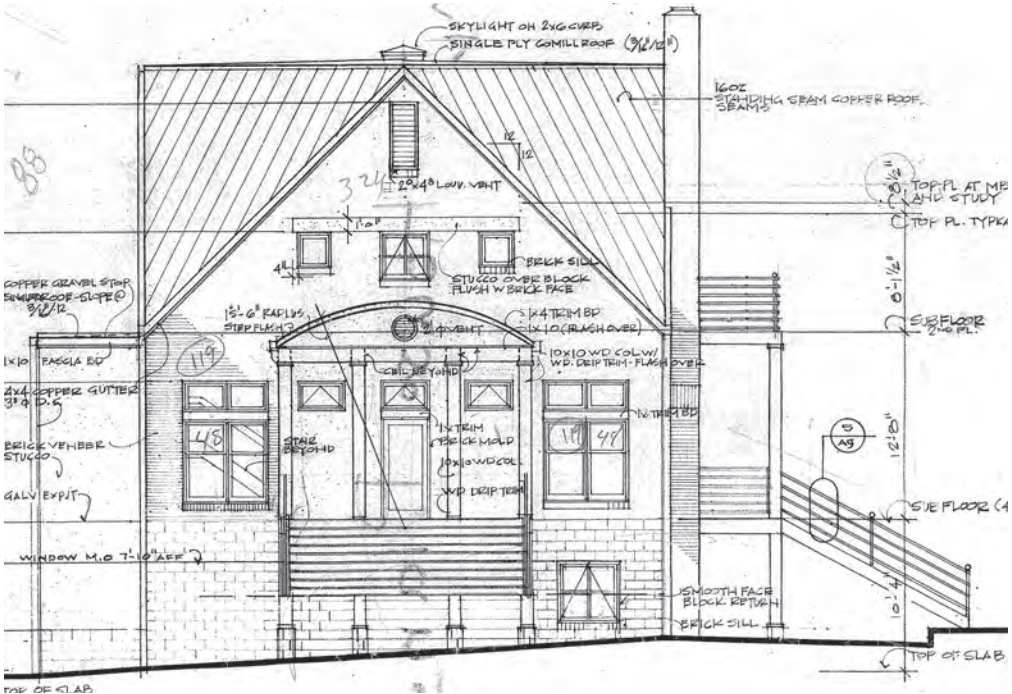
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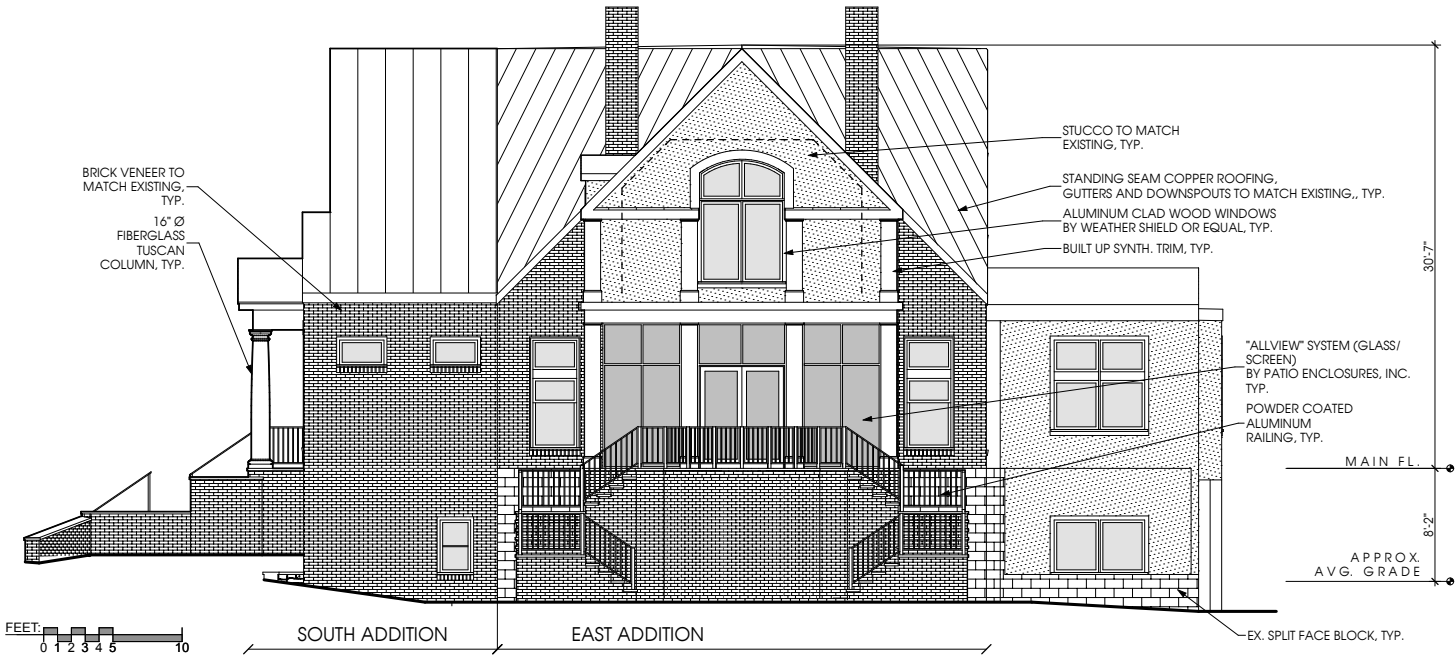
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Existing



Existing



Proposed

EAST ELEVATION

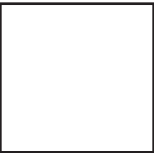
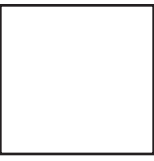


Proposed

SOUTH ELEVATION



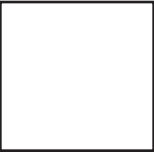
PROPOSED SOUTH ELEVATION

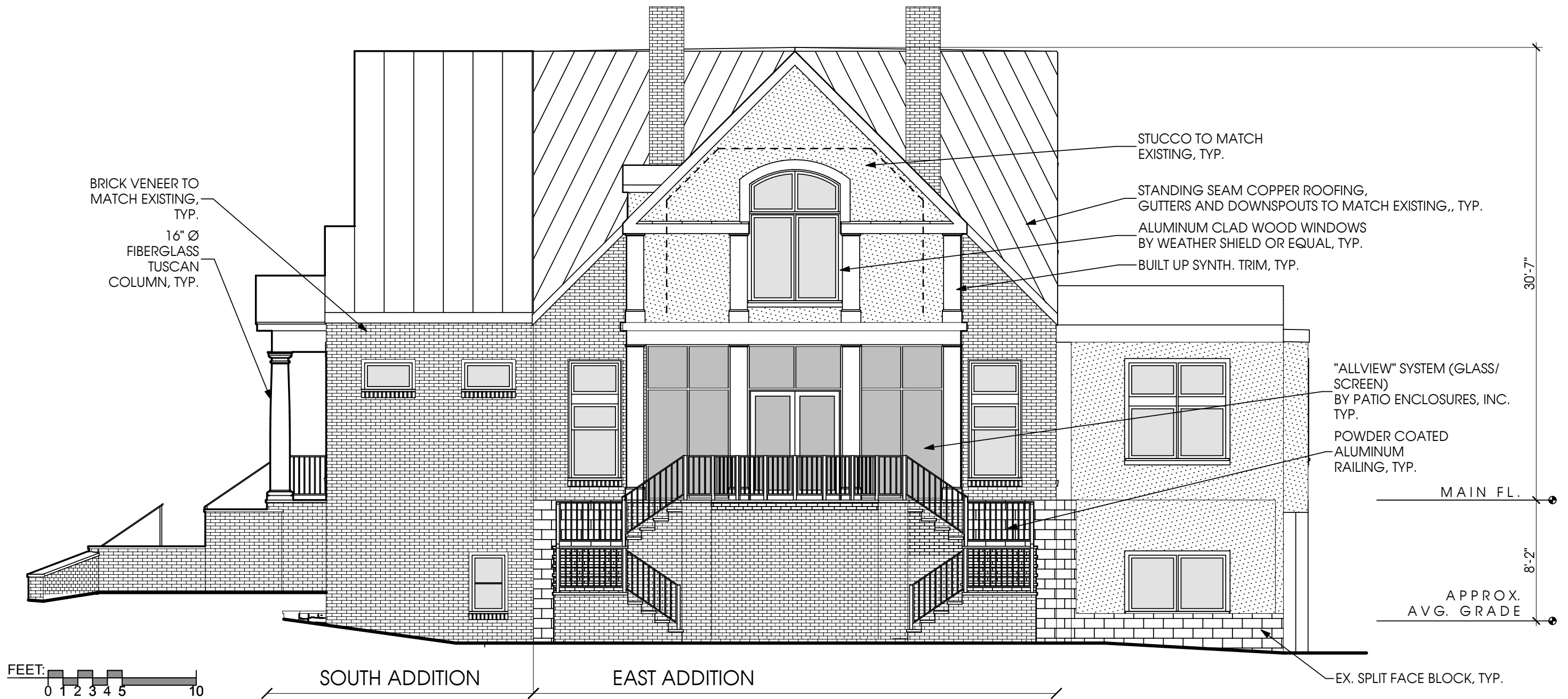


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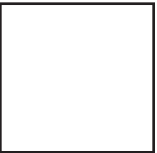
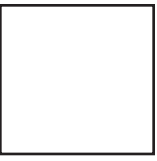
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PROPOSED EAST ELEVATION



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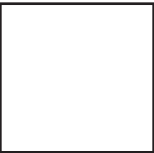
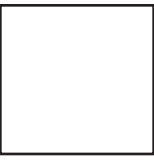
FRENCH-CUMBIE RESIDENCE
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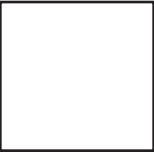
PROPOSED NORTH ELEVATION



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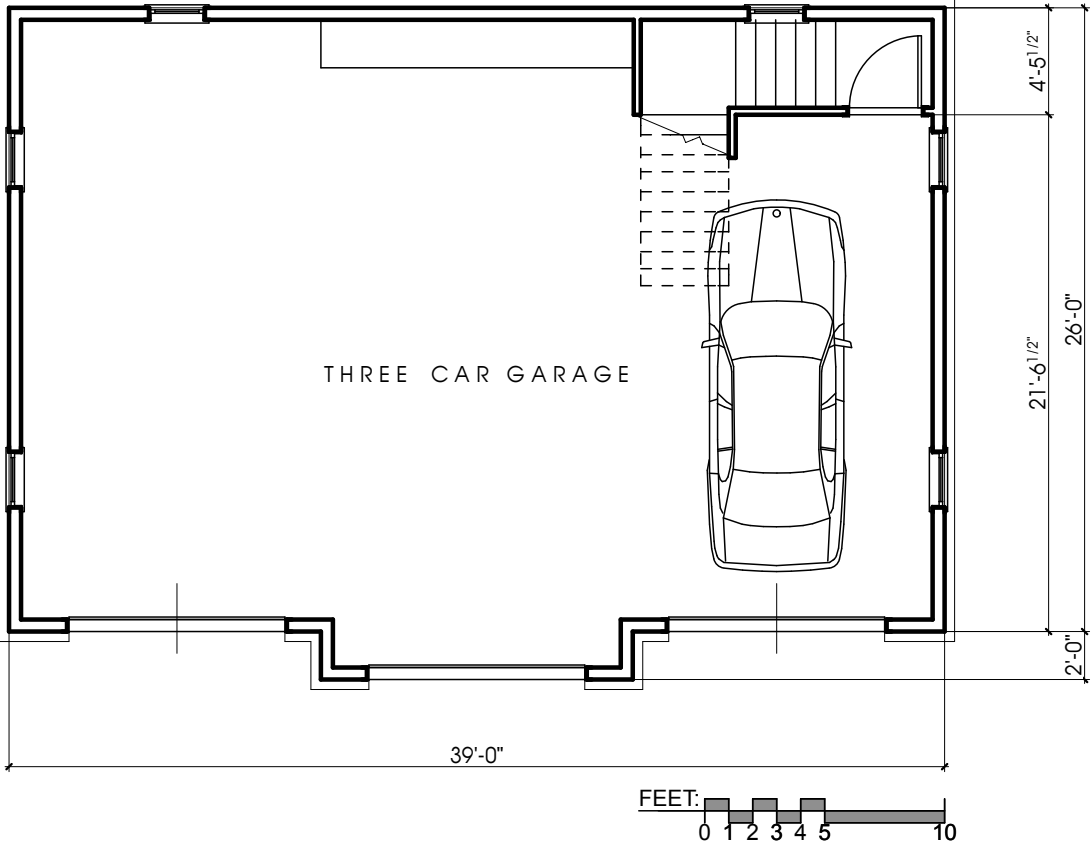
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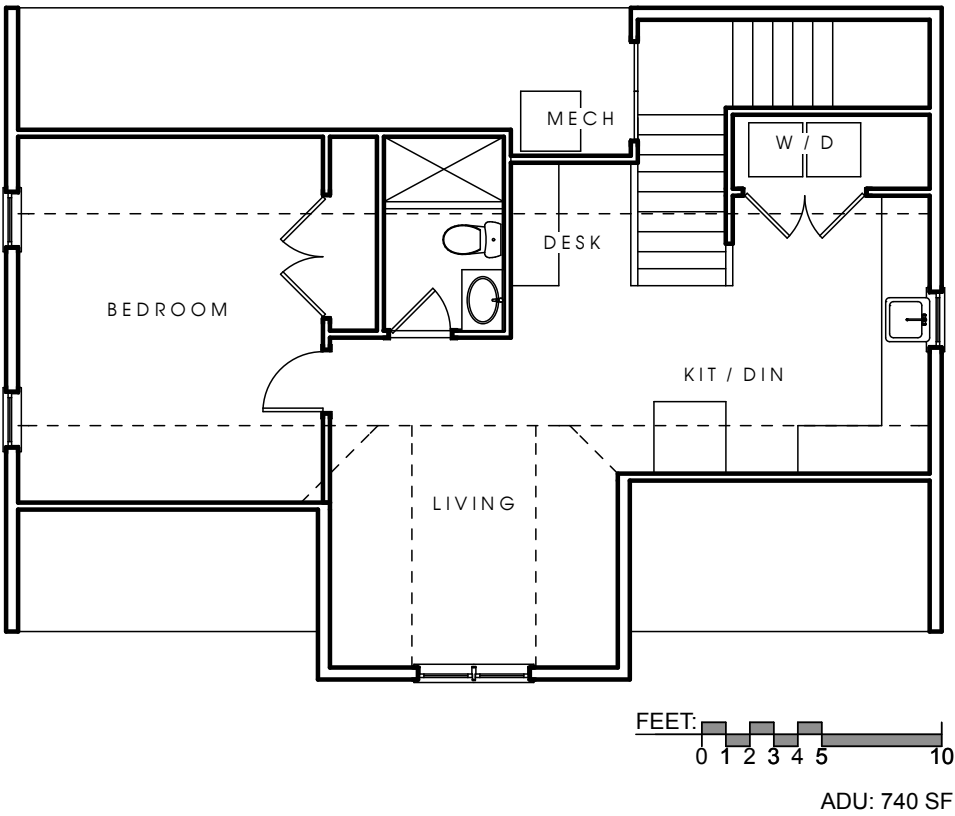




PROPOSED WEST ELEVATION

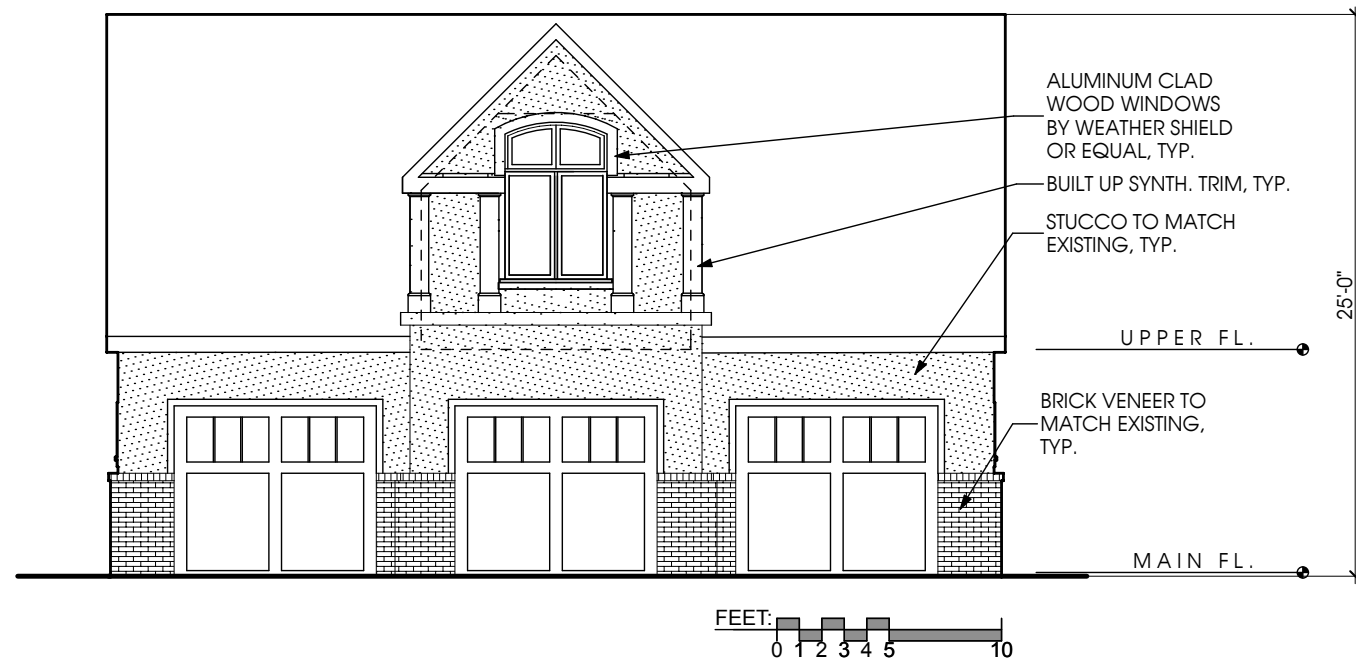


Ground Floor

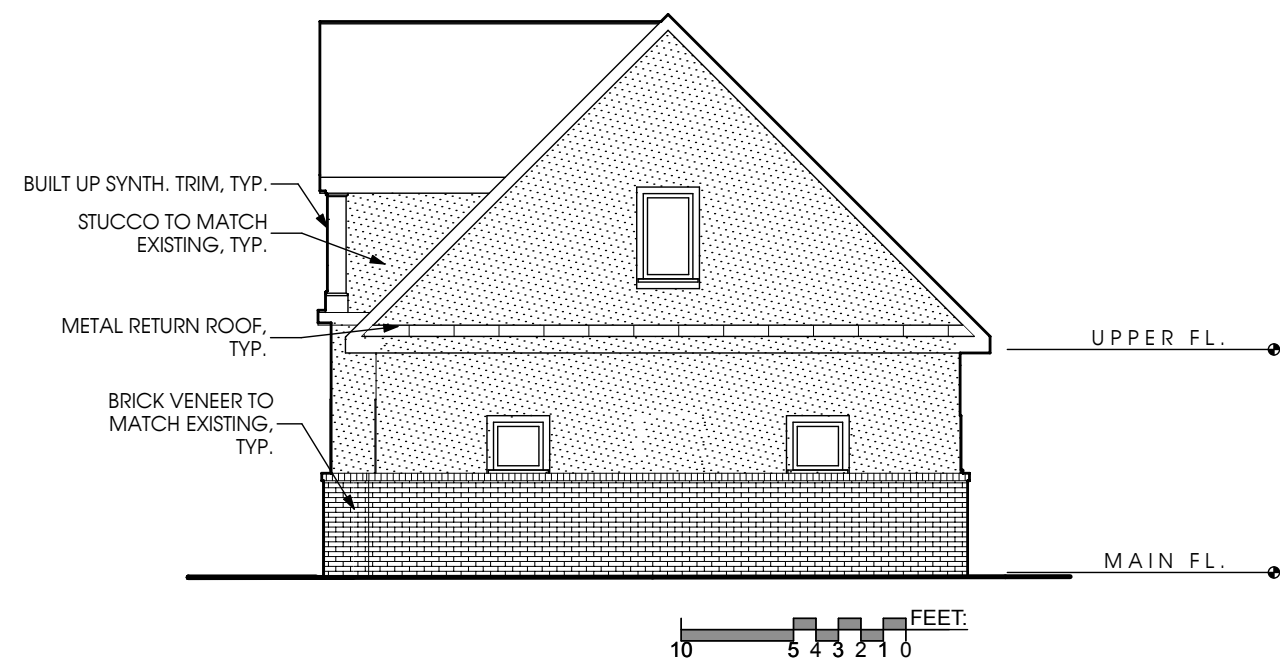


Second Floor

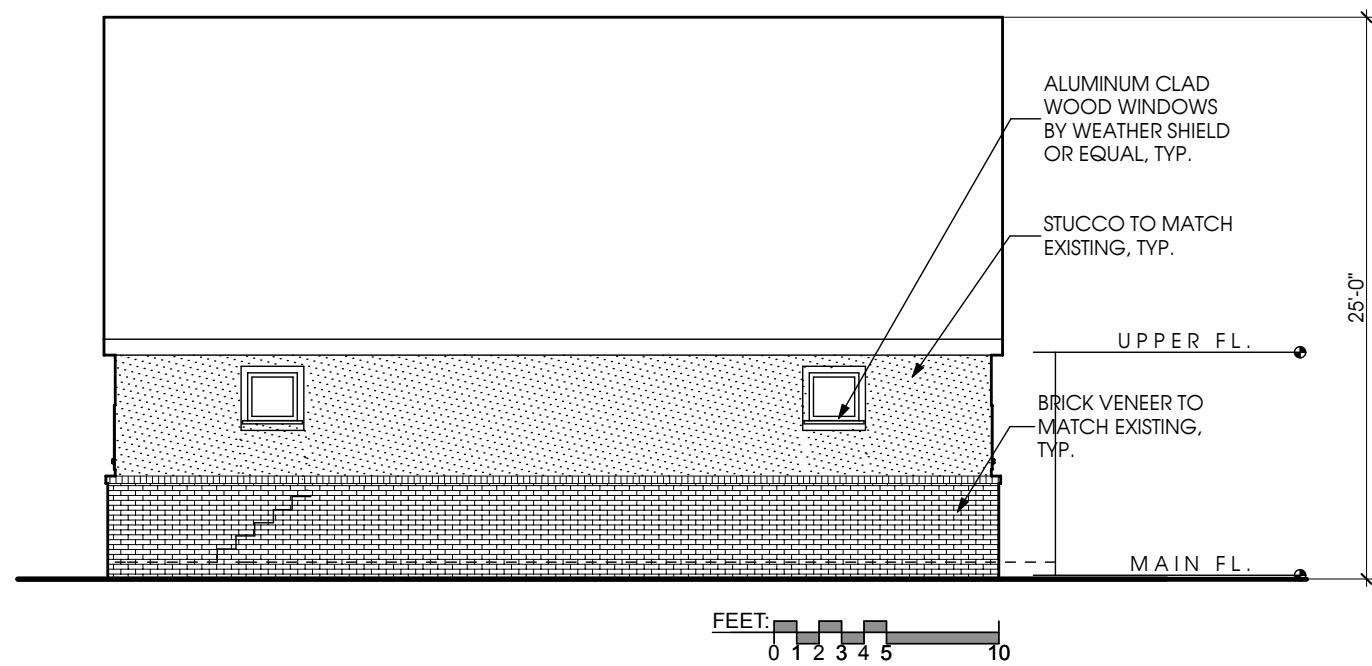
PROPOSED GARAGE FLOOR PLANS



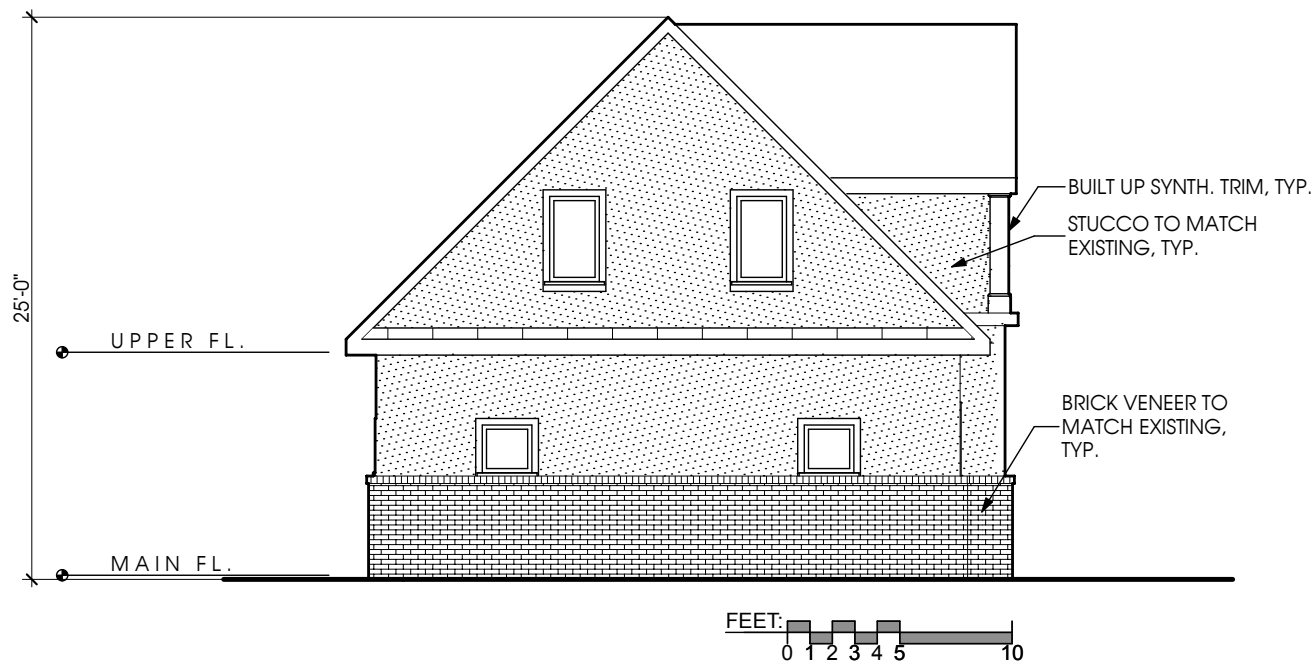
South Elevation



East Elevation



North Elevation



West Elevation

PROPOSED GARAGE ELEVATIONS



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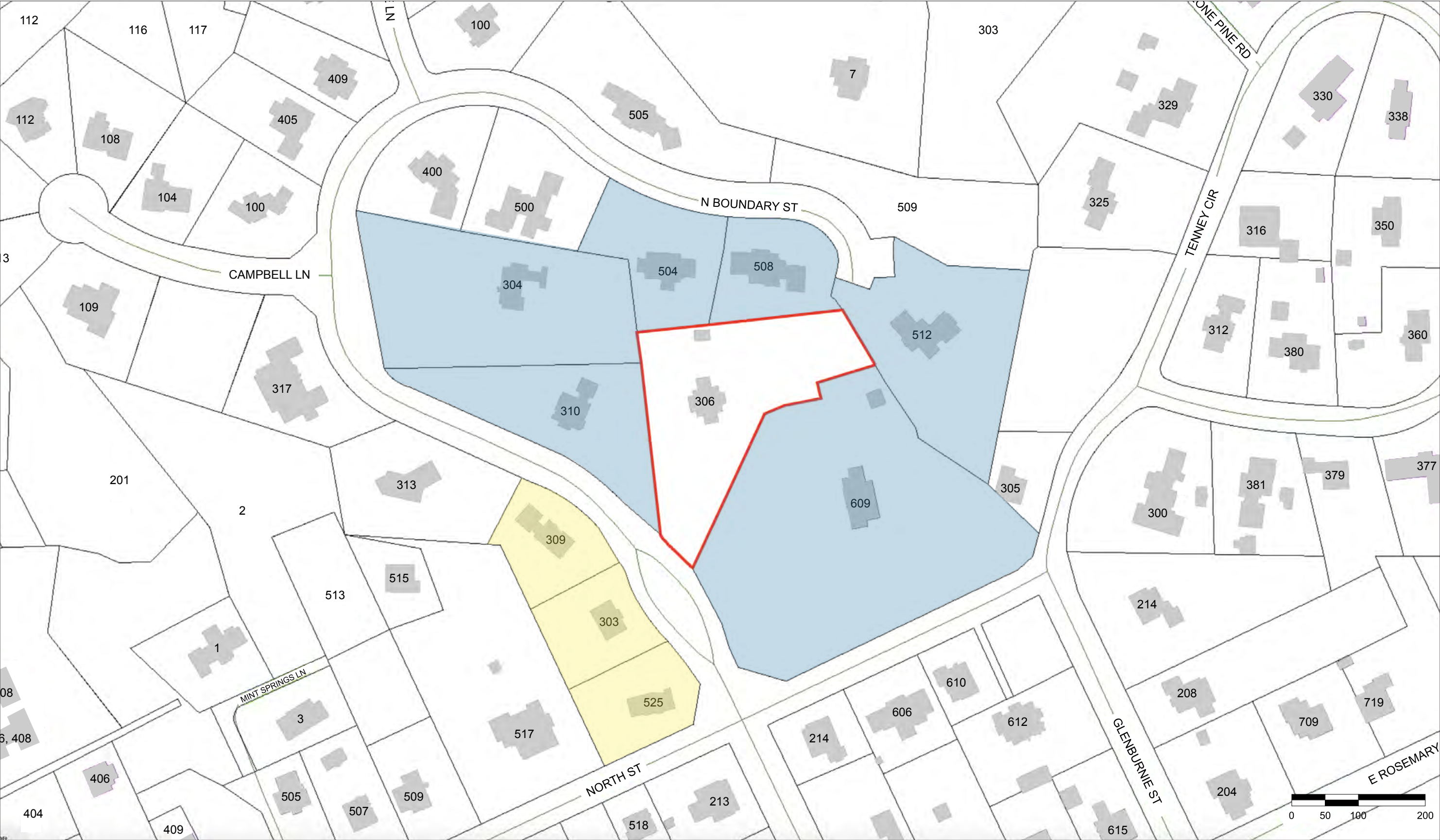
FRENCH-CUMBIE RESIDENCE

Addition/Renovation

306 N. Boundary St., Chapel Hill, North Carolina 27514

DATE

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INFORMATION ABOUT CONTEXT

Setbacks and Lot Placements

- Immediate Context: 609 North St., 512 N Boundary St., 508 N Boundary St., 504 N Boundary St., 304 N Boundary St., 310 N Boundary St.
- Opposite Context: 309 N Boundary St., 303 N Boundary St., 525 North St.



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Addition/Renovation

306 N. Boundary St., Chapel Hill, North Carolina 27514

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306 N BOUNDARY ST.
(Not listed in 2015 National Register of Historic Places)

Subject Property (Existing Conditions)
Year Built: **1991**
Building Height: **38'-9"** (to top of ridge)
Lot Size: **58,806 sf** (per Orange County GIS)
Building Footprint Area: **1,976 sf** (based on Orange County Real Estate Data)
Building Floor Area: **3,812 sf** (per Orange County Real Estate Data)
Building Floor Area Ratio: **0.06 FAR** (based on Orange County Real Estate Data)



609 NORTH ST.
(Listed as contributing structure in 2015 National Register of Historic Places)

Immediate Context
Year Built: **1908** (completed) **1920** (garage)
Building Height: **Not available**
Lot Size: **124,581.6 sf** (per Orange County GIS)
Building Footprint Area: **4,477 sf** (based on Orange County Real Estate Data)
Building Floor Area: **3,870 sf** (per Orange County Real Estate Data)
Building Floor Area Ratio: **0.03 FAR** (based on Orange County Real Estate Data)

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FRENCH-CUMBIE RESIDENCE

Addition/Renovation

306 N. Boundary St., Chapel Hill, North Carolina 27514

DATE

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512 N BOUNDARY ST.
(Not listed in 2015 National Register of Historic Places)

Immediate Context

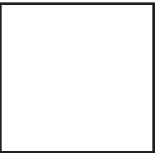
Year Built: **1995**
Building Height: **Not available**
Lot Size: **51,400.8 sf** (per Orange County GIS)
Building Footprint Area: **3,238 sf** (based on Orange County Real Estate Data)
Building Floor Area: **3,008 sf** (per Orange County Real Estate Data)
Building Floor Area Ratio: **0.05 FAR** (based on Orange County Real Estate Data)



508 N BOUNDARY ST.
(Not listed in 2015 National Register of Historic Places)

Immediate Context

Year Built: **1994**
Building Height: **Not available**
Lot Size: **20,473.2 sf** (per Orange County GIS)
Building Footprint Area: **3,553 sf** (based on Orange County Real Estate Data)
Building Floor Area: **3,160 sf** (per Orange County Real Estate Data)
Building Floor Area Ratio: **0.15 FAR** (based on Orange County Real Estate Data)



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

DATE
DEC. 07, 2018

SHEET
COA 24



504 N BOUNDARY ST.
(Not listed in 2015 National Register of Historic Places)

Immediate Context

Year Built: **1994**
Building Height: **Not available**
Lot Size: **25,700.4 sf** (per Orange County GIS)
Building Footprint Area: **2,592 sf** (based on Orange County Real Estate Data)
Building Floor Area: **3,342 sf** (per Orange County Real Estate Data)
Building Floor Area Ratio: **0.13 FAR** (based on Orange County Real Estate Data)



304 N BOUNDARY ST.
(Not listed in 2015 National Register of Historic Places)

Immediate Context

Year Built: **2000**
Building Height: **Not available**
Lot Size: **64,904.4 sf** (per Orange County GIS)
Building Footprint Area: **2,873 sf** (based on Orange County Real Estate Data)
Building Floor Area: **3,988 sf** (per Orange County Real Estate Data)
Building Floor Area Ratio: **0.06 FAR** (based on Orange County Real Estate Data)



310 N BOUNDARY ST.
(Not listed in 2015 National Register of Historic Places)

Immediate Context

Year Built: **1984**
Building Height: **Not available**
Lot Size: **38,768.4 sf** (per Orange County GIS)
Building Footprint Area: **2,044 sf** (based on Orange County Real Estate Data)
Building Floor Area: **2,809 sf** (per Orange County Real Estate Data)
Building Floor Area Ratio: **0.07 FAR** (based on Orange County Real Estate Data)



309 N BOUNDARY ST.
(Not listed in 2015 National Register of Historic Places)

Opposite Context

Year Built: **1996**
Building Height: **Not available**
Lot Size: **19,166.4 sf** (per Orange County GIS)
Building Footprint Area: **2,503 sf** (based on Orange County Real Estate Data)
Building Floor Area: **3,980 sf** (per Orange County Real Estate Data)
Building Floor Area Ratio: **0.21 FAR** (based on Orange County Real Estate Data)

**Thomas French**
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303 N BOUNDARY ST.
(Not listed in 2015 National Register of Historic Places)

Opposite Context
Year Built: **1997**
Building Height: **Not available**
Lot Size: **18,730.8 sf** (per Orange County GIS)
Building Footprint Area: **2,522 sf** (based on Orange County Real Estate Data)
Building Floor Area: **4,263 sf** (per Orange County Real Estate Data)
Building Floor Area Ratio: **0.23 FAR** (based on Orange County Real Estate Data)



525 NORTH ST.
(Listed as noncontributing in 2015 National Register of Historic Places)

Opposite Context
Year Built: **1982** (completed) **1992** (additions)
Building Height: **Not available**
Lot Size: **19,863.36 sf** (per Orange County GIS)
Building Footprint Area: **2,823 sf** (based on Orange County Real Estate Data)
Building Floor Area: **2,839 sf** (per Orange County Real Estate Data)
Building Floor Area Ratio: **0.14 FAR** (based on Orange County Real Estate Data)

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