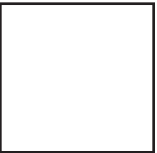




STATUS
DESIGN
DEVELOPMENT



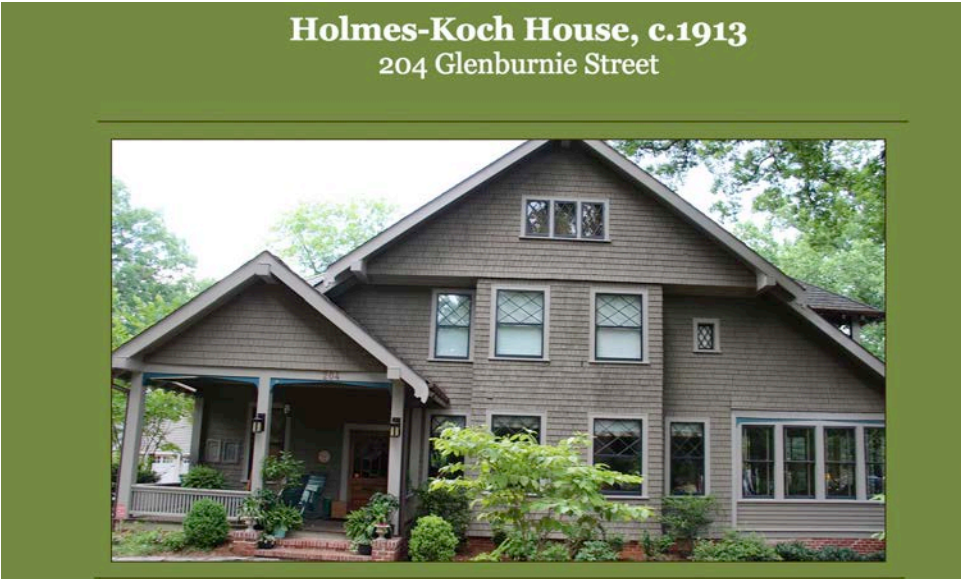
Thomas French
ARCHITECT P.C.
6710 Whittier Avenue
McLean, VA 22101-4529
Tel. 703.734.0084
www.thosfrench.com


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


DATE
FEB 12, 2019



Cumbe-French Residence - 306 North Boundary Street - Historic District Commission Meeting - February 12, 2019








Residential Architectural Services

Family Homes

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




The best house also looks like it belongs on its site and within its

home
about us
projects

- centers for learning
- religious centers + cemeteries
- historic preservation
- museums + environmental
- education/nature centers
- park facilities
- land planning/residential
- communities
- urban streetscapes
- private gardens

contact

swanson + associates, p.a.
LANDSCAPE ARCHITECTURE



Swanson and Associates, P.A., established in 1988, is a design office specializing in landscape architecture, site planning and planning studies. The firm places particular emphasis on careful analysis through the planning process and preparation of creative and innovative solutions using sustainable design practices. Located in Carrboro, North Carolina, the firm is convenient to all areas of the state, allowing prompt response to client needs and quick access to source documents and consultants.

100 east carr street . carrboro . north carolina . 27510 . 919.929.9000

© 2010 Swanson + Associates, P.A.

Mr. Stephen Cumbie & Professor Druscilla French
204 Glenburnie Street, Chapel Hill, North Carolina

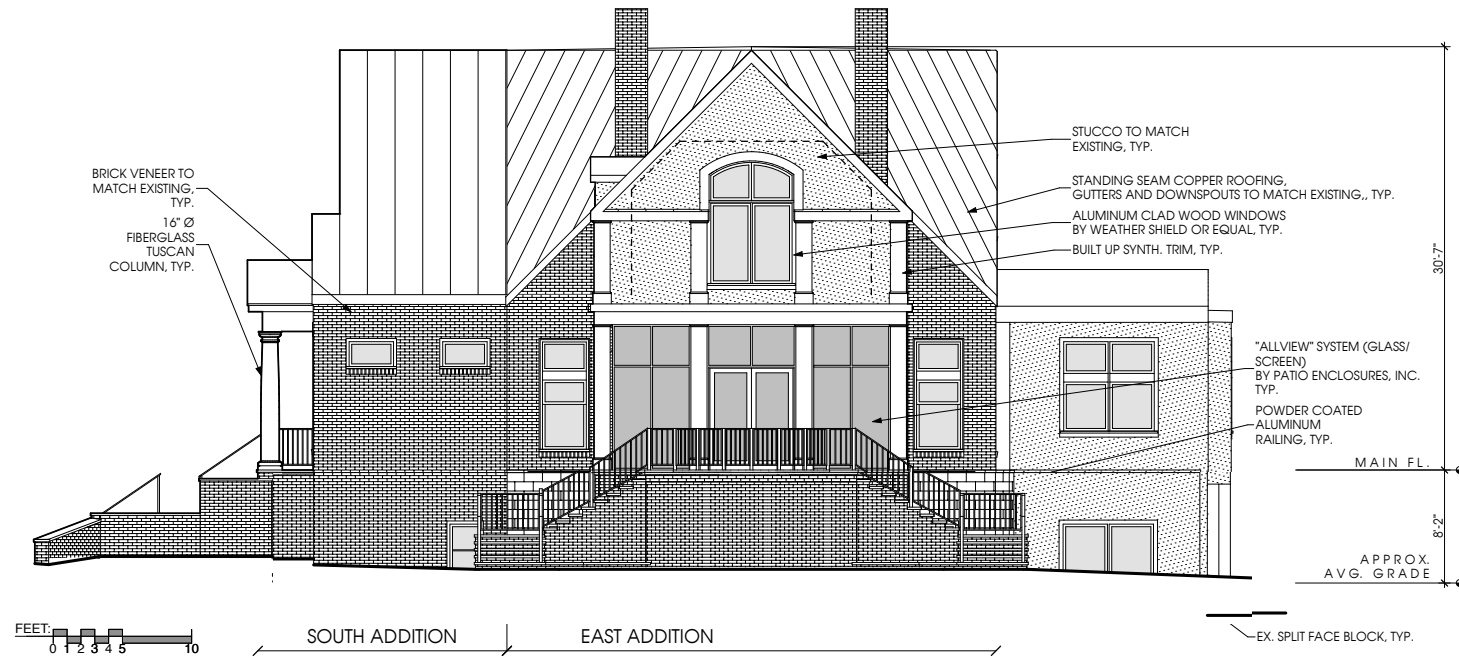
Thomas French
Thomas French Architect PC
McLean, Virginia

David Swanson
Swanson + Associates Landscape Architecture PA
Carrboro, North Carolina

Thomas French
ARCHITECT P.C.
6710 Whittier Avenue
McLean, VA 22101-4529
Tel.: 703.734.0084
www.thosfrench.com

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

DATE
FEB 12, 2019



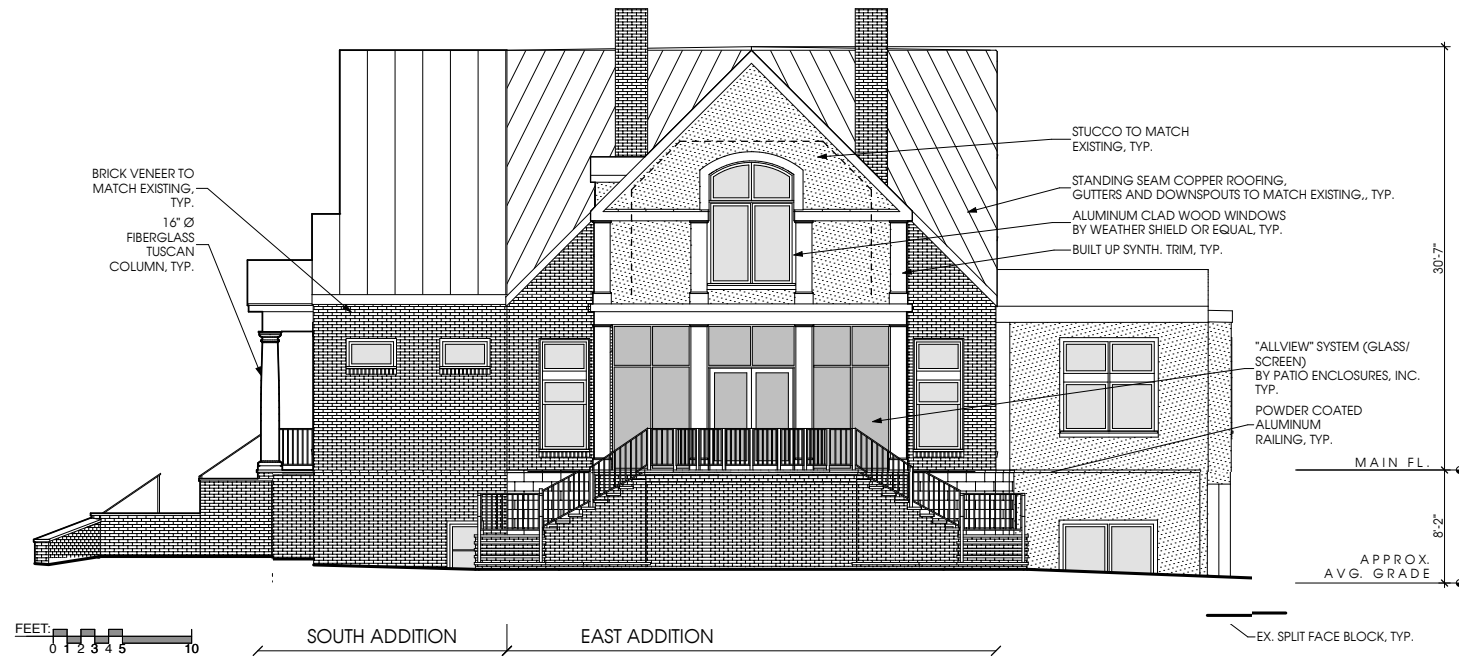
East Elevation



South Elevation

Points of Conclusion in review of LUMO 3.6.2(e)(4) A-J and District Guidelines regarding Additions and Garages:

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



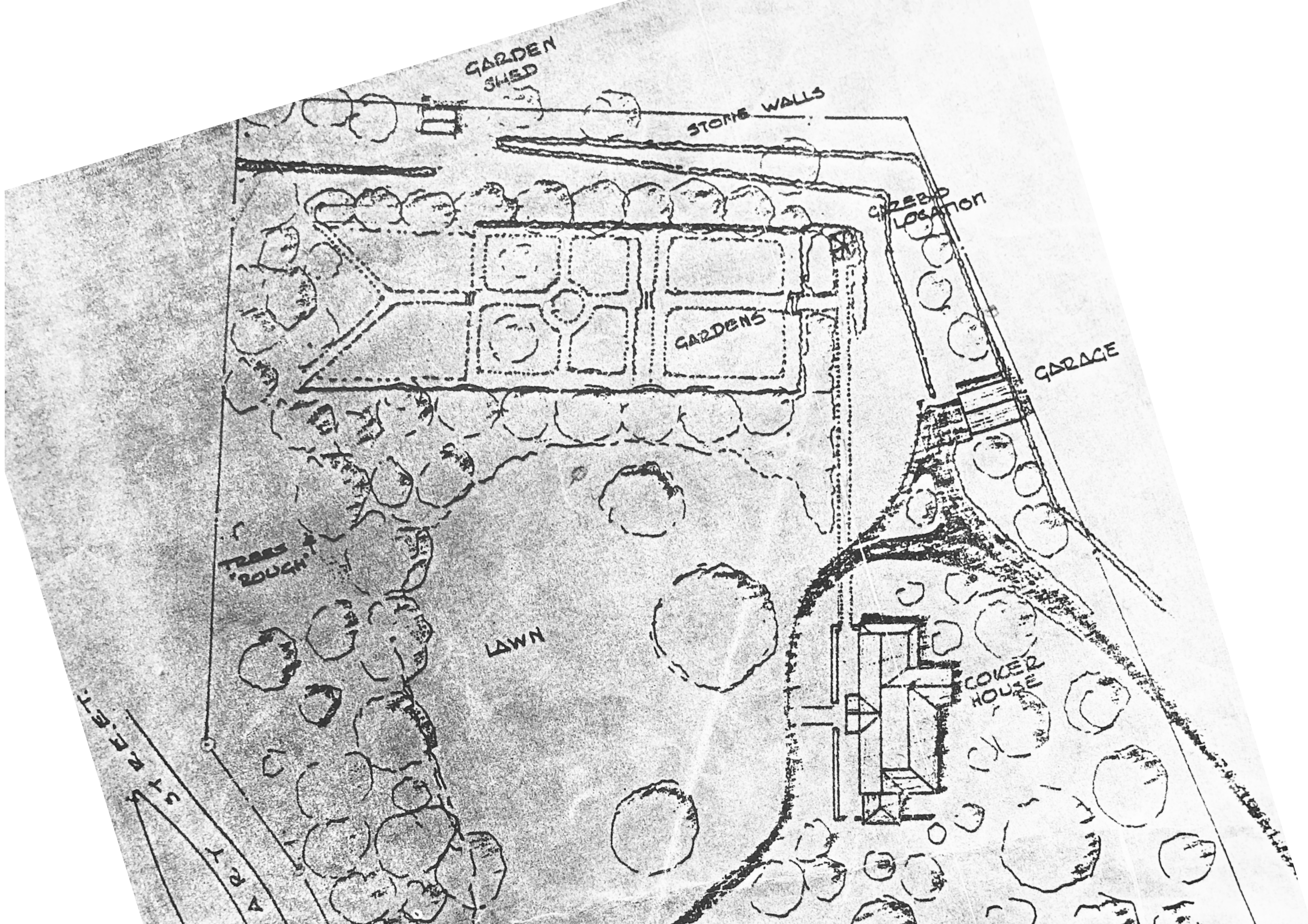
East Elevation



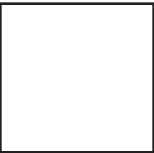
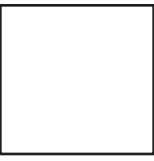
South Elevation

The following request for supplemental materials was issued from the HDC to the applicant on 1/10/19 after the 1/8/19 HDC meeting:

- 1) Provide a landscape plan for entire property – showing all walls, trees, other existing significant site features and how they will be affected and provide additional narrative referencing the relevant Design Guidelines sections.
- 2) Clarify if additions can be stucco instead of brick.
- 3) Clarify how the screened porch operates – glass vs screen.
- 4) Provide original approvals for the property from the '90s.
- 5) Be prepared to discuss the legality of the quitclaim deed and provide a statement from Preservation Chapel Hill regarding the nullification of the restrictions.



WILSON LIBRARY COKER GROUNDS PLAN - ca. 1920 (NOT TO SCALE)



Thomas French

ARCHITECT P.C.

6710 Whittier Avenue
McLean, VA 22101-4529
Tel. 703.734.0084
www.thosfrench.com

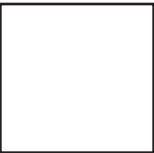
FRENCH-CUMBIE RESIDENCE

Addition/Renovation

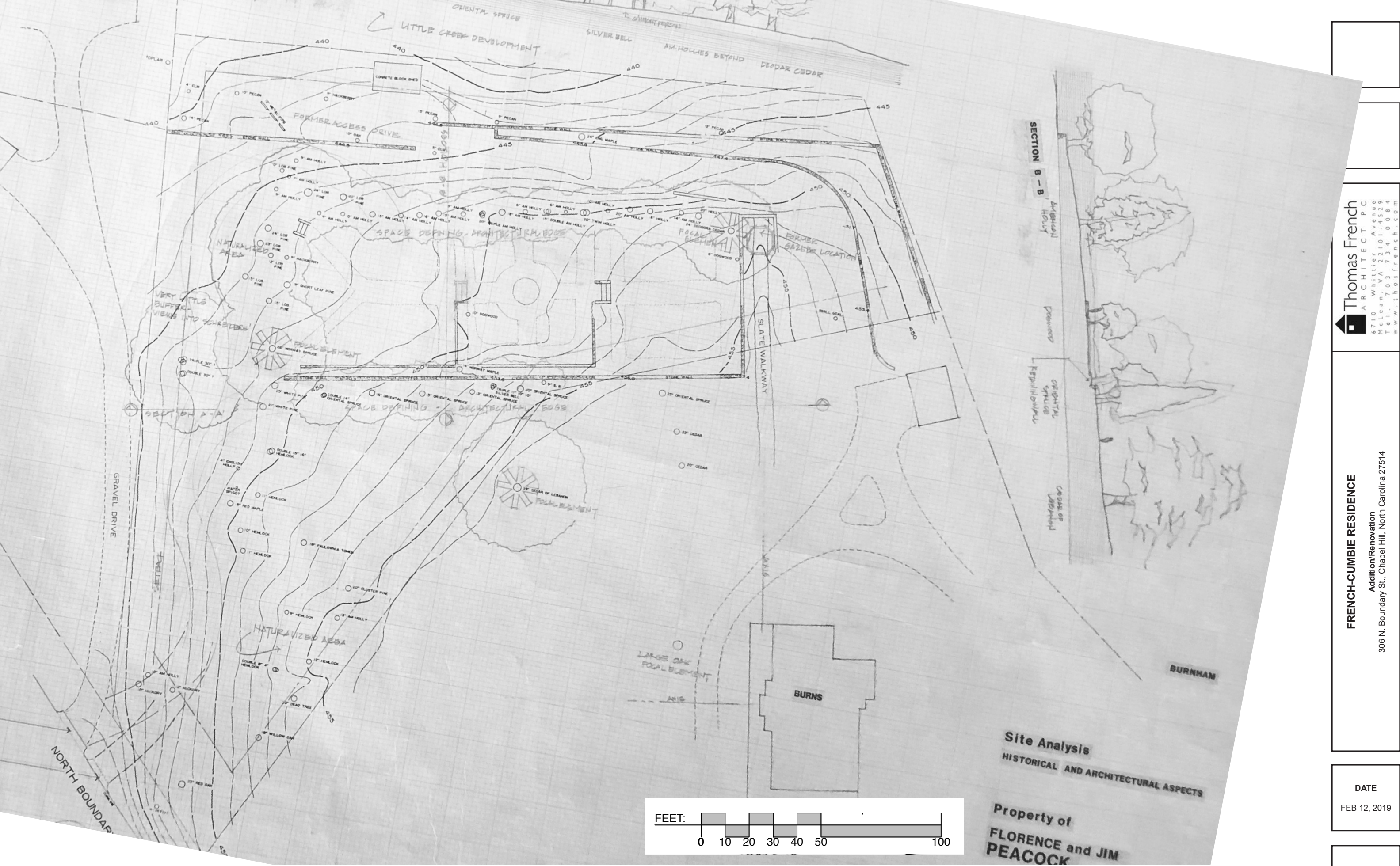
306 N. Boundary St., Chapel Hill, North Carolina 27514

DATE

FEB 12, 2019

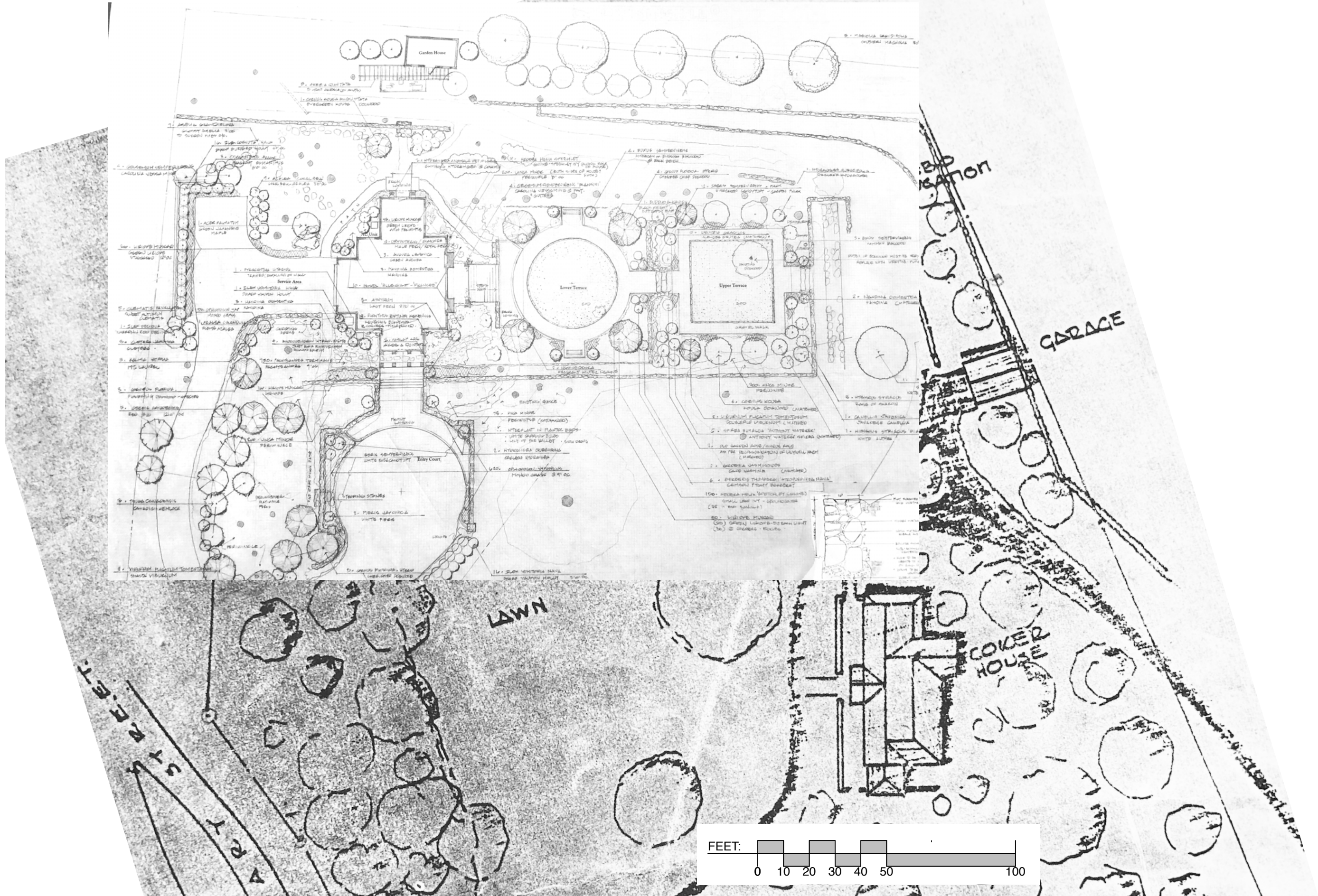


DAVID SWANSON HISTORIC SITE ANALYSIS





DAVID SWANSON PEACOCK HOUSE - EARLY LANDSCAPE
OPTION - 1991

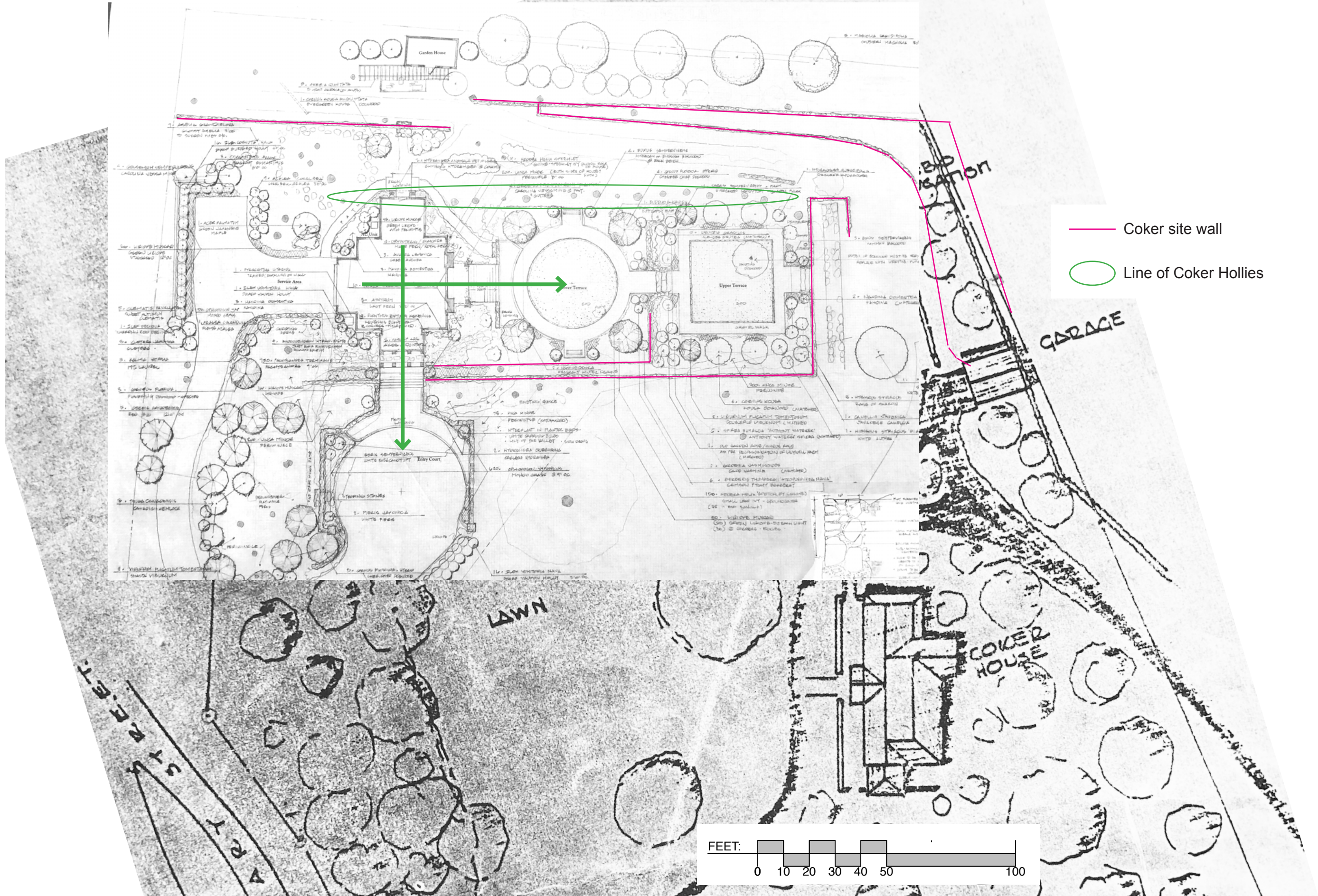


Thomas French
ARCHITECT P.C.
6710 Whittier Avenue
McLean, VA 22101-4529
Tel. 703.734.0084
www.thosfrench.com

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

DATE
FEB 12, 1991

DAVID SWANSON PEACOCK HOUSE - EARLY LANDSCAPE
OPTION - 1991



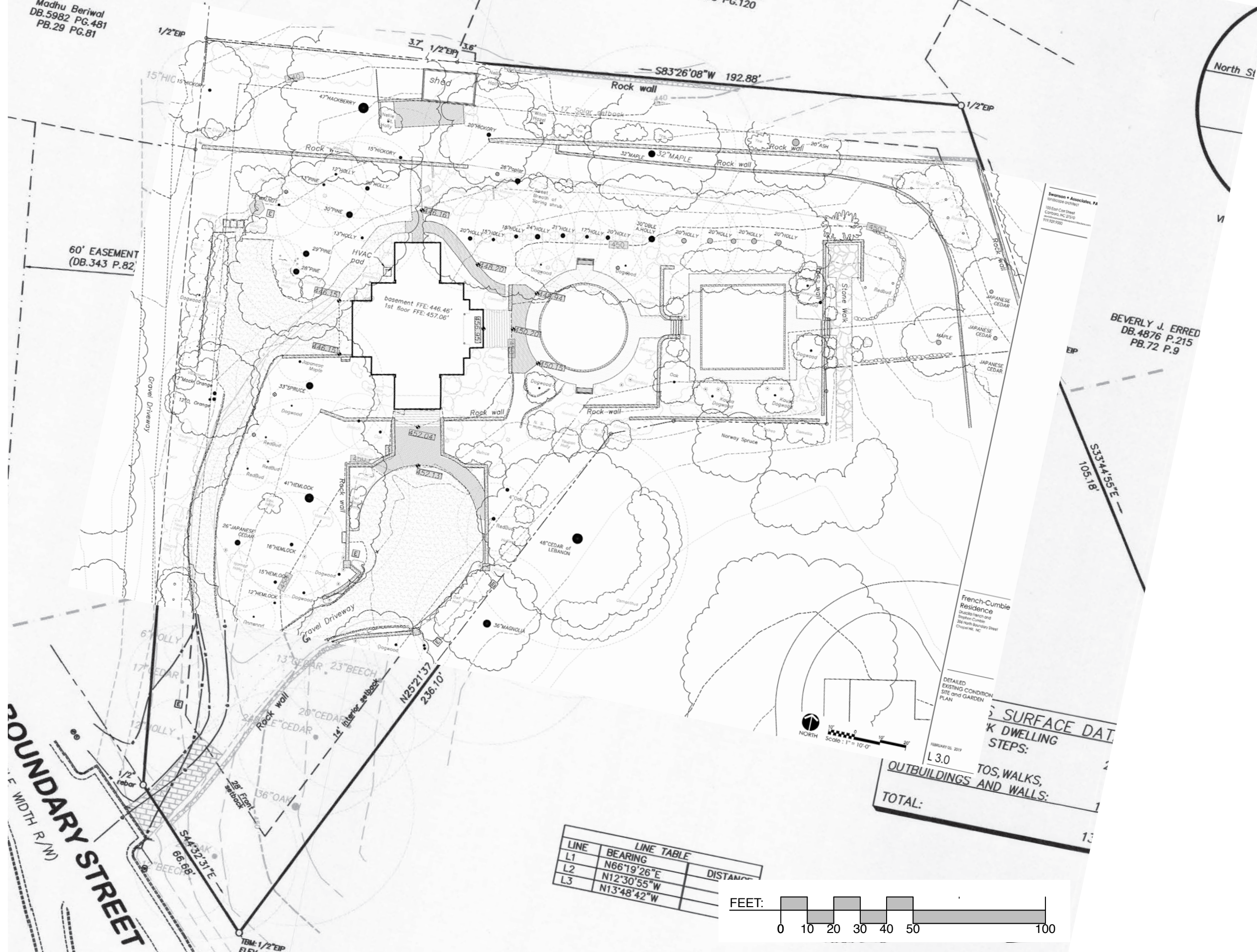
FRENCH-CUMBIE RESIDENCE

Addition/Renovation

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

Thomas French
ARCHITECT P.C.
6710 Whittier Avenue
McLean, VA 22101-4529
Tel. 703.734.0084
www.thosfrench.com

DATE
FEB 12, 1991





EXISTING SURVEY WITH SWANSON OVERLAY INCLUDING ALL SITE FEATURES -2019

→ Axial garden views

Thomas French

ARCHITECT P.C.

6710 Whittier Avenue

McLean, VA 22101-4529

Tel.: 703.734.0084

www.thosfrench.com

FRENCH-CUMBE RESIDENCE

Addition/Renovation

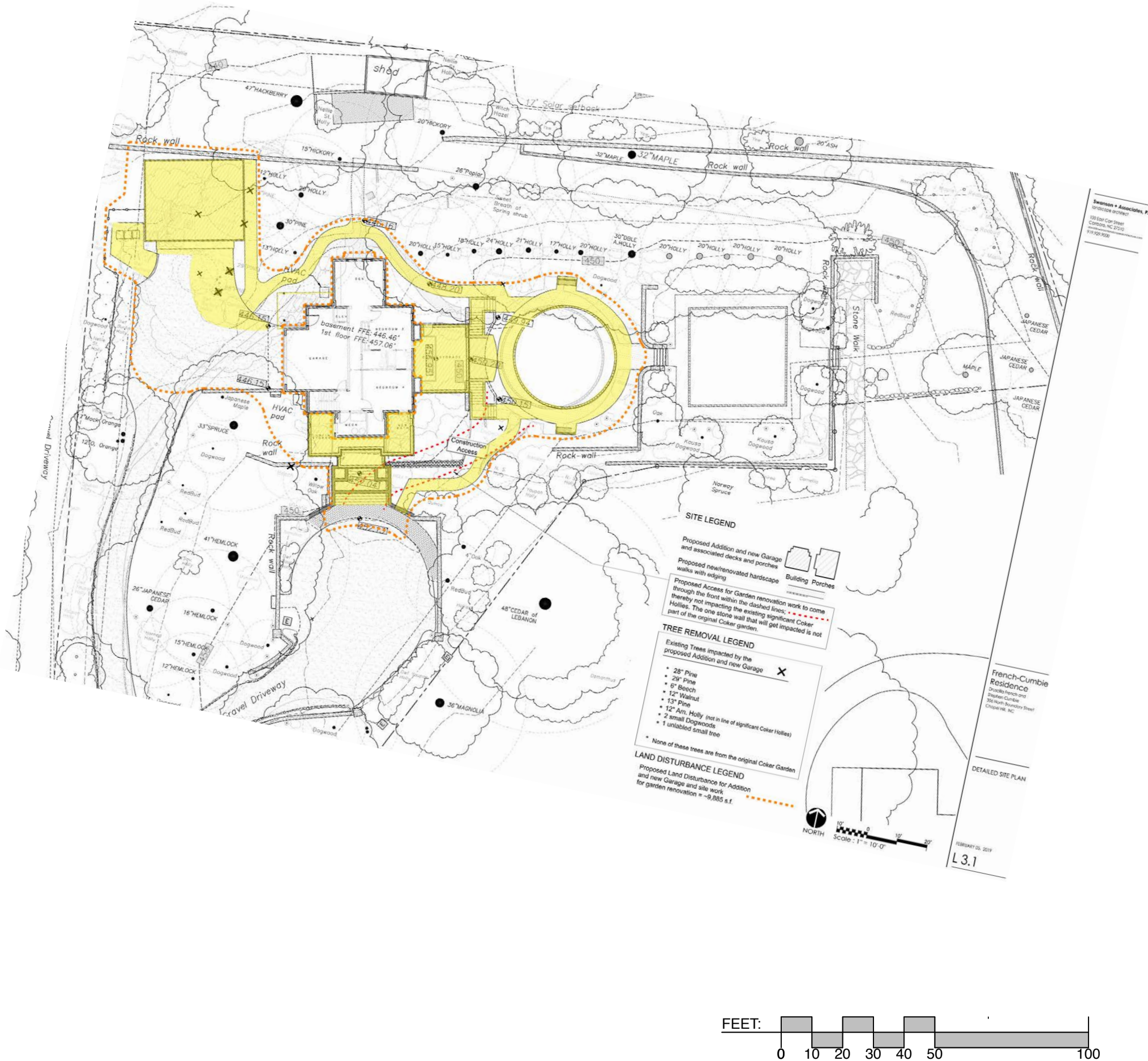
306 N. Boundary St., Chapel Hill, North Carolina 27514

DATE

FEB 12, 2019

PROPOSED SITE PLAN (OVERLAY ON EXISTING)

Areas of new construction or hardscape that affect current conditions



Thomas French
ARCHITECT P.C.
6710 Whittier Avenue
McLean, VA 22101-4529
Tel.: 703.734.0084
www.thosfrench.com

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

DATE
FEB 12, 2019





PEACOCK HOME SITE - Prior to Construction

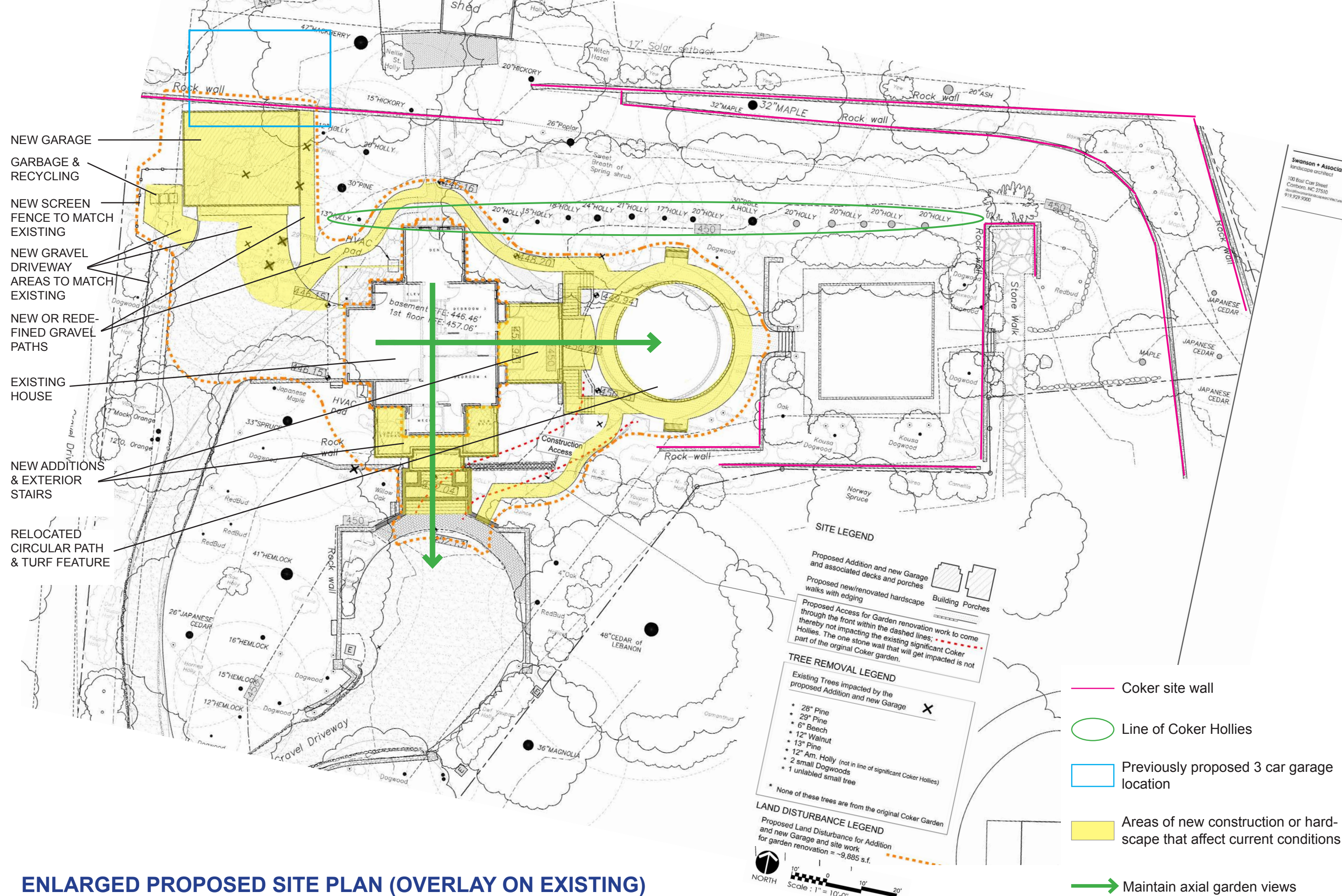


PEACOCK HOME CONSTRUCTION - 1991

Thomas French
ARCHITECT P.C.
6710 Whittier Avenue
McLean, VA 22101-4529
Tel.: 703.734.0084
www.thosfrench.com

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

DATE
FEB 12, 2019



ENLARGED PROPOSED SITE PLAN (OVERLAY ON EXISTING)



QUESTIONS?
Call or email us!

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

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	40.1' garage	26'-8" 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	3368sf	0.087	0.155	Existing	Proposed
Impervious Surface Area (ISA)	13759	+3114 sf	16873 sf	-	-	0.23	0.29
New Land Disturbance			9885 sf				



QUESTIONS?
Call or email us!

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

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.

Site Features & Plantings / Page 11

Guideline #1

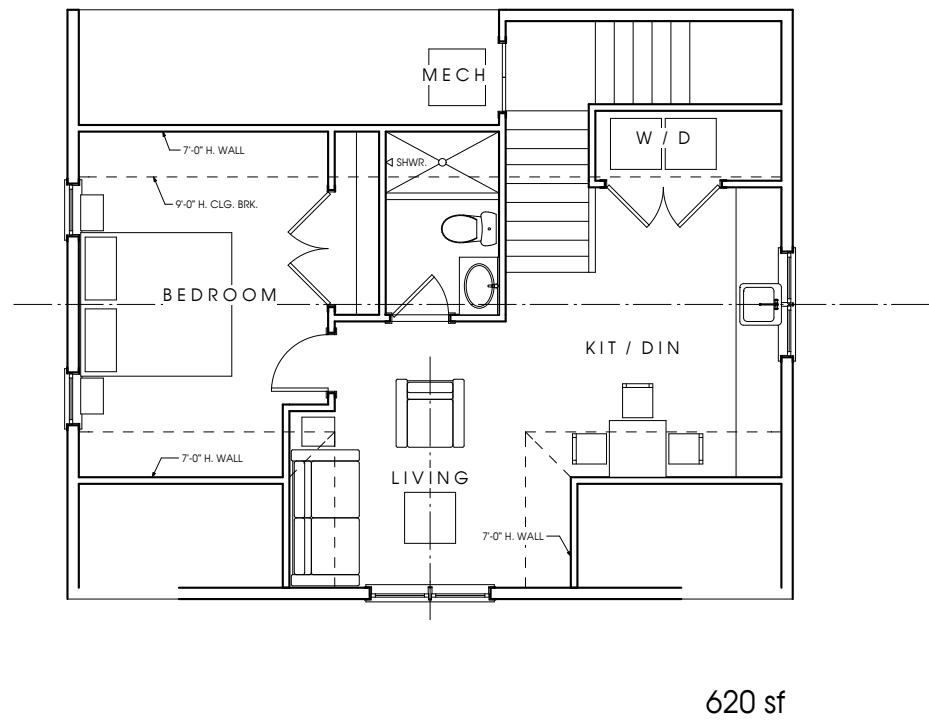
No existing historic built site features from the original Coker Gardens layout will be removed as a result of the proposed construction. A total of nine trees as indicated on the David Swanson plan will be removed from the site. None of those trees were part of the formal Coker Garden design. Only the two pines existed at that time. The proposed garage has been reduced from a 3-car to 2-car garage in order to save the existing stone site wall immediately to the North and to stay as far away as possible from the most impressive and character defining tree in the area, a 47" diameter Hackberry. The existing stone wall will be partially deconstructed and reconstructed in order to execute the new garage construction. Two large pines will be removed in order to save the Hackberry.

Thomas French
ARCHITECT P.C.
6710 Whittier Avenue
McLean, VA 22101-4529
Tel.: 703.734.0084
www.thosfrench.com

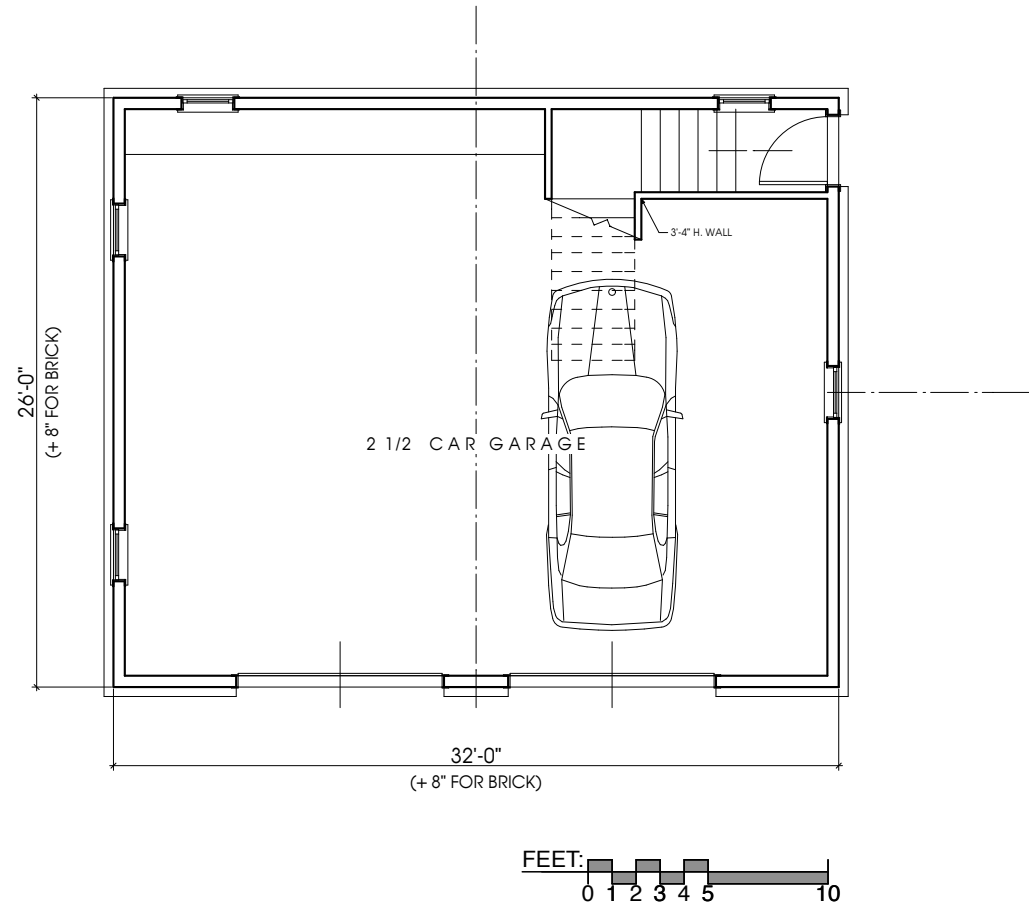
FRENCH-CUMBIE RESIDENCE

Addition/Renovation
306 N. Boundary St., Chapel Hill, North Carolina 27514

DATE
FEB 12, 2019



Second Floor



Ground Floor

PROPOSED GARAGE FLOOR PLANS

Thomas French
 ARCHITECT P.C.
 6710 Whittier Avenue
 McLean, VA 22101-4529
 Tel.: 703.734.0084
 www.thomasfrench.com

FRENCH-CUMBIE RESIDENCE

Addition/Renovation

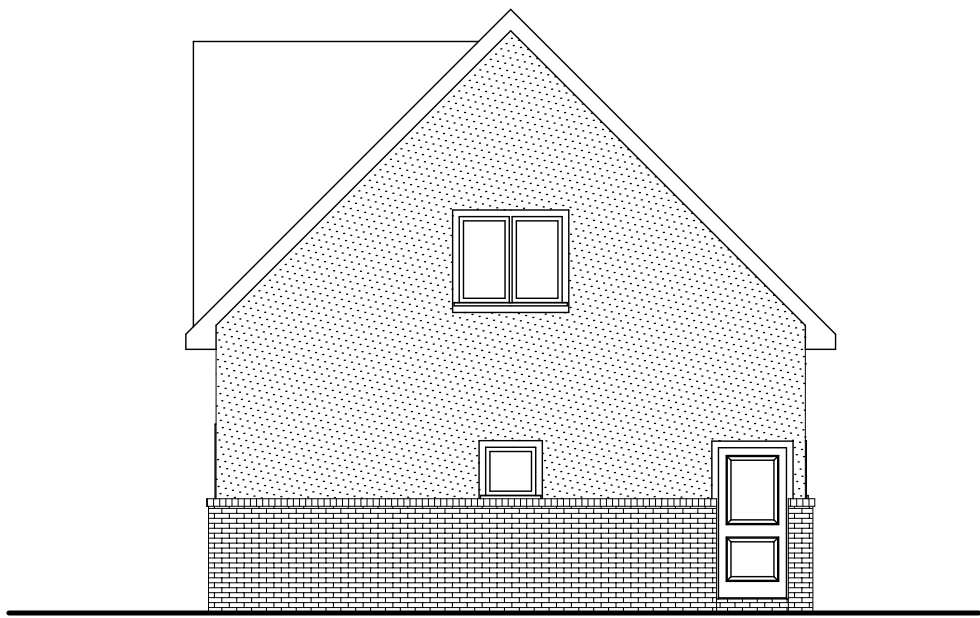
306 N. Boundary St., Chapel Hill, North Carolina 27514

DATE

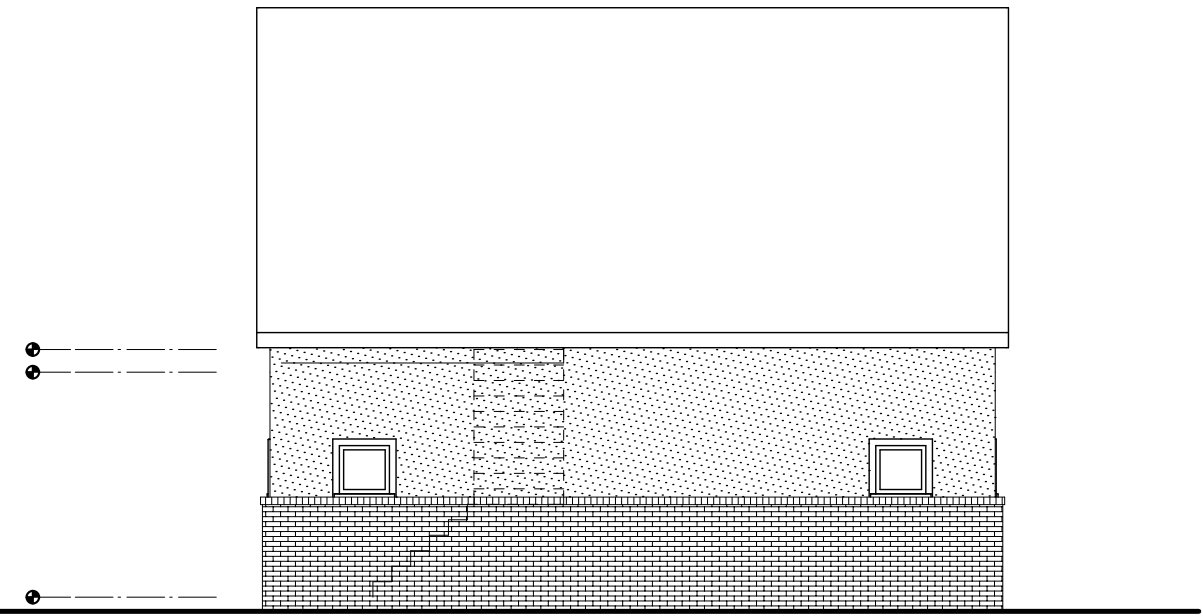
FEB 12, 2019



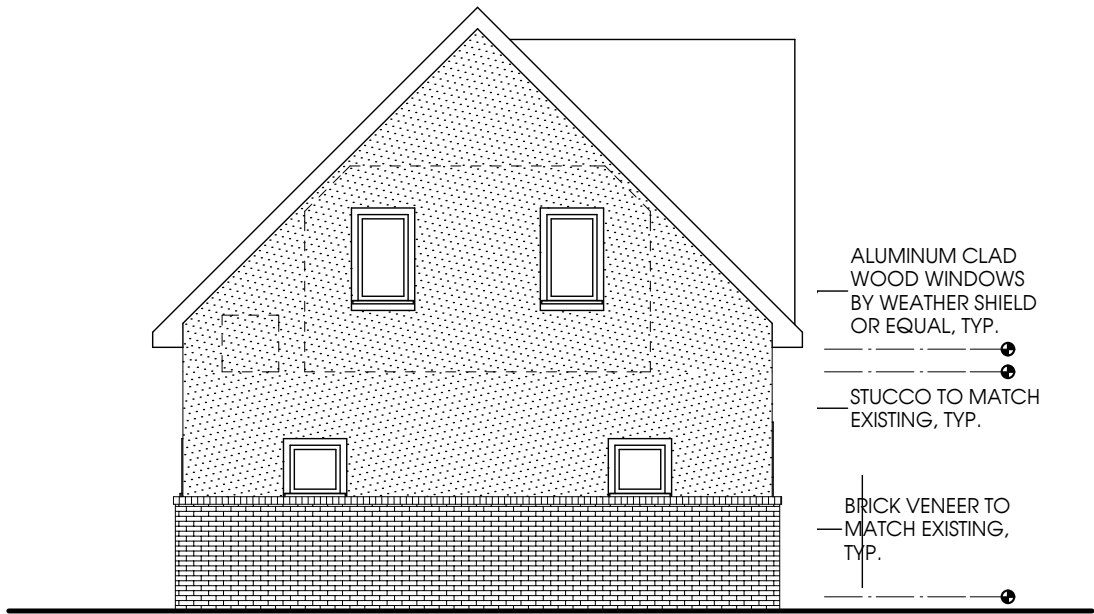
South Elevation



East Elevation



North Elevation



West Elevation

PROPOSED GARAGE ELEVATIONS



Thomas French
ARCHITECT P.C.
6710 Whittier Avenue
McLean, VA 22101-4529
Tel.: 703.734.0084
www.thosfrench.com

FRENCH-CUMBIE RESIDENCE

Addition/Renovation

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

DATE

FEB 12, 2019



Copper Gutters and Downspouts

Hard Surfaced Stucco

Wood Screen

Gravel Drive

Rowlock Sill

Brick Masonry

Split-face
concrete blocks



Gravel Drive +
Screen Fence 1991



Gravel drive +
Screen Fence 2019

EXISTING CONDITIONS



Copper Roofing

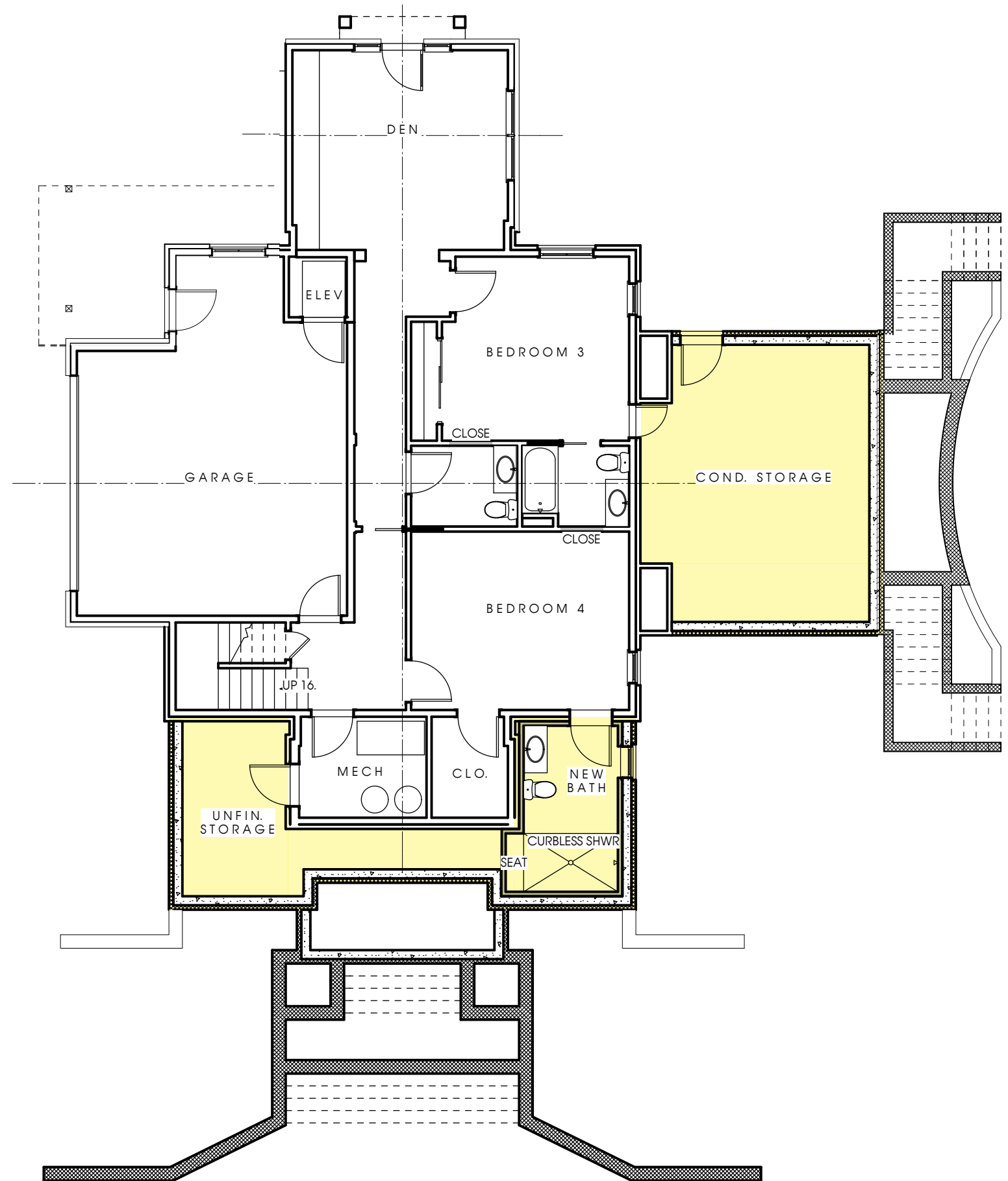
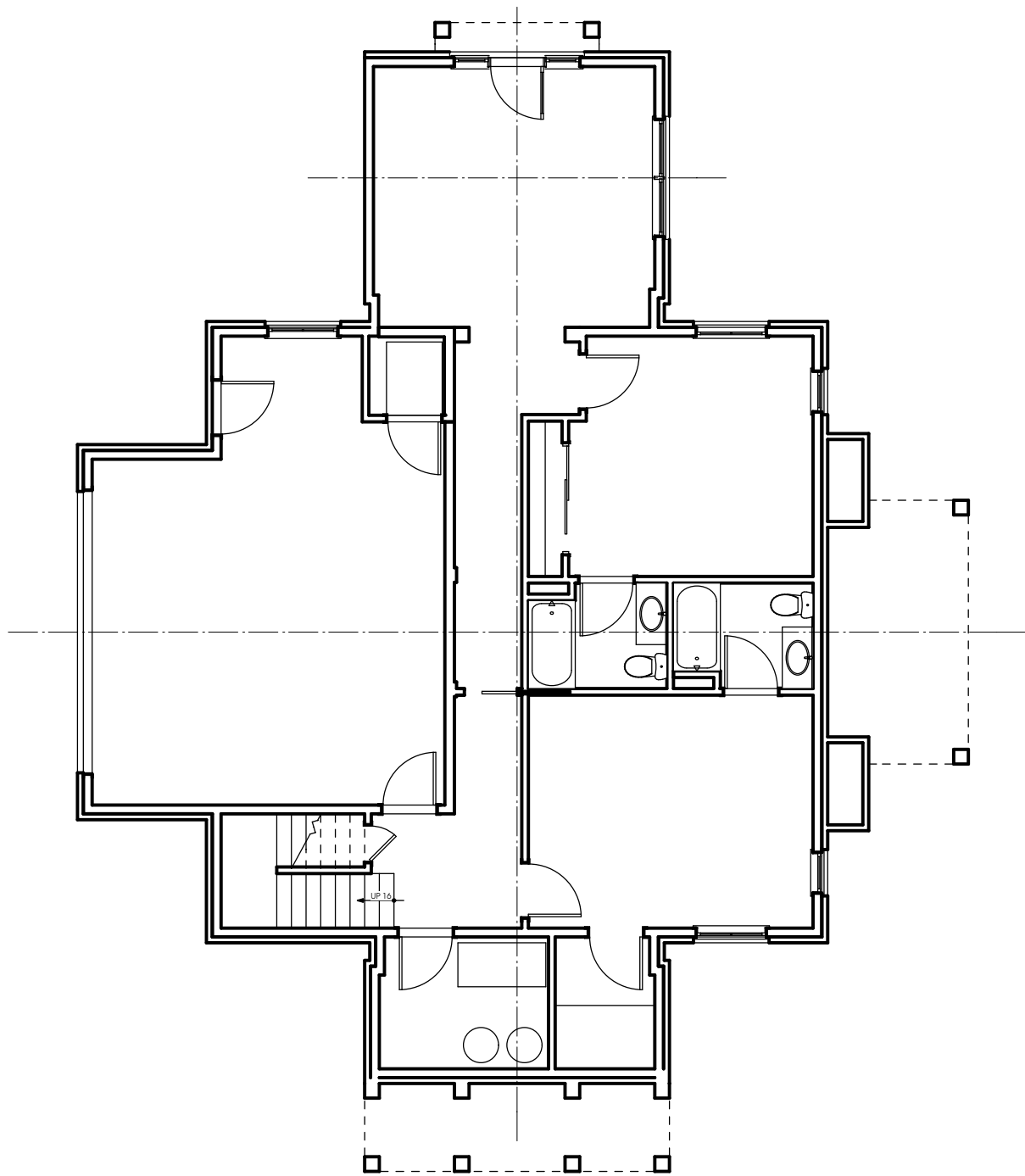
Pre-cast Concrete Lintels

Barrel Roof Form

Painted Columns

Existing Windows

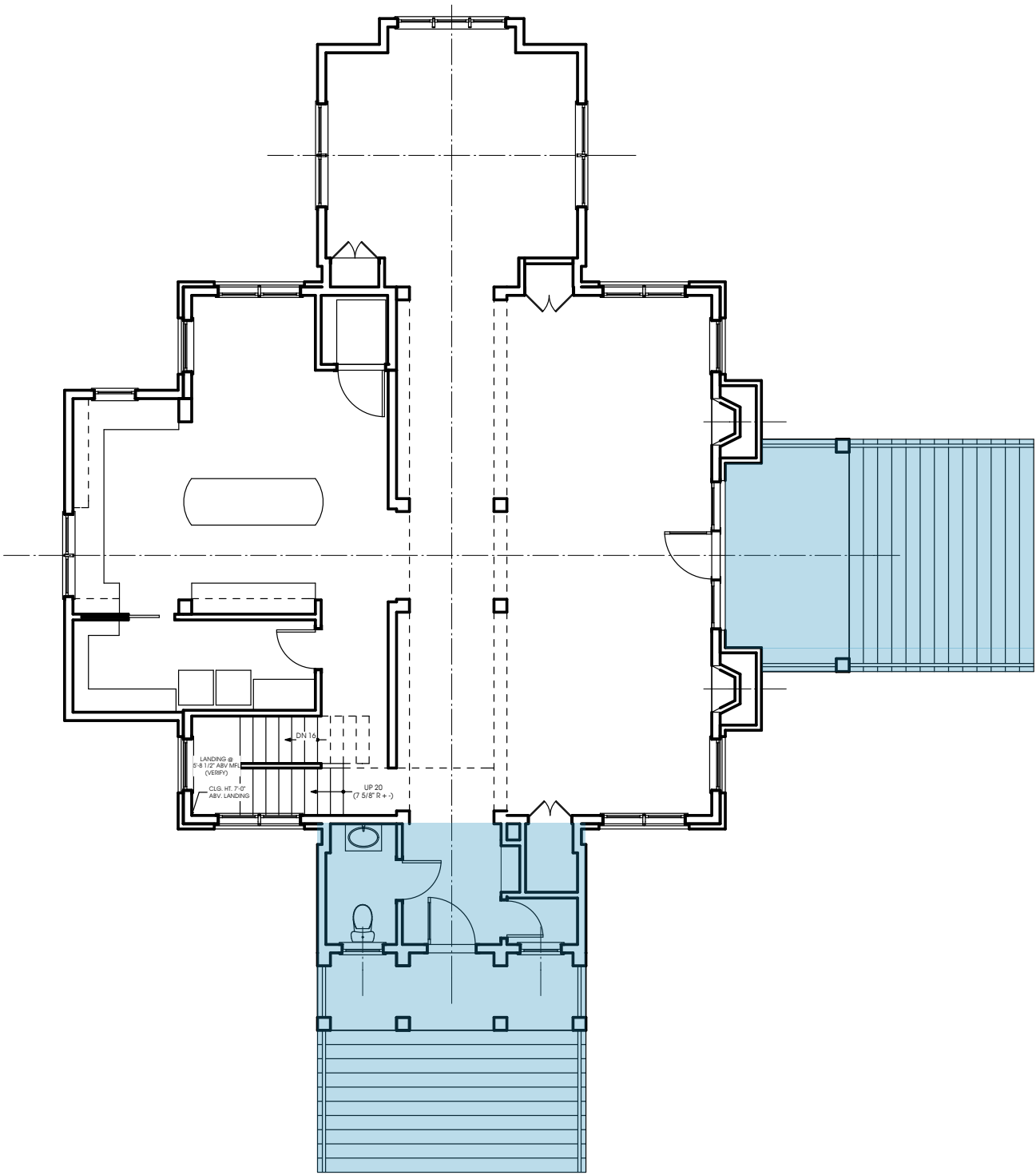
EXISTING CONDITIONS



EXISTING LOWER FLOOR

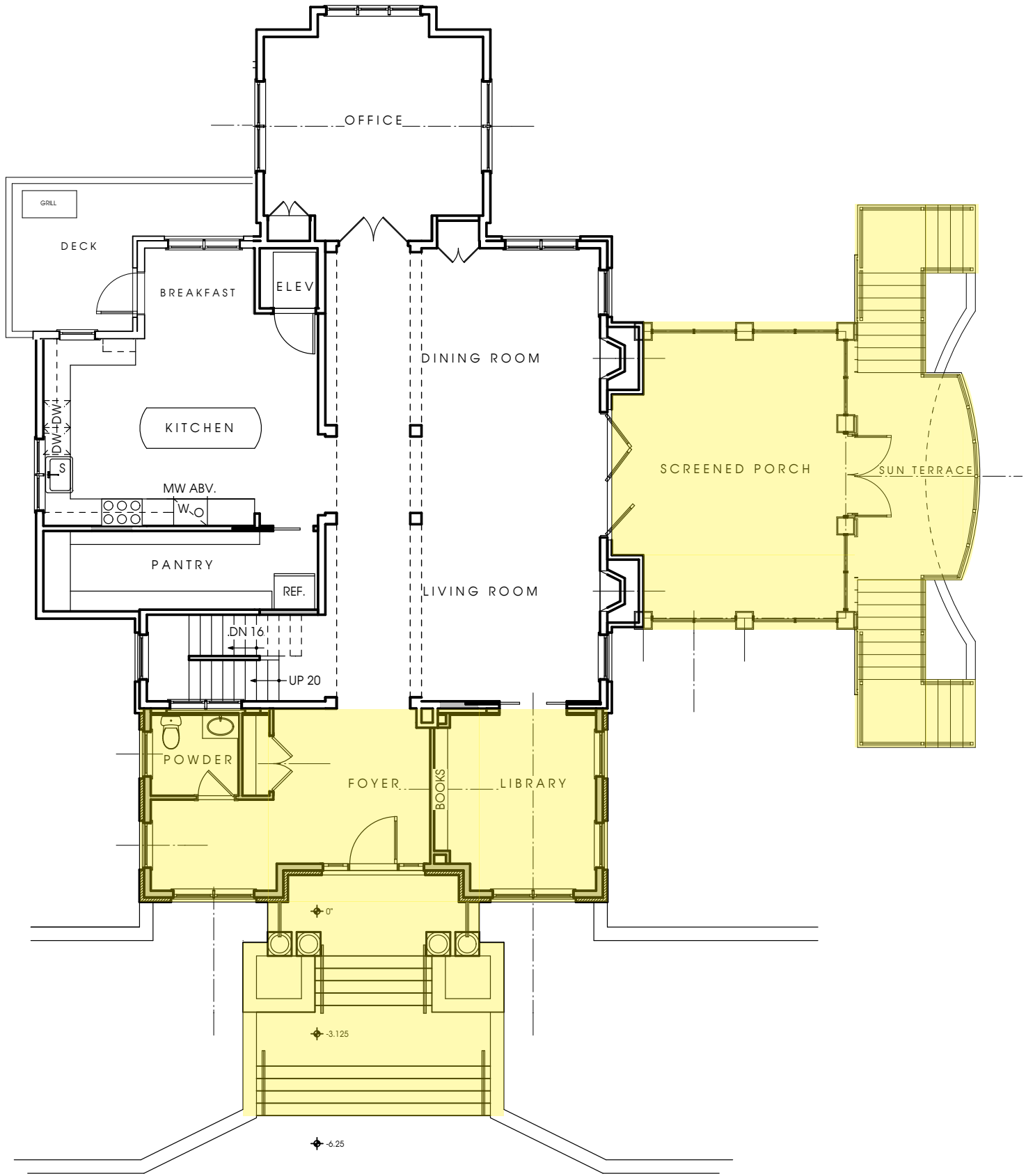
PROPOSED LOWER FLOOR

New construction



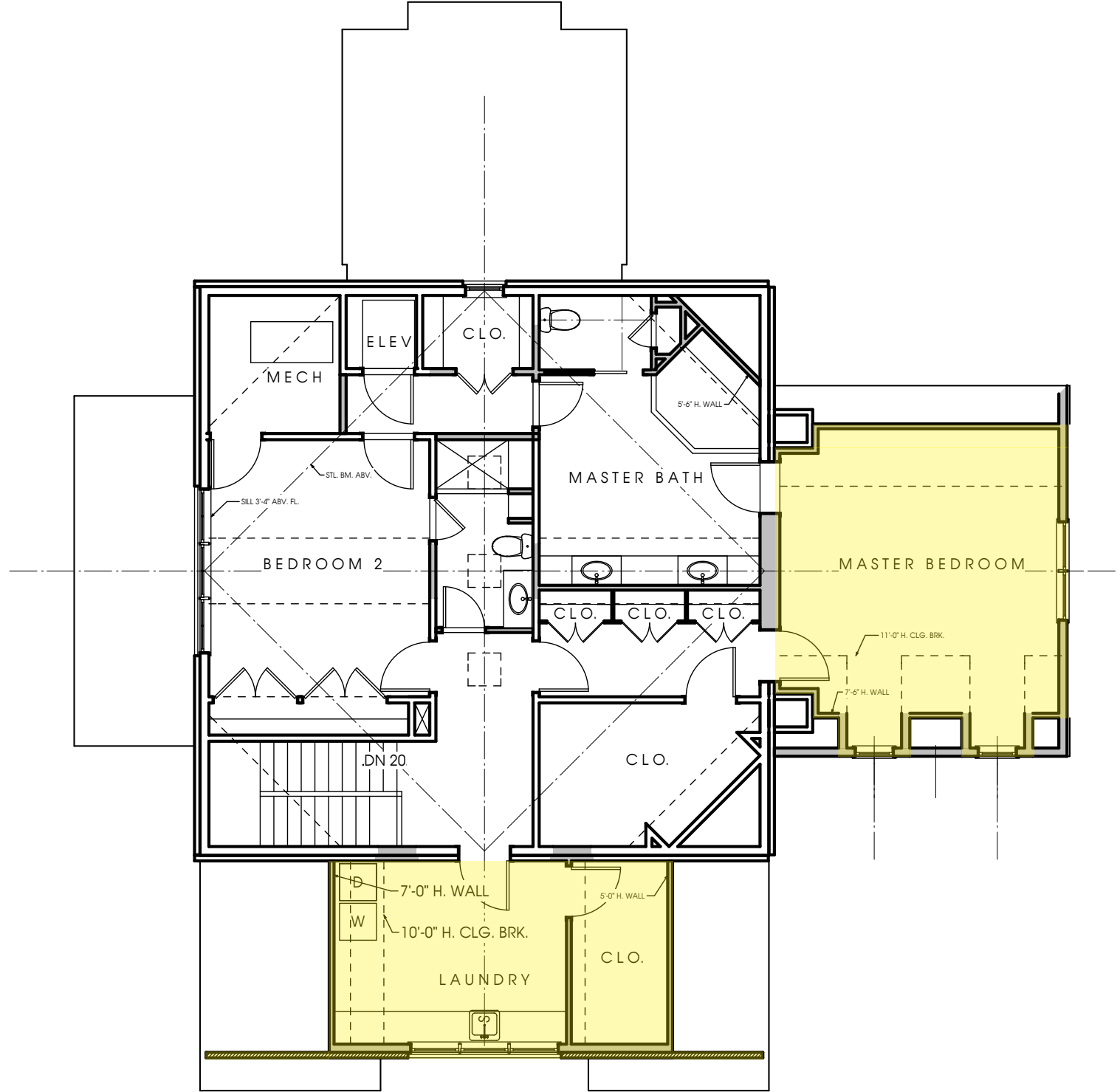
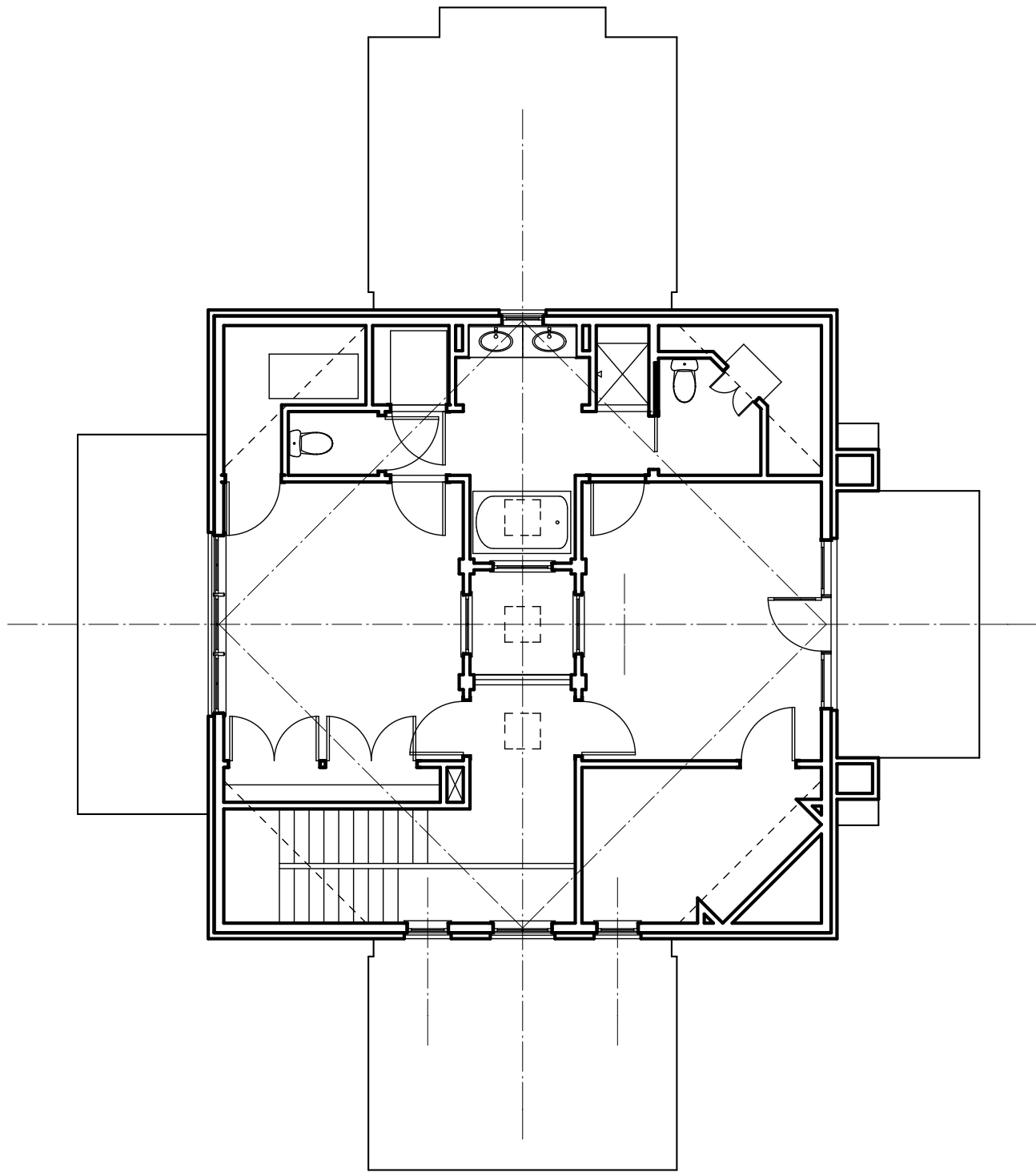
EXISTING MAIN FLOOR

Area to be removed



PROPOSED MAIN FLOOR

New construction



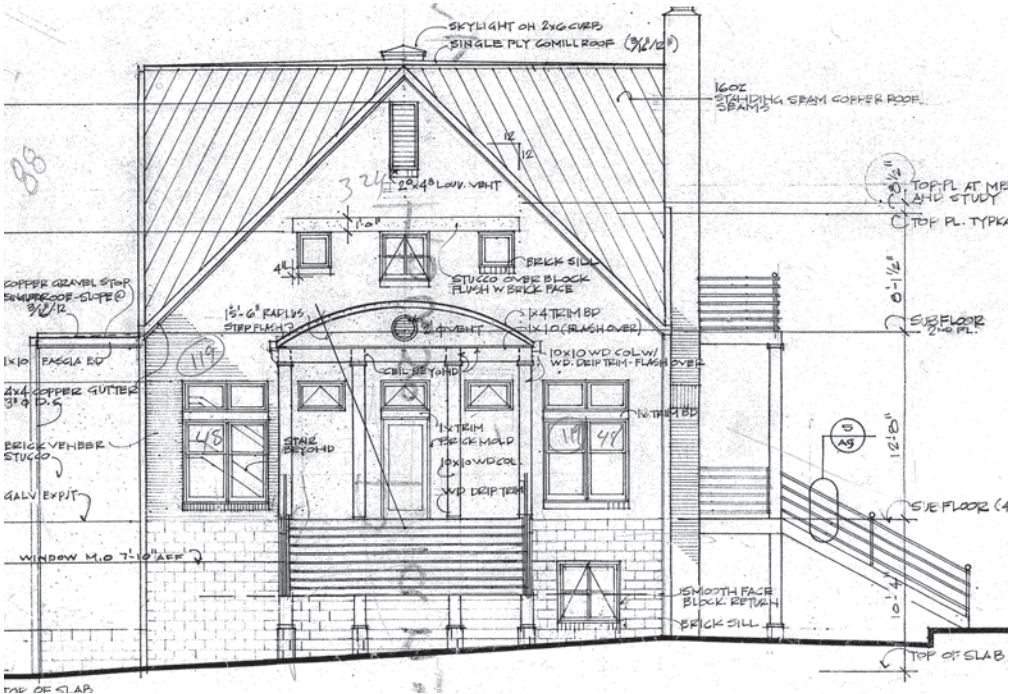
EXISTING UPPER FLOOR

PROPOSED UPPER FLOOR

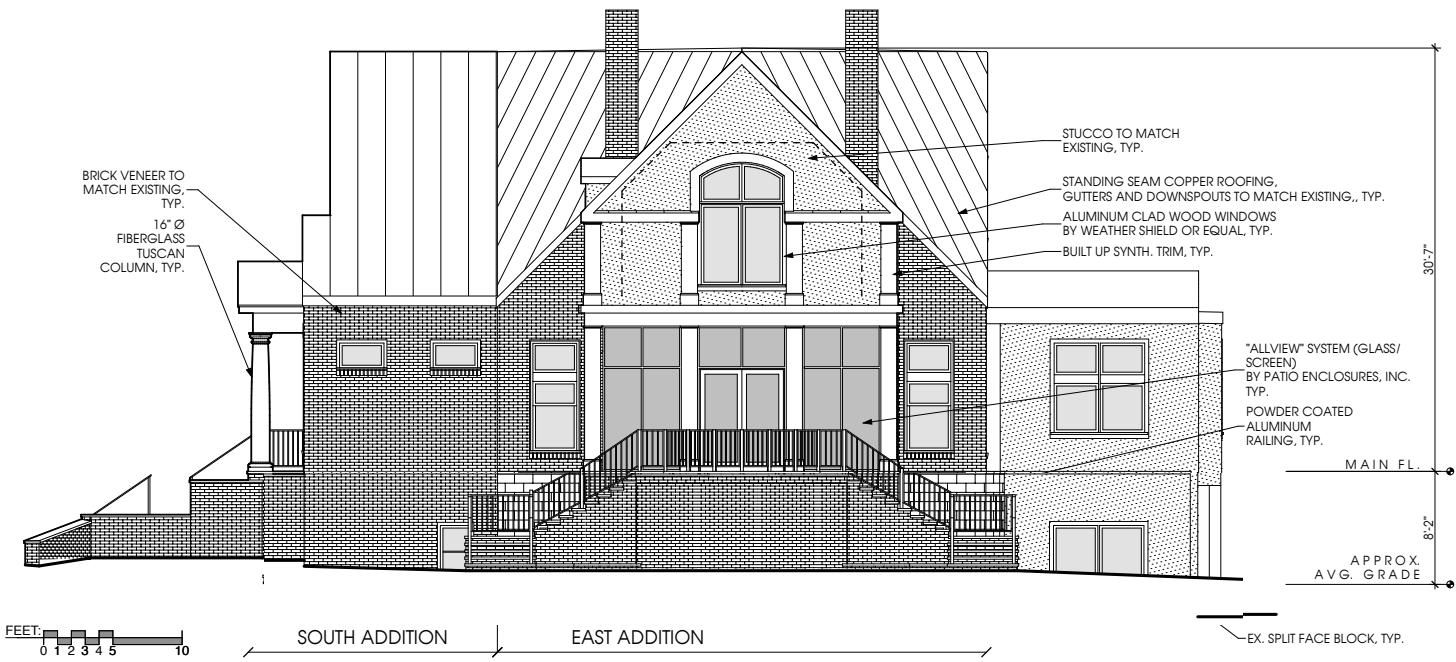
New construction



Existing



Existing



Proposed

EAST ELEVATION



Proposed

SOUTH ELEVATION

Thomas French
ARCHITECT P.C.
6710 Whittier Avenue
McLean, VA 22101-4529
Tel.: 703.734.0084
www.thosfrench.com

FRENCH-CUMBIE RESIDENCE

Addition/Renovation

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

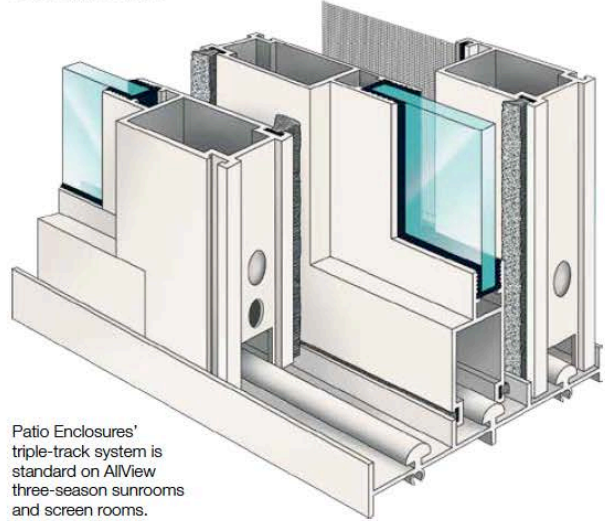
DATE

FEB 12, 2019

Triple-track system

All Patio Enclosures rooms feature our easy-rolling doors or windows with screens. Our unique triple-track system features a separate track for each door. Doors roll easily, and screens, with their own track, won't fall out.

Triple-track system is standard on three-season and screen rooms.

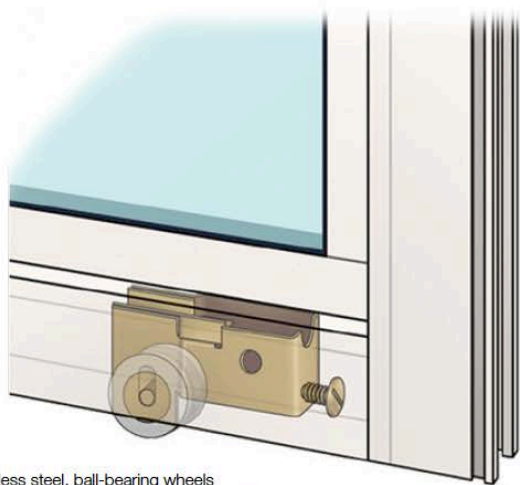


Patio Enclosures' triple-track system is standard on AllView three-season sunrooms and screen rooms.

Ball-bearing wheels

Even large doors roll easily with Patio Enclosures' durable, adjustable, stainless steel ball-bearing wheels, surrounded by nylon tires to reduce track wear and eliminate rusting and sticking.

Our ball-bearing wheels and nylon tires will never wear out the tracks in your room providing easy operation of your doors and windows for the life of your room.

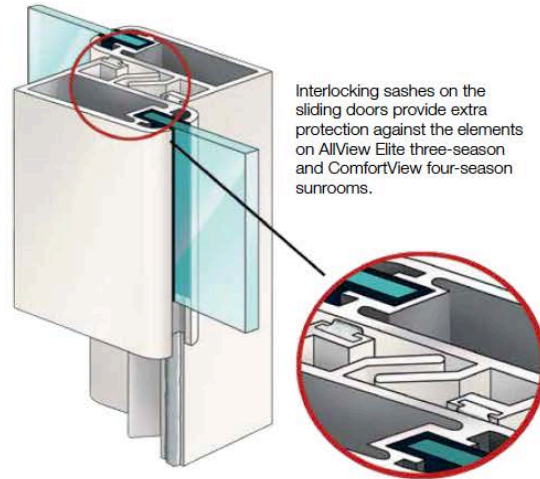


Stainless steel, ball-bearing wheels surrounded by nylon tires will never wear out the tracks in your AllView three-season sunroom.

Protection from the elements

All of our sunrooms are protected with polypropylene weatherstripping, but we don't stop there. Patio Enclosures' adds advanced weatherlock, nylon pile weatherstripping where the doors meet, providing superior performance in keeping inclement weather out of your sunroom. It offers protection against wind and drafts and is standard on all of our rooms.

For additional protection from the elements in our AllView Elite and ComfortView sunrooms, our interlock system provides a tight fit between structurally superior doors to further seal out wind and the elements.



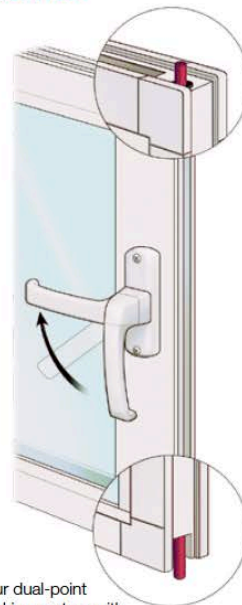
Interlocking sashes on the sliding doors provide extra protection against the elements on AllView Elite three-season and ComfortView four-season sunrooms.

Handles and locking systems

Door handles and locking systems vary based on type of sunroom.

The AllView Elite and ComfortView sunrooms, as well as solariums, feature color-matched, Euro-style handles and our top-of-the-line, dual-point locking system plus night latch. Patio Enclosures dual-point locking system with top and bottom throw bolts eliminates the need for dead bolts or lock-assisting systems. Top and bottom throw bolts lock in place with just a turn of the handle.

Screen rooms have standard easy-grip black handles and a single-point locking system.



Our dual-point locking system with top and bottom throw bolts eliminates the need for deadbolts or lock-assisting systems. It is available on the ComfortView four-season and AllView Elite three-season sunroom.

AllView Patio Enclosure System



Thomas French
ARCHITECT P.C.
6710 Whittier Avenue
McLean, VA 22101-4529
Tel.: 703.734.0084
www.thosfrench.com

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

DATE
FEB 12, 2019

TOWN OF CHAPEL HILL, NORTH CAROLINA
LAND DEVELOPMENT PERMIT APPLICATION

Attachment 3
For Office Use Only
File # _____

APPLICANT:

Name: Florence & Jim Peacock
Address: 1305 Willow Drive
City: Chapel Hill State: NC Zip: 27514 Phone: (office) _____
(Dail Dixon & Associates, Architects, 968-8333) (home) 929-5815

PROPERTY INFORMATION:

Tax Map(s): 79B Block(s): B Lot(s) _____ Property Identification Number(s): _____
Address: North Street
Location: East side of North Boundary St. at/between
(north, east, south, west) (street)
North of North Street and the "Coker Res." (Burns)
(street) (street)

Net Land Area N/A sq.ft. Zoning District(s) and Gross Land
Credited Street Area N/A sq.ft. Area Within Each: R2 12,200
Credited Open Space Area N/A sq.ft. R1 46,388
Gross Land Area 58,588 sq.ft. Present Land Use: Open
Land Area within Resource Conservation District (RCD): None
(if land disturbing activities proposed, key no.'s 3, 6)

REQUEST:

Name of Proposed Development (optional): Peacock Residence

Type of Request Refer to Key on reverse side
Zoning Map Amendment: from _____ to _____ ..1, 2, 3, 5, 19, 24
Subdivision - Preliminary Plat1, 2, 3, 5, 8, 9, 19, 26, 27, 28
Subdivision - Final Plat10, 15, 16, 19, 26
Minor Subdivision1, 10, 15, 16, 19, 26
Special Use Permit - Special Use (SU).....1,2,3,5,7,9,11, 14, 19, 20, 27, 28
Classification of SU: _____
Special Use Permit-Planned Development(PD).....1,2,3,5,7,9,11,14,19, 20, 27, 28
Classification of PD: _____
Special Use Permit - Final Plan Review ...11, 20
Special Use Permit - Elevations Review ...12
Special Use Permit-Landscape Plan Review .13
Variance/Appeal1, 2, 3, 6, 14, 19, 22, 25
Certificate of Appropriateness: single-family duplex 4, 6, 12, 19, 22
Certificate of Appropriateness-Special Use Permit ..3,11,12,15, 19, 20, 21
Certificate of Appropriateness - Demolition4, 6, 23
Certificate of Appropriateness - Other4, 6, 11, 12, 15, 19, 20, 21
Zoning Compliance Permit-Site Plan Review .1,2,3,5,9,11,14,16,17,18,20,27,28
Zoning Compliance Permit - Administrative Review ..1,11,14,16,17,18,20,28
Final Plans1, 11, 14, 16, 17, 19, 20 or 26, 28
Other _____

The undersigned property owner(s) or contract purchaser(s) hereby authorize(s) the filing of this application, and authorize(s) on-site review by authorized staff.

Florence & Jim Peacock Date: June 19, '90
James L. Peacock Date: June 19, '90

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

James L. Peacock Date: June 18, '90

Chapel Hill Historic District Significance Report

contain 12 to 15 lights in thick wooden frames and are symmetrically arranged throughout. The upper story has a four-windowed bay with its own gable cut into the main roof. A front porch running the length of the house has brick column supports and plain white columns. Its roof extends from the main roof at a slightly flatter angle. A brick chimney is placed at either end of the house.

The house originally faced the opposite direction. When Tenney Circle was constructed, the house was modified to face that street.⁴

→ 2. Coker House and Gardens, 609 North Street. This house was built about 1915 by Dr. W. C. Coker. Dr. Coker was a professor of botany at UNC and the creator of the arboretum on campus which bears his name. His private gardens, like the arboretum, contain many unusual and rare plant specimens. These gardens impart a special and irreplaceable significance to the Coker estate and are often studied by the UNC botany department.⁵

The Coker House originally was a rectangular building of light pink stucco reminiscent of California Spanish, contrasted by stone work of chimneys, porches, and wall. The large volume has been broken up and particularized by newer extensions, movement of wall planes, and repetition of prow-shaped gables. The two stories of the house are defined by a wide white band of molding. The facades are generally irregular in window and door placement. The front facade has two projecting gables: one from the main wall, and one from the other, on which the entrance door is placed. The windows are variously arranged in groups of 1, 2, 3, and 4, but all are alike: tall and narrow double windows to which is applied a simple geometric lattice. The geometry is repeated in the tile patterns of the terrace. The low stone wall enclosing the terrace is picked up again in the left and right side porches built of strong stone walls and columns. Newer, more irregular additions to the rear of the original part bear the same stylistic treatment.

3. Roulhac Hamilton House, 517 North Street. In 1914 Dr. J. G. de Roulhac Hamilton, head of UNC's history department from 1908 to 1930, engaged N. C. Curtis, architect, to draw the design of his house which now stands at 517 North Street. The design was an adaptation of the currently popular "shingle style" in which rough sawn pine clapboards replaced the shingled siding. Essentially a square form, the house featured a broad verandah across the front and contained six rooms. In 1924 two (2) additional rooms were added to the north-western corner of the house in an identical style. Dr. Hamilton probably was best known in Chapel Hill for his work in assembling the Southern Historical Collection at the University of North Carolina.⁶

4. Old Episcopal Rectory, 408-412 North Street. The Episcopal Rectory was built originally about 1850.⁷ This initial structure had only two rooms. At some time later two wings were added with two rooms each, giving the house a general "H" shape.⁸ In approximately 1915, the house was moved from its original location on Rosemary Street to North Street and separated into cottages.⁹

Thomas French
ARCHITECT P.C.
6710 Whittier Avenue
McLean, VA 22101-4529
Tel. 703.734.0084
www.thosfrench.com

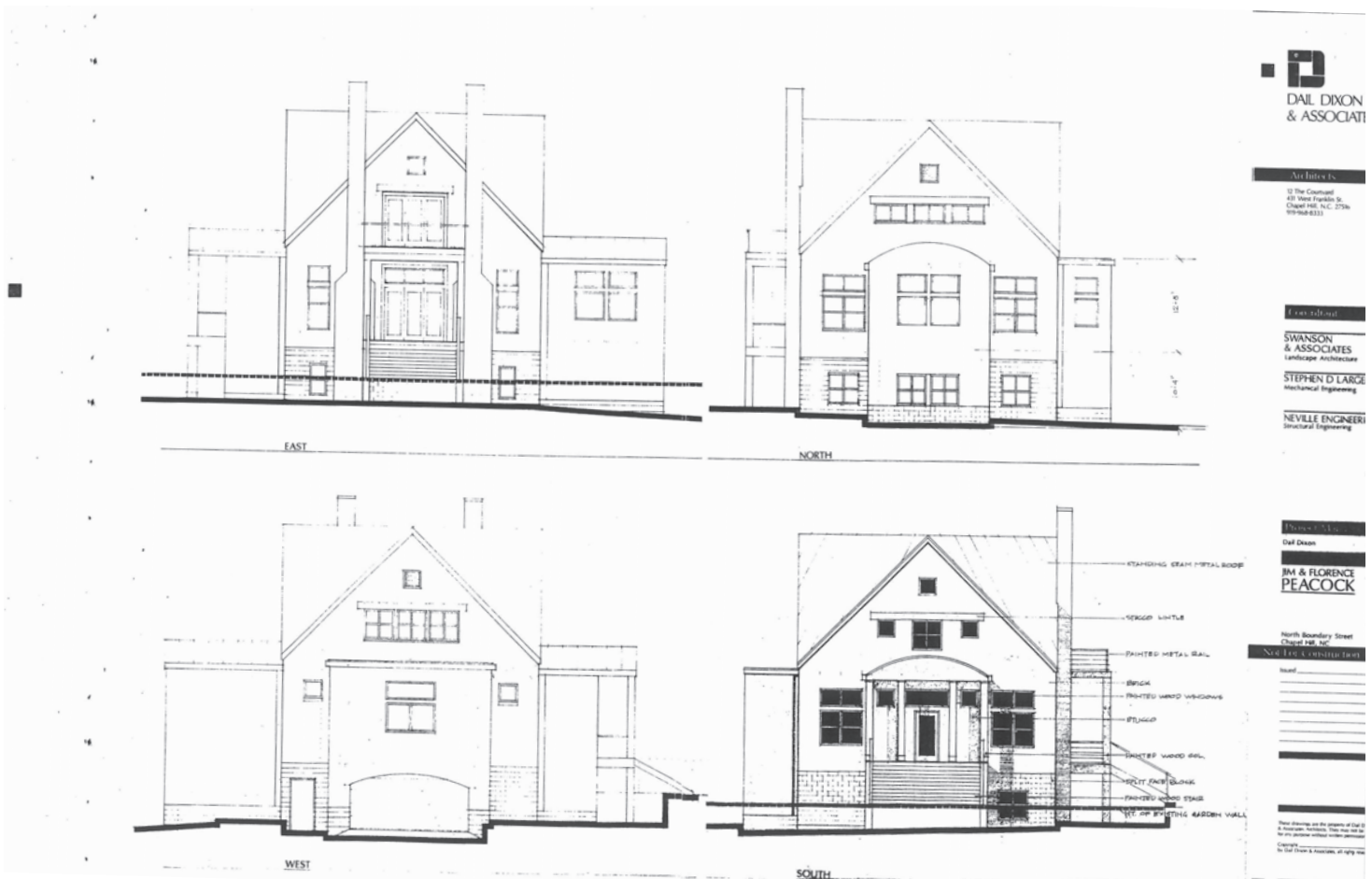
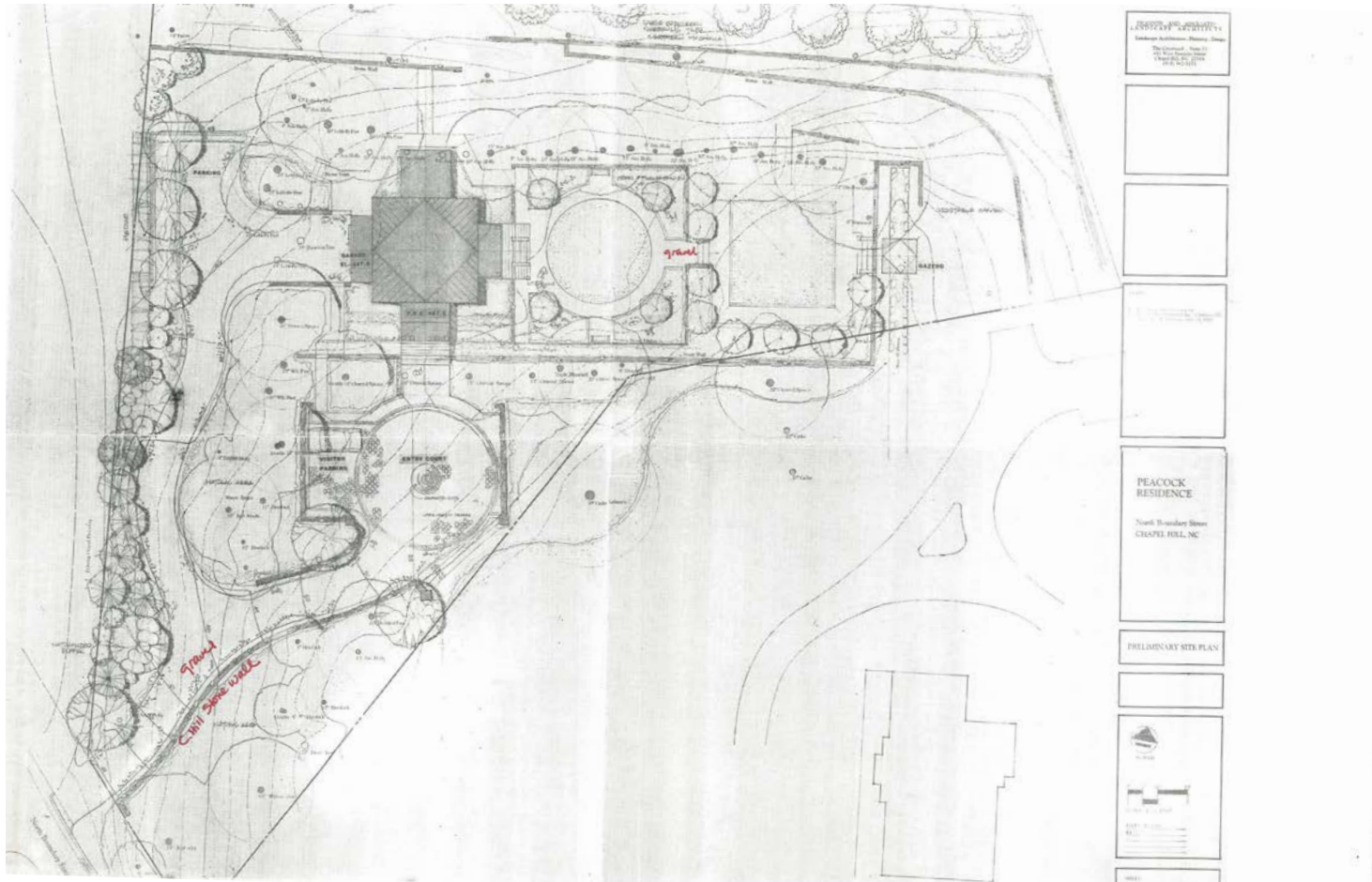
FRENCH-CUMBLE RESIDENCE

Addition/Renovation

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

DATE

FEB 12, 2019

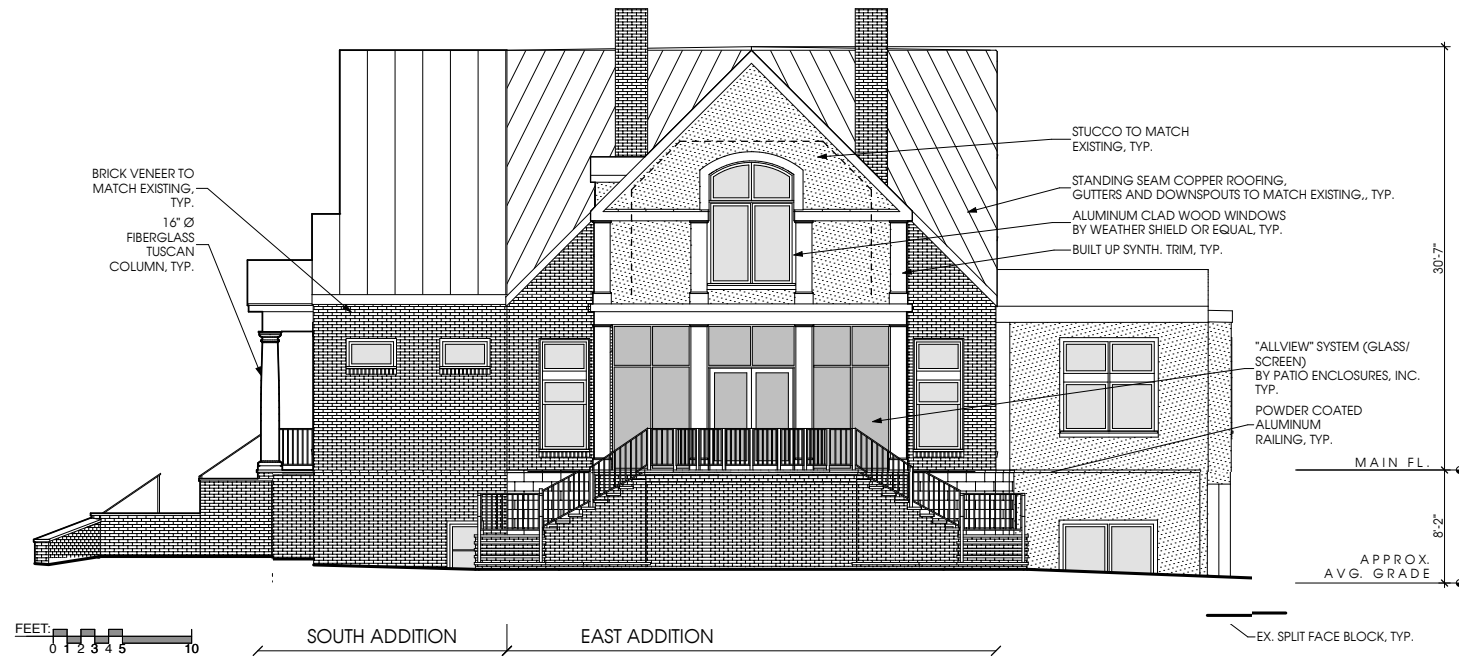


PEACOCK HOUSE COA APPLICATION 1990

Thomas French
ARCHITECT P.C.
6710 Whittier Avenue
McLean, VA 22101-4529
Tel. 703 734 0084
www.thosfrench.com

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

DATE
FEB 12, 1991



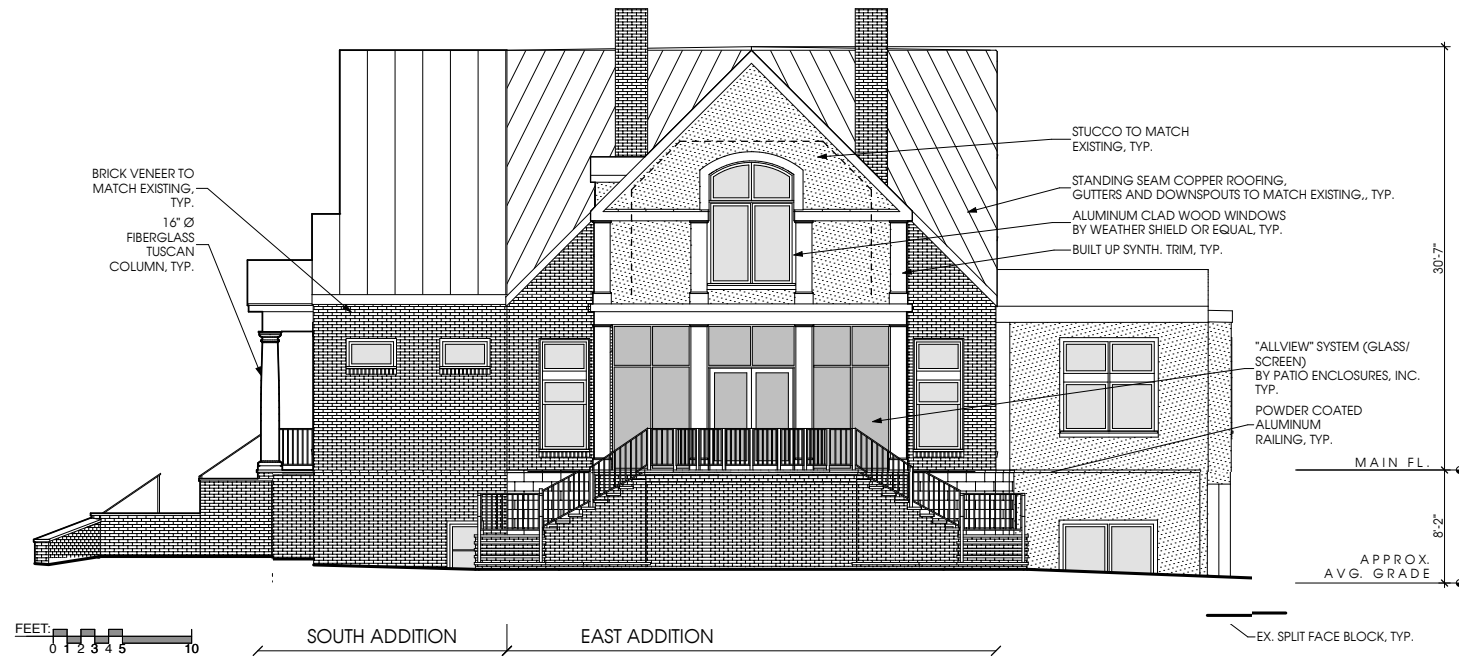
East Elevation



South Elevation

Points of Conclusion:

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



East Elevation



South Elevation

The following request for supplemental materials was issued from the HDC to the applicant on 1/10/19 after the 1/8/19 HDC meeting:

- ✓ 1) Provide a landscape plan for entire property – showing all walls, trees, other existing significant site features and how they will be affected and provide additional narrative referencing the relevant Design Guidelines sections.
- ✓ 2) Clarify if additions can be stucco instead of brick.
- ✓ 3) Clarify how the screened porch operates – glass vs screen.
- ✓ 4) Provide original approvals for the property from the '90s.
- ✓ 5) Be prepared to discuss the legality of the quitclaim deed and provide a statement from Preservation Chapel Hill regarding the nullification of the restrictions.