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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: 19-042
Project Description: Robert and Debra Davis propose construction of a new residence on the vacant lot at 370 Glandon Drive in the Gimghoul Historic District. The lot is .45 acres, slopes from the south to north, and is at the eastern edge of Glandon Drive. The new residence is proposed as a two-story frame building of approximately 3,980 heated square feet, with a two-bay garage of approximately 715 unheated square feet. There is also proposed an exterior porch, a rear stone courtyard, and a new driveway. Landscape and plantings will be included as well. See attached written description for more information.	Permit:
	STAFF REVIEW
	<input type="checkbox"/> Application complete and accepted
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies
	BY: Anya Grahn DATE: 4/12/2019
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: 370 Glandon Drive	Parcel ID Number: 9788970325
Property Owner(s): Robert and Debra Davis	Email: debradavis103@yahoo.com
Property Owner Address: 408 Patterson Place West	
City: Chapel Hill	State: NC
Zip: 27516	Phone: 919-434-5891 cell
Historic District: <input type="checkbox"/> Cameron-McCauley <input type="checkbox"/> Franklin-Rosemary <input checked="" type="checkbox"/> Gimghoul	Zoning District: R-1 and HD-3

B: Applicant Information	
Applicant: Jim Spencer, AIA, LEED BD+C - Jim Spencer Architects, PA	Role (owner, architect, other): Architect
Address (if different from above): 109-A Brewer Lane	
City: Carrboro	State: NC
Zip: 27510	



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Email: jspencerjsa@gmail.com

Phone: 919-960-
6680

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: R1 & HD-3	Minimum setbacks			Maximum heights		Lot size	
	Street	Interior	Solar	Primary	Secondary		
Required by zoning	28	14	17	29	40	19,479 NLA	
Proposed	40	15	n/a	12	31	21,427 GLA	
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	0	3,980	3,980	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	0	1,271	1,271	0		Existing	Proposed
Impervious Surface Area (ISA)	361 SF	7,783 SF	8,144 SF	0		.05%	.418
New Land Disturbance						10,750 SF	



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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
52/53	New Construction	Building is sited consistent with neighboring buildings. Design of building is compatible in form, massing and proportion. See attached written description for more information
16/17	Walls and Fences	Project retains and preserves existing site walls and adds new wall in traditional forms and materials.
20/21	Garages and Accessory Structures	New garage is located in area screened from view and parking areas are in rear and screened from street



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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 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 checked="" 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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<input 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 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 .	☒		☐	☐	☐
10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule	☒		☐	☐	☐



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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.

Jim Spencer, AIA,
LEED BD+C

4/8/19

Applicant (printed name)

Signature

Date

Debra and Robert Davis

4/8/19

Property Owner

Signature

Date

(if different from above)



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Certificate of Appropriateness Supplemental Requirements

***In addition to [Residential](#) Zoning OR [Administrative](#) Zoning Compliance Permit Requirements**

Certificate of Appropriateness applications are subject to review and approval by the Historic District Commission as well as by Town staff. For assistance with this application, please contact the Chapel Hill Planning Department.

Please submit *all* materials listed on this sheet. The Historic District Commission meets on the second Tuesday of each month at 6:30 pm. For confirmation of a meeting date and the placement of your request on the agenda, please call the Planning Department. **Applications are due one month in advance of meeting.**

Application Process:

1. Historic District Commission Review of Certificate of Appropriateness (COA) Supplemental materials
2. Staff review of Residential / Administrative Zoning Compliance Permit (ZCP) materials

****COA (step 1) and ZCP (step 2) materials may be submitted simultaneously or separately.**

Required Application Materials

(In addition to [Residential](#) Zoning Compliance Permit or [Administrative](#) Zoning Compliance Permit Requirements)

An Electronic copy of each document is required in addition to paper copies.

Provide a single set of the following materials:

X	1. Application Form. Either Residential Zoning Compliance or Administrative Zoning Compliance.
X	2. Recorded plat or deed verifying property's current ownership
X	3. Recorded plat of easements, right-of-way, and dedications, if applicable
X	4. Mailing List of Property Owners , applicable within 100 feet of property boundaries The Town will prepare a formal notice to be mailed to surrounding property owners about the application. You may find it helpful to discuss the proposed changes with your neighbors in person so you can address their concerns both in your planning and presentation.
X	5. Mailing notification fee. The fee per address can be found on the Planning Department's Fee Schedule .
X	6. Certificate of Appropriateness fee per Planning Department's Fee Schedule
X	7. Reduced Site Plan Set (reduced to 8.5" x 11")
X	8. Building Elevations (label building height from top of roof to finished grade line)
N/A	9. Floor Plan, only if accessory apartment, duplex, or commercial application.

(Continued)



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10. Written Description

Describe all proposed changes to the property, list all materials to be used, and address the criteria (listed below) that the Commission uses to determine appropriateness. Presenting your proposal with these criteria in mind will provide a clear basis for the Commission's deliberations.

- a) The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
- 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;
- c) The exterior construction materials, including textures and patterns;
- d) The architectural detailing such as lintels, cornices, brick bond, and foundation materials;
- e) The roof shape, form, and materials;
- f) The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors);
- g) The general form and proportion of the buildings;
- h) The accessory fixture and other features (including lighting fixtures, hardware, awnings, etc.);
- i) The architectural scale in relation to existing structures and surrounding buildings; and
- j) Structural conditions and soundness.

Provide photographs of existing property and elevation drawings of the proposed changes. Depict changes in as much detail as possible, paying special attention to those features which the Commission uses to determine appropriateness. This section of the application allows the Commission to see the current state of the property, to visualize the proposed changes, and to assess the impact. The visual description must include dimensions. For new buildings and major additions, the visual description must include the interior floor plan.

X

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.

N/A

12. Demolition Information (if applicable)

Provide a 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. Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons, and/or families associate with the property.



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CERTIFICATE OF APPROPRIATENESS for the HISTORIC DISTRICT COMMISSION
Submission for meeting May 14, 2019

New Residence for Robert and Debra Davis
370 Glandon Drive
Chapel Hill, North Carolina 27514

1. Written Description of Physical Changes Proposed

The existing vacant lot at 370 Glandon Drive is proposed to be developed with a new residence, drive and landscape improvements. This lot was subdivided from the lot to its west. It contains .45 acres or about 19,602 square feet. It has about 18 feet of topography from south to north on the site (falls toward the north on Glandon). The existing lot contains several mature hardwoods, and many pines.

Design Strategy

The proposed residence has been carefully designed to fit harmoniously into the Gimghoul Historic District. The design utilizes the existing Gimghoul neighborhood covenant setbacks as useful constraints. We have purposefully sited the house and form to create visual interest, as well as minimizing scale adjacent to neighboring properties and streets. Placing the drive to the west creates space between the houses, but also allows the garage doors to be hidden from street view. Because the lot essentially is without a corner, we have tried to create an attractive façade from each vantage point. Placement of the garage in the southwest corner of the site (Evergreen side) allows its scale to be minimized as well and creates a cottage feel in conjunction with the stone courtyard to its east.

We will remove only the mature trees that are in our footprint of construction, and leave as many on the hillside toward Prospect Point as possible. A “front” court of pavers is proposed on the lower (north) side of the lot. The driveway is proposed as pavers or brick at the drive entry, then concrete past the house.

The house itself is design as a simple farmhouse style with its primary mass broken by cascading gabled forms. It has elements of both Victorian farmhouses and colonial revival styles found in the neighborhood. We deliberately decided on a simple form and detailing for the house, to allow the gables, porch and large windows to be the focal points within the quiet wooded setting. The wrap-around porch and bays create a horizontal break in the form. Steep (12:12) gabled forms also break the form – this is a direct reference to the many houses in Gimghoul with similar features. We plan to utilize wood or fiber-cement lap siding with an approximate 5.5" reveal. Roofing is proposed as architectural shingle, with the exception of metal standing seam roofing at the bays and porches. Windows will



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be simulated divided lite clad wood windows – most are double-hung with a few casements as well. Window and door casing are proposed as 5/4"x6" boards.

2. History, context, and character information.

"The Gimghoul Historic District is a neighborhood located east of the campus and developed in the 1920s and 1930s to provide needed housing for university families. The dominant architectural style is Colonial Revival. The rugged topography of the neighborhood is quite distinctive for it is situated along a ridge which terminates in a dramatic overlook of Battle Park forest, bordering the district on its north and east sides. In addition to the vista of the adjoining dense forest, the proximity of Gimghoul Castle at the end of Gimghoul Road and the Gothic Revival style of St. Thomas More add to the distinctive, romantic character of the district setting. Lushly landscaped houses, a dense tree canopy, fieldstone retaining walls, Chapel Hill gravel sidewalks, and the curvilinear nature of Glandon Drive all contribute to the suburban feel and picturesque character of the Gimghoul Historic District."

from the **Design Guidelines for the Chapel Hill Historic Districts**

The Gimghoul neighborhood is comprised of primarily two-story Colonial revival and other historic style homes. The lots are generally large and have a mix of broad lawns and mature tree canopy cover. Many of the homes on Glandon and Gimghoul have had major additions to them in the last 20 years. Most of these additions are on the rear of the houses. Square footages of the house in the neighborhood vary broadly. The smallest current homes are approximately 2,000 square feet and the largest are over 10,000 square feet.

The common elements of the district are described well above from the guidelines – the colonial revival style of the homes, the topography, and the character of the landscapes.

3. Justification of appropriateness.

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

The proposed Davis residence will be 31' at its highest ridge. We have spent a great deal of design effort to ensure that the house's height is minimized near its setbacks. On the west side of the house, the proposed residence steps down to a lower gabled roof, and on the north and east elevations a wrap-around porch mitigates height.

The Doell residence at 360 Glandon is the nearest structure, just to the west of the lot. Its height appears to be approximately 30' tall, two-story plus a gabled roof.



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The house sits high on its site relative to the proposed Davis residence. We estimate that the finished floor level of the Doell residence is at least 440'. The finished floor of the Davis main level will be about 432'.

The Newton residence across Evergreen at 741 Gimghoul is also approximately 30' at its ridge. It is a two-story brick colonial revival home. Its finished floor height is also much higher – approximately 456 or more.

The large lots across Glandon to the east and north are owned by the State of North Carolina as part of Battle Park. Topography drops off dramatically in these directions.

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.

See attached diagram of the neighborhood with buildings outlined on their sites.

The setback and placement of the Davis residence on its site is shown on the site plan. We have used the neighborhood covenant setbacks and therefore the setback on the entire Glandon Drive length of the site is 40' (or more). The garage is placed approximately 26' from the property line on the south (Evergreen). The required setback is 14' here. On the west, the house is 15' from the property line (14' interior setback). Please note that we have included an alternate site plan which would allow the house to be moved east slightly if the 35' street setback is approved by the neighborhood as the new covenant setback.

The Doell residence at 360 Glandon sits generally in the southeast quadrant of its site. Measuring on the Orange County GIS website, the house appears to be approximately 85' from the street (Glandon), 11' from its eastern property line, 53' from its southern property line (Evergreen), and 64' from its western property line.

The Newton residence at 741 Gimghoul sits roughly in the center of its site. Measuring on the Orange County GIS website, the house appears to be approximately 42' from the street (Gimghoul), 56' from its eastern property line, 44' from its northern property line (Evergreen), and 27' from its western property line.

There are no structures visible opposite the lot (on the east and north sides of Glandon – the land belongs to the State of North Carolina.

C. Exterior construction materials, including texture and pattern.

The exterior construction materials can be cross-referenced to the elevations and materials sheets in the application. The materials for the residence will primarily consist of wood or fiber-cement lap siding with 5.5" reveal, architectural shingle



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roofing at upper roofs, seamed metal roofing for porches and bays, wood or clad simulated divided lite windows and 5/4x6 casing.

Front porch will be stained wood boards. Rear courtyard will be crab orchard or bluestone pavers. Foundation will be brick over CMU.

These materials are all commonly found in the Gimghoul Historic District. Many of the original houses were various Colonial revival styles featuring wood lap siding and large windows. Later (1930s and 40s) houses were sometimes brick but usually painted brick.

D. Architectural detailing such as lintels, cornices, brick bond, and foundation materials.

The architectural detailing will include broad window and door casing (5/4"x6"), 10-3/4" built-up wood columns on front porch, and running bond brick foundation and chimneys. Please see elevations for more details. Diamond shaped gable end vents are proposed at the larger gables.

E. Roof shapes, forms, and materials.

The roof shape is largely composed of gabled roofs to match those found in the neighborhood, with a 12:12 slope on the main roof and its opposing gables. Shed roofs on the project are proposed mainly as lower pitches, primarily 3:12. Material will be an architectural composition shingle on the upper roofs and seamed metal on the porches and lower bays.

F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.

Windows and doors have been carefully considered on the house, with the primary goal to have large, welcoming openings. These will create as much daylight as possible in the interior. Many of the existing residences in the neighborhood have large windows, mostly double-hung but some casements. The vast majority of windows on the proposed house are double-hung also, with a few casements. Windows will largely feature 2 over 1 sash arrangements. The overall strategy on window and door positioning is to have a composition that is balanced but not wholly symmetrical.

G. General form and proportion of the buildings and structures.

The general form and proportion of the home is a two-story farmhouse with a wrap-around porch. Much effort was made to break the massing and form of the structure into smaller pieces and scales. This is why the main gabled mass of the house steps down in the rear and on the western side of the house. The broad,



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low-pitched porch wraps around the house on the north and east side. Counterbalanced bays anchor the northwest and southeast corners of the house. The smaller garage structure is sunken into the rear of the property near the Evergreen Lane side in order to minimize its visual impact and scale. It also helps create the rear courtyard space, which is meant to be both a gathering space and an inviting rear entrance to the house.

H. Appurtenant fixtures and other features such as lighting.

The appurtenant fixtures will be simple lighting fixtures in classic styles (see attached cut sheets for example)s.

I. Structural conditions and soundness.

The new construction will be of quality materials and craftsmanship. The Davis' intend to live in this house for years to come and for it to be a contributing part of the Gimghoul neighborhood for decades to come. Exterior materials will be selected both for quality of appearance but also for their ability to be maintained well and last. The house and garage will be structurally engineered to meet or exceed all applicable building and town codes.

J. Architectural scale.

We believe the architectural scale of the proposed Davis residence is congruous and appropriate for the Gimghoul neighborhood. Its height, massing, and overall size are in the median range of the neighborhood. We further have worked to ensure that the house steps down in its form and height at adjacent lots and streets.

The two-story form and scale are common throughout the Gimghoul Historic District. The two-bay garage has been placed to minimize impact on the site and neighbors.

4. Photographs

Please see attached photographs of existing site.

5. Site Plan Set

Please see attached site plan set showing existing and proposed conditions.

6. Elevation Drawings

Please see attached elevation drawing set



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7. Information about context

Nearest adjacent lot:

360 Glandon Drive – PIN# 9788878389
Constructed approximately 1942

The height of the Doell residence is approximately 30' above its grade.

The Doell residence at 360 Glandon sits generally in the southeast quadrant of its site. Measuring on the Orange County GIS website, the house appears to be approximately 85' from the street (Glandon), 11' from its eastern property line, 53' from its southern property line (Evergreen), and 64' from its western property line.

The lot at 360 Glandon is listed as .68 acres on the Orange County GIS site.

The buildings at 360 Glandon are approximately 2,832.5 square feet according to the Orange County GIS site. There are unheated areas such as a front porch and

The other nearest opposite lot is:

741 Gimghoul Road – PIN# 9788877172
Constructed approximately 1935

The height of the Newton Residence is approximately 30' above its grade.

The Newton residence at 741 Gimghoul sits roughly in the center of its site. Measuring on the Orange County GIS website, the house appears to be approximately 42' from the street (Gimghoul), 56' from its eastern property line, 44' from its northern property line (Evergreen), and 27' from its western property line.

The lot at 741 Gimghoul Road is listed as .62 acres on the Orange County GIS site.

The buildings at 741 Gimghoul Road are approximately 3,502 heated square feet according to the Orange County GIS. Unheated additional areas include a two-bay garage of about 402 square feet and a raised terrace of about 315 square feet.

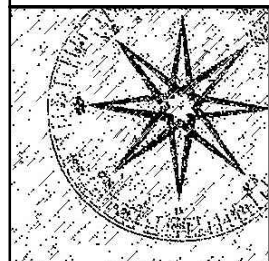
8. Demolition/Relocation Information - N/A

9. Mailing notification fee and address – see attached

10. Certificate of Appropriateness fee – see attached



Photos of Existing Lot - 370 Glandon Drive

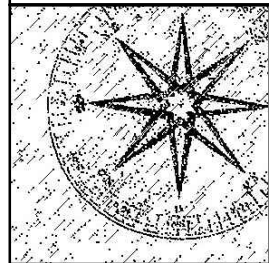
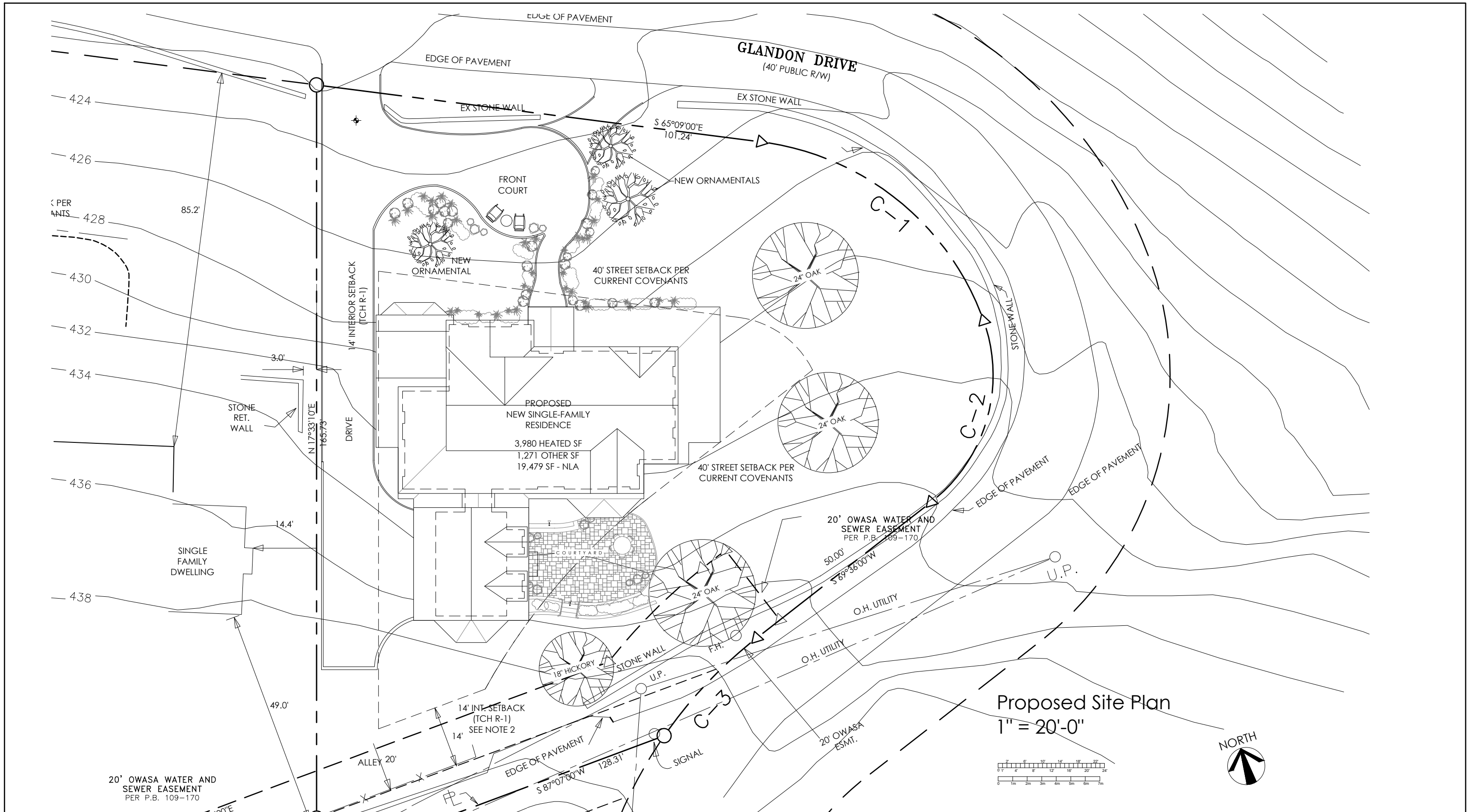


Jim Spencer Architects, PA
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 Carrboro, NC 27510
 jimspencerarchitects.com
 919.960.6680

4. Photographs // Davis Residence // HDC Submission

370 Glandon Drive
Chapel Hill, NC 27514

Debra and Robert Davis
 May 14, 2019



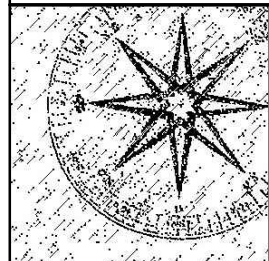
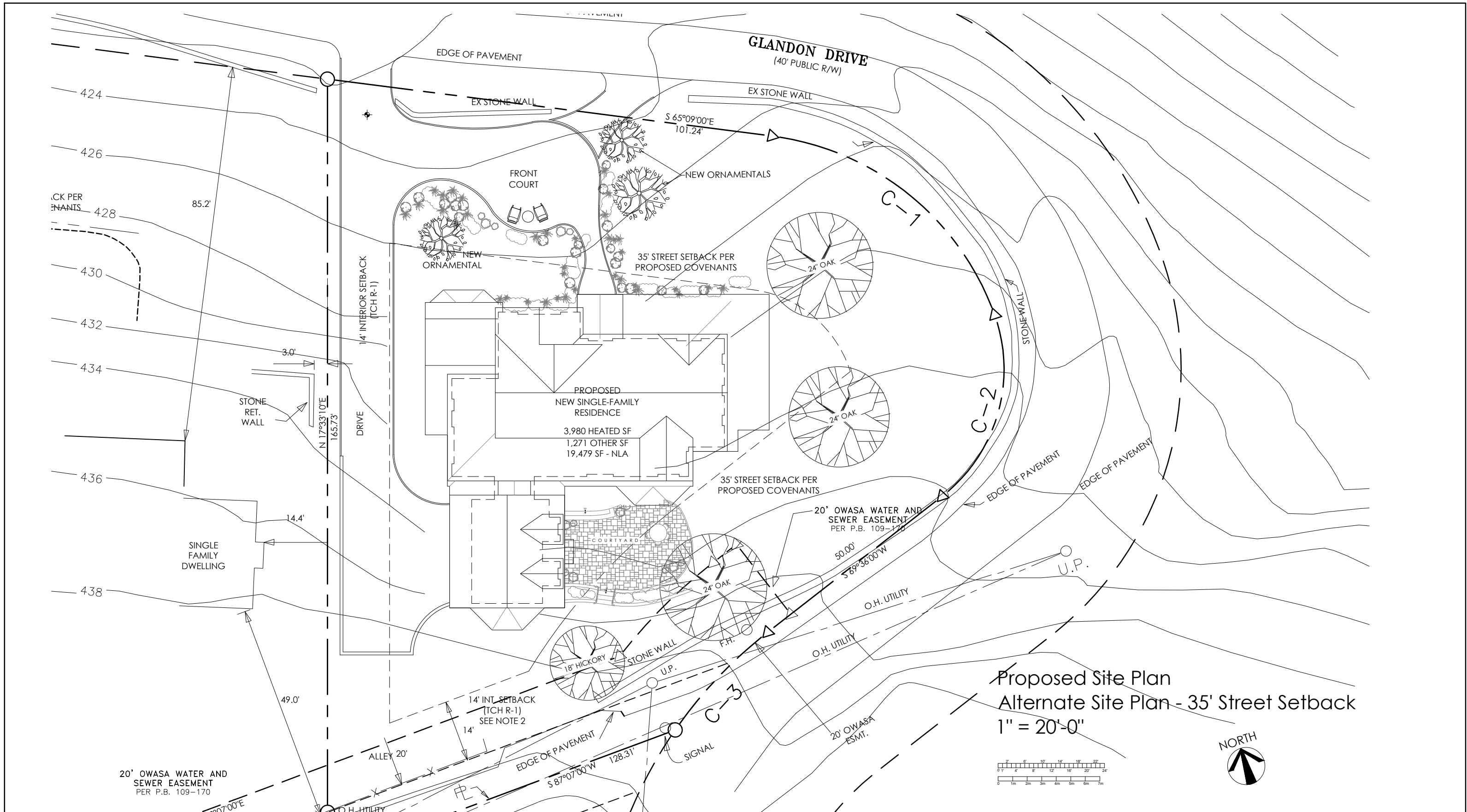
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5. Site Plans // Davis Residence // HDC Submission

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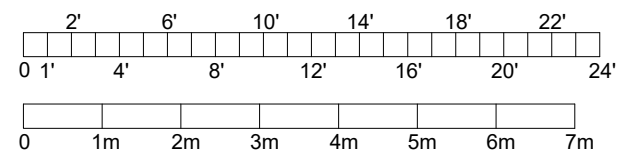
5. Site Plans // Davis Residence // HDC Submission

370 Glandon Drive
Chapel Hill, NC 27514

Debra and Robert Davis
May 14, 2019



PROPOSED EAST ELEVATION
SCALE : $\frac{1}{8}" = 1'-0"$



MATERIALS LEGEND:	
SIDING:	FIBERCEMENT OR WOOD LAP - 5.5" REVEAL
ROOFING- UPPER:	ARCHITECTURAL COMPOSITION SHINGLE
ROOFING-LOWER:	SEAMED METAL
WINDOWS AND DOORS-EXT:	CLAD WOOD SDL
FOUNDATION:	BRICK OVER CMU
COLUMNS AND TRIM:	BUILT UP WOOD/5/4"x6" CASING

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6. Elevations // Davis Residence // HDC Submission

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HEIGHT OF RIDGE ABOVE GRADE
APPROX. 31'-0"

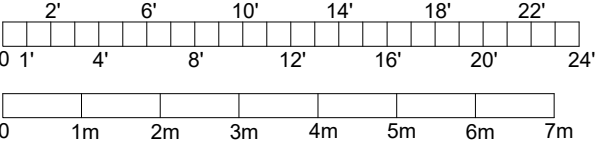
FINISH CEILING, SECOND LEVEL
9' - 0" ABOVE F.F.
HEADER, SECOND LEVEL
6' - 8" ABOVE F.F.

FINISH CEILING, GROUND LEVEL
10' - 0" ABOVE F.F.
HEADER @ 8'-0" ABOVE F.F.

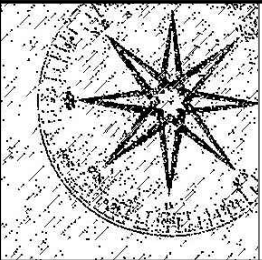
FINISH FLOOR, GROUND LEVEL
10' - 0" ABOVE STREET GRADE



PROPOSED REAR (SOUTH) ELEVATION
SCALE : $\frac{1}{8}" = 1'-0"$



MATERIALS LEGEND:
SIDING: FIBERCEMENT OR WOOD LAP - 5.5" REVEAL
ROOFING- UPPER: ARCHITECTURAL COMPOSITION SHINGLE
ROOFING-LOWER: SEAMED METAL
WINDOWS AND DOORS-EXT: CLAD WOOD SDL
FOUNDATION: BRICK OVER CMU
COLUMNS AND TRIM: BUILT UP WOOD/5/4"X6" CASING



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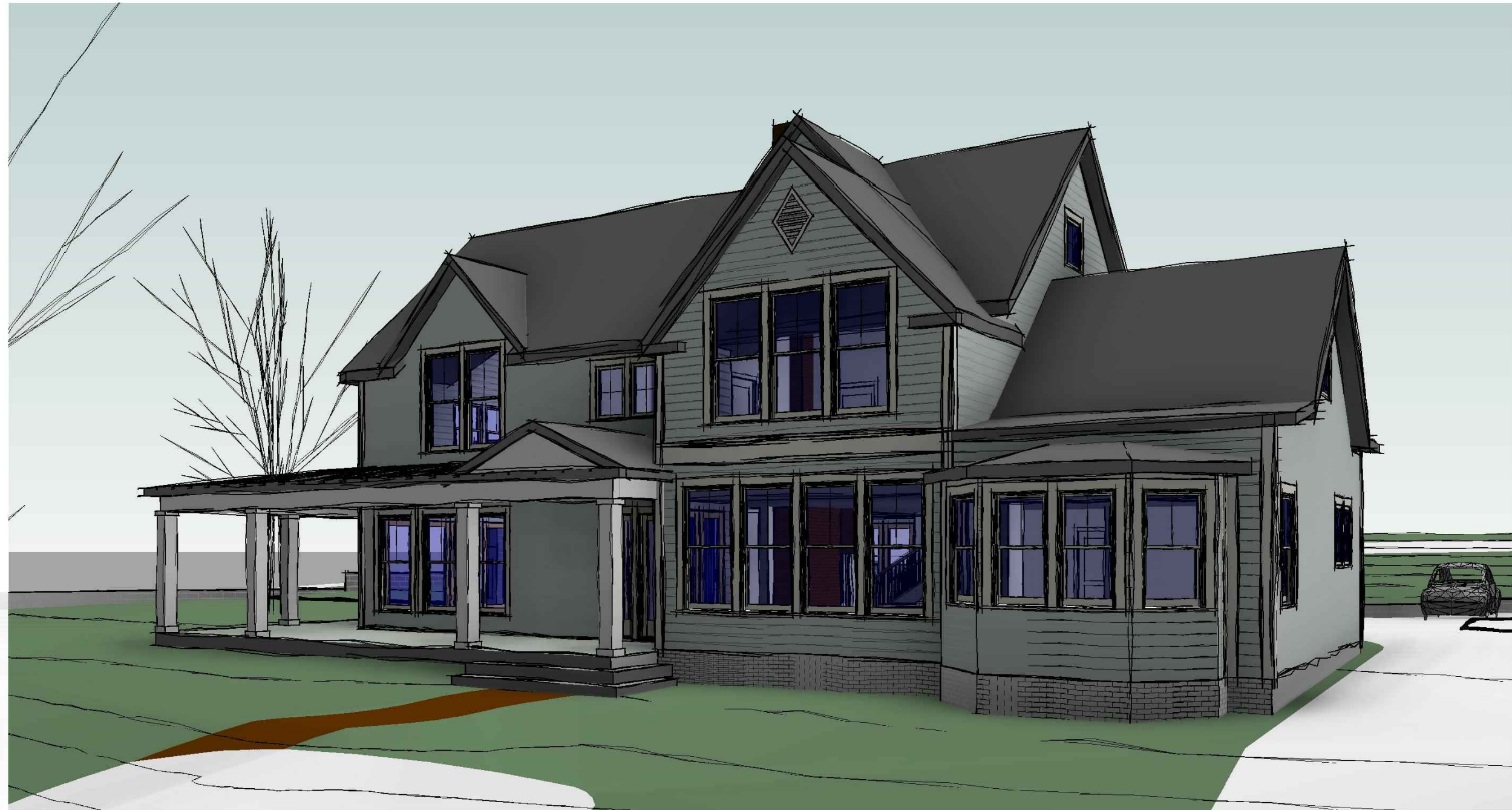
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6. Elevations // Davis Residence // HDC Submission

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Perspective View from the Northwest

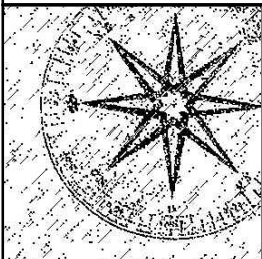
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6. Elevations // Davis Residence // HDC Submission

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Perspective View from the Northeast

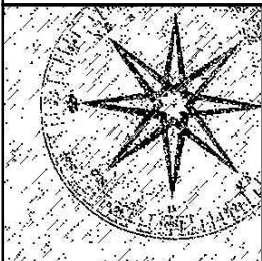
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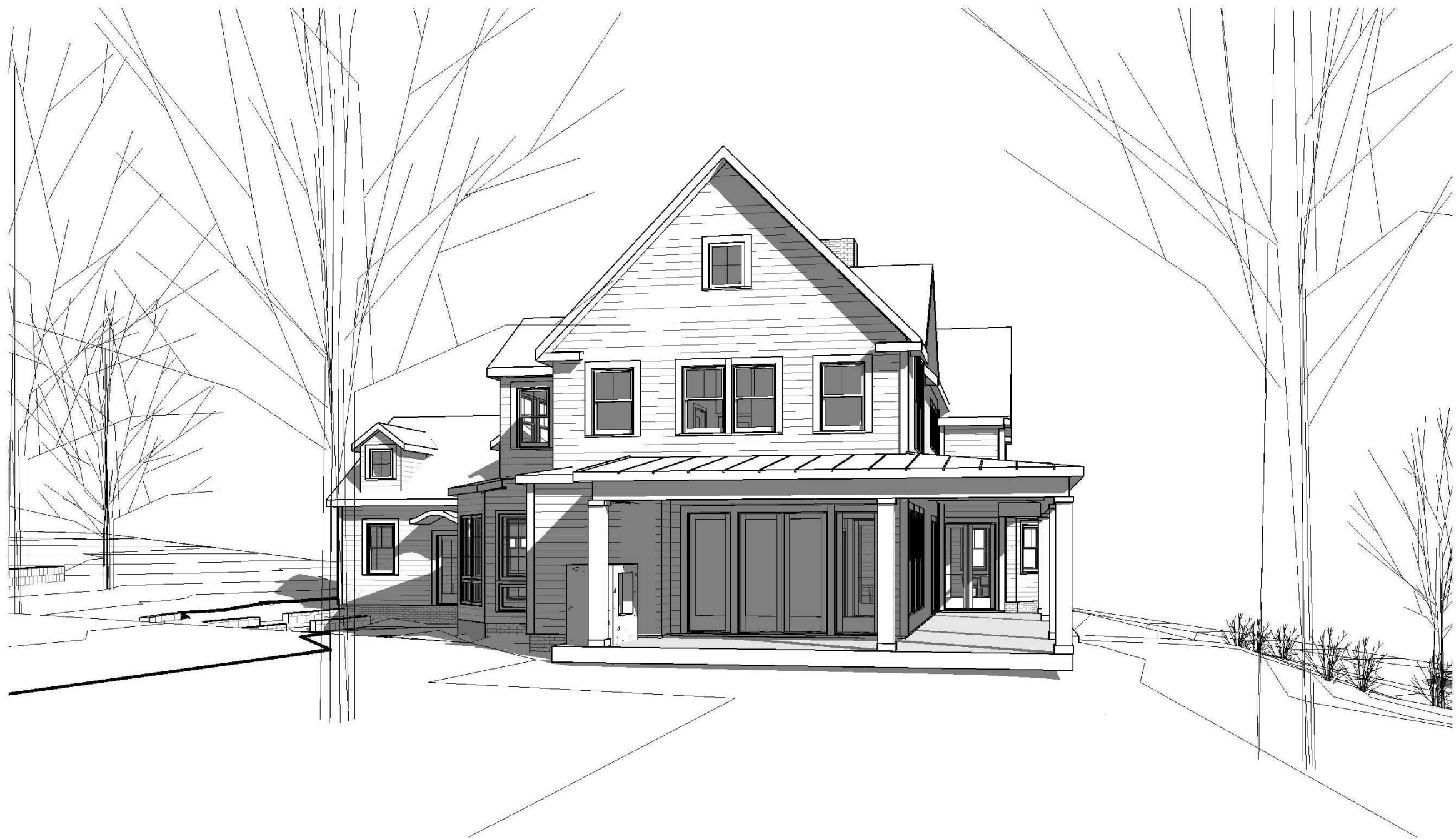
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6. Elevations // Davis Residence // HDC Submission

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Perspective View from the East

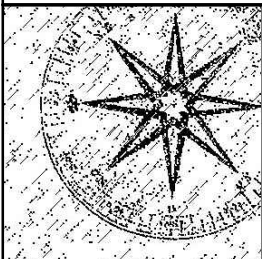
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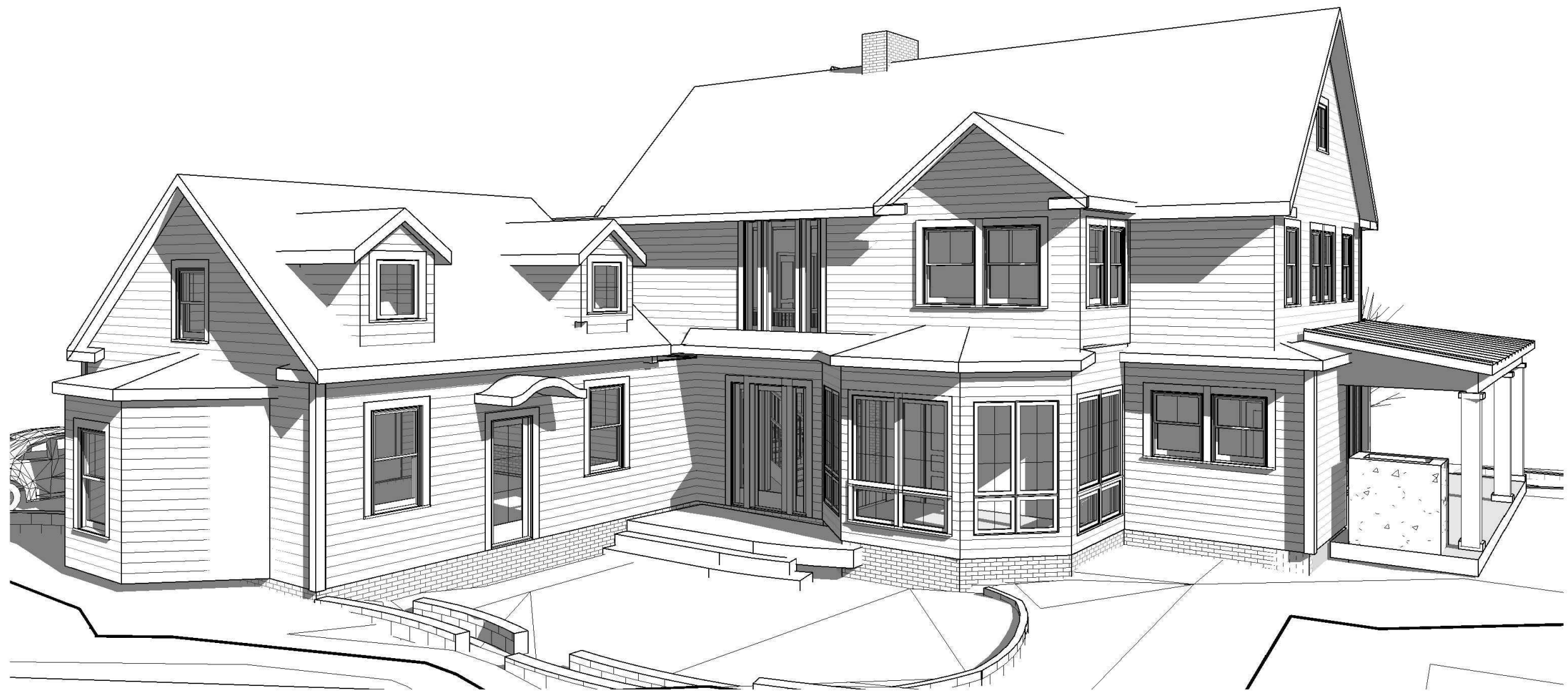
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6. Elevations // Davis Residence // HDC Submission

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View from the Southeast

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6. Elevations // Davis Residence // HDC Submission

**370 Glandon Drive
Chapel Hill, NC 27514**

Debra and Robert Davis
May 14, 2019



Perspective View from the Northwest

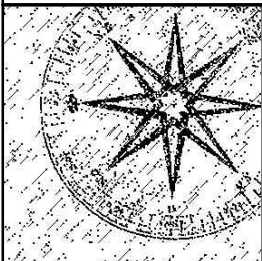
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6. Elevations // Davis Residence // HDC Submission

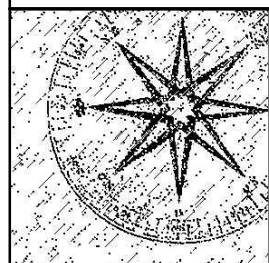
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May 14, 2019





Immediate Context
Town of Chapel Hill
GIS Image



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7. Context // Davis Residence // HDC Submission

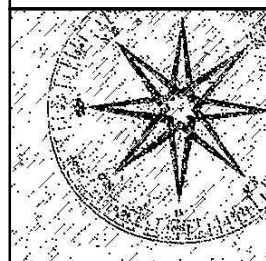
370 Glandon Drive
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Debra and Robert Davis
May 14, 2019



Immediate Context
Doell Residence -
360 Glandon Drive

Approximate Height to Ridge = 30'
Approximate Heated SF = 2,832.5
Lot = .68 acres,
Floor/Area Ratio = .096



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7. Context // Davis Residence // HDC Submission

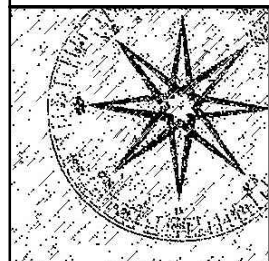
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Debra and Robert Davis
May 14, 2019



Immediate Context
Newton Residence -
741 Gimghoul Road

Approximate Height to Ridge = 30'
Approximate Heated SF = 3,502
Lot = .62 acres,
Floor/Area Ratio = .129



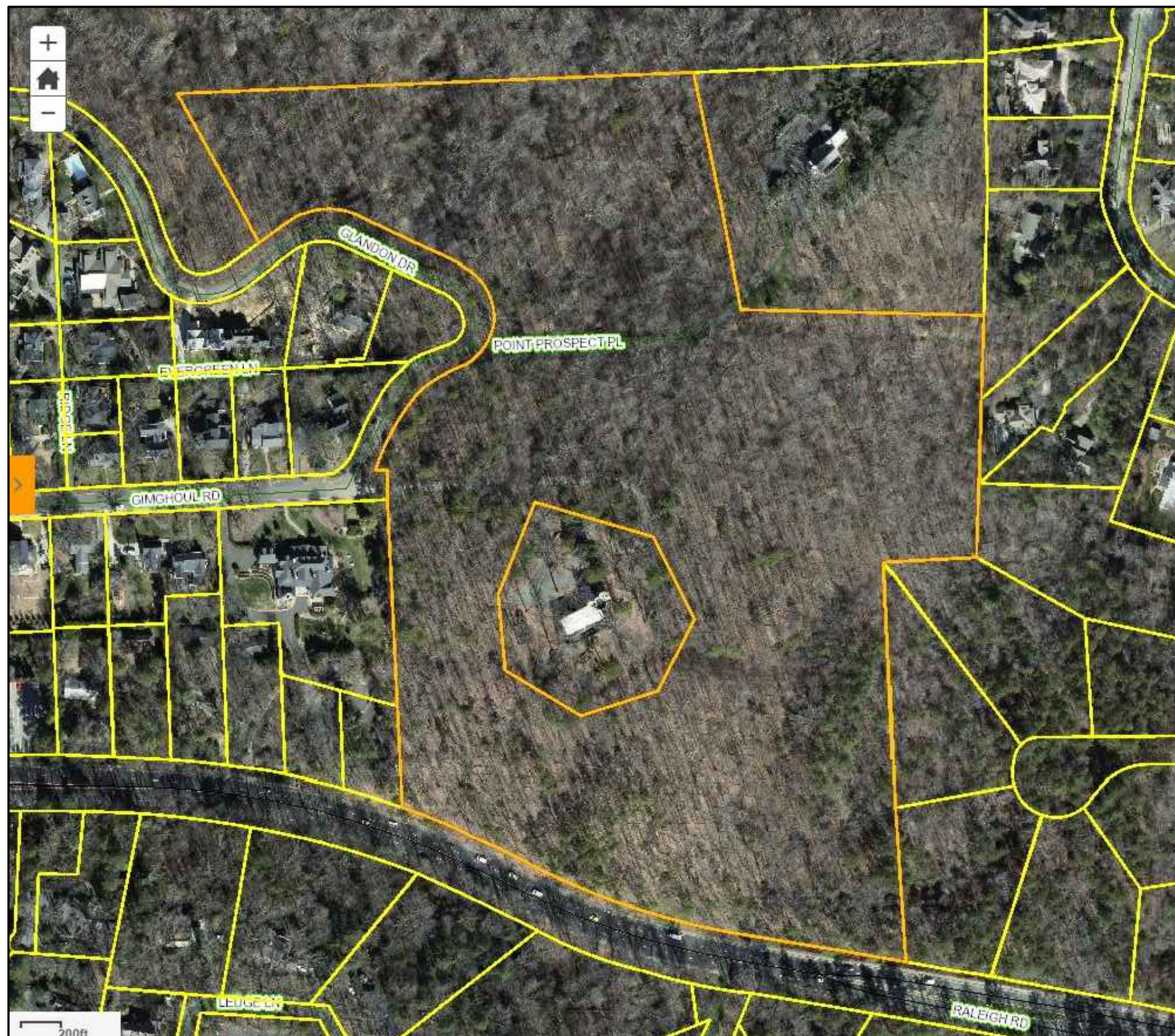
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7. Context // Davis Residence // HDC Submission

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Immediate Context
State of North Carolina
End of Gimghoul Road

Lot = 27.05 acres

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7. Context // Davis Residence // HDC Submission

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Debra and Robert Davis
May 14, 2019



JIM SPENCER ARCHITECTS, PA
109A Brewer Lane | PO Box 385
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CERTIFICATE OF APPROPRIATENESS for the HISTORIC DISTRICT COMMISSION

October 11, 2019

Revised for November 12, 2019 Modifications to plans

Robert and Debra Davis Residence
370 Glandon Drive
Chapel Hill, North Carolina 27516

10. Written Description - Proposed Modifications to the Property

This application proposes a couple of minor revisions to the new residence at 370 Glandon Drive. This project was approved by the HDC in May of 2019. We are nearly ready to begin construction with the project.

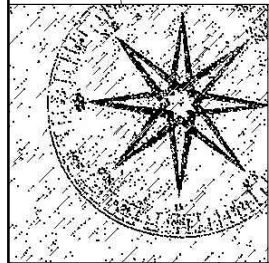
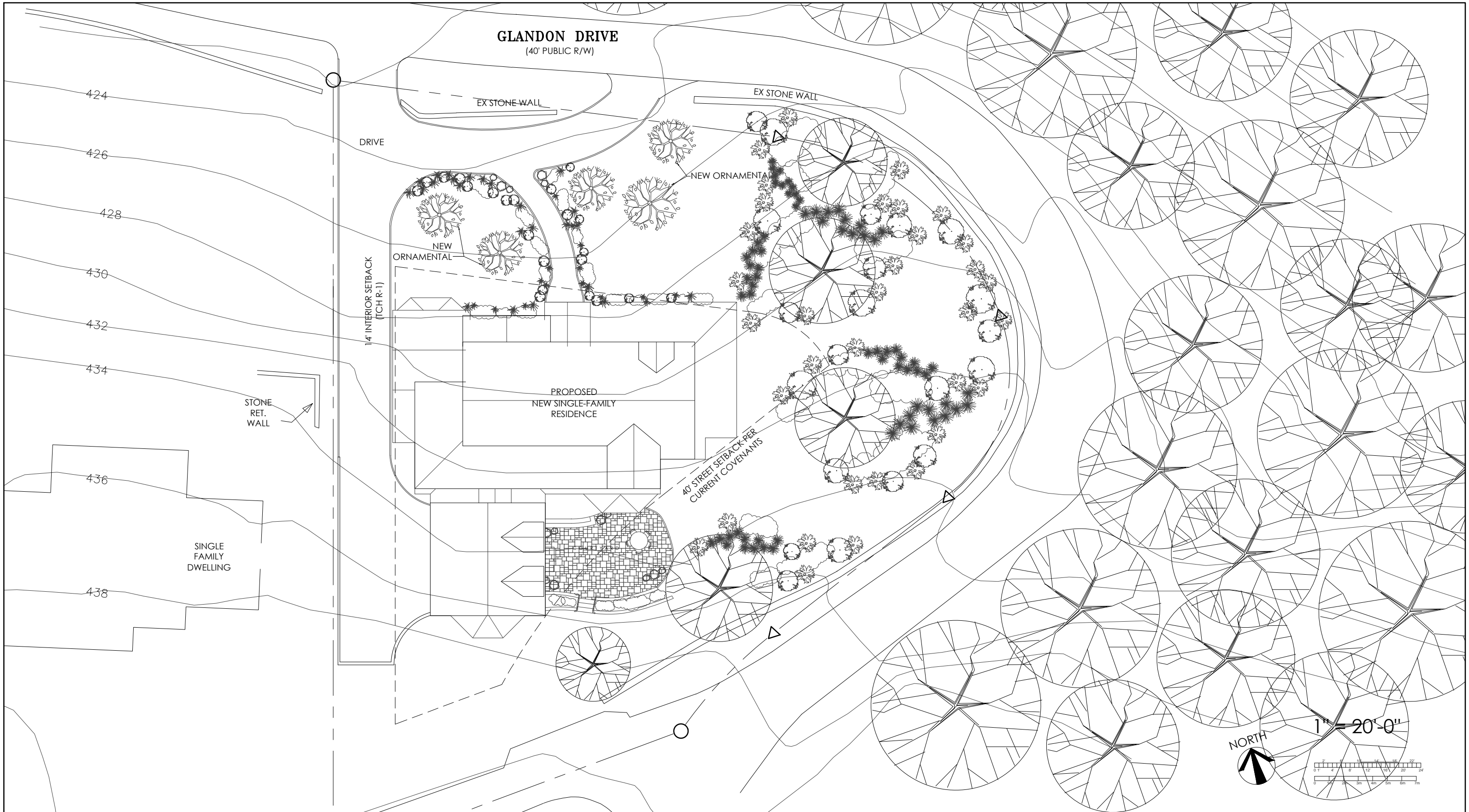
Please see images and drawings attached which show originally approved plans and elevations, along with drawings showing the proposed revisions. The changes proposed are:

1. Change window arrangement on west (kitchen) wall slightly – original plans showed a double window over the sink and a large window near the northwest corner. The revised plan shows three more evenly spaced and same sized windows.
2. The east side dormer(s) on the garage. Due to interior layout of the space, it was necessary to change the two small dormers to one larger centered dormer.
3. The rear courtyard has been modified slightly in shape and in surface, from bluestone to a Belgard pavers (see attached photo).

Thank you for your consideration of these items.

Regards,

Jim Spencer, AIA, LEED BD+C
Jim Spencer Architects, PA



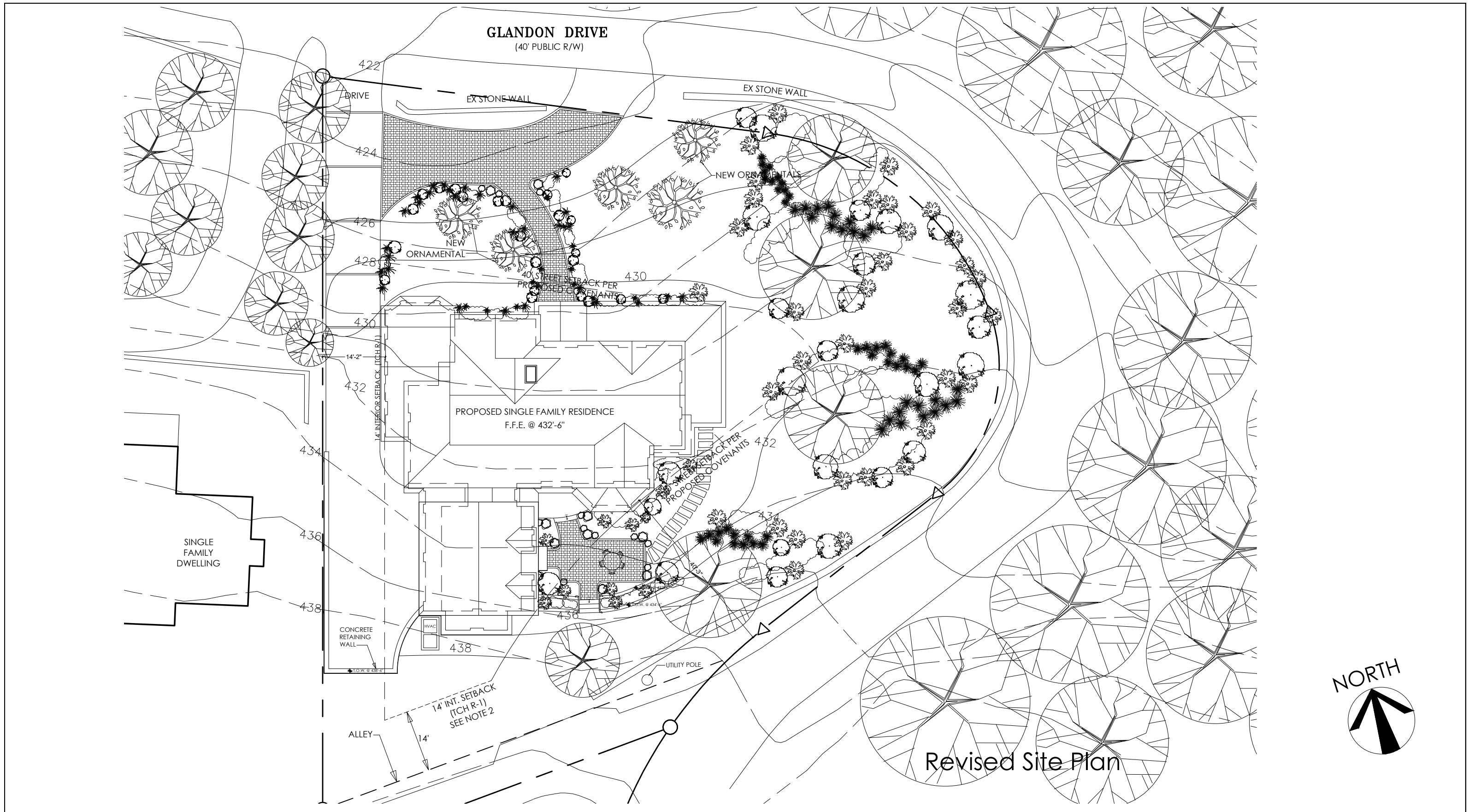
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Proposed Site Plan // Davis Residence // HDC Submission

370 Glandon Drive
Chapel Hill, NC 27514

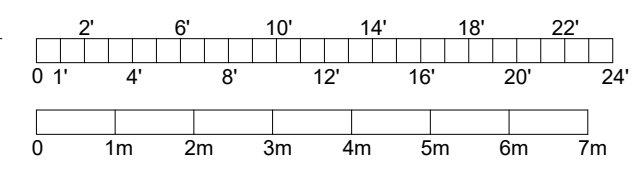
Debra and Robert Davis
May 14, 2019



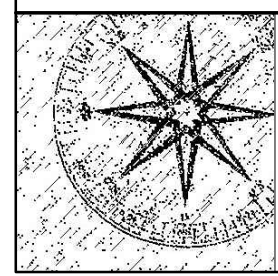


- HEIGHT OF RIDGE ABOVE GRADE
APPROX. 31'-0"
- FINISH CEILING, SECOND LEVEL
9'-0" ABOVE F.F.
- HEADER, SECOND LEVEL
6'-8" ABOVE F.F.
- FINISH CEILING, GROUND LEVEL
10'-0" ABOVE F.F.
- HEADER @ 8'-0" ABOVE F.F.
- FINISH FLOOR, GROUND LEVEL
10'-0" ABOVE STREETGRADE

PROPOSED EAST ELEVATION
SCALE : $\frac{1}{8}" = 1'-0"$



MATERIALS LEGEND:	
SIDING:	FIBERCEMENT OR WOOD LAP - 5.5" REVEAL
ROOFING- UPPER:	ARCHITECTURAL COMPOSITION SHINGLE
ROOFING-LOWER:	SEALED METAL
WINDOWS AND DOORS-EXT:	CLAD WOOD SDL
FOUNDATION:	BRICK OVER CMU
COLUMNS AND TRIM:	BUILT UP WOOD/5/4"x6" CASING



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6. Elevations // Davis Residence // HDC Submission

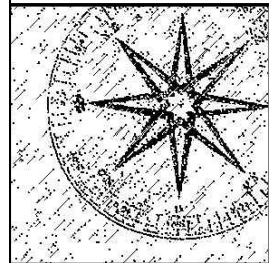
370 Glandon Drive
Chapel Hill, NC 27514

Debra and Robert Davis
May 14, 2019



MATERIALS LEGEND:
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ROOFING-LOWER: SEAMED METAL
WINDOWS AND DOORS-EXT: CLAD WOOD SDL
FOUNDATION: BRICK OVER CMU
COLUMNS AND TRIM: BUILT UP WOOD/5/4"x6" CASING

Revised East Elevation



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Proposed Plans // Davis Residence // HDC Submission
Revised for November 12, 2019 HDC Meeting

370 Glandon Drive
Chapel Hill, NC 27514

Debra and Robert Davis

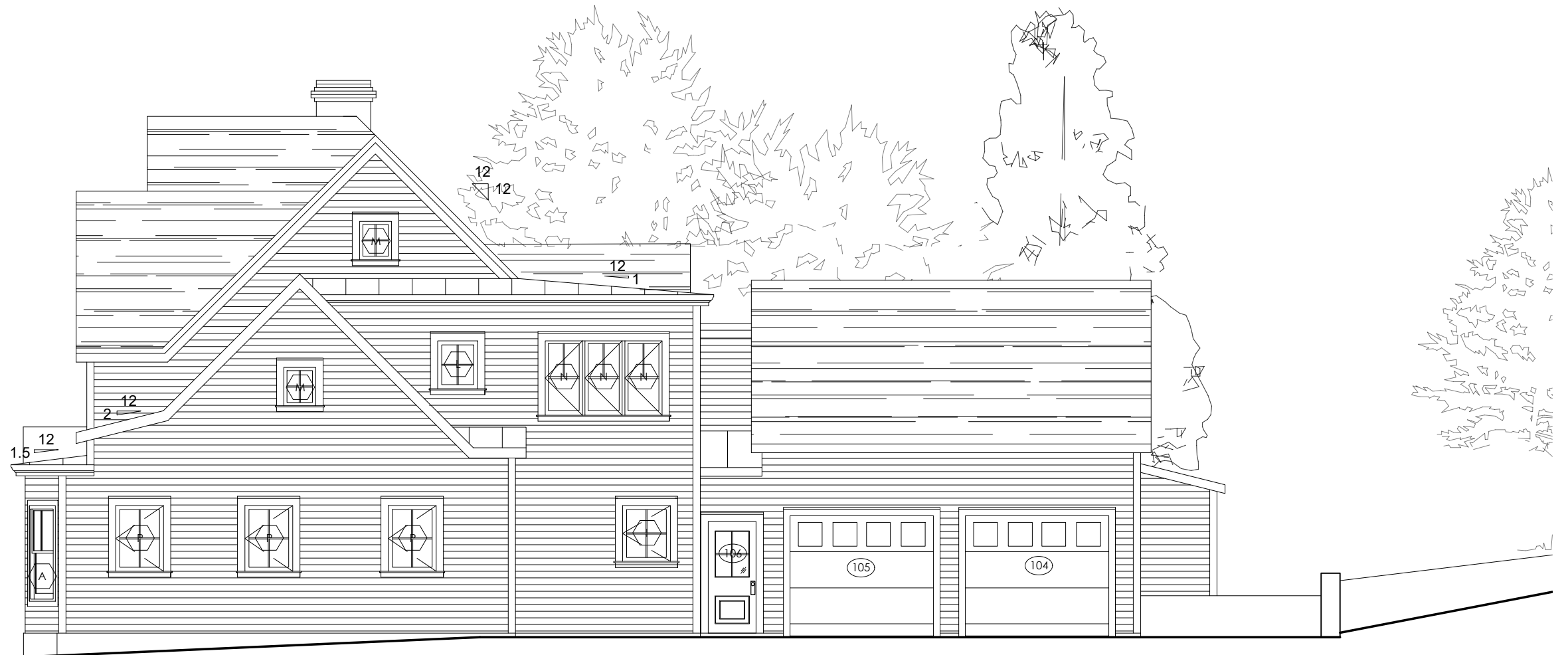


HEIGHT OF RIDGE ABOVE GRADE
APPROX. 32'-8"

FINISH CEILING, SECOND LEVEL
9' - 0" ABOVE F.F.
HEADER, SECOND LEVEL
7' - 0" ABOVE F.F.

FINISH CEILING, GROUND LEVEL
10' - 0" ABOVE F.F.
HEADER @ 8'-0" ABOVE F.F.

FINISH FLOOR, GROUND LEVEL
432'-6"



MATERIALS LEGEND:
SIDING: FIBERCEMENT OR WOOD LAP - 5.5" REVEAL
ROOFING- UPPER: ARCHITECTURAL COMPOSITION SHINGLE
ROOFING-LOWER: SEAMED METAL
WINDOWS AND DOORS-EXT: CLAD WOOD SDL
FOUNDATION: BRICK OVER CMU
COLUMNS AND TRIM: BUILT UP WOOD/5/4"x6" CASING

Revised West Elevation

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Proposed Plans // Davis Residence // HDC Submission
Revised for November 12, 2019 HDC Meeting

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