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Town of Chapel Hill  
Planning Department

919-969-5040

[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

<b>Chapel Hill Historic District</b>  <b>Certificate of Appropriateness Application</b>	Project:	19-123
<b>Project Description: Whole house remodel, 2<sup>nd</sup> floor addition, demolish existing garage structure, 3 car detached garage addition, covered walkway and stoop addition, various repairs and moving of equipment</b>	Permit:	
	STAFF REVIEW	
	<input checked="" type="checkbox"/> Application complete and accepted	
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
<b>Instructions:</b> Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred)  <b>Deadlines:</b> Applications are due by the close of business 30 calendar days prior to the scheduled meeting date.  <b>Note:</b> Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not complete will be returned with a notation of deficiencies.		

BY: Anya Grahn,  
10/24/2019  
COA Amendment, 6/15/2020



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A: Property Information				
<b>Property Address:</b>	707 Gimghoul Rd		<b>Parcel ID Number:</b>	9788778005
<b>Property Owner(s):</b>	Kenneth Shelton & Mia Pizzagalli		<b>Email:</b>	kensheltonnc@gmail.com
<b>Property Owner Address:</b> 404 Simerville Rd				
<b>City:</b>	Chapel Hill	<b>State:</b>	nc	<b>Zip:</b> 27517 <b>Phone:</b> 919 593 4044
<b>Historic District:</b> <input type="checkbox"/> Cameron-McCauley <input type="checkbox"/> Franklin-Rosemary <input checked="" type="checkbox"/> Gimghoul				<b>Zoning District:</b> R1
B: Applicant Information				
<b>Applicant:</b> Will Johnson Building Company			<b>Role (owner, architect, other):</b> Contractor and Designer	
<b>Address (if different from above):</b> 600 Market Street. Suite 102				
<b>City:</b>	Chapel Hill	<b>State:</b>	NC	<b>Zip:</b> 27514
<b>Email:</b> Ben@willjohnsonbuilding.com			<b>Phone:</b> 919 270 1634	

C. Application Type ( <i>check all boxes that apply</i> )	
<input type="checkbox"/> <b>Minor Work</b> 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 <a href="#">Design Guidelines</a> (p. 69) for a list of minor works.	
<input checked="" type="checkbox"/> <b>Historic District Commission Review</b> Includes all exterior changes to structures and features other than minor works	
<input checked="" type="checkbox"/> <b>Site-work only (walkways, fencing, walls, etc.)</b>	<input type="checkbox"/> <b>After-the-fact application</b> (for unauthorized work already performed).
<input checked="" type="checkbox"/> <b>Restoration or alteration</b>	<input checked="" type="checkbox"/> <b>Demolition or moving of a site feature.</b>
<input checked="" type="checkbox"/> <b>New construction or additions</b>	<input type="checkbox"/> <b>Request for review of new application after previous denial</b>
<input type="checkbox"/> <b>Sign</b>	

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 <a href="#">Orange County Real Estate Data</a> website. Information about lot placement can be found on the <a href="#">Chapel Hill</a> and <a href="#">Orange County Interactive GIS</a> portals.				
<b>Zoning District:</b>	<i>Minimum setbacks</i>	<i>Maximum heights</i>		<b>Lot size</b>



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	Street	Interior	Solar	Primary	Secondary		
Required by zoning	28	14	17	29	40		
Proposed	128'-6 3/8"	16'-1"	30'-8 1/8"	20-10 1/4"	20-11"		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	2842	36	2878	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	562	+1248, - 562	686	3,404	4,126	Existing	Proposed
Impervious Surface Area (ISA)	5,655	-1,577 +2,885( NET+ 1,308	6,963	5655	6963	14.8%	18.25%
New Land Disturbance			5,404				

### E: Applicable Design Guidelines

The Town's [Design Guidelines for the Chapel Hill Historic Districts](#) are integral to the application and review process. These guidelines supplement the required review criteria for Certificate of Appropriateness applications (provided in [Section 3.6.2\(e\)\(4\)](#) of the Land Use Management Ordinance) by providing detailed, practical considerations for how to make changes to properties while preserving the special character of their Historic District context. Please review the Design Guidelines and consider their applicability to your proposed project. (Attach additional sheets, as necessary.)

Section/Page	Topic	Brief description of the applicable aspect of your proposal
		See Attached



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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
<b>1. Written description of physical changes proposed.</b> 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"/>
<b>2. History, context, and character information.</b> 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"> <li>■ Current property information for the lot and all structures, including Building Sketches and Building Details, from <a href="#">Orange County Real Estate Data</a>.</li> <li>■ 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 <a href="#">West Chapel Hill</a>, for Franklin-Rosemary see <a href="#">Chapel Hill Historic District</a>, for Gimghoul see <a href="#">Gimghoul</a>. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.)</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. Justification of appropriateness.</b> 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"> <li>A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.</li> <li>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.</li> <li>C. Exterior construction materials, including texture and pattern.</li> <li>D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.</li> <li>E. Roof shapes, forms, and materials.</li> <li>F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.</li> <li>G. General form and proportions of buildings and structures.</li> <li>H. Appurtenant fixtures and other features such as lighting.</li> <li>I. Structural conditions and soundness.</li> </ul>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





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J. Architectural scale.					
4. <b>Photographs</b> 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. <b>Site Plan Set</b> showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.)  <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.</li> </ul>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. <b>Elevation Drawings</b> 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.  <ul style="list-style-type: none"> <li>Elevation drawings showing all proposed changes above current grade from front, back, and both sides.</li> <li>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).</li> <li>Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. <b>Information about context</b> (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 <a href="#">Orange County Real Estate Data</a> website; information about lot placement can be found on the <a href="#">Chapel Hill</a> and <a href="#">Orange County</a> GIS portals.  For each of the nearest adjacent and opposite properties, provide:  <ul style="list-style-type: none"> <li>The height of each building (if an estimate, indicate that).</li> <li>The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient).</li> <li>The size of each lot (net land area in square feet).</li> <li>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 <a href="#">Orange County Real Estate Data</a>; indicate any corrections for accuracy you believe necessary and your basis for doing so.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. <b>Demolition/Relocation Information</b> (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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<ul style="list-style-type: none"> <li>■ 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.</li> <li>■ 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.</li> <li><input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer.</li> <li>■ 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.</li> <li>■ Provide any records about the structure to be demolished.</li> </ul>					
<b>9.</b> Mailing notification fee per <a href="#">Planning &amp; Sustainability Fee Schedule</a> . For a list of addresses, please refer to the Town's <a href="#">Development Notification Tool</a> .	☒		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10.</b> Certificate of Appropriateness fee per <a href="#">Planning &amp; Sustainability Fee Schedule</a>	■		<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.

Will Johnson  
Building Company,  
by Ben Johnson

DocuSigned by:  
*Ben Johnson* 10/14/2019

Applicant (printed name)

Signature

Date

Kenneth Shelton

DocuSigned by:  
*Kenneth Shelton* 10/14/2019

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:**

- |  |  |
|--|--|
|  | 1. Application Form. Either <a href="#">Residential</a> Zoning Compliance or <a href="#">Administrative</a> Zoning Compliance.   |
|  | 2. Recorded plat or deed verifying property's current ownership  |
|  | 3. Recorded plat of easements, right-of-way, and dedications, if applicable  |
|  | 4. <a href="#">Mailing List of Property Owners</a> , applicable within 100 feet of property boundaries<br>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. |
|  | 5. Mailing notification fee. The fee per address can be found on the <a href="#">Planning Department's Fee Schedule</a> .  |
|  | 6. Certificate of Appropriateness fee per <a href="#">Planning Department's Fee Schedule</a>   |
|  | 7. Reduced Site Plan Set (reduced to 8.5" x 11")   |
|  | 8. Building Elevations (label building height from top of roof to finished grade line)   |
|  | 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.

**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.

**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.



"Several phases of remodeling in the 1970's and 1980's, which added a wrap-around gingerbread porch and large east side sunroom, and raised the east side roof, have compromised the architectural integrity of the earlier sections."

## THE ORIGINAL HOME

It is our belief that the original 1920's structure, was a frame or I-frame house similar to many examples found in Carrabbus county, NC, as well as Moore County, the birth place of Alma Holland. Given her parents were both Farmers (see below), the utilitarian aspect of these homes would have been familiar and perhaps resonated with her childhood.



## Nesbit-Smith-Johnston Farm

This farm, whose surviving buildings include a two-story, single-pile house, a building that once served as a store, and a large frame barn, was the site of a rural trading and processing center during the late nineteenth and early twentieth centuries.

M. F. Nesbit bought the property and erected the house during 1889, and by the next year he was operating a general store in partnership with a Mr. Miller; this enterprise later became known as Nesbit and Pressley. Nesbit sold the farm to Lee Smith in 1897. Smith continued to run the store and may also have operated a corn mill, molasses mill, cotton gin, and saw mill. A Mr. Torrance, said to be the builder of the nearby J. O. Mowrer house (q.v.), may also have operated a shop on the farm that produced decorative millwork. Smith sold the property to Harvey Johnston in 1918, and Johnston is known to have conducted the aforementioned enterprises for a number of years. Johnston's heirs sold the property to John and Lucille McClure, the present owners, in 1966.

The house is a substantial late nineteenth century residence, with broad exterior end chimneys and a full facade porch adorned with a cut-out balustrade and supported by Tuscan posts that may be early twentieth century replacements. The frame-store building, which now serves as a granary, is a gable front structure with two large windows flanking the two-leaf entrance.

172

(Kaplan, 1981. Pg 172)

\* windows flanking the fireplace, gradual pitched roof



(Kaplan, 1981. Pg 216)

\* windows flanking the fireplace, typical pitched roof

## Monroe Linker House

Monroe Linker erected this finely-detailed Italianate frame house between 1875 and 1890. The dwelling exhibits the typical three-bay, two-story, single-pile form and has typical one-story ell and shed wings at the rear.

The house retains its original complement of woodwork, turned, and molded ornament. Chamfered posts and floral brackets uphold the porch, and an elegant cast-iron balustrade connects these supports. Decorative brackets adorn the dwelling's molded cornices. Tall six-over-six sash windows are set in molded surrounds.

The entrance consists of a molded architrave with narrow sidelights and a transom. The center hall contains a notable stair displaying a turned newel and sawn brackets under the stair treads. Other Italianate trim is used throughout the house's main section.



Frank Barnhardt House



Three log houses on the Barnhardt Farm rebuilt by David F.

(Kaplan, 1981. Pg 243)



(Kaplan, 1981. Pg 247)

## Barnhardt Family Farm

Frank Barnhardt (ca. 1872-1948) and his wife, Katherine Misenheimer, settled on land she had inherited, and between 1890 and 1910 they built this typical two-story, single-pile house in two stages. Barnhardt operated a local saw mill and farmed; when the mill ceased to be profitable, he moved to Oakboro, Stanly County, where he established a similar venture.

David F. Barnhardt, the grandson of Frank Barnhardt, and his wife, Doris L. Triplett, purchased the property about 1962. Since that time they have brought three log houses to the farm from different sites in Cabarrus and Stanly Counties and rebuilt them with a combination of original and replacement materials. All three of the houses are one story structures; two of them formerly had windowless lofts. Two of the houses have half-dovetail corners and one is v-notched. The logs of all three dwellings were chinked with mud or clay, which the Barnhardts replaced when they rebuilt the houses. Because the interiors of all three dwellings underwent considerable alteration before their purchase by the Barnhardts, their ages cannot be estimated with any certainty.

## Thomas S. Rinehardt House

It is said that Thomas S. Rinehardt built this two-story, late nineteenth century frame house. During the early 1900's, the dwelling's second floor contained the community telephone exchange.

The house displays a very typical form for substantial farm dwellings of the period—it has a side gable roof with exterior chimneys at each end, and the entrance at the center of the long side. At the rear are typical ell and shed wings. The house retains its original pair of single shoulder chimneys, which are laid in common bond and have corbeled caps; the original porch posts have been replaced. Surviving interior details include simple mantels, four-panel doors and an open string stair with a chamfered newel.





(Kaplan, 1981. Pg 256)

## Ridenhour House

Edmund Ridenhour (1816-1893) and his son Luther (1852-1928) built this house in two stages during the middle and late nineteenth century. As completed and altered by Luther Ridenhour, the house well exemplifies a piedmont two-story farmhouse of the late nineteenth century.

The house has typical ell and shed wings—those said to have formed part of the original house. The house has virtually no exterior ornament and the interior is finished with flush boards and plain, symmetrical roundels. The house does possess, however, two elements of eye-catching Victorian millwork: a front door with sawn panels and an arched window trimmed with leaded glass; and a stair with a set of elaborately turned balusters.

The outbuildings of the farm, some of which have been altered, were erected during the early twentieth century and are of frame construction. They include a barn, granary, smokehouse, and wellhouse.



# WILL JOHNSON BUILDING COMPANY

October 11, 2019

*Folk Houses: National*

## I-HOUSE FAMILY

Like the one-story, hall-and-parlor plan, two-story I-houses (two rooms wide and one room deep) are traditional British folk forms that were common in pre-railroad America, particularly in the Tidewater South. Similar forms occurred in the Midland area of log construction but were uncommon, probably because of the difficulty of constructing two-story walls made of solid, hewn logs. With the arrival of the railroads, however, I-houses again became a popular folk form over much of the eastern half of the country. They were particularly favored as modest folk dwellings in the midwestern states where the relatively long and confining winters made large houses more of a necessity than farther south. Post-railroad southern examples are also common, but these were usually the more pretentious houses of affluent local gentry. For this reason, many of these later southern I-houses have added stylistic detailing to make them appear fashionable. Like their hall-and-parlor relatives, post-railroad I-houses were elaborated with varying patterns of porches, chimneys, and rearward extensions.



96 **National**

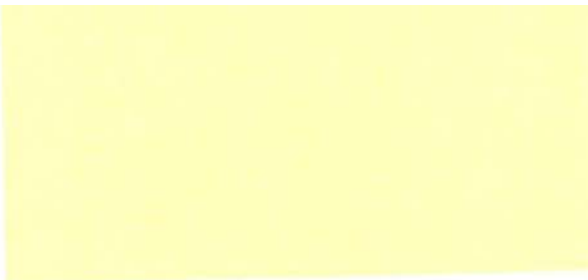
# WILL JOHNSON BUILDING COMPANY

October 11, 2019

(McAlester, 1984. Pg 96)

**HOUSE FAMILY**

- 1. Mason County, West Virginia; late 19th century. Porchless central chimney examples, such as this, are most frequent in the midwestern area.
- 2. Clintonville, Kentucky; mid-19th century. An early post-railroad example. The windows and porch are later additions. Note the inside end chimneys and absence of side windows.
- 3. Helton, North Carolina, vicinity; ca. 1890. Blevins House. This example was expanded from a small log house, the walls of which are barely visible beneath the porch roof.
- 4. Salisbury, North Carolina; ca. 1898.
- 5. Cabarrus County, North Carolina; ca. 1900.
- 6. Perquimans County, North Carolina; mid-19th-century. Skinner House. An early example with Greek Revival detailing and large rear wing.



(McAlester, 1984. Pg 97)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 9  
Gimghoul Neighborhood Hist. Dist., Orange County, NC

NC 23. 707 Gimghoul Road. 1920s, 1940s. 2-story frame house with central door with sidelights, plain siding and 6/6 sash windows. About 1940 a large brick east wing of 2 stories was added. The frame, west section was built for Alma Holland, assistant to Dr. W.C. Coker in the Botany Department at UNC. She is said to be the first woman in Chapel Hill to buy a lot and build a house. When she married C. Dale Beers, UNC zoology professor, they had the larger, brick wing to the east built. This house sits farther back from the street than its neighbors. Several phases of remodelling in the 1970s and 1980s, which added a wrap-around gingerbread porch and large east side sunroom, and raised the east side roof, have compromised the architectural integrity of the earlier sections.

C a. Garage. 1920s. 1-story brick, front gable garage apparently built at the same time as the original house.

C 24. 705 Gimghoul Road. 1936. 2-story brick Colonial Revival, central door with sidelights, pedimented entrance portico, 8/8 sash windows, exterior end brick chimney and lunette windows in the gables. Built for Coriden Wadsworth Lyons, UNC professor of romance languages, and his wife Mary by contractor Barber (Barbour), from a design by Durham architect George Hackney.

**Glandon Drive**

C 25. 208 Glandon Drive. Late 1920s. 1-1/2 story frame gable-front Colonial Revival, with 1-story gabled side wing, wood shake walls, gabled entrance portico, 6/6 window sash, exterior stone chimney. Built for Critz George, UNC professor of anatomy, and his wife Wilma from a design by Durham architect George Watts Carr.



## 4. Photographs Of Existing Conditions





























































**5. Site Plan Set** – SEE ATTACHED

**6. Elevation Drawings** – SEE ATTACHED

**7. Information about context**

For approximate floor areas and position on properties, see site plans above.

707 Gimghoul As Proposed (Approx 30' tall) = 4,126 Floor area. Lot SQFT = 38,143, RATIO = **10.8%**

705 Gimghoul (Approx 30' tall) = 3,340 Floor area. Lot SQFT = 19,602 Ratio = 17%---add our data

705 Gimghoul (Approx 30' tall) = 3,340 Floor area. Lot SQFT = 19,602 Ratio = 17%

715 Gimghoul (Approx 33' tall) = 3,035 Floor area. Lot SQFT = 20,037 Ratio = 15%

704 Gimghoul (Approx 29' tall) = 3,730 Floor area. Lot SQFT = 18,295 Ratio = 20%

708 Gimghoul (Approx 19' tall) = 3,620 Floor area. Lot SQFT = 19,166 Ratio = 19%

712 Gimghoul (Approx 22' tall) = 2,732 Floor area. Lot SQFT = 20,908 Ratio = 13%

208 Glandon = 2,353 Floor area. Lot SQFT = 20,037 Ratio = 12%

220 Glandon = 5,592 Floor area. Lot SQFT = 31,798 Ratio = 18%

226 Glandon = 3,667 Floor area. Lot SQFT = 25,264 Ratio = 15%



## PROPOSED STREETScape



705 GIMGHOUL

707 GIMGHOUL

715 GIMGHOUL

719 GIMGHOUL

723 GIMGHOUL

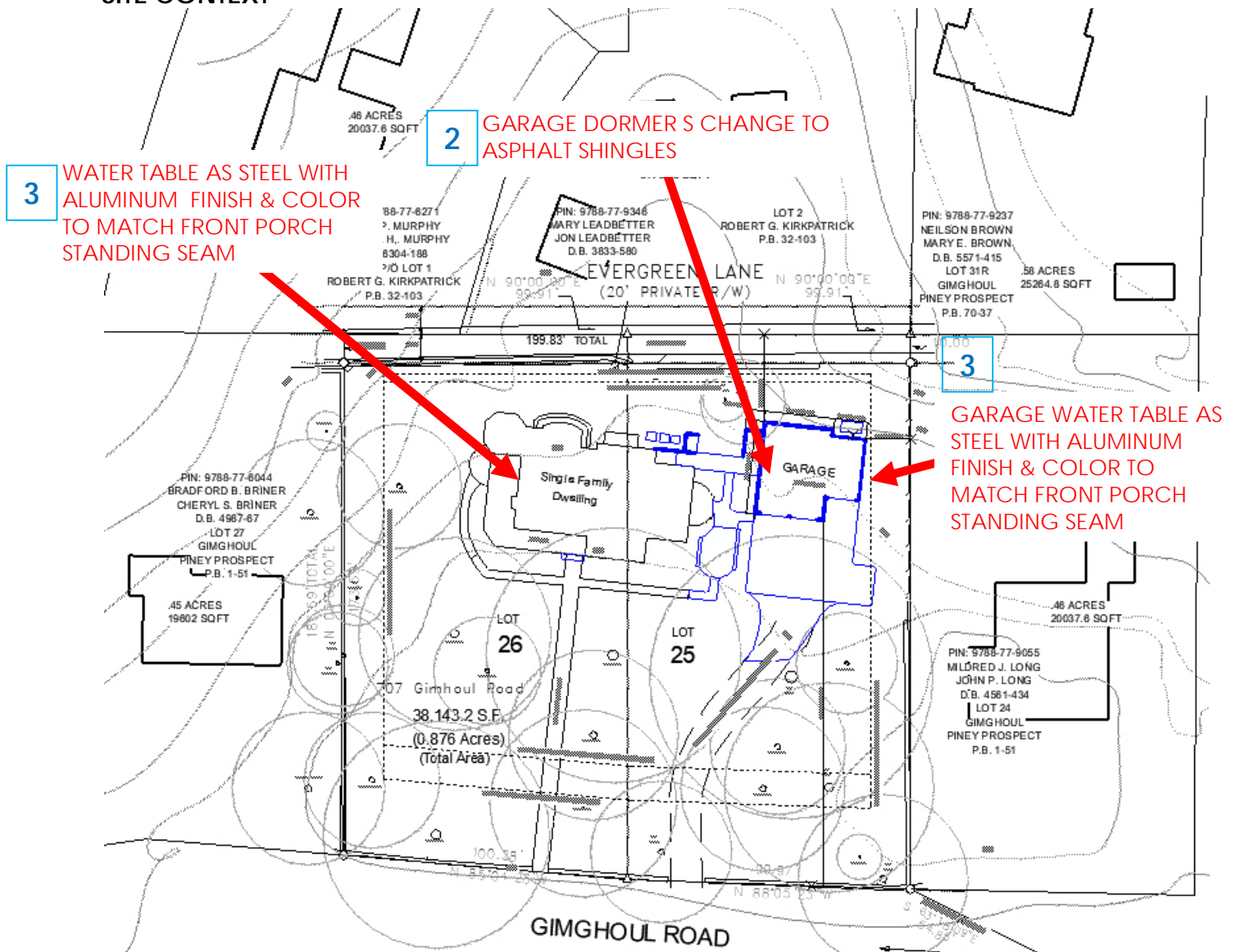


## **707 GIMGHOUL RD COA MODIFICATION REQUEST**

On behalf of the owners of 707 Gimghoul, we request to modify the existing COA with the following changes to proposed materials:

- 1) All windows to be clad exterior and wood interior, simulated divided lite.  
Previous submission stated wood exterior windows.
  - a. Sierra Pacific Premium Double Hung Windows to be used
  - b. Longevity of build desired – extend life of architecture in the district
  - c. Clad to be white to match otherwise painted wood frames
  - d. No difference in appearance from street view – details almost identical for wood version of the same window
    - i. See section profile
- 2) Garage dormers change from metal standing seam roofing to asphalt shingles to match the existing principal dwelling dormers and roofing, as well as the rest of the proposed garage structure.
  - a. Partially visible from street
  - b. Not contributing to the architecture of the property in a significant manner
    - i. Difference of material from principal dwelling may in fact detract
  - c. Prefer to match the rest of the garage roofing and the principal dwelling
  - d. Given size of dormers, standing seam will feel out of scale and bulky
  - e. Asphalt shingles consistent with guidelines
- 3) Garage and east side of house water tables to be continuous metal instead of standing seam
  - a. Steel with aluminum coating and finished color to match the front porch standing seam roofing.
  - b. 5/12 pitch and 12" overhang makes these elements very slight in appearance
  - c. Similar to garage dormers, the size of the elements calls for a lighter finished appearance than standing seam.
  - d. Not a visible element from the street

### SITE CONTEXT



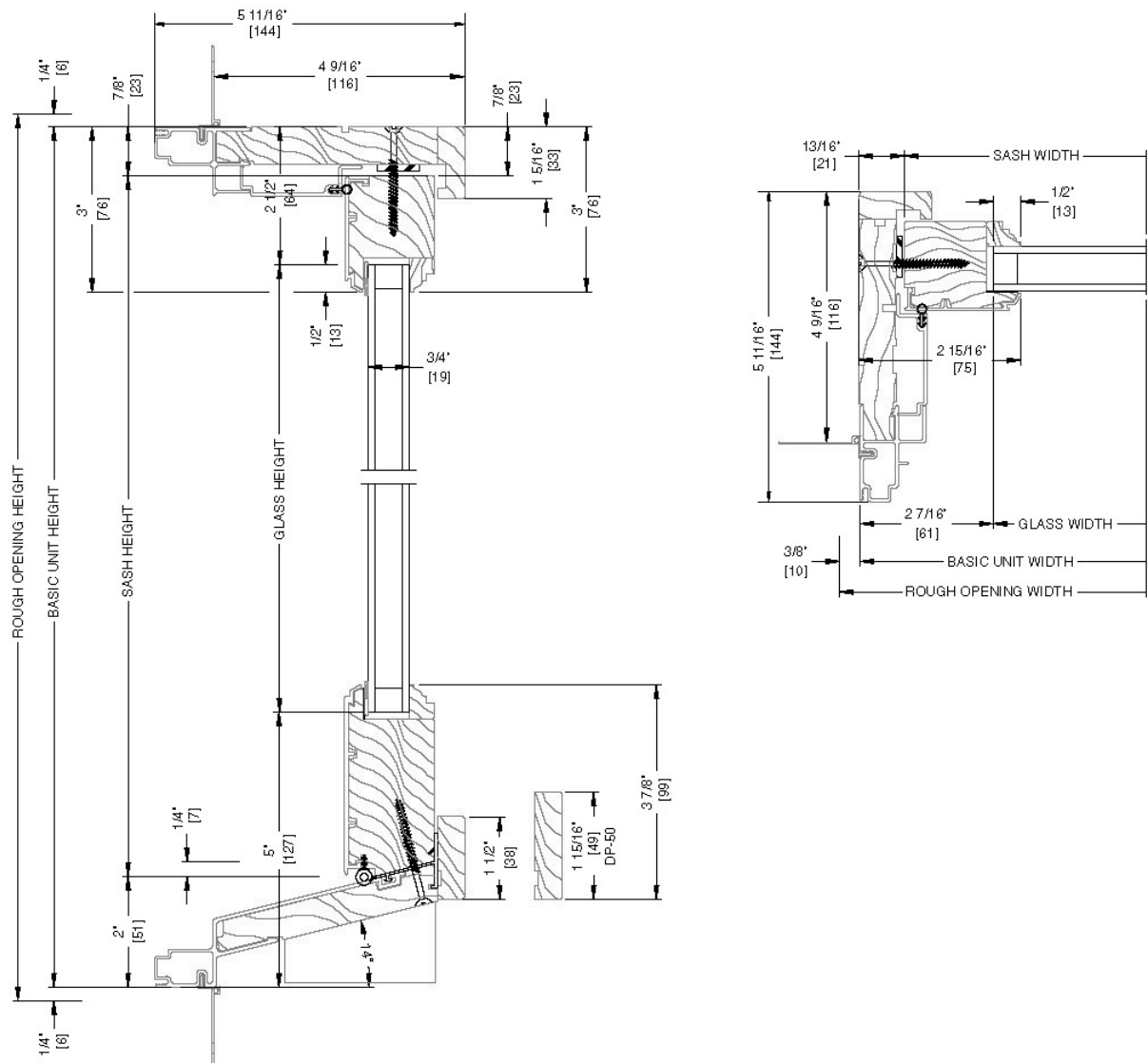




## Aluminum Clad Wood Tilt Double Hung Picture Windows

Head, Sill, & Jamb Details  
Page 1 of 1

Drawn to Full Scale  
Printed Scale 4" = 1'

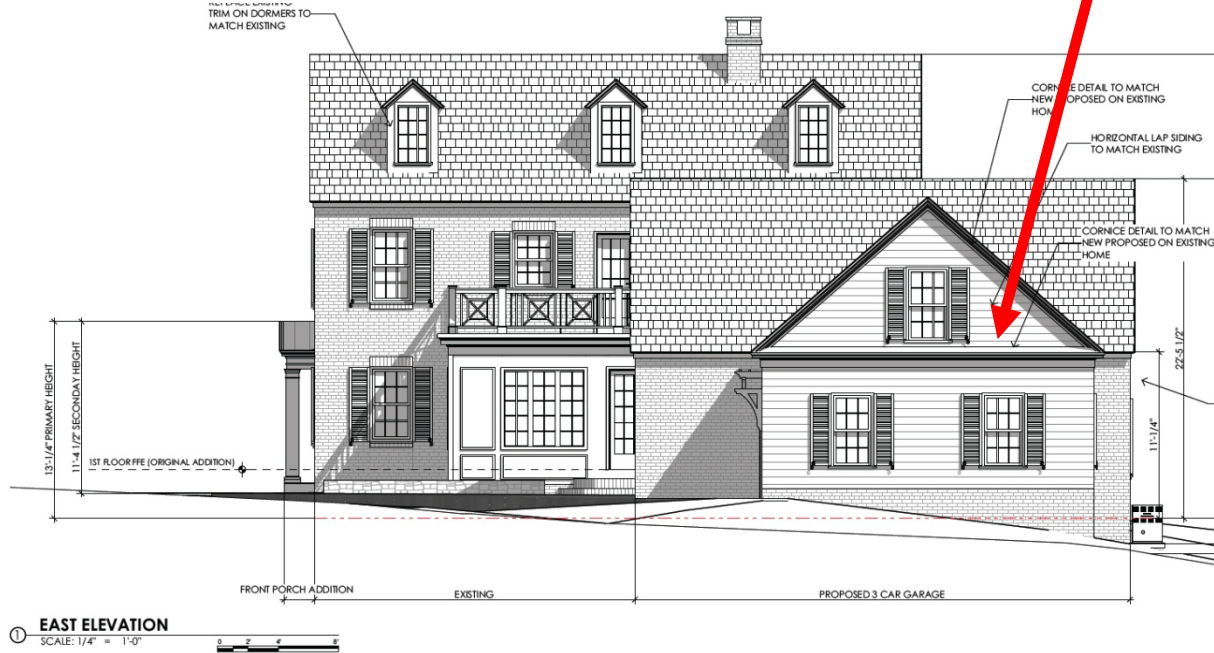


SECTION OF PROPOSED ALUMINUM CLAD WINDOWS

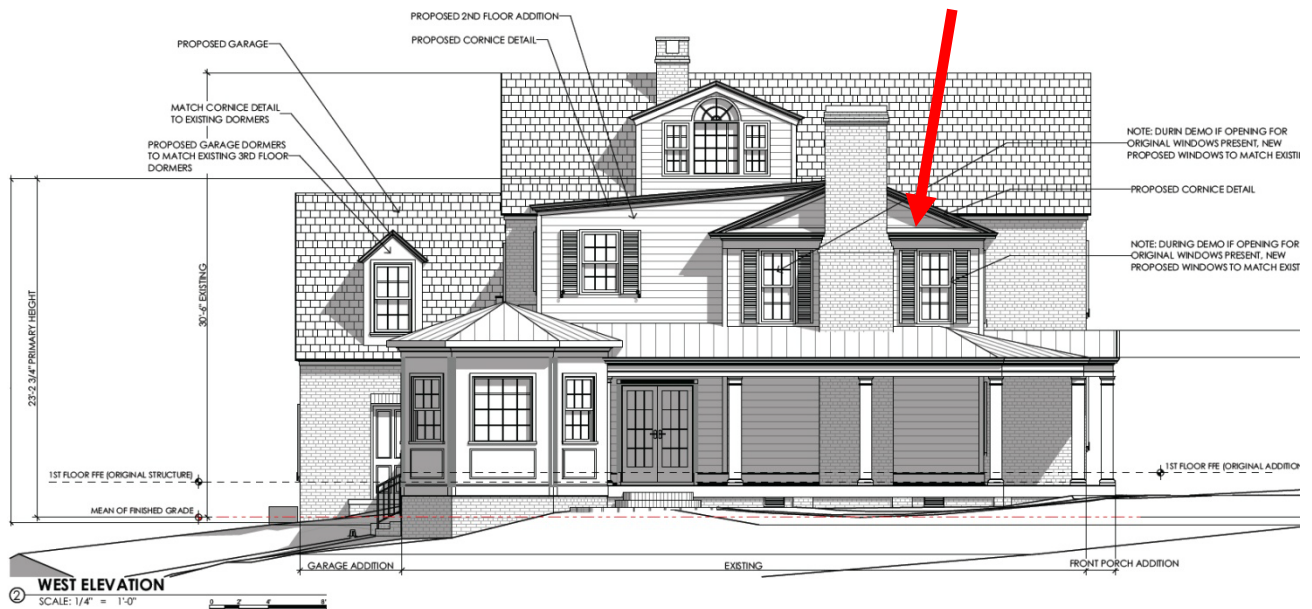


3

GARAGE WATER TABLE AS STEEL WITH ALUMINUM  
FINISH & COLOR TO MATCH FRONT PORCH  
STANDING SEAM



WATER TABLE AS STEEL WITH ALUMINUM  
FINISH & COLOR TO MATCH FRONT PORCH  
STANDING SEAM





**EXISTING CONDITIONS**



**EXISTING DORMERS WITH ASPHALT SHINGLES**





EXISTING DORMERS WITH ASPHALT SHINGLES





PROPOSED RENDERINGS



BOTH PRINCIPAL DWELLING DORMERS & GARAGE DORMERS TO HAVE ASPHALT SHINGLES





LOCATION OF WEST SIDE WATER TABLE





### Nearby Property Owners & Mailing List

PROPERTY	NAME	STREET ADDRESS	CHAPEL HILL	STATE	ZIP
702 GIMGHOUL RD	THOMAS PHYLLIS TRUSTEE	105 SOUTH DUNTON AVE	ARLINGTON HTS	IL	60005
704 GIMGHOUL RD	BUYSSE ROBERT D	704 GIMGHOUL RD	CHAPEL HILL	NC	27514
708 GIMGHOUL RD	LUEBCHOW JAMES E	708 GIMGHOUL RD	CHAPEL HILL	NC	27514
712 GIMGHOUL RD	JONES ADAM W	712 GIMGHOUL RD	CHAPEL HILL	NC	27514
705 GIMGHOUL RD	BRINER BRADFORD B	705 GIMGHOUL RD	CHAPEL HILL	NC	27514
208 GLANDON DR	MURPHY SEAN P	208 GLANDON DR	CHAPEL HILL	NC	27514
715 GIMGHOUL RD	LONG MILDRED J	715 GIMGHOUL RD	CHAPEL HILL	NC	27514
226 GLANDON DR	BROWN NEILSON	226 GLANDON DR	Chapel Hill	NC	27514
220 GLANDON DR	LEADBETTER MARY	220 GLANDON DR	CHAPEL HILL	NC	27514

**NOTE:**  
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3) ALL COLD AIR RETURNS DRAWN AS EXAMPLE LOCATIONS. FINAL LOCATIONS AND SIZES TO BE DETERMINED BY HVAC CONTRACTOR AND GENERAL CONTRACTOR  
4) ALL MASONRY VENEER WALLS TO USE P.T. SHEATHING  
5) ALL STRUCTURAL MEMBERS DRAWN AS EXAMPLES ONLY. EXACT SIZES TO BE DETERMINED BY ENGINEER & CONTRACTOR  
6) ALL ANGLES ARE 45 DEGREES UNLESS OTHERWISE NOTED

**DESIGN DISCLAIMER:**  
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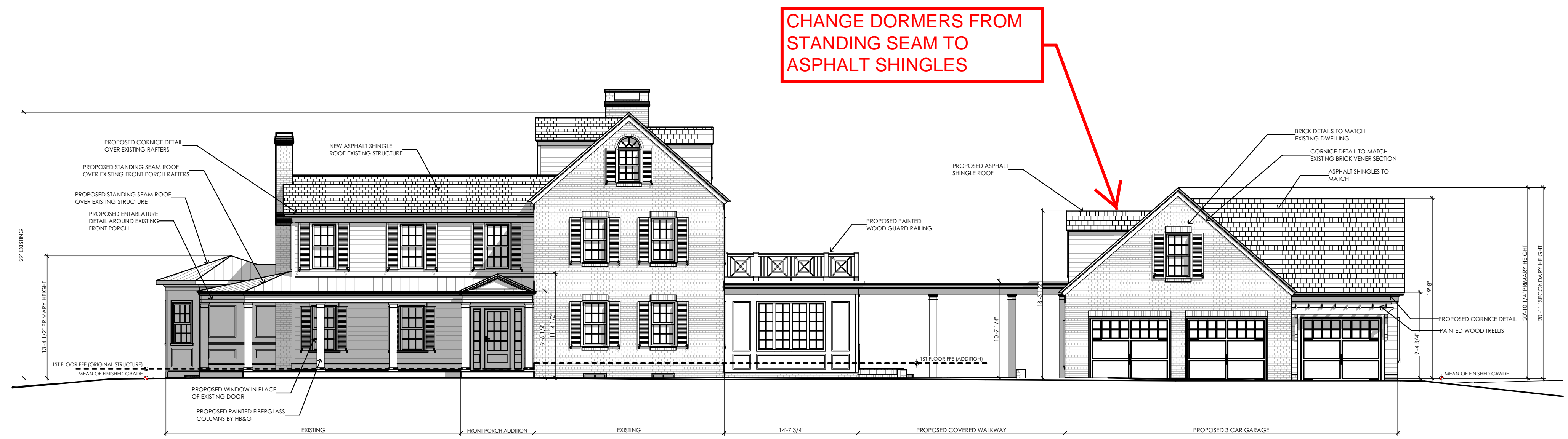
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2) TOWEL BARS (T.B.) 48"  
3) TOILET PAPER (T.P.) 24"  
4) HAND TOWEL RINGS (T.R.) 54"  
5) GRAB BARS (G.B.) 54"  
6) WINDOW TREATMENT (W.T.) WINDOW HEADER HEIGHT (EXTEND WINDOW TREATMENT BLOCKING 1 STUD BAY(16" PALS) WINDOW HEADER ON EACH SIDE)

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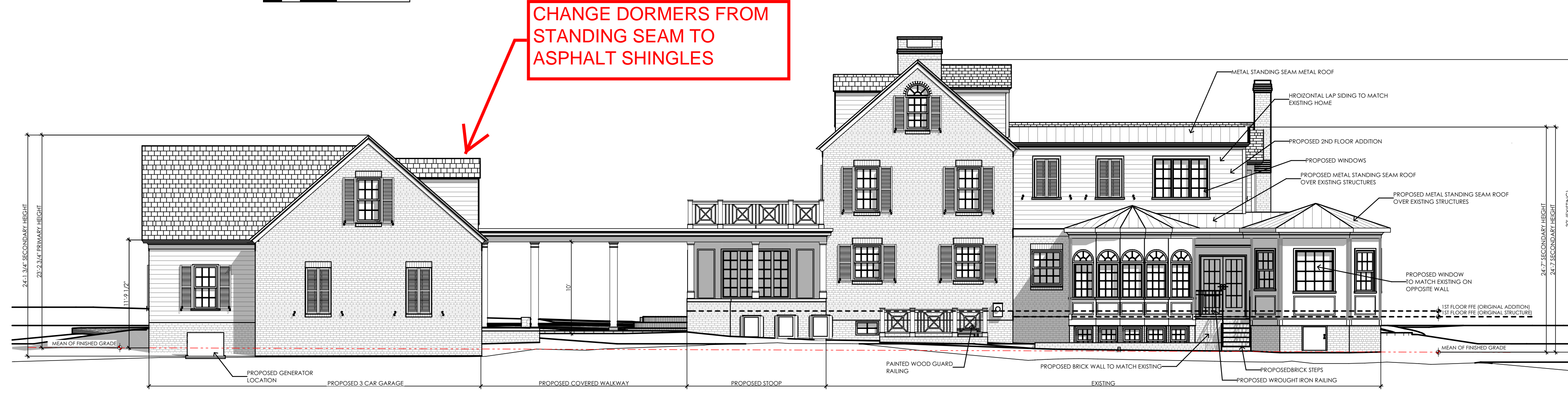
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7) EXHAUST FANS ARE REQUIRED IN BATHROOMS WITHOUT NATURAL VENTILATION.

**ELECTRICAL PLAN LEGEND**

- |                    |                          |
|--------------------|--------------------------|
| Switch One-Way     | Recessed Can Light       |
| Switch Three-Way   | Shallow Recessed Can     |
| Switch Four-Way    | Mini Recessed Can Light  |
| Switch Dimmer      | Recessed Can Sloped      |
| Switch Cing. Mount | Eyeball Can Light        |
| DOOR SWITCH        | Pendant Light            |
| Receptacle         | Wall-Mount Light/Scene   |
| Receptacle 220v    | Fan/Fan/tec Exhaust Port |
| USB Hub Receptacle | Fan/Light Combo          |
| Floor Receptacle   | Fan/tec Port & Light     |
| Thermostat         | Flood Light              |
| Internet/TV Jack   | Undercounter Light       |
| Ceiling Fan        | Flourescent Light        |
| Wall Speakers      | LED SURFACE MNT.         |
| Pullchain Light    | Surface Mount            |
| Smoke Detector     | Door Bell                |
| Landline Phone     | Door Bell Chime          |



**1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

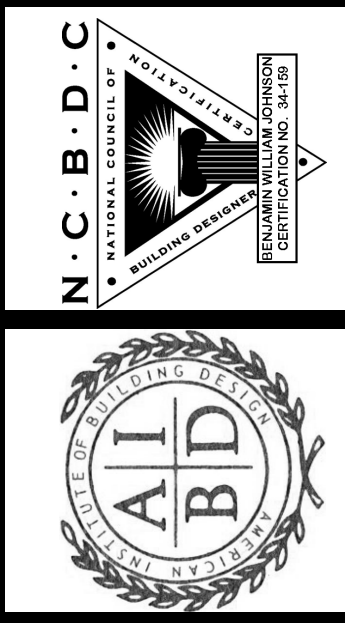


**2 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

NOTE: DO NOT TAPE TYVEC/BUILDING WRAP MATERIAL AT BOTTOM SEAMS

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WWW.WILLJOHNSONBUILDING.COM

**N.C.B.D.C.**  
NATIONAL COUNCIL OF BUILDING DESIGNERS  
CERTIFICATION # 1015



**707 GIMGHOUL RENOVATION & ADDITION**  
707 GIMGHOUL ROAD  
CHAPEL HILL, NC 27514  
DRAWN FOR

PROJECT NO: 1213  
FILE: SHELTON\_HDC3.pln  
DRAWN BY: Ben W.J.  
CHKD BY:  
ISSUED: Friday, June 19, 2020  
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REVISIONS:

FRONT & REAR ELEVATIONS

**A.27**  
SHEET 105 OF 204



NO SMOKING ON JOBSITE OR PROPERTY



### ELECTRICAL PLAN LEGEND






Switch One-Way	Recessed Can Light
Switch Three-Way	Shallow Recessed Can
Switch Four-Way	Mini Recessed Can Light
Switch Dimmer	Recessed Can Sloped
Switch Cing. Mount	Pendant Can Light
DOOR SWITCH	Pendant Light
Receptacle	Wall-Mount Light/Scence
Receptacle 220v	Fan/Fan's Exhaust Port
USB/Us Receptacle	Fan/Fan Light Combo
Floor Receptacle	Fan/est Port & Light
Thermostat	Flood Light
Internet/V Jack	Undercounter Light
Ceiling Fan	Pooreusent Light
Wall Speakers	LED SURFACE MNT
Pulchpin Can Light	Surface Mount
Smoke Detector	Door Bell
Landline Phone	Door Bell Chime

**NOTE:** DO NOT TAPE TYVEC/BUILDING WRAP MATERIAL AT BOTTOM SEAMS

SHEET 106 OF 204

NO SMOKING ON JOBSITE OR PROPERTY



 Wall Speakers  
 Pullchain Light  
 Smoke Detector  
 Landline Phone  
 Surface Mount  
 Door Bell  
 Door Bell Chime

**NOTE:** DO NOT TAPE TYVEC/BUILDING WRAP MATERIAL AT BOTTOM SEAMS

1ST FLOOR FFE (ADDITION)

—PAINTED WOOD TRELLIS

MEAN OF FINISHED GRADE

SHEET 107 OF 20

NO SMOKING ON JOBSITE OR PROPERTY

SHEET 107 OF 20



**NOTE:**  
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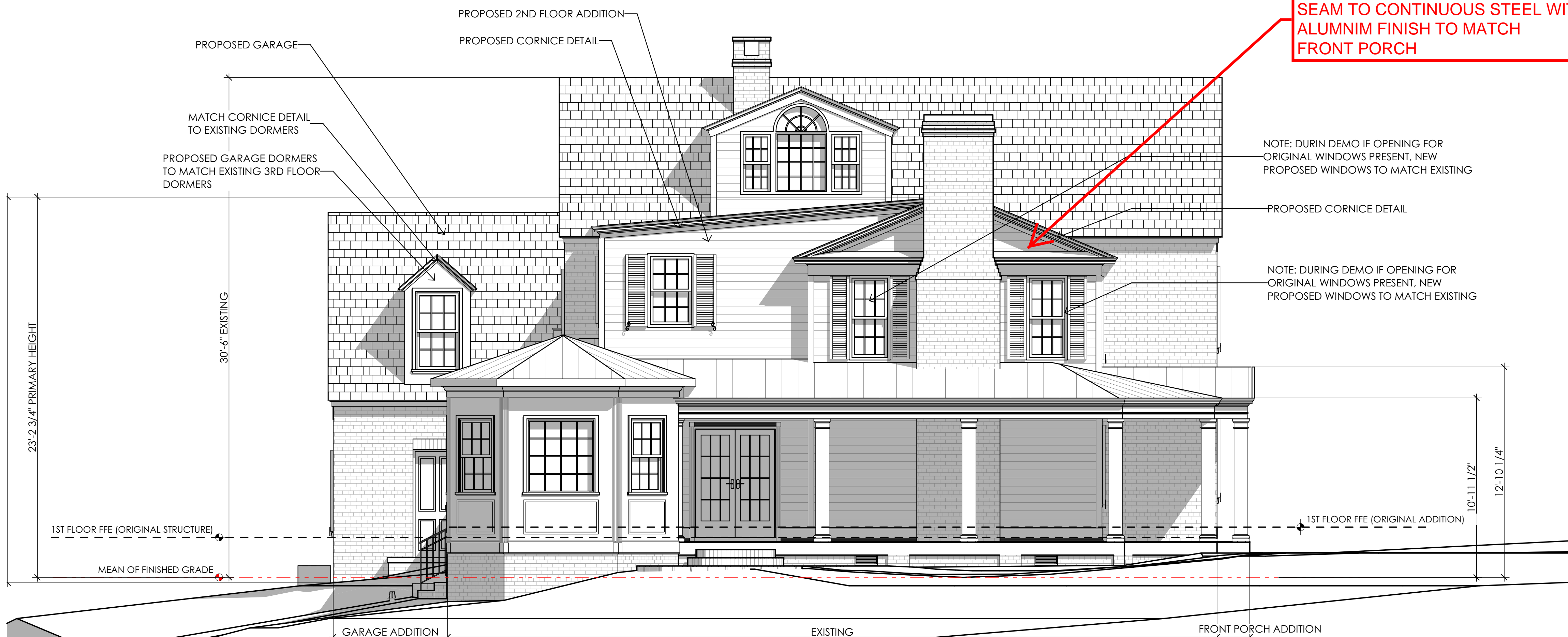
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Thermostat	Flood Light
Internet/TV Jack	Undercounter Light
Ceiling Fan	Flourescent Light
Wall Speakers	LED SURFACE MNT.
Pullchain Light	Surface Mount
Smoke Detector	Door Bell
Landline Phone	Door Bell Chime



## EAST ELEVATION

SCALE: 1/4" = 1'-0"



## WEST ELEVATION

SCALE: 1/4" = 1'-0"

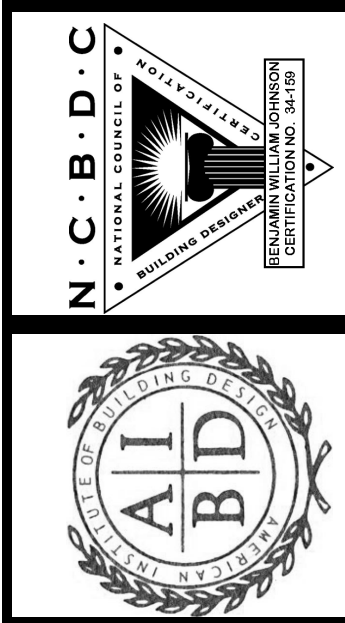
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**707 GIMGHOUL RENOVATION & ADDITION**  
707 GIMGHOUL ROAD  
CHAPEL HILL, NC 27514  
DRAWN FOR

PROJECT NO: 1213  
FILE: SHELTON\_HDC3.pln  
DRAWN BY: Ben W.J.  
CHKD BY:  
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LEFT & RIGHT  
RIGHT ELEVATION

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SHEET 108 OF 204