

June 11, 2020

Anya Grahm  
Historic District Commission  
Planning and Development Services  
Town of Chapel Hill  
405 Martin Luther King Jr., Blvd.  
Chapel Hill, NC 27514

Re: Plambeck House Renovation and Addition – Addendum to COA Application  
733 Gimghoul Road  
Chapel Hill, NC 27514  
PIN: 9788-87-3064

Dear Ms. Grahm,

Suzanne and Charles Plambeck have requested our office submit the attached addendum to their COA application. They were granted a COA in June 11, 2019. The design has since had a few modifications. Those changes are submitted here for review by the HDC. The project is scheduled to begin construction later this summer.

Please do not hesitate to contact our office with any questions or comments you may have regarding the proposed work to 733 Gimghoul Road.

Sincerely,

A handwritten signature in black ink, reading "Brian S. Grant". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Brian Grant, AIA



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Office of Planning and Sustainability  
Development Services 919-969-5066  
[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

<b>Chapel Hill Historic District</b> <b>Certificate of Appropriateness Application</b>	<b>Project:</b>	<b>19-054</b>
	<b>Permit:</b>	
<b>Project Description:</b> <b>Renovation of existing home with small additions at the kitchen and conservatory.</b>	<b>STAFF REVIEW</b>	
	<input type="checkbox"/> Application complete and accepted	
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
	<b>BY:</b> <b>Becky McDonnell,</b> <b>5/10/2019</b> <b>DATE:</b> <b>Amended 6/16/2020</b>	
<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.		

<b>A: Property Information</b>	
<b>Property Address:</b> 733 Gimghoul Road	<b>Parcel ID Number:</b> 9788873064
<b>Property Owner(s):</b> Suzanne and Charles Plambeck	<b>Email:</b> suescottplambeck@gmail.com ctplambeck@gmail.com
<b>Property Owner Address:</b> 4525 Providence Line Road	
<b>City:</b> Princeton	<b>State:</b> NJ
<b>Zip:</b> 08540	<b>Phone:</b> 609-712-3262 609-216-9197
<b>Historic District:</b> <input type="checkbox"/> Cameron-McCauley <input type="checkbox"/> Franklin-Rosemary <input checked="" type="checkbox"/> Gimghoul	<b>Zoning District:</b> R-1

<b>B: Applicant Information</b>	
<b>Applicant:</b> Brian Grant, Grant Bizios Architecture	<b>Role (owner, architect, other):</b> Architect



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Address (if different from above): 1502 West NC 54, Suite 602			
City: Durham	State: NC	Zip: 27707	
Email: office@bizios.com		Phone: 919-490-3733	

### 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'	29'	38'		
Proposed	34'10"	14'7"	17'8"	N/A	23'4"		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	1785	101	1886	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	183	0	183			Existing	Proposed
Impervious Surface Area (ISA)	4078	191	4269	4078	4269	41	43
New Land Disturbance			2467				



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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
Section II	District Setting	Walls, fences, walkways, the driveway, and the existing garage are not impacted by the renovation.
II/22-23	Exterior Lighting	Exterior lighting will be recessed and therefore not visible.
III/28-29	Masonry	New brick foundation will match the existing.
III/30-31	Wood	The house currently has wood lap siding and the proposed will match the existing. The proposed decks will be constructed of ipe.
III/32-33	Architectural Metals	The small roofs over the first floor kitchen extension and the conservatory will be a standing seam metal roof (Delta Rib, Zinc Grey). The gutters will be aluminum half rounds in dark bronze color. The second floor dormer on the northside of the house will have a low slope metal roof (Delta Rib, Zinc Grey, <a href="https://www.metalsales.us.com/residential/products/metal-roofing-and-siding/delta-rib">https://www.metalsales.us.com/residential/products/metal-roofing-and-siding/delta-rib</a> ). It will not be visible from ground level. The handrails will be custom fabricated powder coated metal painted to match the house trim.
III/34-35	Paint and Exterior Color	The house will be painted a pale cream with off white trim. <a href="https://www.farrow-ball.com/en-us/paint-colours/tallow">https://www.farrow-ball.com/en-us/paint-colours/tallow</a> <a href="https://www.benjaminmoore.com/en-us/color-overview/find-your-color/color/oc-69/white-opulence?color=OC-69">https://www.benjaminmoore.com/en-us/color-overview/find-your-color/color/oc-69/white-opulence?color=OC-69</a>





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III/36-37	Roof	<p>The main roof will be a shingle roof (Grand Manor Shingles in Colonial Slate, <a href="https://www.certainteed.com/residential-roofing/products/grand-manor/">https://www.certainteed.com/residential-roofing/products/grand-manor/</a>).</p> <p>The small roof over the kitchen extension, the bumpout at conservatory, and second floor dormer on the northside of the house will have a low slope metal roof (Delta Rib, Zinc Grey, <a href="https://www.metalsales.us.com/residential/products/metal-roofing-and-siding/delta-rib">https://www.metalsales.us.com/residential/products/metal-roofing-and-siding/delta-rib</a>).</p>
III/40-41	Windows and Doors	<p>The proportions, shape, positioning and location, pattern and size of new windows and doors will be similar and harmonious with the existing house.</p> <p>Windows will be Marvin metal clad wood, painted to match trim. See elevations.</p>
IV/54-55	Additions	<p>There will be two modest additions to the house, one at the kitchen and one at the garden room. Each will be harmonious with the existing.</p>
IV/56-57	Decks	<p>The proposed decks will be in the northwest corner of the property and northeast corner of the property. Most of the deck will be less than 3' off the ground. It will be constructed of ipe.</p>



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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
<p><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.</p> <p>The house will be renovated and there will be two small additions, one at the kitchen and one at the garden room. Wood siding, windows, trim will match or be harmonious with the existing. No pavement will be added. Decking will be ipe. Exterior lighting will be recessed, and therefore not visible.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><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:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> 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><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 <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> <p>733 Gimghoul is thought to be the first house built on Gimghoul Road, per the National Register of Historic Places. The 1 ½ story Craftsman structure was built in 1924. The original historic charm remains intact. The proposed design surrounds the west facing garden room in glass, bringing it closer to the original exterior porch that was enclosed in the 1940s.</p> <p>Orange County Real Estate Data and an excerpt referring to 733 Gimghoul from the National Register of Historic Places are attached.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><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”.</p> <p>Please find attached.</p> <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</li> </ul>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<p>average setback and placement of the nearest adjacent and opposite buildings.</p> <p>C. Exterior construction materials, including texture and pattern.</p> <p>D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.</p> <p>E. Roof shapes, forms, and materials.</p> <p>F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.</p> <p>G. General form and proportions of buildings and structures.</p> <p>H. Appurtenant fixtures and other features such as lighting.</p> <p>I. Structural conditions and soundness.</p> <p>J. Architectural scale.</p>					
<p><b>4. Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed or the digital equivalent. Maximum 2 images per page.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5. Site Plan Set</b> showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.)</p> <p><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.</p> <p><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.</p> <p><input checked="" type="checkbox"/> Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.</p>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6. 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.</p> <p><input checked="" type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides.</p> <p><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).</p> <p><input checked="" type="checkbox"/> Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7. 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.</p> <p>For each of the nearest adjacent and opposite properties, provide:</p> <p><input type="checkbox"/> The height of each building (if an estimate, indicate that).</p> <p><input type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient).</p> <p><input type="checkbox"/> The size of each lot (net land area in square feet).</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<input type="checkbox"/> The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from <a href="#">Orange County Real Estate Data</a> ; indicate any corrections for accuracy you believe necessary and your basis for doing so.					
<b>8. Demolition/Relocation Information</b> (required only if demolition or relocation of a feature is proposed).  <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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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 checked="" type="checkbox"/>		<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 checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 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.

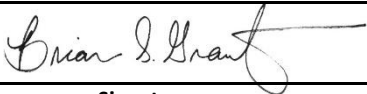

I acknowledge and agree that the Historic District Commission members, Town employees, and Town agents may enter, solely in performance of their official duties and only at reasonable times, upon the applicant's property for examination or survey thereof pursuant to North Carolina General Statute 160A-400.8. 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.



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<b>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.</b>		
Brian Grant		6/10/20
Applicant (printed name)	Signature	Date
Sue & Charles Plambeck		6/10/20
Property Owner (if different from above)	Signature	Date



# CERTIFICATE OF APPROPRIATENESS

## **PLAMBECK HOUSE RENOVATION AND ADDITION**

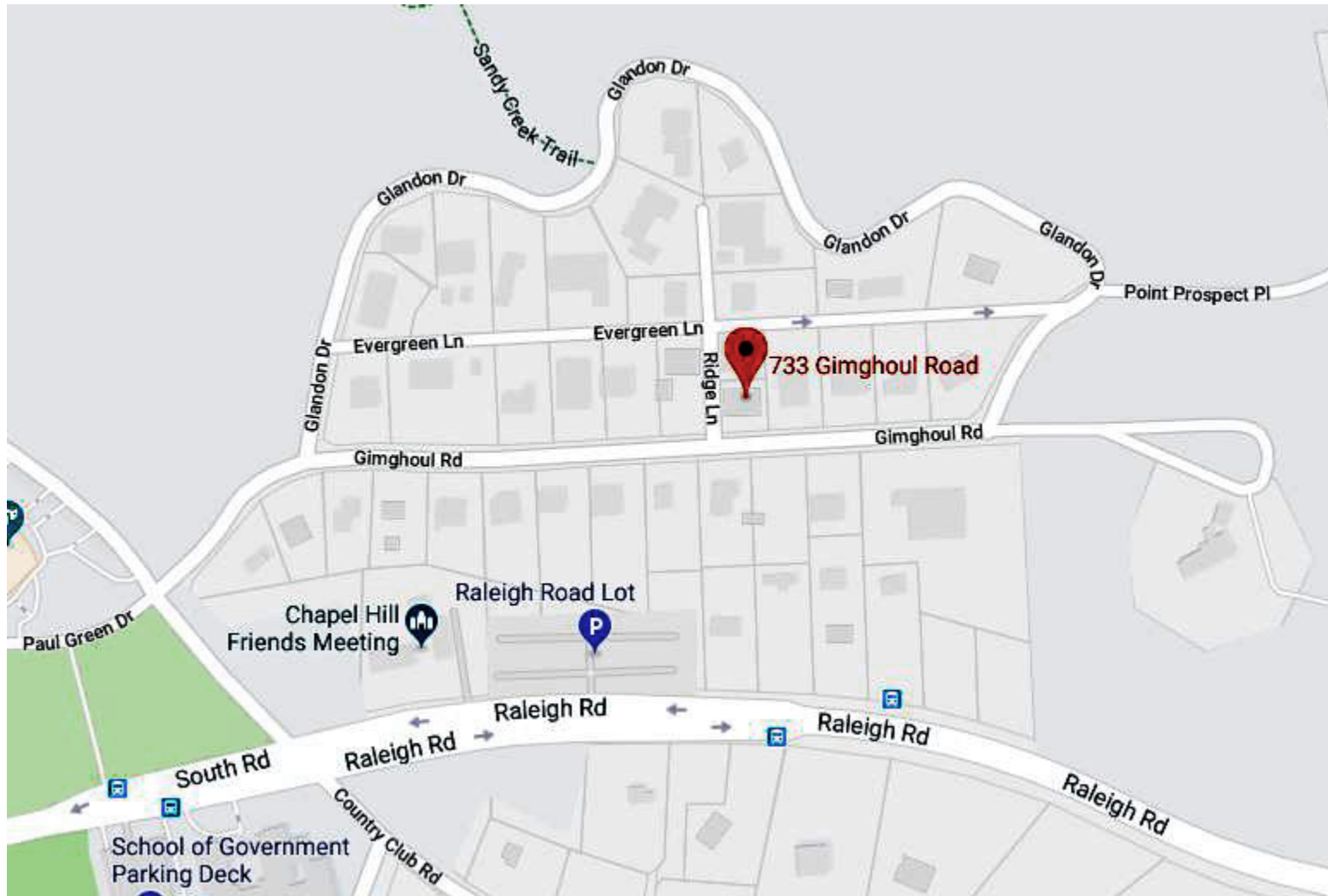
733 Gimghoul Road  
Chapel Hill, NC 27514  
PIN: 9788-87-3064



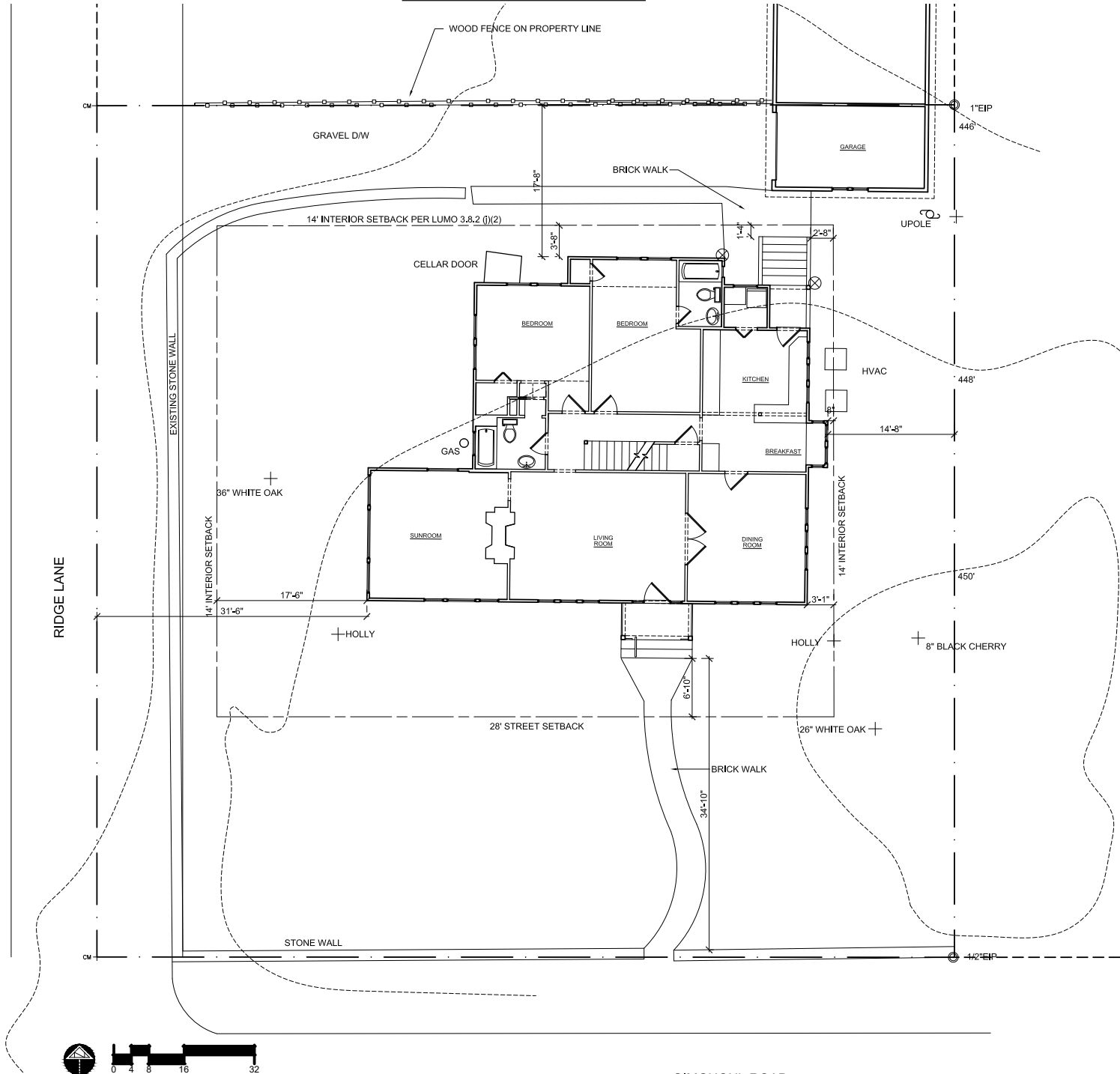
**PLAMBECK  
HOUSE RENOVATION AND ADDITION**

733 Gimghoul Road  
Chapel Hill, NC 27514  
PIN: 9788-87-3064

**VICINITY MAP**



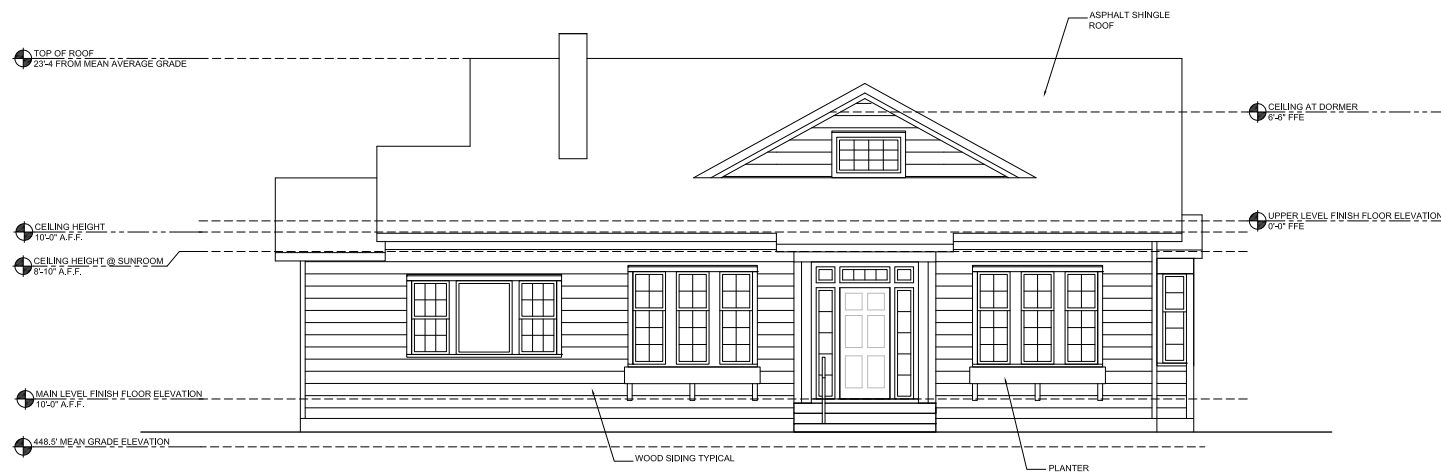
# EXISTING SITE PLAN



GIMGHOUL ROAD  
(EX. 50' PUBLIC R/W)



## EXISTING HOUSE ELEVATIONS



South Elevation

## EXISTING HOUSE ELEVATIONS



East Elevation

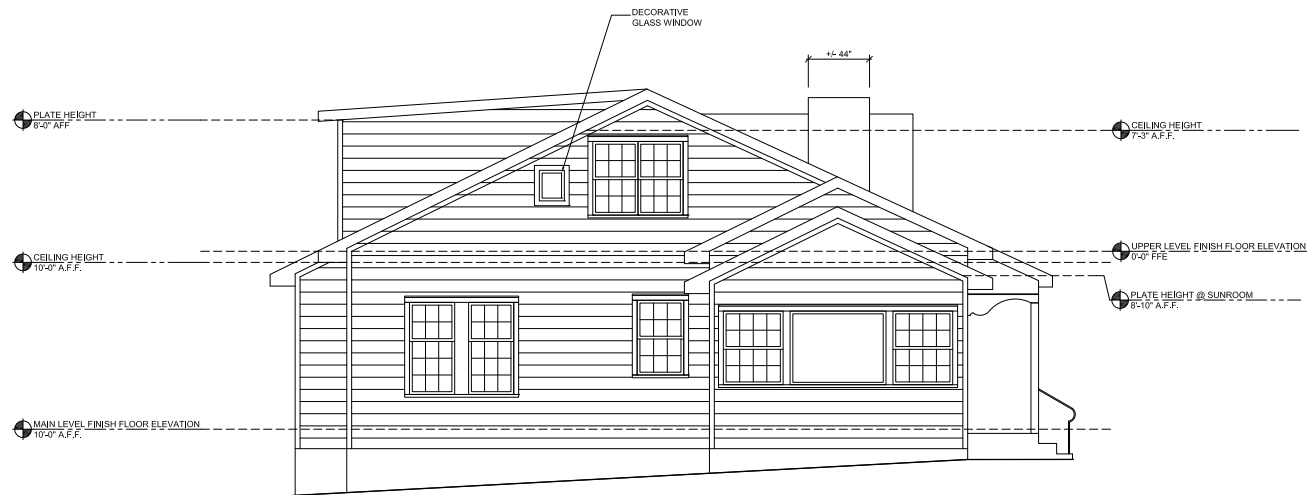
## EXISTING HOUSE ELEVATIONS



North Elevation



## EXISTING HOUSE ELEVATIONS

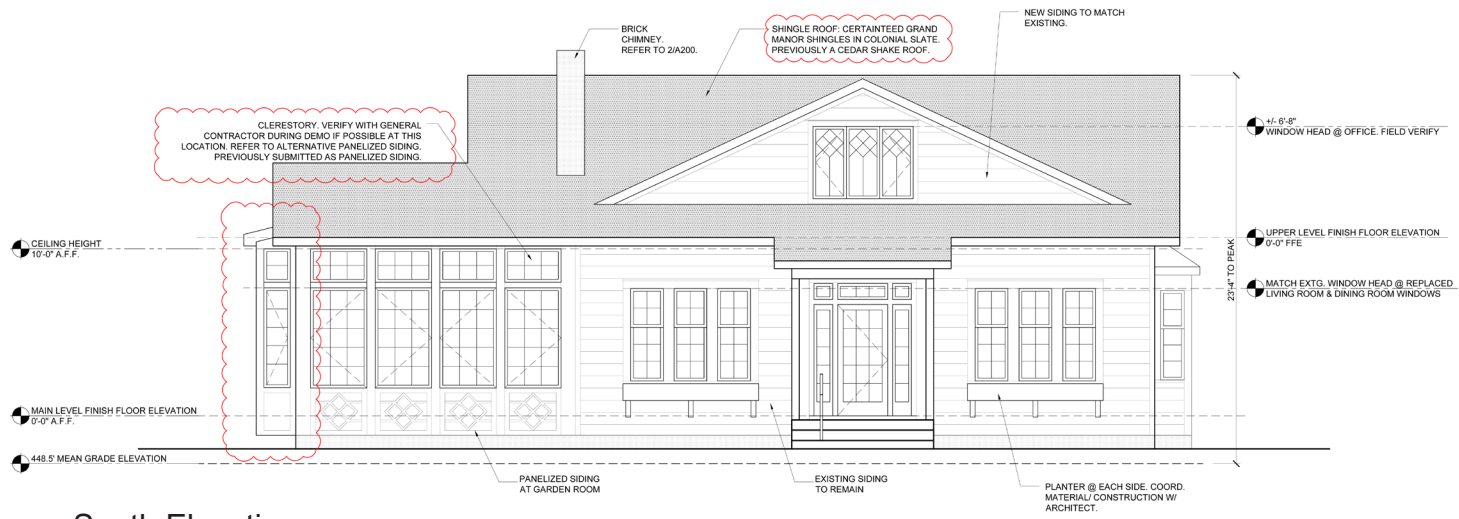


West Elevation

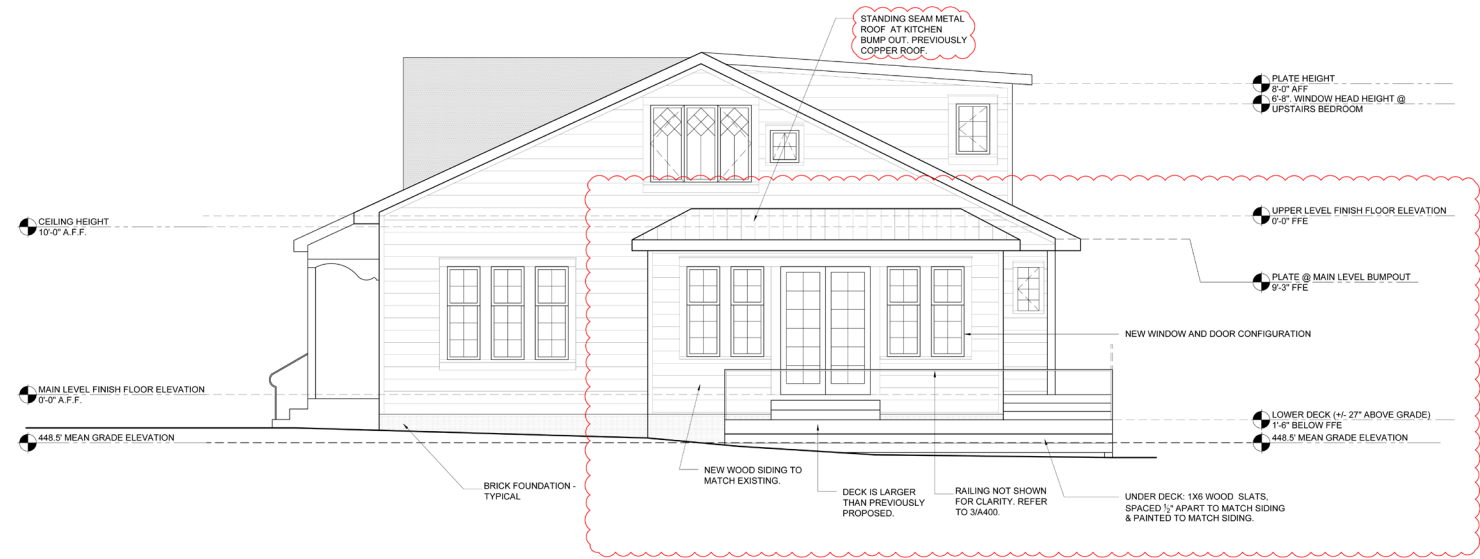
[illegible]

GIMGHOUL ROAD  
(EX. 50' PUBLIC R/W)

**PROPOSED ELEVATIONS**

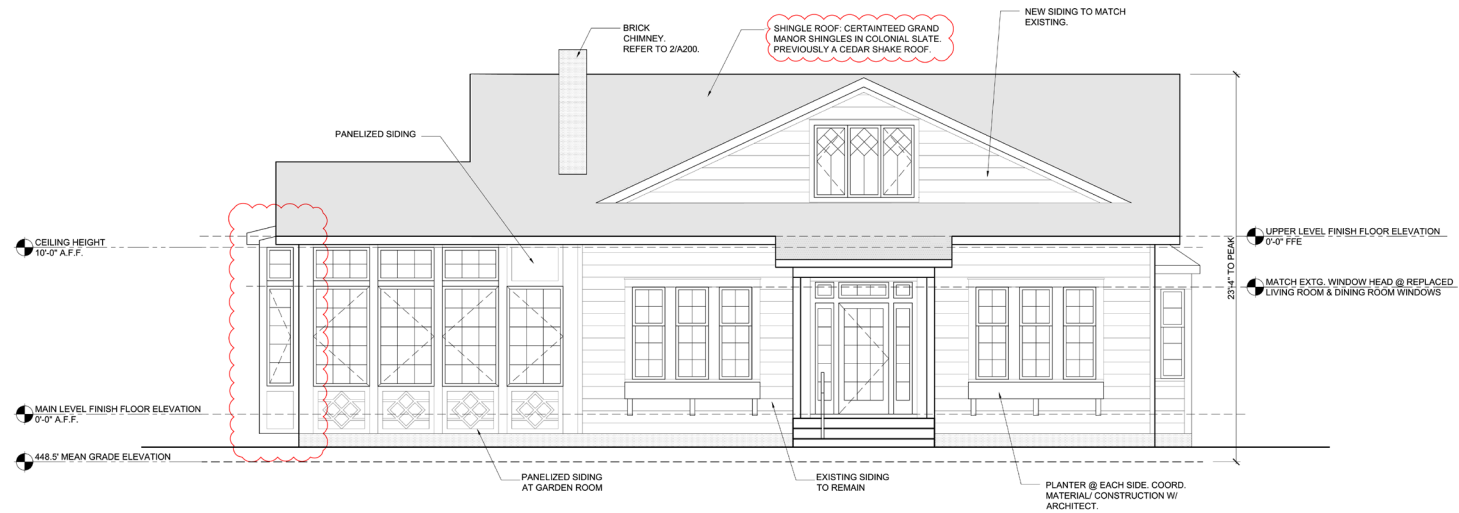


South Elevation



East Elevation

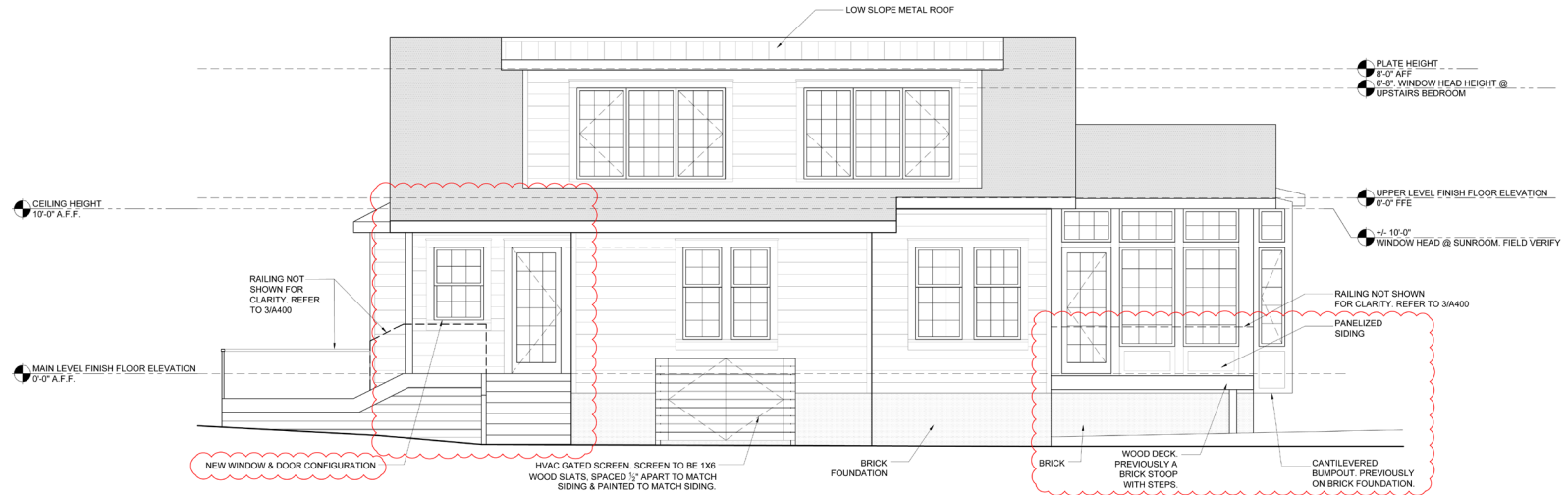
## ALTERNATIVE PROPOSED FRONT ELEVATION



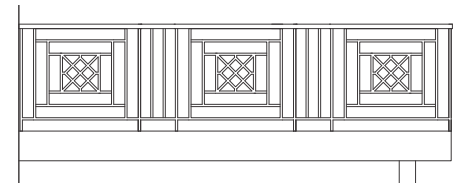
### Alternative South Elevation

Refer to elevation on previous page. Homeowners would prefer to have a transom window at the location of the panel above the window to the left of the chimney. Window may not be possible because of current structural limitations. The window is contingent upon demolition and contractor verification that a window is a viable option.

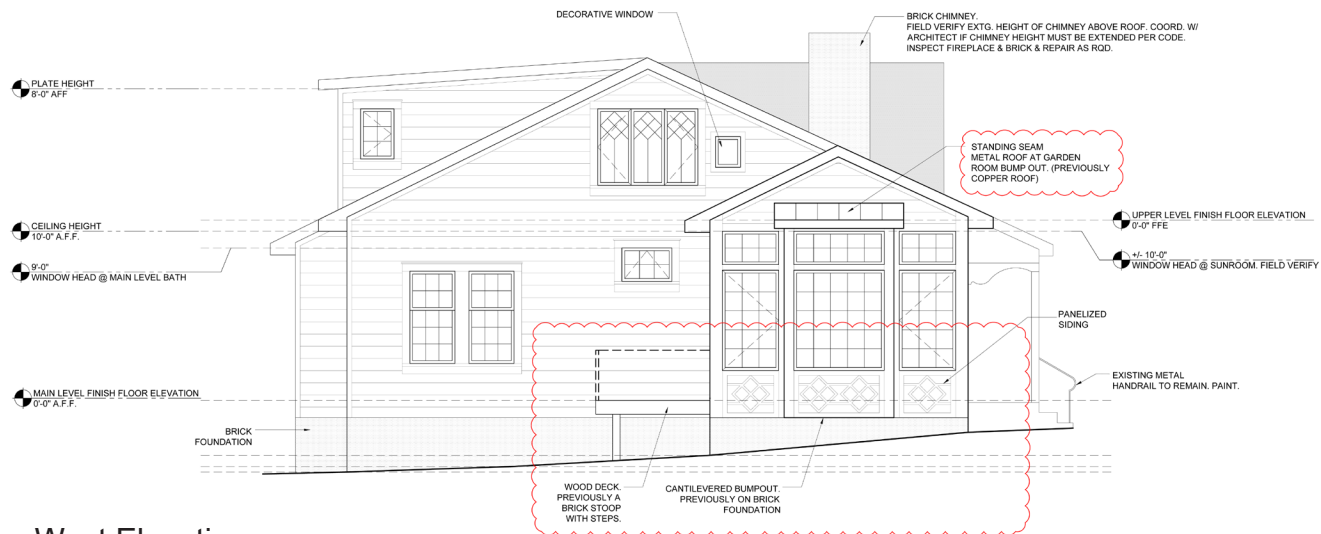
# PROPOSED ELEVATIONS



North Elevation



Typical Railing Detail



West Elevation



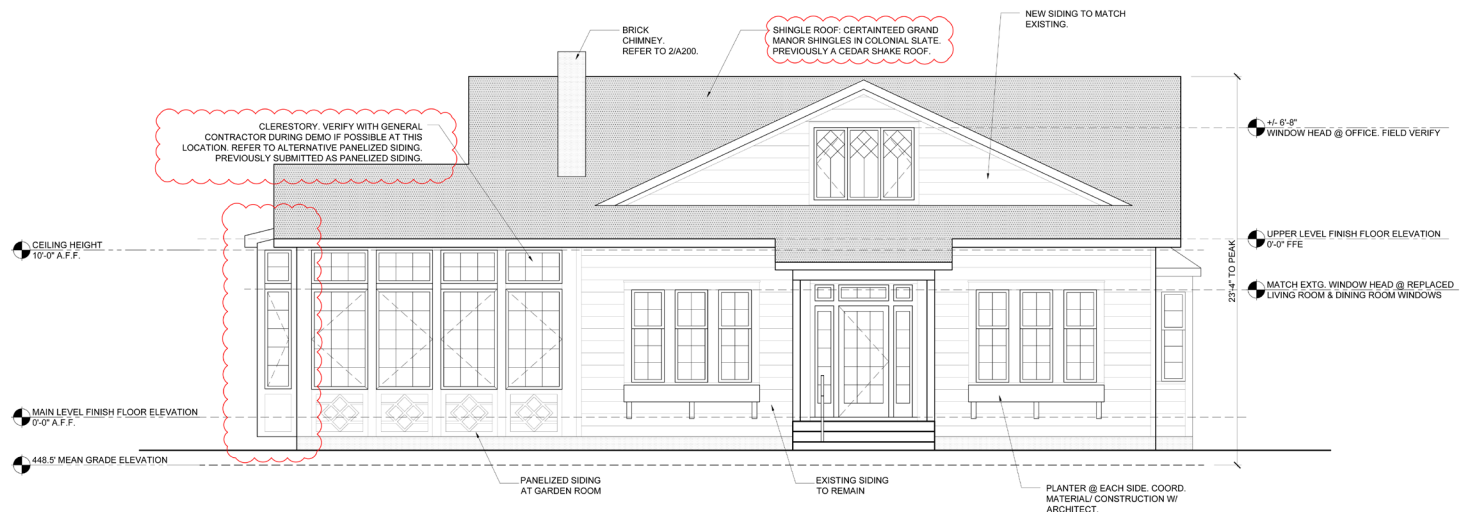
## CRITERIA FOR APPROPRIATENESS

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

The maximum height of the renovated home will be identical to the current height.

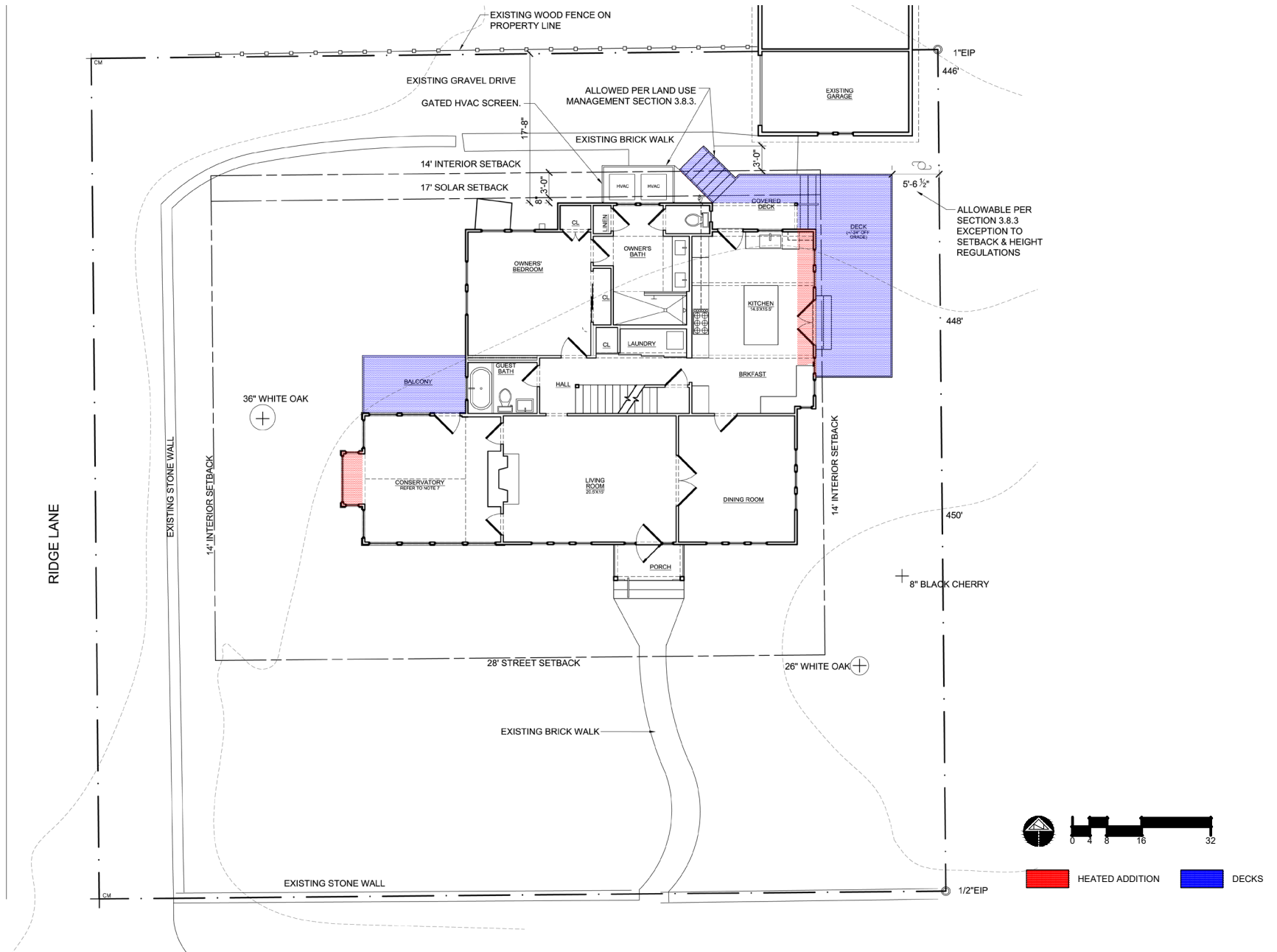


Height before additions, 23'-4"



*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.*

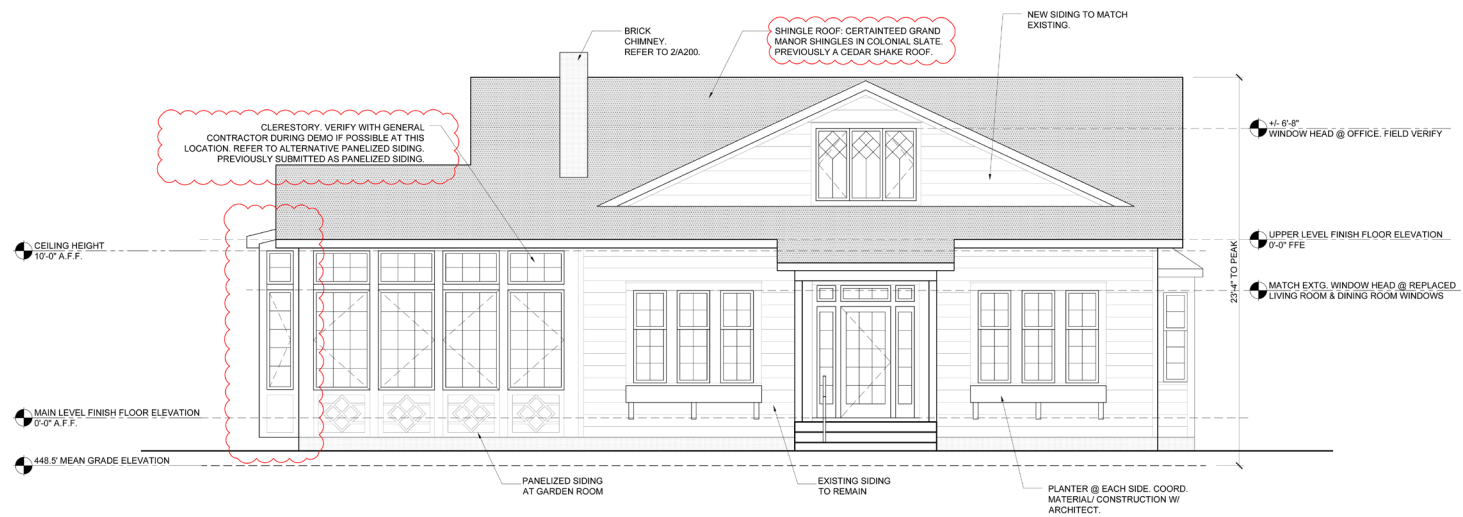
The additions to the main house and the deck on the west sit within the property and setback lines. The east deck and HVAC units encroach into setbacks, allowable per Land Use Management Ordinance, Section 3.8.3.



C. Exterior construction materials, including texture and pattern.



Materials of the existing house



The renovated home will be clad in wood to match the existing. Brick foundation will match the existing.

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

The architectural detailing of the renovation and additions will be harmonious with the detailing on the existing house. Brick bond, foundation materials, corner detailing, overhangs and fascias will match the conditions on the existing house.



Existing condition, northeast corner



Existing running brick bond



Existing eave & soffit



Existing windows and horizontal siding

- E. Roof shapes, forms, and materials*  
*(See photographs and drawings on following pages.)*

The roof shape, forms, and materials will be similar to that of the existing house.

- F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.*  
*(See photographs and drawings on following pages.)*

The proportion, shape, positioning and location, pattern and size of new windows, doors and openings will be similar the existing house.

- G. General form and proportions of buildings and structures.*  
*(See photographs and drawings on following pages.)*

The general form and proportion of the building will remain the same.



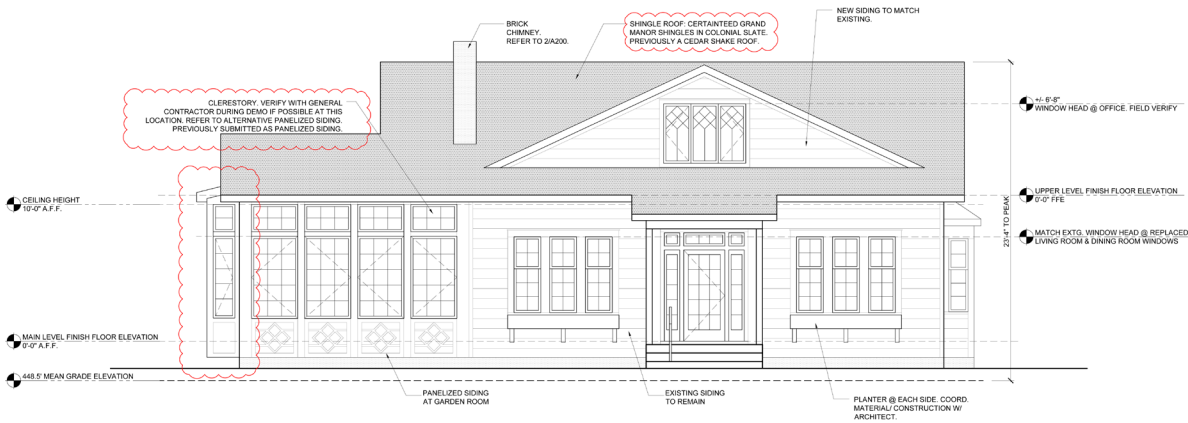
**CRITERIA FOR APPROPRIATENESS**



Existing South Elevation



Existing South Elevation



Proposed South Elevation

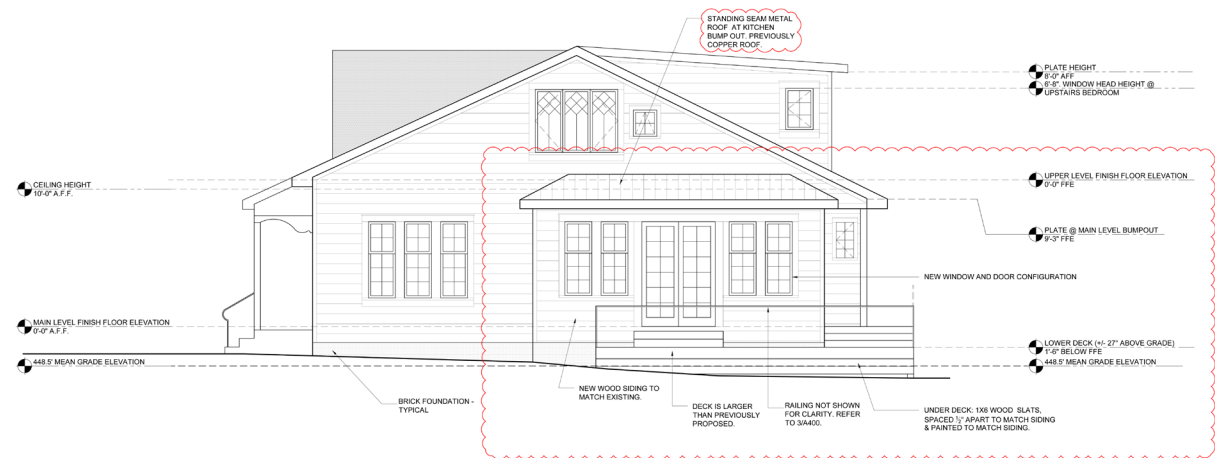
## CRITERIA FOR APPROPRIATENESS



Existing East Elevation



Existing East Elevation



Proposed East Elevation

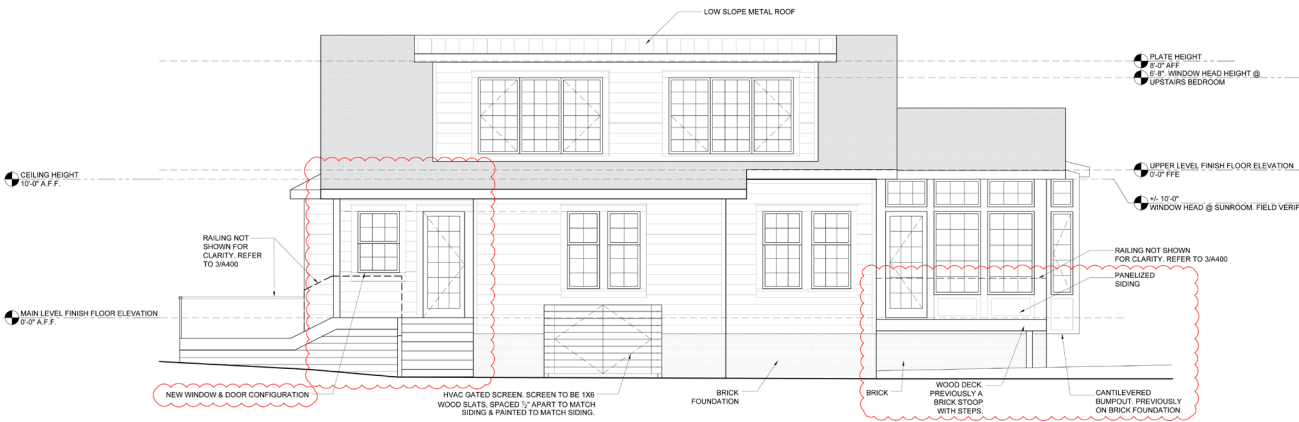
**CRITERIA FOR APPROPRIATENESS**



Existing North Elevation



Existing North Elevation



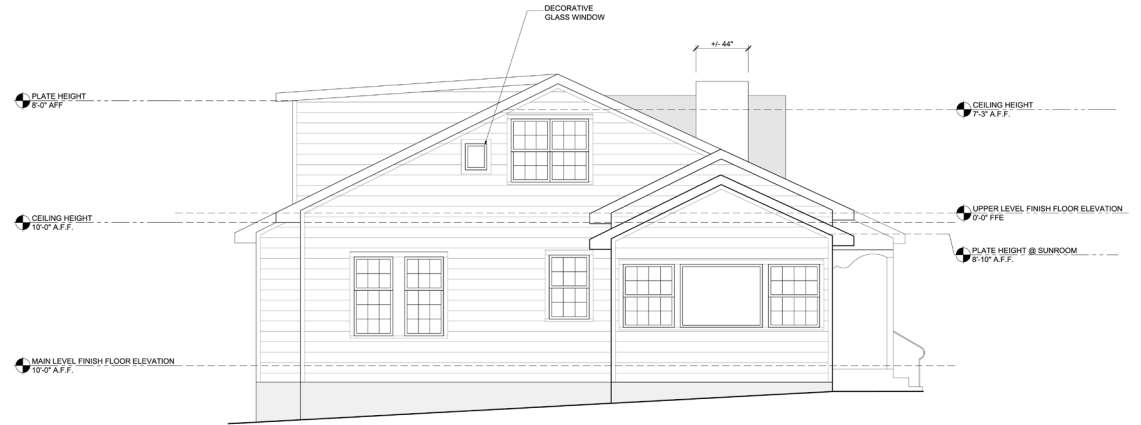
Proposed North Elevation



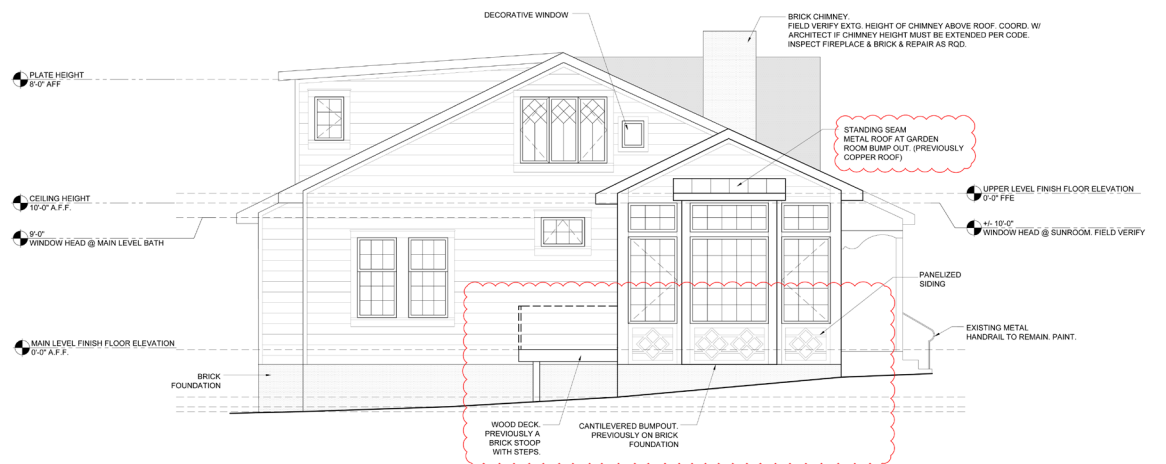
## CRITERIA FOR APPROPRIATENESS



Existing West Elevation



Existing West Elevation



Proposed West Elevation

*H. Accessory fixtures and other features*

Exterior lighting fixtures will be recessed and therefore not visible.

*I. Structural conditions and soundness.*

The overall structural condition of the existing house is sound. Any structural changes required by the renovation and addition will only improve the building's overall structural conditions.

*J. Architectural scale.*

The architectural scale of the proposed additions are in keeping with the existing scale of the house and its surrounding buildings.

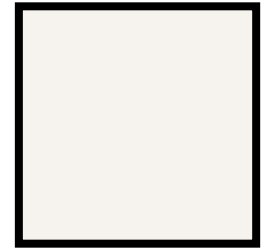
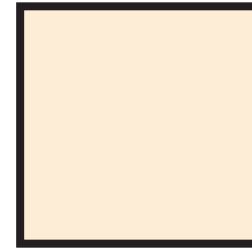
See previous criteria.



Ipe decking



Grand Manor Shingles in Colonial Slate  
(previously cedar shake roof)



Siding = Farrow-Ball Tallow

Trim = Benjamin Moore White Opulence



Marvin metal-clad window with divided lites



*Dark Bronze*

Aluminum half-round gutters in Dark Bronze (previously copper half rounds)



# CERTIFICATE OF APPROPRIATENESS

## **PLAMBECK HOUSE RENOVATION AND ADDITION**

733 Gimghoul Road  
Chapel Hill, NC 27514  
PIN: 9788-87-3064

