



QUESTIONS?
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Town of Chapel Hill
Planning Department

919-969-5040

planning@townofchapelhill.org

Chapel Hill Historic District Certificate of Appropriateness Application	Project:	19-123
Project Description: Whole house remodel, 2nd floor addition, demolish existing garage structure, 3 car detached garage addition, covered walkway and stoop addition, various repairs and moving of equipment	Permit:	
	STAFF REVIEW	
	<input checked="" type="checkbox"/> Application complete and accepted	
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
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.		

BY: Anya Grahn,
10/24/2019



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A: Property Information

Property Address:	707 Gimghoul Rd	Parcel ID Number:	9788778005
Property Owner(s):	Kenneth Shelton & Mia Pizzagalli	Email:	kensheltonnc@gmail.com
Property Owner Address: 404 Simerville Rd			
City:	Chapel Hill	State:	nc
Zip:	27517	Phone:	919 593 4044
Historic District: <input type="checkbox"/> Cameron-McCauley <input type="checkbox"/> Franklin-Rosemary <input checked="" type="checkbox"/> Gimghoul			Zoning District: R1

B: Applicant Information

Applicant: Will Johnson Building Company	Role (owner, architect, other): Contractor and Designer
Address (if different from above): 600 Market Street. Suite 102	
City: Chapel Hill	State: NC Zip: 27514
Email: Ben@willjohnsonbuilding.com	Phone: 919 270 1634

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
-------------------------	-------------------------	------------------------	--	-----------------



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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
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"> Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. 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.) <ul style="list-style-type: none"> 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. 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. 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. <ul style="list-style-type: none"> Elevation drawings showing all proposed changes above current grade from front, back, and both sides. 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). 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: <ul style="list-style-type: none"> The height of each building (if an estimate, indicate that). The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). The size of each lot (net land area in square feet). The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from Orange County Real Estate Data; indicate any corrections for accuracy you believe necessary and your basis for doing so. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<ul style="list-style-type: none"> ■ 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. ■ 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. ■ 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. ■ Provide any records about the structure to be demolished. 					
9. Mailing notification fee per Planning & Sustainability Fee Schedule . For a list of addresses, please refer to the Town's Development Notification Tool .	☒		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule	■		<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 Residential Zoning Compliance or Administrative 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. 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. |
| | 5. Mailing notification fee. The fee per address can be found on the Planning Department's Fee Schedule . |
| | 6. Certificate of Appropriateness fee per Planning Department's Fee Schedule |
| | 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.

707 GIMGHOUL RD















- iii. Garage gable end
- b. Demo front porch guard railing
- 8) Move existing hvac compressors per site plans
- 9) Proposed stone patio area and chapel hill fieldstone walls to match existing site. Walls to be approx 18" tall

2. History, context, and character information

Great care has been taken to understand and evaluate the history of 707 Gimghoul road, to better incorporate needed repairs and additions to the property, while maintaining the architectural integrity of the home and most important, the site. Below are the books used in research and development of theory:

McAlester, L.V. (1984) *A Field Guide To American Houses*. New York, New York: Alfred A. Knopf, INC.

Little, M.R. (2006) *The Town and Gown Architecture of Chapel Hill, North Carolina, 1795-1975*. Chapel Hill, NC: The University of North Carolina Press.

Kaplan, P.R. (1981) *The Historic Architecture Of Cabarrus County North Carolina*. Concord, NC: Historic Cabarrus, INC.

Lane, M. (1985) *Architecture Of The Old South, North Carolina*. Savannah, Georgia: The Beehive Press

Bishir, C.W. (1990) *North Carolina Architecture*. Chapel Hill, NC: The University of North Carolina Press.

Walker, L.M. (1981) *American Homes An Illustrated Encyclopedia of Domestic Architecture*. New York, NY: The Overlook Press

Baker, B.M. (1994) *American House Styles A Concise Guide*. New York, NY: W.W. Norton & Company

Pratt, D.R. (1956) *A Guide To Early American Homes South*. New York, NY: Bonanza Books

McAlester (2), L.V. (1994) *Great American Houses And Their Architectural Styles*. New York, NY: Abbeville Press Publishers

In addition to the mentioned book resources, internet search query, and word of mouth conversation with Chapel Hill residents, we also interacted with the Preservation Society and the Sate Historic Society to better ascertain the origins of the architecture and the home. We were not able to produce photographic documentation of the original structure, nor any photographs from pre 1970's remodel and addition era that would shed light on the original structure or added on to dwelling ca 1940-50. Below are exerts taken from the *National Register of Historic Places Registration form (Continuation Sheet, Section number 7, Page 9, Gimghoul Neighborhood Hist. District., Orange County, NC. NC 23. Submitted By M. Ruth Little. Feb 2, 1993)* which we have used to assist in establishing a likely timeframe, vernacular, and reasoning for the current appearance of the dwelling:

707 Gimghoul road, was originally built in the 1920's with a major addition added in the 1940's, followed by several other additions in the 1970's and 1980's. The original build was a "2-story frame house with central door with sidelites, plain siding and 6/6 sash windows." The original home was built for Alma Holland, assistant to Dr. W.C. Cocker 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", in the 1940's. This house sits farther back from the street than its neighbors. There is also present, a detached brick garage structure: "The detached garage, "1-story brick, front gable apparently built at the same time as the original house".

"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 Carrabus 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 house 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 Service

**National Register of Historic Places
Continuation Sheet**

Section 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.

3. Justification of appropriateness

A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings: The height of the proposed garage is approx. 21' to the highest gable form. The height is derived from matching the same roof pitch as the 1940's addition. Adjusting this pitch lower with a front facing or side facing gable would create disharmony among the structures. By matching the pitch and the cross gable form, we are better connecting the structures together visually, while creating the necessary space for the garages and rooms above. Although taller than adjacent accessory structures (13' and 18' tall at 220 glandon dr) , the scale compared to the existing buildings and now usable-sized garage is appropriate. The 1940's addition being 30' +/- tall creates a need to add balance among the elements. The following are approximate heights that were also studied. Adjacent properties 705 and 715 are approx. 30 feet tall. The opposite dwellings at 704 is approx 30' tall, 702 is approx. 25' tall. The residence at 708 is approx. 19' tall. Given the setback of our proposed garage to the front street, we do not believe it will overpower 708 nor look out of place given the height of the closest dwellings.

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 existing dwelling is set back from the front property line approx. 111'. This is significantly more than the adjacent dwellings of approx. 60' (715 gimghoul rd) and 63' (705

Gimghoul rd) and the opposite properties of approx. 60' (708 gimghoul rd), approx. 36' (712 Gimghoul rd), and approx. 60' (704 gimghoul rd). The proposed garage location will be within the vicinity of the existing garage, moving forward towards the street by approx 4', towards the east property line by approx. 5' and towards the rear property line by approx 18". In essence, the location is staying the same, but the structure is being re-sized to fit modern day needs. The location was also determined as not possible to change based upon the location of mature and specimen trees, particularly present in the front of the property. Not changing the driveway in a significant manner was critical to maintain this important aspect of the overall streetscape.

"Protect and maintain the visual and associative characteristics of the district setting that are established by the relationship of buildings to the streetscape, including significant vistas, site topography...."

Current plan minimizes landscape and site disturbance while providing the space for a proper garage. Built mass area is also less than surrounding properties with the proposed garage structure. Area is increasing by 1.9% and supports this at 10.8% relative to 38,143 sqft.

C. Exterior construction materials, including texture and pattern.

To blend with the existing combination of brick and horizontal siding, the garage contains the same mixture, with the dominant front facing gable comprised of brick, and the flanking side gable lap siding. Patterns and textures to match existing dwelling, as well as color. The 2nd story rear addition will be clad with the same horizontal lap siding to match. All new foundation walls to be brick veneer painted to match. Existing dwelling uses K-style gutters. New K-style gutters or half round gutters will be used in repairs and or the additions. If K-style are used, pattern and position in cornice to mimic crown molding. In either case, consistent gutters shall be used throughout. Front porch to be wood, covered walkway brick veneer, and other patios, and walkways a combination of stone and brick veneer.

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

In situations where replacement is needed, the new trim will match the existing in size and profile, with the exception of the front porch and central I-frame cornice detailing. The front porch will have a corrected entablature in place of the existing gingerbread style-elements and trim being removed. The entablature will consist of painted wood or composite bed mold, crown, fascias, and soffits. To better coincide with the majority of the structure, a resolved cornice will be applied to the 2nd floor I-frame above the front porch. New Tuscan 10" columns to be used on front porch and covered walkway by HB&G. Columns to be painted white to match trim. Proposed garage with brick veneer to have matching cornice, brick, shutters, and window sizes consistent with the 1940's brick addition. Siding portion of garage to be clad in lap siding to match existing 1920's construction detailing. Cornice to match proposed of I-frame front and side.

E. Roof shapes, forms, and materials.

Proposed garage roof to match pitch and materials of existing 1940's addition. Garage dormers to be gable form with metal roofing to match new front porch. Slope of dormer roofs to match main house and proposed garage. Roof of proposed 2nd floor addition to be shed and of minimal pitch to not eclipse main gable and be visible from front. Front porch asphalt singles to be replaced with metal standing seam.

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

New windows and doors to be wood exterior, white in color, with painted wood interior. Pella, Marvin, or equivalent to be used. All sizes to match existing, where replacing, or to be of similar scale and size where different.

G. General form and proportions of buildings and structures.

The general form of the existing home is cross gable, with the higher gable, facing the street and clad in brick veneer. The shorter portion is perpendicular to the street and clad in siding. Our proposal is to match this pattern with the higher gable of the garage facing the street, in brick, and the flanking portion in siding. The form of the 2nd floor addition is a simple, true to the forms of the original I-frame, box, inset from the corner of the structure, utilizing a shed roof of minor slope to conceal it from the front façade. The covered walkway height is derived from meeting the entry into the proposed mudroom, while also not being made taller than the existing sunroom roof and entablature. The entablature of this covered roof will attach/blend into the existing sunroom.

H. Appurtenant fixtures and other features such as lighting.

Below are examples of proposed light fixtures to be used where needed for exterior lighting replacement or addition.

Front Porch

Manufacturer: Bevelo
French Quarter Gooseneck
Electric



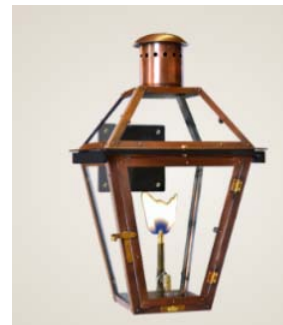
Sun Room and Garage Stoop

Manufacturer: Bevelo
Governor Carriage
Electric



Garage

Manufacturer: Bevelo
French Quarter Original
Bracket
Electric



I. Structural conditions and soundness.

When considering the proposed renovations and additions to the dwelling, our impression of the structure was: There's work needed to be done, items that need to be added for proper function, but there is a lot of usable house here that is worth restoring and repairing. The front porch addition added in the 1970's was scrutinized and considered for demolition to enhance the architectural integrity of the dwelling. Due to its repairable state, this element was decided to be repaired and properly trimmed to match the rest of the dwelling.

J. Architectural Scale

Although the proposed garage is larger than the existing un-usable garage, it is within scale of the existing home at 30' and surrounding properties of similar size. Although the styling of the surrounding homes varies, the scale, massing, and built sqft is comparable to our proposed new and existing elements.

4. Photographs Of Existing Conditions



































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

- 1) Location change and addition of one hvac compressor
 - a. 4 zones in house necessary (4 story dwelling) results in additional compressor
 - b. Distance from air handlers too far for two of the proposed compressors to function correctly
- 2) Removal of proposed trash bin receptacle
 - a. Constriction of backyard and travel pathway to backyard has become a concern
 - b. Visibility when entering house every day
 - c. Requires long travel distance of bins to Evergreen Lane
- 3) Removal of proposed stairwell in backyard and conversion of existing porch to closet.
 - a. Determination was made that access to the backyard in this location not needed and further constricts the tight backyard
 - b. Allows for hvac unit to be tucked away from east and west elevation
 - c. Addition of new double hung window
 - d. Wall paneling to match existing
- 4) Adjustments to proposed hardscapes (see landscape arch drawings):
 - a. Driveway shape, material, & pattern
 - b. Front walkway patterns
 - c. Sitting wall shape
 - d. Covered breezeway materials
 - e. Other hardscapes per landscape arch drawings

1 NEW LOCATION OF 2 HVAC UNITS

2 REMOVAL OF PROPOSED TRASH RECEPTACLE

3 REMOVAL OF EXTERIOR STAIRWELL & CONVERSION OF PORCH

4 ADJUSTMENTS TO PROPOSED HARDSCAPES

38143 S.E. Gimghoul Road
(0.876 Acres)
(Total Area)

LOT 25

LOT 26

LOT 27

LOT 31R

LOT 32-103

LOT 32-104

LOT 32-105

LOT 32-106

LOT 32-107

LOT 32-108

LOT 32-109

LOT 32-110

LOT 32-111

LOT 32-112

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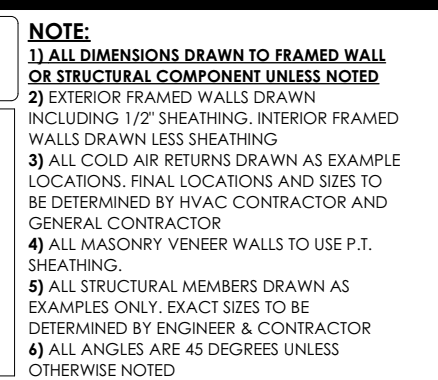
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LOT 32-363

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LOT 32-365



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GENERAL
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1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AISC STEEL ERECTORS' HANDBOOK.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION.
3. ALL DIMENSIONS SHALL BE READ OR CALCULATED.
4. ALL PORTIONS OF FOOTINGS ARE TO BE BELOW LOCAL FLOOD ELEVATION.
5. CONTRACTOR SHALL PROVIDE ADEQUATE BEARING CAPACITY TO SUPPORT THE WEIGHT OF THE STRUCTURE AND THE LOADS FOR PROPER FOOTING & REINFORCEMENT SIZES.
6. CONTRACTOR SHALL COMPLY WITH ALL CODES REQUIRED BY THE BUILDING WITH ALL SITE REQUIREMENTS.
7. REINFORCE & INSULATE FOUNDATION WALLS PER LOCAL CODES.
8. ALL FOUNDATION & STRUCTURAL MEMBERS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT & CORRECTION OF ALL DIMENSIONS TO MEET ALL LOCAL CODES & TO ENSURE A WELL-BUILT STRUCTURE.
9. ALL WOOD, CONCRETE, & STEEL STRUCTURAL MEMBERS SHALL BE PROTECTED AGAINST CORROSION.
10. ALL COLLUMS OR ROOF FRAMING SHALL BE DESIGNED TO CARRY A TERMINATE LOADS FROM THE LOADS TRANSFERRED TO THEM.
11. ALL LOADS SHALL BE CARRIED TO THE FOUNDATION.
12. ALL FOUNDATION SHALL BE DESIGNED TO CARRY ALL LOADS TO THE FOUNDATION.
13. THE CONTRACTOR ASSUMES NO LIABILITY FOR ANY HOME TRANSFERRED FROM THIS PLAN TO ANOTHER HOME.
14. THE CONTRACTOR ASSUMES NO LIABILITY FOR ANY HOME TRANSFERRED TO ANOTHER HOME.
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16. THE DRAWINGS PREPARED BY JOHNSON BUILDING COMPANY SHALL BE THE SOLE BASIS FOR CONSTRUCTION. NO OTHER DRAWINGS SHALL BE PREPARED BY A LOCAL ENGINEER PER THIS PLAN.

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- 3) THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR THE OVERALL PROJECT CONDITION, ALL INTERFACE AND ADJACENT AREAS. ALL AREAS ARE TO BE PROTECTED, CONSIDERED AND COORDINATED BY THE BUILDER/CONTRACTOR.
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- 5) THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF WILL JOHNSON BUILDING COMPANY.
- 6) IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING 1 AND IS NOT TO BE REPRODUCED OR COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF WILL JOHNSON BUILDING COMPANY.
- 7) THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR THE QUALITY OF THE QUALITY WORKSMANSHIP IN ERECTING THIS BUILDING IN CONFORMANCE WITH THIS DRAWING, DETAILS AND SPECIFICATIONS AND ALL APPLICABLE BUILDING CODES, INDUSTRY STANDARDS, AND LICENSED ENGINEERS.

BLOCKING HEIGHTS
(ALL HEIGHTS FROM FFE TO CENTER OF 2X6 BLOCKING)

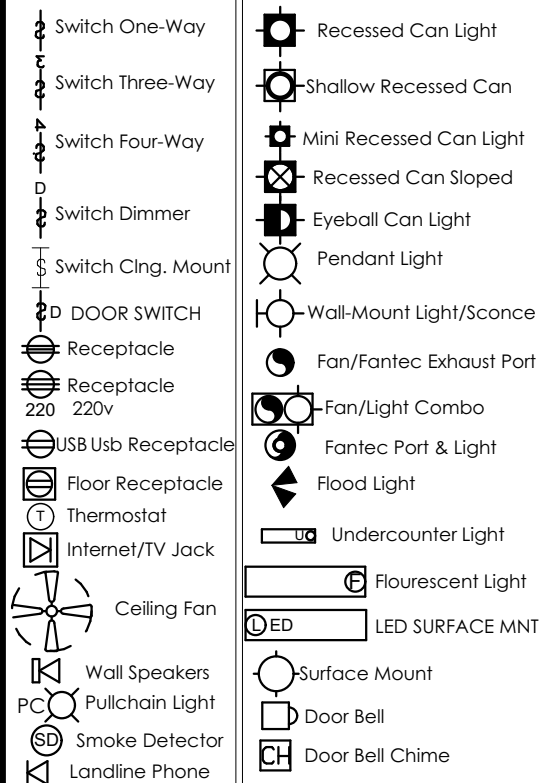
1) TOWEL HOOKS (T.H.)	66"
2) TOWEL BARS (T.B.)	48"
3) TOILET PAPER (T.P.)	24"
4) HAND TOWEL RINGS (T.R.)	54"
5) GRAB BARS (G.B.)	34"
6) WINDOW TREATMENT (W.T.) WINDOW HEADER HEIGHT	

BED SIZES

1) TWIN	39"X75"
2) DOUBLE	54"X75"
3) QUEEN	60"X80"
4) KING	76"X80"

1. ELECTRICAL NOTES:
 - a. THE ELECTRICAL DIAGRAMS SHOWN ON THESE PLANS ARE TO BE USED AS A GUIDE. HOME OWNER AND BUILDER ARE REQUIRED TO REVIEW & CONFIRM WITH LICENSED ELECTRICAL CONTRACTOR TO DETERMINE THE CORRECTNESS OF THE ROUGH-IN FOR CODE COMPLIANCE & SPECIAL REQUIREMENTS BY THE HOMEOWNER. OWNER AND BUILDER TO BE RESPONSIBLE FOR THE QUALITY OF THE CONTRACTOR.
 - b. ELECTRICAL FOR EXTERIOR LANDSCAPE LIGHTING AND LIGHT FIXTURE BY BUILDERS PER CODE.
 - c. ALL SLEEPING AREAS/BEDROOMS SHOULD CONTAIN SMOKE DETECTORS. PLEASE SEE LOCAL, STATE, & FEDERAL BUILDING CODES TO CONFIRM THESE REQUIREMENTS.
 - d. PANEL BOX LOCATION BY ELECTRICIAN/BUILDER AS PER ELECTRICAL CODE.
 - e. NO HEAT RAILS OR HEATERS MAY BE SHOWN IN THIS DRAWING. PLEASE CONFIRM WITH BUILDER FOR PRESENCE.
 - f. UNDER-CABINET COUNTER LIGHTING FOR KITCHEN IS OPTIONAL. PLEASE CONFIRM WITH CABINET MAKER & ELECTRICIAN.
 - g. EXHAUST FANS ARE REQUIRED IN BATHROOMS WITHOUT WINDOWS.

ELECTRICAL PLAN LEGEND



REMOVAL OF PROPOSED EXTERIOR STAIRWELL

ENCLOSE PORCH TO
CREATE INTERIOR
SPACE

MOVE 1 HVAC UNIT

REMOVAL OF PROPOSED
TRASH RECEPTACLE



PROPOSED 1ST FLOOR PLAN

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

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

 **WILL JOHNSON**
BUILDING COMPANY
LIFETIME HOMES • SMART DESIGN • LOW MAINTENANCE


WILL JOHNSON BUILDING COMPANY
600 MARKET STREET, SUITE 102
CHAPEL HILL, NC 27516
919.933.2700
INFO@WILLJOHNSONBUILDING.COM
WWW.WILLJOHNSONBUILDING.COM

GENERAL NOTES:

CONTRACTOR SHALL VERIFY ALL LOCAL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LOCAL BUILDING CODES WHERE HOME IS TO BE BUILT. IF ANY DISCREPANCIES ARE FOUND, CONTRACTOR SHALL STOP WORK AND CONSULT WITH LOCAL ENGINEER FOR STRUCTURAL DESIGN. ONCE CONSTRUCTION HAS BEGUN, CONTRACTOR WILL BE RESPONSIBLE FOR ANY DISCREPANCIES.

PROJECT NOTES:

- GC SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- GC SHALL MEET ALL APPLICABLE BUILDING CODES.
- ENGINEERING DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY STRUCTURAL ENGINEERING (IF GC).
- EXISTING BUILDING DIMENSIONS TO BE VERIFIED BY GC PRIOR TO CONSTRUCTION.



NATIONAL COUNCIL OF BUILDING DESIGNERS

SETHUNATH ALLAM, CHAIRMAN

CERTIFICATION NO. 34189

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.
CHK'D BY:
ISSUED: Friday, August 7, 2020
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REVISIONS:

PROPOSED 1ST
FLOOR PLAN

A.16

SHEET 61 OF 87

NO SMOKING ON JOBSITE OR PROPERTY

NOTE:
1) ALL DIMENSIONS DRAWN TO FRAMED WALL OR STRUCTURAL COMPONENT UNLESS NOTED
2) EXTERIOR FRAMED WALLS DRAWN INCLUDING 1/2" SHEATHING. INTERIOR FRAMED WALLS DRAWN LESS SHEATHING
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

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GENERAL NOTES:
1) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL & LOCAL CODES & REGULATIONS.
2) CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION.
3) ALL DIMENSIONS SHALL BE READ OR CALCULATED, NEVER SCALED.
4) ALL PORTIONS OF FOOTINGS ARE TO BE BELOW LOCAL FROST LINES & MUST REST ON UNDISTURBED SOIL WITH ADEQUATE BEARING CAPACITY TO SUPPORT THE STRUCTURE. A LOCAL ENGINEER MUST BE CONSULTED FOR PROPER FOOTING & REINFORCEMENT SIZES.
5) CONTRACTOR TO ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6) REINFORCE & INSULATE FOUNDATION WALLS PER LOCAL CODES.
7) ALL FOUNDATION & STRUCTURAL MEMBERS SHALL BE DESIGNED & STAMPED BY AN ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT & VERIFICATION OF ALL STRUCTURAL DETAILS & CONDITIONS TO MEET ALL LOCAL CODES & TO ENSURE A WELL CONSTRUCTED & SAFE STRUCTURE.
8) ALL WOOD, CONCRETE, & STEEL STRUCTURAL MEMBERS ARE TO MEET NATIONAL, STATE & LOCAL BUILDING CODES.
9) ALL COLUMNS OR SOLID FRAMING SHALL BE DESIGNED TO CARRY & TERMINATE LOADS THROUGH THE STRUCTURE TO FOUNDATION ELEMENTS THAT DISTRIBUTE THE LOADS TO FULL CAPACITY SOILS.
10) WILL JOHNSON BUILDING COMPANY ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
11) THIS DESIGN LICENSE IS RELEASED FOR ONE (1) BUILT STRUCTURE ONLY & IS NOT TRANSFERABLE TO ANOTHER INDIVIDUAL OR COMPANY.
12) WILL JOHNSON BUILDING COMPANY IS THE SOLE OWNER OF THIS OR ANY DERIVATIVE MODIFICATION OF THIS COPYRIGHT PROTECTED PLAN.
13) THE DRAWINGS PREPARED BY WILL JOHNSON BUILDING COMPANY ARE ARCHITECTURAL IN NATURE. STRUCTURAL DRAWINGS SHALL BE PREPARED BY A LOCAL ENGINEER PER LOCAL CODES.

ADDITIONAL NOTES:
1) IN CASE OF DISCREPANCIES BETWEEN THESE DRAWINGS AND ENGINEERING PLANS, THE BUILDER/CONTRACTOR MUST IMMEDIATELY NOTIFY WILL JOHNSON BUILDING COMPANY, INC.
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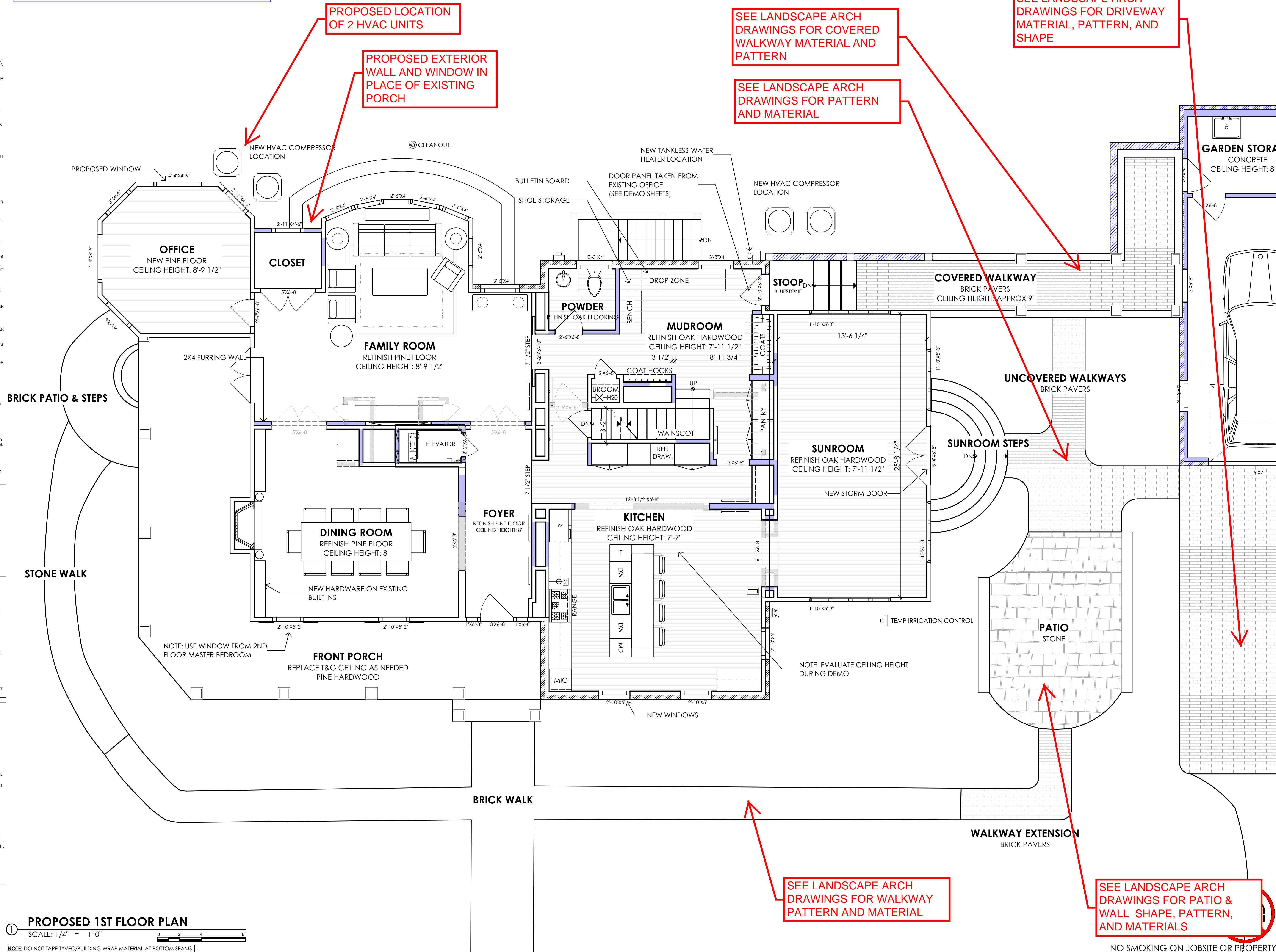
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ELECTRICAL PLAN LEGEND

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/Exhaust Port
USB Hub Receptacle	Fan/Light Combo
Floor Receptacle	Fan/Exhaust Port & Light
Thermostat	Flood Light
Internet/TV Jack	Undercounter Light
Ceiling Fan	Fluorescent Light
Wall Speakers	LED SURFACE MNT.
Pullchain Light	Surface Mount
Smoke Detector	Door Bell
Landline Phone	Door Bell Chime

PROPOSED DRAWINGS



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CHAPEL HILL, NC 27516
919.332.1010
WWW.WILLJOHNSONBUILDING.COM

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

PROJECT NO: 1213
FILE: SHELTON_HDC44A.pln
DRAWN BY: Ben W.J.
CHKD BY: Ben W.J.
ISSUED: Wednesday, August 19, 2020
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REVISIONS:

1	ISSUED	1	1/19/2020	1	1/19/2020
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PROPOSED 1ST FLOOR PLAN
A.16
SHEET 94 OF 204

- NOTE:**
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ELECTRICAL PLAN LEGEND

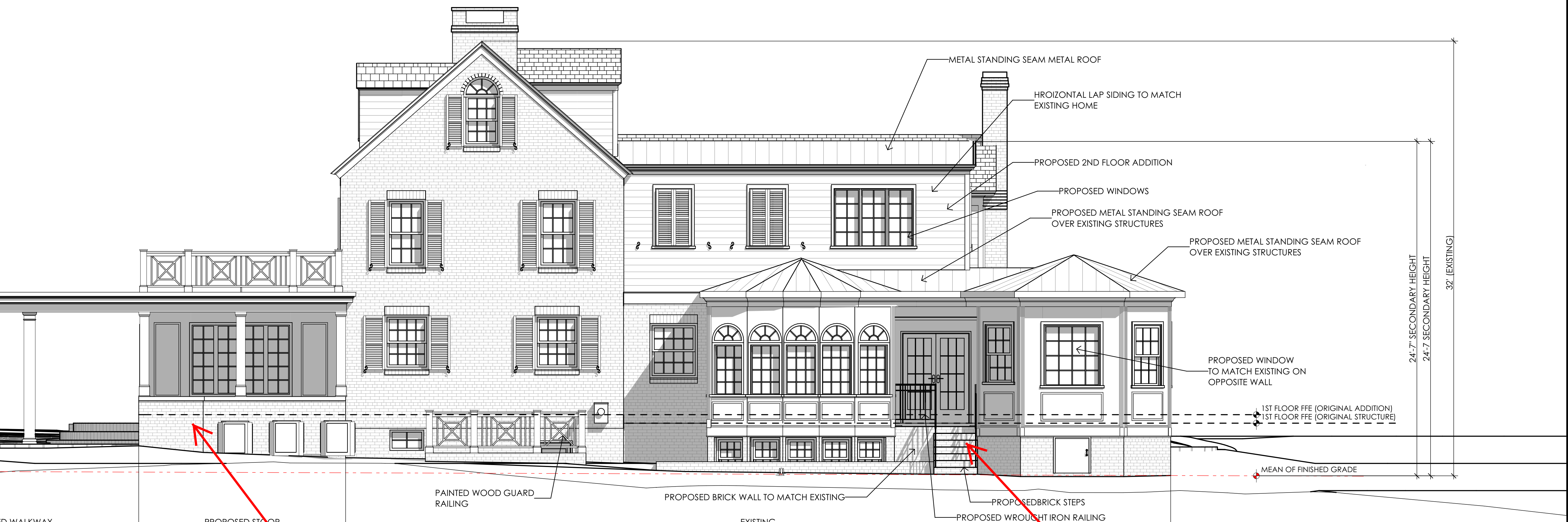
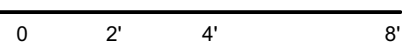
- | | |
|--------------------|-------------------------|
| Switch One-Way | Recessed Can Light |
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| USB Hub Receptacle | Fan/Light Combo |
| Floor Receptacle | Fan/Port & Light |
| Thermostat | Flood Light |
| Internet/TV Jack | Undercounter Light |
| Ceiling Fan | Flourescent Light |
| Wall Speakers | LED SURFACE MNT. |
| Pullchain Light | Surface Mount |
| Smoke Detector | Door Bell |
| Landline Phone | Door Bell Chime |

PREVIOUSLY APPROVED DRAWINGS



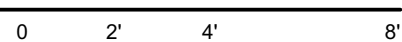
SOUTH ELEVATION

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



NORTH ELEVATION

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



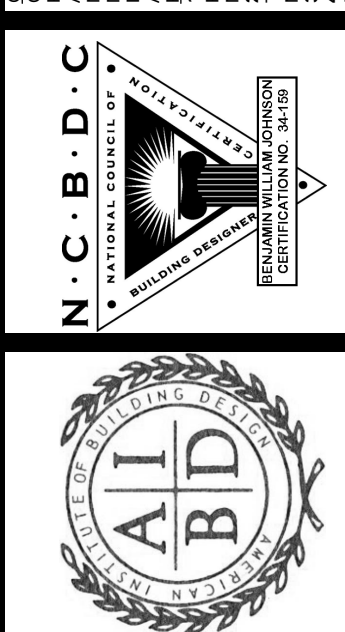
REMOVE TRASH RECEPTACLE & MOVE 1 HVAC UNIT

REMOVE PROPOSED STAIRWELL AND ENCLOSE EXISTING PORCH

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

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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.
CHECKED BY: Ben W.J.
ISSUED: Friday, August 7, 2020
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REVISIONS:
FRONT & REAR ELEVATION MAIN HOUSE

A.28

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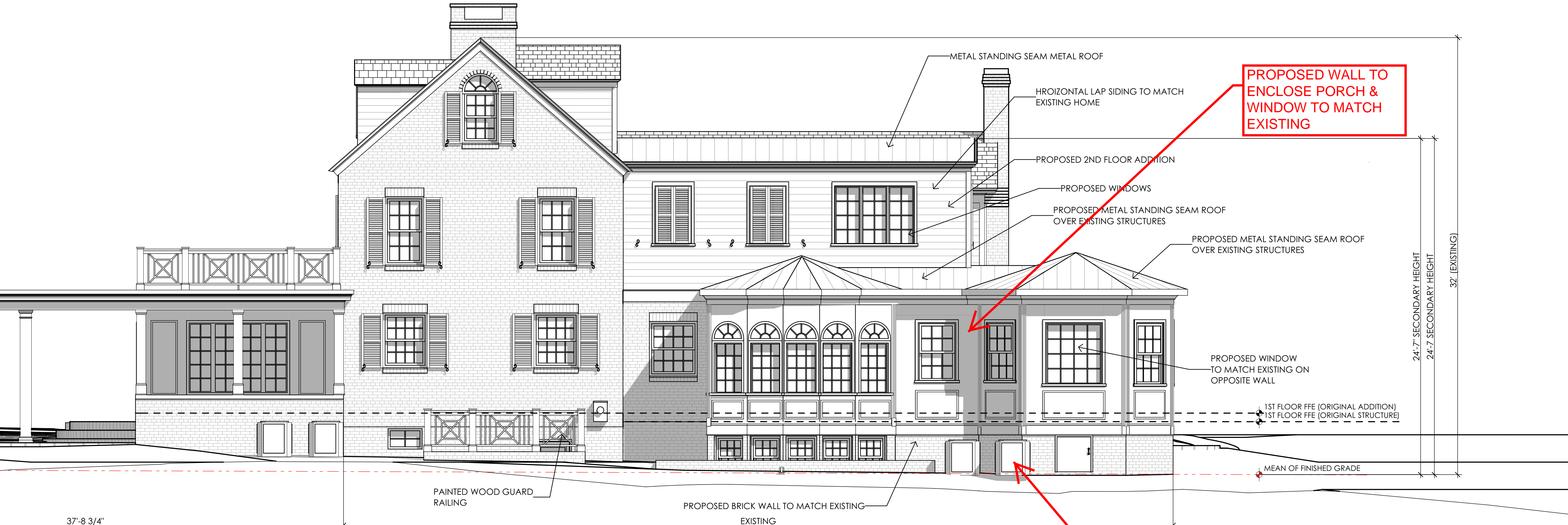
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| Pullchain Light | Surface Mount |
| Smoke Detector | Door Bell |
| Landline Phone | Door Bell Chime |

PROPOSED DRAWINGS



SOUTH ELEVATION

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



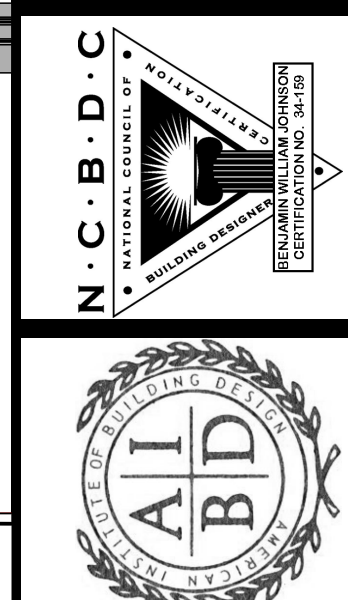
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ISSUED: Wednesday, August 19, 2020
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REVISIONS:

FRONT & REAR ELEVATION MAIN HOUSE

A.28

Site Improvements Legend

- A. New brick paved motor-court.
Traditional brick flashed pavers
Pine Hall Rumbled Full Range
(2.75" thick for Vehicular traffic)
Herringbone Pattern
Bands (20' wide) to delineate panels
and break up paved area of motor court
- B. Guest Parking (for two cars)
and Backup space
- C. Gathering space with low stone walls
Traditional native Chatham Stone
with raked mortar < 3/4" joints and 2" thick bluestone
cap. Walls to be semi-oval for intimate seating
- D. Courtyard space
Bluestone Paving with patterned 2-1/2" thick pavers
and polymeric joints on ABC setting bed.
- E. Renovate existing driveway
Chapel Hill gravel - match existing drive and repair
stone edges as needed
- F. New brick walk
Basketweave pattern to match existing
- G. New and Retrofitted HVAC units
HVAC units to sit on concrete pads for stability
- H. Maple leaf Bench Sculpture
stone bench with metal leg supports
- I. Plant Bed
- J. Buffer Plantings and evergreen screen shrubs
- K. New Succession Trees (native Oaks)
- L. New raised Garden Bed
Large boulder rocks to retain on lower side (west and
north side) - use existing on-site boulders - see pictures
Smaller native stones to define edges and border on
at-grade side (toward house and front yard)

PIN: 9788-77-9055
MILDRED J. LONG
JOHN P. LONG
D.B. 4561-434 LOT 24 GIMGHOUL
PINEY PROSPECT P.B. 1-51

.46 ACRES
20037.6 SQFT

Renovation and Addition for

Shelton - Pizzagalli Residence

Ken Shelton and
Mia Pizzagalli

707 Gimghoul Rd
Chapel Hill, NC

PIN REFERENCE: P.I.N 9788-77-8005

CHAPEL HILL TOWNSHIP
ORANGE COUNTY
NORTH CAROLINA

SITE NOTES:

- Property is located at 707 Gimghoul Rd, Chapel Hill, NC
Net land Area = 18,674 s.f./.429 acres.
P.I.N 9788-77-6044
Zoning - **R-1** H-D Overlay
- The base map is from survey of property by Freehold Land Surveys, Chapel Hill, NC dated August 27, 2019
Gimghoul-Piney Prospect Development
- Easements - as shown on survey.
- Area of Land Disturbance: see approved ZCP Plans
- There is no RCD on the property.
- Maintain grade for positive drainage.
- Contractor to confirm locations for existing underground utilities prior to digging.

LEGEND - Site Work

Property Line and Setback Line	---
Limits of Construction	---
Existing Significant Tree	● 12" Holly
Existing Brick Walk/Paving	Brick
Existing Concrete Drive	Concrete
Existing Ch Hill Gravel Walk	Gravel
Existing Fence	Fence
Existing Stone Wall	Stone
Sanitary Sewer	San. Sewer
Water - meter	Water
Pipe (Storm Drain)	Pipe
Electric	Elec
Gas	Gas
Existing Feature (in Italics)	
Proposed Feature (Normal font)	
New Hardscape Material 1	
New Hardscape Material 2	

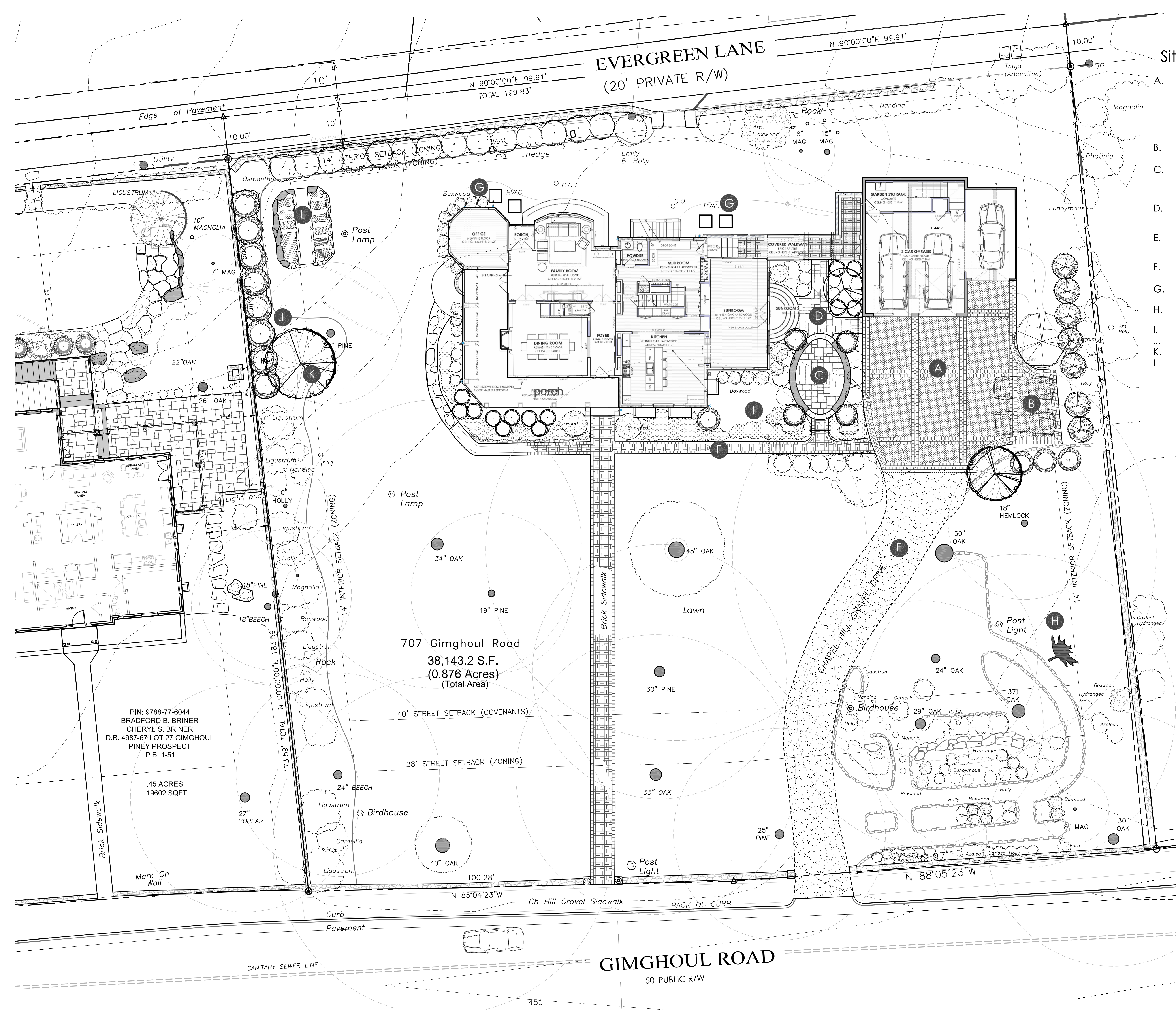
date **August 06, 2020**

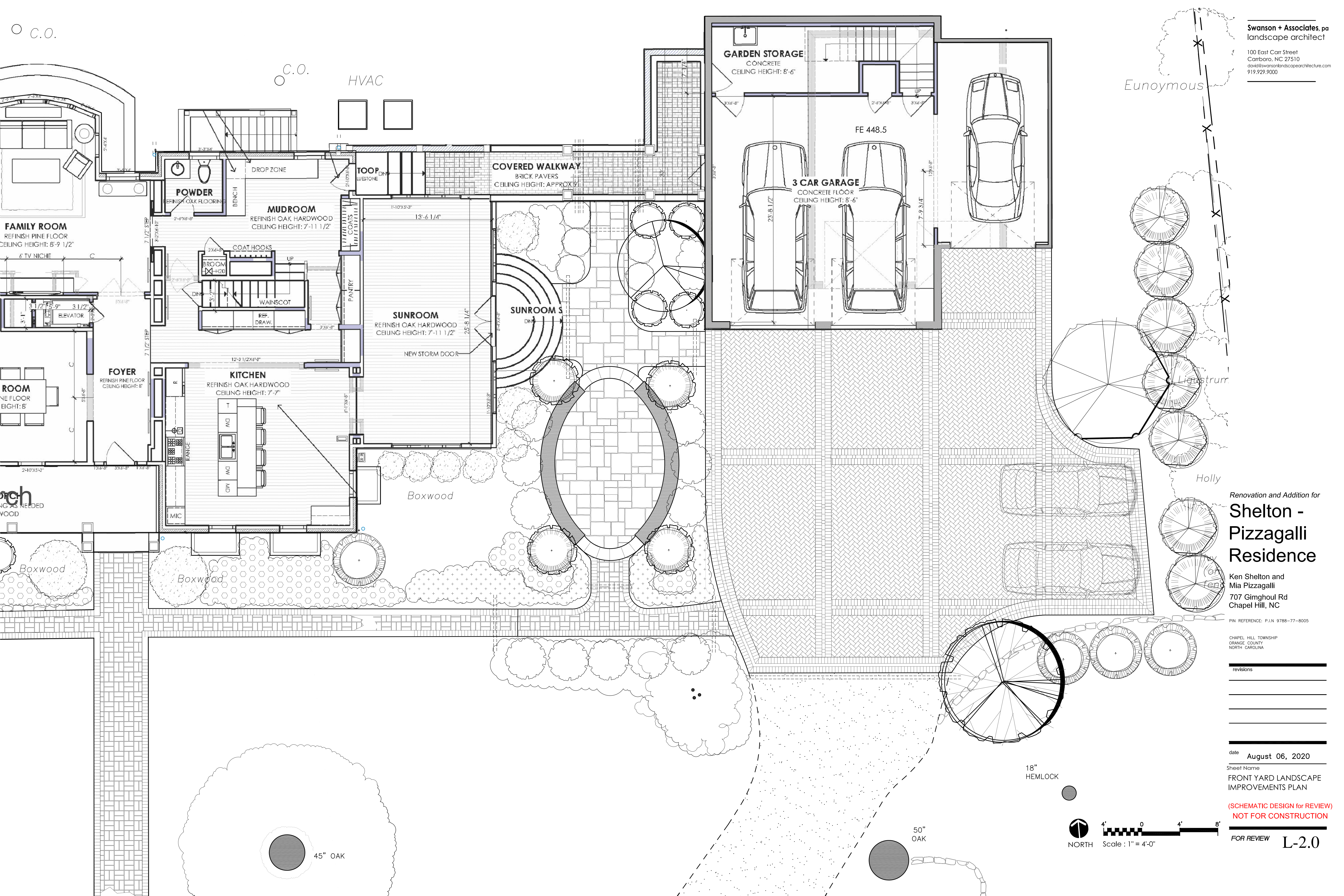
Sheet Name
**FRONT YARD LANDSCAPE
IMPROVEMENTS PLAN**

(SCHEMATIC DESIGN for REVIEW)
NOT FOR CONSTRUCTION

FOR REVIEW

L-1.0





Swanson + Associates, pa
landscape architect

100 East Carr Street
Carrboro, NC 27510
david@swansonlandscapearchitecture.com
919.929.9000

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ORANGE COUNTY
NORTH CAROLINA

revisions

date August 06, 2020

Sheet Name
FRONT YARD LANDSCAPE
IMPROVEMENTS PLAN

(SCHEMATIC DESIGN for REVIEW)
NOT FOR CONSTRUCTION

FOR REVIEW L-2.0



Precedent Image of Brick Paver in herringbone pattern for vehicular traffic



Pine Hall Brick Pathway Autumn Full Range



Pine Hall Brick Rumbled Full Range



Bluestone Paving Patterned



Native Chapel Hill Stone Wall with Bluestone Cap



Maple leaf Stone Bench



Native stones (on-site) for retaining wall for Garden Bed



EXISTING CONDITIONS



VIEW OF BACK OF HOUSE FROM EVERGREEN LANE AND LOCATION OF PORCH TO BE ENCLOSED



PORCH TOP BE ENCLOSED AND APPROXIMATE LOCATION OF 2 HVAC UNITS



EXISTING PORCH TO BE FILLED IN WITH EXTERIOR WALL AND PANELING

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 NELSON	226 GLANDON DR	Chapel Hill	NC	27514
220 GLANDON DR	LEADBETTER MARY	220 GLANDON DR	CHAPEL HILL	NC	27514