



QUESTIONS?
Call or email us!

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

Chapel Hill Historic District Certificate of Appropriateness Application	Project:	19-054
	Permit:	
Project Description: Renovation of existing home with small additions at the kitchen and garden room.	STAFF REVIEW	
	<input checked="" type="checkbox"/> Application complete and accepted	
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
	BY: Anya Grahn, DATE: 5/10/2019 Revised 5/19/2021	
Instructions: Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred)		
Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date.		
Note: Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not complete will be returned with a notation of deficiencies.		

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

B: Applicant Information	
Applicant: Brian Grant, Grant Bizios Architecture	Role (owner, architect, other): 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

- | | |
|---|---|
| <input type="checkbox"/> Site-work only (walkways, fencing, walls, etc.) | <input type="checkbox"/> After-the-fact application (for unauthorized work already performed). |
| <input checked="" type="checkbox"/> Restoration or alteration | <input type="checkbox"/> Demolition or moving of a site feature. |
| <input checked="" type="checkbox"/> New construction or additions | <input type="checkbox"/> Request for review of new application after previous denial |
| <input type="checkbox"/> 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 and stairs will match the existing.
III/30-31	Wood	The house currently has wood lap siding and the proposed will match the existing. The proposed deck will be constructed of ipe. The main roof will be cedar shakes.
III/32-33	Architectural Metals	The small roofs over the first floor kitchen extension and the garden room will be copper. The gutters will be copper half rounds. The second floor dormer on the north side of the house will have a low slope metal roof (Delta Rib, Zinc Grey, https://www.metalsales.us.com/residential/products/metal-roofing-and-siding/delta-rib). 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. https://www.farrow-ball.com/en-us/paint-colours/tallow https://www.benjaminmoore.com/en-us/color-overview/find-your-color/color/oc-69/white-opulence?color=OC-69



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III/36-37	Roof	<p>The main roof will be cedar shakes.</p> <p>The small roofs over the first floor kitchen extension and the garden room will be copper.</p> <p>The second floor dormer on the northside of the house will have a low slope metal roof (Delta Rib, Zinc Grey, https://www.metalsales.us.com/residential/products/metal-roofing-and-siding/delta-rib). It will not be visible from ground level.</p> <p>The low slope second floor dormer on the northside of house will have a TPO membrane. It will not be visible from ground level.</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 deck will be in the northwest 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>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.</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>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:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. <input checked="" type="checkbox"/> The entry of your property on the most recent inventory of historic resources in the relevant National Register for Historic Places filing, available via the NC State Historic Preservation Office website: for McCauley-Cameron see West Chapel Hill, for Franklin-Rosemary see Chapel Hill Historic District, for Gimghoul see Gimghoul. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.) <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>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”.</p> <p>Please find attached.</p> <p>A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.</p> <p>B. The setback and placement on lot of the building in relation to the</p>	<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>4. Photographs 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>5. Site Plan Set 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>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.</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>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.</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 Orange County Real Estate Data ; indicate any corrections for accuracy you believe necessary and your basis for doing so.					
8. Demolition/Relocation Information (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"/>
9. Mailing notification fee per Planning & Sustainability Fee Schedule . For a list of addresses, please refer to the Town's Development Notification Tool .	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule	<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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G: Applicant signature

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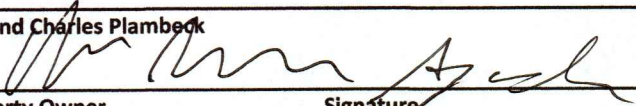
I acknowledge and agree that the Historic District Commission members, Town employees, and Town agents may enter, solely in performance of their official duties and only at reasonable times, upon the applicant's property for examination or survey thereof pursuant to North Carolina General Statute 160A-400.8.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

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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.

Brian Grant	5/3/19
-------------	--------

Applicant (printed name)	Signature	Date
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Sue and Charles Plambeck		5/3/19
--------------------------	---	--------

Property Owner	Signature	Date
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(if different from above)

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

has plain siding and 4-pane casement windows, with a scalloped cornice. Exterior end brick chimney. Off rear elevation, west side garage wing with arched entrance bays and a side dormer window. Built for UNC history professor Howard Beale.

C 16. 739 Gimghoul Road. 1939. 2-story brick Colonial Revival, 2-bays wide with 1-story side wing marked by bay window. 12/12 window sash on 1st story, 8/8 sash on 2nd. Wide frieze board, exterior end brick chimney. Designed by architect William Sprinkle and built for Benjamin and Marie Lassiter Edkins. Benjamin Edkins was a travelling salesman.

C 17. 737 Gimghoul Road. 1930s. 2-story brick Colonial Revival, with pedimented entrance stoop, 8/12 window sash on 1st story, 8/8 on 2nd story, exterior end brick chimney, and west side wing with sun porches at both levels. Built for Dr. and Mrs. James B. Bullitt. Dr. Bullitt was a professor in the UNC Medical School.

C 18. 735 Gimghoul Road. Late 1930s. 2-story frame Colonial Revival with wood shake walls, central door with transom, and an ornate latticework entrance porch with a concave metal hood. Classical eave frieze, 8/8 sash windows, and exterior end brick chimney. Built for George Lane, a professor of Germanic languages, and his wife Colette.

C 19. 733 Gimghoul Road. 1924. 1-1/2 story frame Craftsman cottage, with a front cross-gable, latticework entrance porch with an engaged bracketted hood, transom and sidelights around the front door, plain siding, and triple 4/6 and 6/6 sash windows in the main facade, 6/6 and 6/9 sash on the sides and rear. The original west side porch was enclosed with siding and large plate glass windows in

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Gimghoul Neighborhood Hist. Dist., Orange County, NC
Page 8

the late 1940s. Built for W. E. Atkins, who worked with the architectural firm of Atwood and Nash, by contractor Barber (Barbour) from Chatham County. This is said to be the first house built on Gimghoul Road. Atkins sold the house a short time later to Earl Peacock, a professor of economics at UNC.

C 20. 723 Gimghoul Road. Late 1920s. 1-story frame Craftsman cottage of diminutive scale, with elegant tripartite floor-length fixed-sash windows flanking the front door with wide sidelights. All windows have Craftsman muntin pattern. Large segmental arched Doric entrance porch and full-length front raised patio. Buff-colored brick exterior end chimneys have arched recessed panels that accommodate lattice supports for plants. A rear addition extends on the west side. Built for James Phipps, a Chapel Hill attorney, and his wife Vivian.

C 21. 719 Gimghoul Road. 1927. 2-story frame Colonial Revival with center door with transom and sidelights and pedimented entrance portico. Plain siding, 6/6 sash windows, and flanking 2-story porch wings. One 1st story porch has been enclosed, but both 2nd story screened sleeping porches are intact. Built for Frederick John and Harriet W. Schnell by contractor Charlie Brooks from a design by H.D. Carter.

C 22. 715 Gimghoul Road. 1925. 1-1/2 story frame Classical Revival bungalow, with an engaged front porch supported by massive wooden Doric columns. Side-gable roof with a front shed dormer with 8/8 sash, plain siding, 15/15 window sash in the 1st story. A french door opens onto the large west side porch, also supported by massive Doric columns. Exterior end brick chimney. Built for Mr. and Mrs. Edward Montgomery Knox by contractor Charles Martindale. A Sunday morning chamber music group that met in this house in the mid-1930s was the beginning of the North Carolina Symphony.

Card 1 of 1

Location 733 GIMGHOUL RD, CHAPEL HILL	Parcel ID 9788873064	Legal Description 20-A GIMGHOUL PINEY PROSPECT
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Current Property Mailing Address

Owner PATTON JOSEPHINE WARD	City CHAPEL HILL
Address 733 GIMGHOUL RD	State NC
	Zip 27514-3815

Current Property Sales Information

Sale Date 7/29/1997	Legal Reference 1613/175
Sale Price 350,000	Grantor(Seller) FULTON

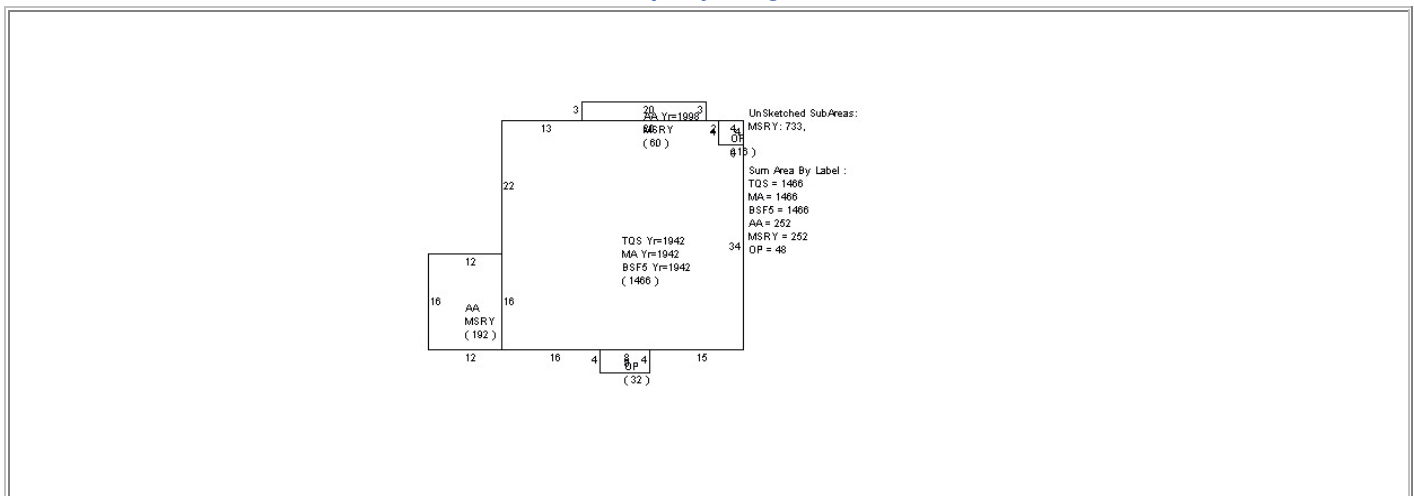
Current Property Assessment

Tax Year 2018	Card 1 Value
Finished Area (SF) 3477	Building Value 281,300
Land Area 0.23 AC	Other Features Value 0
	Land Value 450,000
	Total Value 731,300

Narrative Description

This property contains **0.23 AC** of land mainly classified as with a(n) **Single Fam** style building, built about **1942** , having a finished area of **3477** square feet, with **Frame** exterior and **Shingle** roof cover, with **1** unit(s).

Property Images



Data is based on January 1, 2018 ownership and physical characteristics. Valuation is based on January 1, 2017 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Tax Office at tax@orangecountync.gov or call 919-245-2100, option 2.

CHAPEL HILL
HISTORIC DISTRICT COMMISSION

A request for a Certificate of Appropriateness

**PLAMBECK
HOUSE RENOVATION AND ADDITION**

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



May 10, 2019

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

Dear Ms. Grahm,

Suzanne and Charles Plambeck have requested our office to submit the enclosed application for a Certificate of Appropriateness on their behalf. The application is for a proposed renovation and additions of approximately 101 square feet of heated space to the existing house on their property at 733 Gimghoul Road. We would like to present our application at the June 11, 2019 meeting of the Historic District Commission and have enclosed the required documentation for your review:

Written and Visual Description

- Existing site conditions
- Design proposal
- Criteria for appropriateness

List of property owners within 100' of any portion of the Plambeck residence

Additional project information relative to or effecting adjacent properties

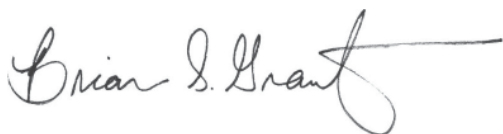
Demolition information

Payment for mailing services required to notify property owners within 100'

(Attached to this document.)

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 dark ink, appearing to read "Brian S. Grant", with a long horizontal flourish extending to the right.

Brian Grant, AIA

CHAPEL HILL
HISTORIC DISTRICT COMMISSION

A request for a Certificate of Appropriateness

**PLAMBECK
HOUSE RENOVATION AND ADDITION**

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

WRITTEN AND VISUAL DESCRIPTION

The following information is included to clarify the design intent of this project and demonstrate its historical appropriateness:

1. Vicinity map
2. Existing site plan
3. Existing house elevations with photographs
4. Existing house plans
5. Proposed site plan
6. Proposed elevations
7. Proposed house plans
8. Criteria for appropriateness

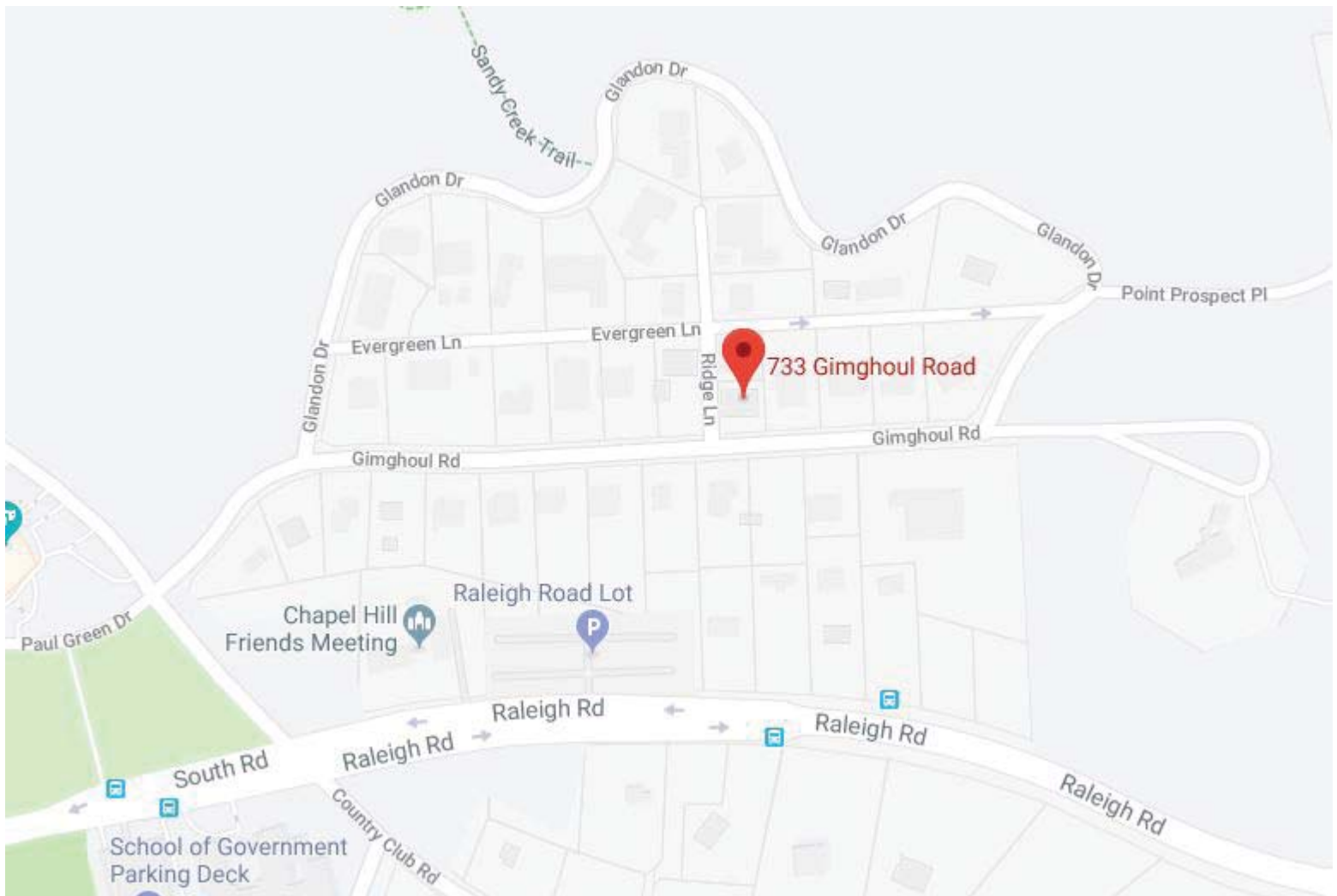
CHAPEL HILL
HISTORIC DISTRICT COMMISSION

A request for a Certificate of Appropriateness

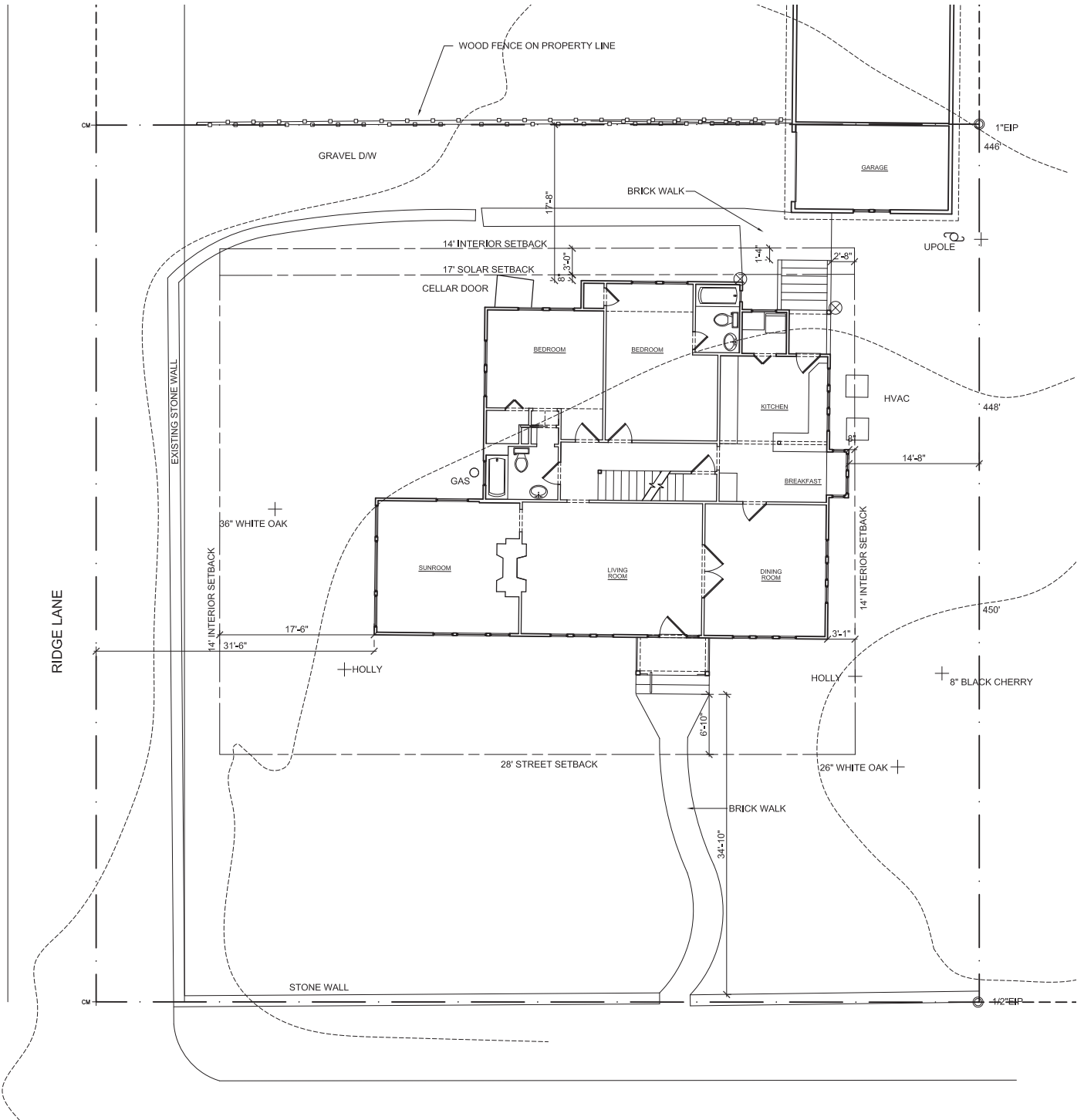
**PLAMBECK
HOUSE RENOVATION AND ADDITION**

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

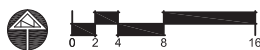
VICINITY MAP



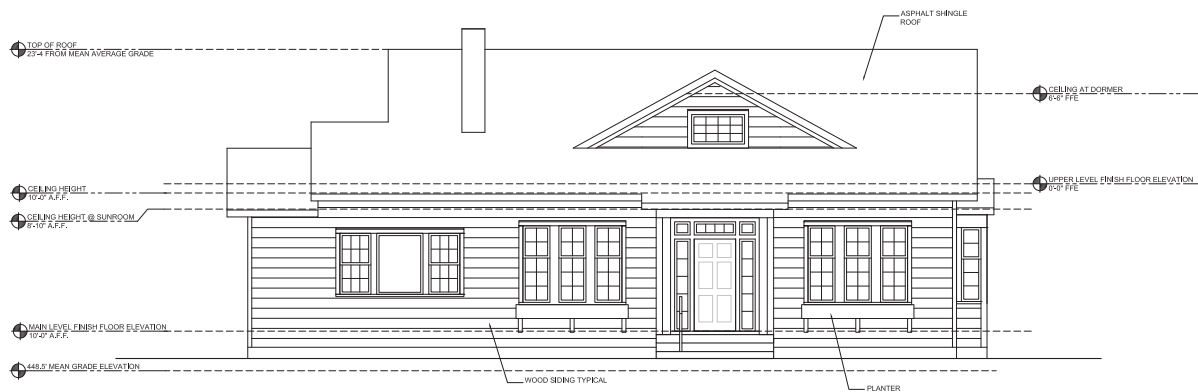
EXISTING SITE PLAN



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



EXISTING HOUSE ELEVATIONS



South Elevation

EXISTING HOUSE ELEVATIONS



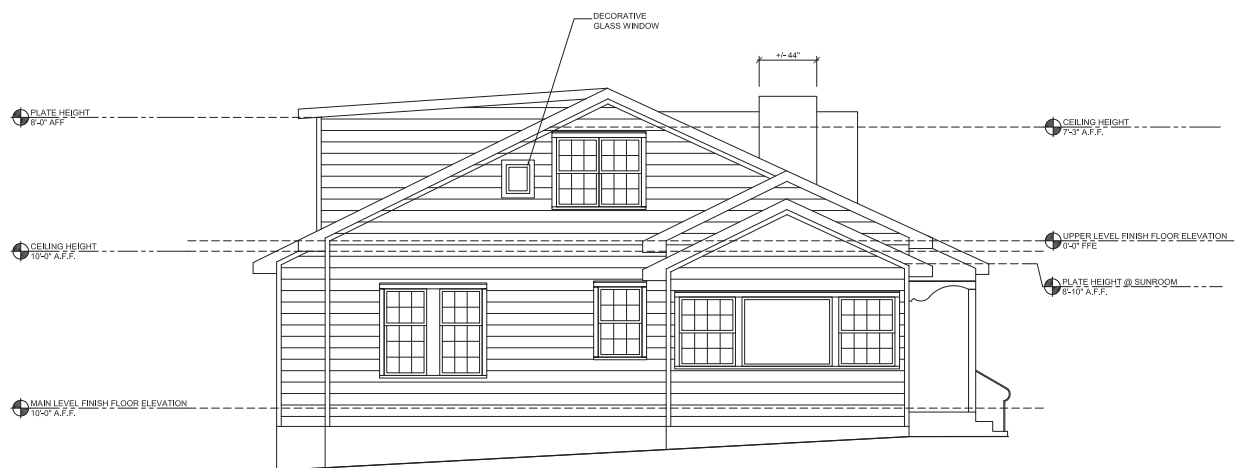
East Elevation

EXISTING HOUSE ELEVATIONS



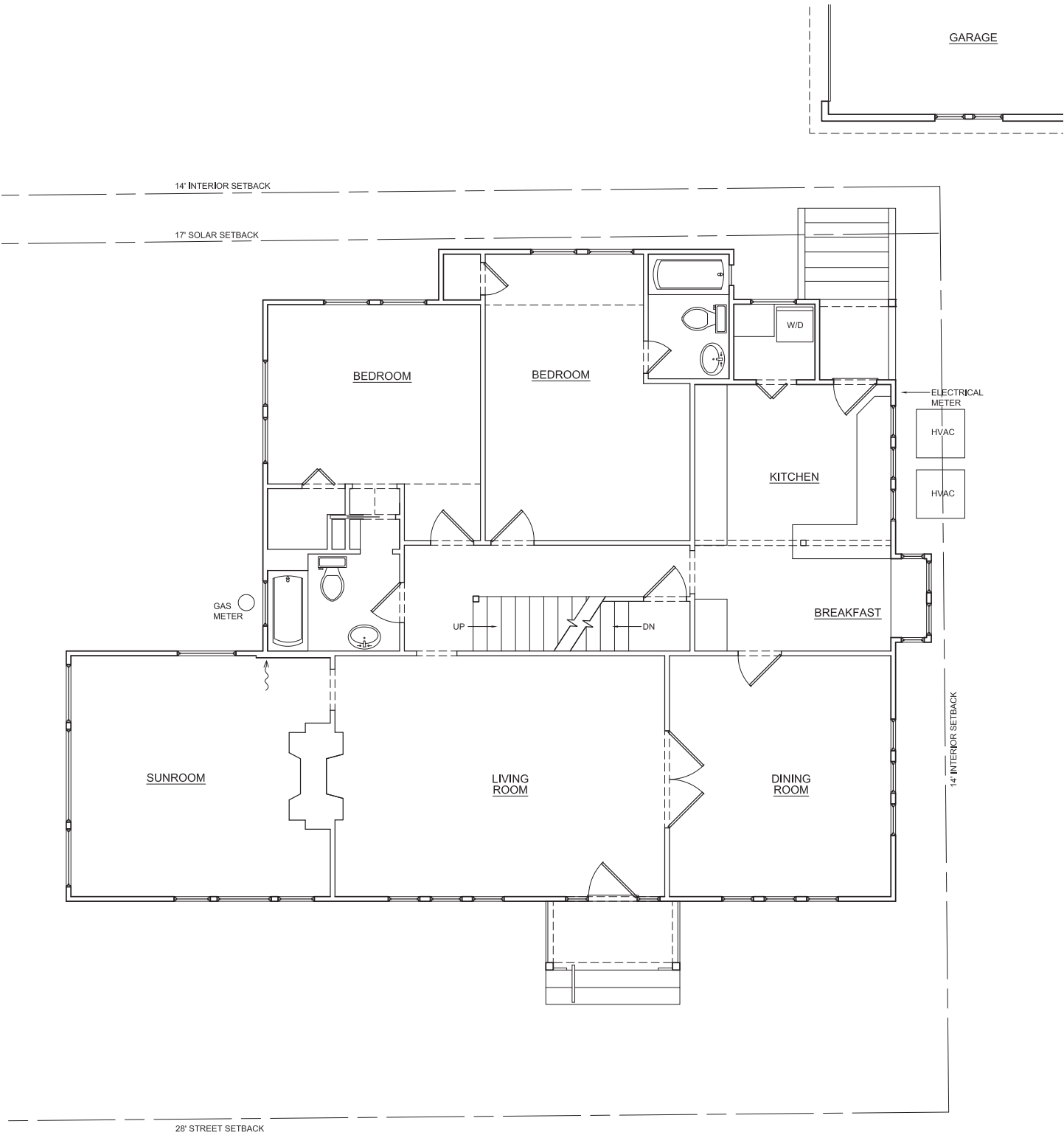
North Elevation

EXISTING HOUSE ELEVATIONS

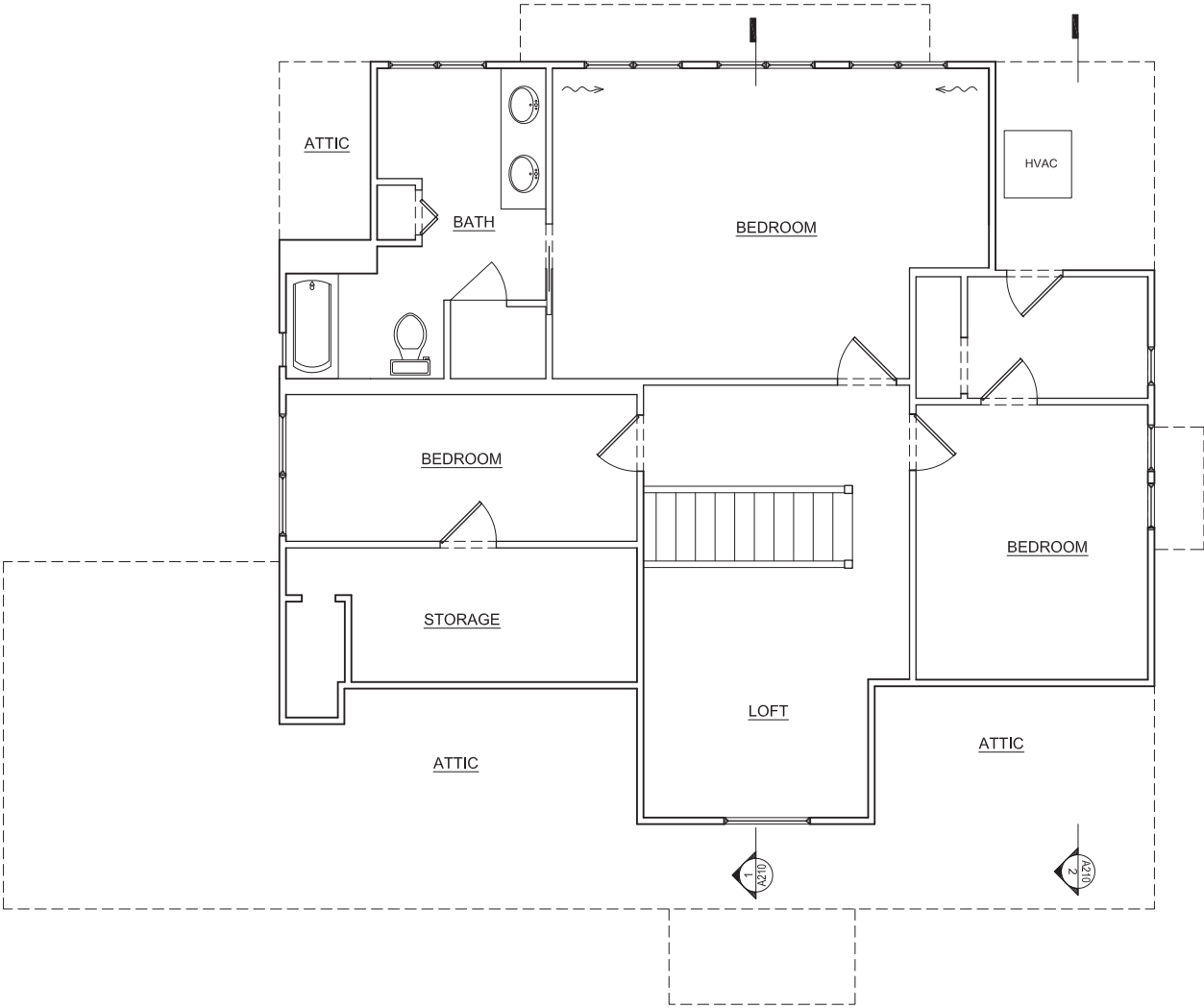


West Elevation

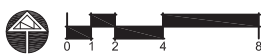
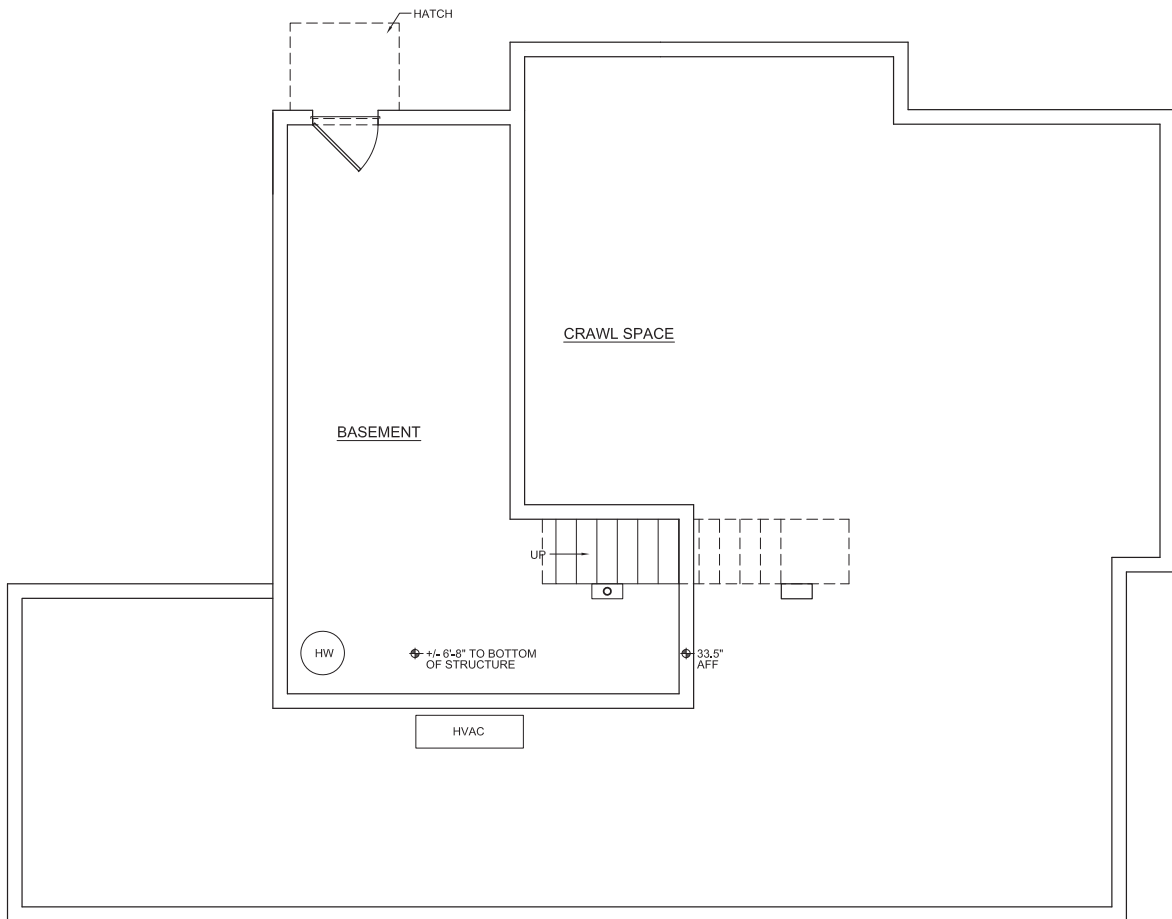
EXISTING MAIN FLOOR PLAN



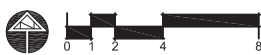
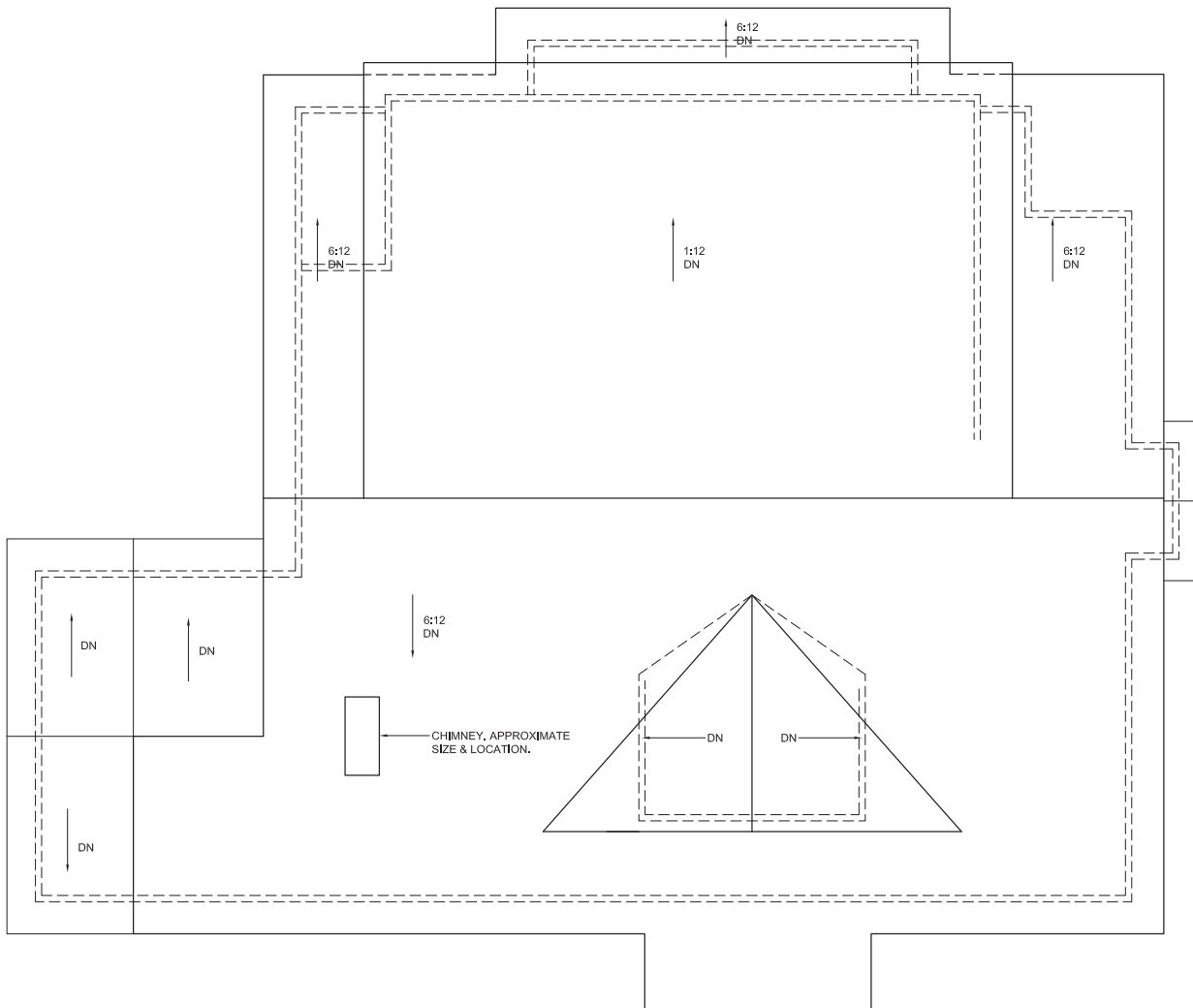
EXISTING UPPER FLOOR PLAN



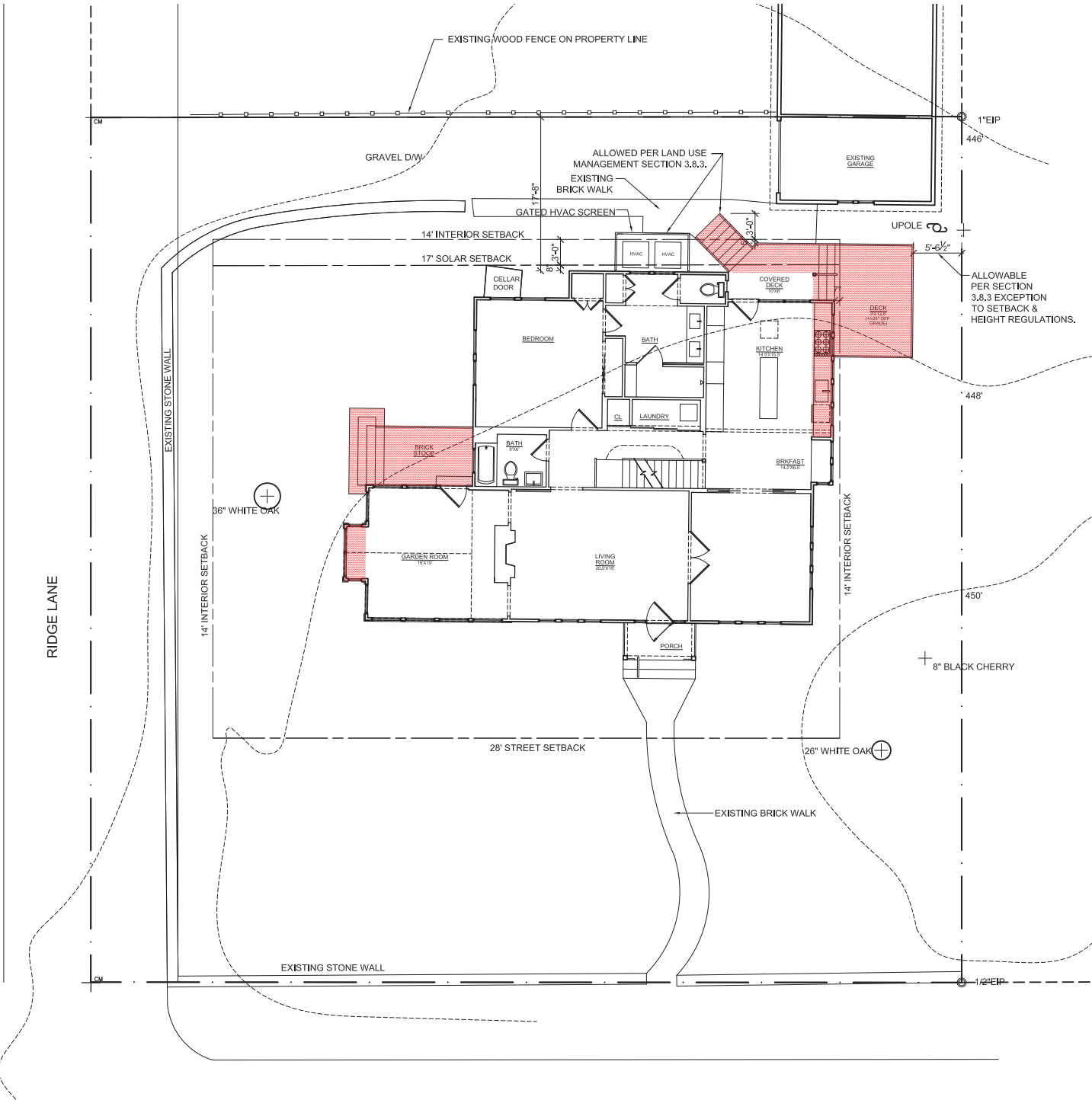
EXISTING BASEMENT FLOOR PLAN



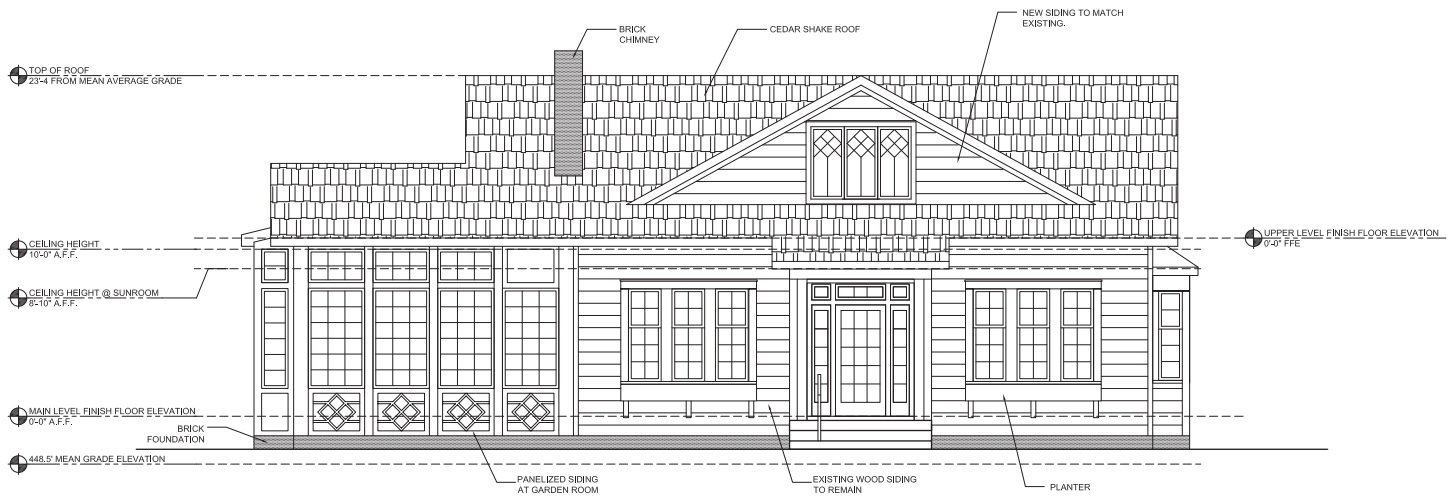
EXISTING ROOF PLAN



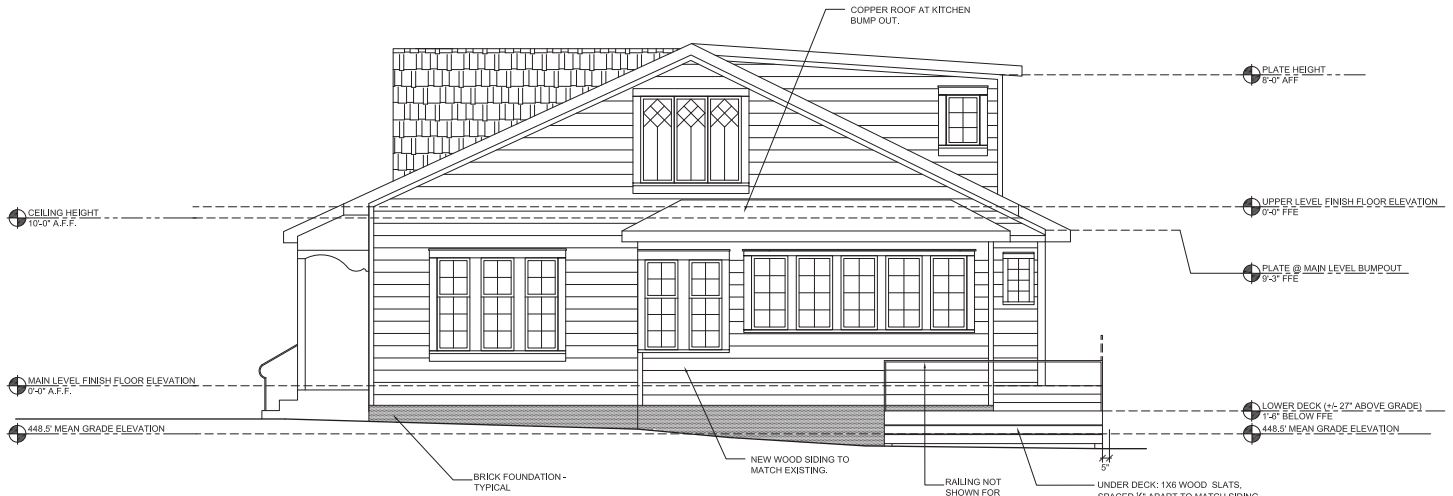
PROPOSED SITE PLAN



PROPOSED ELEVATIONS

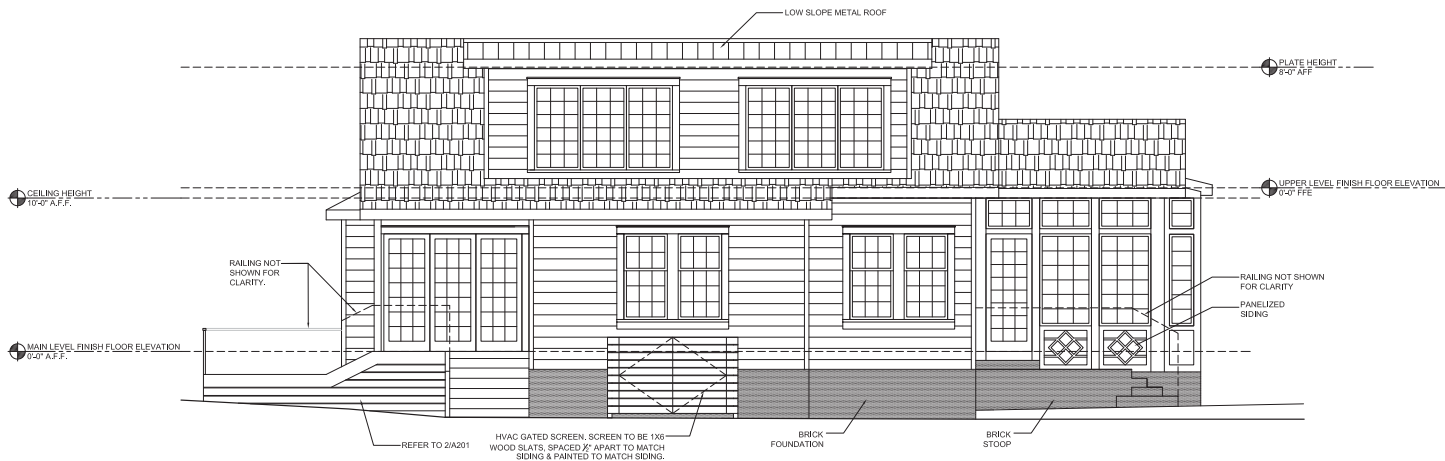


South Elevation

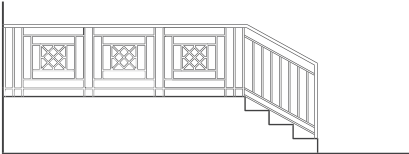


East Elevation

PROPOSED ELEVATIONS



North Elevation

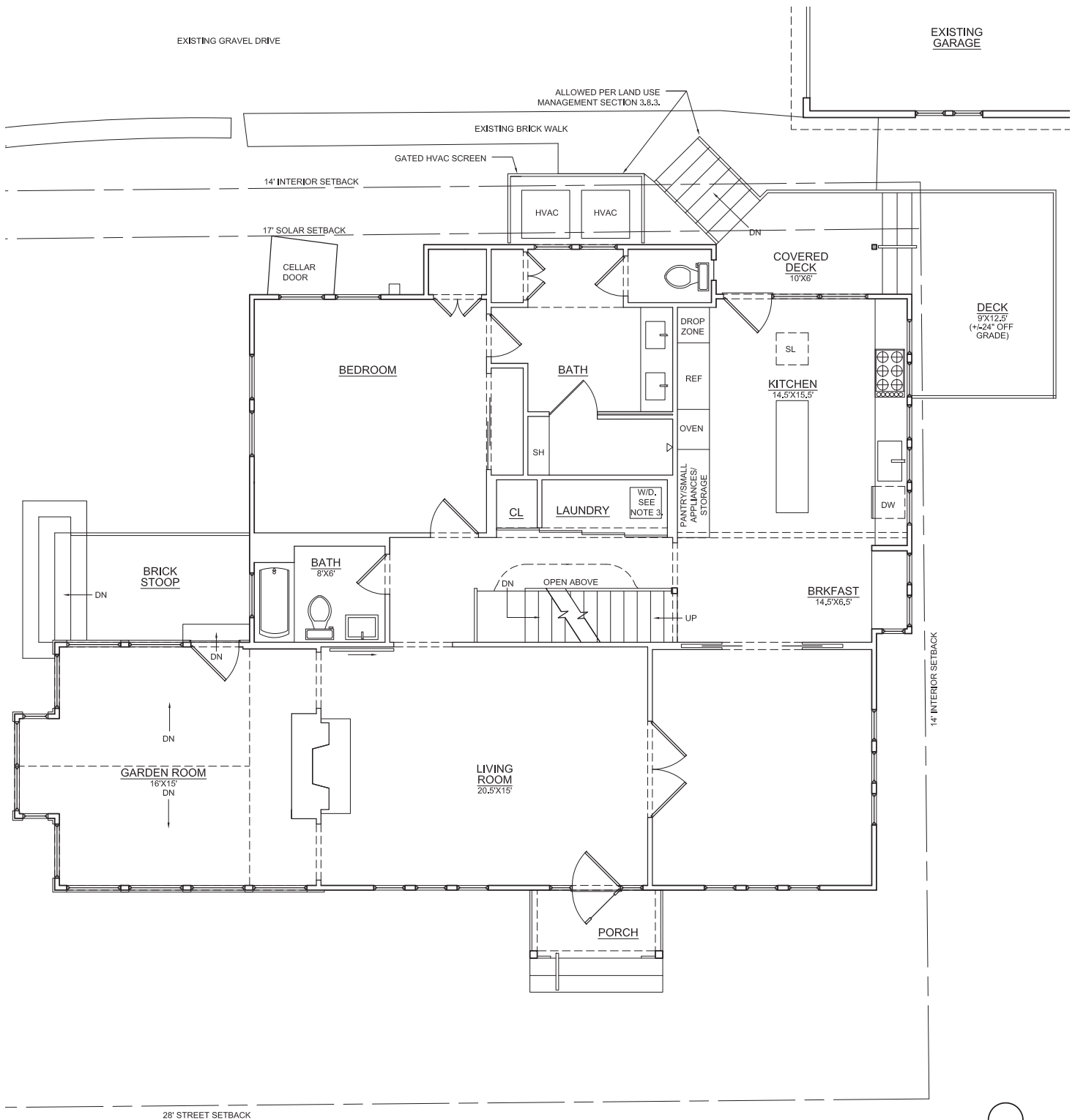


Typical Railing Detail

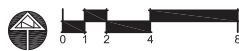


West Elevation

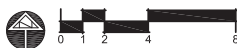
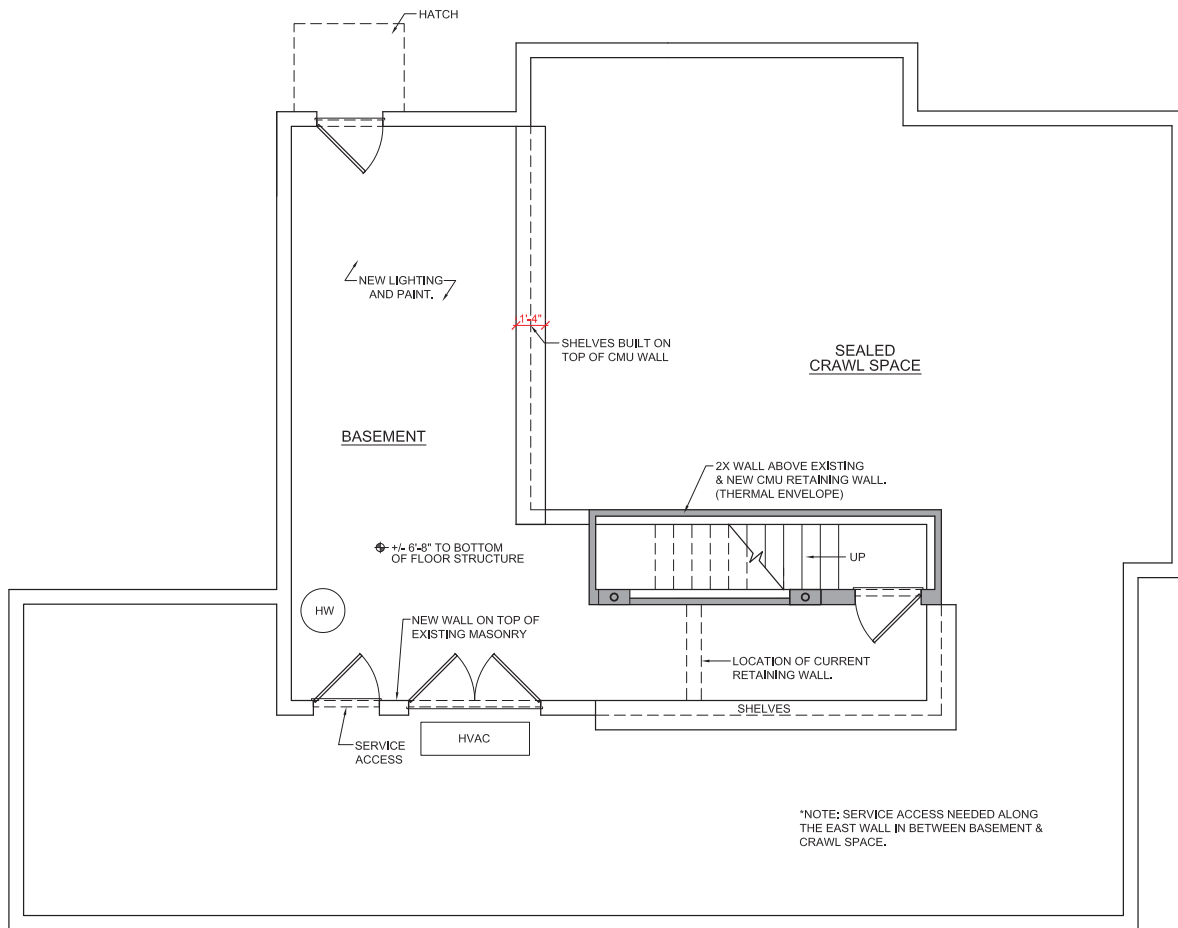
PROPOSED MAIN LEVEL FLOOR PLAN



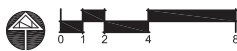
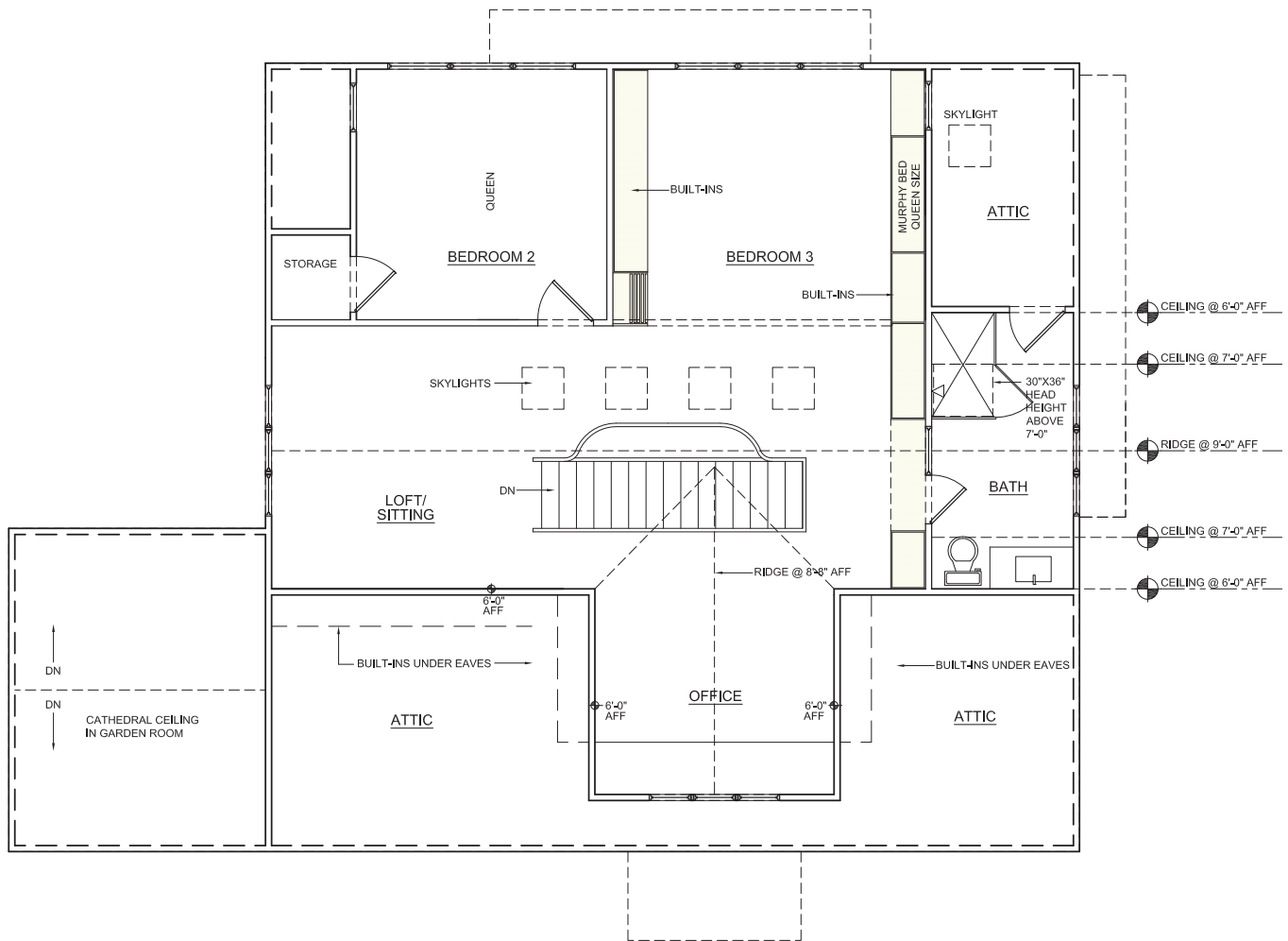
26" WHITE OAK



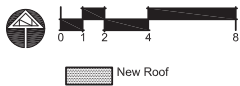
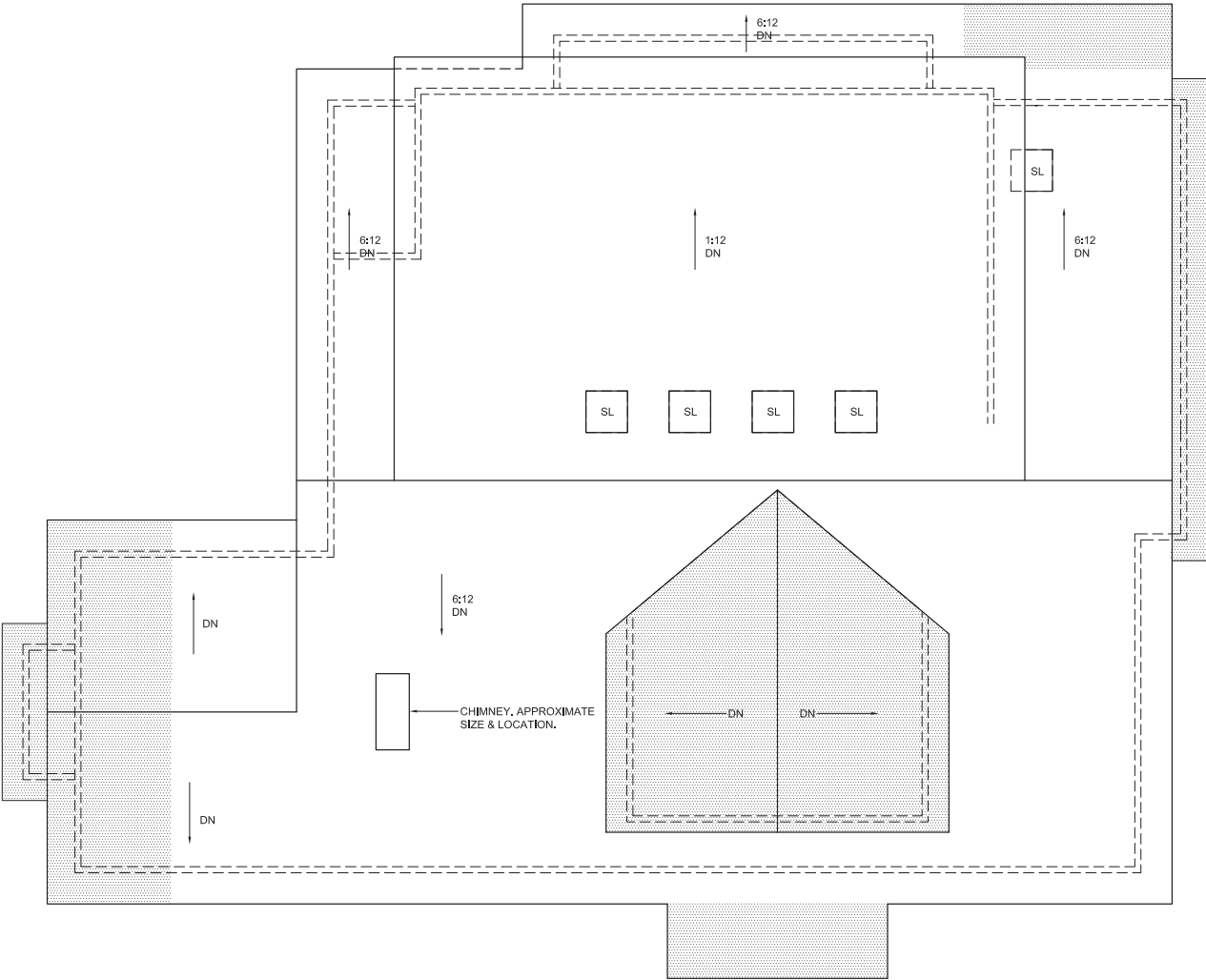
PROPOSED BASEMENT FLOOR PLAN



PROPOSED UPPER LEVEL FLOOR PLAN



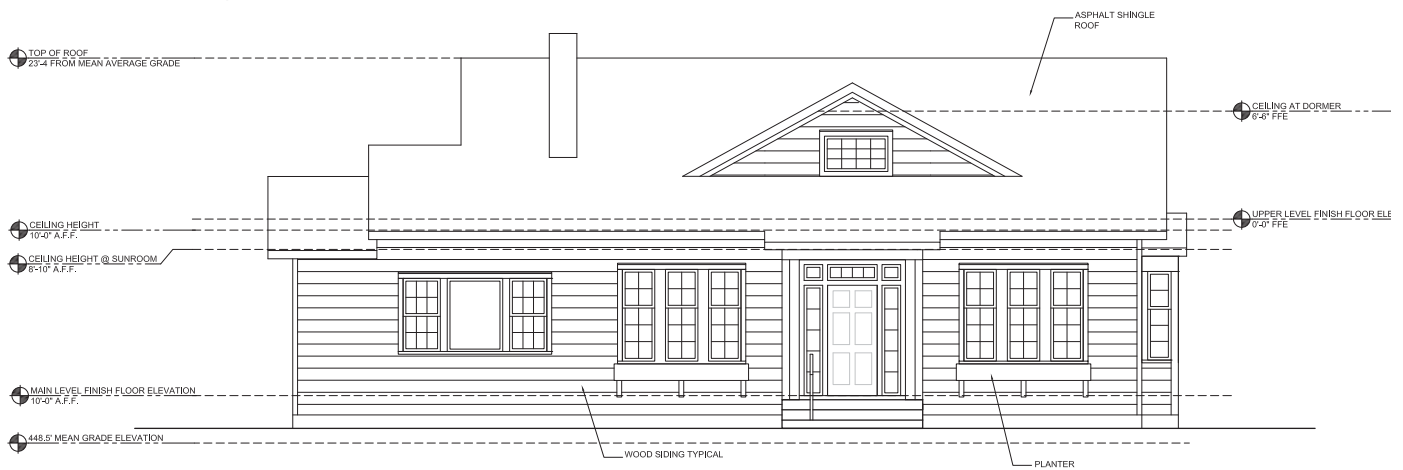
PROPOSED ROOF PLAN



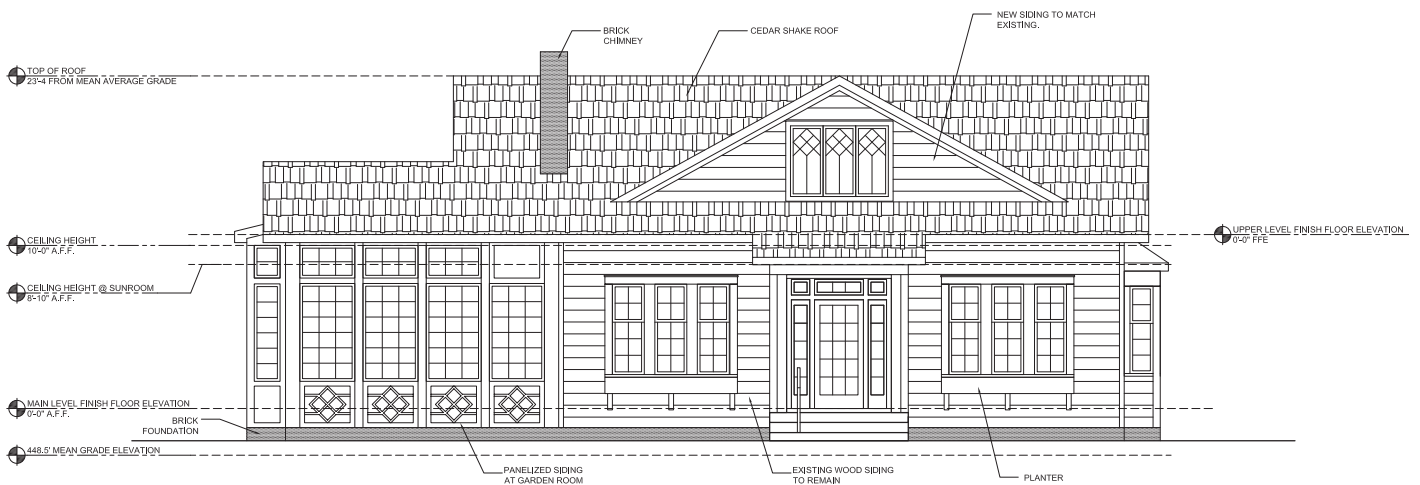
CRITERIA FOR APPROPRIATENESS

- 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"

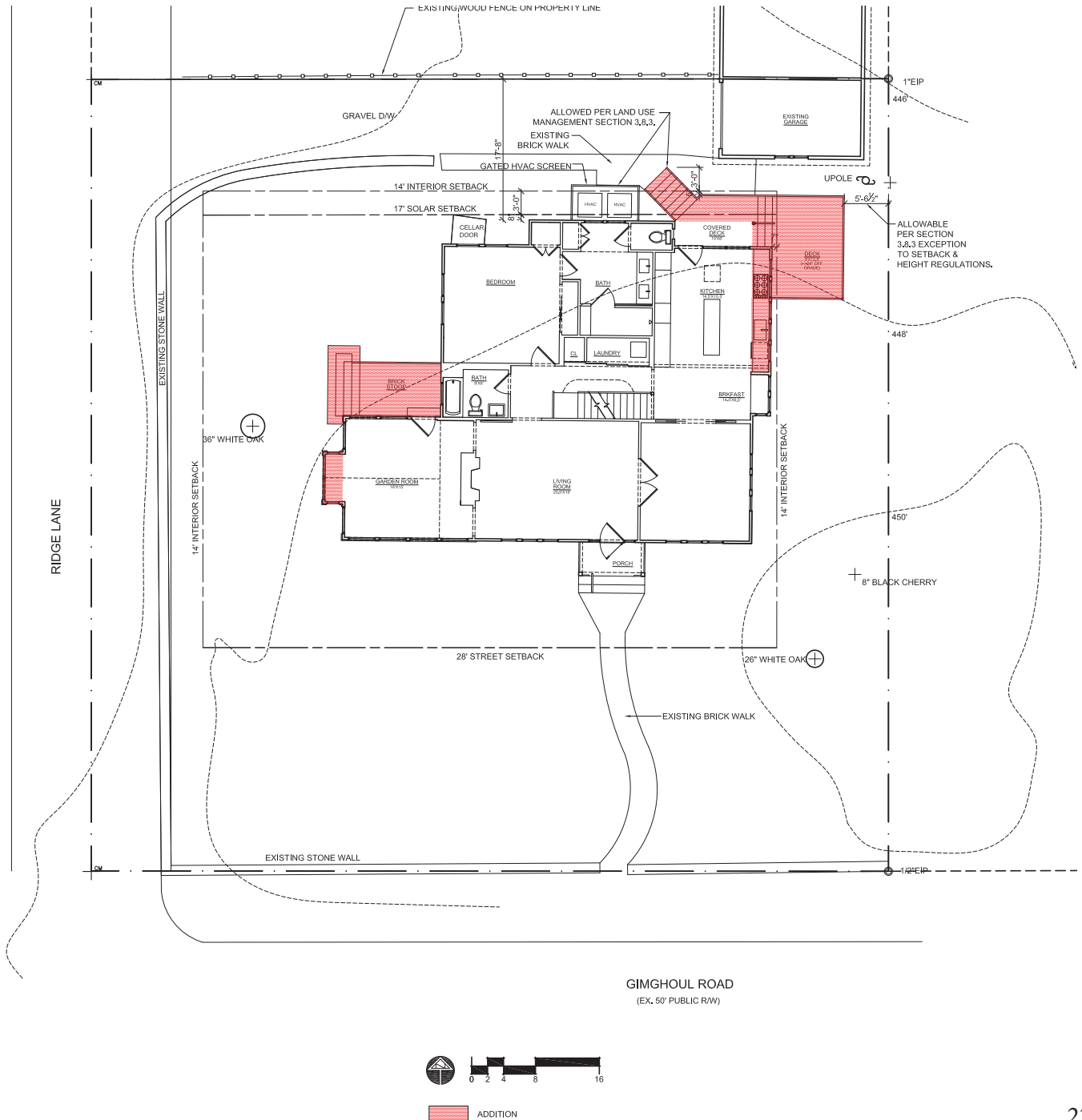


Height after additions, 23'-4"

CRITERIA FOR APPROPRIATENESS

- 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 brick stoop on the west sit within the property and setback lines. The east deck and HVAC units encroach into setbacks allowable per Land Use Management Section 3.8.3.

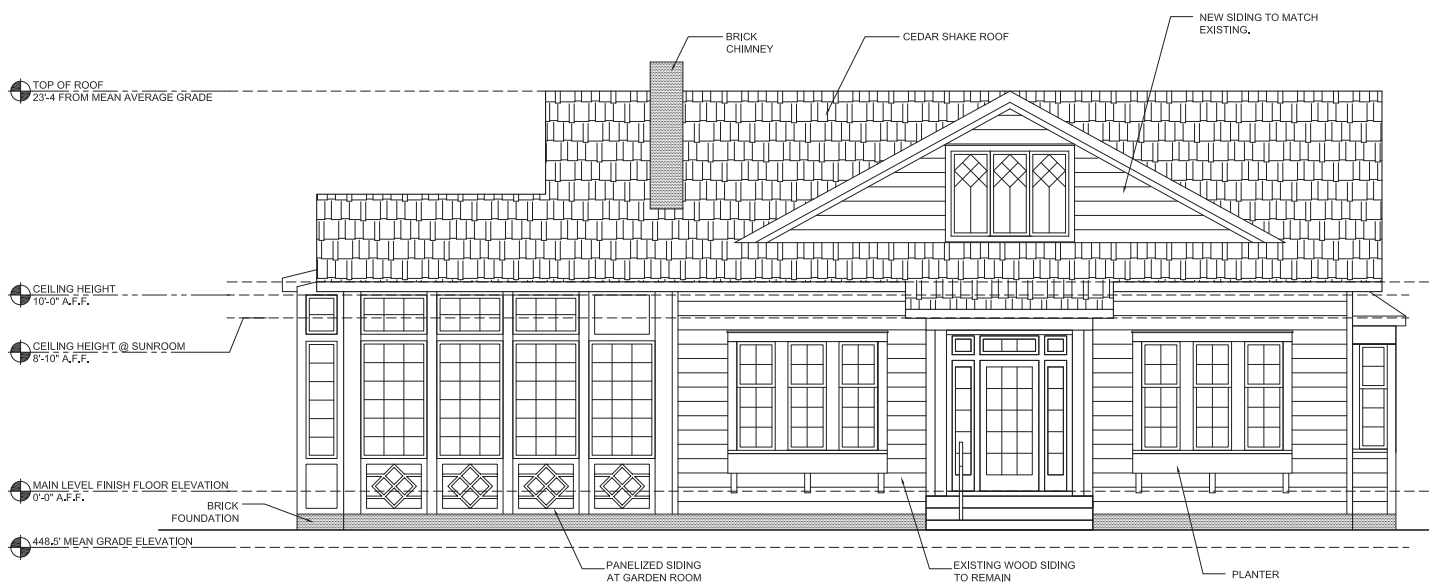


CRITERIA FOR APPROPRIATENESS

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.

CRITERIA FOR APPROPRIATENESS

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, overhangs and fascias will match the conditions on the existing house.



Existing condition, northeast corner



Existing running brick bond



Existing eave & soffit



Existing windows in wall with horizontal siding.

CRITERIA FOR APPROPRIATENESS

- 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.

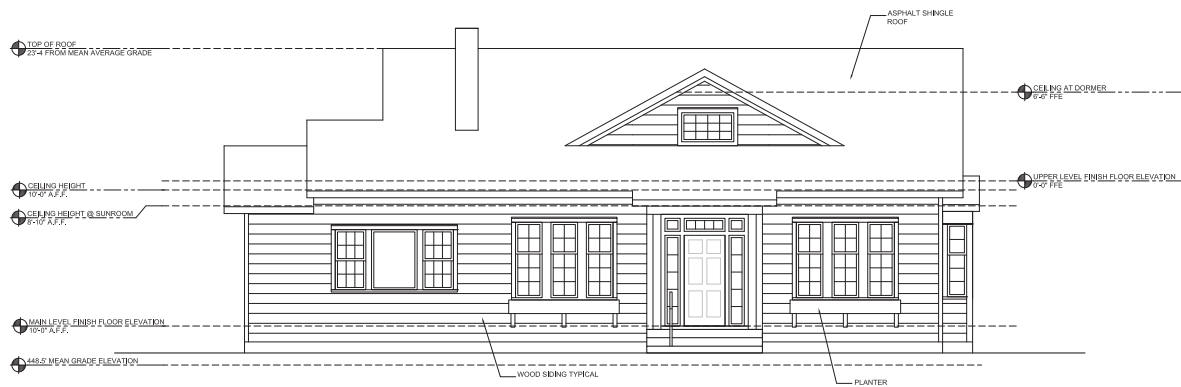
- G. General form and proportions of buildings and structures.
(See photographs and drawings on following pages.)*

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

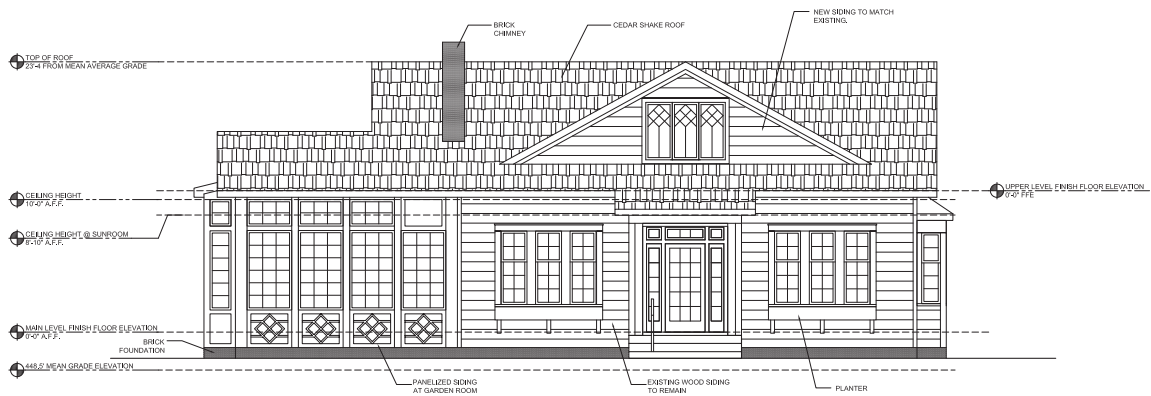
CRITERIA FOR APPROPRIATENESS



Existing South Elevation



Existing South Elevation



Proposed South Elevation

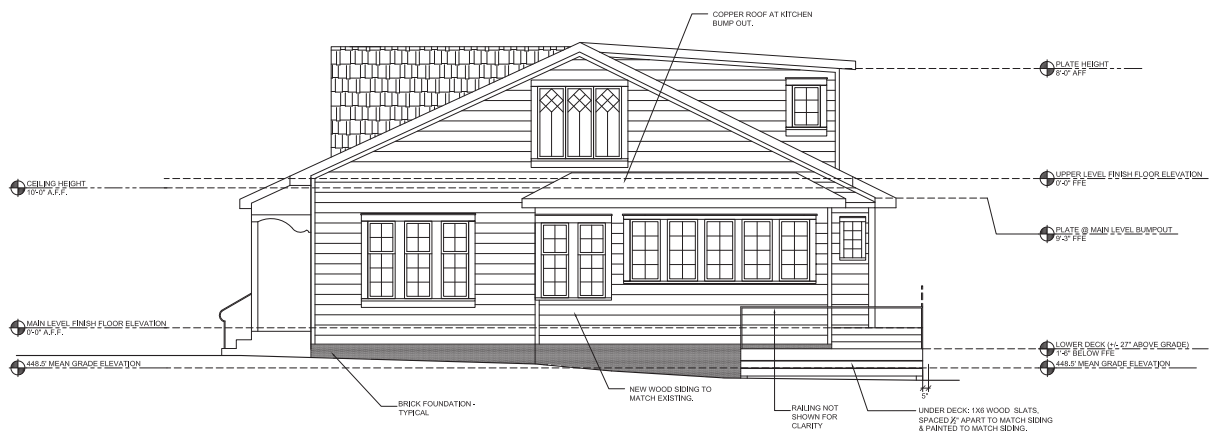
CRITERIA FOR APPROPRIATENESS



Existing East Elevation



Existing East Elevation



Proposed East Elevation

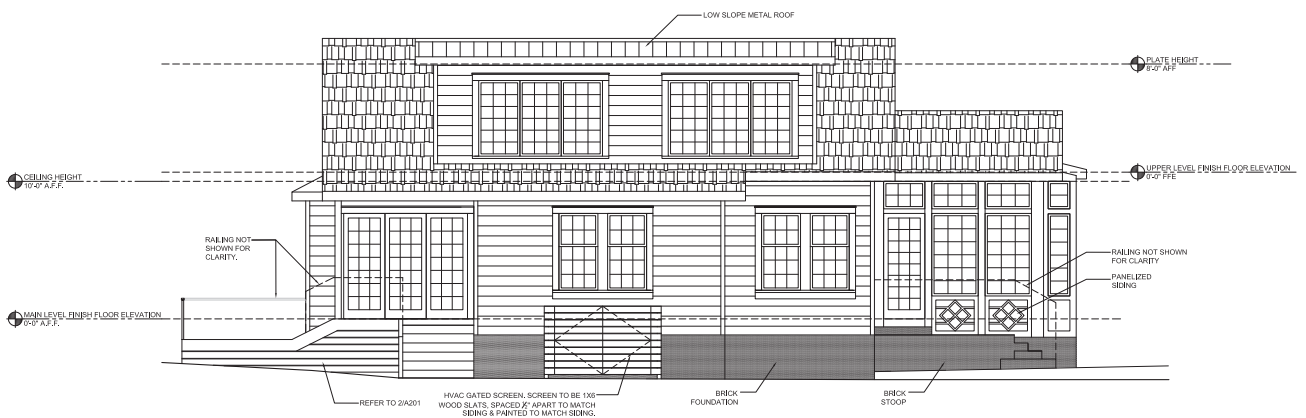
CRITERIA FOR APPROPRIATENESS



Existing North Elevation



Existing North Elevation

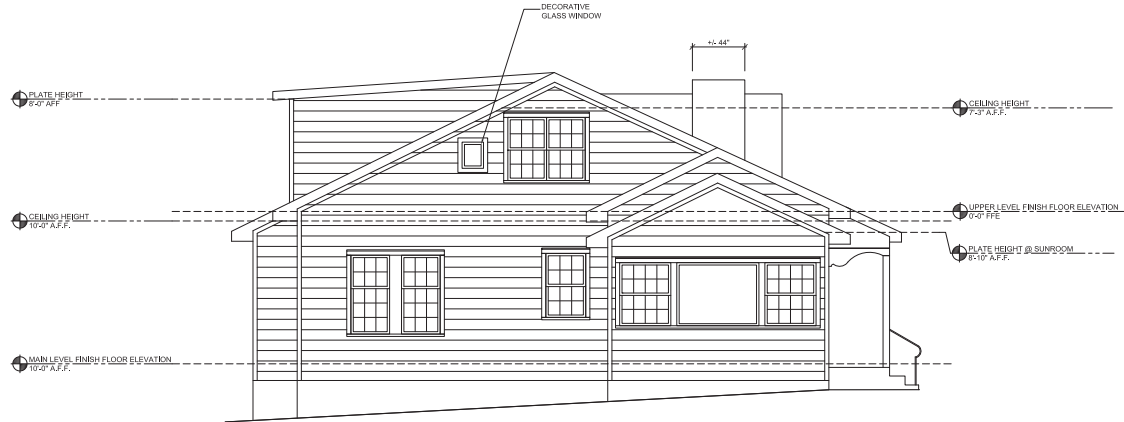


Proposed North Elevation

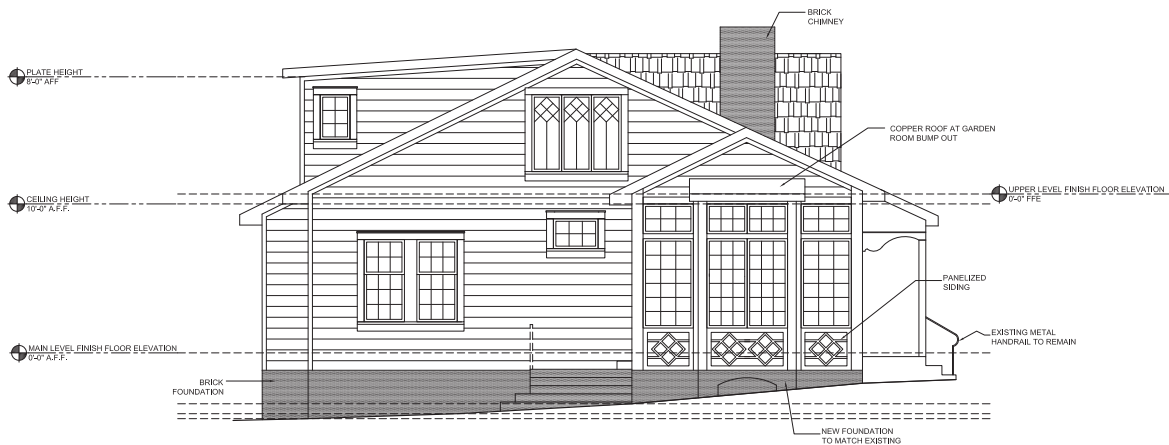
CRITERIA FOR APPROPRIATENESS



Existing West Elevation



Existing West Elevation



Proposed West Elevation

CRITERIA FOR APPROPRIATENESS

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 information under criteria A, B, C, D, E, F, G, H, and I.

CHAPEL HILL
HISTORIC DISTRICT COMMISSION

A request for a Certificate of Appropriateness

**PLAMBECK
HOUSE RENOVATION AND ADDITION**

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

ADJACENT PROPERTY OWNERS

The following addresses belong to property owners within 100' of the Holderness/Luebchow residence renovation and addition that are to be notified:

HOCK TANNER	724 GIMGHOUL RD	CHAPEL HILL	NC	27514	
ANDERSON ALLEN L	728 GIMGHOUL RD	CHAPEL HILL	NC	275143811	
M AND T CH PROP INC ETAL & KEVIN BIESE	738 GIMGHOUL RD	CHAPEL HILL	NC	27514	
BRITT MARGURETE R	723 GIMGHOUL RD	CHAPEL HILL	NC	27514	
WHITE JAMES W	105 RIDGE LN	CHAPEL HILL	NC	275143830	
THORP LINDSAY	111 RIDGE LN	CHAPEL HILL	NC	27516	
RABKIN MIRIAM	106 RIDGE LN	CHAPEL HILL	NC	27514	
ABBAY JEFFREY DAVID	735 GIMGHOUL RD	CHAPEL HILL	NC	27514	
WHARTON ELISABETH D	110 RIDGE LN	CHAPEL HILL	NC	27514	

CHAPEL HILL
HISTORIC DISTRICT COMMISSION

A request for a Certificate of Appropriateness

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HOUSE RENOVATION AND ADDITION**

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Chapel Hill, NC 27514
PIN: 9788-87-3064

**ADDITIONAL PROJECT INFORMATION RELATIVE TO, OR
AFFECTING ADJACENT PROPERTIES**

The renovation and additions to the existing house at 733 Gimghoul Road will not adversely affect any of the surrounding properties. The modifications will enhance the building's character, structure, aesthetic integrity and usefulness. The scale, detailing, and materials of the additions are designed to be similar to those found in the original house.

During construction, every effort will be made to minimize the impact on surrounding properties. All construction requirements, such as parking restrictions, materials storage, hours of operation, and site access will be strictly observed and enforced.

CHAPEL HILL
HISTORIC DISTRICT COMMISSION

A request for a Certificate of Appropriateness

**PLAMBECK
HOUSE RENOVATION AND ADDITION**

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

DEMOLITION INFORMATION

1. Demolition work is minimal. Demolition will take place only where additional space is constructed as indicated on the previous pages.
2. Significant trees on site will be preserved.
3. The location of existing shrubbery and small trees will be maintained wherever possible. If possible, any plants requiring relocation will be salvaged and transplanted to appropriate locations on site.

CRITERIA FOR APPROPRIATENESS



Existing North Elevation



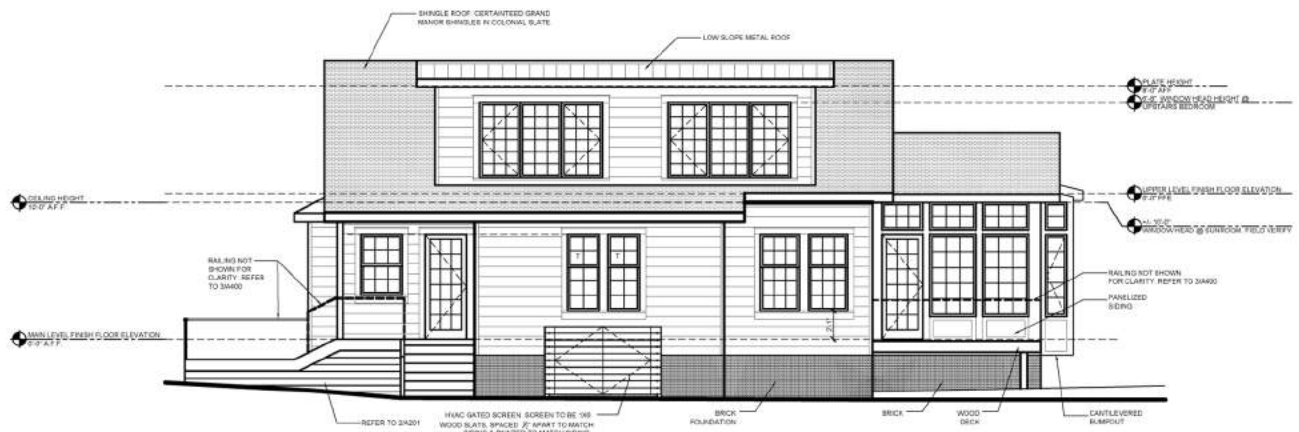
Previously Approved North Elevation



CRITERIA FOR APPROPRIATENESS



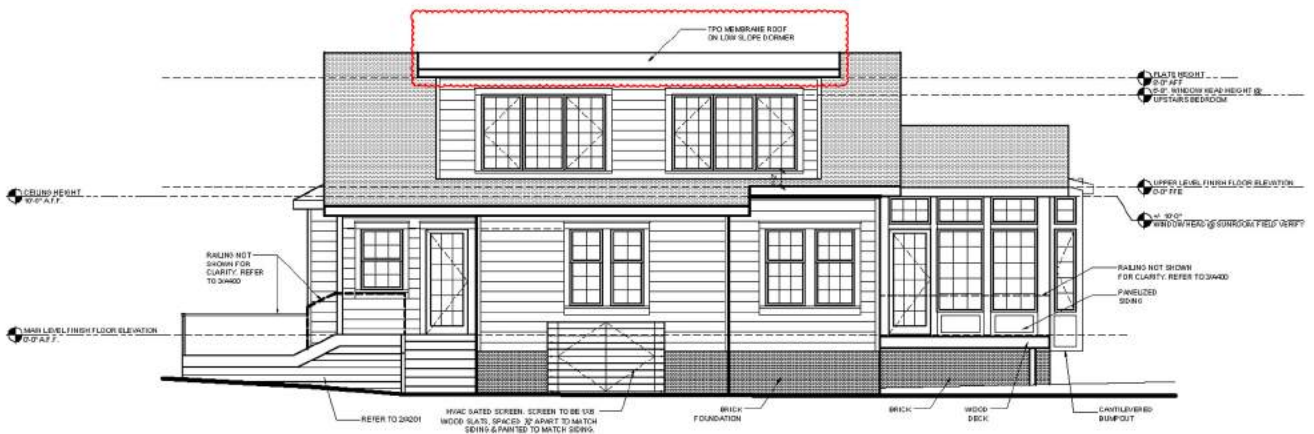
Previously Approved North Elevation



Justification:

The roof over the north dormer was previously proposed to be a low slope metal roof when the roof slope pre-renovation was assumed to be 1:12.

Proposed North Elevation



Justification:

During construction, it was discovered that the north dormer roof slope is actually $\frac{3}{4}$:12. Low slope metal roofs cannot be guaranteed if less than 1:12. It is best practice to use a membrane roof instead. The roofer suggests using a TPO membrane roof. This roof, located at the back of the house, is not visible from ground level and does not affect the overall perceived character of the house.