

Chapel Hill Historic District Commission

MILES RESIDENCE

Request for a Certificate of Appropriateness 240 Glandon Drive PIN 9788871387

The Miles residence is a Cape Cod Revival structure located at 240 Glandon Drive. It is located on a large diamond shaped lot that lies between Glandon Drive and Ridge Lane (an alley) in the Ghimgoul Historic District.

Building History

This house and its grounds were originally built for Dr. S.G. Sanders in 1938. The house was purchased by Dr. Frank Porter Graham in the 1950's. It was purchased from the Graham heirs by Russell Glatz in the late 1970's and was purchased by Mike and Elston Miles in December of 2002. In 2003-2004 the Miles renovated the house and added a master bedroom, garage and family room.

The home was built in 1938, was renovated in the 1970's, again in the 1980's and most recently in 2003-2004. The core house remains a one and a half-storey, five bay, wood frame Cape Cod with an attached garage on the east side and a screen porch with articulated columns on the west. The exterior was mixed brick and siding in the 1980's and remains so. Dormers with windows are arranged across the front facade. The rear portion of the house is asymmetrical now and was asymmetrical when it was built. Originally the rear of the house had an offset enlargement for a maids room with a long single dormer above for a bathroom serving the main second floor bedrooms. Later a greenhouse addition was added that increased the asymmetry of the back. The greenhouse has been removed and the long dormer remains. A second garage was added (the first became heated and used for habitable space) and eventually the second garage also became heated and used as habitable space.

In the 1980's the original wood siding was covered by vinyl siding. This vinyl siding has been removed and the wood siding restored.

Upper windows are six over six panes and about 2' wide by 3' high. The lower windows are also six over six panes and are 2'-6" wide by 4' high. All are double-hung sash.

Many modifications have been done to the structure and its architectural character has not remained intact.

Characteristics of the site include mature vegetation and a topography that falls from Ridge Lane to Glandon Rd. The house occupies a slightly sloping portion of the site, with the back yard sloping up toward the Ridge Lane and developed into a mature landscaped area. Pictures of the existing house will be presented at your meeting.

The entire new design for the house and grounds (as they appear today) were presented to, and approved by, the Chapel Hill Historic District Commission in 2003.

Proposed work under this request

The major work under this request includes adding a breakfast room of about 110 sq. ft. facing toward Ridge Lane, rearranging the front porch and entry elements, adding a stone privacy wall at an existing patio, adding stone pavers at the existing Ridge Lane guest parking area and adding a 40" paved walkway between the Ridge Lane guest parking and the house walkway.

A- Breakfast Room Addition:

We are intending to move existing exterior walls about 12' to infill an existing niche in the exterior skin of the building. By infilling this niche we are able to create a small breakfast room adjacent to the existing kitchen. Moving these walls will not have any effect on sideyard, frontyard or rearyard setbacks. The brick exterior and shingle roofing will match the existing. We will be re-using existing sash and the windows will match existing. Exterior trim will be continuous with existing. See the attached exterior elevations for a more detailed view.

B- Front Door and Front Porch

The front door faces north and opens into a ground floor stair landing. Because the door faces north and has no sidelights, the ground floor landing is almost always dark and without much natural daylight.

We are proposing to remove the existing pilasters and thoroughly clean them. We are proposing to construct sidelights and a glazed elliptoid element over the door. Then we will replace the existing pilasters and reconstruct the short projecting roof to cover the

entry and “bear” on the re-positioned pilasters. Please see the Glandon Drive elevations to see the existing and the proposed elevations in more detail.

The front stoop would be slightly enlarged to be compatible with this new entry. See the new stoop on the proposed site plan attached. The stoop would be constructed of brick and would match the existing in simplicity.

C- 36” Stone Wall at patio.

In 2003 we built a stone flagged patio outside the family room. This patio is at an elevation above Glandon Drive and is quite visible to Glandon Drive. The Miles would like to use this patio more fully and want to construct a 36” stone wall along the outside edge of the existing patio. No new paved area would be created. A stone retaining wall exists about 10 yards downhill from the patio and this new wall would match the existing stone retaining wall

D- Ridge Lane Guest parking

This home has always had a 3 or 4 car gravel parking area on Ridge Lane. Guests park at the Ridge Lane elevation and find their way down to the house. Because the parking area is gravel it is not always clear that it is on this lot and serves this house.

The Miles would like to pave this parking area with stone pavers that match the existing pavers in their driveway. This way the parking area would appear associated with the house it serves. They would like to provide a paved path from the parking onto their driveway and back walkway for the convenience of their guests.

Historic District Evaluation Criteria

*The following are the **criteria** used to judge appropriateness:*

- a) *The **height** of the **building** in relation to the average height of the nearest adjacent and opposite buildings*
The height of the addition is not higher than the existing roof of this home. No changes in building height are part of this proposal.

- b) *The setback and placement on the lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings*
No changes are proposed to the front, side or rear setbacks.
- c) *The exterior materials including texture and pattern.* **All new exterior materials (brick, and wood trim) will match existing.**
- d) *The architectural detailing, such as lintels, cornices, brick bond, and foundation materials* **Architectural detailing will match existing detailing.**
- e) *The roof shape, forms and materials*
The roof being added will be a small sloped roof, which is the form and shape of the existing roof. Roof materials will remain the same as existing. The existing building has varied roof forms and the additional roof forms are treated in the same way - with variety and smaller forms.
- 6) *The proportion, shape, positioning and location, pattern and size of any elements of fenestration*
New fenestration will match existing.
- g) *The general form and proportion of the building*
The form and proportion of this proposed addition is compatible with the existing building and consistent with cape cod style houses. These houses typically use gable ends, have shed roof additions and use dormers rather than second stories. They tend to stay close to the ground and spread horizontally rather than get vertical.
- h) *The accessory fixtures and other features (including light fixtures, hardware, awnings, etc)* **No new exterior light fixtures will be used.**
- i) *the architectural scale in relation to existing structures and surrounding buildings.*
This work will not change the overall scale of this building - we have made a conscious effort to maintain the building scale when adding the space.

MILES RESIDENCE - PHOTOGRAPHS

EXISTING NORTH ENTRANCE:



ENTRY AT 246 GLANDON WITH SIDELIGHT

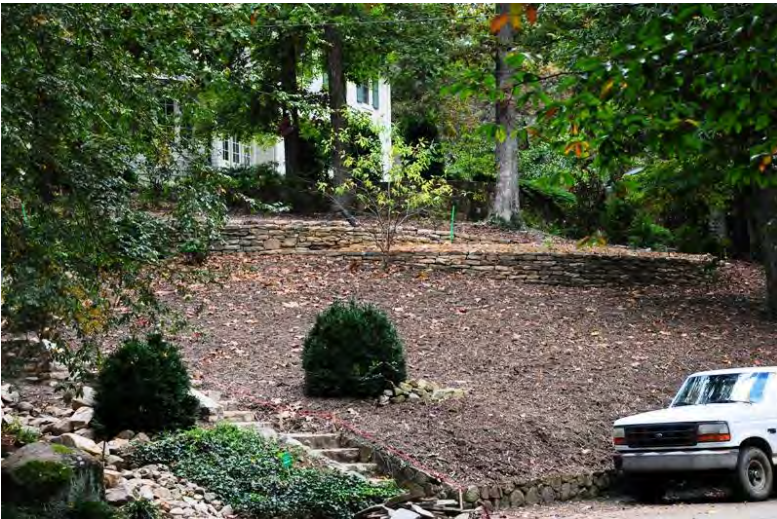


ENTRY AT 250 GLANDON WITH SIDELIGHTS AND FANLIGHT

STONE WALL AT GLANDON



STONE WALL BELOW PATIO



TIERED STONE WALL AT NEIGHBORING PROPERTY



EXISTING STONE PAVERS AT DRIVEWAY
PAVERS AT PARKING AREA TO MATCH



EXISTING SLATE WALKWAY PAVERS
WALKWAY PAVERS AT NEW WALKWAY TO MATCH

MILES RESIDENCE

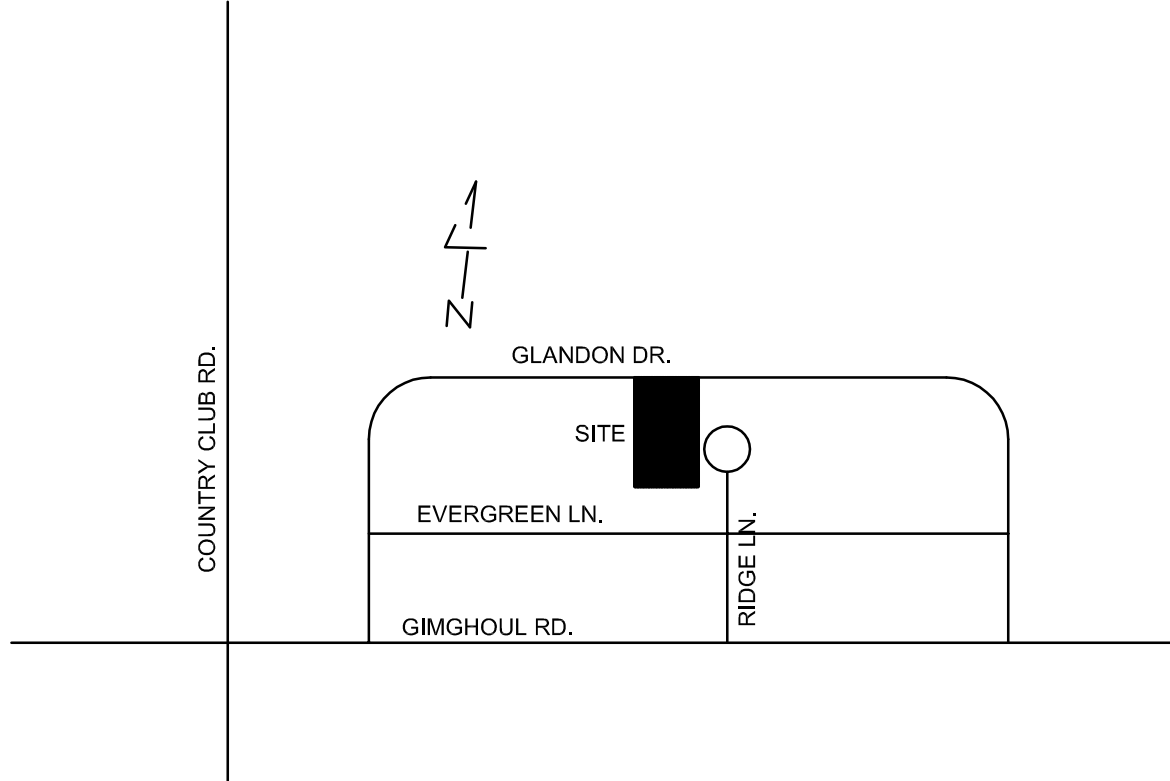
**GLANDON DRIVE
CHAPEL HILL, NC
27514**



CHAPEL HILL HISTORIC DISTRICT COMMISSION

OCT. 2013

SITE LOCATION



VICINITY MAP
N.T.S.

DRAWING SCHEDULE
COVER SITE KEY

SITE DRAWINGS

- S-200 EXISTING SITE PLAN
- S-201 EXISTING SITE PLAN

ARCHITECTURAL DRAWINGS

- A-101 PROPOSED GROUND FLOOR PLAN
- A-201 SOUTH ELEVATION EXIST'G & PROPOSED
- A-202 NORTH ELEVATION, EXIST'G & PROPOSED

Architect:

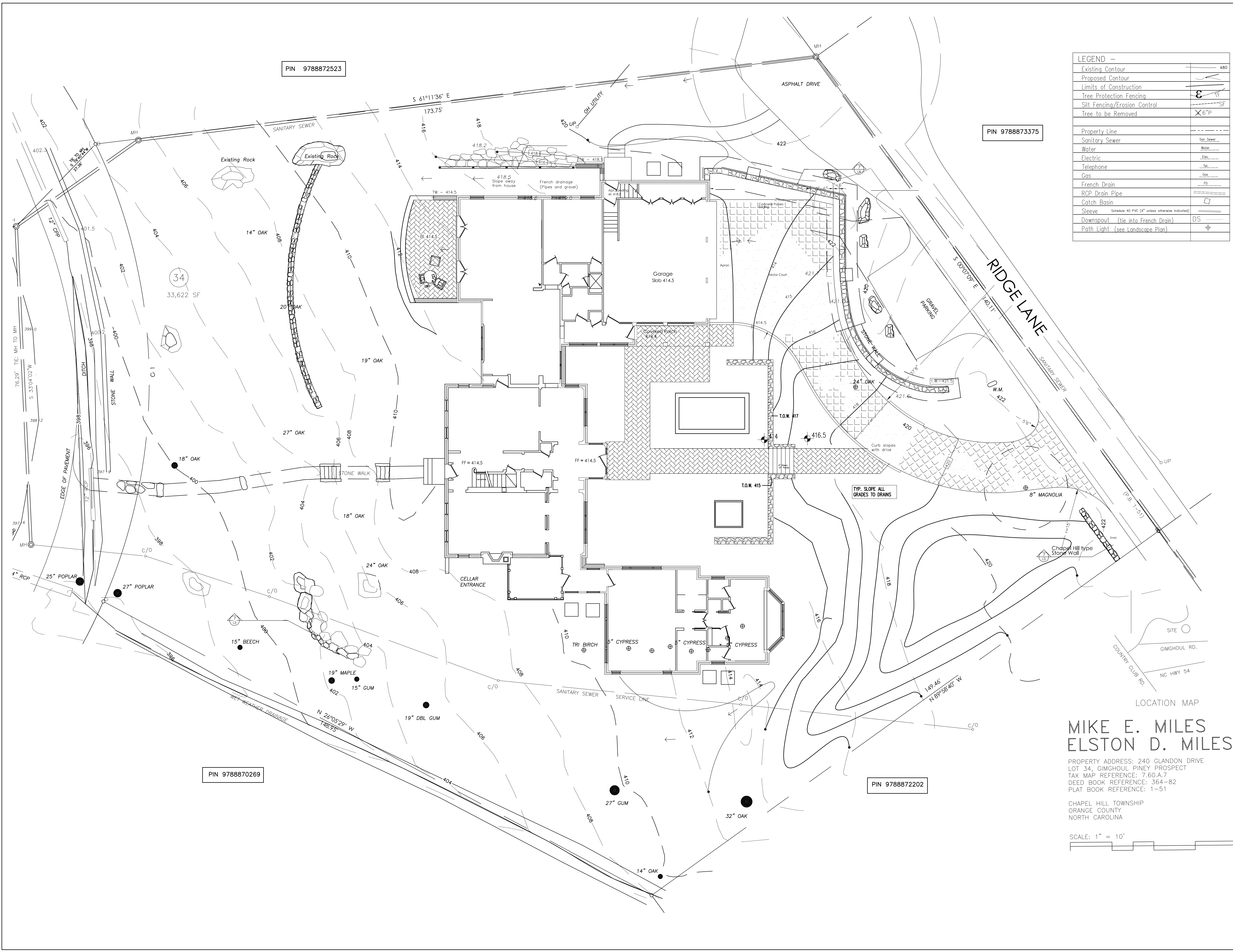
GGA Architects, P.A.
308 West Rosemary Street
Suite 302
Chapel Hill, North Carolina 27516
919.929.7595

LEGEND -	
Existing Contour	480
Proposed Contour	
Limits of Construction	
Tree Protection Fencing	
Silt Fencing/Erosion Control	SF
Tree to be Removed	X 6" P
Property Line	
Sanitary Sewer	San. Sewer
Water	Water
Electric	Elec.
Telephone	Tele.
Gas	Gas
French Drain	FD
RCP Drain Pipe	
Catch Basin	
Sleeve	Schedule 40 PVC (4" unless otherwise indicated)
Downspout (tie into French Drain)	DS
Path Light (see Landscape Plan)	

MILES RESIDENCE
 240 GLANDON DRIVE
 CHAPEL HILL, NC

ISSUE/REVISION	DATE	NO.

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PIN 9788872523

PIN 9788873375

PIN 9788870269

PIN 9788872202

LOCATION MAP

MIKE E. MILES
ELSTON D. MILES

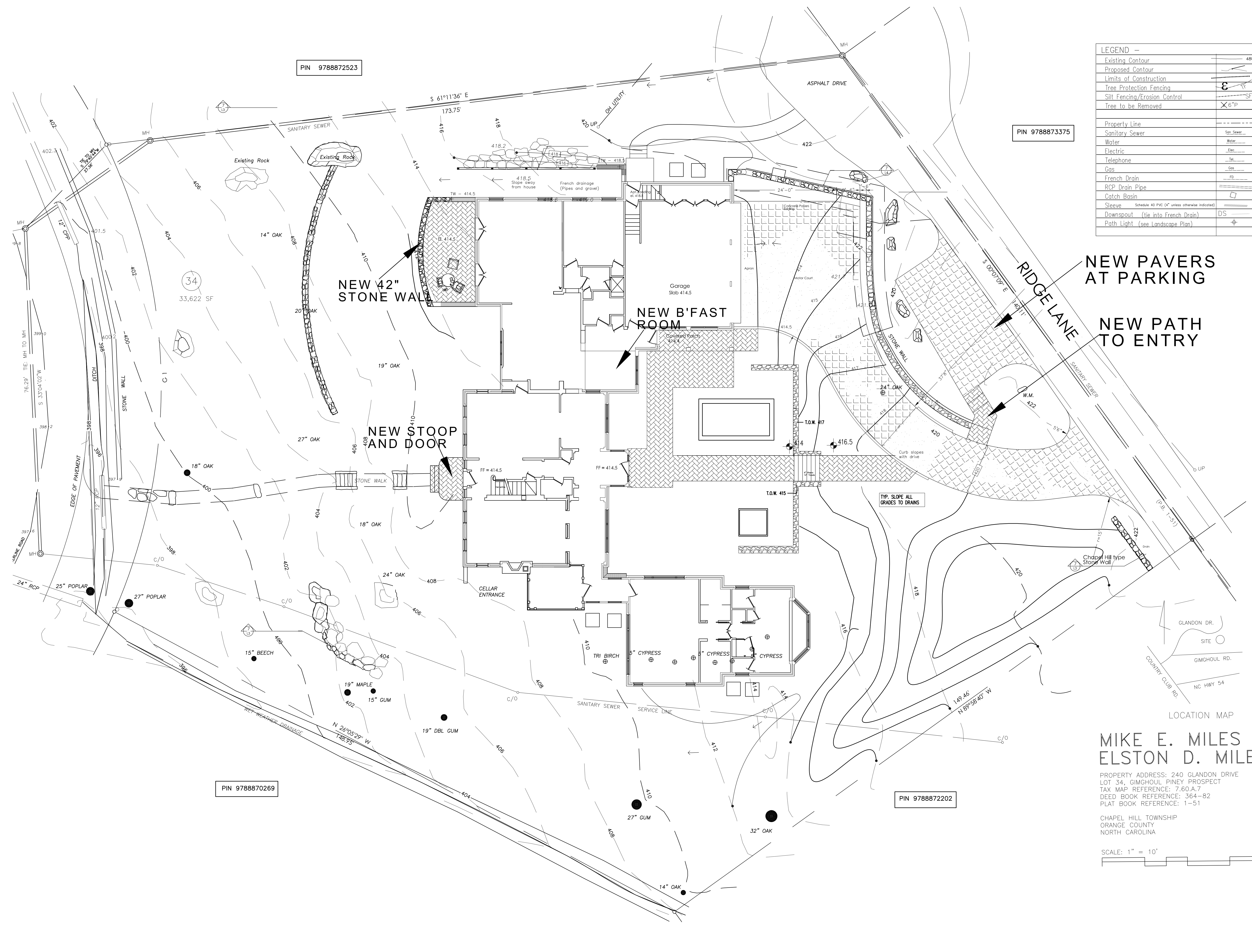
PROPERTY ADDRESS: 240 GLANDON DRIVE
 LOT 34, GIMGHOUL PINEY PROSPECT
 TAX MAP REFERENCE: 7.60.A.7
 DEED BOOK REFERENCE: 364-82
 PLAT BOOK REFERENCE: 1-51

CHAPEL HILL TOWNSHIP
 ORANGE COUNTY
 NORTH CAROLINA

SCALE: 1" = 10'

Project Number: 13-101
 Scale:
 Date: 10-16-2013
 Sheet Number:

LEGEND -	
Existing Contour	480
Proposed Contour	
Limits of Construction	
Tree Protection Fencing	
Silt Fencing/Erosion Control	SF
Tree to be Removed	X 6" P
Property Line	
Sanitary Sewer	San Sewer
Water	Water
Electric	Elec
Telephone	Tele
Gas	Gas
French Drain	FD
RCP Drain Pipe	
Catch Basin	
Sleeve	Schedule 40 PVC (4" unless otherwise indicated)
Downspout	(tie into French Drain)
Path Light	(see Landscape Plan)



PIN 9788872523

PIN 9788873375

PIN 9788870269

PIN 9788872022

NEW 42" STONE WALL

NEW B'FAST ROOM

NEW STOOP AND DOOR

NEW PAVERS AT PARKING

NEW PATH TO ENTRY

MIKE E. MILES
 ELSTON D. MILES

PROPERTY ADDRESS: 240 GLANDON DRIVE
 LOT 34, GIMGHOUL PINEY PROSPECT
 TAX MAP REFERENCE: 7.60.A.7
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CHAPEL HILL TOWNSHIP
 ORANGE COUNTY
 NORTH CAROLINA

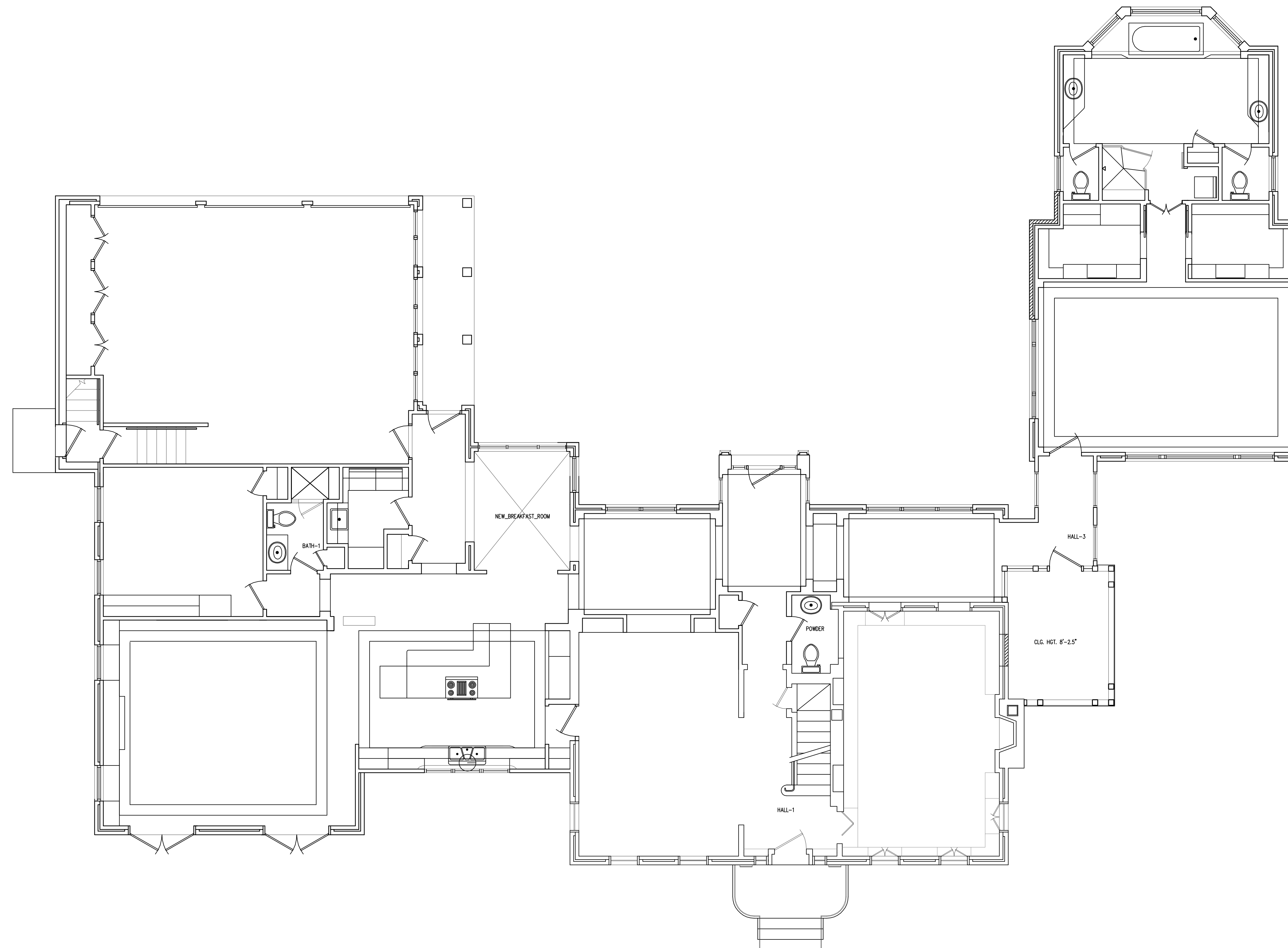
SCALE: 1" = 10'

MILES RESIDENCE
 240 GLANDON DRIVE
 CHAPEL HILL, NC

ISSUE/REVISION	DATE	NO.

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Project Number: 13-101
 Scale:
 Date: 10-16-2013
 Sheet Number:



MILES RESIDENCE
 240 GLANDON DRIVE
 CHAPEL HILL, NC

ISSUE/REVISION	DATE	N.O.

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1ST FLOOR PLAN
 PROPOSED

Project Number: 13-101
 Scale:
 Date: 10-16-2013
 Sheet Number: **A101-N**



PROPOSED SOUTH ELEVATION



EXISTING SOUTH ELEVATION

MILES RESIDENCE
 240 GLANDON DRIVE
 CHAPEL HILL, NC

ISSUE/REVISION	DATE	NO.

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SOUTH ELEV'S
 EXISTING &
 PROPOSED

Project Number: 13-101
 Scale:
 Date: 10-16-2013
 Sheet Number:

A201



PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION

MILES RESIDENCE
 240 GLANDON DRIVE
 CHAPEL HILL, NC

ISSUE/REVISION	DATE	NO.

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NORTH ELEV'S
 EXISTING &
 PROPOSED

Project Number: 13-101
 Scale:
 Date: 10-16-2013
 Sheet Number:

A202