



## Certificate of Appropriateness Supplemental Requirements

**\*In addition to Residential Zoning-Building OR Admin 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, in addition to all materials listed on the Residential Zoning-Building Permit Application Requirements handout, no later than the **2<sup>nd</sup> Thursday of the month before 4:00pm**. Materials must be collated and folded to fit into a 12"x 15" envelope. The Historic District Commission meets on the second Thursday of each month. For confirmation of a meeting date and the placement of your request on the agenda, please call the Planning Department.

### Required Application Materials

(In addition to Residential Zoning-Building Permit Requirements)

An Electronic copy of each document is required in addition to paper copies.

Provide a single set of the following materials:

1. Recorded plat or deed verifying property current ownership
2. Recorded Plat of easements, right-of-way, and dedications, if applicable
3. [Mailing 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.

4. Stamped & addressed envelopes to above mailing list with Town address as return address, if applicable.

Provide 10 collated sets of the following for the Historic District Commission:

5. Reduced Site Plan Set (reduced to 8.5"x11")
6. Building Elevation (label building height from top of roof to finished grade line)
7. Floor Plan, only if accessory apartment or within Neighborhood Conservation District
8. 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 fixtures 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.



**9. 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.



**10. 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 associated with the property. Provide current exterior photographs of the property.

Town of Chapel Hill  
Historic District Commission

Written Description:  
704 Gimghoul Road – Restoration, Renovation and Additions:

- a. The height of the building from the first floor to the top of the roof is 25'-7". It is approximately three feet shorter than the peak of the roof at 702 Gimghoul Road (neighbor to the west), approximately three feet taller than the roof at 706 Gimghoul Road (neighbor to the east), and approximately four feet shorter than the peak at 707, (across the street).
- b. The existing home and all of the proposed additions will be behind the existing front elevation plane which is 57.1 feet behind the front property line, 28.1 feet behind the R1 setback, and 17.1 feet behind Gimghoul Covenant setback line. The existing north elevation plane is also behind a line of sight connecting the two adjoining properties. There are two homes across the street, one of which is approximately 58 feet from the front property line and the other is setback significantly further at approximately 106'
- c. The exterior construction materials are currently cedar shingle siding and wood trim consisting of flush wood soffits and eaves as well as decorative crown and bed moldings. New materials proposed for this restoration and addition shall consist of painted composite siding manufactured and installed to match the existing cedar shingles in all regards as well as wood and other composite materials manufactured and installed to match all of the soffits, frieze boards, fascia's and other eave details. Currently there are concealed gutters on both of the wings of the main structure (screen porch and sun room) as well as at the roof of the main house. The concealed gutters on the wings are to be restored, however the concealed gutters on the main house roof shall be removed and replaced with a "K" style aluminum gutter system mounted to the fascia board. The profile of the gutter shall be configured to mimic the crown molding that is currently mounted to the fascia. The existing windows shall be replaced with energy efficient wood clad windows manufactured by Kolbe. For all practical purposes these windows shall match the existing in all regards.
- d. The architectural details found throughout the exterior of the home consist solely of wood trim around the eaves and fascia's of the home as well those found on columns and pilasters on the two one story wings. The single outstanding feature of the home is the cornice detail at the roof of the two side wings that wraps itself around the entire home, acting as a belt course and unifying element throughout. This cornice shall be restored and continue to maintain its prominence by wrapping around the new addition as well.
- e. The current home consists of a hip roof with a ridge running EW and is finished with asphalt/fiberglass shingles. The side wings are partial (one half) hip roofs as well and are finished with standing seem metal. The intent is to use the hip roof shape throughout the new portion of the

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home and to use similar materials...Fiberglass shingles on the main house and addition, and standing seam metal on the one story wings.

- f. The current windows are wood casements with 8 and 10 true divided lights per sash. All of the sashes are roughly the same size however each window in the home has 1, 2 or 3 sashes per window. The trim and casing around the windows is flat and easily replicated in new modern high efficiency windows, as is the true divided lite configuration.
- g. The general form is box like, very simple and very symmetrical. The additions are designed in such a way as to preserve the formal and orthogonal nature of the plan.
- h. Accessory features are limited as this is a very simple home, as such they are almost exclusively contained in a few light fixtures. The fixtures anticipated for this home are limited to a few colonial coach lights, pendants and wall mounted fixtures in a classic black finish.
- i. The scale of this home and its additions are well within the scale of the adjoining homes even though the styles are significantly different.
- j. Contrary to its appearance, the house is generally sound.

As shown in the accompanying documentation we are requesting approval to demolish the current garage building located on the SW corner of the lot. See attached report from Preservation Chapel Hill for historical context.

List of Neighbors within 100' of the subject property.

97887780 05	KASARDA JOHN D KASARDA MARY	707 GIMGHOUL RD	CHAPEL HILL	NC	27514381 4
97887760 44	BRINER BRADFORD B BRINER CHERYL S	705 GIMGHOUL RD	CHAPEL HILL	NC	27514
97887688 21	LUEBCHOW JAMES E HOLDERNESS HARRIET T	810 TAFT RD	HINSDALE	IL	60521483 6
97887668 22	THOMAS PHYLLIS TRUSTEE	105 SOUTH DUNTON AVE	ARLINGTON HEIGHTS	IL	60005
97887698 21	JONES ADAM W FENSTERMACHER SUSAN D	712 GIMGHOUL RD	CHAPEL HILL	NC	27514
97887658 39	TAYLOR PRISCILLA PATTERSON	700 GIMGHOUL RD	CHAPEL HILL	NC	27514381 1
97887676 80	CHAPEL HILL MONTHLY MEETING OF FRIENDS	531 RALEIGH RD	CHAPEL HILL	NC	27514
97887655 58	STATE OF NORTH CAROLINA	UNKNOWN ADDRESS			

# Preservation Chapel Hill

## Groves House

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### History

The property at 704 Gimghoul Road includes a house built in the 1920s for a Doctor Marshall in Chapel Hill. This structure is a modest colonial revival building that is a contributing structure to the Gimghoul local historic district and the Gimghoul National Register historic district.

Ernest and Gladys Groves, who founded the **Groves Conference on Marriage and Family** in 1934, moved into the house in the early 1930s. They constructed a garage c.1930 and small stone building to serve as a library and office c.1935. Later, both were converted to student rental cottages. Christina Simmons, Associate Professor of History and Women's Studies at University of Windsor, notes that the Groves are significant people in North Carolina and US history. Ernest is considered the pioneer family sociologist and was the first to institute college-level marriage preparation courses. Gladys taught at UNC and a number of segregated African American colleges. Together they pioneered the marriage counseling movement and founded an organization dedicated to that in the 1930s.

Several residents recall that **Andy Griffith** rented the stone cottage from the Groves while a student at UNC. Griffith was born in Mt. Airy in 1926. He studied music at UNC and graduated in 1949. He then spent several years portraying Sir Walter Raleigh in *The Lost Colony* before going on to his more famous roles on *The Andy Griffith Show* and *Matlock*.

### Architectural Significance

The house contributes to the significance and integrity of the local historic district. The "**Design Guidelines for Chapel Hill Historic Districts**" describes the district as a 1920s-1930s neighborhood in which Colonial Revival architecture is the dominant style. The house is an excellent example of Colonial Revival architecture, featuring a symmetrical facade that balances windows and a central door, accentuated front door with an entry porch, a transom light and sidelights flanking the front door, multi-pane windows that are grouped together, and a hipped roof with boxed cornices. The house also features exterior end chimneys partially enclosed by wings on each side of the house.

The house also contributes to the **Gimghoul Piney Prospect National Register Historic District**, designated in 1993. The neighborhood is described as "a small faculty subdivision of well-tended houses built in the 1920s and 1930s, predominantly in the Colonial Revival style." The home at 704 Gimghoul is described as a "2-story frame Colonial Revival style house with an entrance with a transom, sidelights and bracketed hood, double and triple wood casement windows, exterior end brick chimneys, wood shingled walls, and flanking 1-story wings."

## Timeline

April 2013

A Gimghoul resident approached PCH and indicated that the new owners of 704 Gimghoul were considering demolishing all three structures on the property, which were believed to have been occupied by Andy Griffith in the late 1940s.

May 2013

After some preliminary research, PCH contacted the property owners to discuss their plans for the property. The owners indicated they had not made any decisions, but were considering either a remodel or rebuild on the site. They emphasized their desire for their home to fit in with the historic character of the neighborhood. PCH discussed the organization's role as an advocate for the preservation and rehabilitation of historic structures, especially those in Chapel Hill's historic districts; PCH's role as a consultant for rehabilitation projects; and the opportunity to receive a **30% state tax credit** for a rehabilitation of the property at 704 Gimghoul. The owners indicated they would consider the information.

December 2013

PCH and Gimghoul residents conducted additional research on the historic significance of the property.

January 2014

The State Historic Preservation Office reviewed the research and determined the property is not eligible for **designation of statewide significance**.

March 2014

The Chapel Hill Planning Department indicated that a case of **Demolition by Neglect** would be very difficult to pursue considering the turnover of ownership, the relatively short time the current owners have held the property, and the inherent difficulty of enforcing the demolition by neglect ordinance.

The owners contacted PCH to provide notification that they would be presenting a Certificate of Appropriateness to demolish all three structures at 704 Gimghoul at the **March Historic District Commission Meeting**. They also planned to present their proposal for a new home on the site in courtesy review at that meeting. PCH expressed disappointment in the loss of a contributing structure within the district, but the owners indicated they were interested in having the stone cottage and the house relocated and asked for assistance from PCH. PCH agreed to assist with the relocation, as well as requesting permission to advertise the availability of the stone cottage through the PCH Endangered Places List and to document all three buildings, which the owners granted.

The **Chapel Hill News** published an article prior to the HDC meeting. PCH indicated to the reporter that **state** and **local** laws prohibit the denial of an application for demolition, so the organization is working with the property owners to document the property and relocate the stone cottage.

The Historic District Commission voted to delay the decision on the demolition until the **April meeting**. The **Chapel Hill News** published a follow up article.

April 2014

The owners postponed the **Historic District Commission hearing** on their Certificate of Appropriateness to demolish the three buildings.

June 2014

The owners presented a proposal for courtesy review to the Historic District Commission outlining plans to renovate the house at 704 Gimghoul based on a new structural engineer's report on the building.

October 2014

The owners put the property up for sale and asked PCH to assist with marketing.

November 2014

The property went under contract for purchase by a new owner who intends to rehabilitate the structures.

# Restoration, renovation and additions to an existing historic single family home located at 704 Gimghoul Road in Chapel Hill, North Carolina

Excerpted from a report by *Preservation Chapel Hill*:

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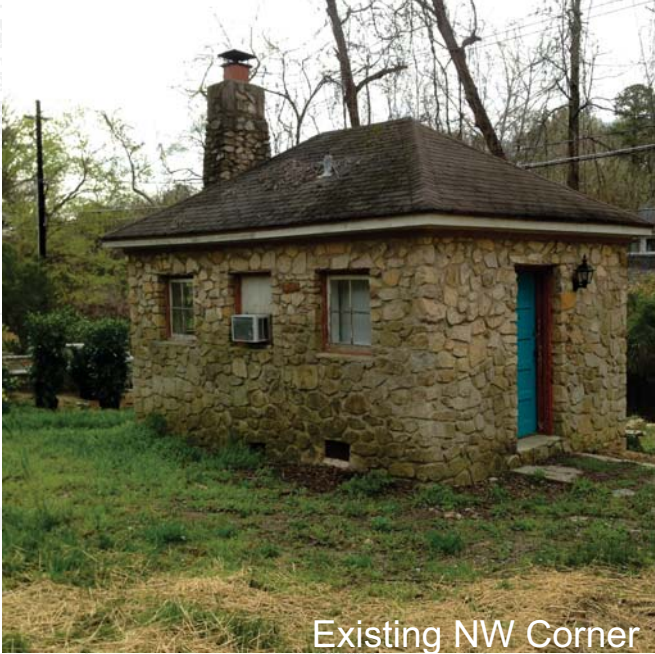
The house also contributes to the Gimghoul Piney Prospect National Register Historic District, designated in 1993. The neighborhood is described as "a small faculty subdivision of well-tended houses built in the 1920s and 1930s, predominantly in the Colonial Revival style." The home at 704 Gimghoul is described as a "2-story frame Colonial Revival style house with an entrance with a transom, sidelights and bracketed hood, double and triple wood casement windows, exterior end brick chimneys, wood shingled walls, and flanking 1-story wings."



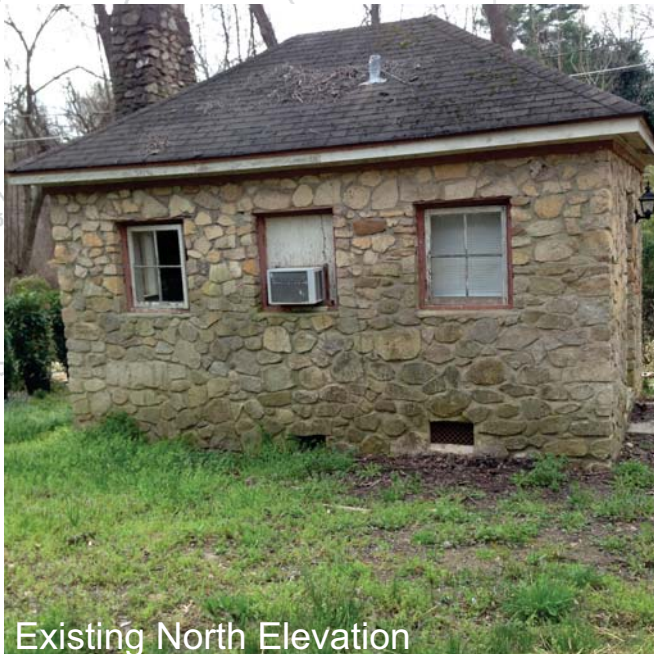








Existing NW Corner



Existing North Elevation



Existing SW Corner



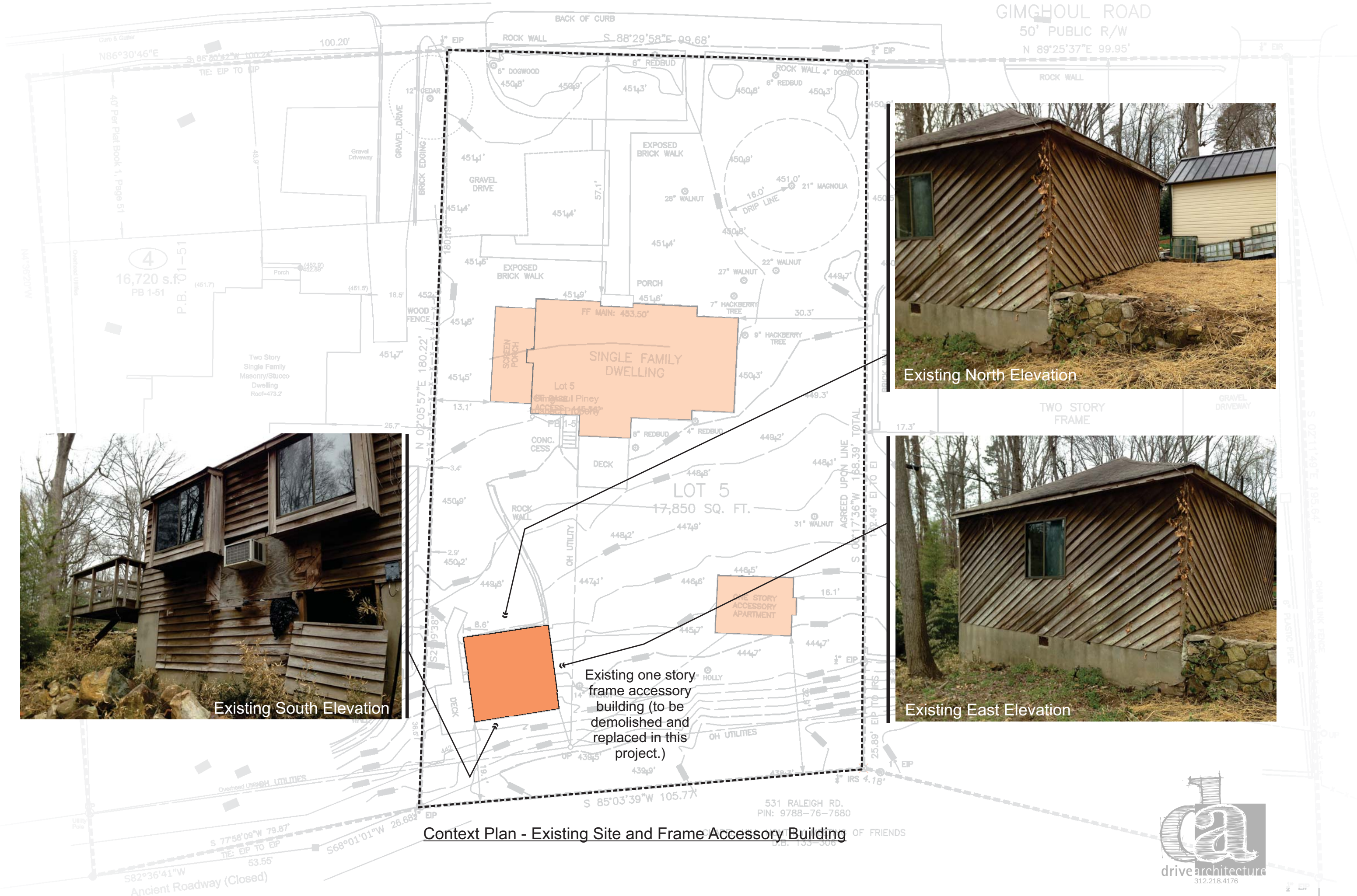
Existing East Elevation

Context Plan - Existing Site and Stone Accessory Building



drive architecture  
312.218.4176





Existing North Elevation



Existing South Elevation



Existing East Elevation

Existing one story frame accessory building (to be demolished and replaced in this project.)

Context Plan - Existing Site and Frame Accessory Building



531 RALEIGH RD.  
PIN: 9788-76-7680

582°36'41"W  
Ancient Roadway (Closed)

4  
16,720 s.f.  
PB 1-51  
P.B. 01-51

LOT 5  
17,850 SQ. FT.

SINGLE FAMILY DWELLING

ONE STORY ACCESSORY APARTMENT

TWO STORY FRAME

GRAVEL DRIVEWAY

GIMGHOUL ROAD  
50' PUBLIC R/W  
N 89°25'37"E 99.95'

N86°30'46"E  
S 86°20'32"W 100.22'

BACK OF CURB  
ROCK WALL  
S 88°29'58"E 99.68'

S 85°03'39"W 105.77'

S 77°58'09"W 79.87'

S 68°01'01"W 26.682'

Overhead Utility OH UTILITIES

OH UTILITIES

OH UTILITIES

1" EIP

1" EIP

1" EIP

1" EIP

1" EIP

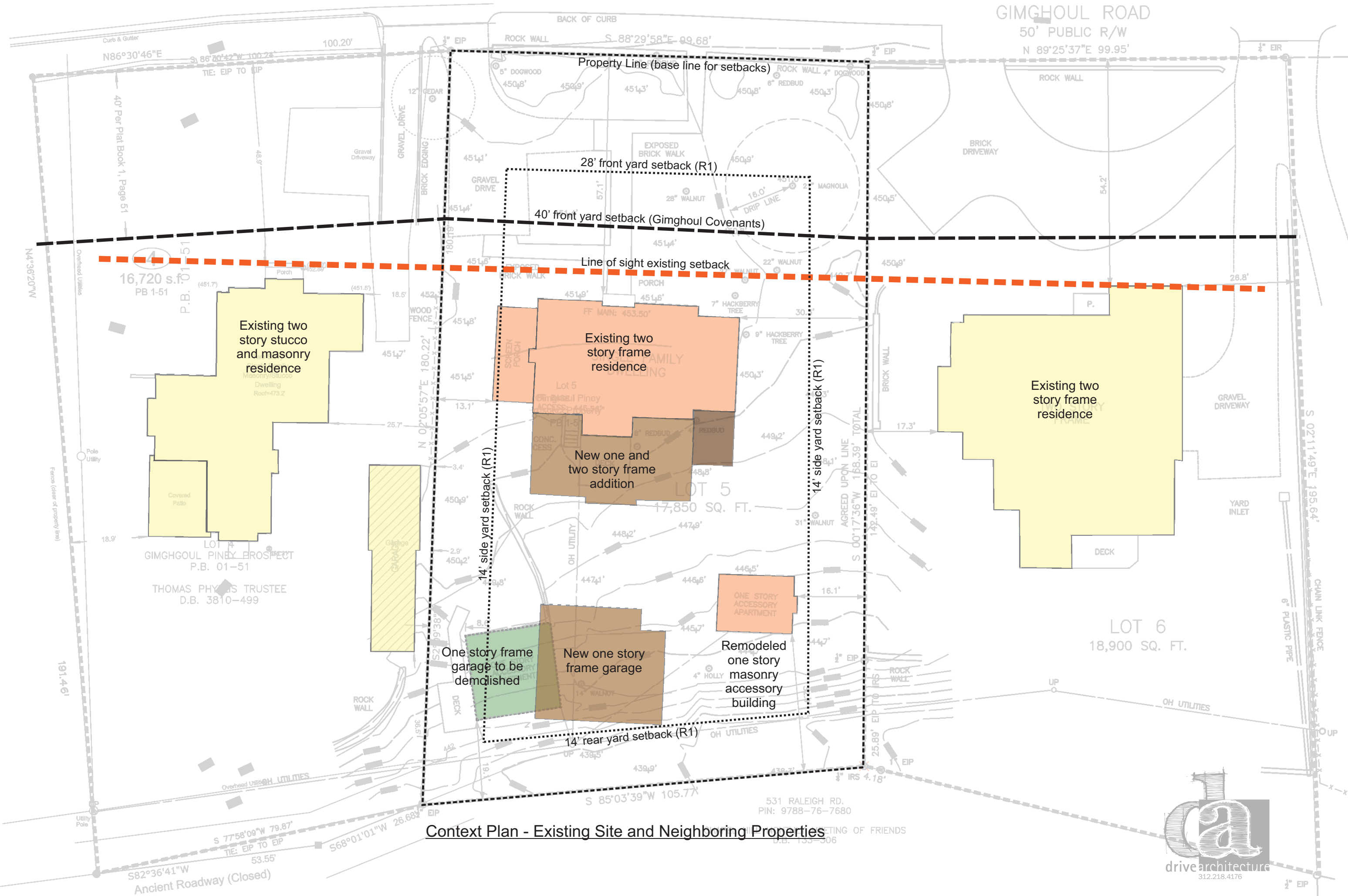
1" EIP

1" EIP

1" EIP

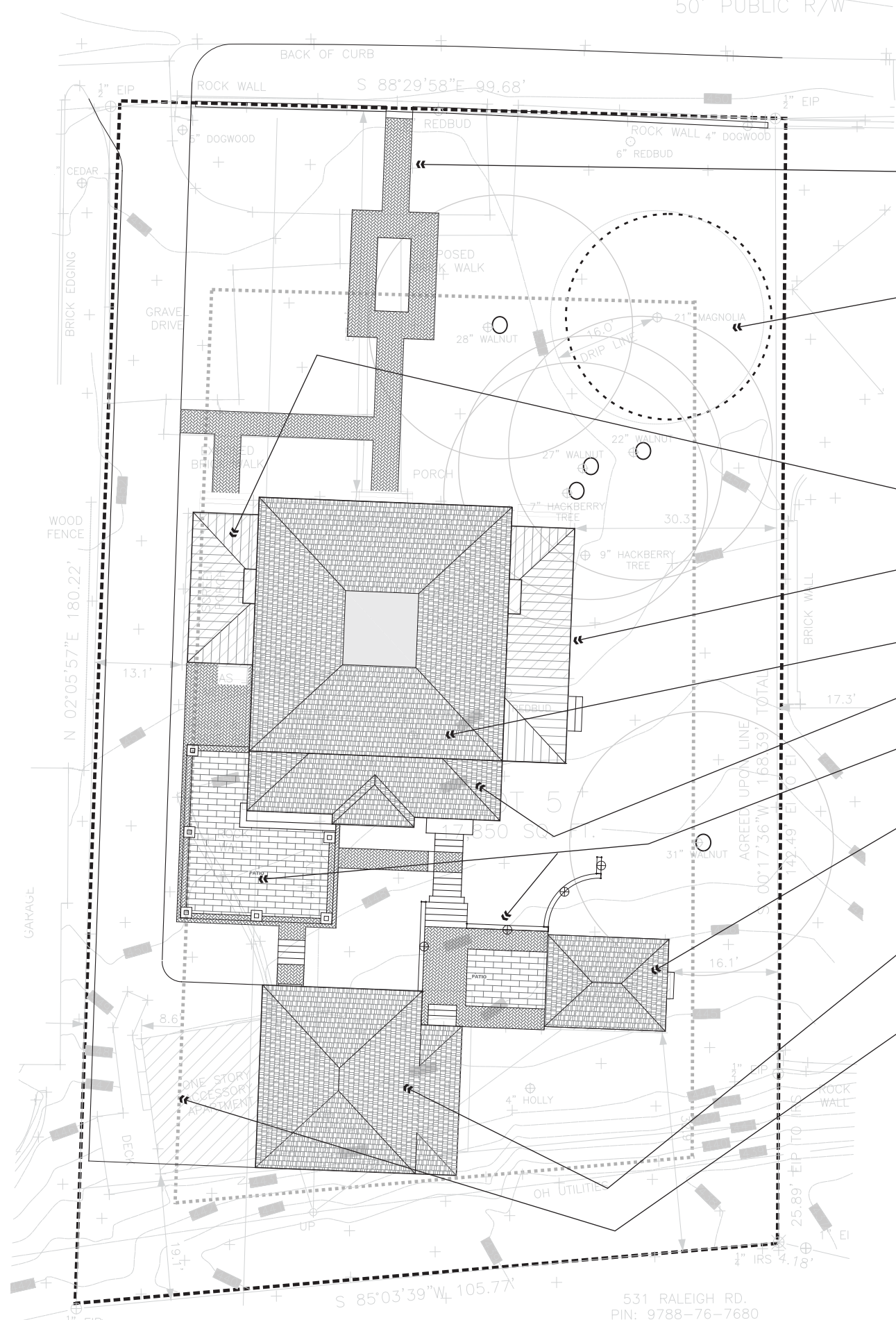
1" EIP





Context Plan - Existing Site and Neighboring Properties





New entry walk reconfigured to center of the front door. Rock wall to be altered accommodate new sidewalk location.

All existing large trees to remain

Existing Screen Porch

Existing Sunroom with expanded covered porch

New two story addition

New one story addition

New patios

New Garden Pavilion remodeled from existing stone structure

New one story frame garage

Driveway and turnaround space

**Proposed Site Plan**

531 RALEIGH RD.  
 PIN: 9788-76-7680  
 CHAPEL HILL MONTHLY MEETING OF FRIENDS  
 D.B. 133-306



The interior of the existing home shall be minimally reconfigured, mostly done in response to the new addition. All of the interior detailing shall be done in keeping with the style of the original home.

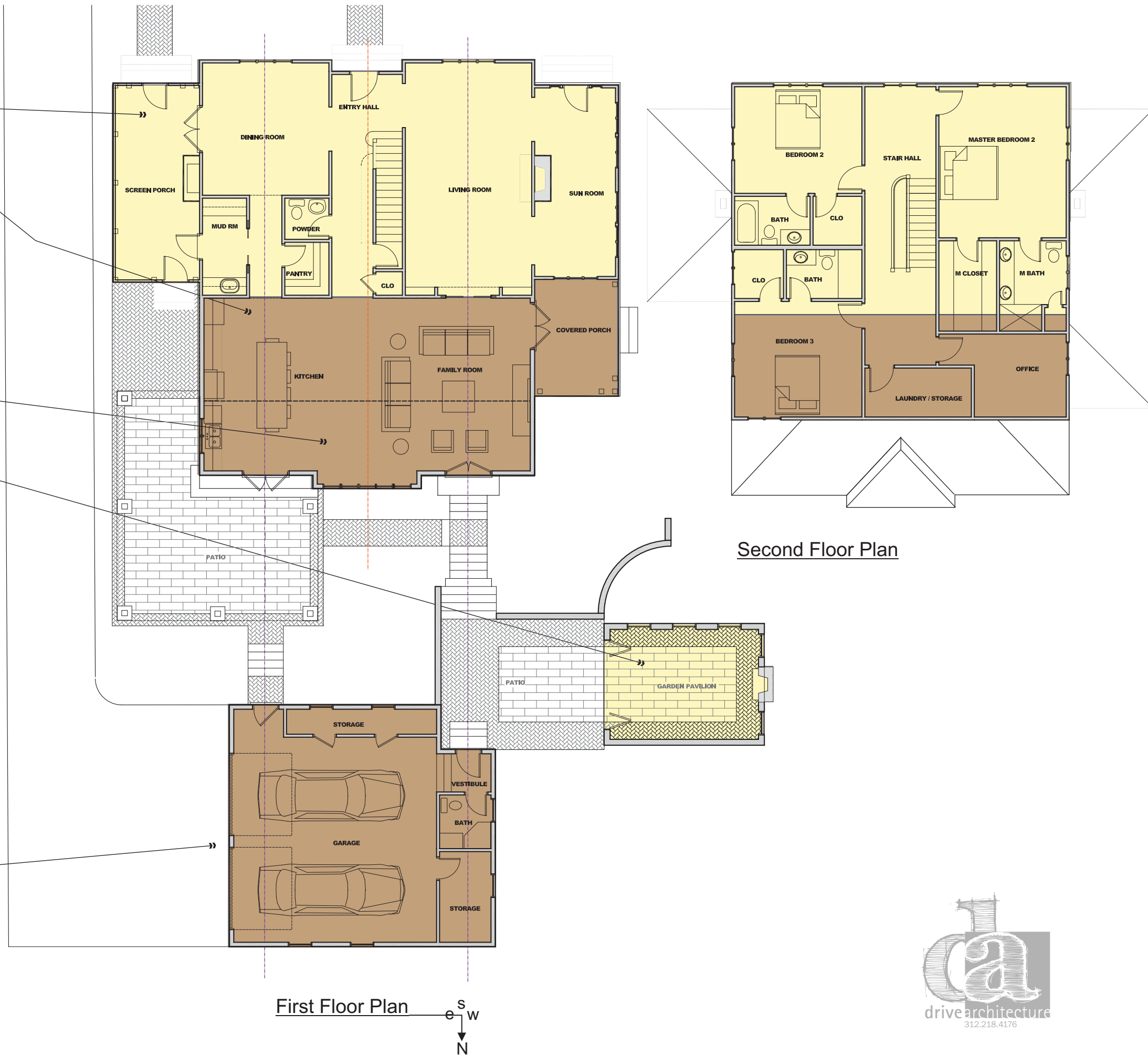
The new addition on the back of the existing home has been designed to accommodate a kitchen and family room. It also includes a covered porch on the east side of the family room, north of the existing sunroom.

The outermost portion of the first floor addition has a volume ceiling capturing the space between the new portion of the second floor and the south wall of the exterior. The dashed line indicates the location of the added second floor.

Existing stone accessory building originally constructed as an office, and later remodeled into a residential rental unit.

The concept in this plan is to restore the exterior shell in its entirety including the existing fireplace. The only exception in this exterior restoration is opening the wall on the west in order to install a bifold or accordion glass panel door across the entire room. The door shall match the style of the glass panel colonial doors in the new addition. The interior partitions will be removed and the patio floor surface at the exterior shall flow into this new open space. Consequently the repurposed building shall be a "garden pavilion".

New one story frame garage with storage rooms and full bathroom to support outdoor activities.



Second Floor Plan

First Floor Plan





Existing Stone Building Beyond

Existing Garage Beyond

Existing North Elevation

All of the existing materials on the exterior of this home shall be restored to their original condition or replaced with the same or similarly configured materials. The configurations found on the existing home shall be maintained as closely as possible, including all cornices, eaves, columns, pilasters as well as window and door casing.

The windows shall be removed and replaced with Kolbe Clad Casement energy star windows, configured to match the existing in all regards.



Proposed New North Elevation

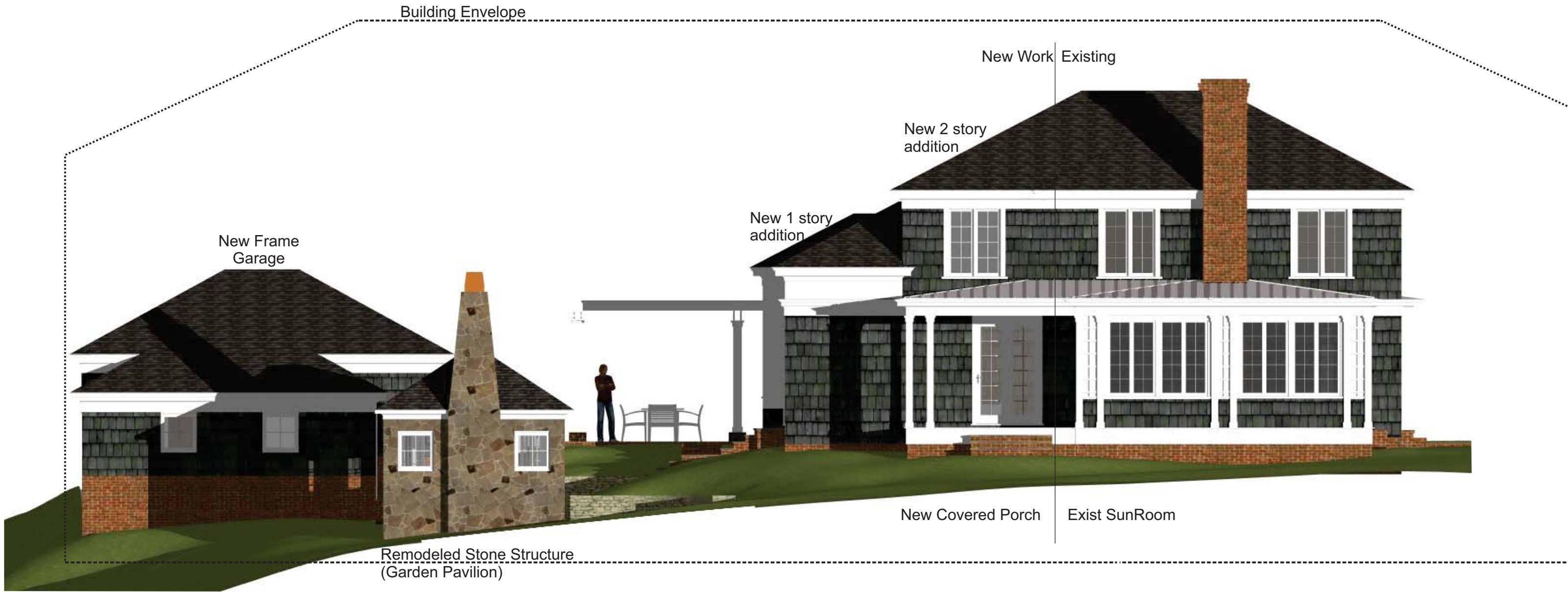




Existing Garage Structure

Existing Stone Structure

Existing East Elevation



Building Envelope

New Work Existing

New 2 story addition

New 1 story addition

New Frame Garage

New Covered Porch

Exist SunRoom

Remodeled Stone Structure  
(Garden Pavilion)

Proposed New East Elevation



Existing Garage Structure

Existing Stone Structure

Existing South Elevation





Proposed New South Sectional/Elevation



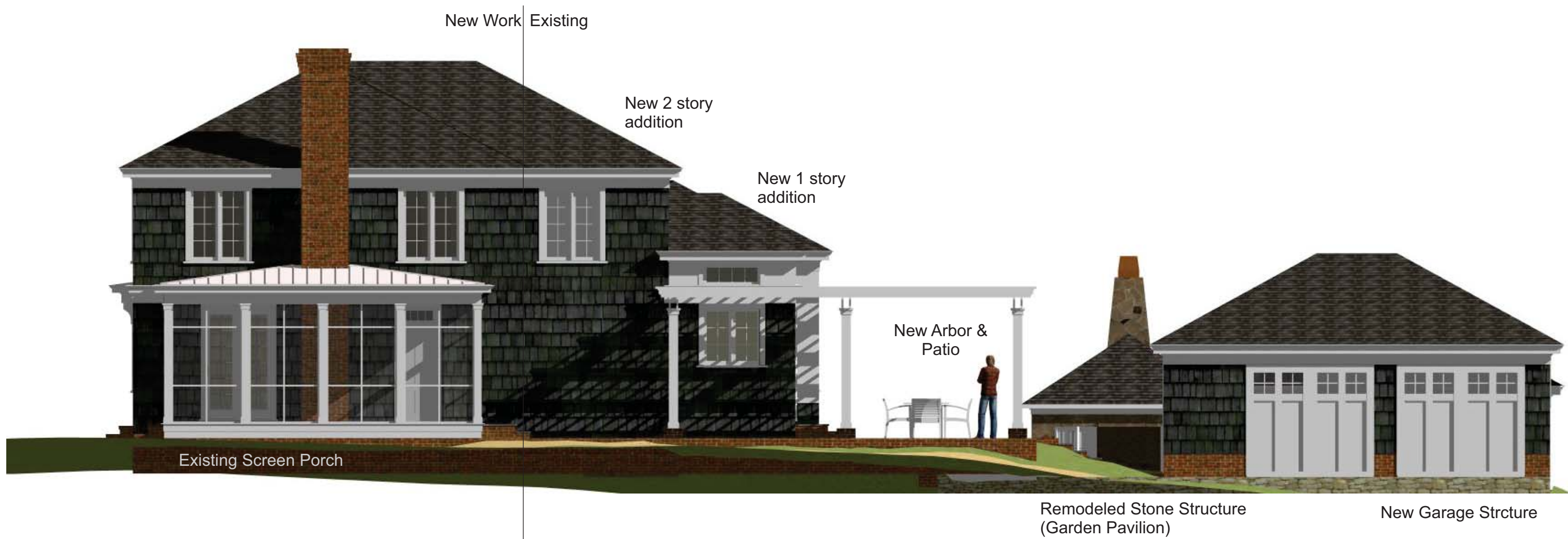
Proposed New South Elevation - Full Site View



Existing Stone Structure Existing Garage Structure

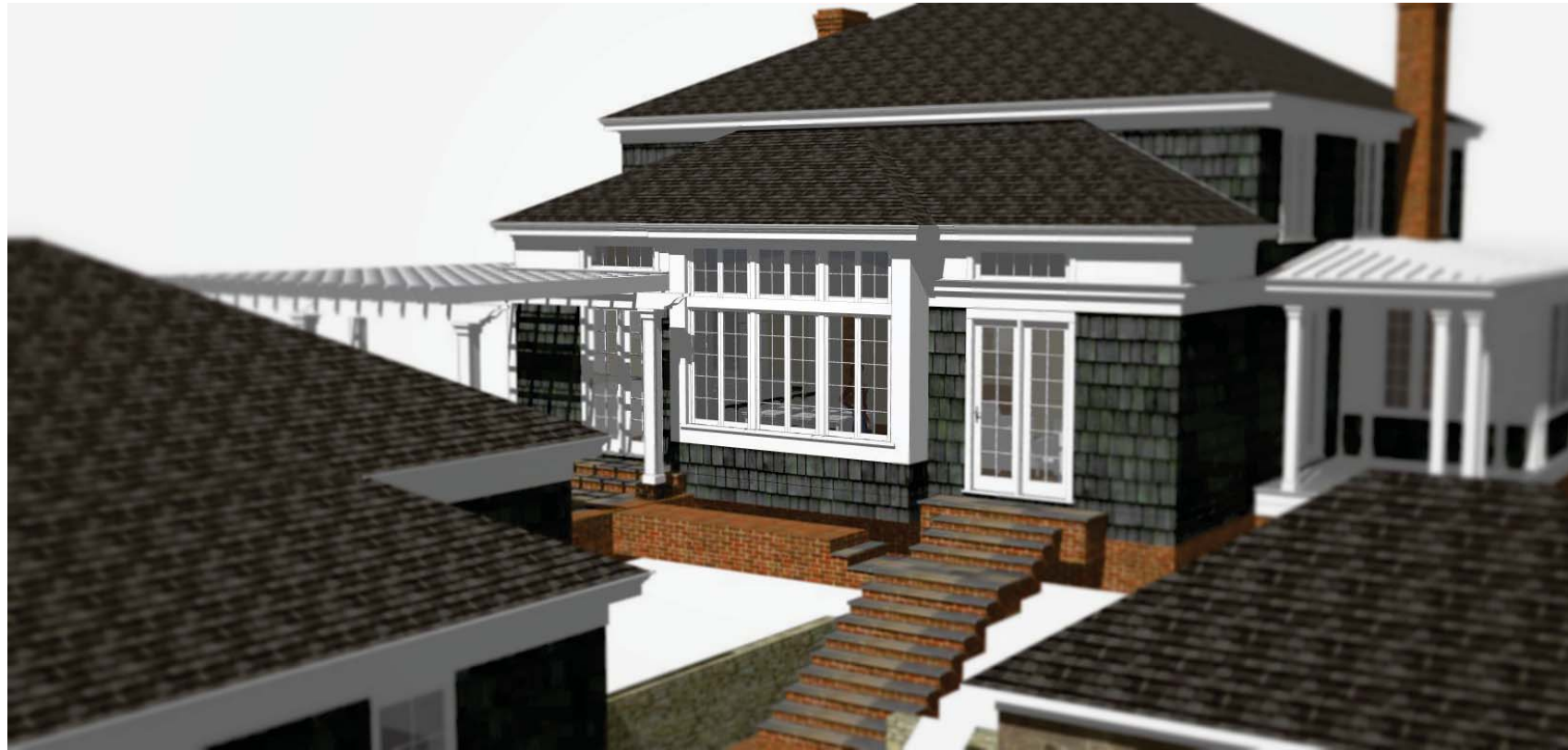
Existing West Elevation





Proposed New West Elevation





View of additions from the southeast...



View of the 'Garden Pavilion' from the west....



View of the project from the southwest....