

## MEMORANDUM

TO: Chapel Hill Historic District Commission

FROM: Britany Waddell, Planning Director  
Anya Grahn-Federmack, Principal Planner  
Charnika Harrell, Planner II

SUBJECT: 740 Gimghoul Road: Certificate of Appropriateness (COA)  
(PIN 9788-86-8855, HDC-24-3)

FILING DATE: January 19, 2024

DATE: February 13, 2024, March 12, 2024

### COA SUMMARY

The applicant, Godfrey and Jones, on behalf of Dale Ross of Brookhunt LLC, requests a COA to construct:

- A new lap pool, measuring 6-feet by 10-feet. The pool will have a black pearl plaster finish and sandblasted stone bullnose coping. It will contain a stacked stone water feature/planter on the west side of the pool.
- A new red brick patio, measuring 4-feet in width and consisting of brick laid in a herringbone pattern, will surround the pool.
- A new painted wood picket fence will run from the northeast corner of the house, behind the stone wall in the front yard, along the west side of the pool, and then across to the southeast side of the house.

### EXISTING CONDITIONS

The proposed location is zoned Residential-1 (R-1) and is in the Gimghoul Historic District.

### BACKGROUND

January 19, 2024	The applicant submits a COA application for the work described above.
February 13, 2024	The applicant presented the project to the commission. The commission voted to approve the COA, except for the proposed fence. The commission asked the applicant to return with additional information for the fence. <ul style="list-style-type: none"><li>• <a href="#">Meeting Materials</a><sup>1</sup></li></ul>

### DISCUSSION

The Commission should discuss whether the work proposed by the Applicant is or is not incongruous with the special character of the Gimghoul Historic District. The Applicant has plans, renderings, and photos of the pool, its materials, and location, which the Applicant asserts shows that the proposed project is not incongruous with the character of the Gimghoul Historic District.

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<sup>1</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6498511&GUID=E6DF1677-71BB-4B4F-90C6-D90BB9EE5443&Options=&Search=>

If the COA is granted for the exterior change, the applicant would then be required to obtain any necessary zoning compliance and building permits from the Town.

**NOTE**

The [\*Chapel Hill Historic Districts Design Principles and Standards\*](#)<sup>2</sup> are incorporated into the record by reference.

**ATTACHMENTS**

1. [Special Character Essay – Gimghoul Historic District \(pages 36-38\)](#)<sup>3</sup>
2. Application Materials

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<sup>2</sup>[https://townhall.townofchapelhill.org/large\\_docs/historic\\_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf](https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf)

<sup>3</sup>[https://townhall.townofchapelhill.org/large\\_docs/historic\\_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf](https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf)