

**TOWN OF CHAPEL HILL
HISTORIC DISTRICT COMMISSION
WRITTEN DECISION
(HDC-25-20)**

Subject Property: 724 Gimghoul Rd., Chapel Hill, NC
PIN#: 9788-86-2824
Historic District: Gimghoul Historic District
Property Owner: Matthew and Lydia Dill
Applicant: Coby Linton of Linton Architects

At its regular meeting on 14 October 2025, after conducting a duly advertised public meeting, and after considering the above-referenced application for certificate of appropriateness, the application materials, staff report, and exhibits presented at the meeting or otherwise appearing in the record, and the approval criteria established under N.C. Gen. Stat. § 160D-947, Section 3.6.2(e) of the Land Use Management Ordinance (the “LUMO”), and the relevant provisions of the Chapel Hill Historic Districts Design Principles & Standards (the “Principles & Standards”), the Town of Chapel Hill Historic District Commission (the “HDC”) voted 6 to 0 to **APPROVE** a certificate of appropriateness for all elements of the application on the basis that the proposed work is not incongruous with the special character of the historic district.

Findings:

1. The Subject Property is located at 724 Gimghoul Rd, Chapel Hill, NC (PIN 9788-86-2824), is located within the Town’s Gimghoul Historic District and is zoned Residential-1 District (R-1).
2. The Subject Property is owned by Matthew and Lydia Dill (the “Owner”).
3. The certificate of appropriateness application (the “Application”) was submitted by Coby Linton, of Linton Architects, (the “Applicant”) on 22 September 2025.
4. The Application sought approval to construct a small pool, a garden house, a stone patio with stone wall and water feature, a sauna, and a new fence enclosing the rear of the Subject Property.
5. The Application was scheduled for hearing by the HDC at its regular meeting on 14 October 2025. Notice of the HDC’s regular meeting was provided as required by law.
6. HDC Member Josh Gurlitz was absent from the meeting. All other HDC Members were present.
7. An oath was administered to the Applicant.
8. The staff report and application materials associated with the 14 October 2025 evidentiary hearing were entered into the record for the meeting.

9. During the 14 October 2025 evidentiary hearing, the Applicant testified and provided evidence showing:
 - a. The pool and patio area would not be visible from the public right-of-way
 - b. The garden house would be minimally visible from the public right-of-way.
 - c. Other properties within the Gimghoul Historic District include similar garden or secondary structures.
 - d. The materials and finishes of the garden house will match those of the primary structure on the Subject Property.
 - e. The material and style of the brick fence will be similar to other brick fences or walls located within the Gimghoul Historic District.
10. During the 14 October 2025 evidentiary hearing, the Applicant consented to withdraw the request to install a sauna, to reduce the height of the chimney on the garden house to the minimum height necessary to meet NC Building Code requirements, and to remove the Chippendale-style railing on the garden house.
11. No public comment was provided on the Application.

Conclusions

1. Based upon the competent, material, and substantial evidence in the record, the approval criteria described in N.C. Gen. Stat. § 160D-947, Section 3.6.2(e) of the LUMO, and in the Principles & Standards, the work proposed in the Application is not incongruous with the special character of the Gimghoul Historic District.

ACCORDINGLY, based on the foregoing, the Town of Chapel Hill Historic District Commission hereby **APPROVES** the Application proposed by the Applicant for the Subject Property and **DIRECTS** Town Staff to issue a Certificate of Appropriateness to the Applicant.

This the 11th day of November, 2025.

Don Tise, HDC Chair