

Application for
Modification to
Approved Certificate
of Appropriateness
742 Gimghoul Road

Modification to approved Application to construct a new addition to Gimghoul Castle on the southeast corner of the existing terrace along with a stone loggia accessing new ADA-compliant bathrooms with additional site improvements, including construction of ADA ramps, sidewalks, and expansion of the terrace to improve circulation around the castle



1/14 NORTH - ARRIVAL SIDE



2/14 NORTH – GREAT HALL



3/14 WEST- GREAT HALL CHIMNEY



4/14 SOUTH - UPPER TERRACE

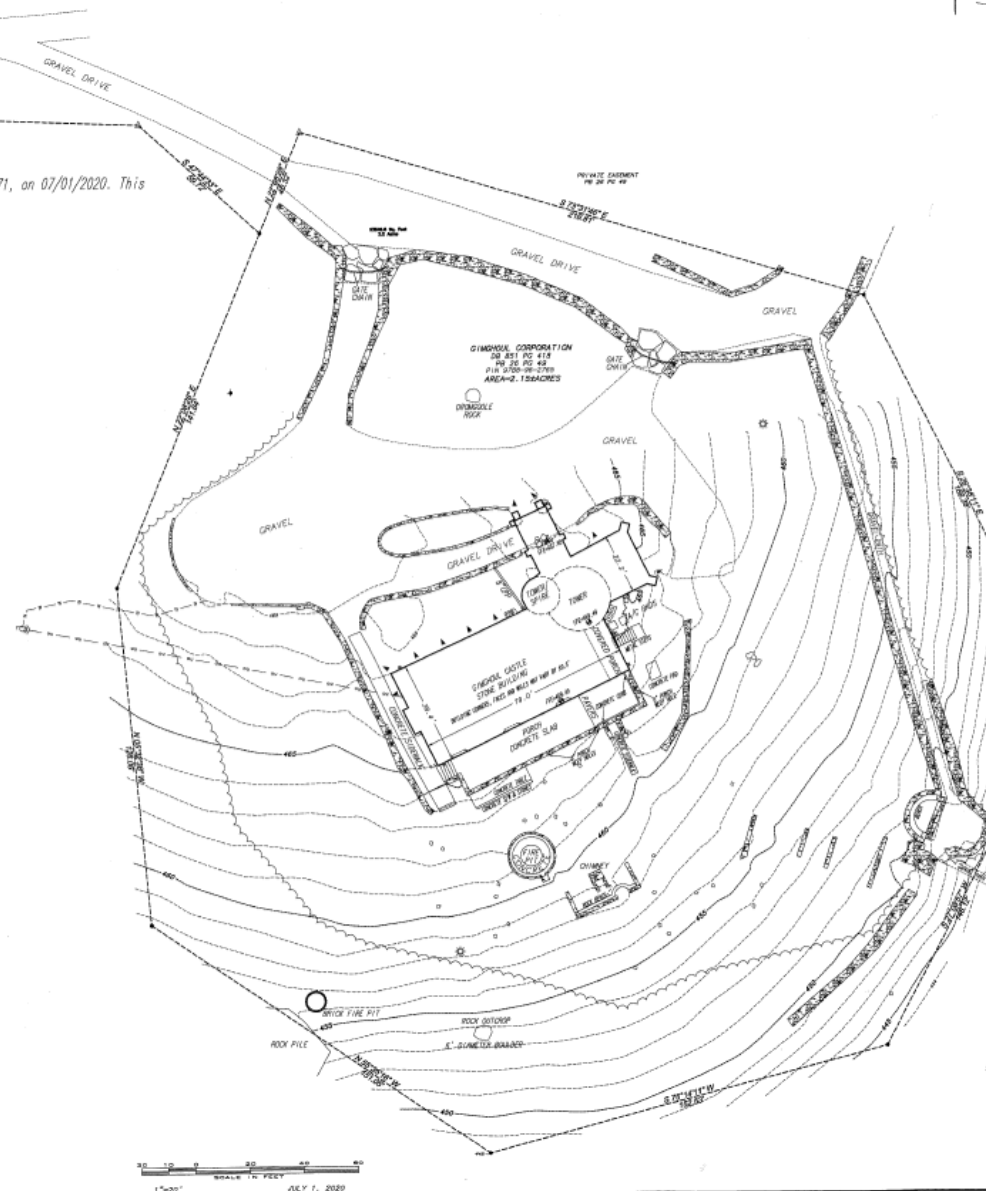


5/14 WEST- OPEN LOGGIA-LEFT / PORTE COCHERE-RIGHT

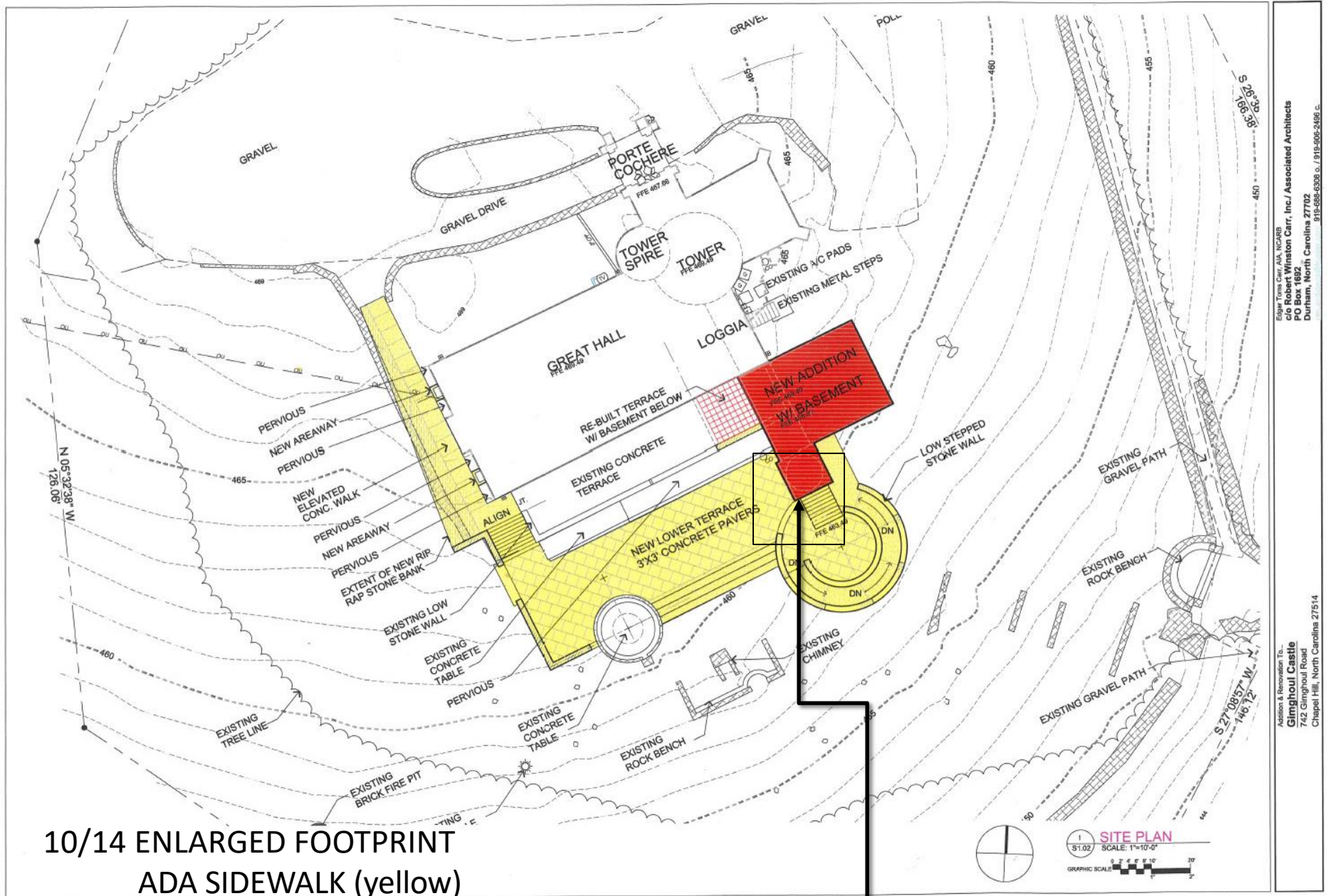


6/14 WEST- OPEN LOGGIA

STATE OF NORTH CAROLINA
DS 250 PG 625
PB 24 PG 48
CIVIL RIGHTS DIVISION

[illegible]

7/14 SITE – EXISTING CONDITIONS

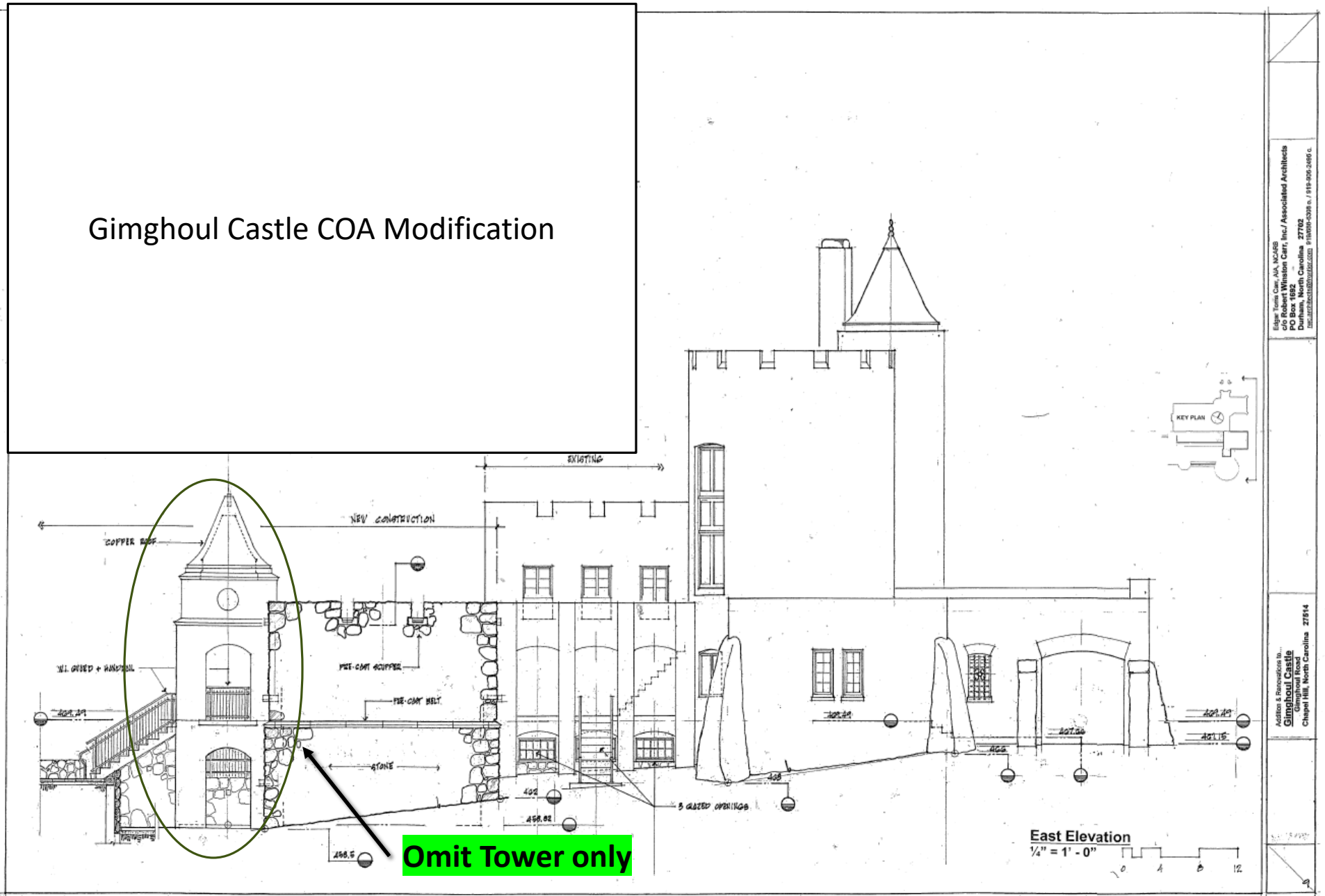


10/14 ENLARGED FOOTPRINT
ADA SIDEWALK (yellow)

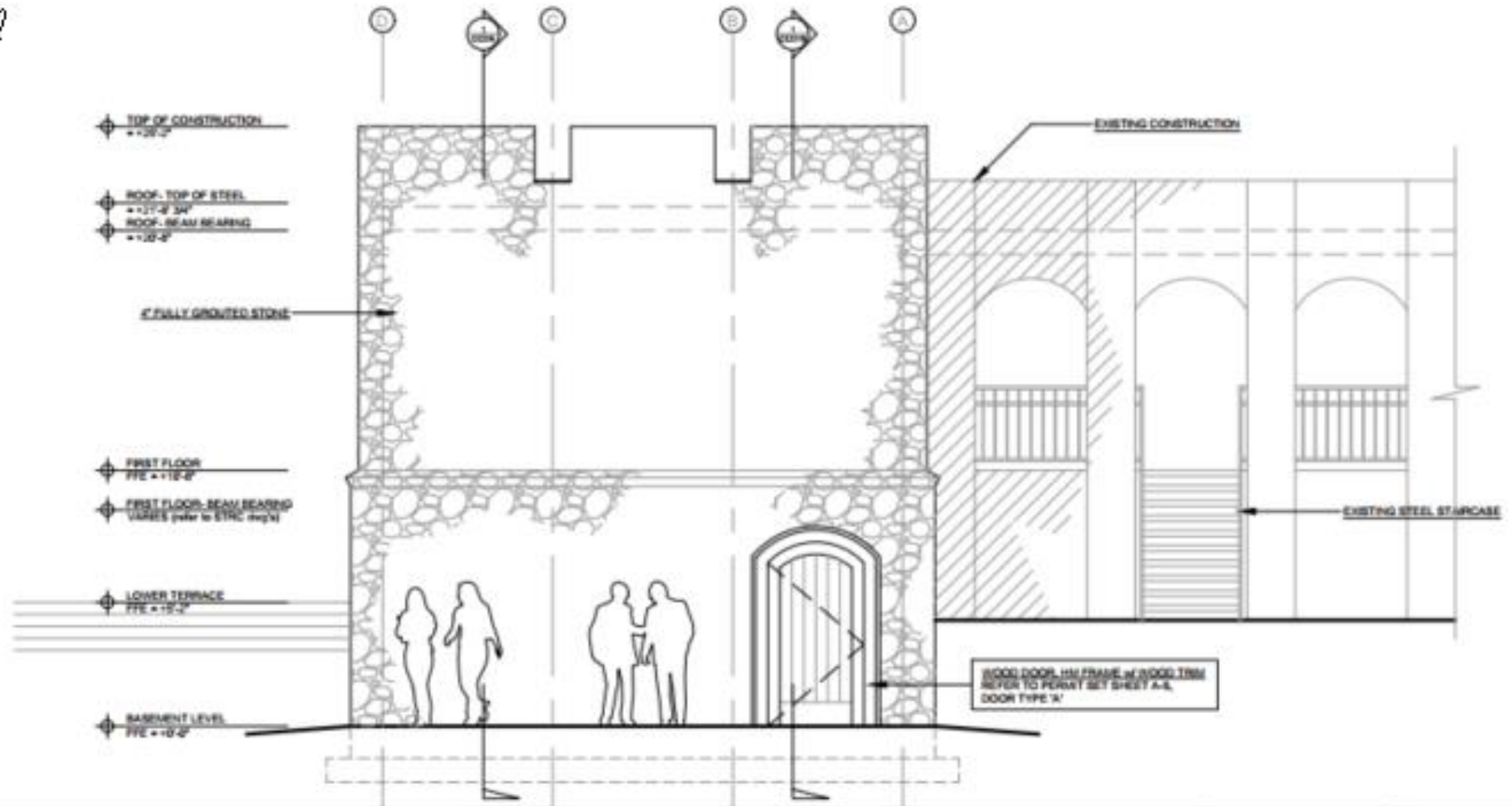
LOWER TERRACE WITH RAMP (yellow)
NEW ADDITION WITH BASEMENT (red)

Tower Structure to be omitted and staircase
Rotated for alignment with existing exterior
wall

Gimghoul Castle COA Modification



11/14 EAST-EXTERIOR ELEVATION WITH NEW ADDITION



CCD-07 (refer to permit set sheet A9)
ADDITION - EAST ELEVATION

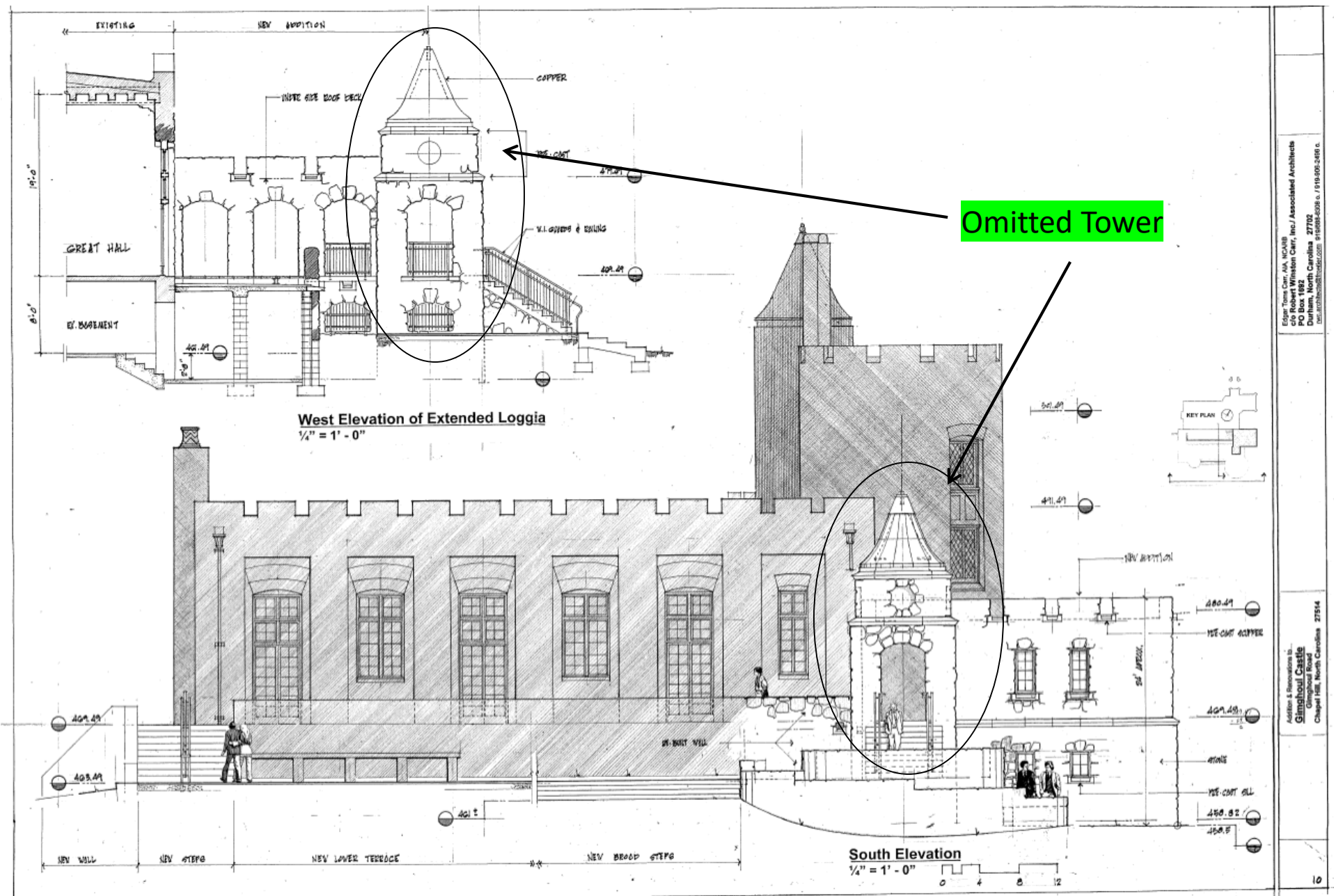
Without Tower

SCALE: 1/4" = 1'-0"
February 27, 2025

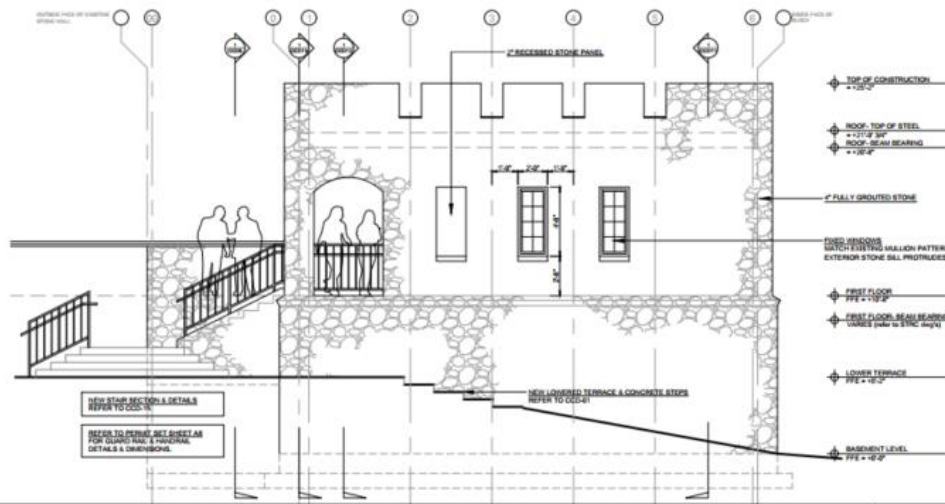
742 Gingham Road
Chapel Hill, NC 27514



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12/14 SOUTH & WEST - ELEVATIONS WITH NEW ADDITION



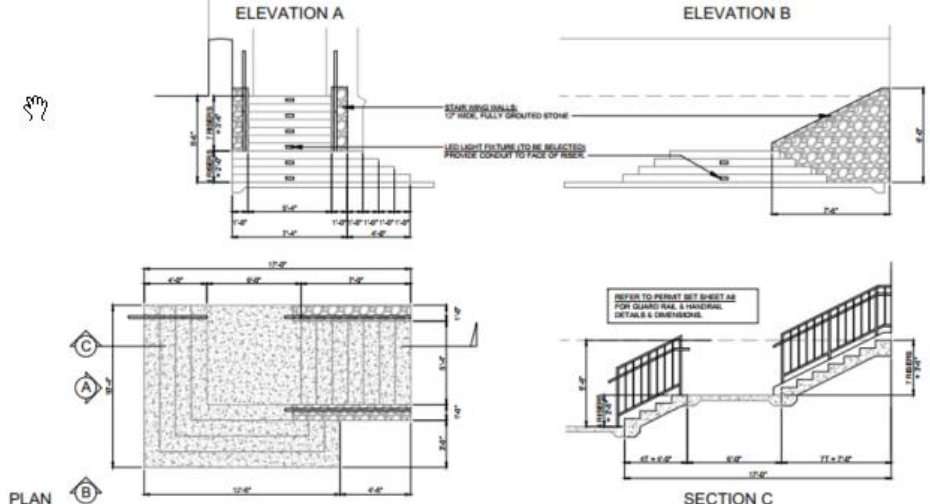
CCD-06
ADDITION - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"
February 27, 2025

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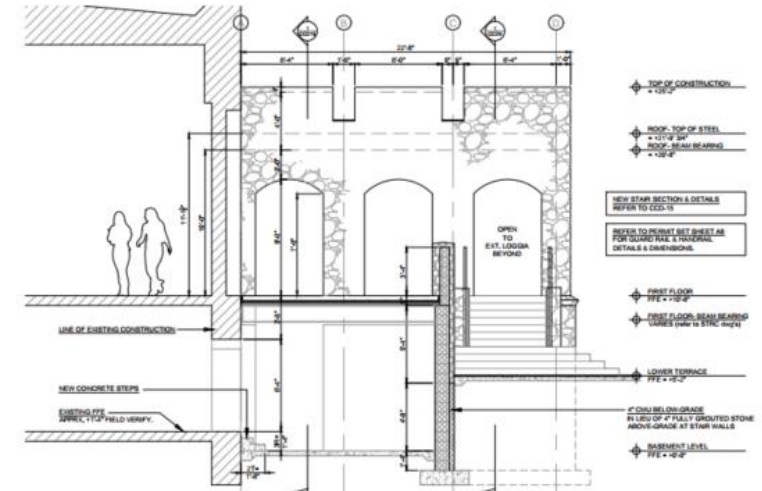
CCD-15
ENLARGED STAIR PLAN & SECTIONS

SCALE: 1/8" = 1'-0"
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CCD-05 (refer to permit set sheet A8)
ADDITION - WEST ELEVATION

SCALE: 1/4" = 1'-0"
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Page 134 4.8.1. Introduce compatible new additions, as needed, in ways that do not compromise the historic character of the site or district.

4.8.2. Site additions in locations that are compatible with the character of the building and site and are minimally visible from the street, typically on rear elevations. Additions may be located on side elevations only when rear setbacks do not allow for enough space and if additions have been carefully designed to retain the spacing of buildings in the district and to minimize their impact on the rhythm of the streetscape or character defining open spaces. Additions are never permitted on front facades.

4.8.3. Site additions to be consistent with additions in the immediate surroundings and to retain the orientation of the existing building as well as the spacing between and distance from other buildings in the immediate surroundings when the siting and spacing are important in defining the overall historic character of the district. Maintain the original orientation of the structure with primary entrances on the front façade of the building.

4.8.4. Design and site additions so they do not compromise the overall historic character of the site, including its topography, significant site features, and distinctive views. Do not introduce an addition if it requires the loss of a character-defining building or site feature, such as a porch, or if it necessitates the relocation or demolition of historic garages or accessory buildings.

4.8.5. Design and locate additions so that, as much as possible, historic features and details—including windows, doors, chimneys, bays, corner boards, wood shingles, brackets and decorative trim—are not removed or concealed.

4.8.6. Design additions so that their size, scale, and form are compatible with the existing building and do not visually overpower the building on this or adjacent sites..

--The added wall does not compromise the historic character

--New walkways are sited to be compatible with the character of the Castle and the site

--Mature trees and significant site features are maintained addition of Handicap Parking

--Configuration, material, scale and detail are compatible with the character of the Castle, the site and the district

Page 135 4.8.7. Design additions to be compatible with, but discernible from and secondary to, the existing building in their location, size, scale, and building and roof form. a. Limit the size and scale of additions to minimize their visual impact and maintain private open spaces on the site. b. Match the foundation height, style, and materials of an addition to the existing building. c. Differentiate the addition from the wall plane of the existing building and preserve existing cornerboards and trim by stepping back the wall plane of the addition and/or utilizing a hyphen or other small-scale transitional element to connect the addition to the existing building. d. Where additions compete in size with the original building, include a hyphen or small-scale connecting wing or to separate the historic building from its new addition. e. Utilize similar roof forms and pitches for building additions and, when possible, align the height of the eave line of a new addition with the eave line of the existing building. f. Maintain the roof pitch and ridgeline of the existing building. Do not alter or raise the roof ridge of existing buildings in order to accommodate additions. Roof ridges for additions should be secondary to (lower than) those of the main structure.

4.8.8. Design additions using contemporary architecture provided they adhere to the characteristics of the historic district including: materials, siting and setbacks, scale, height, form, proportion, and details.

4.8.9. Minimize damage to the historic building by constructing additions to be structurally self-supporting, where feasible, and attach them to the original building carefully to minimize the loss of historic fabric. Attach additions in such a manner that, if additions were removed in the future, the essential form and integrity of the historic building would be unimpaired.

--The Size of the new addition Battlements match the size of existing

--Loggia arches match scale and profile of existing Castle

--The degree of exterior lighting remains as presently exists.

--Recessed ceiling mount LED fixtures will be included in the archways of the extended loggia, the lavatory entry and the basement entry.

--Recessed light fixtures will be used at the steps and walkways, including the steps to the lower terrace.

PAGE 136 4.8.10. Design additions and their features

with materials that are compatible with, but discernible from and secondary to, the existing building and historic buildings within the immediate surroundings when the features and materials are important in defining the overall historic character of the district. a. Select exterior materials and finishes that are compatible with the original building in terms of scale, dimension, pattern, detail, finish, texture, and color. b. Use traditional materials in conventional ways so that additions are in harmony with the buildings in the historic district (i.e. wood siding applied horizontally). c. Smooth-faced cementitious or composite siding that matches the traditional dimension of wood siding is permitted for additions. d. Do not use synthetic (vinyl, aluminum, PVC, plastic, resin) siding and details on additions within the historic districts unless it can be demonstrated that the material and finishes are compatible with the original building in terms of scale, dimension, pattern, detail, finish, texture, and color.

4.8.11. Design additions and their features with architectural details that are compatible with, but discernible from and secondary to, the existing building and historic buildings within the immediate surroundings when the features and materials are important in defining the overall historic character of the district . a. Incorporate materials and details derived from the primary structure. b. Extend the hierarchy of architectural details to the addition with embellishments and detailing simplified on less visible side and rear elevations.

4.8.12. Design additions so that the location, shape, scale, size, materials, pattern, and proportion of windows and doors are compatible with the windows and doors of the existing building and with historic buildings in the immediate surroundings when these elements of doors and windows are important in defining the overall historic character of the district. Doors and windows should follow the standards for New Construction: Doors and Windows. **4.8.13.** Design porches so that the location, shape, scale, size, materials, and details are compatible with, but discernible from and secondary to, porches on the existing building. Porches should follow the standards for New Construction: Porches. **4.8.14.** Maintain and protect significant site features from damage during or as a consequence of related site work or construction.

--An accessible, ADA compliant sidewalk and parking is proposed to provide an accessible route to the new toilets.

—The Addition is compatible with the Castle in material, scale, design, and finish and is sited discreetly without compromising its architectural integrity.

—The proposed new addition touches the Castle minimally (see elevation drawings). It will allow covered access to the new toilets from within the Castle and the upper Terrace.

--The proposed new addition differs from the original construction in that it will not be 100% stone wall construction, rather it will be stone and concrete masonry wall construction with wall banding accents.

—The addition, which is on the back of the castle, introduces a compatible style, differentiates it from the Castle, and is limited in size and scale.