

**Record No: HDC-26-19**

Historic District

Certificate of
Appropriateness

Status: Active

Submitted On: 5/26/2026

Primary Location712 GIMGHOUL RD
CHAPEL HILL, NC 27514**Owner**JONES ADAM W
712 GIMGHOUL RD CHAPEL
HILL, NC 27514**Applicant** Joshua Conroy
 513-997-8009
 josh@lintonarchitects.com
 2625 hillsborough rd
Durham, NC 27705

Certificate of Appropriateness Form

Historic District *

Gimghoul

Application Type

Check all that apply

Minor Work is exterior work that doesn't involve any substantial alterations, additions, or removals that could impair the integrity of the property and/or the district as a whole. See Chapel Hill Historic Districts Design Principles & Standards ("Principles & Standards") (p. 9-11) for a list of minor works.

Major Work (Historic District Commission Review) includes all exterior changes to structures and features other than minor works.

Contact HDC Staff Liaison(s) if you're unsure of the application type.

Maintenance or Repair Work☐**Minor Work (Staff Review)**☐**Major Work (Historic District Commission Review)**☒**COA Amendment**☐

Briefly describe the proposed changes. *

The owners of 712 Gimghoul Road, Adam and Susan Jones, have envisioned a deck addition to their existing screened porch.

The proposed deck would be located on the eastern (side) elevation of the house, behind the existing nonoriginal screened porch. The new deck would be screened for privacy with fixed wood louvered shutters, accessed with a new door at the location of an existing window, and shaded by an open-air wood pergola.

Wood lattice foundation skirting is proposed to enclose the underside of the deck addition, the existing screened porch, and the existing wrap-around porch. No other modifications are being proposed to the existing house.

Is this application for after-the-fact work?* 

No

Is this applicaiton a request for review after a previous denial?*

No

Applicant Authorization

Applicant Signature*

Joshua Raymond Conroy
May 12, 2026

Relationship to Property Owner*

Other

If other, please explain relationship to property owner. *

Architect

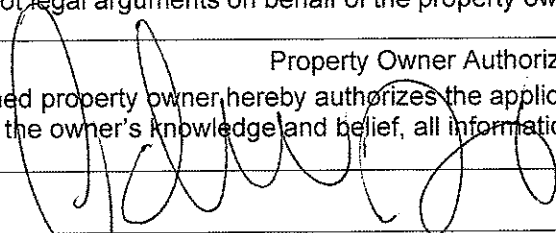


TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705

phone (919) 968-2728
email planning@townofchapelhill.org
www.townofchapelhill.org

Property Owner Authorization for Historic District Certificate of Appropriateness (COA)

The current property owner must complete and sign this authorization form if someone else applies for a Certificate of Appropriateness on their behalf. Please submit a separate form per property owner.

Project Name	Jones Deck Addition			
Property Address	712 Gimghoul Road Chapel Hill, NC 27514			
Parcel Identifier Number(s) (PINs)	9788769821			
Property Owner Name (must match County tax records)	ADAM W JONES			
Property Owner Address	712 GIMGHOUL ROAD CHAPEL HILL			
Property Owner Email	adam@millhouseproperties.com	Property Owner Phone	919.628.2559	
Relationship to Applicant				
If the property owner is an entity, provide detailed information regarding the principals of the entity.				
Property Owner Acknowledgement As the property owner, you may represent yourself or be represented by attorney; however, professionals such as architects, engineers, designers, and others may provide factual evidence and expert opinions so far as they are qualified, but not legal arguments on behalf of the property owner.				
Property Owner Authorization Statement The undersigned property owner hereby authorizes the application for Conditional Zoning District and certifies that, to the best of the owner's knowledge and belief, all information supplied with this application is true and accurate.				
Signature			Date	5/18/26
Print Name	ADAM W. JONES			

Description of Existing and Proposed Site Conditions & Architectural Features:

The existing original structure is a two-story Dutch colonial revival home with a gambrel roof, built circa 1932. The windows are wood in a variety of configurations including 8-over-8 double-hung, 6-over-1 double hung, and 9-over-1 double hung windows with painted wooden sills. The home is primarily clad in painted wooden lap siding.

The house has undergone several major renovations and additions including: A large two-story rear addition that includes a lower floor garage surmounted by two rear-facing gables, a small screened porch on the western (side) elevation, and a front entry portico with a wrap-around porch that terminates into a screened porch on the east side of the home. This porch addition shares the same white-painted brick foundation and white-painted wood trim of the original home, with a low-slope standing seam metal roof.

Minimal changes are proposed to the existing structure, including the addition of painted louvered shutters to a portion of the non-original eastern screened porch addition, the removal of an existing window for the insertion of a new door at the eastern (side) face, and enclosing the foundation of the existing non-original wrap around porch with wood lattice.

The street yard contains historic stone walls along Gimghoul, broken by an existing driveway that runs downhill to the south and terminates at the rear of the primary structure. The yard slopes down significantly to the south, dropping twenty two feet from the level of Gimghoul Rd. to the rear property line. An existing, non-original aluminum fence encloses the back yard.

No changes are proposed to the north (front), west, or south elevations of the primary structure. No changes are proposed to any original site features. The existing, non-original, aluminum fence along the eastern side of the property will require minor reconfiguration to terminate at the proposed deck addition.

Description of Previous Additions, Remodels, or Alterations:

Circa 2000, 712 Gimghoul Road underwent a large rear addition of a lower level garage with two main floor wings above. The volume of the addition spans across the entire southern (rear) side of the original house with a white painted parged CMU foundation at the lower level. New masonry steps were added at the southern side of the addition, connecting the main floor terrace formed by the garage with the back yard below.

In 2009, 712 Gimghoul Road underwent the addition of a new front entry portico and a small screened porch. The screened porch was added to the west side of the original house. This new volume has a low-slope metal roof, white painted wood columns, and white painted wooden guardrails. The front portico was added to the northern face of the existing house and has a gabled high-slope metal roof supported by white painted woods and a grey painted wood tongue and groove floor decking.

In 2013, a wrap-around porch was added to the northeast corner of the house, terminating at a screened porch on the eastern (side) elevation. The porch and screened porch have a low-sloped metal roof with white half-round gutters and round downspouts. All elements of the addition have white painted wood columns, white painted brick foundation piers, and white painted wood guardrails to match the original house and the 2009 screened porch addition. The floor decking is grey painted wooden tongue and groove.

Description of All Proposed Physical Changes to the Property:

The proposed changes include: a new deck with a pergola on the eastern side of the house behind the existing nonoriginal screened porch, installation of painted wood louvered shutters at the new deck and a portion of the existing screened porch, a narrow deck walkway connecting the new deck to the existing non-original back patio, and enclosure of the porch and deck foundations with wooden lattice. Each of these elements are described in more detail here below.

Deck expansion - The new deck expansion is modest in size (12.5' x 18.5') with grey painted tongue and groove decking, white painted skirt board, and white painted wooden guardrails to match the existing screened porch. The deck will be built on white painted brick piers to match the existing brick porch piers. A new 7'x7' hot tub will be recessed into the deck and will not be visible from the street or adjacent properties.

Louvered shutters - The new louvered shutters will be white painted wooden louvered shutters proportioned to match the 3-part subdivision of the existing eastern screened porch column bays. The shutters will be fixed and positioned to the exterior of the wooden guardrails. The shutters will be mounted along the eastern face of the deck addition and the southernmost east-facing column bay of the existing non-original eastern screened porch.

Pergola - The pergola will be open-air white painted stick framing set on white painted wood columns matching the columns of the existing eastern screened porch and wrap around porch. It will be positioned to align with the height of the existing porch fascia and beam of the eastern screened porch and will be in the same style as the existing non-original rear patio pergola.

Deck walkway - The new deck walkway will extend along the eastern (side) face of the existing house from the new deck to the existing non-original patio at the back of the house. The deck walkway will have grey painted tongue and groove decking and white skirt to match the existing screened porch, with black metal guardrails to match those at the existing rear patio. The walkway will be supported by white painted wood columns spaced to frame the existing basement door. It will be minimally visible from the street.

Wooden lattice - White painted horizontal wooden lattice will be installed to enclose the underside of the deck addition and the existing screened porch and wrap-around

porch. The lattice will be installed between the brick piers from the underside of the existing/new skirt board to grade. A matching lattice door will be installed at the southern (rear) face of the enclosure where it cannot be seen from the street. The lattice is intended to prevent pests from nesting under the deck/patio.

Proposed Deck Materials:



Pressure treated tongue and groove pine deck boards painted to match the existing wrap around porch/screened porch decking



Existing deck at wrap around porch

Proposed Brick Pier Materials:



Common red brick, installed in running bond & painted to match existing & original brick at primary structure & existing non-original piers at wrap around porch/screened porch



Existing non-original brick pier at wrap around porch/screened porch

Proposed Deck Materials:



Existing non-original pergola at existing rear southern addition

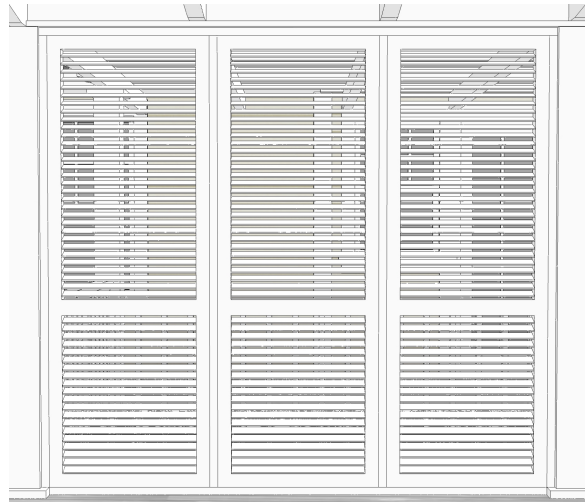


Rendering of proposed pergola as viewed from the south-eastern corner of the property

Louvered shutters:



Proposed louvered shutters will be fixed, white painted wood with lock rails at the height of the existing screened porch guardrail



Rendering of proposed louvered shutters in standard column bay

Proposed Wooden Railing:



New painted wooden railing will match the railings at the existing screened porch

Proposed Metal Railing:



New black metal railing at proposed deck walkway will match the existing non-original railing at the existing back patio

Under Deck Lattice:



New under deck lattice at new deck addition and existing non-original wrap around porch/screened porch will be horizontal wooden slats painted white to match trim at existing & original house



Rendering of proposed under deck lattice between brick piers at new deck addition and existing wrap around/screened porch as viewed from the south-eastern corner of the property

Doors:



New door at deck addition to match existing non-original door at southern (back) patio



Photo of existing windows at the location of the proposed door

Lighting:



Quoizel Chancellor Single Light 11-1/4" High Outdoor Wall Sconce with Clear Glass Shade



Existing wall sconce at entry

Applicable Design Standards

The Historic District Commission's criteria are specifically addressed in the following point-by-point description of the project:

1.1 Site Features

1.1.1: Retain and preserve site features that are important in defining the overall historic character of sites and streetscapes within each historic district.

There are no proposed changes to the streetscape or front of the property. No existing trees will be removed. The only proposed site work will involve minor reconfiguration of the existing non-original aluminum fence at the eastern side of the property.

1.1.2: Retain and preserve historic relationships between district buildings, structures, or streetscapes and their site features, including site structures, retaining walls, fences, foundations, driveways, and walkways.

No modifications are proposed to the existing foundation, driveway, walkways, or other site features.

1.1.3: not applicable

1.1.4: not applicable

1.1.5: not applicable

1.1.6: Maintain and protect site features from damage during or as a consequence of site work or new construction.

All existing site features will be protected during construction.

1.1.7: not applicable

1.1.8: Introduce contemporary site features—including playground equipment and swimming pools—in locations that do not diminish or compromise the overall character of the site and district, typically in rear yards or other locations not visible from the street.

The proposed hot tub is to be recessed into the floor of the proposed deck on the eastern side of the house, behind the non-original screened porch. Owing to this placement behind the screened porch, the fixed louvered privacy shutters along the

outer edge of the deck, and the fact that it will be fully recessed into the floor behind the lattice foundation screening, the hot tub will not be visible from the exterior.

1.6 Exterior Lighting

1.6.1: not applicable

1.6.2: not applicable

1.6.3: not applicable

1.6.4: not applicable

1.6.5: Introduce new exterior lighting fixtures with care so that the overall historic character of the building, site, and district is not compromised or diminished. Select and site new lighting fixtures so their location, orientation, height, brightness, scale, and design are compatible with the historic district and its human scale. Fixtures should emit a white or warm spectrum light; fluorescent, neon, blinking, or colored lighting is not appropriate in the historic districts.

The only proposed exterior lights are two wall sconces at the deck addition, which will be mounted on the interior of the new wood columns supporting the pergola. The lights will have a natural warm color temperature and modest brightness, facing the house rather than the adjoining property, providing safe ambient illumination of the deck and hot tub without putting a spotlight on anything.

1.6.6: not applicable

1.6.7: not applicable

1.6.8: Control the direction and range of new lighting so it does not invade adjacent properties. Locate low-level or directional site lighting and motion detectors with care to ensure that light does not invade adjacent properties. Do not introduce bright security lights, floodlights, continuous lighting, or uplighting that over-illuminates the facades or front yards of houses.

In addition to facing inward, the new sconce lights will be shielded by the proposed louvered shutters along the deck addition's eastern face ensuring no light will spill onto neighboring properties.

1.6.9. Do not introduce period lighting fixtures that are stylistically incompatible with the building or that are from an era that predates the building and would create a false historical appearance.

The only proposed fixtures, the two wall sconces, are selected to closely resemble the existing wall sconces at the primary house entry.

3.5 Exterior Doors: Standards

3.5.1: not applicable

3.5.2: not applicable

3.5.3: not applicable

3.5.4: not applicable

3.5.5: not applicable

3.5.6: not applicable

3.5.7. If new doors are necessary, locate them on a side or rear elevation where they are minimally visible from the street, ensuring that they do not damage character-defining features or materials, or otherwise compromise the architectural integrity of the building.

A new screened door is proposed in the rear face of the existing screened porch, connecting to the proposed deck addition. A new fully glazed door is proposed at the location of an existing side window, providing connection from the interior of the house to the new deck addition at the eastern (side) elevation of the house. Neither door will impact the architectural integrity of the house.

3.5.8: not applicable

3.5.9: not applicable

3.5.10: not applicable

3.5.11: not applicable

3.5.12. not applicable

3.5.13. Do not introduce exterior doors or entrance features to a building that would create a false historical appearance.

The proposed doors will not create a false historical appearance.

4.10 Decks & Patios: Principles

4.10.1. Locate decks and patios on rear elevations or in inconspicuous areas that are minimally visible from the public right-of-way.

The proposed deck addition is located on the eastern (side) elevation of the existing house positioned behind the existing screened porch making it minimally visible from the street.

4.10.2. Locate decks and patios in locations that do not damage or conceal significant building or site features or details. Do not introduce a deck or patio if it requires the loss of a character-defining building or site feature, including porches, projecting bays or wings, historic garages, accessory buildings, and retaining walls.

The proposed deck will have no impact on significant building or site features and is designed as an extension of the existing non-original screened porch on the eastern (side) elevation of the existing house.

4.10.3. Retain and preserve historic building materials and trim and minimize the visual impact of a deck or patio by designing them to be inset from the building's corners.

The proposed deck addition will align to the edge of the existing adjacent screened porch to the east and to the existing rear patio to the south. The proposed deck addition will require little to no removal of historic building materials and the original historic fabric will be preserved to the greatest extent possible.

4.10.4. Limit the size and scale of decks and patios to minimize their visual impact. Do not introduce a deck or patio if it will visually overpower the building or site or substantially alter the proportion of constructed area to unbuilt area on the site.

The proposed deck addition has a modest footprint and will not substantially alter the appearance of the existing house or the proportion of constructed area on the site.

4.10.5. Align decks with the building's first floor. For sites with steep topography or high foundations, consider multilevel decks that step down to follow the topography of the site.

The proposed deck addition will align with the existing first floor.

4.10.6. Design and detail decks and any related steps and railings to be compatible with the historic building in scale, material, configuration, and proportion. Consider designing deck piers and foundation infill to relate to the house in the same way that a porch would. However, avoid replicating historic porch posts and railings for contemporary, uncovered decks.

Deck railings will match the railings of the existing non-original screened porch and rear patio. Deck piers will match the existing non-original brick piers at the screened porch/wrap around porch which match the foundation of the original house.

4.10.7. Construct decks of wood or substitute materials that visually replicate wood. When visible from the street, construct patios in traditional materials—including red brick, flagstone, and Chapel Hill grit.

The proposed deck addition will be constructed from wood.

4.10.8. Minimize damage to the historic building by designing decks and patios to be structurally self-supporting. Attach decks to the building carefully to minimize the loss of historic fabric and to allow for their removal in the future. Retain a planting strip between patios and building foundations to allow for proper drainage.

The proposed deck addition will be fully self-supported by brick piers at its outermost edge and by concealed wooden posts along the eastern face of the existing house.

4.10.9. Screen the structural framing of decks with foundation plantings, lattice, or other compatible screening materials.

Painted wood lattice will be used to screen the underside of the deck addition and the existing non-original wrap around porch/screened porch.

4.10.10. Maintain and protect significant site features from damage during or as a consequence of deck-or patio related site work or construction.

All significant site features will be protected during construction.

Construction Date: 1932

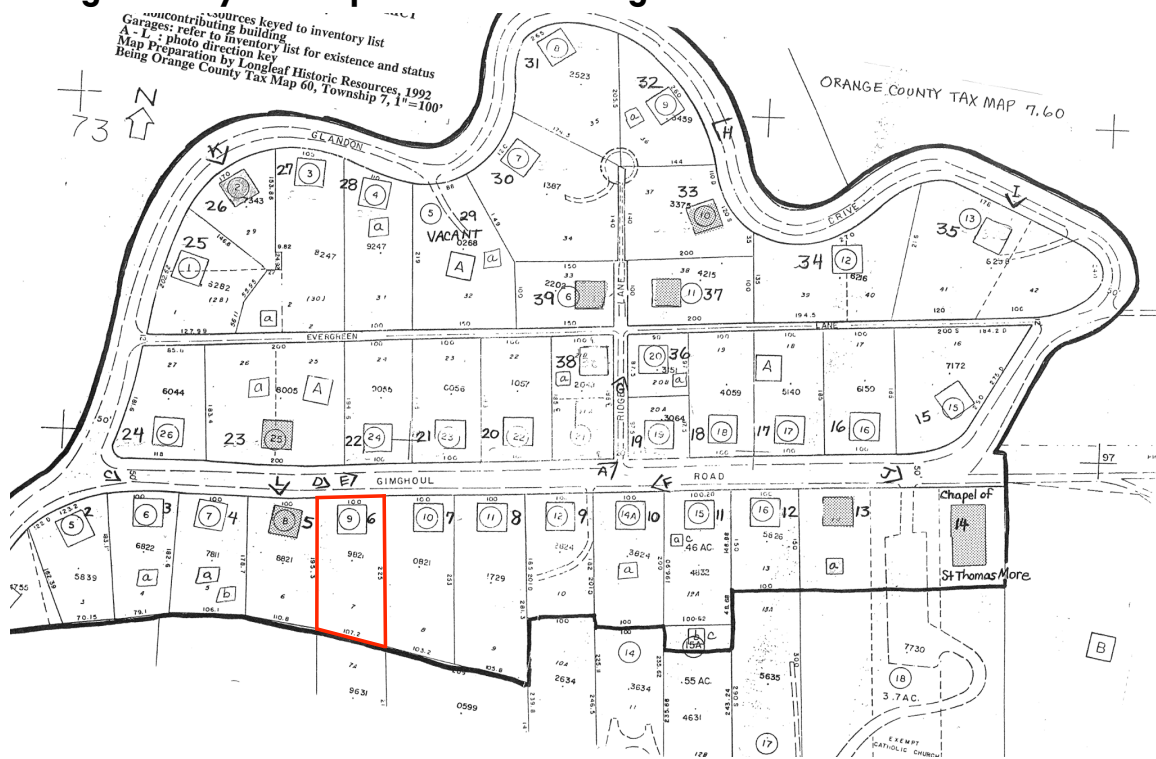
Architect: unknown

Historic District: Gimghoul

Significant Events/Persons: Built for Sterling Stoudemire, professor of romance languages and chairman of the department for many years.

Per the National Register of Historic Places: 1-1/2 story frame Dutch Colonial Revival style house with plain siding, interior end brick chimney, cross-gable over entrance, recessed dormers with 9/1 window sash and 8/8 window sash in 1st story. Built for Sterling Stoudemire, professor of romance languages and chairman of the department for many years.

Orange County Tax Map from National Register of Historic Places:



EXISTING CONDITIONS - front elevation



front (north) elevation - no modifications proposed



oblique view from front sidewalk - no modifications proposed

EXISTING CONDITIONS - rear & side elevation



rear (south) elevation - no modifications proposed



side (east) elevation

EXISTING CONDITIONS - side (west) elevation



side (west) elevation - no modifications proposed



side (west) screened porch - no modifications proposed



side (east) screened porch - location of proposed deck addition

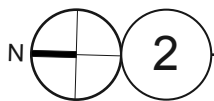
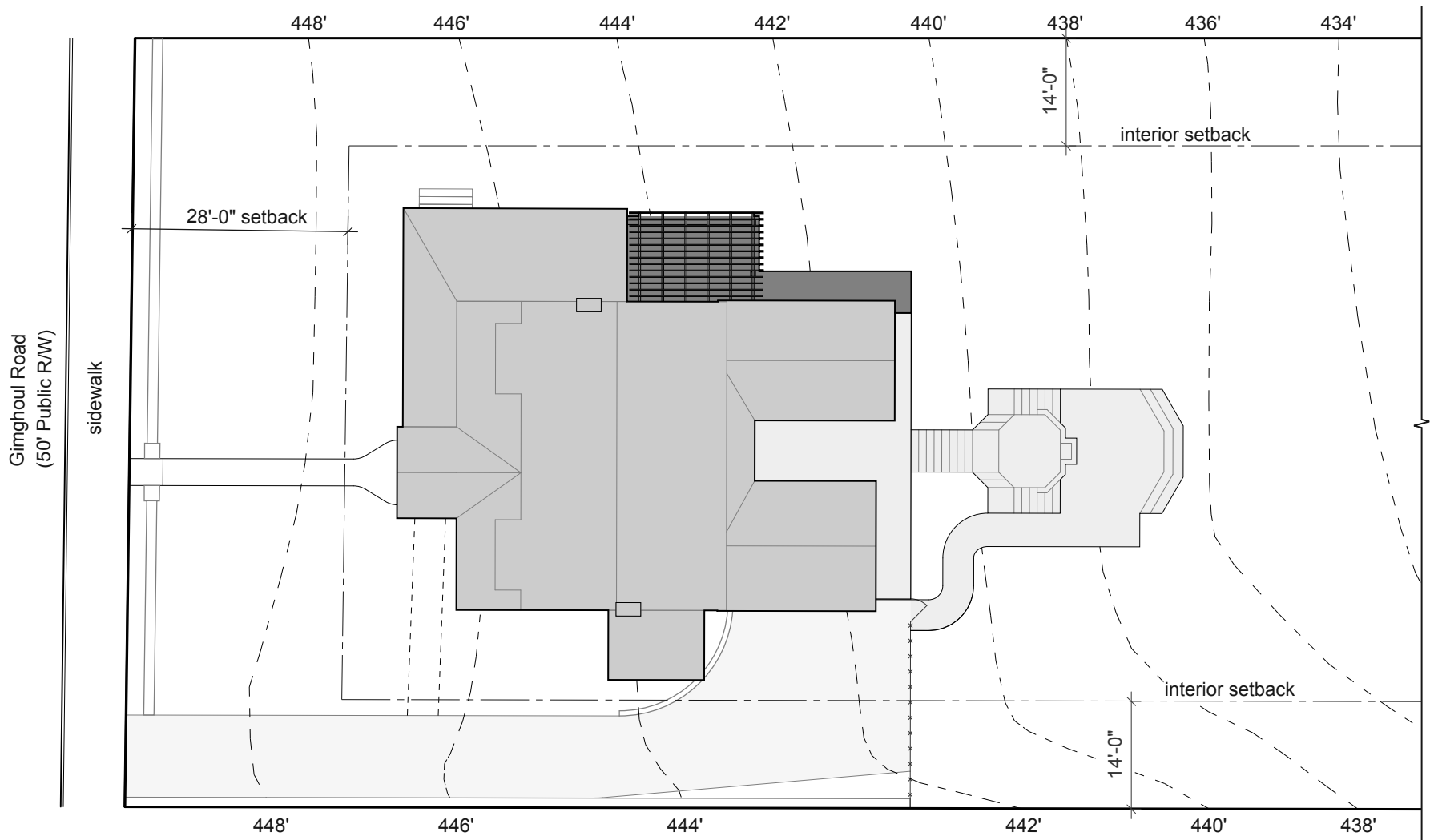
NEIGHBORHOOD CONTEXT - neighboring houses



716 Gimghoul Rd. - neighbor to east

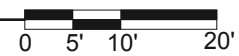


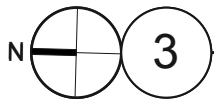
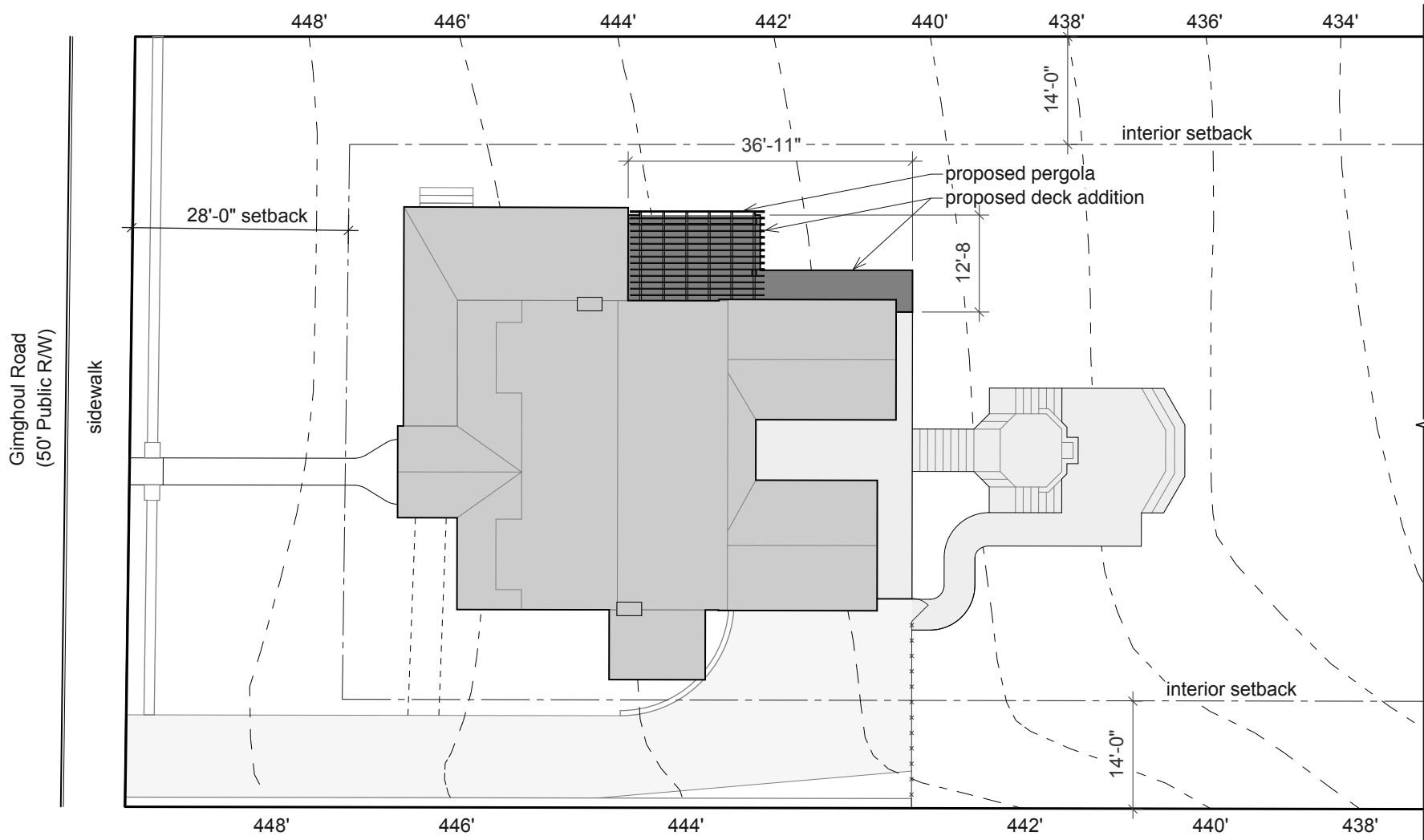
708 Gimghoul Rd. - neighbor to west



proposed site plan

1" = 20'-0"

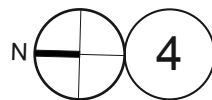
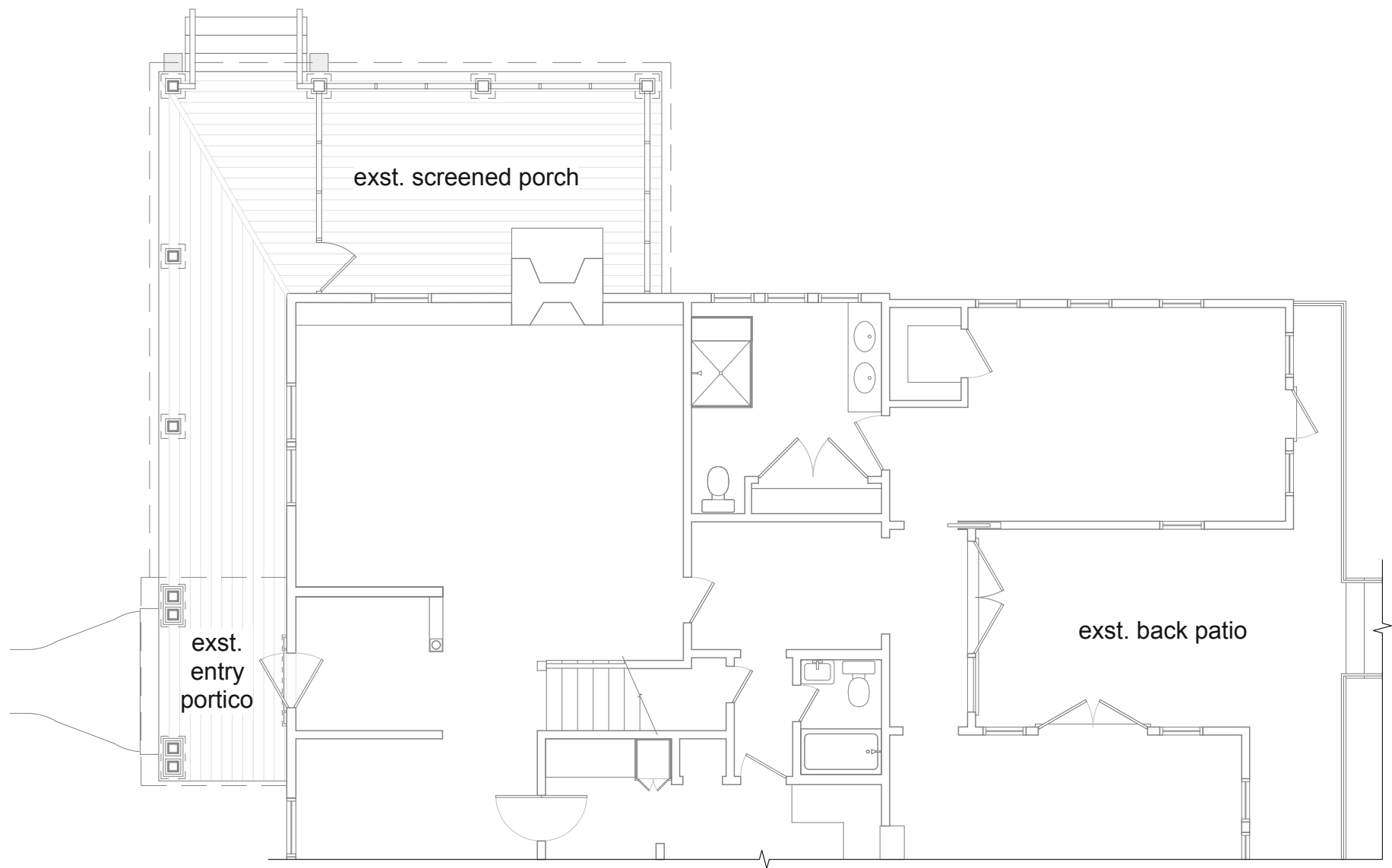




proposed site plan - annotated

1" = 20'-0"

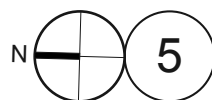
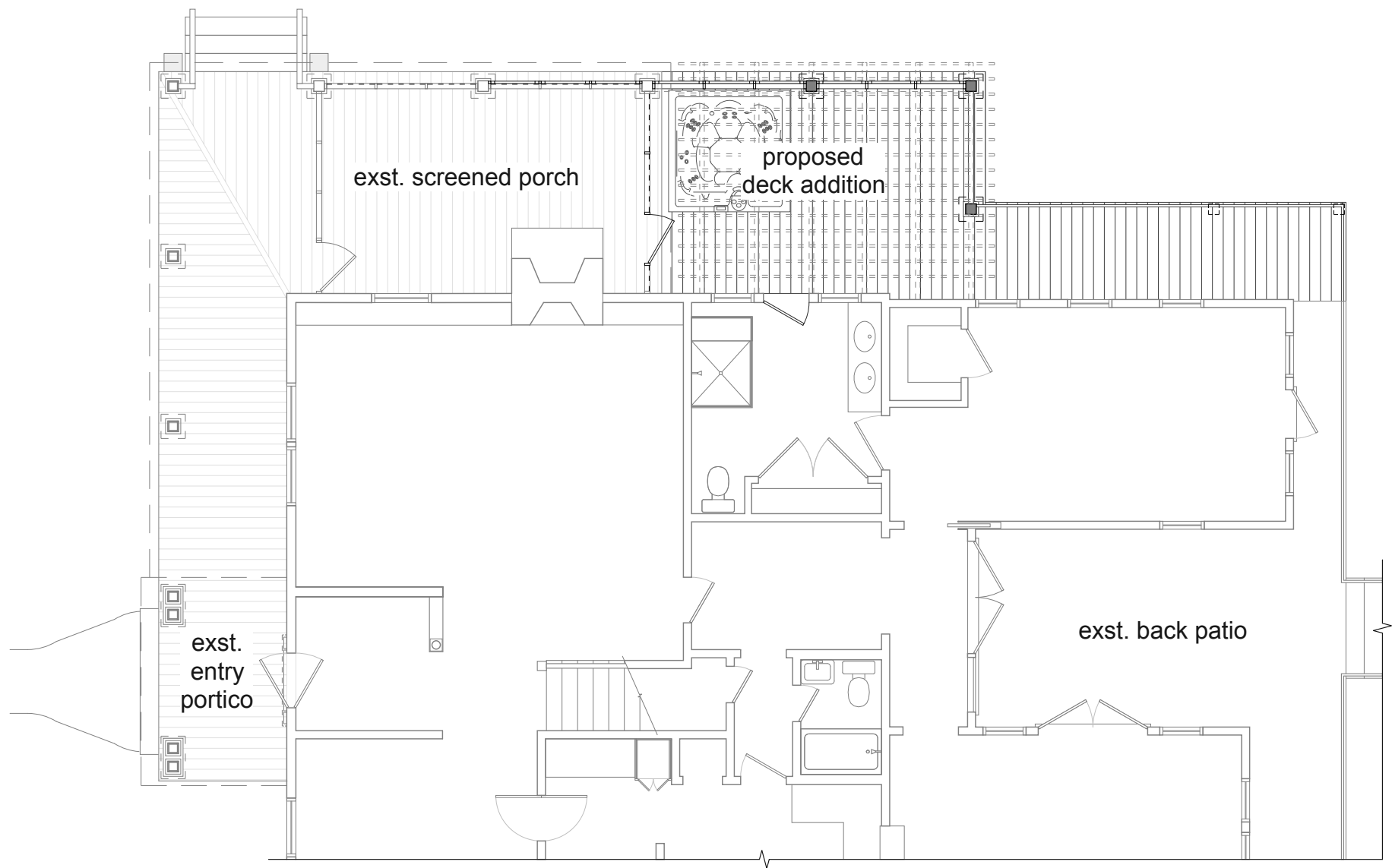




main floor plan - existing

1/8" = 1'-0"

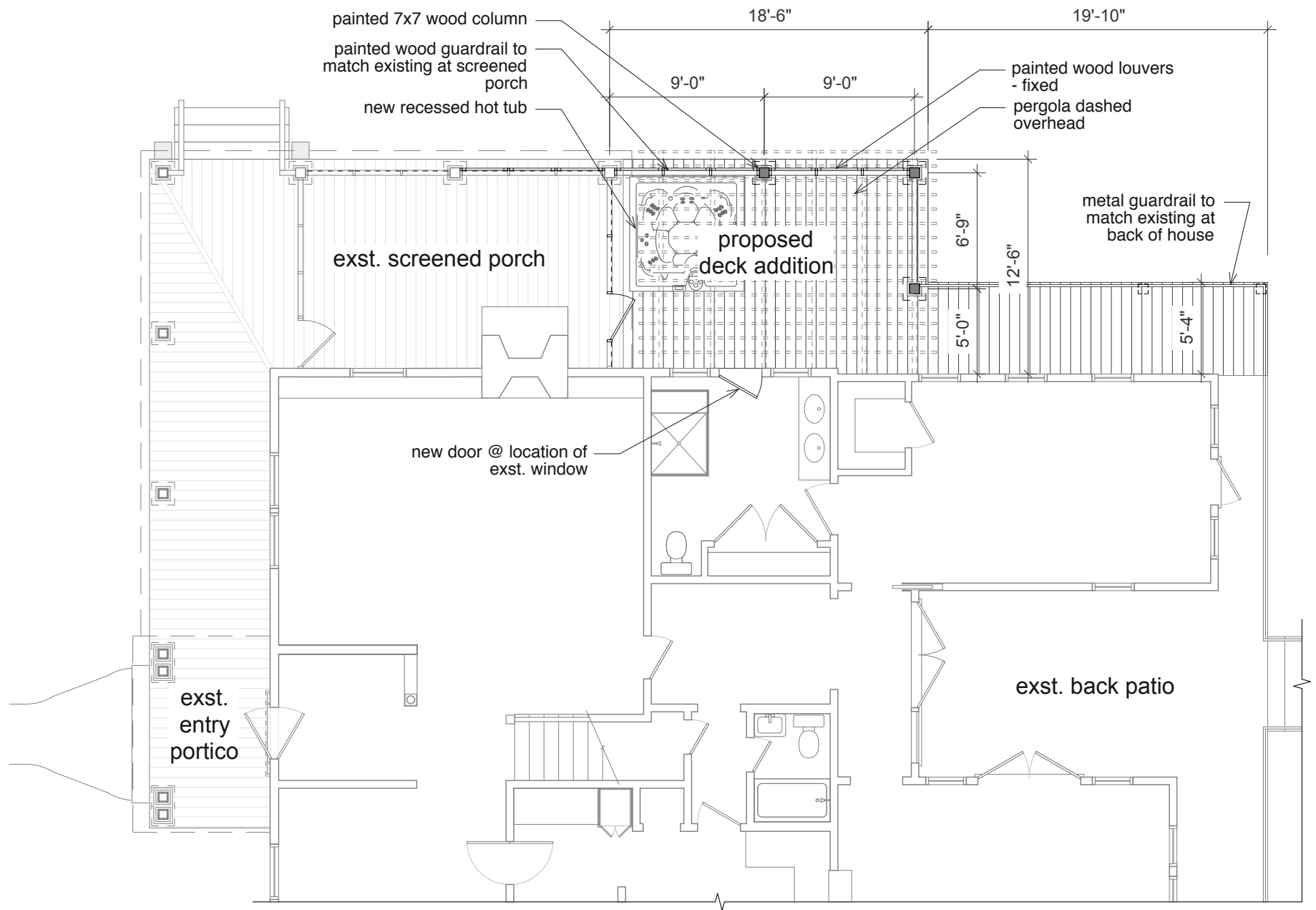




main floor plan - proposed

1/8" = 1'-0"

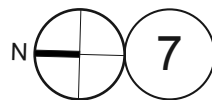
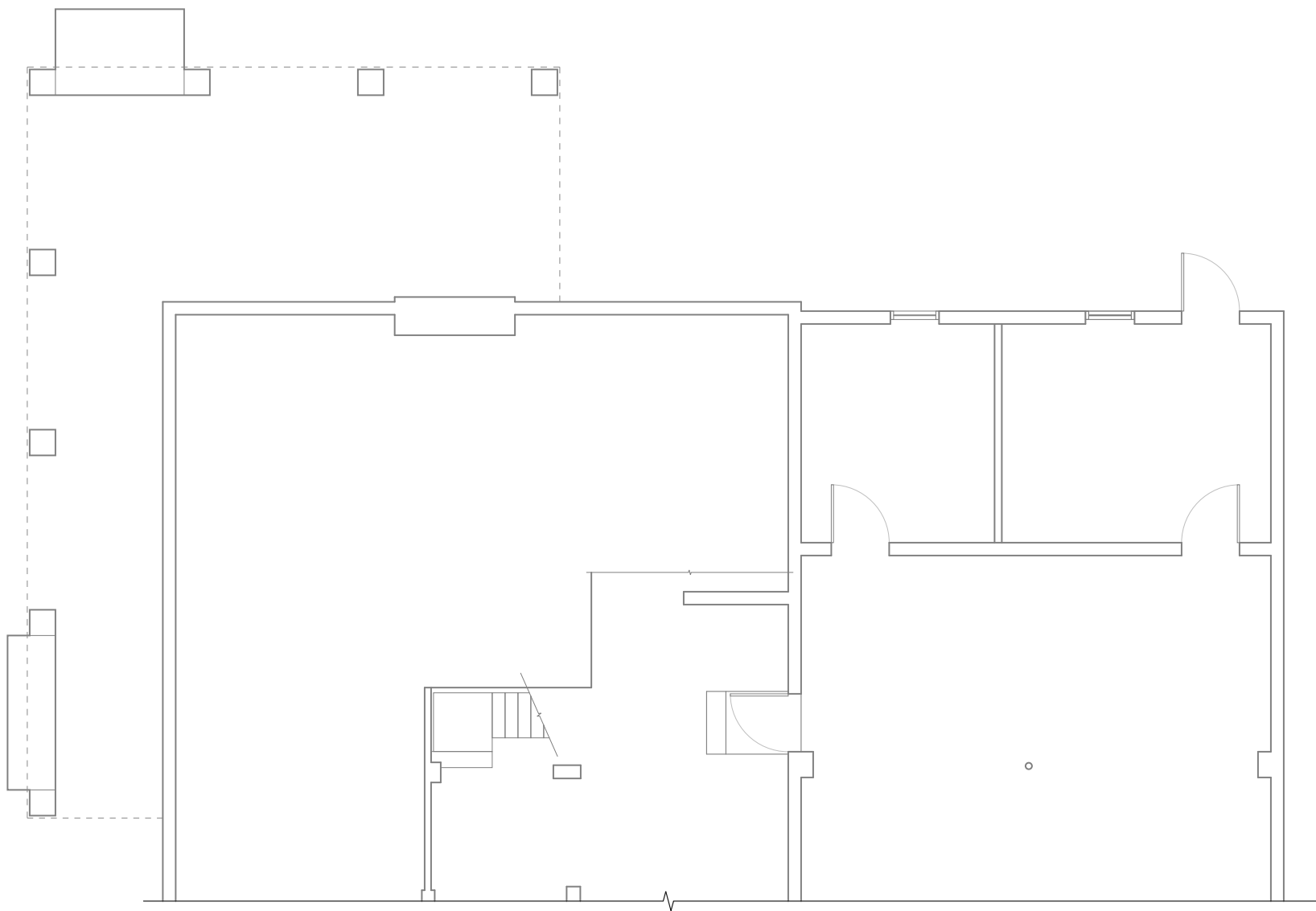




main floor plan - proposed

1/8" = 1'-0"

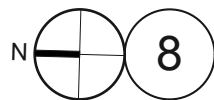
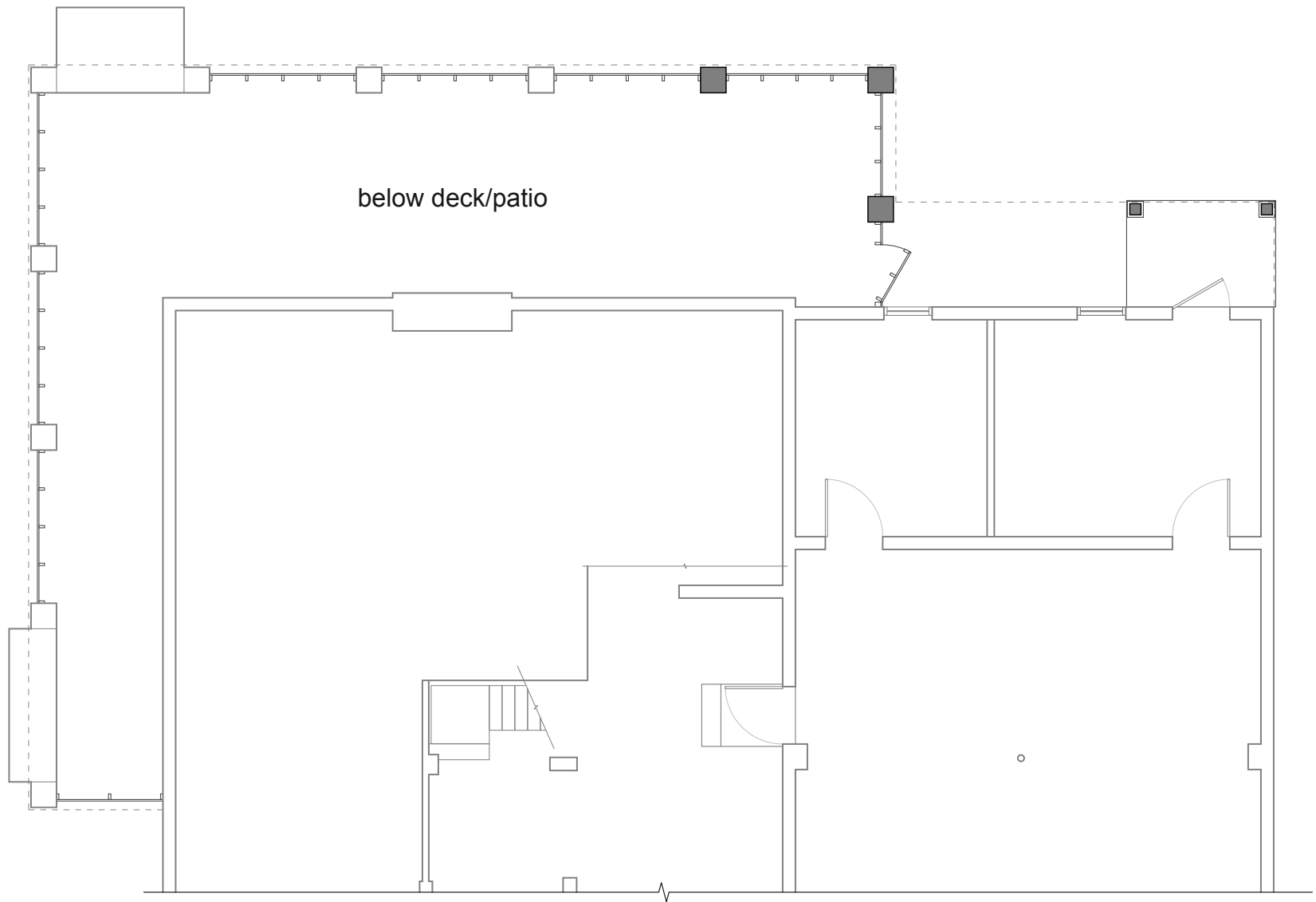




lower floor plan - existing

1/8" = 1'-0"

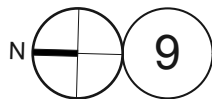
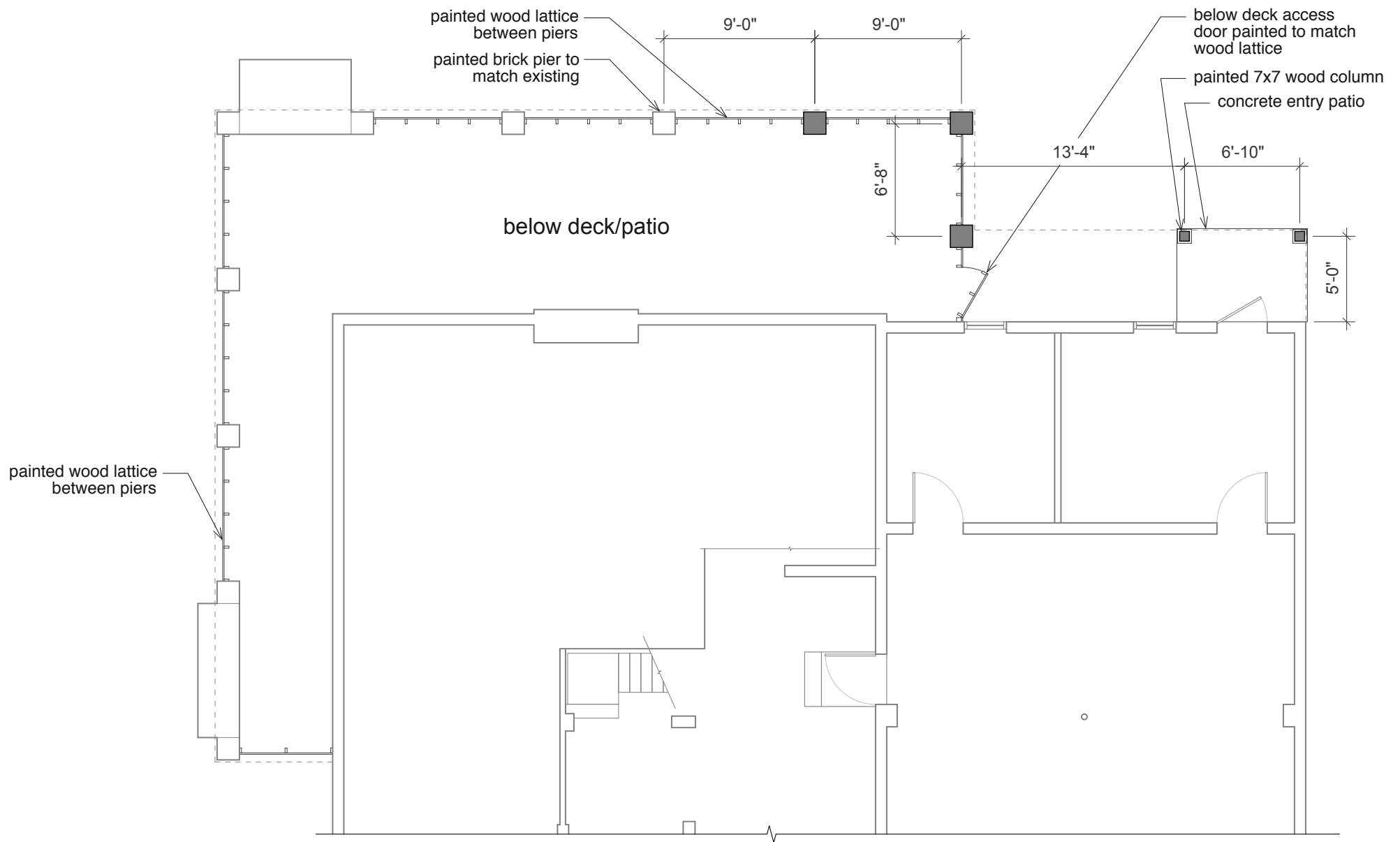




lower floor plan - proposed

1/8" = 1'-0"

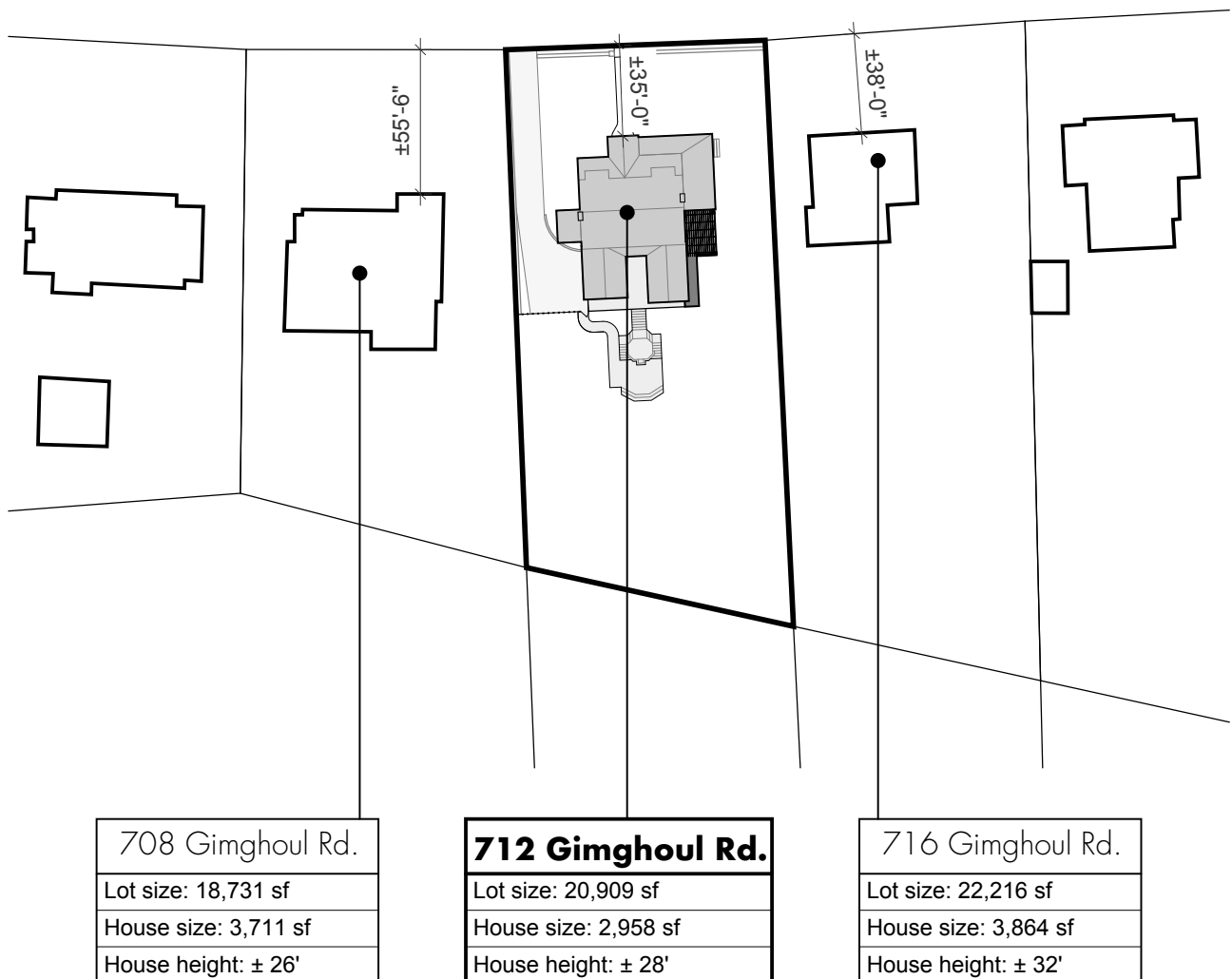
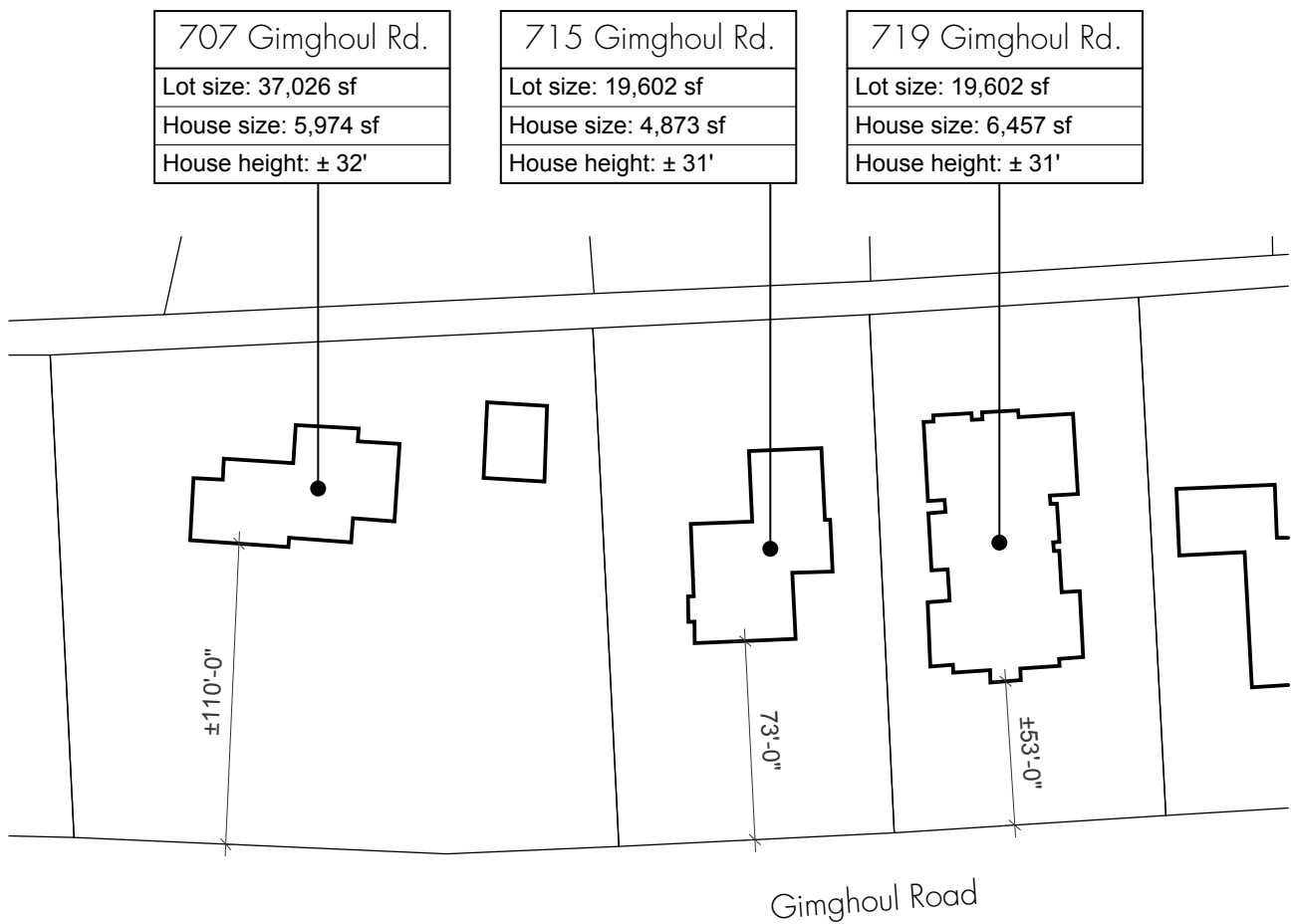




lower floor plan - proposed

1/8" = 1'-0"







10 north elevation - existing

1/8" = 1'-0"





11 north elevation - proposed

1/8" = 1'-0"





12 north elevation - proposed

1/8" = 1'-0"

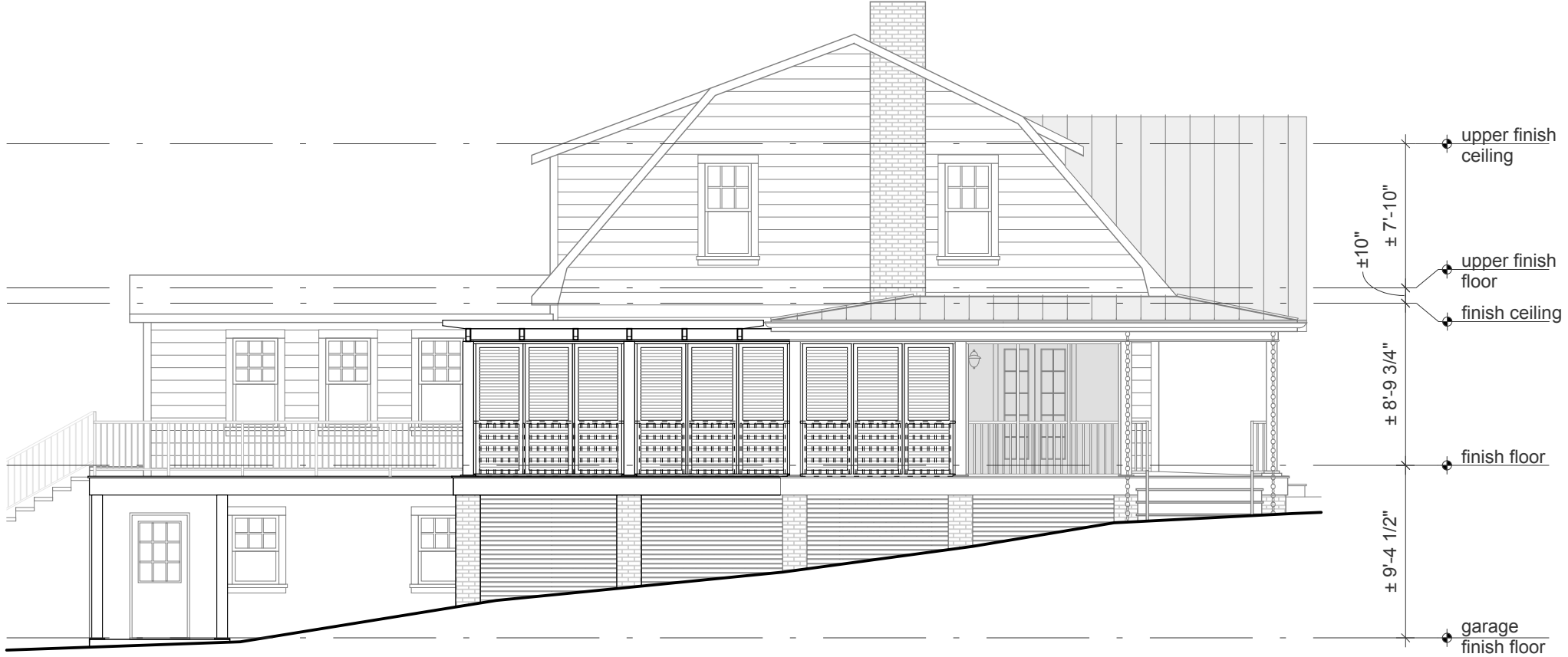




13 east elevation - existing

1/8" = 1'-0"

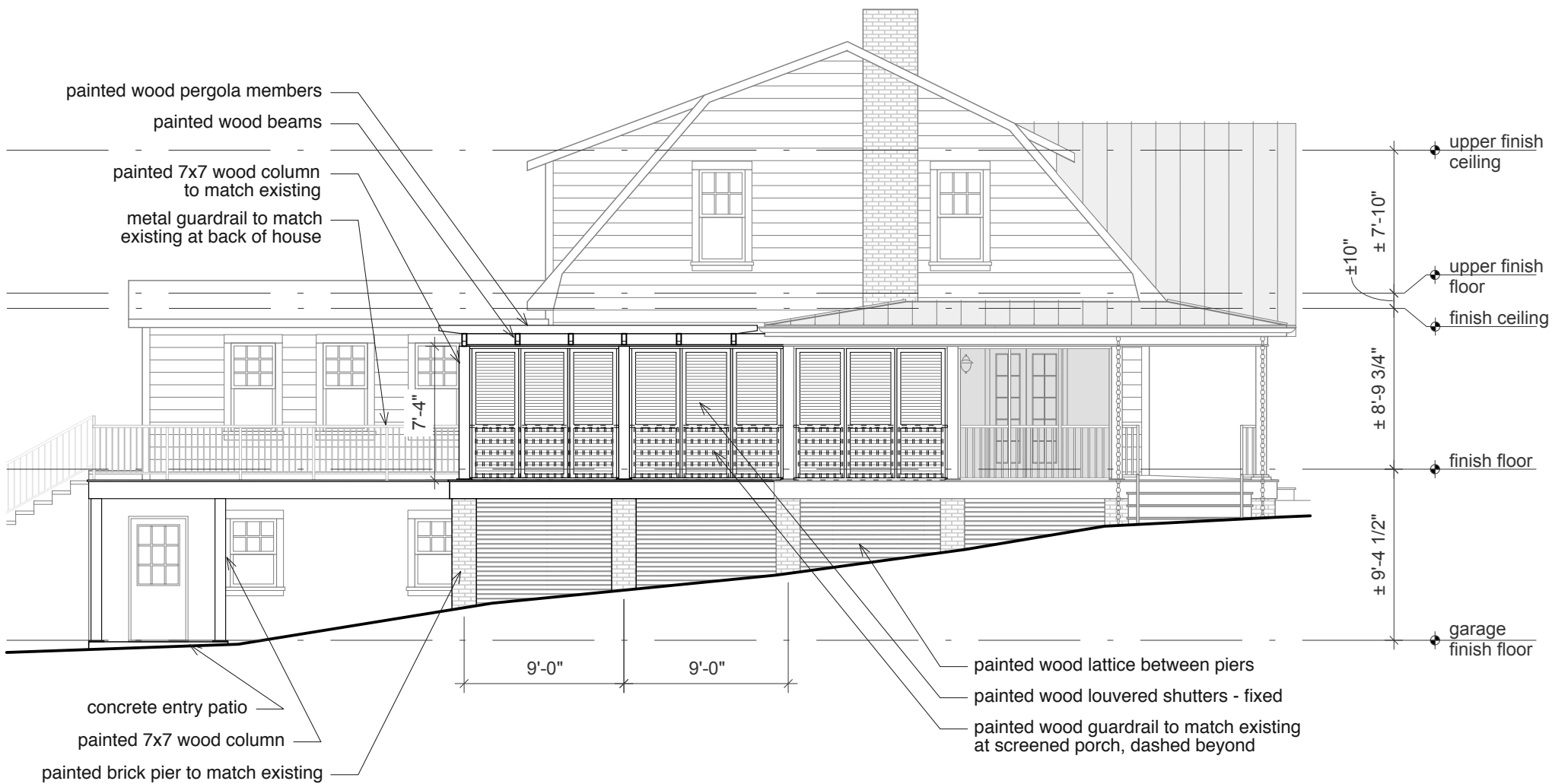




14 east elevation - proposed

1/8" = 1'-0"





15 east elevation - proposed
 1/8" = 1'-0"





16

south elevation - existing

1/8" = 1'-0"





17 south elevation - proposed

1/8" = 1'-0"





18

south elevation - proposed