



HDC-25-6

Historic District

Certificate of

Appropriateness

Status: Active

Submitted On: 2/28/2025

Primary Location

742 GIMGHOUL RD
CHAPEL HILL, NC 27514

Owner

GIMGHOUL
CORPORATION
PO BOX 3670 CHAPEL
HILL, NC 27515

Applicant

Craig Ward
 919-698-3162
 craig.ward@projectstrategyadvisors.com
 3 Hastings Sq
Durham, NC 27707

Certificate of Appropriateness Form

Historic District

Gimghoul

Application Type Check all that apply

Minor Work is exterior work that does not involve any substantial alterations, and do not involve 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. Please contact Town Staff to confirm if you believe the project is classified as “minor work.”

Historic District Commission Review includes all exterior changes to structures and features other than minor works

Maintenance or Repair Work

Minor Work (Defined by Design Standards)

Historic District Commission Review

COA Amendment

Written Description

Describe clearly and in detail the physical changes you are proposing to make. Identify the materials to be used (siding, windows, trim, roofing, pavements, decking, fencing, light fixtures, etc.), specify their dimensions, and provide names of manufacturers, model numbers, and specifications where applicable. Consider including additional materials to illustrate your project, such as: - Photos and specifications for proposed exterior materials such as siding, trim, roof, foundation materials, windows, etc. - Renderings of the proposed work - Spec sheets

Related to the approved Restroom addition, the proposed new tower feature and outer walkway of terrace lookout have been omitted

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

No

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

No

Applicable HDC Design Standards

Page / Standard #	Topic
4.8.1.	4. New Construction
Brief Description of the Applicable Aspects of Your Proposal	
Introduce compatible new additions, as needed, in ways that do not compromise the historic character of the site or district.	

Page / Standard #	Topic
4.8.2.	4. New Construction

Brief Description of the Applicable Aspects of Your Proposal

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.

Page / Standard #

Topic

4.8.3.

4. New Construction

Brief Description of the Applicable Aspects of Your Proposal

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.

Page / Standard #

Topic

4.8.4.

4. New Construction

Brief Description of the Applicable Aspects of Your Proposal

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.

Page / Standard #**Topic**

4.8.5.

4. New Construction

Brief Description of the Applicable Aspects of Your Proposal

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.

Page / Standard #**Topic**

4.8.6.

4. New Construction

Brief Description of the Applicable Aspects of Your Proposal

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.

Page / Standard #**Topic**

4.8.7.

4. New Construction

Brief Description of the Applicable Aspects of Your Proposal

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.

Page / Standard #

Topic

4.8.9.

4. New Construction

Brief Description of the Applicable Aspects of Your Proposal

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.

Page / Standard #

Topic

4.8.10.

4. New Construction

Brief Description of the Applicable Aspects of Your Proposal

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.

Page / Standard #

Topic

4.8.11.

4. New Construction

Brief Description of the Applicable Aspects of Your Proposal

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.

Page / Standard #

Topic

4.8.12.

4. New Construction

Brief Description of the Applicable Aspects of Your Proposal

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.

Page / Standard #

Topic

4.8.13.

4. New Construction

Brief Description of the Applicable Aspects of Your Proposal

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.

Page / Standard #

Topic

4.8.14.

4. New Construction

Brief Description of the Applicable Aspects of Your Proposal


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

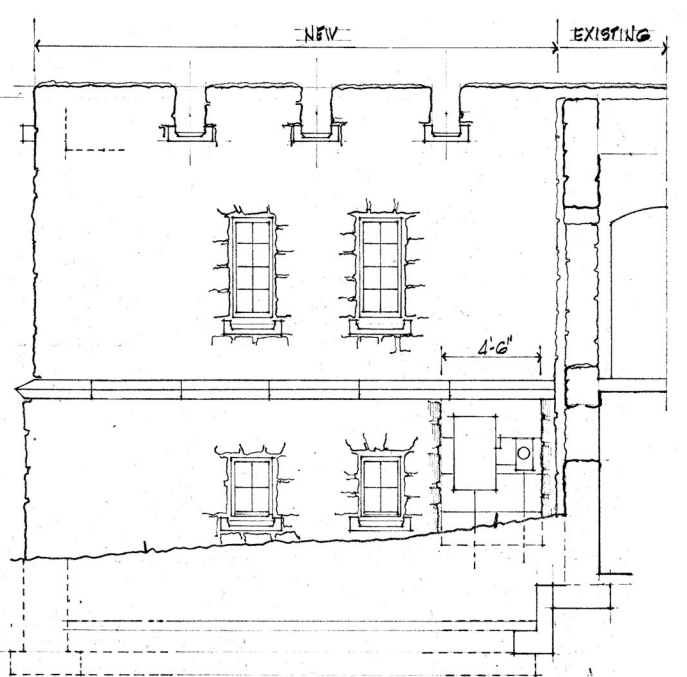
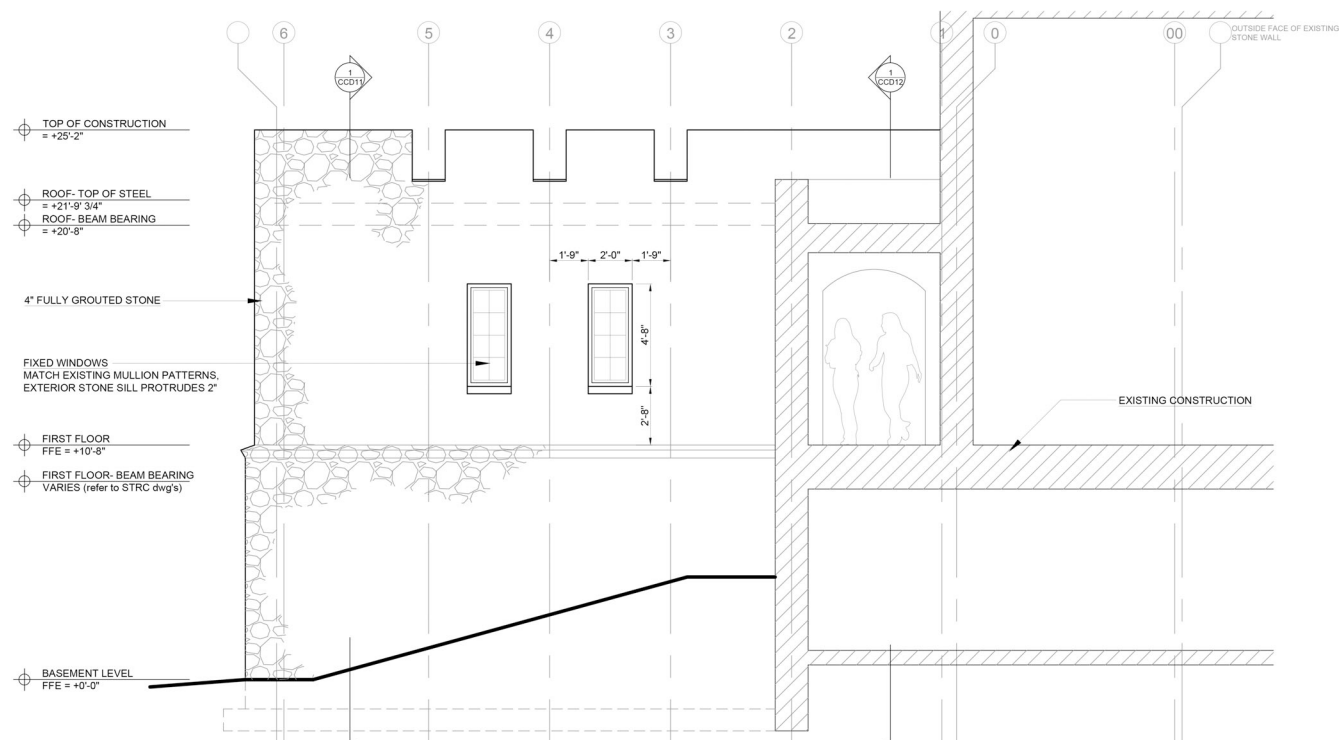
Property Owner Information

Property Owner Name

Gimghoul Corporation

Property Owner Signature

 Craig Ward, Owner's Representative
Feb 28, 2025



North Elevation (Addition)
 1/4" = 1'-0"

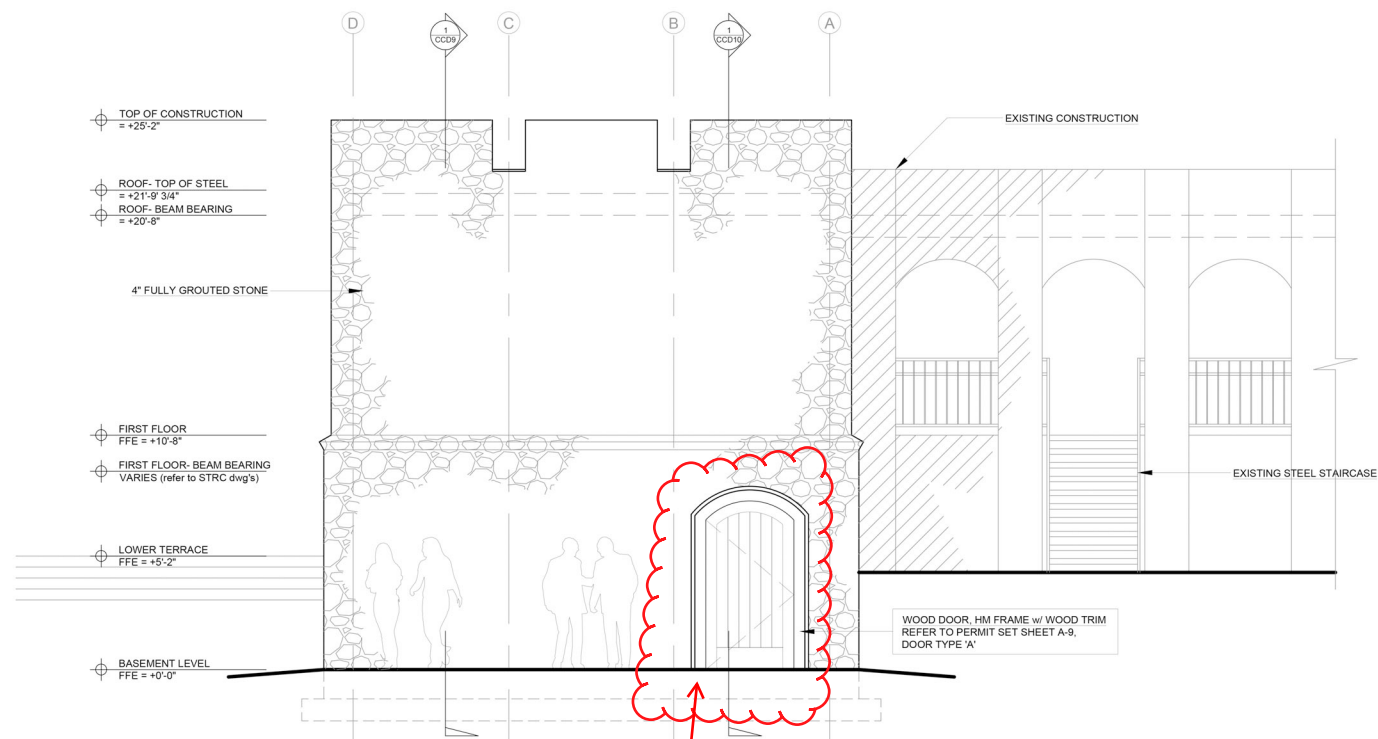
CCD-08 (refer to permit set sheet A9)
 ADDITION - NORTH ELEVATION

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

742 Gimghoul Road
 Chapel Hill, NC 27514

NATHAN HARMIS
 REGISTERED ARCHITECT
 9726
 NORTH CAROLINA
 CHAPEL HILL, NC

NATHAN
 M.
 HARMIS
 ARCHITECT
302 Lonsbrook Dr.
 Chapel Hill, NC 27516
 919-452-5420 phone
 renharmis@mac.com



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

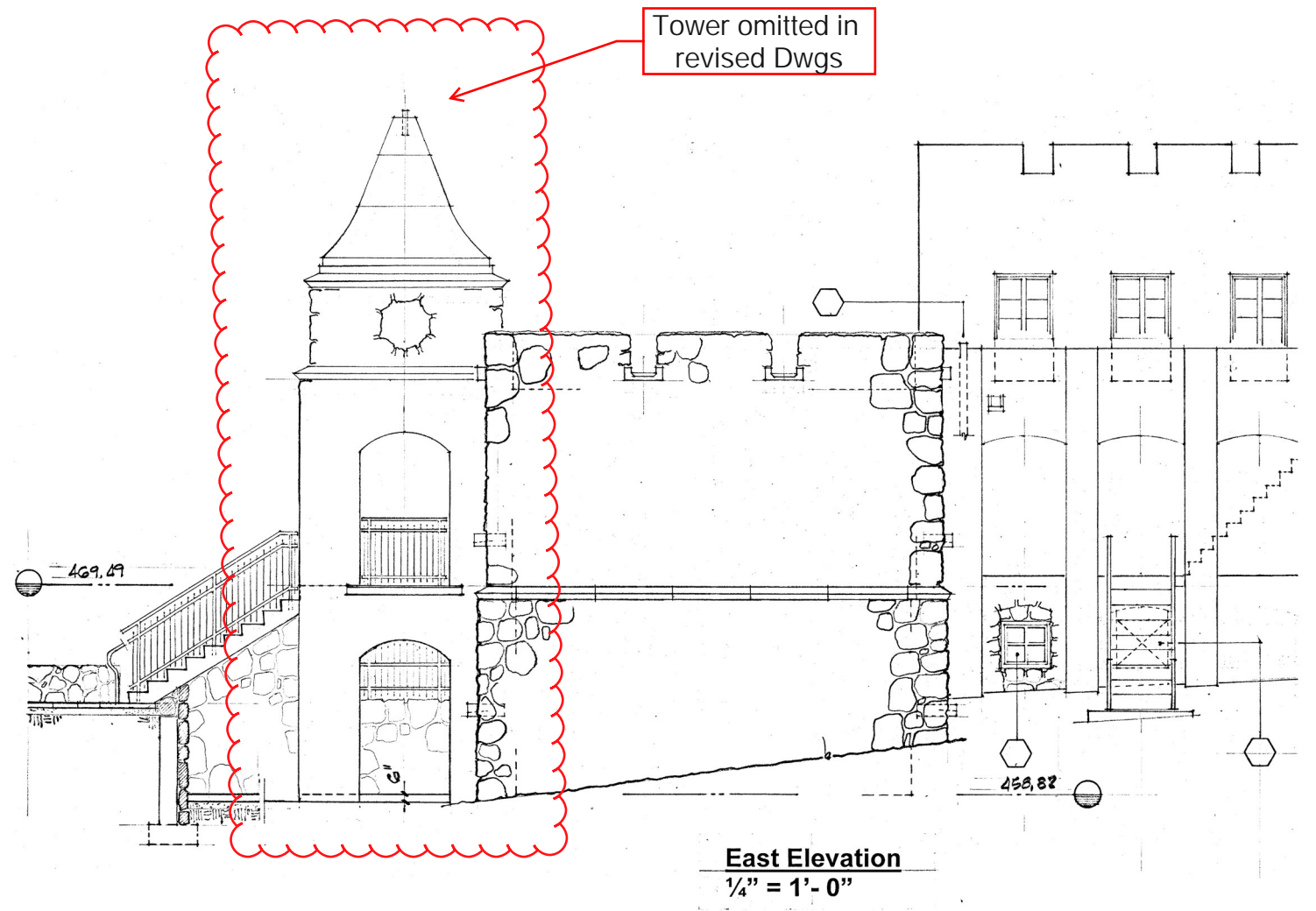
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 February 27, 2025

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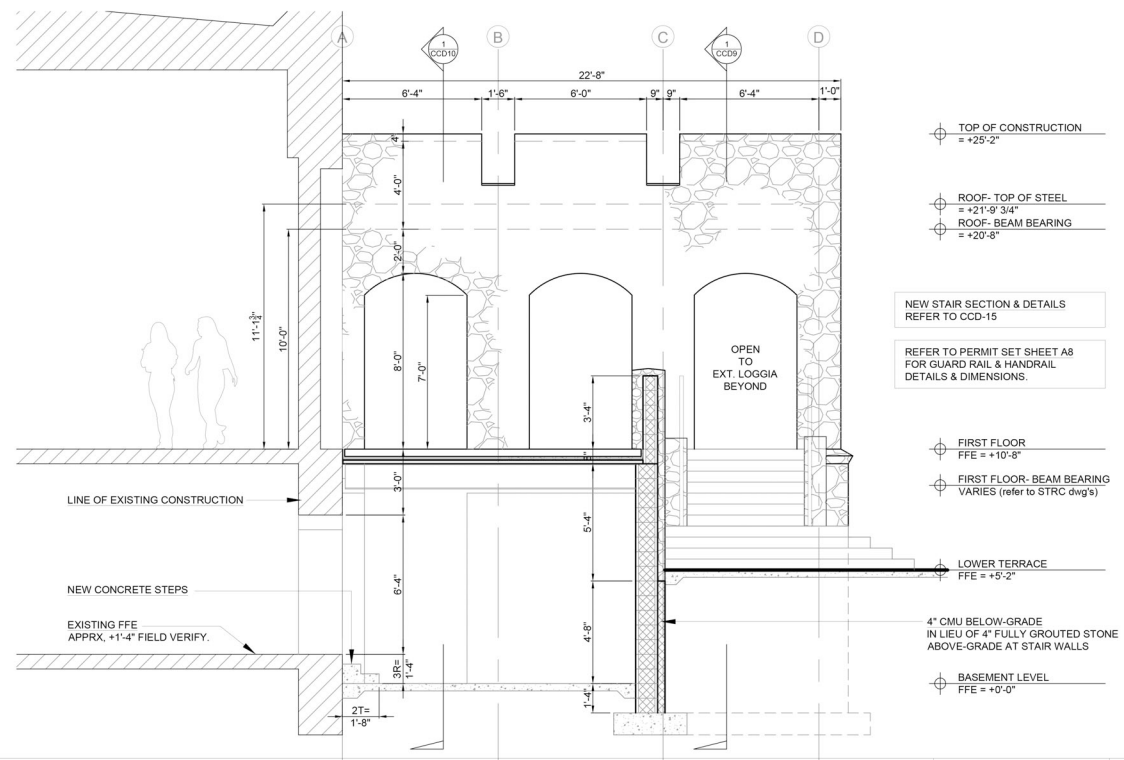
NATHAN
 M.
 HARMS
 ARCHITECT
 302 Lonetree Dr.
 Chapel Hill, NC 27516
 919-452-5420 phone
 nreharms@me.com

Service Doorway
 relocated from
 south elevation



Tower omitted in
 revised Dwgs

East Elevation
 1/4" = 1'-0"



- TOP OF CONSTRUCTION
= +25'-2"
- ROOF- TOP OF STEEL
= +21'-9" 3/4"
- ROOF- BEAM BEARING
= +20'-8"

NEW STAIR SECTION & DETAILS
REFER TO CCD-15

REFER TO PERMIT SET SHEET A8
FOR GUARD RAIL & HANDRAIL
DETAILS & DIMENSIONS.

- FIRST FLOOR
FFE = +10'-9"
- FIRST FLOOR- BEAM BEARING
VARIES (refer to STRC dwg's)
- LOWER TERRACE
FFE = +5'-2"
- 4" CMU BELOW-GRADE
IN LIEU OF 4" FULLY GROUTED STONE
ABOVE-GRADE AT STAIR WALLS
- BASEMENT LEVEL
FFE = +0'-0"

CCD-05 (refer to permit set sheet A8)
ADDITION - WEST ELEVATION

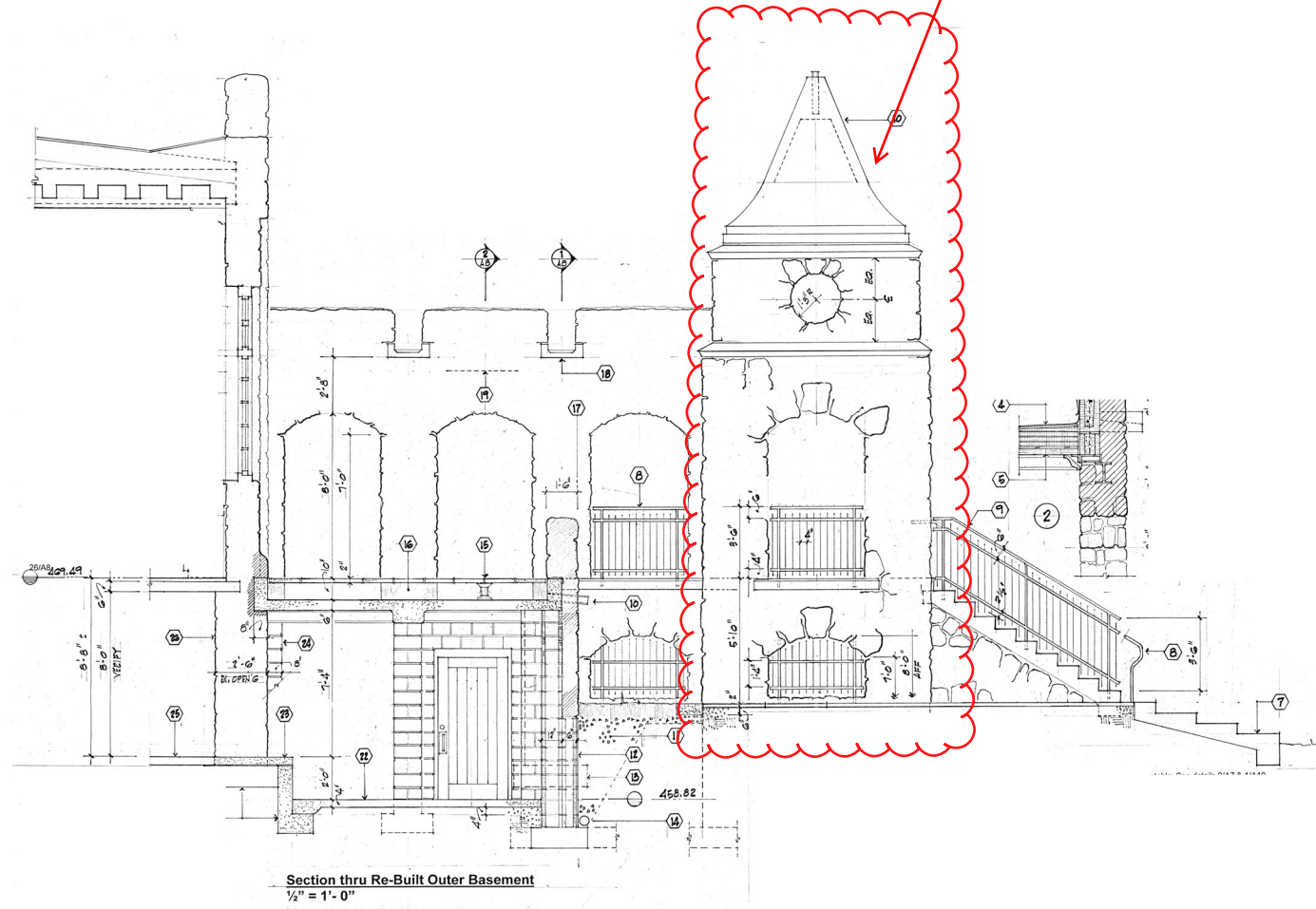
SCALE: 1/4" = 1'-0"
February 27, 2025

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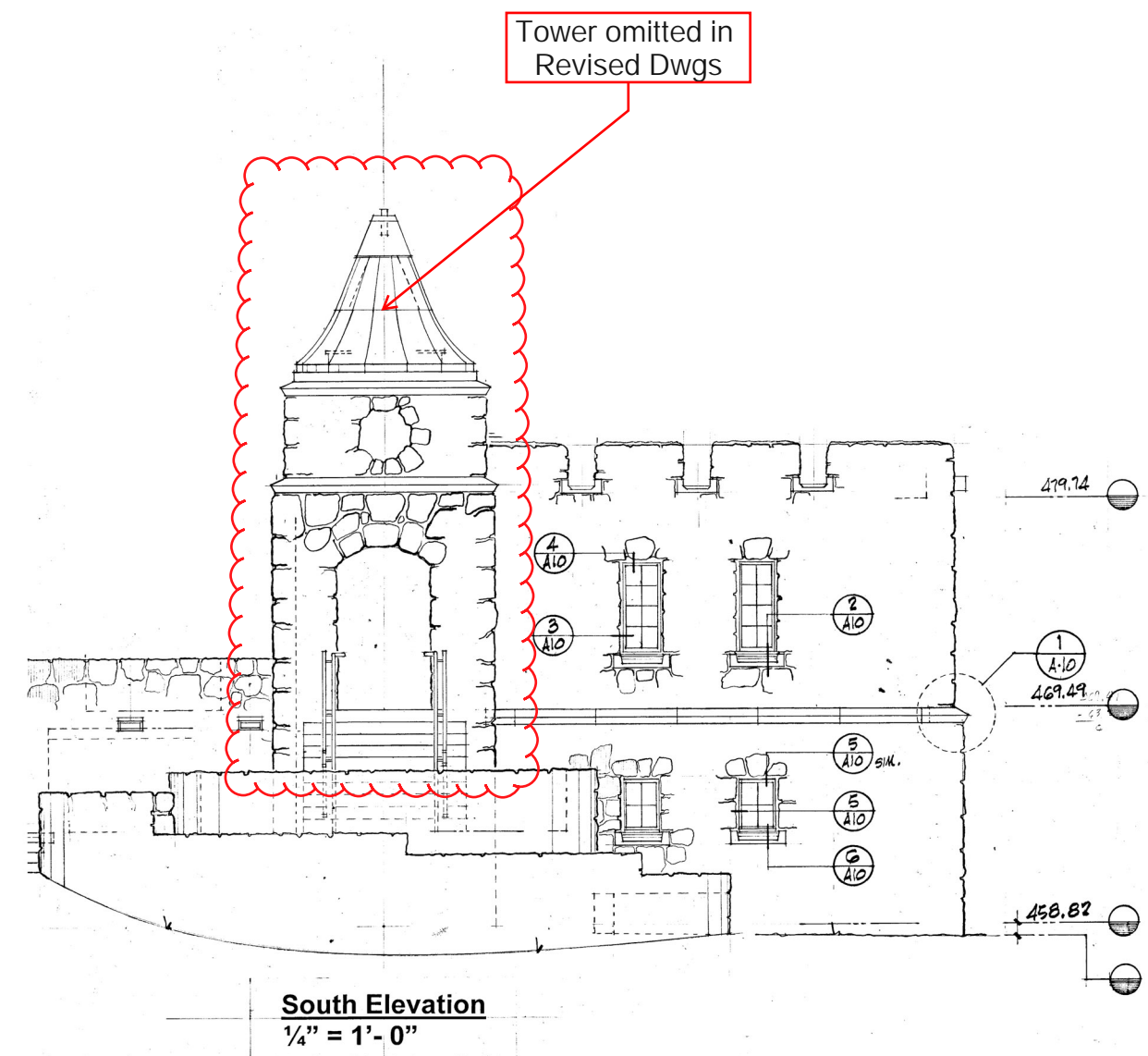
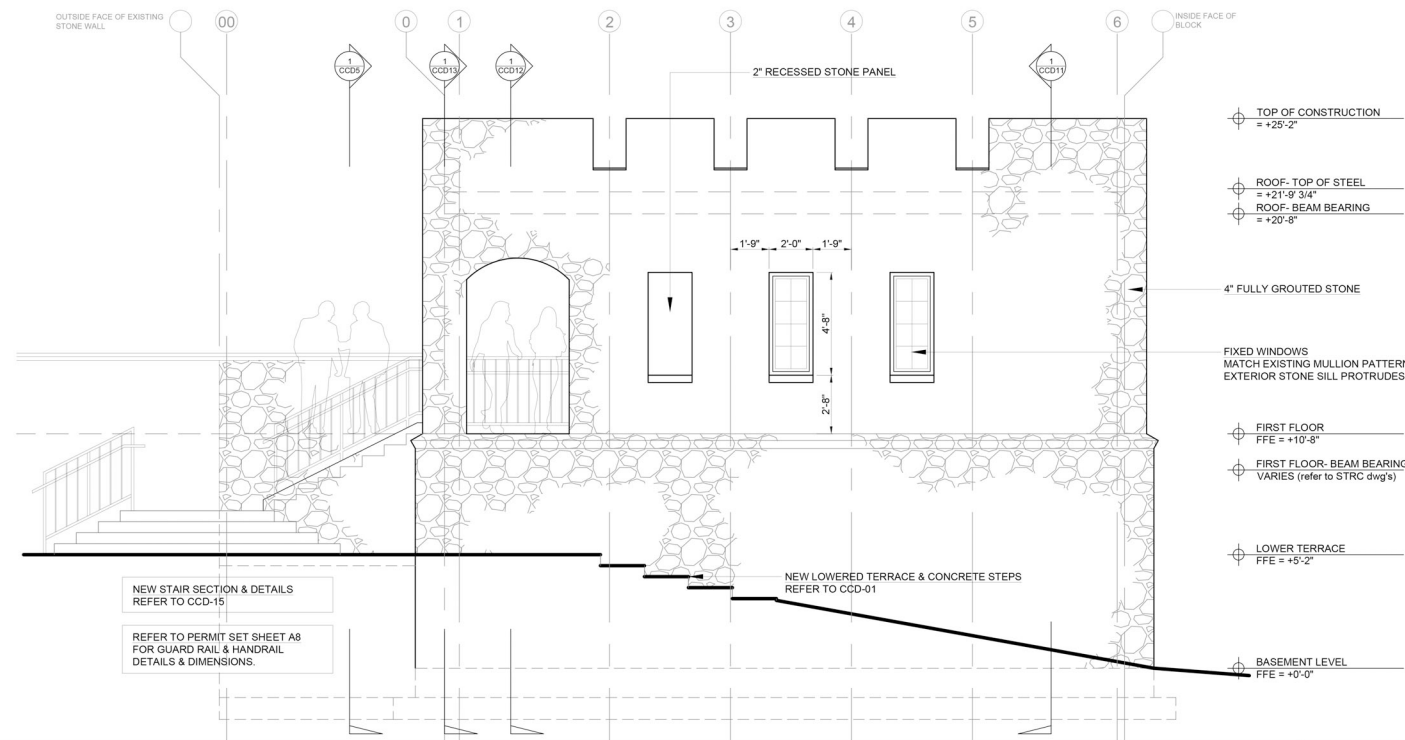


NATHAN
M.
HARMS
ARCHITECT
302 Lonetronk Dr.
Chapel Hill, NC 27516
919.482.5420 phone
natharms@mac.com

Tower omitted in
revised Dwg's



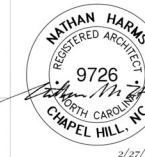
Section thru Re-Built Outer Basement
1/2" = 1'-0"



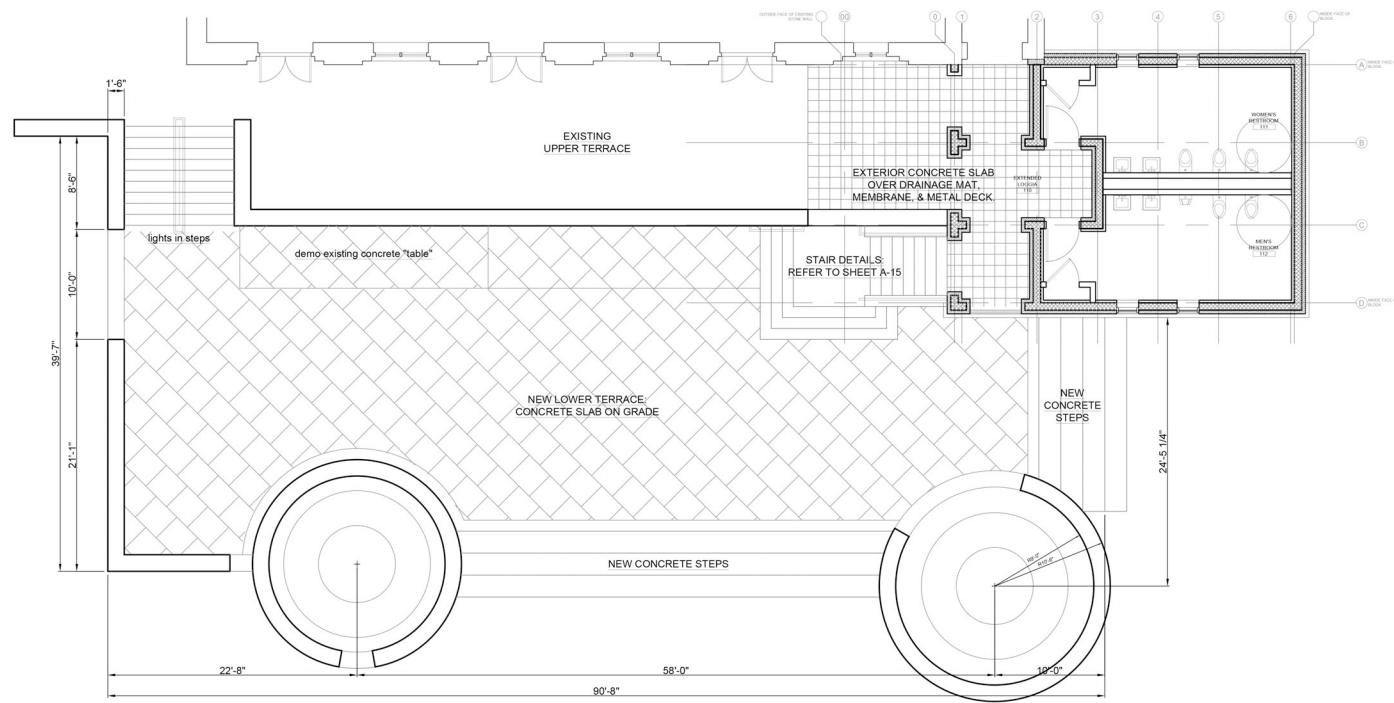
CCD-06
ADDITION - SOUTH ELEVATION

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

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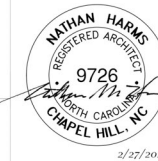
NATHAN
 M.
 HARMS
 ARCHITECT
 302 Lomelbrook Dr.
 Chapel Hill, NC 27516
 919.452.5420 phone
 nrmharm@imac.com



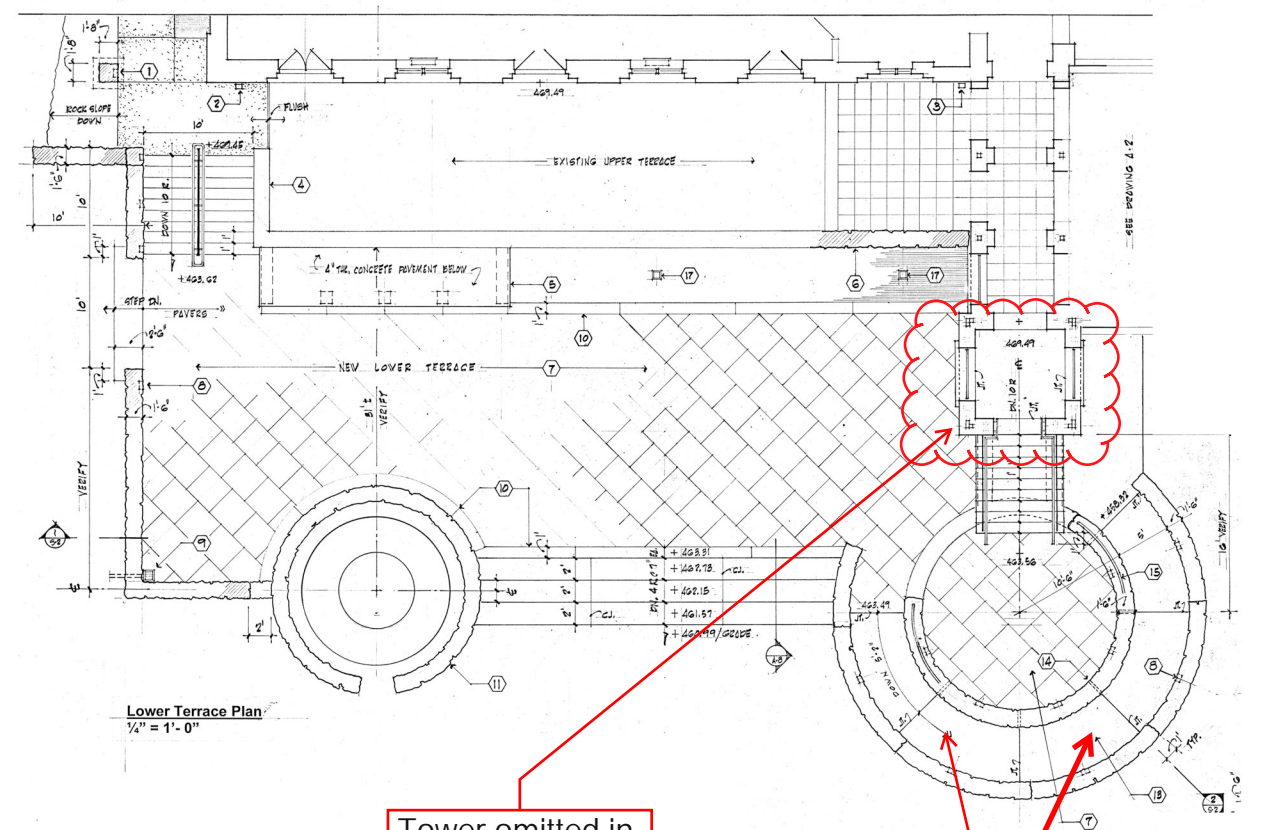
**CCD-01
LOWER TERRACE LEVEL PLAN**

SCALE: 1/8" = 1'-0"
February 27, 2025

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NATHAN
M.
HARMS
ARCHITECT
302 Lombrook Dr.
Chapel Hill, NC 27516
919-452-5420 phone
nmharms@imac.com



Tower omitted in revised Dwgs

Terrace Lookout walkway omitted in revised Dwgs