

**HDC-25-9**

Historic District

Certificate of

Appropriateness

Status: Active

Submitted On: 4/18/2025

**Primary Location**707 GIMGHOUL RD  
CHAPEL HILL, NC 27514**Owner**SHELTON KENNETH  
GIMGHOUL RD 707 CHAPEL  
HILL, NC 27514**Applicant**

Alan Curtis



312-218-4176



alan.curtis@drivearchitecture.com

702 Gimghoul Road  
Chapel Hill, NC 27514

## 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

The existing home underwent extensive renovation in 2020-21. As part of that project an existing garage was demolished and a new garage was constructed with an attic roughed in for future use as an apartment. The owner wishes to finish the attic and add an exterior stairway for access to the apartment.

The entire project was granted a COA in 2020. The Chapel Hill Planning Project Number was 19-123.

The proposed stairway and covered entry is located on the north side of the existing garage opposite the front elevation facing Gimghoul Road. The footprint of the proposed structure is 3'-9" x 12'-10" with the long dimension parallel to the north wall of the garage. In this position there is no sightline from Gimghoul Road to this addition. Views of the proposed stairway and open roof are limited to Evergreen Lane, a private service road in the Gimghoul Neighborhood. Opposite this addition, across Evergreen Lane, is a car park and two one car garages serving a single family home facing Glandon Dr.

The proposed addition shall use the same materials and product specifications contained in the COA for the garage building constructed c2021.

A precedent for this type of stair and covered entry to a second floor garage apartment can be seen facing Evergreen Lane at 300 Glandon Drive, approx. 600' east of the subject project.

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

No

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

No

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## Applicable HDC Design Standards

Page / Standard #

Topic

Standard 3.6.6 (page 98)

3. Exterior Changes

### Brief Description of the Applicable Aspects of Your Proposal

If new porches or entrances 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.

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## Property Owner Information

Property Owner Name

Kenneth Shelton

Property Owner Signature

No signature



Town of Chapel Hill  
Planning Department  
405 Martin Luther King Jr Blvd  
Phone: (919) 968-2728  
Email: [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)  
[www.townofchapelhill.org](http://www.townofchapelhill.org)

### Property Owner Authorization Form

**Staff Use Only**

Application Number:

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: Garage Attic Stairway and Covered Entry

Property Address: 707 Gingham Road

Parcel Identifier Number(s) (PINs): 9788778005

Property Owner Name: Kenneth N. Shelton and Mia L. Pizzagalli

Property Owner Address: 707 Gingham Road

Email: [kensheltonnc@gmail.com](mailto:kensheltonnc@gmail.com)

Phone: 919-593-4044

Relationship to Applicant:

If the property owner is an entity, provide detailed information regarding the principals of the entity.

### Property Owner Authorization

The undersigned property owner hereby certifies that, to the best of their knowledge and belief, all information supplied with this application is true and accurate.

Signature:

*Kenneth N. Shelton*

Date:

4-16-25

Print Name:

Kenneth N. Shelton



The design intent of our “stair and covered entry” addition project at 707 Gimghoul Rd. is based on the following criteria:

1. The new stair and covered entry addition is located on the rear elevation of an existing detached garage building and is out of sight from anywhere on Gimghoul Road, from any public ROW or from the interior of adjacent homes.
2. The stair and covered entry addition is designed to be compatible with the existing detached garage building but only to the extent that it uses the same elements and materials approved in 2021 by the HDC for that structure.
3. No attempt is being made to mimic historic porch, entrance or balcony elements located on the on the property’s historic residence.

Reference - Relevant sections of the Chapel Hill Historic District manual of Design Principles and Standards

### 3.6 Porches, Entrances, & Balconies: Principles

#### CONSIDERATIONS FOR THE REMOVAL OR ADDITION OF PORCHES, ENTRANCES, AND BALCONIES:

Front porches, entrances, and balconies are such visually prominent features that it is not appropriate to significantly alter, enclose, or remove them. It may be appropriate to alter or enclose a less prominent rear or side porch, though care must be taken to ensure that original detailing is not damaged or obscured. *New porches may be installed on side or rear elevations if their design is compatible with the building design but differentiated from historic porches on the building.* Where an earlier porch, entrance, or balcony is missing, it may be appropriate to reinstall the feature based on documentary and/or physical evidence. However, this is only appropriate if the feature to be reinstalled coexisted with other features currently on the building.

### 3.6 Porches, Entrances, & Balconies: Standards

3.6.5. If a porch, entrance, or balcony is completely missing, replace it to match the original feature, based upon physical and documentary evidence, only if the feature to be replaced coexisted with the features currently on the building. *Otherwise, replace it with a new feature that is compatible in material, design, size, and scale with the building.*

3.6.6. *If new porches or entrances 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.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 9  
Gimghoul Neighborhood Hist. Dist., Orange County, NC

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NC 23. 707 Gimghoul Road. 1920s, 1940s. 2-story frame house with central door with sidelights, plain siding and 6/6 sash windows. About 1940 a large brick east wing of 2 stories was added. The frame, west section was built for Alma Holland, assistant to Dr. W.C. Coker in the Botany Department at UNC. She is said to be the first woman in Chapel Hill to buy a lot and build a house. When she married C. Dale Beers, UNC zoology professor, they had the larger, brick wing to the east built. This house sits farther back from the street than its neighbors. Several phases of remodelling in the 1970s and 1980s, which added a wrap-around gingerbread porch and large east side sunroom, and raised the east side roof, have compromised the architectural integrity of the earlier sections.

C a. Garage. 1920s. 1-story brick, front gable garage apparently built at the same time as the original house.

C 24. 705 Gimghoul Road. 1936. 2-story brick Colonial Revival, central door with sidelights, pedimented entrance portico, 8/8 sash windows, exterior end brick chimney and lunette windows in the gables. Built for Coriden Wadsworth Lyons, UNC professor of romance languages, and his wife Mary by contractor Barber (Barbour), from a design by Durham architect George Hackney.

**Glandon Drive**

C 25. 208 Glandon Drive. Late 1920s. 1-1/2 story frame gable-front Colonial Revival, with 1-story gabled side wing, wood shake walls, gabled entrance portico, 6/6 window sash, exterior stone chimney. Built for Critz George, UNC professor of anatomy, and his wife Wilma from a design by Durham architect George Watts Carr.

# 707 Gimghoul Road

## ALMA HOLLAND HOUSE

1920s, 1940s, 1970s, 1980s

Two-story, frame house with central door with sidelights, plain siding, and six-over-six sash windows. About 1940 a large brick east wing of two stories was added. The frame, west section was built for Alma Holland, assistant to Dr. W. C. Coker in the Botany Department at UNC. She is said to be the first woman in Chapel Hill to buy a lot and build a house. When she married C. Dale Beers, UNC zoology professor, they had the larger, brick wing to the east built. This house sits farther back from the street than its neighbors. Several phases of remodeling in the 1970s and 1980s, which added a wrap-around gingerbread porch and large east side sunroom, and raised the east side roof, have compromised the architectural integrity of the earlier sections.

The house appears largely unaltered from the 1993 survey with the only change visible from the street being the addition of a second-story deck above the porch on the left (west) elevation. The house has vinyl windows, a modillion cornice on the west wing, and a nine-light-over-one-panel door with four-light-over-one-panel sidelights sheltered by the replacement, wraparound porch. There are gabled dormers on the east elevation of the front-gabled east wing and an original six-over-six wood-sash window with arched fanlight in its front gable. Gabled dormers on the rear (north) elevation of the west wing and on the west elevation of the east wing were likely added later. The shed-roofed sunporch on the east elevation has vinyl casement windows, French doors, and a railing at the roofline. A large, one-story addition behind the west wing has projecting octagonal bays with six-over-six windows with paneled aprons, fanlights and blind arches on the north elevation, an inset porch on the

north elevation, and a flat roof with railings at the roofline. County tax records date the building to 1926 and the house appears on the 1932 Sanborn map.

In the 2013 survey, this was deemed a Noncontributing Building.

## GARAGE

1940s

One-story, brick, front-gabled garage, apparently built at the same time as the original house, has weatherboards in the south gable, blind fanlights over the garage bays, a cupola with louvered vents centered on the ridgeline, and a five-panel door on the north elevation. In the 2013 survey, this was deemed a Contributing Building.

SOURCE: M. Ruth Little, National Register of Historic Places Nomination: Gimghoul Neighborhood Historic District, Orange County, OR0709 (Raleigh, NC: North Carolina State Historic Preservation Office, 2013, via HPOWEB, accessed 8 Jan. 2020), courtesy of the North Carolina State Historic Preservation Office; Heather Wagner Slane, 2013 Survey Update (NCSHPO HPOWEB 2.0, accessed 10 Jan. 2020); courtesy of the North Carolina State Historic Preservation Office.

According to Orange County property data as of 2021:

Plot size: 0.85 acres

Building size: 5,142 sq. ft.

Ratio: Building/Plot: 0.139

For link to this information: <https://property.spataleest.com/nc/orange/#/property/9788778005>

For link to 1925-1959 Sanborn maps and map data for this property:

<https://unc.maps.arcgis.com/apps/webappviewer/index.html?id=711a3b4017eb48c0acffc90cf2472f57&level=8&center=-79.0408,35.91285>

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<https://historicchapelhill.org/items/show/886>.

*Published on Aug 3, 2020. Last updated on Jun 29, 2021.*



707 Gimghoul Road: Photo by Heather Slane, 2013. Image courtesy North Carolina State Historic Preservation Office.





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707 Gimghoul Road: Photo by Heather Slane, 2013. Image courtesy North Carolina State Historic Preservation Office.





707 Gimghoul Road: Photo by Mary Beth Gatza, 1992. Image courtesy North Carolina State Historic Preservation Office.

# Garage Attic Access Stairway 707 Gimghoul Road, Chapel Hill, NC

New Exterior Stairway Access and Covered Entry  
to an Existing Garage Attic Apartment



Existing north side garage elevation with new brick and  
bluestone stairway and covered entry.

## Section 1 – History, Context & Character:

The existing home underwent extensive renovation in 2020-21. As part of that project an existing garage was demolished, and a new garage was constructed with an attic roughed in for future use as an apartment. The owner wishes to finish the attic and add an exterior stairway for access to the apartment.

The entire project was granted a COA in 2020. The Chapel Hill Planning Project Number was 19-123.

The proposed stairway and covered entry is located on the north side of the existing garage opposite the front elevation facing Gimghoul Road. The footprint of the proposed structure is 3'-9" x 12'-10" with the long dimension parallel to the north wall of the garage. In this position there is no sight line whatsoever from Gimghoul Road to this addition. Views of the proposed stairway and open roof are limited to Evergreen Lane, a private service road in the Gimghoul Neighborhood. Opposite this addition, across Evergreen Lane, is a car park and two one car garages serving a SF home facing Glandon Dr



The proposed addition shall use the same materials and product specifications contained in the COA for the new garage building.

A precedent for this type of stair and covered entry to a second floor garage apartment can be seen facing Evergreen Lane at 300 Glandon Drive, approx. 600' east of the subject project.



Section 2 – Photographs (Existing Residence)



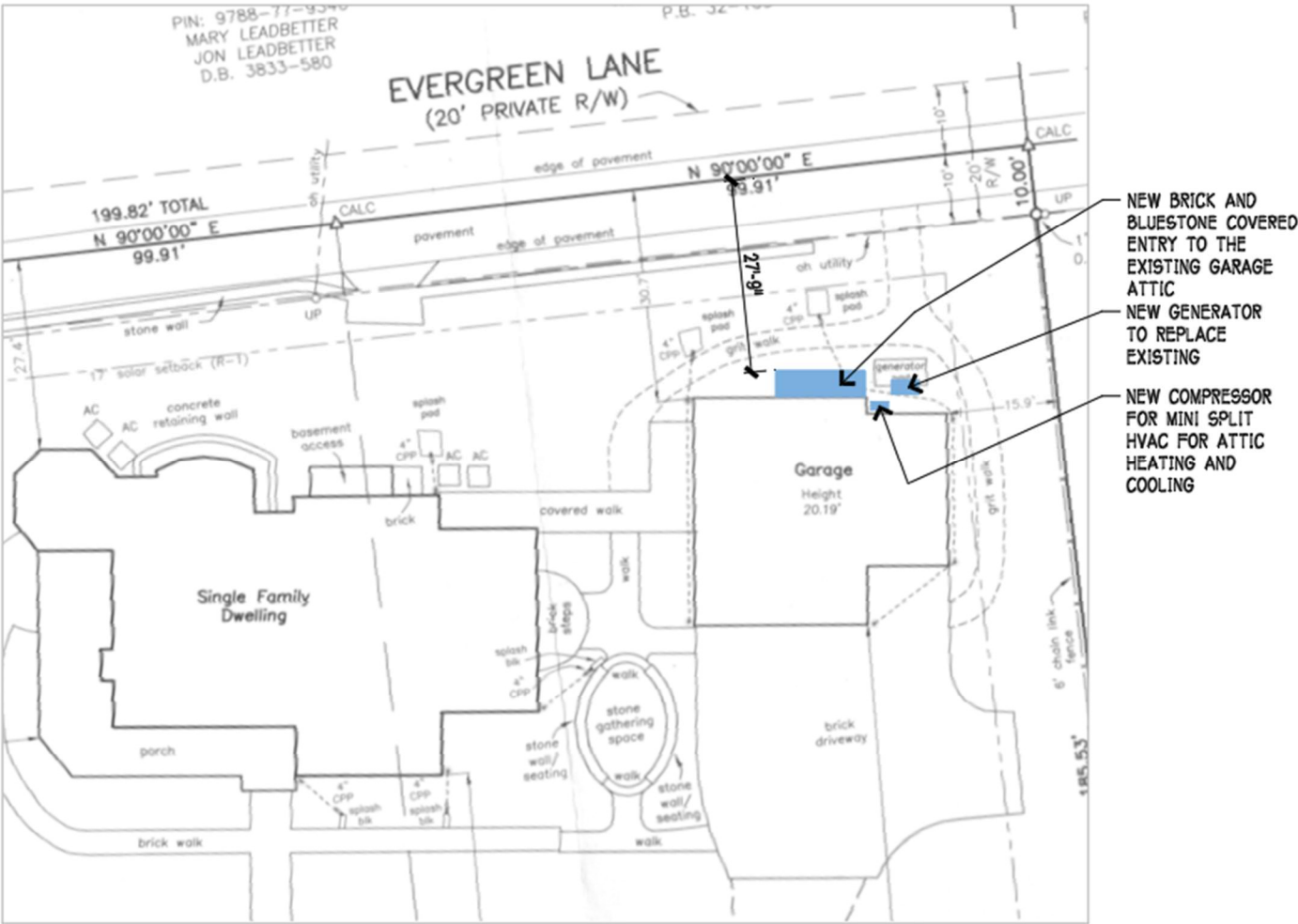
Existing residence at 707  
Gimghoul Road – From the south.





Existing Garage at 707 Gimghoul Road –  
From the southwest and southeast.

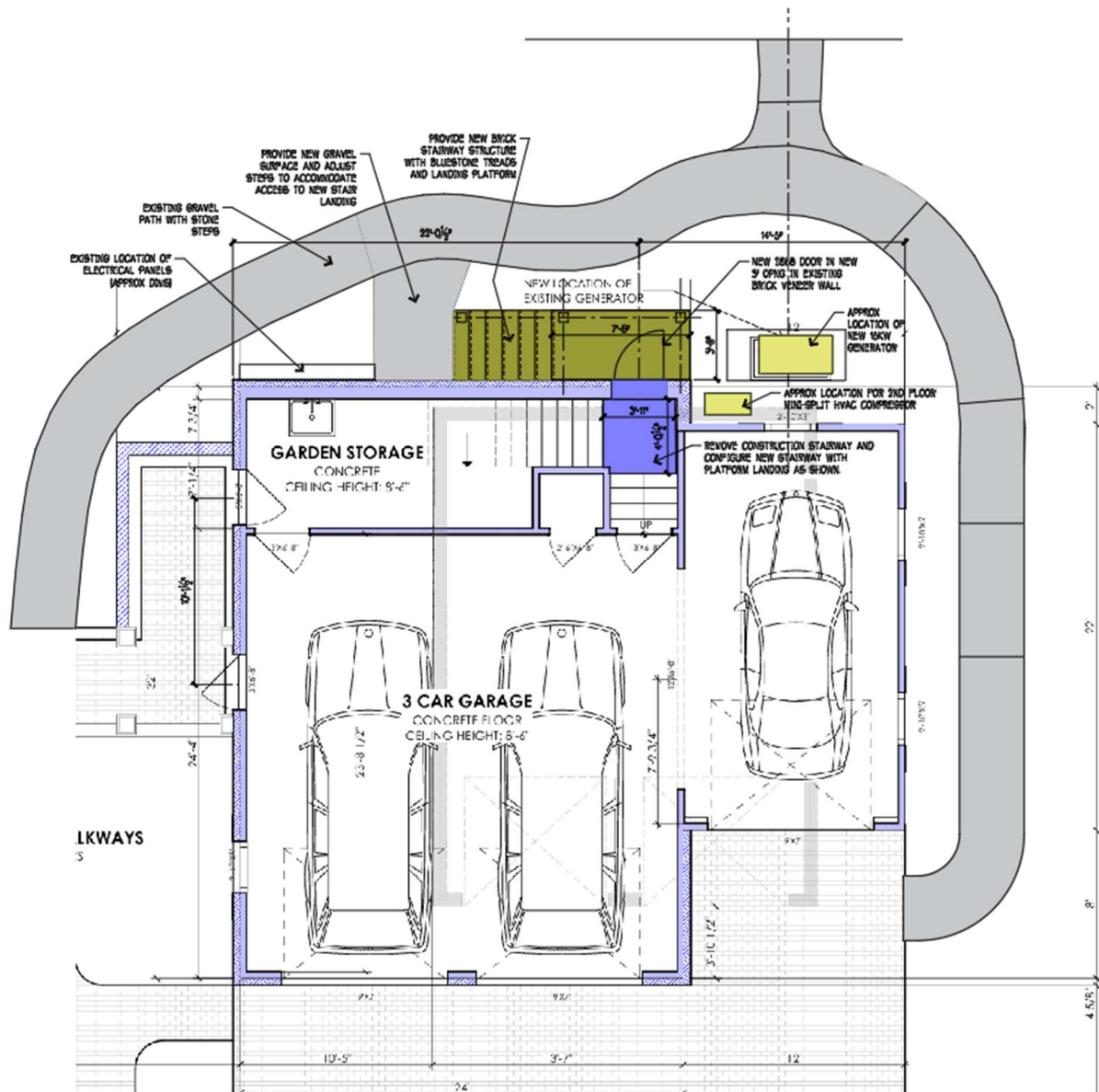
Section 3 – Site Plan



Partial land survey and site plan.

Note that the proposed new stairway is in the center of the garage elevation opposite of Gimghoul Road. Consequently, the new addition is not visible from anywhere on Gimghoul Road.





Site plan and floor plan.

Olive green shading is the proposed location of the stairway and covered entry addition. Note that it enters at the landing of an interior stair that travels from the garage space to the second floor attic

The footprint of the new stair and landing is 3'-9" x 12'-10". New impervious surface area added 49 SF.

Light green is mechanical equipment.

1. New generator to replace existing
2. New compressor for heating and cooling the finished second floor attic.

## Section 4 - Elevations



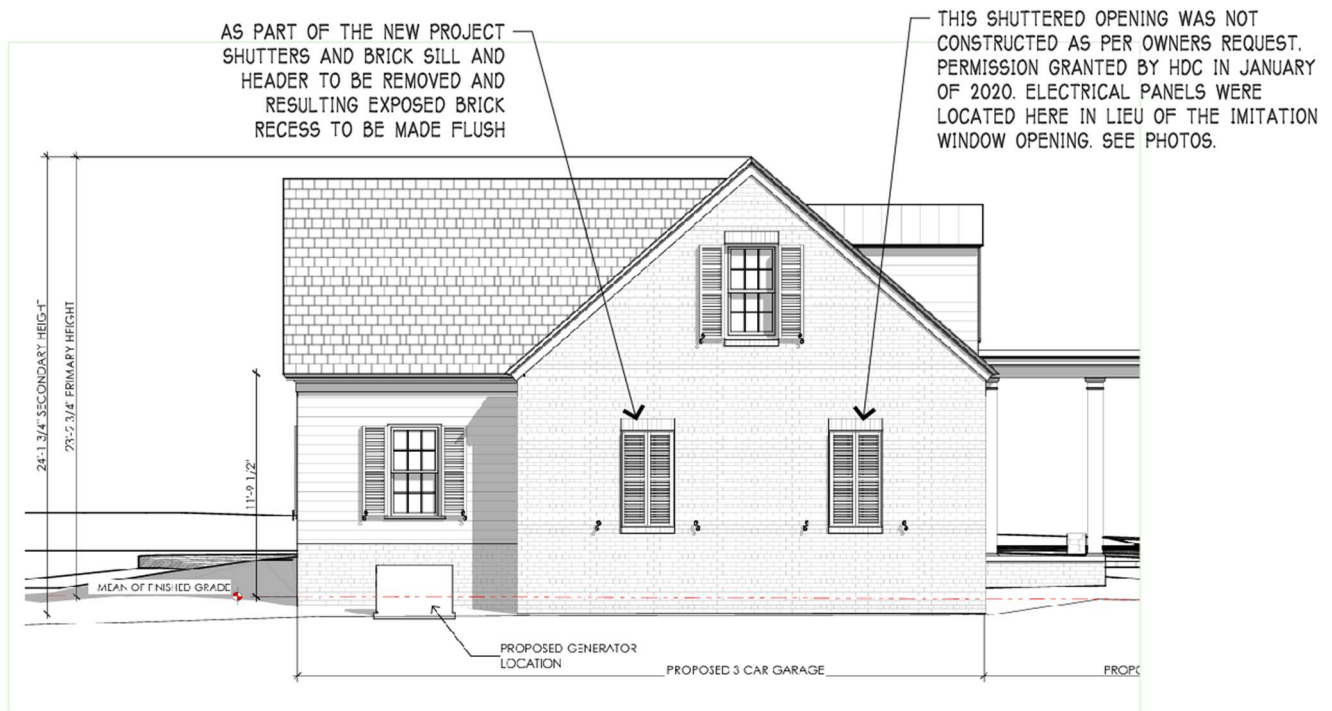
1. Existing west elevation of the garage shown at the left.
2. Existing South elevation shown below







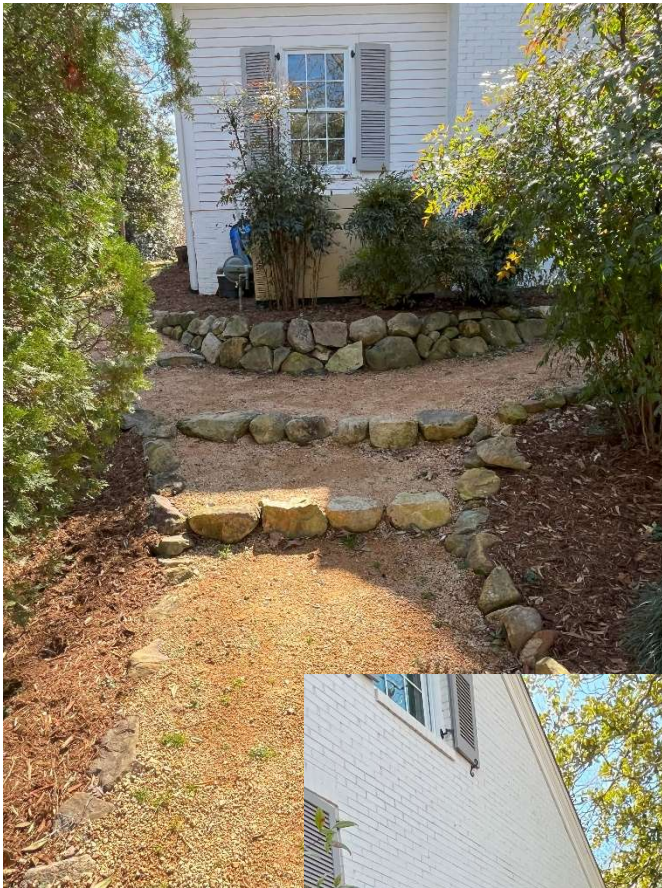
Existing east elevation of the garage with a Chapel  
Hill gravel path encircling the building and  
connecting to Evergreen Lane.



Above and below: North side garage elevation as it was presented and built. HDC granted approval for project in 2019-20.







Existing Chapel Hill gravel path as it winds around the existing garage.

The picture at the left shows the path as seen from Evergreen Lane.

The path shown below shall be altered to accommodate the new stairway and covered entry.







Shown above, east side of painted brick support structure for the proposed stair and covered entry. Slat wood door under the landing for access to garden storage. Also shown is the new generator replacing an existing unit, as well as a new compressor for cooling and heating the second floor attic apartment.

Shown to the left is a view from the west illustrating the new stair and covered entry.

Existing electrical service panels are in the foreground.





Existing north side garage elevation taken from the neighbor's driveway across Evergreen Lane, which is located just this side of the line of vegetation.



3D model of the garage north side elevation showing the proposed new stairway and covered entry, beyond the line of existing vegetation.





View of existing garage at the left and 3d model of the proposed new stairway and covered entry shown below.





View of existing garage at the left and 3d model of the proposed new stairway and covered entry shown below.





## List of Materials

Shown below is the existing eave detail on the north side of the existing garage.

Shown below is a view of a 3D model indicating how the new covered entry shall be tied into the existing gable end eave.



1. Gutters: half round white metal to match existing
2. Eave: painted wood configured to match the existing
3. Columns: composite square to match the style at the west side of the garage.
4. Light Fixture: black metal gooseneck to match the fixtures on the west elevation of the garage
5. Door: metal insulated door with glass panel. Door to match the existing doors on the west side of the garage.
6. Railing: wood painted rail and balusters
7. Landing floor and stair treads: Bluestone on brick and concrete structure
8. Stair risers: painted brick to match the existing
9. Stair structure: Brick and concrete block on concrete foundation. Brick Painted to match the existing exterior wall.
10. Landing at grade: Reconfigured existing gravel path and stone steps to allow safe access to the new stairway.





Two views of the proposed new stairway and covered entry







#### Neighborhood Precedent:

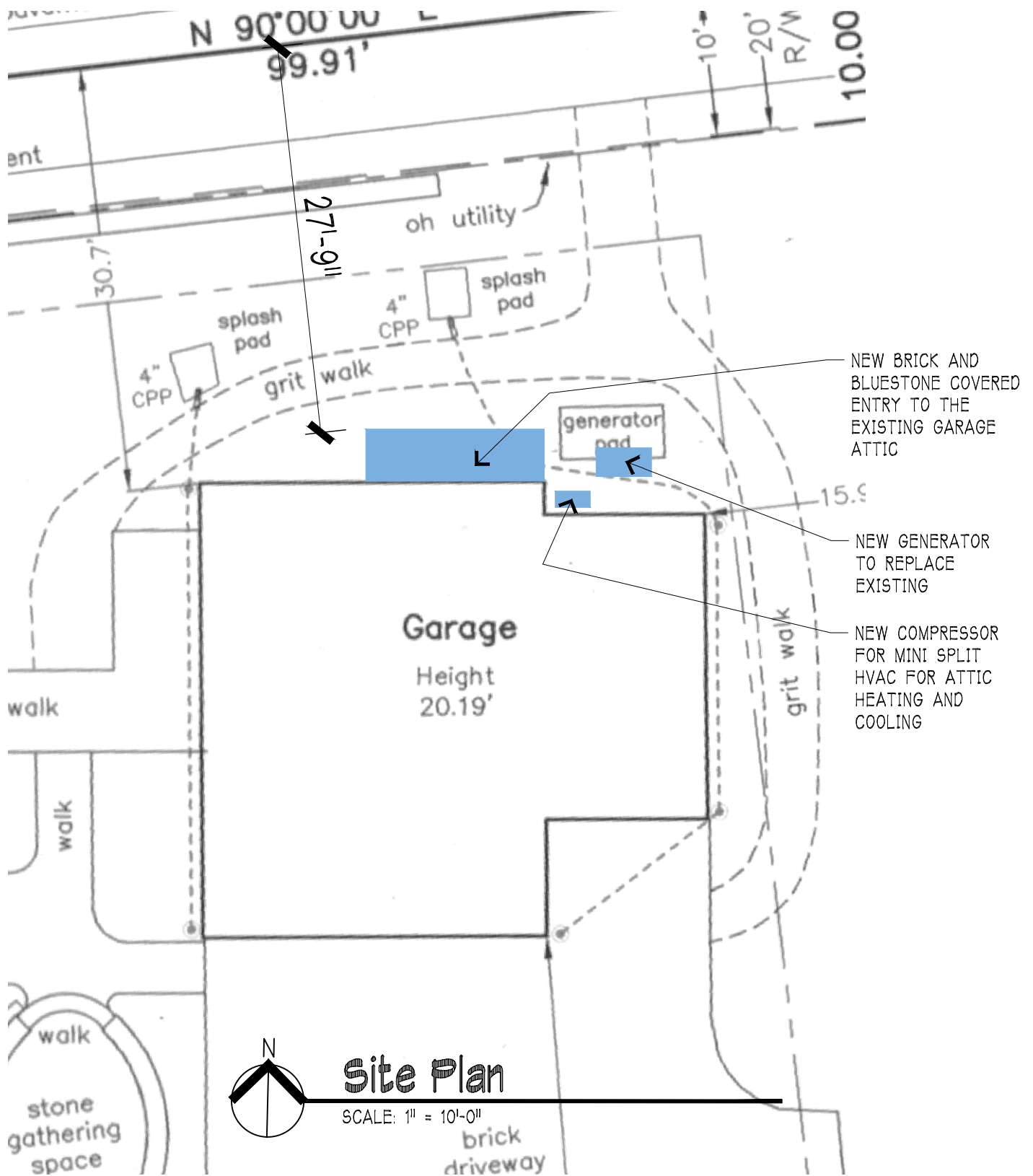
Pictured above and below, existing wood stairway and covered entry access to a second floor attic apartment located at 300 Glandon.

This stairway and covered entry is located on the south side of an existing garage and faces Evergreen Lane.











SCALE:  $1/8'' = 1'-0''$