

**TOWN OF CHAPEL HILL
HISTORIC DISTRICT COMMISSION
WRITTEN DECISION
(HDC-25-6)**

Subject Property: 742 Gimghoul Road, Chapel Hill, NC
PIN#: 9788-96-2765
Historic District: Gimghoul Historic District
Property Owner: Gimghoul Corporation
Applicant: Craig Wolf

At its regular meeting on April 8, 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 8 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 742 Gimghoul Rd, Chapel Hill, NC (PIN 9788-96-2765), is located within the Town’s Franklin-Rosemary Historic District and is zoned Residential-Office/Institutional-1-Conditional Zoning District (OI-1-CZD).
2. The Subject Property is owned by Gimghoul Corporation (the “Owner”).
3. The certificate of appropriateness application (the “Application”) was submitted by Craig Wolf (the “Applicant”) on March 4, 2025.
4. The Application sought approval to remove a tower and terrace lookout with outer walkway from a previously approved COA.
5. The Application was scheduled for hearing by the HDC at its regular meeting on April 8, 2025. Notice of the HDC’s regular meeting was provided as required by law.
6. HDC Member Duncan Lescelles 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 April 8, 2025, evidentiary hearing were entered into the record for the meeting.

9. During the April 8, 2025, evidentiary hearing, the Applicant testified and provided evidence showing:
 - a. The design of the tower, as approved in the prior COA, would take away from the distinctive architectural style of the building.
10. No additional 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 Franklin-Rosemary 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 13th day of May, 2025.

Brian Daniels, HDC Chair