

**TOWN OF CHAPEL HILL
HISTORIC DISTRICT COMMISSION
WRITTEN DECISION
(HDC-25-9)**

Subject Property: 707 Gimghoul Rd, Chapel Hill, NC
PIN#: 9788-77-8005
Historic District: Gimghoul Historic District
Property Owner: Kenneth Shelton and Mia Pizzagalli
Applicant: Alan Curtis

At its regular meeting on May 13, 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 6 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 118 Mallette St, Chapel Hill, NC (PIN 9788-77-8005), is located within the Town’s Gimghoul Historic District and is zoned Residential-1 District (R-1).
2. The Subject Property is owned by Kenneth Shelton (the “Owner”).
3. The certificate of appropriateness application (the “Application”) was submitted by Alan Curtis (the “Applicant”) on April 23, 2025.
4. The Application sought approval to add an exterior entrance and stairway to the existing garage.
5. The Application was scheduled for hearing by the HDC at its regular meeting on May 13, 2025. Notice of the HDC’s regular meeting was provided as required by law.
6. HDC Members Duncan Lescelles and Clarke Martin were 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 May 13, 2025, evidentiary hearing were entered into the record for the meeting.

9. During the May 13, 2025, evidentiary hearing, the Applicant testified and provided evidence showing:
- a. The existing home on the Subject Property underwent a renovation in 2020-2021, as part of which a garage was demolished and replaced. The owner wishes to add an exterior stairway and entry to the existing garage.
 - b. The prior renovation was completed pursuant to an approved COA (HDC-19-123).
 - c. The proposed stairway and entry will be 3'-9" x 12'-10".
 - d. The proposed stairway and entry are not visible from Gimghoul Road.
 - e. The proposed stairway and entry shall use the same materials and product specifications approved as part of the prior COA.
 - f. A similar stairway and covered garage entrance exist at 300 Glandon Drive, approximately 600' east of the Subject Property.
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 Gimghoul 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 10th day of June, 2025.

Brian Daniels, HDC Chair