

MEMORANDUM

TO: Chapel Hill Historic District Commission

FROM: Britany Waddell, Planning Director
Anya Grahn-Federmack, Principal Planner
Charnika Harrell, Senior Planner

SUBJECT: Gimghoul Castle at 742 Gimghoul Road: Renewal of Certificate of Appropriateness (COA)
(PIN 9788-96-2765, HDC-23-33, HDC-24-40)

ORIGINAL FILING DATE: December 8, 2023 (HDC-23-33)

EXTENSION FILING DATE: November 11, 2024 (HDC-24-40)

DATE: December 10, 2024

COA SUMMARY

The applicant, Craig Ward, on behalf of Gimghoul Corporation, requests renewal of an expiring COA for 365 days.

EXISTING CONDITIONS

The proposed location is zoned Office/Institutional-1-Conditional Zoning District (OI-1-CZD) and is in the Gimghoul Historic District.

BACKGROUND

April 13, 2021	The Historic District Commission (HDC) reviews and approves a COA request for the construction of an addition to the c.1926 castle. Meeting Materials ¹ .
October 12, 2021	The HDC reviews and comments on a concept plan for the Gimghoul Castle. Meeting Materials ² .
April 12, 2022	The HDC reviews and provide comments on a conditional zoning district (CZD) application for the Gimghoul Castle. Meeting Materials ³ .
January 6, 2023	Staff administratively approve a 365-day extension request for the COA. (COA to expire on January 12, 2024.)
February 13, 2024	The HDC reviews and approves a 365-day extension request for the COA. Meeting Materials ⁴ . (COA to expire on February 13, 2025.)

¹<https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4891310&GUID=53CB93F5-61CD-4FBF-90C3-2C12B6F596E9&Options=&Search=>

²<https://chapelhill.legistar.com/LegislationDetail.aspx?ID=5150315&GUID=7EC266F3-EE66-499C-8F3D-1D60ECBECB35&Options=&Search=>

³<https://chapelhill.legistar.com/LegislationDetail.aspx?ID=5537892&GUID=63CE3F91-31F2-4C93-A5B8-B20A386B0CD1&Options=&Search=>

⁴<https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6498507&GUID=57B10E28-5552-4633-BEE6-9218CB340573&Options=&Search=>

November 11, 2024	Applicant submits a request for a 365-day extension request for the COA.
-------------------	--

DISCUSSION

The Commission should discuss whether the work proposed by the Applicant meets or does not meet the criteria for renewal of the COA. The Applicant asserts that they have met the renewal criteria in that there has been no change to circumstances under which the certificate was initially approved.

NOTE

The [*Chapel Hill Historic Districts Design Principles and Standards*](#)⁵ are incorporated into the record by reference.

ATTACHMENTS

1. Attachment 1 – Written Decision (renewing the COA)
2. [Special Character Essay – Gimghoul Historic District \(pages 36-38\)](#)⁶
3. Application Materials

⁵https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf

⁶https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf

WRITTEN DECISION - RENEWING CERTIFICATE OF APPROPRIATENESS

WRITTEN DECISION RENEWING AN APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 742 GIMGHOUL ROAD (PIN 9788-96-2765, HDC-24-40)

WHEREAS, having reviewed the applicant's argument and various documents and other evidence submitted at the hearing on this matter, and having heard public comment on the application, the Historic District Commission (HDC) finds as facts those facts summarized by the Chair at the conclusion of the Commission's hearing of this matter and hereby incorporates them by reference as Commission Findings of Fact; and finds that such facts are supported by competent, material, and substantial evidence presented to the Commission; and

BE IT RESOLVED by the Historic District Commission of the Town of Chapel Hill that, having considered the requested Certificate of Appropriateness (COA) Renewal at 742 Gimghoul Road, requested by Craig Ward, on behalf of Gimghoul Corporation, for renewal of an expiring COA for 365 days.

In accord with the improvements on the attached site plan, and identified as Orange County Property Identifier Number 9788-96-2765, the Board makes the following finding:

The applicant has stated that there have been no change to circumstances under which the certificate was initially approved.

BE IT FURTHER RESOLVED that the Commission hereby grants the renewal of the application for a Certificate of Appropriateness, in accord with the plan listed above and the following conditions:

1. The certificate of appropriateness shall be valid for three hundred sixty-five (365) calendar days from date of issuance. If the authorized work has not commenced within that period, has not been extended by the commission, or has been discontinued for more than three hundred sixty-five (365) calendar days from the date of issuance, such certificate of appropriateness shall expire, and the applicant shall be required to reapply and obtain a new certificate of appropriateness before commencing further work.

Signed - Historic District Commission Chair, Brian Daniels

This, the 10th day of December 2024.