

**HDC-24-3**

Historic District

Certificate of

Appropriateness

Status: Active

Submitted On: 1/17/2024

Primary Location

740 GIMGHOUL RD



CHAPEL HILL, NC 27514

Owner

BROOKHUNT LLC

1373 GREAT EGRET TR

NAPLES, FL 34105

Applicant Christopher Jones 919-271-1780 chris@godfreyandjones.com 1624 Legendary Lane
Morrisville, NC 27560

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

Inground Pool with small water feature wall. Inground Pool and Brick Patio will be in a Colonial Revival styles, bricks to be similar existing brick work and pool in a natural style. Water feature Wall to be identical to existing landscaping walls.

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
1.1.8	4. New Construction

Brief Description of the Applicable Aspects of Your Proposal

Swimming pools date back in antiquity to that of at least the classical Greeks and other ancient civilizations as they are still present in these archeological sites and one was even present at the Biltmore until its upkeep became too costly. This pool will not resemble most contemporary pools and will blend into the existing architecture, materials and even the natural landscape. Every element has been crafted to not just match the Colonial Revival style and the greater Chapel Hill historical district but that of Gimghoul specifically. In outward appearance it will resemble a constrained water feature that would be aligned with the Colonial Revival time period and materials used will be that of the surrounding area. The Patio will be bricks in style and color to match the

sidewalks of Gimghoul Road, even 'Rumbled' to give an aged appearance, the water feature wall will be the height of surrounding landscaping walls, match the flagstone original rough field stone masonry built by local African American stone masons James

Blacknell and Jesse Jones. The Classic restrained water feature is a 'Ram' to reflect the University mascot in a nod to 'The Secret

Society of Gimghoul' a fraternal order of the university that originally purchased the land and gave the district its name. The Plaster of the pool will give the water a natural appearance like local surrounding bodies of water or a classic water feature of a garden. This pool will enhance and add to the story of the Gimghoul historic district and show its appreciation to its rich history.

Page / Standard #

1.3.6.

Topic

4. New Construction

Brief Description of the Applicable Aspects of Your Proposal

New walls will be the same characteristic height and material of existing walls on the property and in the general district. We are taking great care to match not just the style but the stone shapes and general natural color schemes.

Page / Standard #

1.3.8

Topic

4. New Construction

Brief Description of the Applicable Aspects of Your Proposal

The fence must be in compliance with Code: 15a NCAC 18A .2528 for Pool Barriers in North Carolina. It will be metal and be in alignment with Colonial Revival principles of restraint of ornamentation. Although a white picket fence would be ideal in Colonial Revival tradition it would not meet code. We will be using landscaping to hide the fence from general view where appropriate and its restrained style where it is visible will blend into the scenery. As it will be metal and black its lack of ornamentation will reflect the tradition of the area. The fence will be placed at the traditional 'Back of the house' of the property.

Property Owner Information

Property Owner Name

Dale Ross

Property Owner Signature Dale Ross
Jan 10, 2024

GODFREY & JONES

DESIGN.BUILD.*LIVE*

PROJECT:

Southern Colonial Revival Pool Project

740 Gimghoul Rd, Chapel Hill, NC 27514

COMMERCIAL BUILDERS CONTRACTOR LICENSE:

84839

LANDSCAPING LICENSE NUMBER:

CL1722

CERTIFIED CBP POOL AND SPA BUILDING PROFESSIONAL

NORTH CAROLINA BOARD MEMBER PHTA

1/10/23

PREPARED BY: CHRISTOPHER JONES

GODFREY & JONES

DESIGN.BUILD.LIVE

SPECIFIC REFERENCE DETAILS:

✦ **1.1.8. Introduce contemporary site features—including playground equipment and swimming pools—in locations that do not diminish or compromise the overall character of the site and district, typically in rear yards or other locations not visible from the street.**

- Swimming pools date back in antiquity to that of at least the classical Greeks and other ancient civilizations as they are still present in these archeological sites and one was even present at the Biltmore until its upkeep became too costly. This pool will not resemble most contemporary pools and will blend into the existing architecture, materials and even the natural landscape. Every element has been crafted to not just match the Colonial Revival style and the greater Chapel Hill historical district but that of Gimghoul specifically. In outward appearance it will resemble a constrained water feature that would be aligned with the Colonial Revival time period and materials used will be that of the surrounding area. The Patio will be bricks in style and color to match the sidewalks of Gimghoul Road, even 'Rumbled' to give an aged appearance, the water feature wall will be the height of surrounding landscaping walls, match the flagstone original rough field stone masonry built by local African American stone masons James Blacknell and Jesse Jones. The Classic restrained water feature is a 'Ram' to reflect the University mascot in a nod to 'The Secret Society of Gimghoul' a fraternal order of the university that originally purchased the land and gave the district its name. The Plaster of the pool will give the water a natural appearance like local surrounding bodies of water or a classic water feature of a garden. This pool will enhance and add to the story of the Gimghoul historic district and show its appreciation to its rich history.

✦ **1.3.6. Site new walls and fences in configurations and locations that are compatible with the character of the building, site, and district and consistent with the location and height of other walls and fences in the district.**

- New walls will be the same characteristic height and material of existing walls on the property and in the general district. We are taking great care to match not just the style but the stone shapes and general natural color schemes.

✦ **1.3.8. Construct new front- and side-yard fences using traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district.**

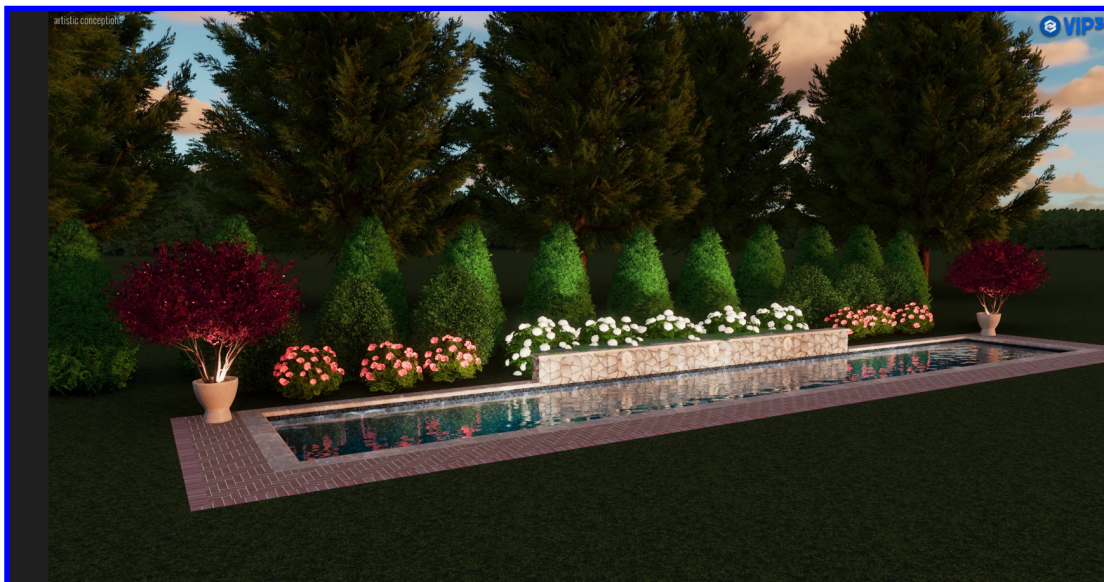
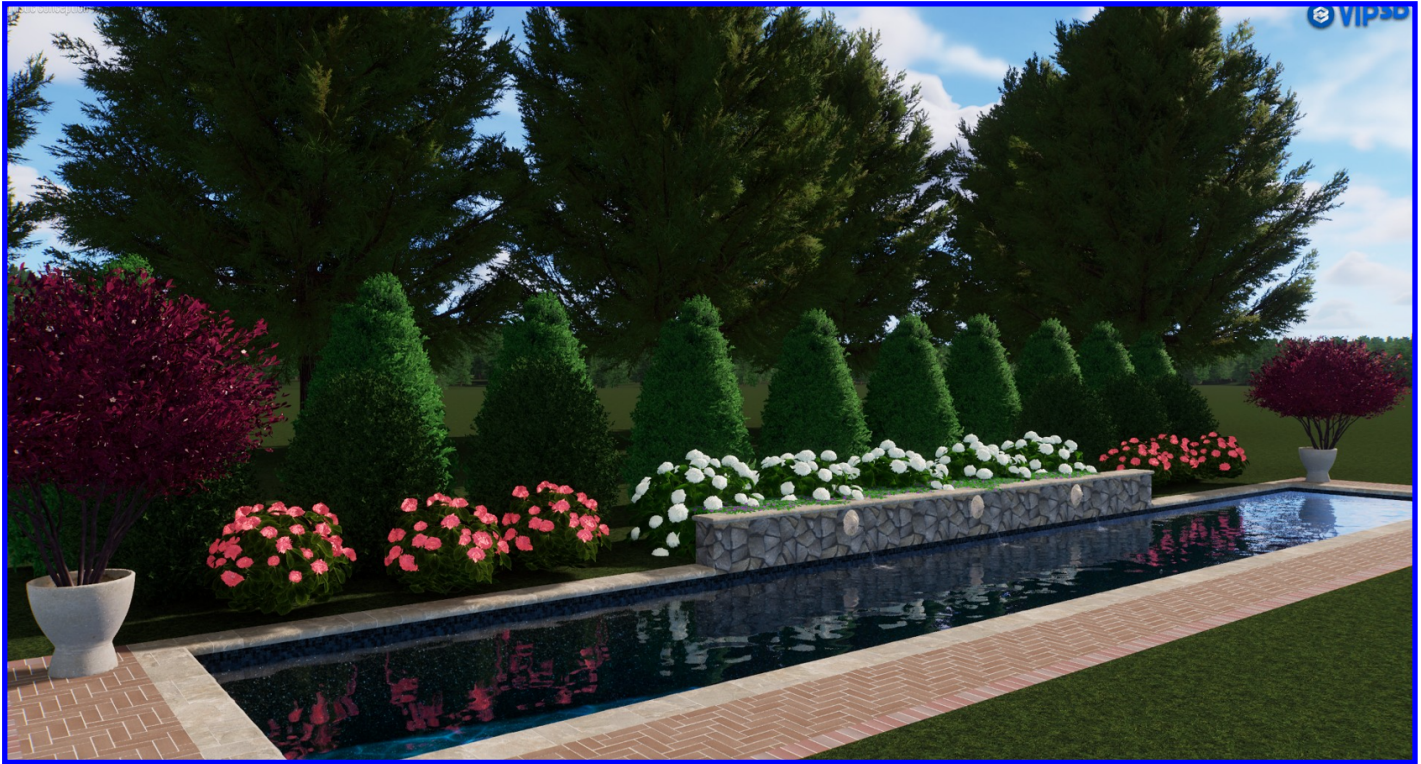
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BEFORE AND AFTER

CURRENT Pool Location: Backyard



BEFORE AND AFTER
LOCATION RENDERING: AFTER



LOCATION: CURRENT STATUS



VIEW FROM ROAD: NO CHANGE



VIEW FROM ROAD: NO CHANGE



PRIVACY HEDGE INSTALLATION LOCATION



CURRENT PRIVACY WALL: NO CHANGE

GODFREY & JONES

DESIGN.BUILD.LIVE

HISTORIC COLONIAL REVIVAL POOL AND PATIO

Although not visible from the street, to preserve the districts' historic character this Elegant Pool has been meticulously designed in form and materials to the traditional Colonial Revival Style of the home and neighborhood as well as the special characteristics of, not just historic Chapel Hill but of the history and architecture of the Gimghoul district.

Every detail pays homage to the fundamentals of historic colonial revival architecture and the Gimghoul area specifically. In the Colonial revival style we will be showcasing a harmonious marriage of existing natural stone, while echoing the symmetry and precision reminiscent of the colonial revival architecture.

We have focused on design concepts, materials and integration with the surroundings to ensure an incredible space that integrates seamlessly into the historic home and neighborhood.



Style: Colonial Revival with Natural Landscape Elements

GODFREY & JONES

DESIGN.BUILD.LIVE

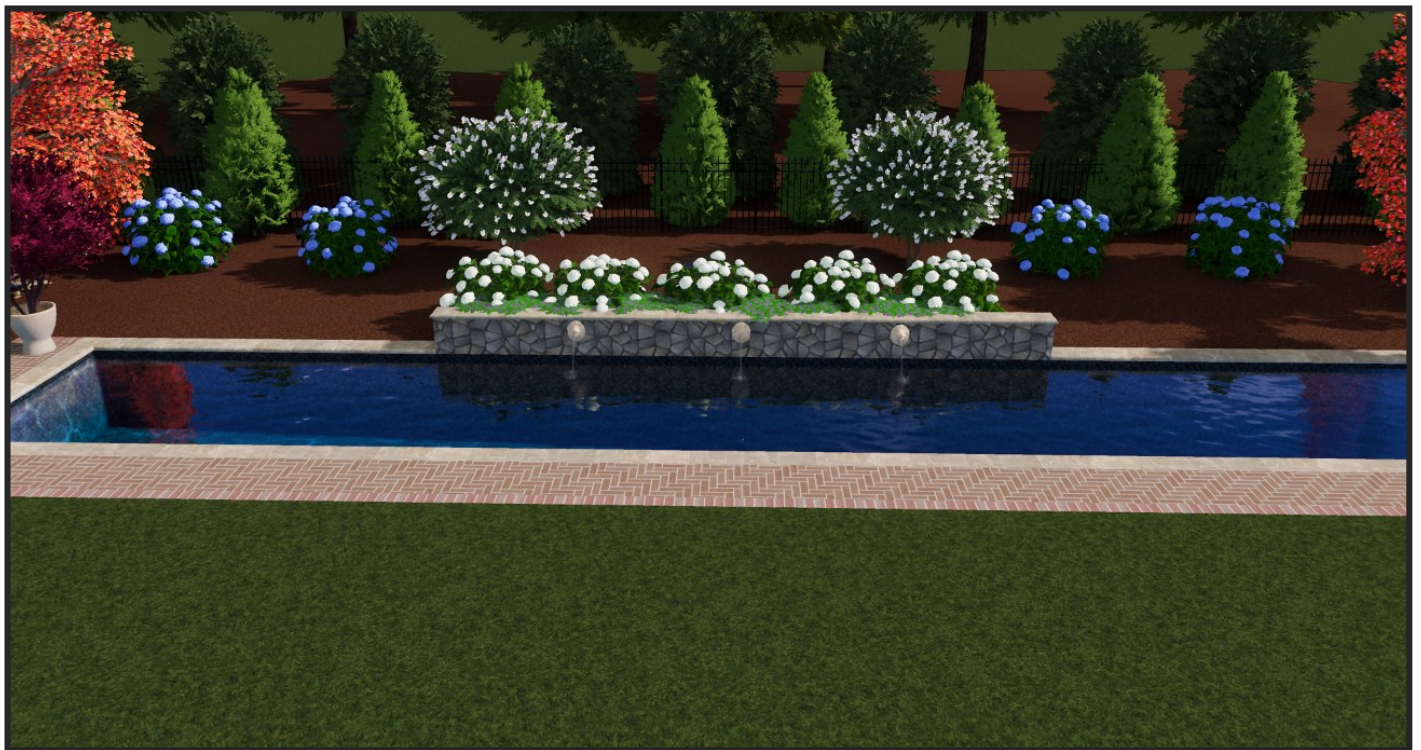
DESIGN:

The elongated proportions of the pool resonate with the classical symmetry inherent in colonial revival design, capturing the essence of balance and order. The Lap Pool will be 60 x10 and aligned with the back sunroom of the existing home.

A small brick Patio surrounding 4ft around the pool in a traditional brick Herringbone pattern draw inspiration from the brick walkways that line Gimghoul road. The brick has been specially selected and 'rumbled' to match the existing brick not just in coloration but in wear not just of the home but also the sidewalk.

Natural stone accents seamlessly integrate into the pool's surroundings, mirroring the era's dedication to natural materials and specifically to Gimghoul masons who originally used rough field stone primarily built by local African American stone masons James Blacknell and Jesse Jones. The water's black plaster finish not only exudes a touch of natural sophistication but also nods to the subdued color palette often associated with colonial aesthetics.

The Water feature will be REAL natural stone that mirrors the existing stone walls and be indistinguishable from the current walls in The stone walls are a Chapel Hill tradition that began on the campus itself in 1838.



Style: Colonial Revival with Natural Landscape Elements

GODFREY & JONES

DESIGN.BUILD.LIVE

MATERIALS:



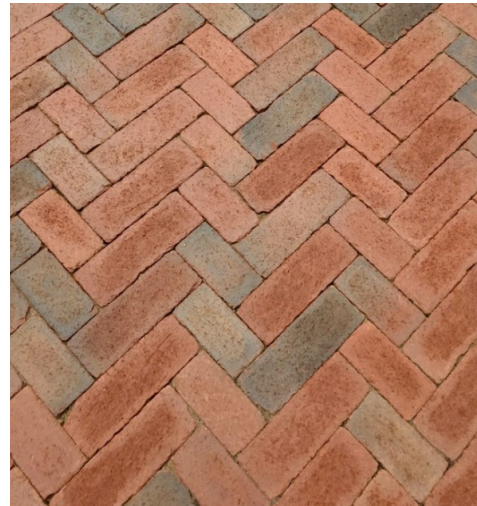
**WATERFEATURE WALL VENEER:
MATCHING CURRENT LANDSCAPING WALLS**



Morristown



**PATIO: MATCHING CURRENT PATIO/
GIMGHOUL ROAD SIDEWALKS,
HERRINGBONE PATTERN**



**COPING: NATURAL ELEGANCE/
TRADITIONAL BULLNOSE**



SANDBLASTED BULLNOSE



**POOL PLASTER: BLACK PEARL/REFLECTIVE OF
NATURAL BODY OF WATER**

GODFREY & JONES

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MATERIALS:

*Eastern
Fence®*



FENCE WILL BE TRADITIONAL BLACK METAL FENCE INTEGRATED IN THE LANDSCAPING. Native habitat plants. In compliance with Code: 15a NCAC 18A .2528 for Pool Barriers in North Carolina.

WATER | FEATURE



PROS



Traditional 'Ram' Face Wall Spout in a traditional Colonial Revival Water Fountain and choosing an animal in a nod to the university.

The Secret Order of the Gimghoul

Organized in 1889 the Secret Order of the Gimghoul, a fraternal society from the University of North Carolina Purchased ninety-four acres for this area. The Rams head used on the water feature is a nod the University and the history behind the district. (SPECIAL CHARACTER ESSAYS: GIMGHOUL HISTORIC DISTRICT, pg. 36)

Rugged Natural Walls

The Stone used on the water feature will reflect the exact stone that exists natural, rugged landscape, the neighborhood and is aligned with the original rough field stone masonry built by local African American stone masons James Blacknell and Jesse Jones. The stone walls are a Chapel Hill tradition that began on the campus itself in 1838.

Brick Walkways

The brick around the pool will be minimal and reflect the brick walkways the line Gimghoul road and surround the home. The brick will be 'Rumbled' to reflect the aged brick around the home and the street

GODFREY & JONES

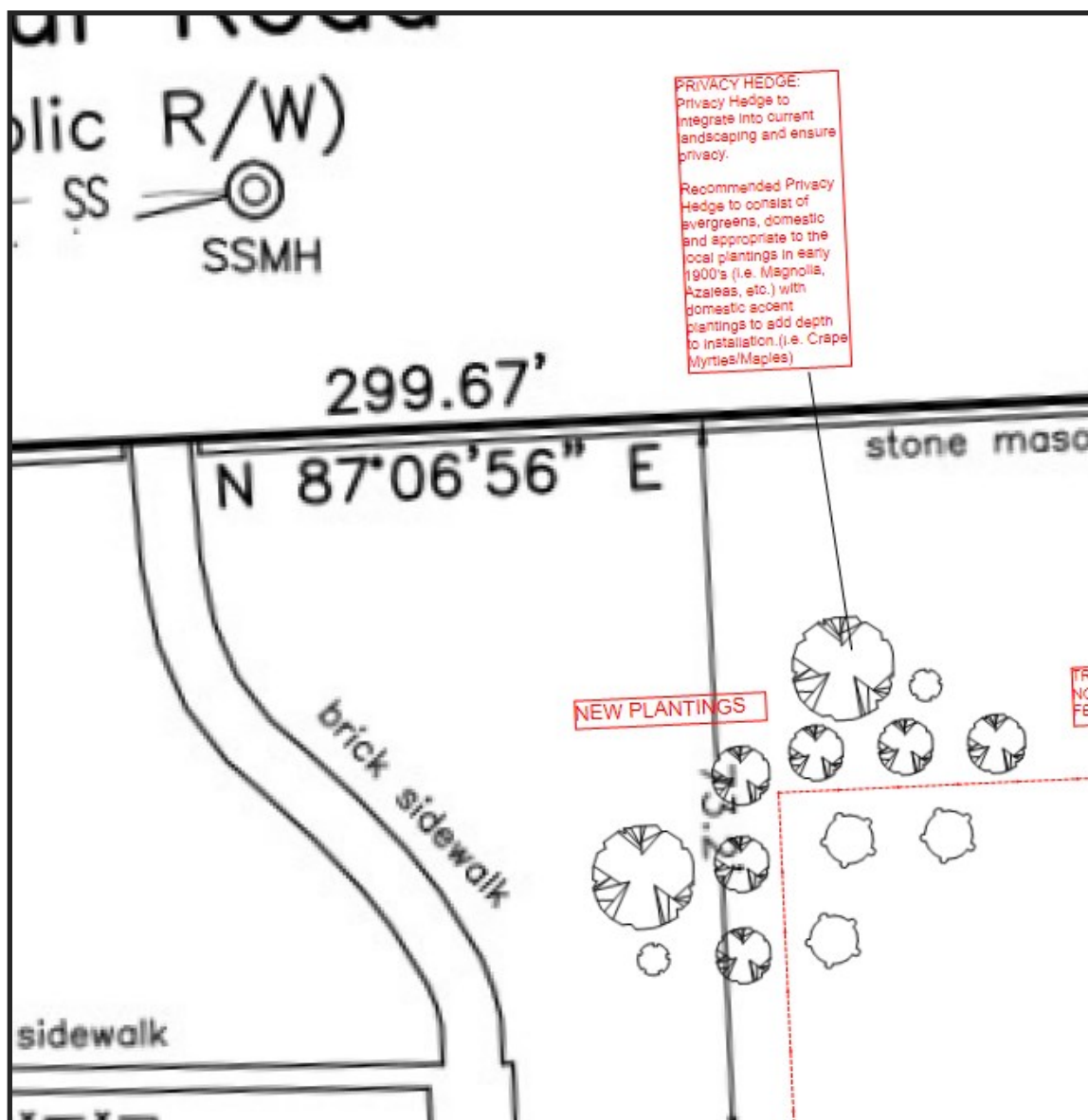
DESIGN.BUILD.LIVE

PRIVACY HEDGE ADDITION: Landscaping

This installation will NOT be visible from the street due to existing walls and landscaping but also additional privacy landscaping to be added.

Traditional Native Southern Zone 7, Plantings reflective of existing property

Landscaping. *Examples: Helleri Hollys, Magnolias, Azaleas and Maples for Accent*



PRIVACY HEDGE LOCATION: *Pool will not be visible from street*

GODFREY & JONES

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INSPIRATIONS: Classic Southern Colonial Revival



PATIO

Herringbone pattern bricks to accent current home features and traditional looks. BRICK MATCHES CURRENT HOME BRICK

COPING:

Natural Stone Coping, Cream Eda, with a very traditional Bullnose Finish. Reflects muted colors of the Gimghoul area and natural stone.



SANDBLASTED BULLNOSE



GODFREY & JONES

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INSPERATIONS: Classic Southern Colonial Revival

WATER FEATURE:

Stone identical to current landscaped walls. Pool to integrate with nature and a traditional animal water scupper— A Ram as respectful appreciation of the local University



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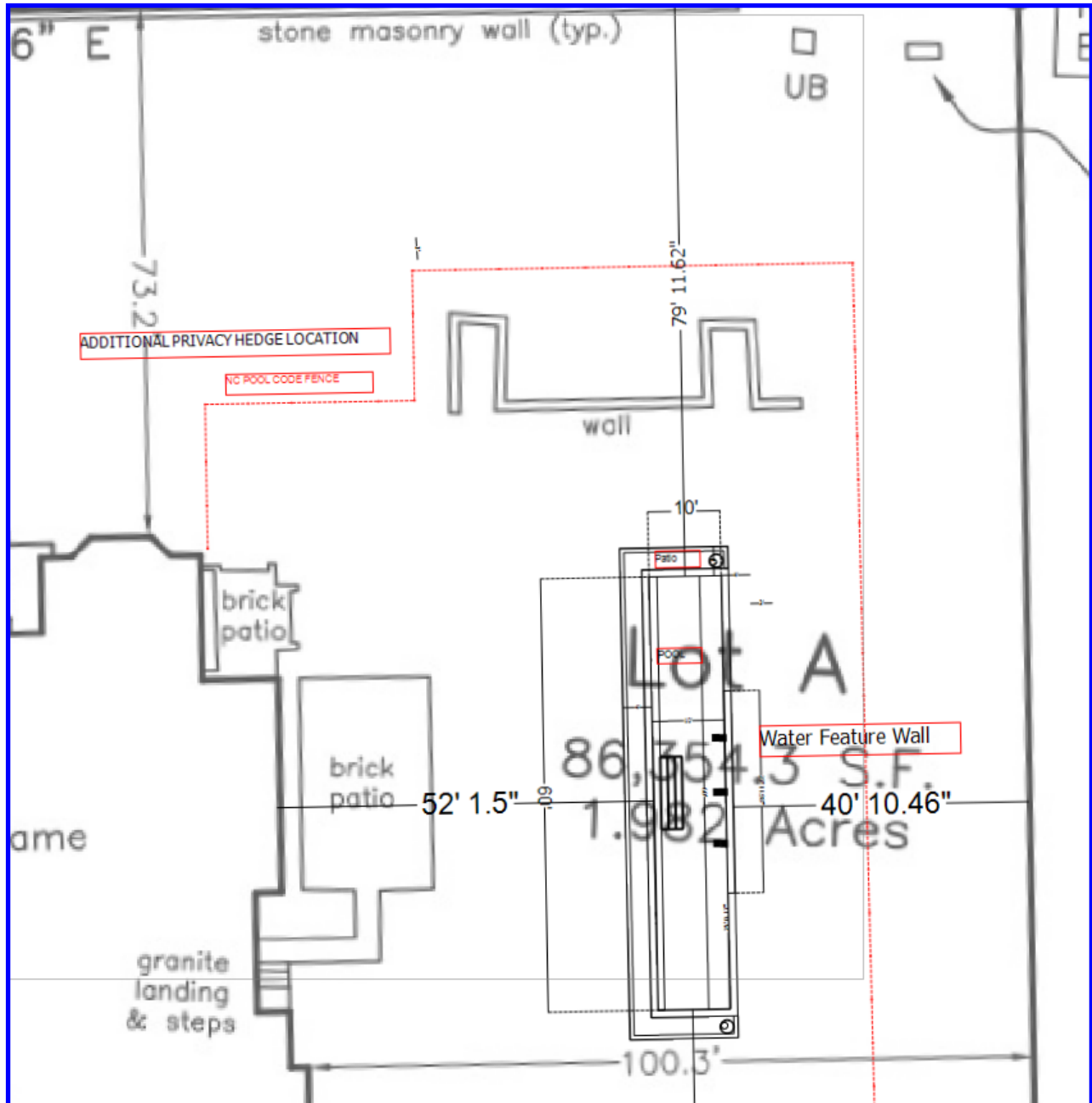
(SPECIAL CHARACTER ESSAYS: GIMGHOUL HISTORIC DISTRICT, pg. 36-37)



GODFREY & JONES

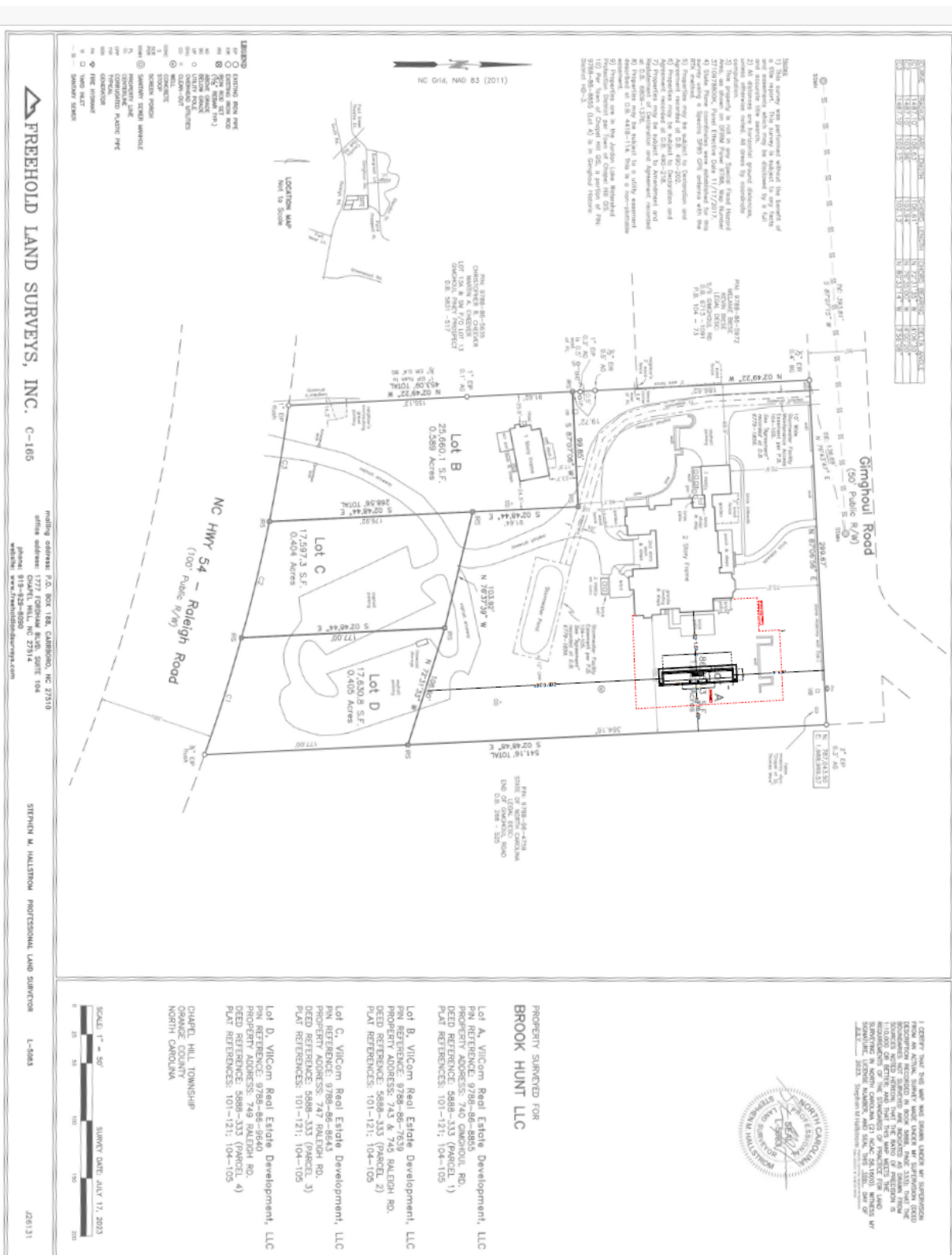
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DETAIL



DESIGN.BUILD.*LIVE*

SITE PLAN



Orange County North Carolina

296579
740 GIMGHOUL RD

JANUARY 1ST OWNER MAILING ADDRESS
BROOKHUNT LLC
1373 GREAT EGRET TR
NAPLES FL 34105-

Total Assessed Value
\$3,197,000

KEY INFORMATION

Tax Year	2024
Parcel ID	9788868855
Land Size	1.98
Rate Code	22
District Codes	G2 Chapel Hill, CH CHSchoolDst., G0 County
Property LUC	Residential- Improved
Neighborhood	7520 - 7GIMGHOUL
Legal Description	A VILCOM REAL ESTATE DEV LLC N/O HWY 54 P101/121
Exempt Type	-

Township	7 - CHAPEL HILL
Land Units	AC

APPRAISAL DETAILS

Total Land	\$1,350,000
Ag Credit	-
Land	\$1,350,000
Building	\$1,847,000
Yard Items	\$0
Market Total	\$3,197,000
Total Assessed	\$3,197,000

RESIDENTIAL

BUILDING (1)	
Type	Single Fam
Style	-
Year Built	2009
Roof Cover	Shingle
Bedrooms	0
Fireplace Count	5

MISC IMPROVEMENTS

IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT	APPRAISED VALUE
No items to display			

SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	INSTRUMENT TYPE	GRANTOR
07/25/2023	\$6,625,000	6822	1026	-	-
12/30/2014	\$0	5888	333	-	VILCOM PROPERTIES
12/30/2014	\$4,800,000	5888	333	-	VILCOM PROPERTIES
01/23/2007	\$0	4204	361	-	VILCOM REAL EST DEV

YARD ITEMS

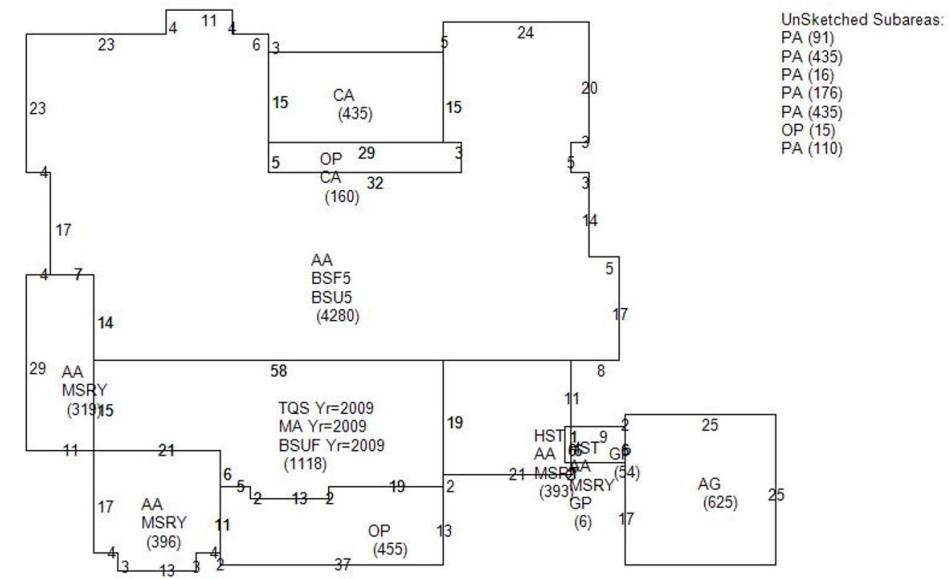
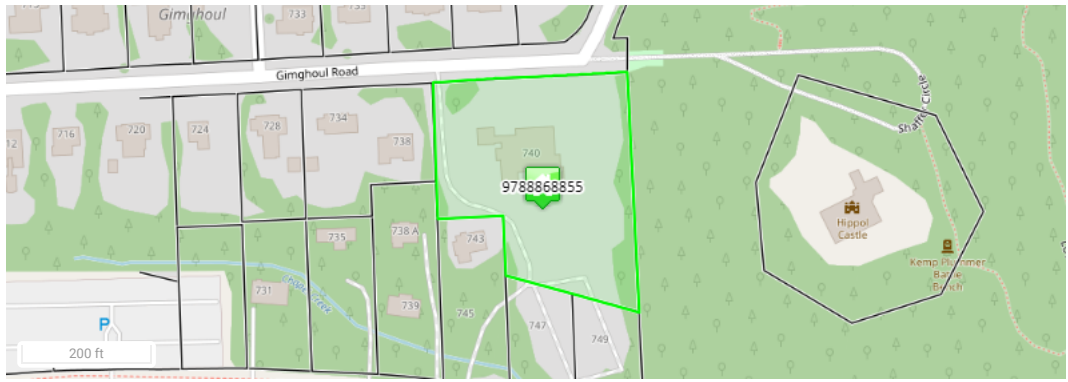
DESCRIPTION	TOTAL UNITS	YEAR BUILT	LENGTH	WIDTH	HEIGHT
No items to display					

LAND

UNIT / SOIL TYPE	DESCRIPTION	USE CODE	ACRES / LOTS	VALUE
LOT	Lot	SITE	3.00	\$1,350,000

VALUE HISTORY

YEAR	TOTAL MARKET VALUE
2023	\$3,197,000
2022	\$3,197,000
2021	\$3,197,000
2020	\$3,082,300
2019	\$3,082,300
2018	\$3,082,300
2017	\$3,082,300
2016	\$3,094,594
2015	\$3,094,594
2014	\$3,094,594
2013	\$3,094,594



Disclaimer

Orange County Assessor's Office makes every effort to produce the most accurate information possible. **No warranties, expressed or implied, are provided for the data herein, its use or interpretation.**

740 Gimghoul Road

HOUSE

2009

The current building replaced OR2552, the Bolick House, an earlier, two-story, frame Colonial Revival-style house. The 1956 Chapel of St. Thomas More was also removed from the site. A one-story outbuilding southwest of the house may be the 1960s rental cottage noted in the 1993 survey, but if so, has been significantly altered.

The two-story, hip-roofed house is five bays wide and double-pile with five gabled wall dormers on the façade and a projecting, front-gabled wing on the left (east) end of the façade. It has four interior brick chimneys and twelve-light casement windows throughout with fixed twenty-light windows on the first-floor façade. The two-light-over-two-panel front door has four-light side-lights and a four-light transom and is sheltered by a front-gabled porch supported by columns. A shed-roofed portion of the porch extends across the west side of the façade and is supported by columns. There is a one-story, hip-roofed sunporch on the east elevation. A one-and-a-half-story, side-gabled wing extends from the west elevation with a single gabled dormer. A two-story, hip-roofed wing projects from the southwest corner of the main two-story structure with a one-and-a-half-story hip-roofed wing extending from the rear (south) of the side-gabled wing, parallel with the two-story rear wing. A series of other gabled and hip-roofed wings extend from the rear (south) elevation. A one-story, side-gabled hyphen on the west elevation has full-height, fixed windows and connects to a one-and-a-half-story, side-gabled garage with pedimented gables and two gabled dormers on the north elevation, facing the street.

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

RENTAL COTTAGE

c. 1960s

One-story, side-gabled, frame garage with paired vinyl windows, a low gable on the north elevation, and a chimney on the west elevation. The building may be the Rental Cottage noted in the 1993 survey, but if so, has been significantly altered. In the 2013 survey, this was deemed a Noncontributing Building.

ST. THOMAS MORE MARKER

2009

This stone marker features a pointed-arch stone with flanking Art Deco-style sections. It reads “Chapel of St. Thomas More; In Memory of Virginia Sharpe” and is surrounded by landscape plantings in formal, straight lines. In the 2013 survey, this was deemed a Noncontributing Object.

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: 1.98 acres

Building size: 9,635 sq. ft.

Ratio: Building/Plot: 0.112

For link to this information: <https://property.spataleest.com/nc/orange/#!/property/9788868855>

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¢er=-79.0377,35.91218>

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