

MEMORANDUM

TO: Chapel Hill Historic District Commission

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

SUBJECT: 111 Ridge Lane: Certificate of Appropriateness (COA)
(PIN 9788-87-2202, HDC-24-38)

FILING DATE: November 5, 2024

DATE: December 10, 2024

COA SUMMARY

The applicants, Beth and Latham Grimes, request a COA for construction of a rear addition to the house, including rebuilding the screened porch and adding an outdoor stone patio and walkway.

EXISTING CONDITIONS

The property is zoned Residential-1 (R-1) and is in the Gimghoul Historic District.

BACKGROUND

November 5, 2024	The applicant submits a COA application for the work described above.
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DISCUSSION

The Commission should discuss whether the work proposed by the Applicant is or is not incongruous with the special character of the Gimghoul Historic District. The Applicant has plans and photos of the addition and site improvements, their materials, and location, which the Applicant asserts shows that the proposed project is not incongruous with the character of the Gimghoul Historic District.

If the COA is granted for the exterior change, the applicant would then be required to obtain any necessary zoning compliance and building permits from the Town.

NOTE

The [*Chapel Hill Historic Districts Design Principles and Standards*](#)¹ are incorporated into the record by reference.

¹https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf

ATTACHMENTS

1. [Special Character Essay – Franklin-Rosemary Historic District \(pages 36-38\)](#)²
2. Application Materials

²https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf