

**TOWN OF CHAPEL HILL
HISTORIC DISTRICT COMMISSION
WRITTEN DECISION
(HDC-24-38)**

Subject Property: 111 Ridge Lane, Chapel Hill, NC
PIN#: 9788-87-2202
Historic District: Gimghoul Historic District
Property Owner: Beth and Latham Grimes
Applicant: Beth and Latham Grimes

At its regular meeting on December 10, 2024, 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 7 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 111 Ridge Lane, Chapel Hill, NC (PIN 9788-87-2202), is located within the Town’s Gimghoul Historic District and is zoned Residential-1 (R-1).
2. The Subject Property is owned by Beth and Latham Grimes (the “Owner”).
3. The certificate of appropriateness application (the “Application”) was submitted by Beth and Latham Grimes (the “Applicant”) on November 5, 2024.
4. The Application sought approval for construction of a rear addition to the house, including rebuilding the screened porch and adding an outdoor stone patio and walkway.
5. The Application was scheduled for hearing by the HDC at its regular meeting on December 10, 2024. Notice of the HDC’s regular meeting was provided as required by law.
6. HDC Members Josh Gurlitz and Brian Daniels were absent from the December 10, 2024, meeting. All other HDC Members were present.
7. The staff report and application materials were entered into the record for the meeting.
8. The Applicant generally provided material showing:

- a. The scale, massing, materials and design of the new addition will complement the current house and are compatible with the architectural style and surrounding neighborhood homes in the Historic District.
 - b. The addition is located on the rear elevation and will incorporate new casement windows matching the design and dimensions of those on the existing house. New asphalt shingles, aluminum gutters, wood fascia, Hardiboard soffit, and wood shakes will match the existing materials of the house.
 - c. On the south elevation, the screened porch will be rebuilt, replacing a shed roof with a gable roof. The new porch will have a horizontal wood slat cladding.
9. No public comment or witness testimony was received by the HDC.
10. No material was presented in opposition to the Application.

Conclusions

1. Based upon the uncontroverted material submitted 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 ____ day of _____, 2025.

Brian Daniels, HDC Chair