

MEMORANDUM

TO: Chapel Hill Historic District Commission

FROM: Britany Waddell, Planning Director
Charnika Harrell, Senior Planner
Anna Scott Myers, Planner II

SUBJECT: 111 Ridge Lane: Certificate of Appropriateness (COA)
(PIN 9788-87-2202, HDC-26-25)

FILING DATE: July 6, 2026

DATE: August 11, 2026

COA SUMMARY

Ben Johnson, on behalf of the property owner, requests a COA for a new single-family dwelling unit.

EXISTING CONDITIONS

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

BACKGROUND

June 9, 2026	The Historic District Commission approves a COA application for the demolition of an existing single-family dwelling unit.
July 6, 2026	The applicant submits a COA application for the work described above.

DISCUSSION

The applicant has provided materials for the proposed new dwelling unit. The Commission should discuss whether the proposed work is or is not incongruous with the special character of the Gimghoul Historic District.

The applicant must obtain any necessary zoning compliance and building permits if the commission finds that the change is not incongruous with the character of the district and approves a written decision for the proposed work.

NOTE

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

ATTACHMENTS

1. [*Special Character Essay – Gimghoul Historic District \(pages 36-38\)*](#)²

¹<https://www.chapelhillnc.gov/files/assets/town/v/1/planning/documents/plans-and-ordinances/overlay-district/ch-hd-design-principles-and-standards.pdf>

²<https://www.chapelhillnc.gov/files/assets/town/v/1/planning/documents/plans-and-ordinances/overlay-district/ch-hd-design-principles-and-standards.pdf>

2. Application Materials