

**Record No:
HDC-26-25**

Historic District
Certificate of
Appropriateness
Status: Active
Submitted On: 7/2/2026

Primary Location

111 RIDGE LN
CHAPEL HILL, NC 27514

Owner

SMITH NANCY
111 RIDGE LN CHAPEL HILL,
NC 27514

Applicant

Ben Johnson
 919-933-2100
 ben@willjohnsonbuilding.com
 194 Finley Golf Course Rd
Suite 100
Chapel Hill, NC 27517

Certificate of Appropriateness Form

Historic District *

Application Type*

Gimghoul

Major Work

Minor Work is exterior work that doesn't involve any substantial alterations, 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.

Major Work (Historic District Commission Review) includes all exterior changes to structures and features other than minor works.

You may contact HDC Staff Liaison(s) if you're unsure of the application type.

Briefly describe the proposed exterior changes. *

New build

Is this application for after-the-fact work? *

No

Is this applicaiton a request for review after a previous denial?*

No

Applicant Authorization

Applicant Signature*

✓ Benjamin William Johnson
Jul 2, 2026

Relationship to Property Owner*

Other

If other, please explain relationship to property owner. *

Hired contractor and designer



**TOWN OF
CHAPEL
HILL**

Planning Department
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705

phone (919) 968-2728
email planning@townofchapelhill.org
www.chapelhillnc.gov

Property Owner Authorization for Historic District Certificate of Appropriateness (COA)

The current property owner must complete and sign this authorization form if someone else applies for a Certificate of Appropriateness on their behalf. Please submit a separate form per property owner.

Project Name	Smith Residence		
Property Address	111 Ridge Lane		
Parcel Identifier Number(s) (PINs)	9788872202		
Property Owner Name (must match County tax records)	Ryan and Nancy Smith		
Property Owner Address	111 Ridge Lane. Chapel Hill, NC 27514		
Property Owner Email	11nancysmith@gmail.com,	Property Owner Phone	
Relationship to Applicant	Property owner has contracted Will Johnson Building Company for design and building services		
If the property owner is an entity, provide detailed information regarding the principals of the entity.			
Property Owner Acknowledgement As the property owner, you may represent yourself or be represented by attorney; however, professionals such as architects, engineers, designers, and others may provide factual evidence and expert opinions so far as they are qualified, but not legal arguments on behalf of the property owner.			
Property Owner Authorization Statement The undersigned property owner hereby authorizes the application for Conditional Zoning District and certifies that, to the best of the owner's knowledge and belief, all information supplied with this application is true and accurate.			
Signature	 Signed by: 4F3EB92FF2EF441		Date 4/20/2026
Print Name	Nancy Smith		



111 RIDGE LANE

GIMGHOUL HISTORIC DISTRICT COA APPLICATION

APPLICATION TYPE: MAJOR

SCOPE: NEW CONSTRUCTION OF SINGLE FAMILY DWELLING

CHAPEL HILL

July 1, 2026

INTRODUCTION

“Since the early 1990s, we have been part of Chapel Hill, and we have always loved the Gimghoul neighborhood in particular because of its deep sense of history, quiet character, walkability, and strong connection to the university that has meant so much to our family. We are all connected to UNC—Nancy attended as an undergraduate, played on two national championship women’s soccer teams, and later graduated from UNC Law School; Ryan was also an undergraduate and a UNC Law School graduate and has been a guest lecturer at the law and business schools in the past; our son Kyle is a recent undergraduate of the Kenan-Flagler Business School and our daughter Ella is a current student-athlete (Women’s Soccer), national champion and Morehead-Cain Scholar. When we were fortunate to have the chance to join the neighborhood last year, we didn’t think twice about it. We cherish this place.

This property stands out to us for its charm, and it is a place where we can continue our family’s long-standing ties to Chapel Hill. At the same time, the existing house is materially challenged in its current condition. We have explored ways to make the property a lasting part of our family and the community. We hope to build a new home that allows us to continue the legacy of the community, sits comfortably in the neighborhood both visually and functionally, and be a place we can enjoy for generations to come. We are committed to designing a home that fits naturally within the neighborhood and respects its historic character while contributing to its future.”

-Ryan & Nancy Smith

APRIL 20, 2026















This is a detailed street map of a residential area in New Dorp, Brooklyn. The map shows several streets including E. Franklin, E. 12th St, E. 13th St, and E. 14th St. A red arrow points to a specific lot on E. 13th St, between E. Franklin and E. 14th St. The map includes lot numbers, house footprints, and a scale bar. A north arrow is also present.

Streets shown include E. Franklin, E. 12th St, E. 13th St, E. 14th St, and E. 15th St. A red arrow points to a lot on E. 13th St, between E. Franklin and E. 14th St. The map includes lot numbers, house footprints, and a scale bar. A north arrow is also present.

Scale 100 ft to One Inch.

Copyright 1988 by the Standard Map Co.

CHAPEL HILL, N.C.
SEPT. 1932

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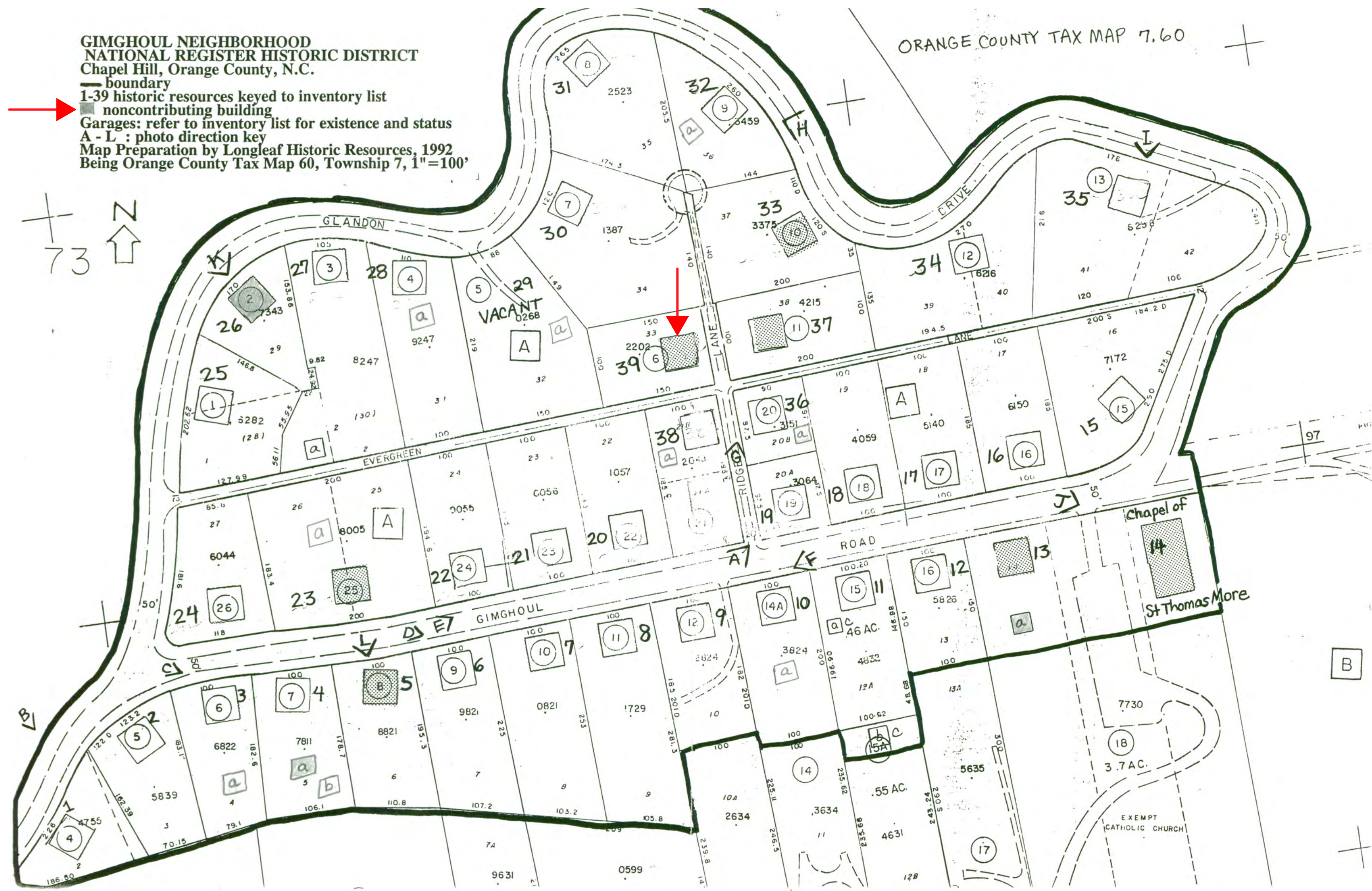
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01
SHEET 1 OF 82

GRADES MAY VARY IN ACTUAL FIELD CONDITIONS. 6" VARIANCES ARE COMMON. 12" VARIANCES MAY OCCUR, DEPENDING ON SITE CONDITIONS AND FIELD ADJUSTMENTS TO DRAWINGS.

**GIMGHOUL NEIGHBORHOOD
NATIONAL REGISTER HISTORIC DISTRICT**
Chapel Hill, Orange County, N.C.

boundary
1-39 historic resources keyed to inventory list
■ noncontributing building
Garages: refer to inventory list for existence and status
A - L : photo direction key
Map Preparation by Longleaf Historic Resources, 1992
Being Orange County Tax Map 60, Township 7, 1"=100'



NATIONAL REGISTER OF HISTORIC PLACES MAP

**ITEMS TO BE REMOVED/
DEMO**

EXACT LOCATION OF UNDERGROUND UTILITIES TO BE
VERIFIED IN THE FIELD BY THE INSTALLER. PLANTINGS
AND OTHER SITE FEATURES TO BE ADJUSTED AS
NECESSARY TO AVOID CONFLICT WITH UTILITIES

SITE PLAN LEGEND & ABBREVIATIONS

SILT FENCING ——— X ———
TREE FENCING ——— X ———
FENCING (TYP) ——— X ———
SANITARY SEWER ——— SS ———
WATER LINE ——— W ———
ELECTRICAL LINE ——— E ———
GAS LINE ——— G ———
LIMIT OF DISTURBANCE ——— LOD ———
SILT & TREE FENCE ——— X ———
PROPOSED CONTOUR ——— O ———
WELL LOCATION ——— O ———
TREE TO BE REMOVED ——— X ———
LOD - LIMIT OF DISTURBANCE
CI - CONTOUR INTERVAL
TC - TOP OF CURB (INCLUDE SPOT ELEVATION)
BC - BOTTOM OF CURB (INCLUDE SPOT ELEVATION)
TOW - TOP OF WALL (INCLUDE SPOT ELEVATION)
BOW - BOTTOM OF WALL (INCLUDE SPOT ELEVATION)
HP - HIGH POINT (INCLUDE SPOT ELEVATION)
LP - LOW POINT (INCLUDE SPOT ELEVATION)
TS - TOP OF STEPS (INCLUDE SPOT ELEVATION)
BS - BASE OF STEPS (INCLUDE SPOT ELEVATION)
IE - INVERT ELEVATION
RE - RIM ELEVATION
DI - DRAIN INLET (WITH RE & IE)
SD - STORM DRAIN (WITH RE & IE)
MH - MANHOLE (WITH RE & IE)
CB - CATCH BASIN (WITH RE & IE)
PL - PROPERTY LINE
ROW - RIGHT OF WAY
DS - DOWNSPOUT



**Know what's below.
Call before you dig.**

* DRAWING CONTAINS APPROXIMATE LOCATIONS FOR
UTILITIES. PLEASE CALL 811 TO MARK LINE LOCATIONS
ON SITE. *IMPORTANT TO KNOW WHERE DRAIN LINES
TERMINATE AND TO MAKE SURE THEY ARE CLEAR.

NOTE: DO NOT TAPE TYPE/C BUILDING WRAP
MATERIAL AT BOTTOM SEAMS
DRAWINGS SHALL NOT BE SCALED; USE LABELED
DIMENSIONS ONLY. LARGER SCALE DRAWINGS
TAKE PRECEDENCE. IF DIMENSION IS IN
QUESTION, CONTACT WILL JOHNSON BUILDING
COMPANY BEFORE PROCEEDING

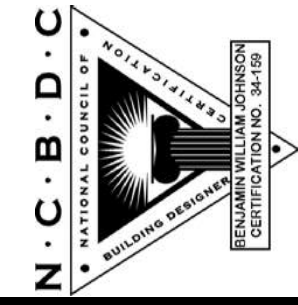


NO SMOKING ON JOBSITE OR PROPERTY

**WILL JOHNSON
BUILDING COMPANY**

WILL JOHNSON BUILDING COMPANY
LEFT: 601 C COURSE RD
CHAPEL HILL, NC 27517
919.933.2100
INFO@WILLJOHNSONBUILDING.COM
WWW.WILLJOHNSONBUILDING.COM

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS
OF EXISTING STRUCTURES AND UTILITIES PRIOR TO CONSTRUCTION.
NO ENGINEERING DRAWINGS ARE PROVIDED. CONTRACTOR
DESIGN. ONCE CONSTRUCTION HAS BEGUN, CONTRACTOR WILL
ALL LOCAL BUILDING CODES WHERE TO BE BUILT WITH
PRELIMINARY DESIGN. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY
PERMITS, INSPECTIONS & ENSURING THE CONSTRUCTION
2. EXISTING STRUCTURES SHALL BE REMOVED PRIOR TO OBTAINING
NECESSARY STRUCTURAL ENGINEERING
3. ALL DIMENSIONS TO BE FIELD VERIFIED BY GC
PRIOR TO CONSTRUCTION



SMITH RESIDENCE

111 RIDGE LN

CHAPEL HILL, NC 27514

DRAWN FOR RYAN & NANCY SMITH

PROJECT NO: 1213

FILE: COA NEW BUILD 6.pln

ISSUED: Wednesday, July 1, 2026 2:04 PM

REVISIONS:

**NATIONAL
REGISTER OF
HISTORIC PLACES**

02

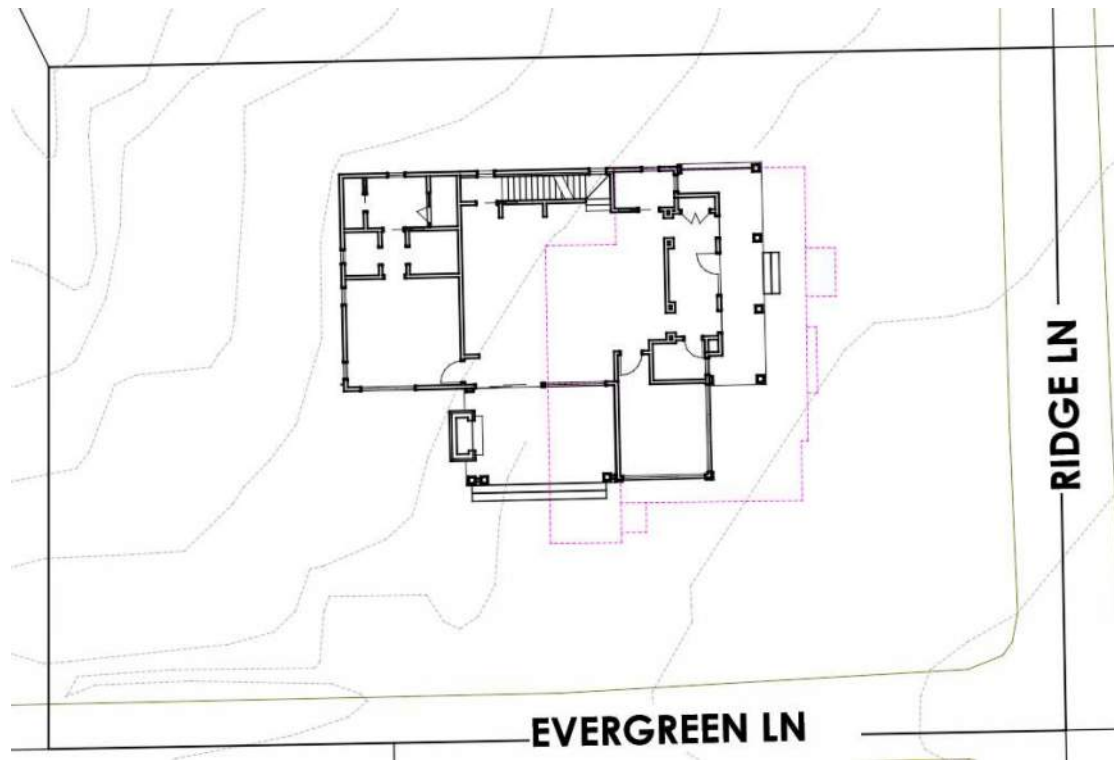
SHEET 2 OF 82

NARRATIVE, HISTORY, AND CHARACTER

The proposed residence is designed to be compatible with the informal, early 20th-century residential character of the Gimghoul Historic District rather than a strict or highly formal Colonial Revival expression. The design is intended to respect the district, reinforce established neighborhood patterns, and contribute positively to the continued evolution of Gimghoul.

- The architectural character is best described as restrained traditional / shingle-influenced / vernacular revival.
- The design uses simple massing, restrained detailing, traditional materials, and a full-width front porch.
- The house is composed of a primary form with subordinate volumes to reduce apparent mass.
- Materials include painted straight-edge shingle siding, brick veneer foundation, painted trim, and traditional roof forms.
- The design draws from nearby district patterns without attempting to replicate a specific historic house.
- The residence is designed to be identifiable as new construction while remaining compatible with the historic context.
- The overall goal is to create a house that sits comfortably within the neighborhood and supports the long-term character of the district.

The finished floor elevation is raised approximately **two feet above the existing home** to **improve drainage**, address **water intrusion** issues, and better respond to the site's topography. The garage and driveway are located along the lower Evergreen Lane side, allowing access closer to existing grade and minimizing grading. This placement reduces visual impact while maintaining the home's primary orientation toward Ridge Lane.



Existing Site Relationships and Proposed Continuity

The proposed residence maintains the Ridge Lane orientation and general building location while modestly shifting the house back from the street, raising the finished floor elevation to improve drainage, and locating garage access at the lower Evergreen Lane side of the site.

Existing Ridge Lane/front-yard parking conditions are being reduced in function and treated as limited guest arrival, while primary owner parking and garage access are relocated to the lower/rear Evergreen Lane side of the site.

Taken from the Design Guidelines:

4.0 New Construction

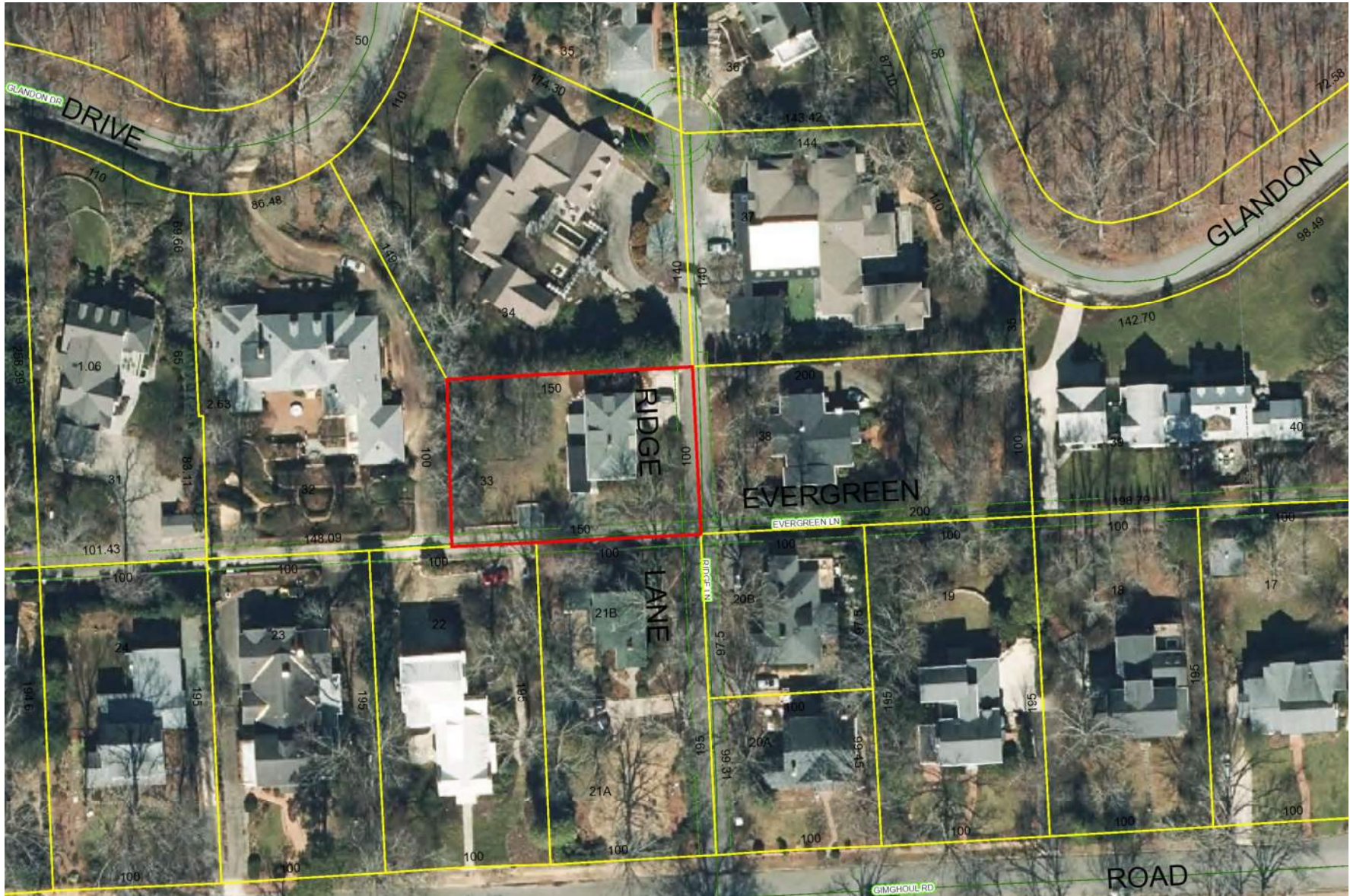
Historic districts are not, and should not be, static, unchanging, museum-like environments. Instead, they are constantly evolving as the needs of their residents change. Chapel Hill's historic districts were built over time—in the case of the Franklin-Rosemary Historic District more than two hundred years—with the age of buildings varying greatly and their architectural styles indicative of the era in which each building was erected

New construction, when it is sensitively sited with regard to district context and carefully designed to respect the district's historic architecture, can enhance the streetscape and contribute to the character of the district.

However, special consideration should be given to the immediate surroundings—adjacent and neighboring historic structures, including those across the street—in order to reinforce existing rhythms and patterns.

*Carefully designed new primary buildings, garages, and accessory buildings all illustrate the continued architectural evolution of the district and enhance its overall character. **New construction need not mimic earlier architectural styles, but should reinforce the visual character and context of the streetscape through compatible siting, scale, form, and materials.** Thus, the goal of the standards for new construction is not to limit or deny the construction of new buildings or additions within the historic districts, **nor to specify or impose specific architectural styles.** Rather, the standards address the appropriate form, scale, massing, and location of new construction.*

CONTEXT



ADDRESS	FOOTPRINT	% SITE
110 RIDGE LANE	2,293	11.7%
105 RIDGE LANE	2,184	11%
111 RIDGE LANE EXISTING RESIDENCE	1,900	12.6%
723 GIMGHOUL	2,684	13.6%
240 GLANDON	4,797	14%
111 RIDGE LANE PROPOSED RESIDENCE	2,539	16.8%
232 GLANDON	6,282	21%
260 GLANDON	5,470	22.4%
106 RIDGE LANE	2,387	24%

The proposed residence reduces the apparent width of the house along the Ridge Lane frontage and organizes more of the building mass along the longer side axis of the lot. This helps the street-facing façade remain comparable in width to nearby Ridge Lane residences while allowing the building to respond to the depth and topography of the site.



105 RIDGE LANE



111 RIDGE LANE



723 GIMGHOUL



111 RIDGE LANE

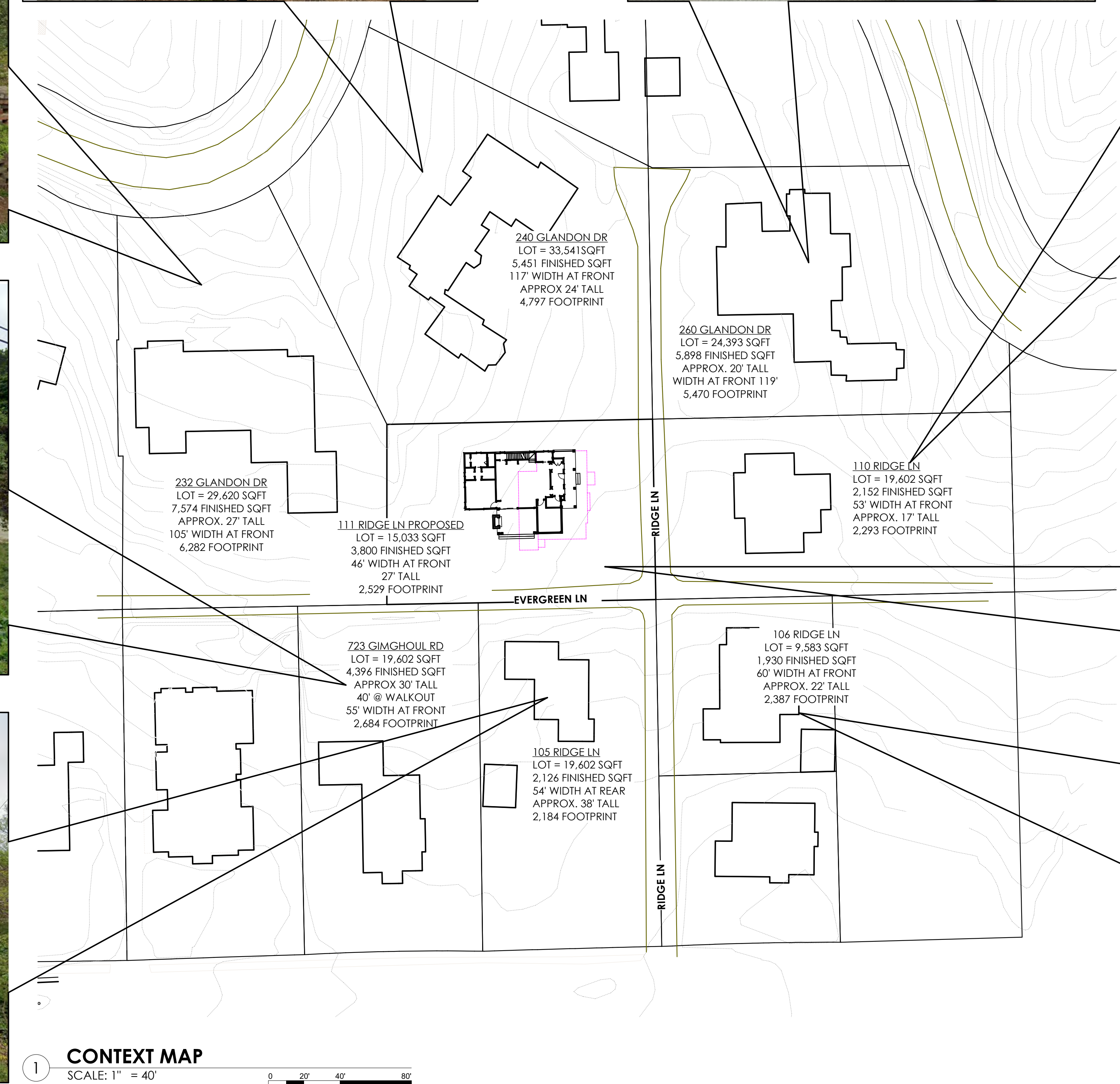


240 GLANDON



111 RIDGE LANE

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☐ ITEMS TO BE REMOVED,
DEMO

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AND OTHER SITE FEATURES TO BE ADJUSTED AS
NECESSARY TO AVOID CONFLICT WITH UTILITIES

SITE PLAN LEGEND & ABBREVIATIONS

SILT FENCING —X—X—X—X—
 TREE FENCING // //
 FENCING (TYPE) —+—+—
 SANITARY SEWER —SS—
 WATER LINE —W—W—
 ELECTRICAL LINE —E—
 GAS LINE —G—
 LIMIT OF DISTURBANCE —LOD—
 SILT & TREE FENCE —X—X—
 PROPOSED LOCATION ●—●—
 WELL LOCATION ○
 TREE TO BE REMOVED X

LOD - LIMIT OF DISTURBANCE
 LC - CONTOUR INTERVAL
 TC - TOP OF CURB (INCLUDE SPOT ELEVATION)
 BC - BOTTOM OF CURB (INCLUDE SPOT ELEVATION)
 TOW - TOP OF WALL (INCLUDE SPOT ELEVATION)
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 HP - HIGH POINT (INCLUDE SPOT ELEVATION)
 LP - LOW POINT (INCLUDE SPOT ELEVATION)
 TS - TOP OF STEPS (INCLUDE SPOT ELEVATION)
 RS - BOTTOM OF STEPS (INCLUDE SPOT ELEVATION)
 IE - INVERT ELEVATION
 RE - RIM ELEVATION
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 PL - PROPERTY LINE
 ROW - RIGHT OF WAY
 DS - DOWNSPOUT



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NOTE: DO NOT TAPE TYVEC/BUILDING WRAP MATERIAL AT BOTTOM SEAMS
DRAWINGS SHALL NOT BE SCALED; USE LABELED DIMENSIONS ONLY. LARGER SCALE DRAWINGS TAKE PRECEDENCE. IF DIMENSION IS IN QUESTION, CONTACT WILL JOHNSON BUILDING COMPANY BEFORE PROCEEDING



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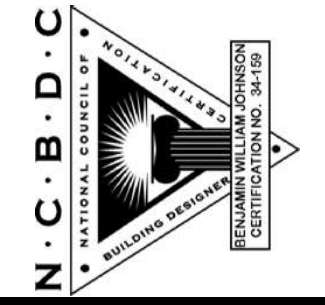


WILL JOHNSON
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WILL JOHNSON BUILDING COMPANY
194 FINLEY GOLF COURSE RD
CHAPEL HILL, NC 27517
919 933 2100
INFO@WILLJOHNSONBUILDING.COM
WWW.WILLJOHNSONBUILDING.COM

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS OF EXISTING BUILDING AND ADJACENT AREAS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR OBTAINING NECESSARY PERMITS, INSPECTIONS & ENSURING THE CONSTRUCTION MEETS ALL APPLICABLE BUILDING CODES.

2. STRUCTURAL ENGINEERING DRAWINGS SHALL SUPERSEDE ANY CONFLICTING EXISTING DRAWINGS RESPONSIBLE FOR OBTAINING NECESSARY STRUCTURAL ENGINEERING.
3. ALL DIMENSIONS TO BE FIELD VERIFIED BY GC.
4. EXISTING BUILDING DIMENSIONS TO BE VERIFIED BY GC.



SMITH RESIDENCE
111 RIDGE LN
CHAPEL HILL, NC 27514
DRAWN FOR RYAN & NANCY SMITH

PROJECT NO. 1219
FILE: COA NEW BUILD 6.pln

PROJECT NO. 1219
FILE: COA NEW BUILD 6.pln

PROJECT NO. 1213
FILE: COA NEW BUILD 6.pln
ISSUED: Wednesday, July 1, 2026 2:04 PM

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CURRENT CONTEXT

03

SHEET 3 OF 82

COA NEW BUILD 6.pln - 7/1/2026

GRADES MAY VARY IN ACTUAL FIELD CONDITIONS. 6" VARIANCES ARE COMMON. 12" VARIANCES MAY OCCUR, DEPENDING ON SITE CONDITIONS AND FIELD ADJUSTMENTS TO DRAWINGS.

PIN: 9788-87-1387
MIKE E. MILES &
ELSTON D. MILES
LOT 34, "GIMGHOUL PINEY
PROSPECT DEVELOPMENT
D.B. 2827, PG. 300
P.B. 1, PG. 51

PIN: 9788-87-0269
PAULA DAVIS NOELL, TRUSTEE
LOT 32, "RECOMBINATION SURVEY,
PROPERTY OF JOHN H. FERGUSON
AND WIFE, DORIS C. FERGUSON AND
ARTHUR B. DeBERRY AND WIFE,
MARTHA D. DeBERRY"
D.B. 4248, PG. 398
P.B. 70, PG. 37

ITEMS TO BE REMOVED,
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 ELECTRICAL LINE —E—
 GAS LINE —G—
 LIMIT OF DISTURBANCE —LOD—
 SILT & TREE FENCE —X—X—
 PROPOSED CONTOUR —●—●—
 WELL LOCATION —O—
 TREE TO BE REMOVED —X—

- LOD** - LIMIT OF DISTURBANCE
- LC** - CONTOUR INTERVAL
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- BC** - BOTTOM OF CURB (INCLUDE SPOT ELEVATION)
- HP** - HIGH OF WALL (INCLUDE SPOT ELEVATION)
- BL** - BASE OF WALL (INCLUDE SPOT ELEVATION)
- TOW** - TOP OF ROAD (INCLUDE SPOT ELEVATION)
- LP** - LOW POINT (INCLUDE SPOT ELEVATION)
- TS** - TOP OF STEPS (INCLUDE SPOT ELEVATION)
- BS** - BASE OF STEPS (INCLUDE SPOT ELEVATION)
- IE** - INVERT ELEVATION
- RE** - REM. ELEVATION
- DI** - DRAIN INLET (WITH RE & IE)
- SD** - STORM DRAIN (WITH RE & IE)
- MH** - MANHOLE (WITH RE & IE)
- CB** - CATCH BASIN (WITH RE & IE)
- PL** - PROPERTY LINE
- ROW** - RIGHT OF WAY
- DS** - DOWNSLOPE



Know what's below.
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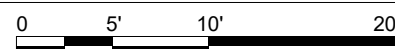
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NO SMOKING ON JOBSITE OR PROPERTY

1 EAST ELEVATION
SCALE: 1" = 10'



WILL JOHNSON
BUILDING COMPANY

WILL JOHNSON BUILDING COMPANY
194 FINLEY GOLF COURSE RD
CHAPEL HILL, NC 27517
919.933.2100
INFO@WILLJOHNSONBUILDING.COM
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GENERAL NOTES:

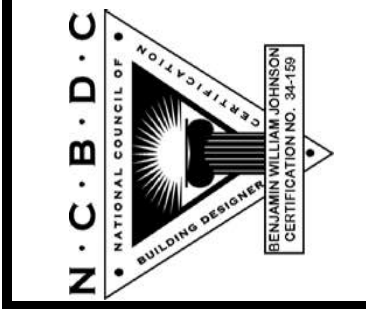
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1) GC SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS, INSPECTIONS & ENSURING THE CONSTRUCTION MEETS ALL APPLICABLE BUILDING CODES.

2) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THESE DRAWINGS. GC SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY STRUCTURAL ENGINEERING.

3) ALL DIMENSIONS TO BE FIELD VERIFIED BY GC.

PRIOR TO CONSTRUCTION, ALL DIMENSIONS TO BE VERIFIED BY GC.



SMITH RESIDENCE
111 RIDGE LN
CHAPEL HILL, NC 27514
DRAWN FOR RYAN & NANCY SMITH

PROJECT NO: 1213
FILE: COA NEW BUILD 6.pln
ISSUED: Wednesday, July 1, 2026 2:04 PM

REVISIONS:

SITE PLAN DEMO

05

SHEET 5 OF 82



NO SMOKING ON JOBSITE OR PROPERTY

Know what's below.
Call before you dig.

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NOTE: DO NOT TAPE TYPE/C BUILDING WRAP MATERIAL AT BOTTOM SEAMS
DRAWINGS SHALL NOT BE SCALED; USE LABELED DIMENSIONS ONLY. LARGER SCALE DRAWINGS TAKE PRECEDENCE. IF DIMENSION IS IN QUESTION, CONTACT WILL JOHNSON BUILDING COMPANY BEFORE PROCEEDING

SITE PLAN LEGEND & ABBREVIATIONS

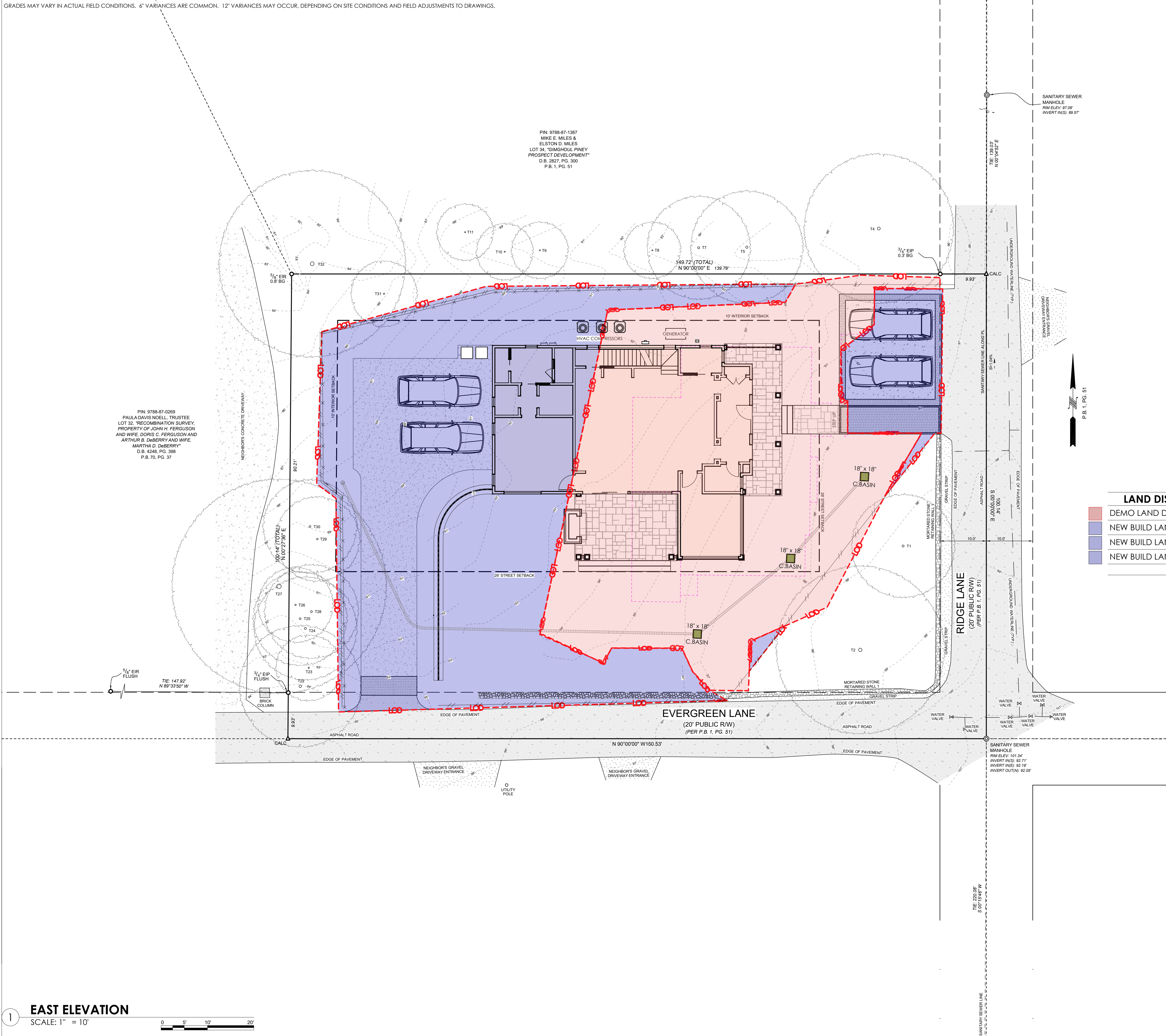
SILT FENCING
TREE FENCING
FENCING (TYP)
SANITARY SEWER
WATER LINE
ELECTRICAL LINE
GAS LINE
LIMIT OF DISTURBANCE - LOD
SILT & TREE FENCE
PROPOSED CONTOUR
WELL LOCATION
TREE TO BE REMOVED X

LOD - LIMIT OF DISTURBANCE
CI - CONTOUR INTERVAL
TC - TOP OF CURB (INCLUDE SPOT ELEVATION)
BC - BOTTOM OF CURB (INCLUDE SPOT ELEVATION)
TOW - TOP OF WALL (INCLUDE SPOT ELEVATION)
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RE - RIM ELEVATION
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SD - STORM DRAIN (WITH RE & IE)
MH - MANHOLE (WITH RE & IE)
CB - CATCH BASIN (WITH RE & IE)
PL - PROPERTY LINE
ROW - RIGHT OF WAY
DS - DOWNSPOUT

ITEMS TO BE REMOVED/
DEMO

EXACT LOCATION OF UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE INSTALLER. PLANTINGS AND OTHER SITE FEATURES TO BE ADJUSTED AS NECESSARY TO AVOID CONFLICT WITH UTILITIES

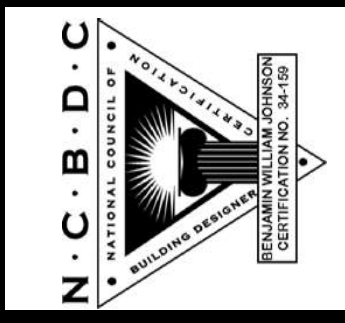
GRADES MAY VARY IN ACTUAL FIELD CONDITIONS. 6" VARIANCES ARE COMMON. 12" VARIANCES MAY OCCUR, DEPENDING ON SITE CONDITIONS AND FIELD ADJUSTMENTS TO DRAWINGS.



LAND DISTURBANCE		SQFT
DEMO LAND DISTURBANCE		4,719
NEW BUILD LAND DISTURBANCE		610
NEW BUILD LAND DISTURBANCE		5,139
NEW BUILD LAND DISTURBANCE		23
		10,491 #2

WILL JOHNSON
BUILDING COMPANY

WILL JOHNSON BUILDING COMPANY
LEFT: GOLF COURSE RD
CHAPEL HILL, NC 27517
919.933.2100
INFO@WILLJOHNSONBUILDING.COM
WWW.WILLJOHNSONBUILDING.COM



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REVISIONS:

PROPOSED LAND
DISTURBANCE
AREA

07
SHEET 7 OF 82

GRADES MAY VARY IN ACTUAL FIELD CONDITIONS. 6" VARIANCES ARE COMMON. 12" VARIANCES MAY OCCUR, DEPENDING ON SITE CONDITIONS AND FIELD ADJUSTMENTS TO DRAWINGS.



STONE WALLS TO BE REMOVED AND STOCKPILED ON SITE



TREES TO BE REMOVED



PAVER PARKING AREA TO BE REMOVED



STONE WALLS TO BE REMOVED & STOCKPILED ON SITE. TIMBERS TO BE REMOVED.



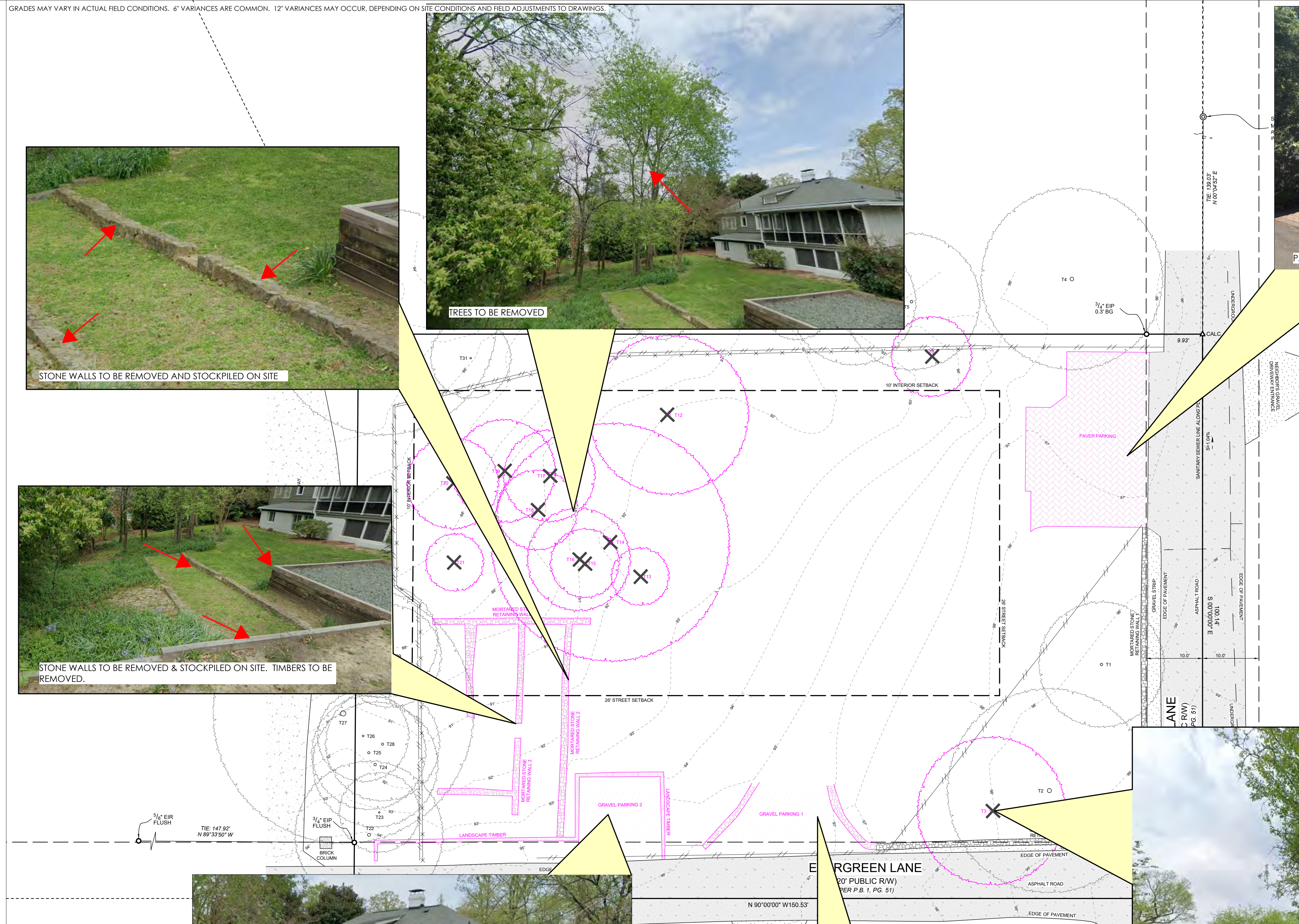
GRAVEL PARKING AREA AND LANDSCAP TIMBER WALLS TO BE REMOVED



GRAVEL PARKING AREA TO BE REMOVED



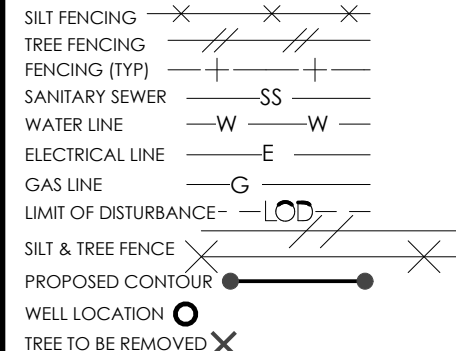
COMPROMISED CHERRY TREE TO BE REMOVED



☐ ITEMS TO BE REMOVED/
DEMO

EXACT LOCATION OF UNDERGROUND UTILITIES TO BE
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AND OTHER SITE FEATURES TO BE ADJUSTED AS
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SITE PLAN LEGEND & ABBREVIATIONS



- CD** - LIMIT OF DISTURBANCE
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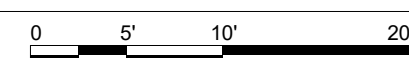
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NO SMOKING ON JOBSITE OR PROPERTY

EAST ELEVATION

SCALE: 1" = 10'



WILL JOHNSON
BUILDING COMPANY

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194 FINLEY GOLF COURSE RD
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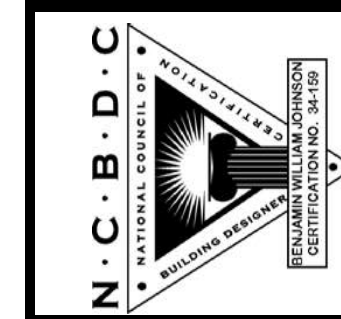
GENERAL NOTES:

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR MUST COMPLY WITH ALL LOCAL BUILDING CODES WHERE HOME IS TO BE BUILT. IF ANY DISCREPANCIES ARE FOUND, CONTRACTOR SHALL CONSULT WITH LOCAL BUILDING CODES ENGINEER FOR STRUCTURAL DESIGN. ONCE CONSTRUCTION HAS BEGUN, CONTRACTOR WILL ASSUME ALL RESPONSIBILITY.

PROJECT NOTES:

1) GC SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM ALL LOCAL CONSTRUCTION MEETS ALL APPLICABLE BUILDING CODES

2) STRUCTURAL ENGINEERING DRAWINGS SHALL SUPERCEDE THESE DRAWINGS. GC SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY STRUCTURAL ENGINEERING.



SMITH RESIDENCE
111 RIDGE LN
CHAPEL HILL, NC 27514
DRAWN FOR RYAN & NANCY SMIT

PROJECT NO: 1213

PROJECT NO: 1213
FILE: COA NEW BUILD 6.pln

ISSUED: Wednesday, July 1, 2026 2:04 PM

REVISIONS:

DEMOLITION SITE
PLAN WITH
PICTURES

06

SHEET 6

OF 82

GRADES MAY VARY IN ACTUAL FIELD CONDITIONS. 6" VARIANCES ARE COMMON. 12" VARIANCES MAY OCCUR, DEPENDING ON SITE CONDITIONS AND FIELD ADJUSTMENTS TO DRAWINGS.

ITEMS TO BE REMOVED/
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FENCING (TYP)
SANITARY SEWER
WATER LINE
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GAS LINE
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COMPANY BEFORE PROCEEDING



PROPOSED SITE PLAN

SCALE: 1" = 10'

0 5' 10' 20'

RET. WALL SECTION

SCALE: 3/4" = 1'-0"

0 1' 2' 3'

STONE WALL SECTION

SCALE: 3/4" = 1'-0"

0 1' 2' 3'

SMITH RESIDENCE

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CHAPEL HILL, NC 27514
DRAWN FOR RYAN & NANCY SMITH

PROJECT NO: 1213
FILE: COA NEW BUILD 6.pln

ISSUED: Wednesday, July 1, 2026 2:05 PM

REVISIONS:

PROPOSED SITE
PLAN

08

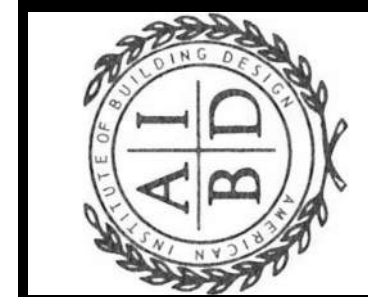
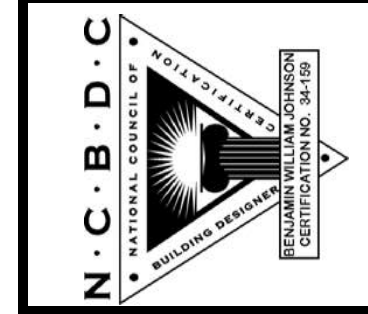
SHEET 8

OF 82

WILL JOHNSON
BUILDING COMPANY

WILL JOHNSON BUILDING COMPANY
LEFT: GOLF COURSE RD
CHAPL NC 27517
919 933 2100
INFO@WILLJOHNSONBUILDING.COM
WWW.WILLJOHNSONBUILDING.COM

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS
BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL
NO ENGINEERING DRAWINGS ARE PROVIDED. CONTRACTOR
DESIGN. ONCE CONSTRUCTION HAS BEGUN, CONTRACTOR WILL
BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS.
PRELIMINARY INSPECTIONS & ENSURING THE CONSTRUCTION
2. STRUCTURAL ENGINEERING DRAWINGS SHALL SUPERSEDE
NECESSARY STRUCTURAL ENGINEERING
3. ALL DIMENSIONS TO BE FIELD VERIFIED BY GC
PRIOR TO CONSTRUCTION



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GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes		
Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	- 7 days for slopes greater than 50' in length and with slopes steeper than 4:1 - 7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones - 10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	- 7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones - 10 days for Falls Lake Watershed unless there is zero slope

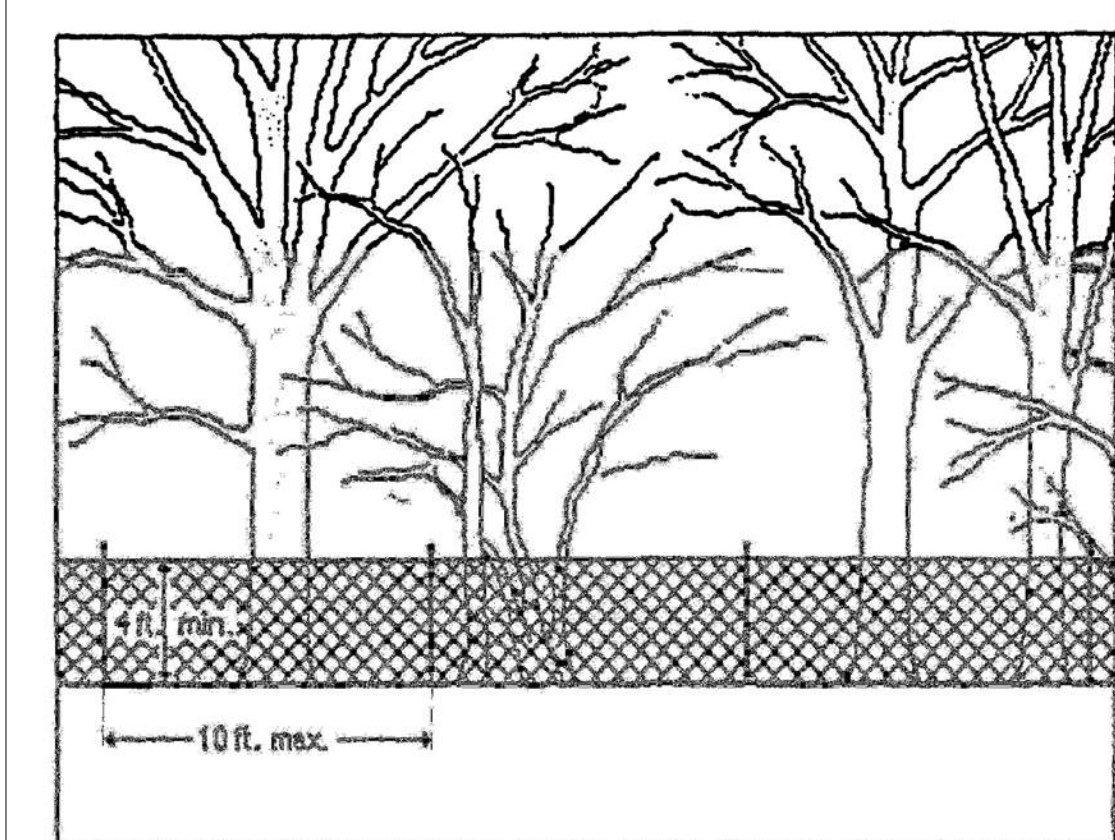
Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
• Temporary grass seed covered with straw or other mulches and tackifiers • Hydroseeding • Rolled erosion control products with or without temporary grass seed • Appropriately applied straw or other mulch • Plastic sheeting	• Permanent grass seed covered with straw or other mulches and tackifiers • Geotextile fabrics such as permanent soil reinforcement matting • Hydroseeding • Shrubs or other permanent plantings covered with mulch • Uniform and evenly distributed ground cover sufficient to restrain erosion • Structural methods such as concrete, asphalt or retaining walls • Rolled erosion control products with grass seed

TREE PROTECTION FENCING



ANY TREE ROOTS EXPOSED BY CONSTRUCTION SHALL BE SEVERED CLEANLY WITH A PRUNING TOOL
THE SOIL WITHIN THE PROTECTED AREA AROUND EXISTING TREES SHALL NOT BE BRIVEN UPON AFTER FENCE REMOVAL FOR THE PURPOSE OF INSTALLING LANDSCAPING

SOIL PREPARATION & SEEDING

- 1) CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL.
- 2) CONDITIONS, IF AVAILABLE.
- 3) RIP THE ENTIRE AREA TO 6 INCHES DEPTH.
- 3) REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
- 4) APPLY AGRICULTURAL LIME, FERTILIZER, AND UNIFORMLY AND MIX WITH SOIL (SEE BELOW).
- 5) CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM REASONABLY UNIFORM SEEDBED
- IS PREPARED 4 TO 6 INCHES
- 6) SEED ON A FRESHLY PREPARED SEEDBED AND SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK
- 7) MULCH IMMEDIATELY AFTER SEEDING
- 8) INSPECT ALL SEEDBED AREAS AND MAKE NECESSARY RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. STAND SHOULD BE OVER 60% DAMAGED.
- REESTABLISH
- WITH ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
- 9) CONSULT CONSERVATION INSPECTOR ON MAINTENANCE AND FERTILIZATION AFTER
- PERMANENT COVER IS STABILIZED.
- * APPLY:
- AGRICULTURAL LIMESTONE - 2 TONS/ACRES (3 TONS/ACRE IN CLAY SOILS)
- FERTILIZER - 1,000 LBS./ACRE - 10-10-10
- SUPERPHOSPHATE- 500 LBS/ACRE -20% ANALYSIS
- MULCH - 2 TONS / ACRE (500 LBS/ACRE FOR STEEP SLOPES) - SMALL GRAIN STRAW
- ANOTHER - ASPHALT EMULSION @ 300 GALS./ACRE

PERMANENT SEEDING

SEEDING MIXTURE: SPECIES RATE (LB/ACRE)

TALL FESCUE 250
: 00

SERICEA LESPEDEZA 20
KORR LESPEDEZA 10

SEEDING NOTES

1. AFTER AUGUST 15 USE UNSCARIFIED SERICEA SEED.

2. WHERE PERIODIC MOWING IS PLANNED OR A NEAR APPEARANCE IS DESIRED
OMIT
SERICEA AND
INCREASE KOBE LESPEDEZA TO 40 LB/ACRE.

3. TO EXTEND SPRING SEEDING DATES INTO JUNE, ADD 15LB/ACRE HULLED
BERMUDAGRASS.

HOWEVER, AFTER MID-APRIL IT IS PREFERABLE TO SEED TEMPORARY COVER.

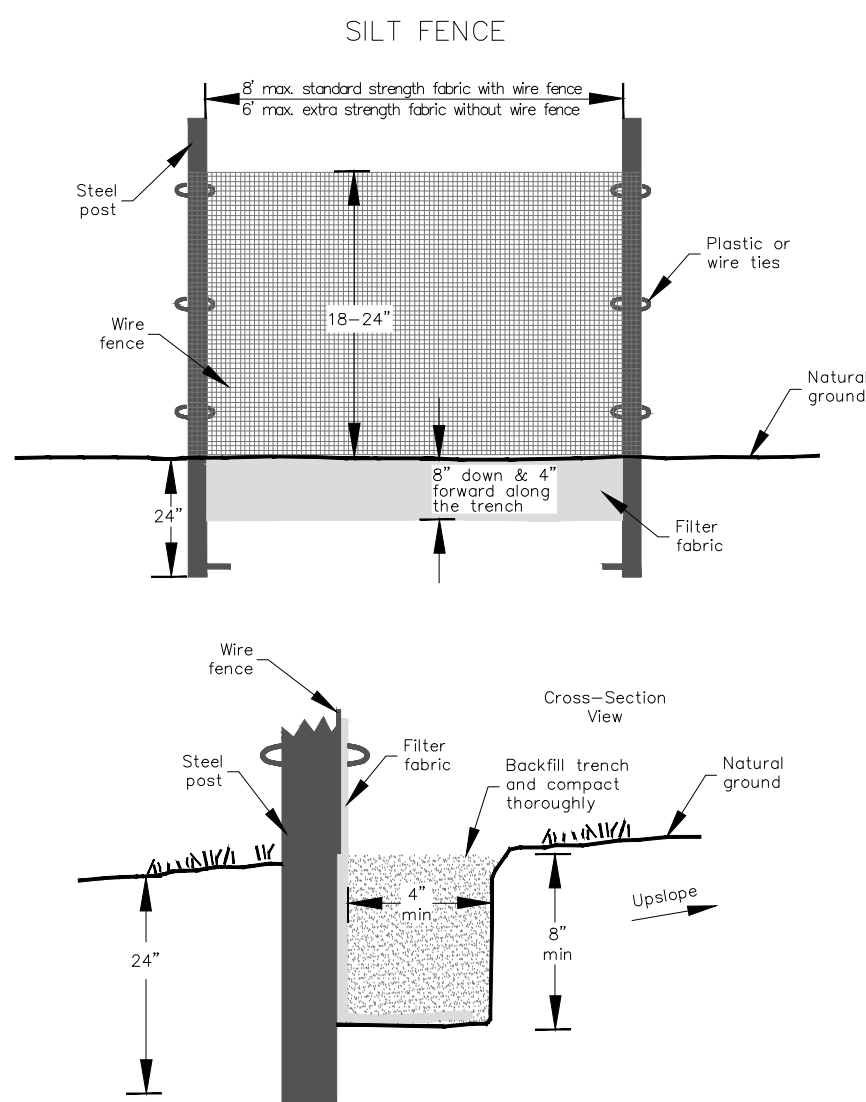
NURSE PLANTS
BETWEEN MAY 1 AND AUGUST 15, ADD 10 LB/ACRE GERMAN MILLET OR 15LB/
ACRE
SUDANGRASS.
PRIOR TO MAY 1 OR AFTER AUGUST 15 ADD 40 LB/ACRE RYE (GRAIN).

SOIL AMENDMENTS

APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 4,000 LB/ACRE
GROUND
AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 10-10-10 FERTILIZER.

MULCH

APPLY 4,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER
SUITABLE
MULCH. ANCHOR
STRAW BY TACKING WITH ASPHALT, NETTING OR ROVING OR BY CRIMPING WITH A
MULCH ANCHORING
TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH
ANCHORING TOOL.

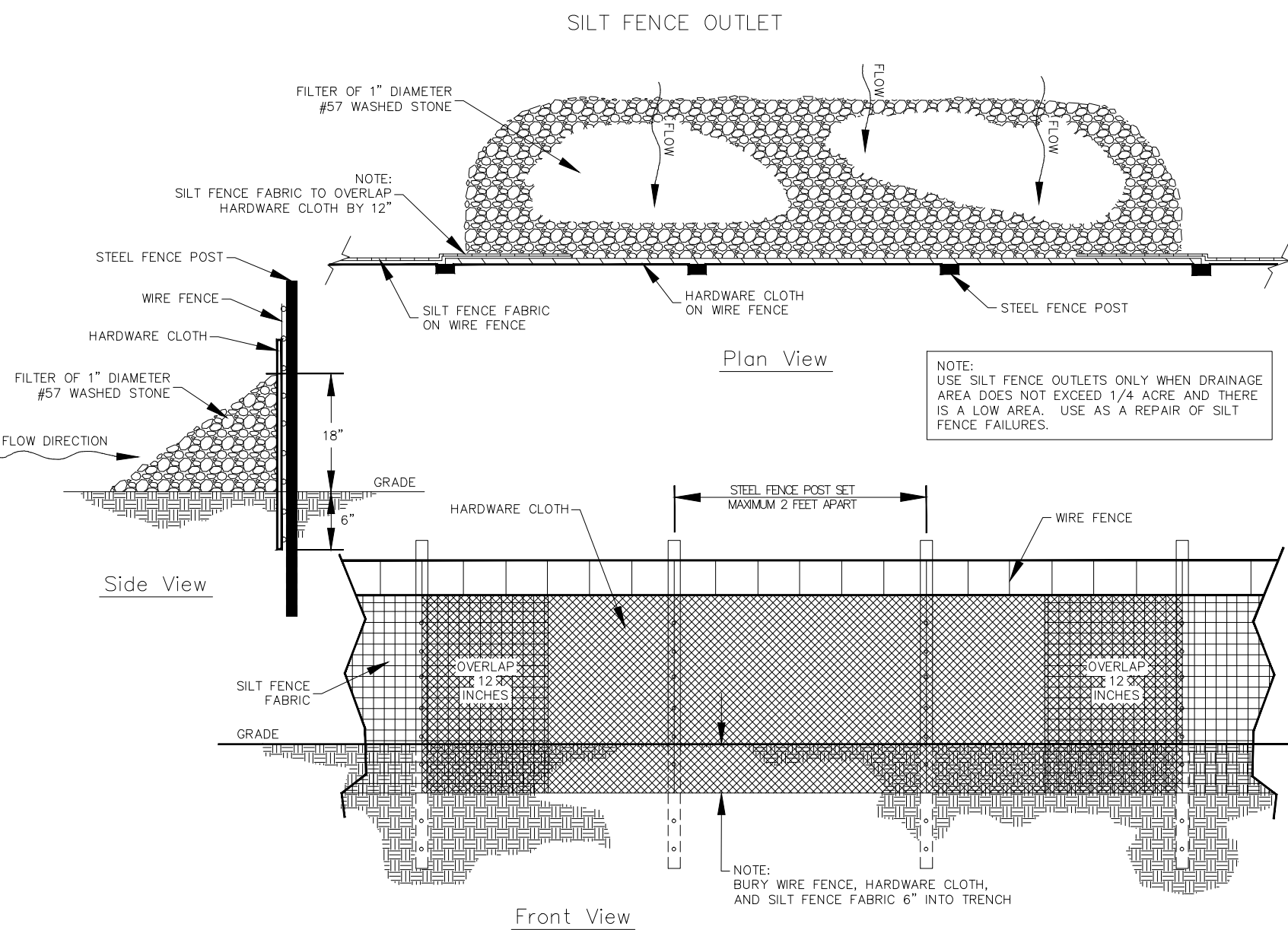


GENERAL NOTES:

1. Use silt fence only when drainage area does not exceed $\frac{1}{4}$ acre and never in areas of concentrated flow.
2. Silt fence shall not be removed unless site is stabilized and inspected by Town of Chapel Hill staff.

NOTE: DRAWING NOT TO SCALE

TITLE:	REVISIONS		DET. NO.
SILT FENCE	08/13	15	SD-18



NOTE: DRAWING NOT TO SCALE

TITLE:	REVISIONS		DET. NO.
SILT FENCE OUTLET	08/13	15	SD-19



Know what's **below**.
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NO SMOKING ON JOBSITE OR PROPERTY

TOWN OF CHAPEL HILL
RESIDENTIAL DRIVEWAY STANDARDS

GENERAL DESIGN STANDARDS

- No drive shall be located closer than twenty-five (25) feet to the right-of-way of a street intersection. At signalized intersections, the Town Engineer will specify distances from right-of-way or pavement edge to allow sufficient stacking of vehicles in the street prior to the driveway.
- No more than two (2) driveways shall be permitted for each residential lot.
- No portion of any drive shall be nearer than three (3') feet to any adjacent property measured along the right-of-way.
- Pavement Requirements:

On curb and gutter streets the Town of Chapel Hill Standard driveway ramp (i.e., five (5') foot concrete ramp behind turn-out) shall be used. The drive behind this ramp may be gravel, asphalt, or concrete for residential single family or duplex.

On asphalt streets with no curb and gutter, all drives must be paved with asphalt or concrete for a distance of ten (10') feet beyond the road pavement edge. The Town Engineer may waive the ten (10') foot paving requirement in cases where it is not needed for topographic and storm drainage reasons.

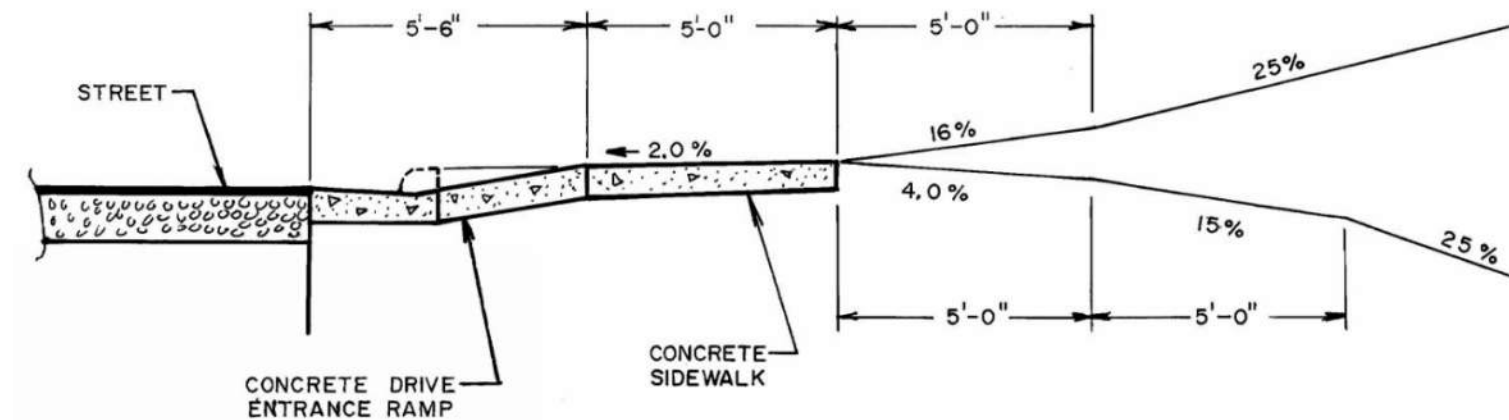
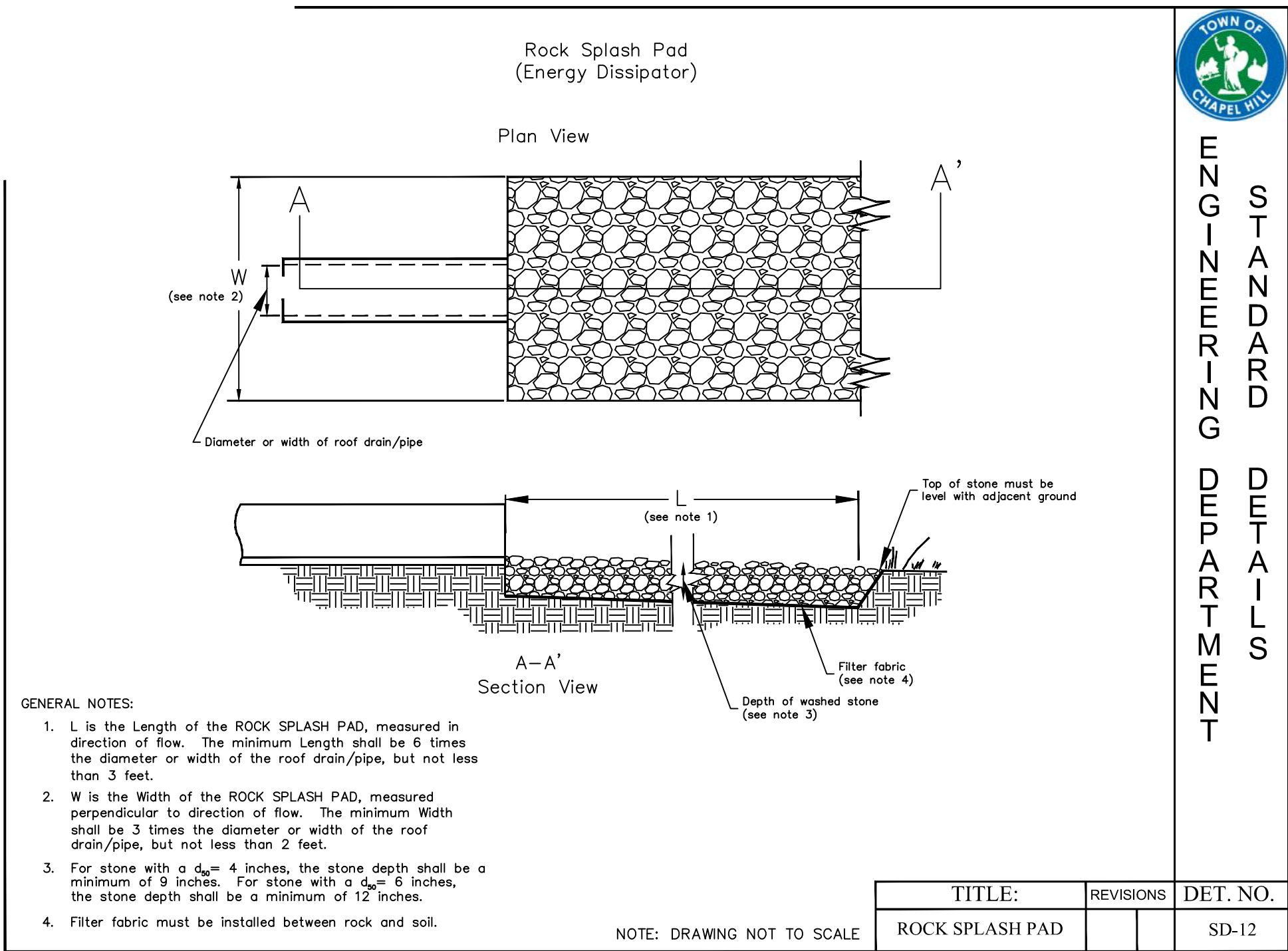
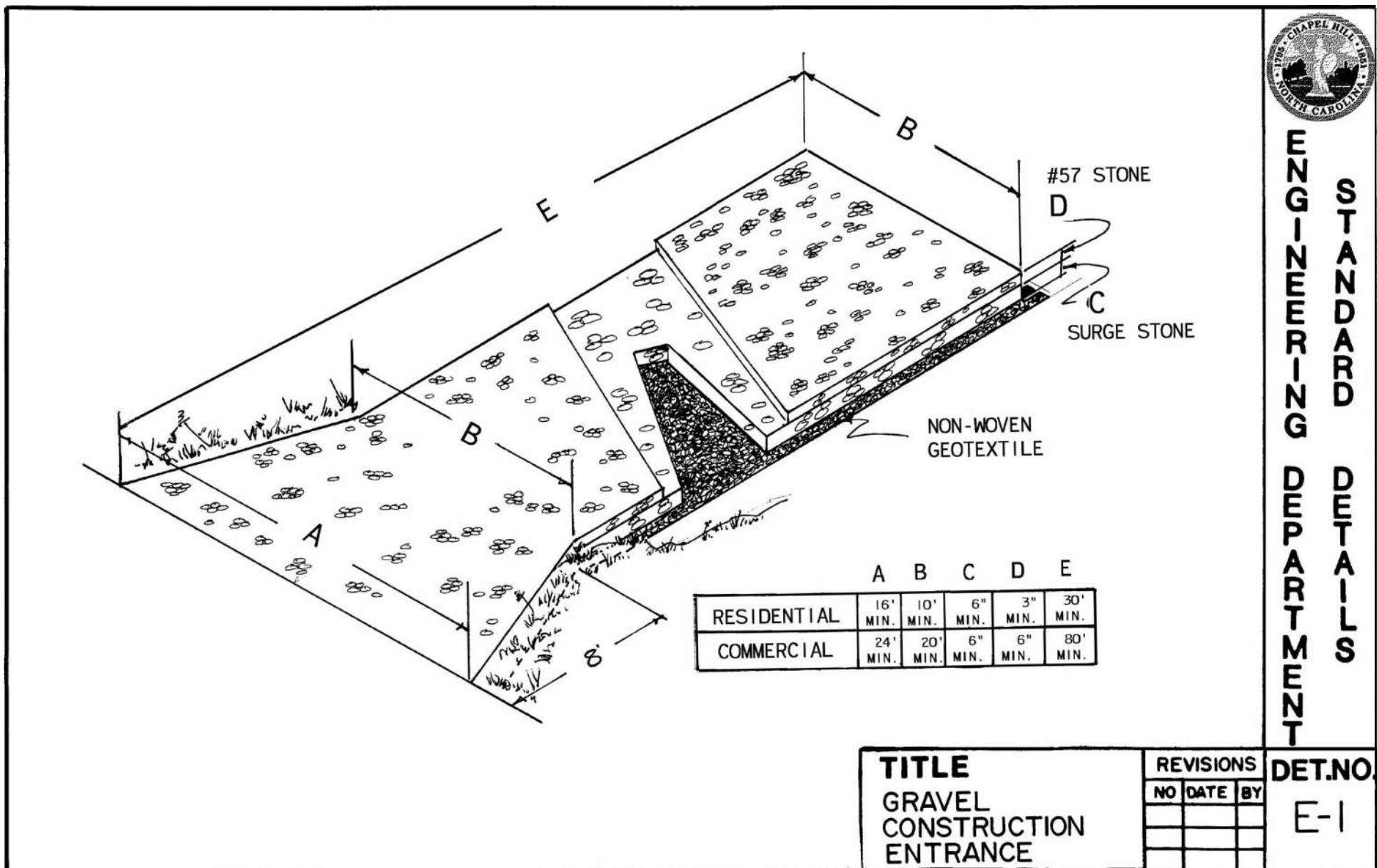
- The Town does not allow the saw cutting and removal of the back of curb in order to construct the new turn-out. The full section of curb and gutter must be removed to the nearest joint and replaced with the Town standard driveway.
- If a previous existing driveway is not to be used then it must be completely removed and replaced with curb and gutter.

GEOMETRIC DESIGN STANDARDS

- Minimum driveway width: eight (8') feet
Maximum driveway width: twenty (20') feet
- Minimum intersection angle:
90 degrees up to twenty (20') feet from the travel lane
75-90 degrees allowed with the approval of the Town Engineer
- Corner radius:
Three (3') feet for curb and gutter
Five to fifteen (5'-15') feet for no curb and gutter
- Maximum driveway grades: (see detail on reverse side)

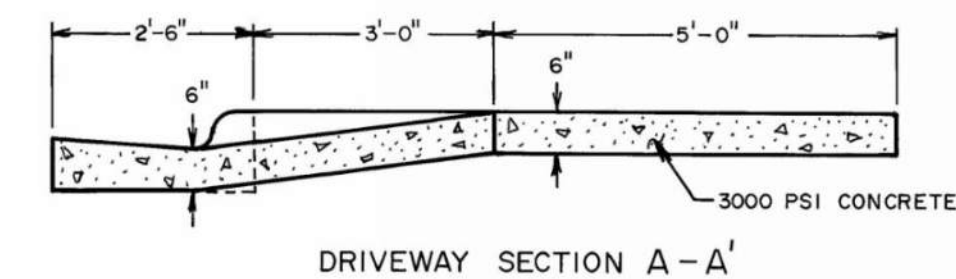
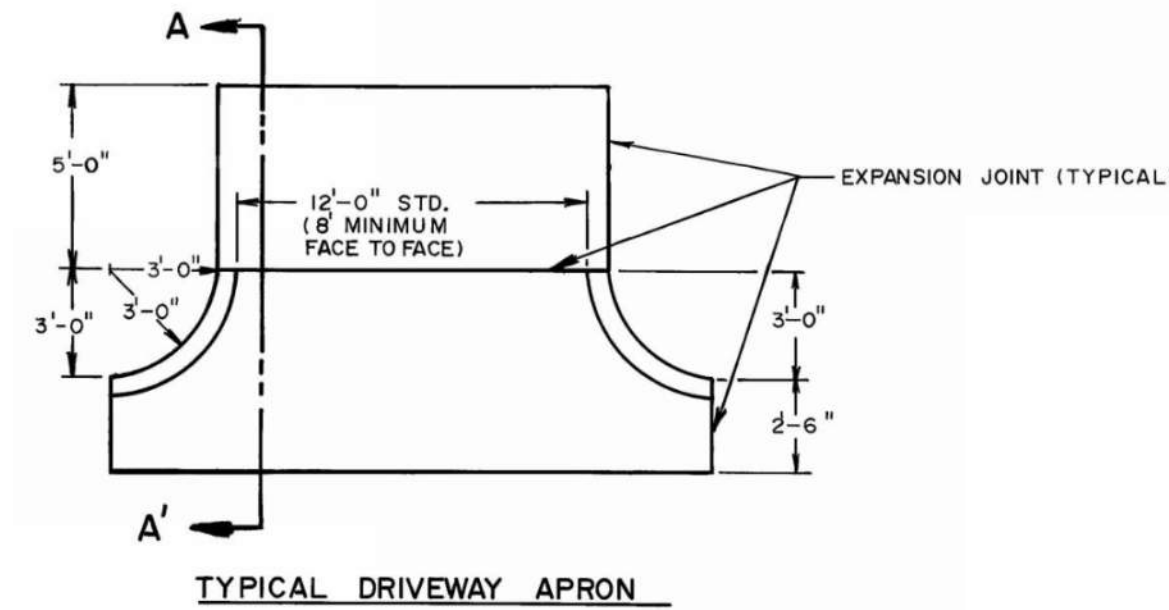
INSPECTION REQUIREMENTS

- Curb and gutter drives must be inspected after formwork is set but prior to placement of any concrete. All other drives must be inspected upon completion of grading and installation of concrete driveway pipe, and if a concrete drive is desired then an inspection will be necessary for the work within the right-of-way.
- After completion of construction all new driveways must be reinspected prior to obtaining a Certificate of Occupancy from the Building Inspector. The driveway approach, curb/gutter, and sidewalk that pertains to each individual lot must be clean of dirt and debris prior to final inspection, and any damage noted must be fixed before a Building Certificate of Occupancy will be issued.
- Please allow twenty-four (24) hour notice for all drive inspections. Request your inspections through the Chapel Hill Engineering Department at 405 Martin Luther King, Jr., Blvd., Chapel Hill, N.C. 27514 or phone (919) 968-2833.



NOTE:
1. GRADES ARE SHOWN FOR SINGLE FAMILY & TWO FAMILY LOTS ONLY. COMMERCIAL TYPE USES MUST FLATTEN GRADES ACCORDINGLY FOR HIGHER VOLUMES OF TRAFFIC, ACCORDING TO THE TOWN ENGINEER'S DIRECTION.

DRIVEWAY GRADES GUIDELINES



ITEMS TO BE REMOVED/
DEMO

EXACT LOCATION OF UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE INSTALLER. PLANTINGS AND OTHER SITE FEATURES TO BE ADJUSTED AS NECESSARY TO AVOID CONFLICT WITH UTILITIES

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- FENCING (TYP)
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Call before you dig.

* DRAWING CONTAINS APPROXIMATE LOCATIONS FOR UTILITIES. PLEASE CALL 811 TO MARK LINE LOCATIONS ON SITE. IMPORTANT TO KNOW WHERE DRAIN LINES TERMINATE AND TO MAKE SURE THEY ARE CLEAR.

NOTE: DO NOT TAPE TYPE/C BUILDING WRAP MATERIAL AT BOTTOM SEAMS
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NO SMOKING ON JOBSITE OR PROPERTY

WILL JOHNSON

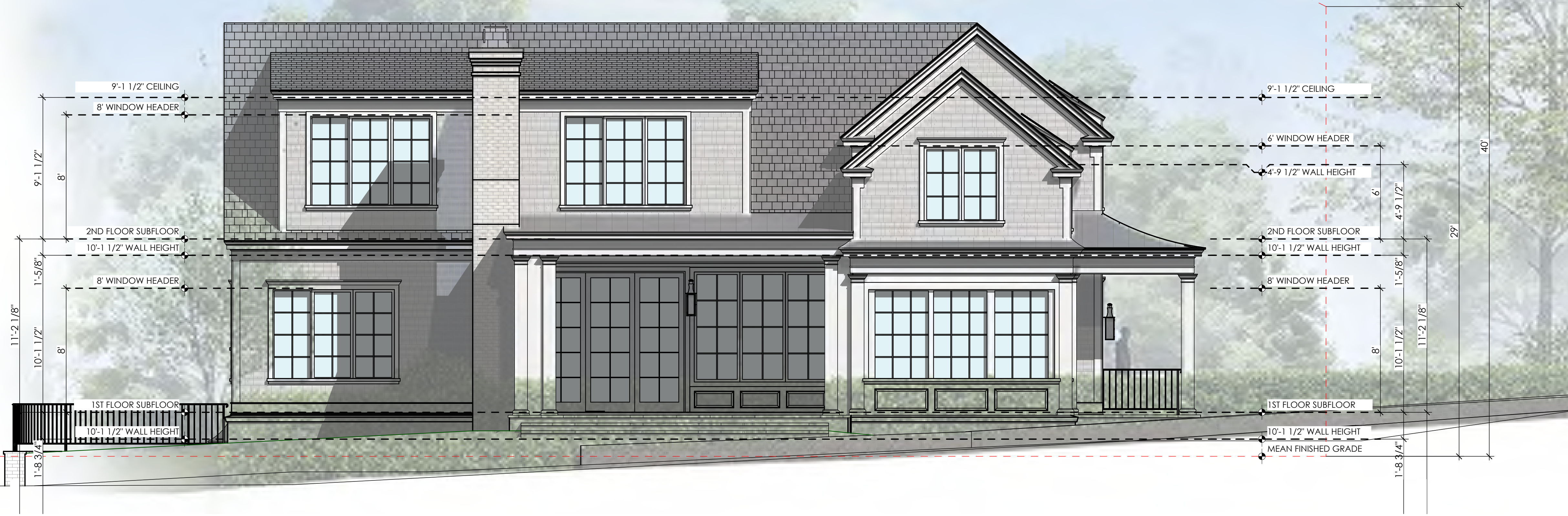
BUILDING COMPANY

ELEVATIONS

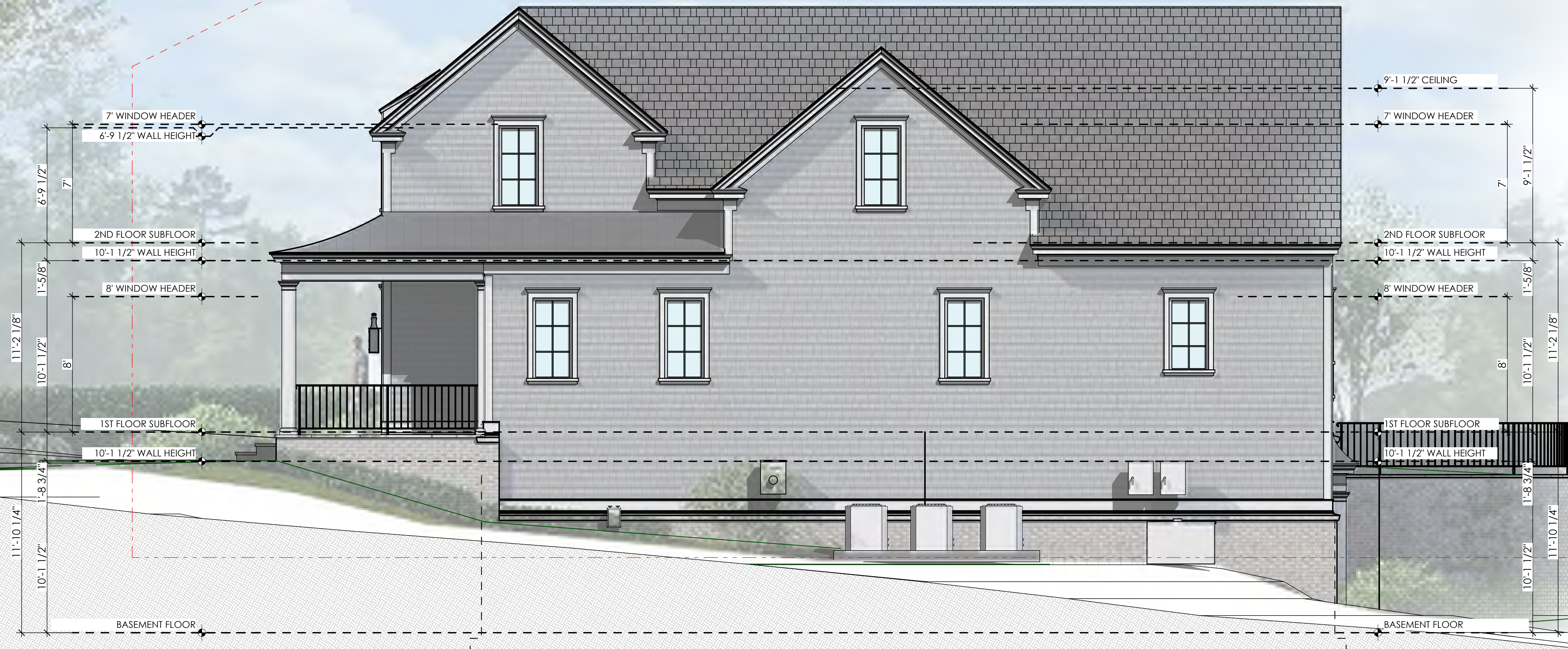
See attached drawings

SMITH_DD SET_D63.pln - 7/1/2026

1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

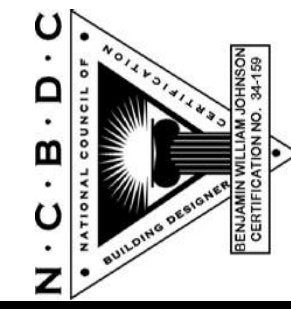


2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WILL JOHNSON
BUILDING COMPANY

WILL JOHNSON BUILDING COMPANY
111 RIDGE LN
CHAPEL HILL, NC 27514
719.933.2100
INFO@WILLJOHNSONBUILDING.COM
WWW.WILLJOHNSONBUILDING.COM



SMITH RESIDENCE
111 RIDGE LN
CHAPEL HILL, NC 27514
DRAWN FOR RYAN & NANCY SMITH

PROJECT NO: 1213
FILE: SMITH_DD SET_D63.pln
DRAWN BY: Ben W.J.
CHKD BY: Ben W.J.
ISSUED: Wednesday, July 1, 2026 2:12 PM
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**NORTH & SOUTH
ELEVATIONS**

A-202

SHEET 39 OF 68

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240 GLANDON



111 RIDGE LANE



106 RIDGE LANE



111 RIDGE LANE



105 RIDGE LANE



111 RIDGE LANE



723 GIMGHOUL



111 RIDGE LANE



110 RIDGE LANE



111 RIDGE LANE



260 GLANDON



111 RIDGE LANE

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SMITH RESIDENCE
111 RIDGE LN
CHAPEL HILL, NC 27514
DRAWN FOR RYAN & NANCY SMITH

ELEVATION
CONTEXT 1

A10

SHEET 66 OF 68

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N.C.B.D.C.
NATIONAL BOARD OF
CERTIFICATION
REGISTERED PROFESSIONAL
ENGINEER
EXPIRATION DATE 12/31/2026

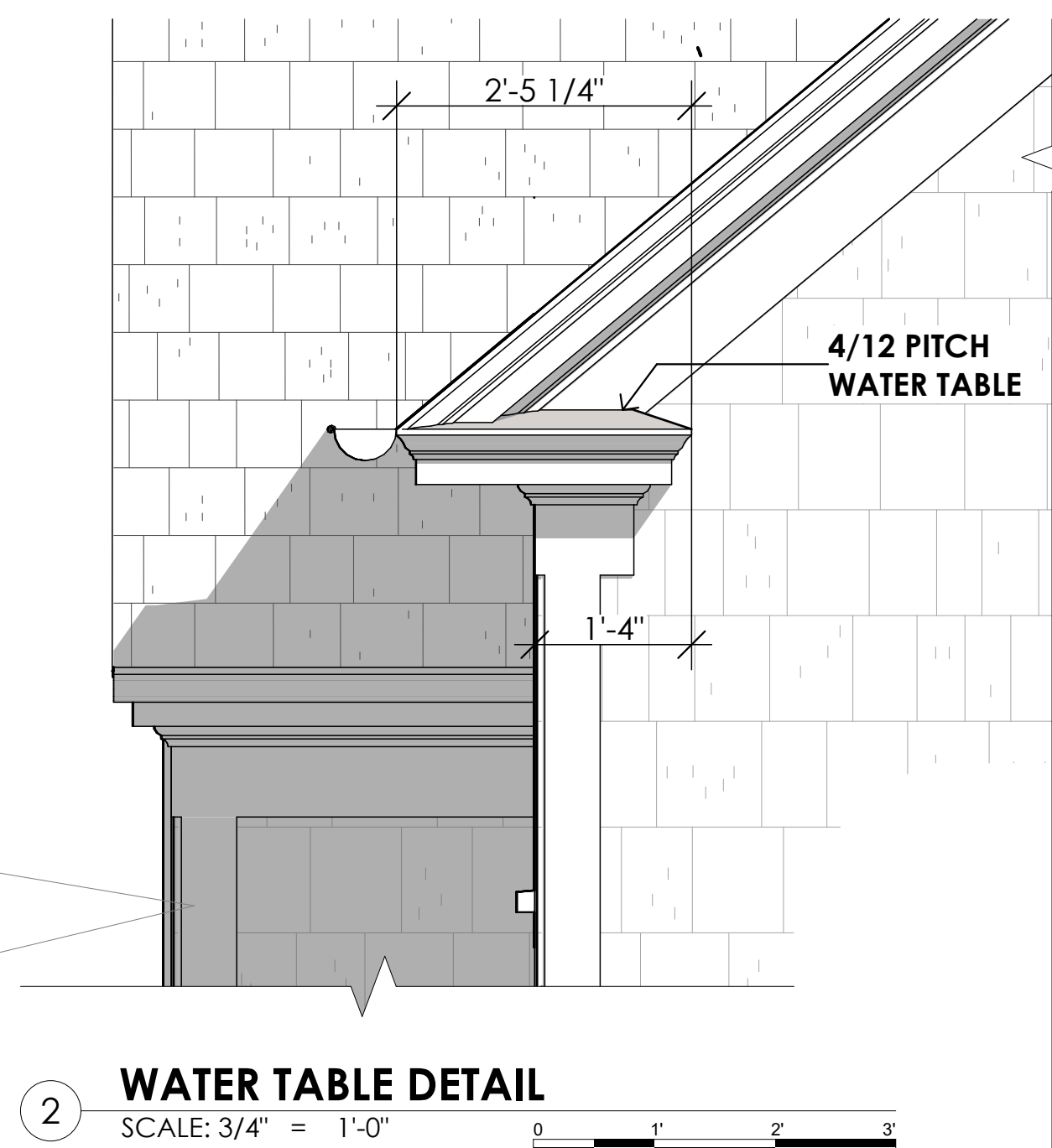
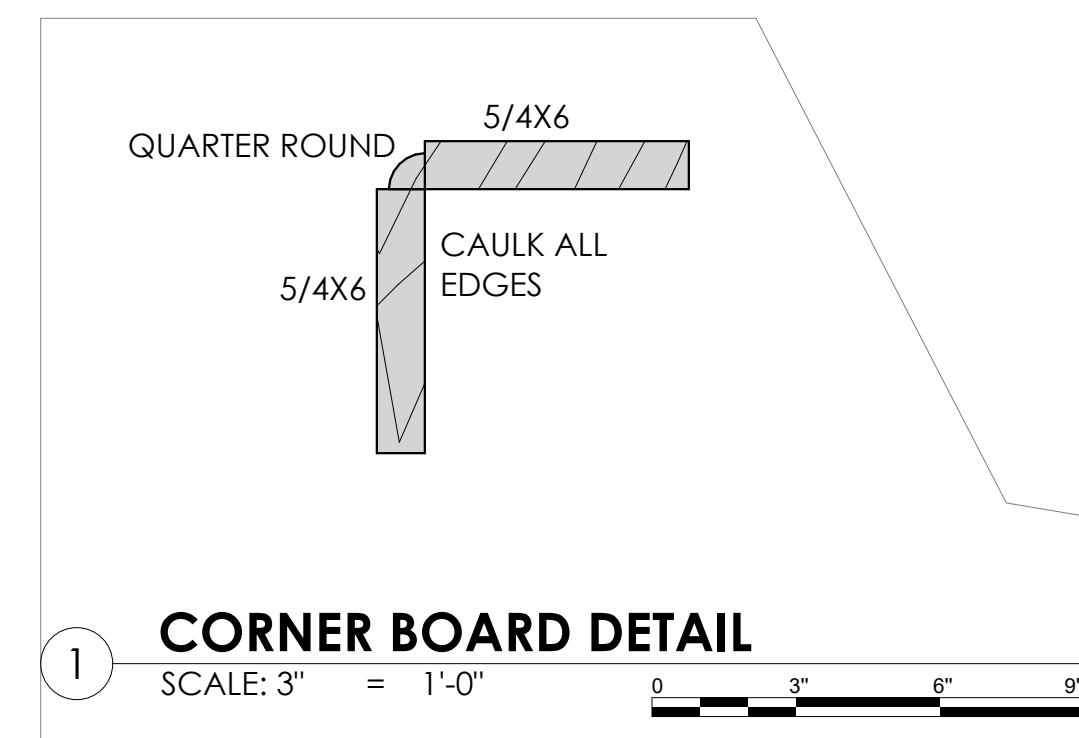
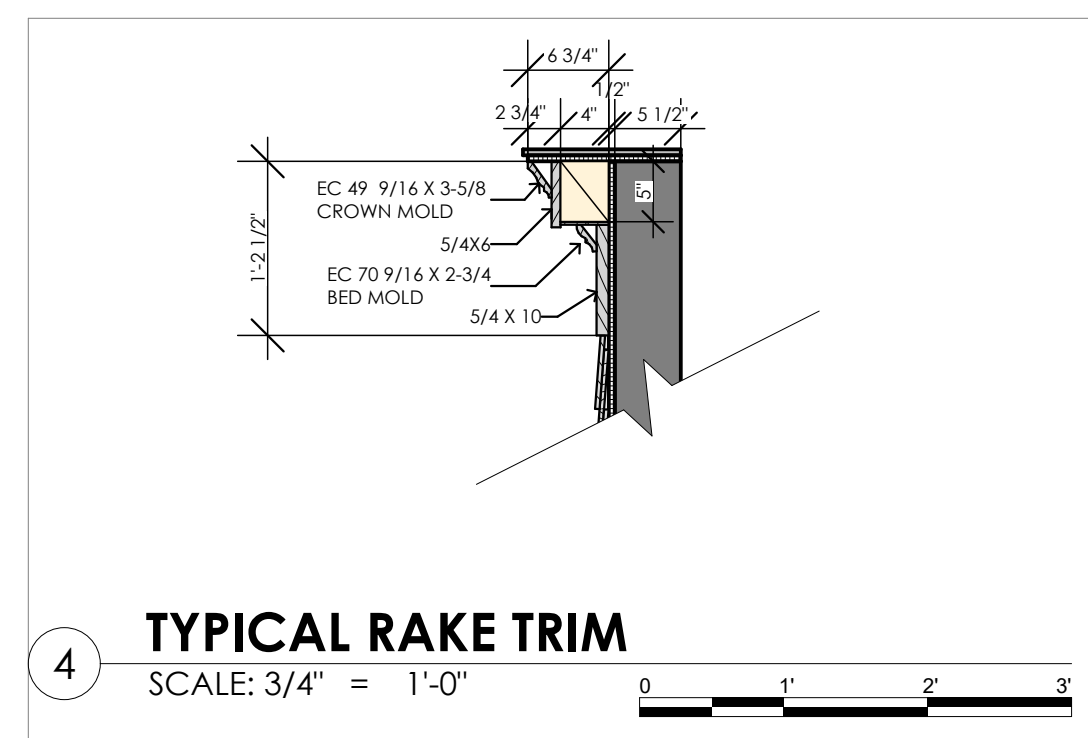
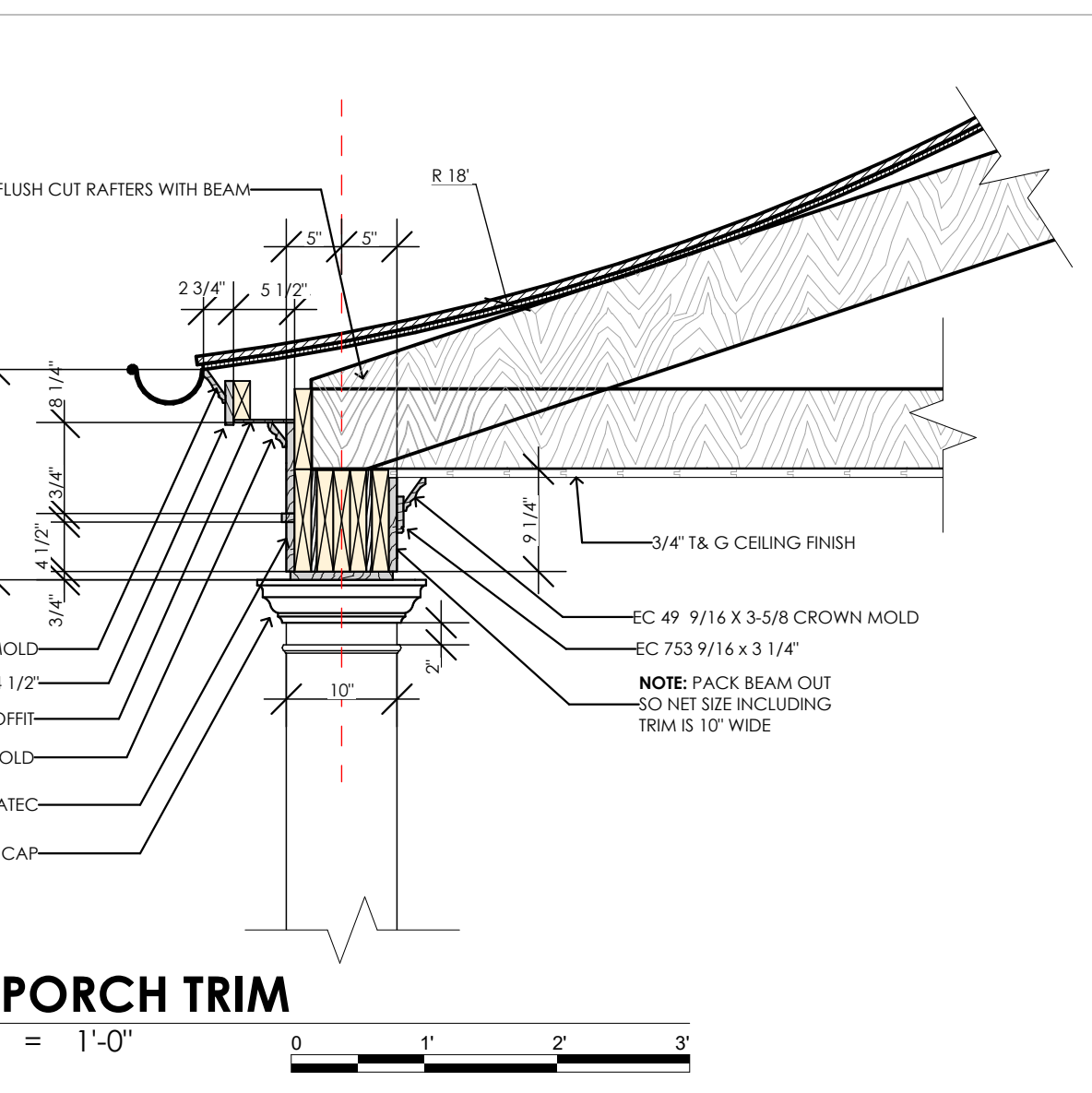
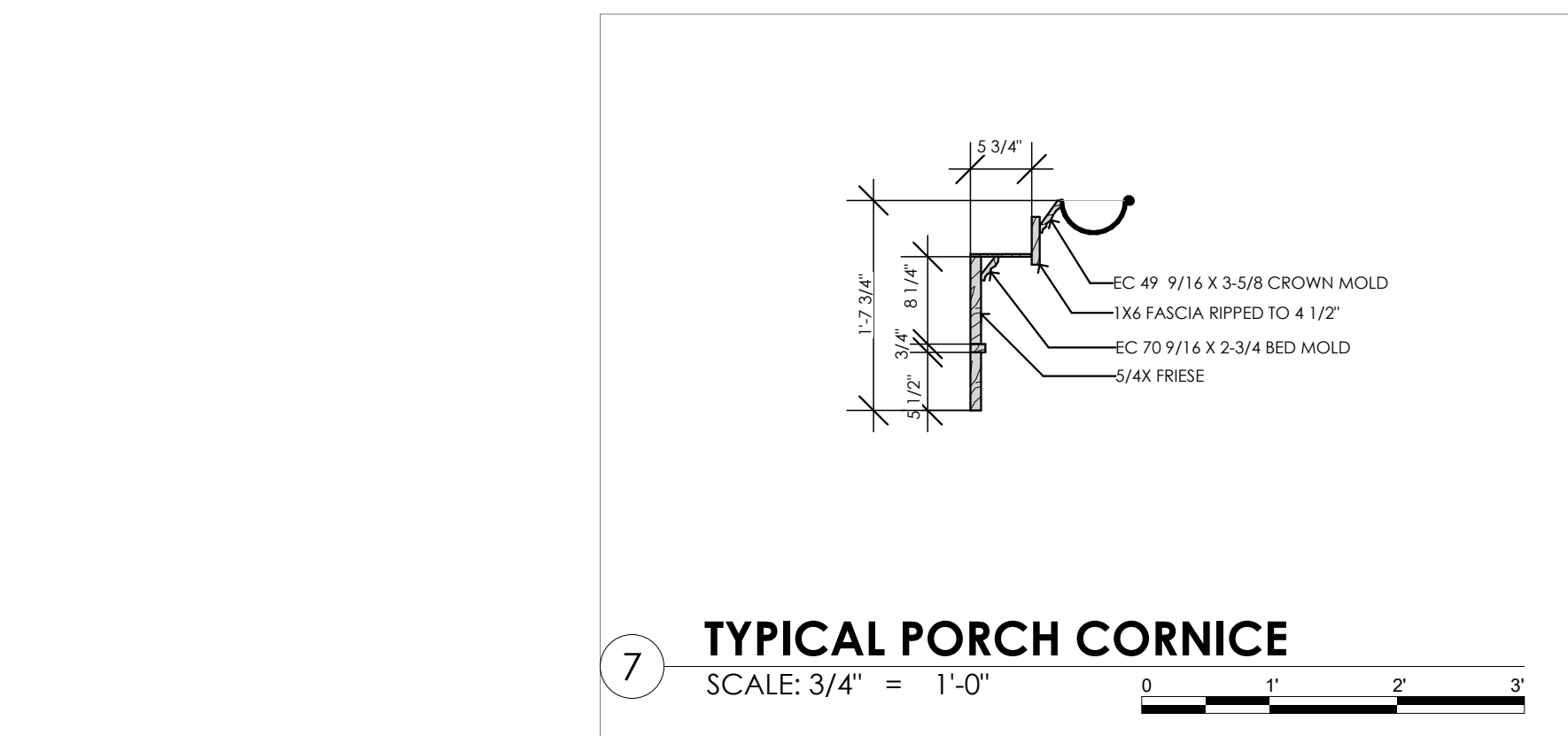
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A12

3 WRITTEN PERMISSION OF WILL JOHNSON BUILDING COMPANY



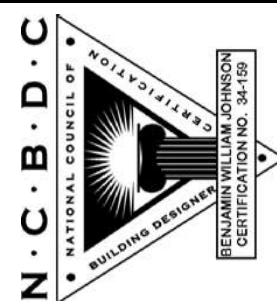
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DRAWN FOR RYAN & NANCY SMITH



GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR MUST COMPLY WITH ALL LOCAL BUILDING CODES WHERE HOME IS LOCATED. IF NO ENGINEERING DRAWINGS ARE AVAILABLE, CONTRACTOR MUST CONSULT WITH THE LOCAL BUILDING DEPARTMENT FOR THE MOST CURRENT BUILDING CODES. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AS BEGINS CONSTRUCTION.

PROJECT NOTES:

1. GC SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS, INSPECTIONS & ENSURING THE CONSTRUCTION MEETS ALL APPLICABLE LOCAL, STATE & FEDERAL REQUIREMENTS.

2. ALL STRUCTURAL ENGINEERING DRAWINGS SHALL SUPREDECE THESE SPECIFICATIONS. GC SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR ALL STRUCTURAL ENGINEERING.

3. ALL DIMENSIONS TO BE FIELD VERIFIED BY GC.

4. ALL EXISTING BUILDING DIMENSIONS TO BE VERIFIED BY GC PRIOR TO CONSTRUCTION.



12

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APPLICABLE DESIGN STANDARDS

1.1 SITE FEATURES: STANDARDS

1.1.1. Retain and preserve site features that are important in defining the overall historic character of sites and streetscapes within each historic district. These include, but are not limited to terraces, trellises, and gazebos.

1.1.2. Retain and preserve historic relationships between district buildings, structures, or streetscapes and their site features, including site structures, retaining walls, fences, foundations, driveways, and walkways.



1.1.3. Maintain and protect site features from damage during or as a consequence of site work or new construction.

The proposed project retains, protects, and reinforces significant site features that contribute to the character of the property and streetscape.

- The prominent tree at the corner of Ridge Lane and Evergreen Lane will be preserved and protected during construction.

- Reclaimed stone from demolition and site preparation will be reused where feasible.
- Existing stone walls at corner to be raised using reclaimed stone where feasible
- New stone walls to use reclaimed stone where feasible
- Proposed wall heights will generally be 18"–24", consistent with adjacent properties and the traditional Gimghoul stone wall pattern.
- Silt fencing, construction fencing, tree protection fencing, and limits of disturbance will separate work areas from site features to remain.
- Existing trees, stone walls, streetscape features, and adjacent landscape areas will be protected during demolition, site work, and construction.

1.2 PUBLIC RIGHTS-OF-WAY: STANDARDS

1.2.1. Retain and preserve the topography, materials, site features, and street patterns of the rights-of-way and the dimensions of the streets, alleys, sidewalks, and planting strips, that are important in defining the overall historic character of the districts.

1.2.2. Protect and maintain the details, features, and material surfaces of the historic streetscape—including, but not limited to, red brick and Chapel Hill grit walkways, fieldstone walls, and brick gutters—through a program of regular maintenance and repair using accepted preservation methods.

The proposed project maintains the established public right-of-way character along Ridge Lane and Evergreen Lane while reducing the functional reliance on Ridge Lane/front-yard parking.

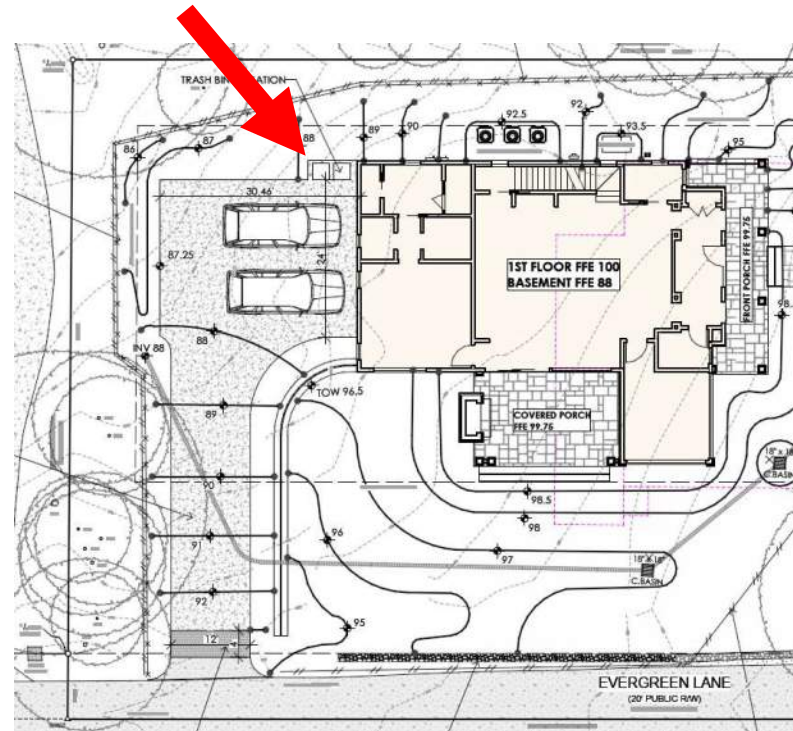
- Ridge Lane remains the primary public-facing frontage and pedestrian/guest arrival side.
- Primary owner parking and garage access are relocated to the lower Evergreen Lane side of the site.
- The dimensions, alignment, and street pattern of Ridge Lane and Evergreen Lane are not proposed to be altered.
- Existing stone wall remnants and street-edge stone features will be retained and incorporated into the streetscape design.
- Proposed low stone wall heights will generally be 18"–24", consistent with adjacent properties and the traditional Gimghoul fieldstone wall pattern.
- Work within or near the right-of-way will be coordinated to protect existing streetscape features, sidewalks, planting areas, and public-facing site features.

1.2.3. Locate necessary street furniture, trash receptacles, mailboxes, newspaper racks, and similar elements in locations that

do not compromise, but instead complement the historic character of the streetscape. Select benches and other street furniture that are compatible with the historic district in design, scale, and materials. Trash receptacle to be located at basement elevation below street level



Current location of trash receptacles on Evergreen. New trash receptacle to be located at basement level below street



1.2.4. Minimize the introduction of additional transformers, utility poles, wires, and cables in the public rights-of-way.

Seek less intrusive locations for such elements to reduce their impact on the mature tree canopy and the historic streetscape. Consider painting equipment and exposed utilities to complement mounting surfaces or screening them with vegetation to reduce their visibility. Consider the introduction of underground utility lines where feasible.

The proposed project reduces the visual impact of utilities along Ridge Lane and Evergreen Lane.

- Existing overhead electrical service to the property is proposed to be relocated underground.
- No new utility poles or overhead service lines are proposed.

- If a transformer is required, it will be located along the Evergreen Lane side near the driveway and placed as far from the street as practicable.
- Ground-mounted equipment will be screened with compatible landscaping where feasible.

1.2.6. Site new walkways, driveways, and off-street parking areas in locations that are compatible with the character of the building, site, and district—typically to the side and rear of existing buildings—and locate them so the topography of the site and mature trees and other significant site features are not significantly altered, damaged, or lost.

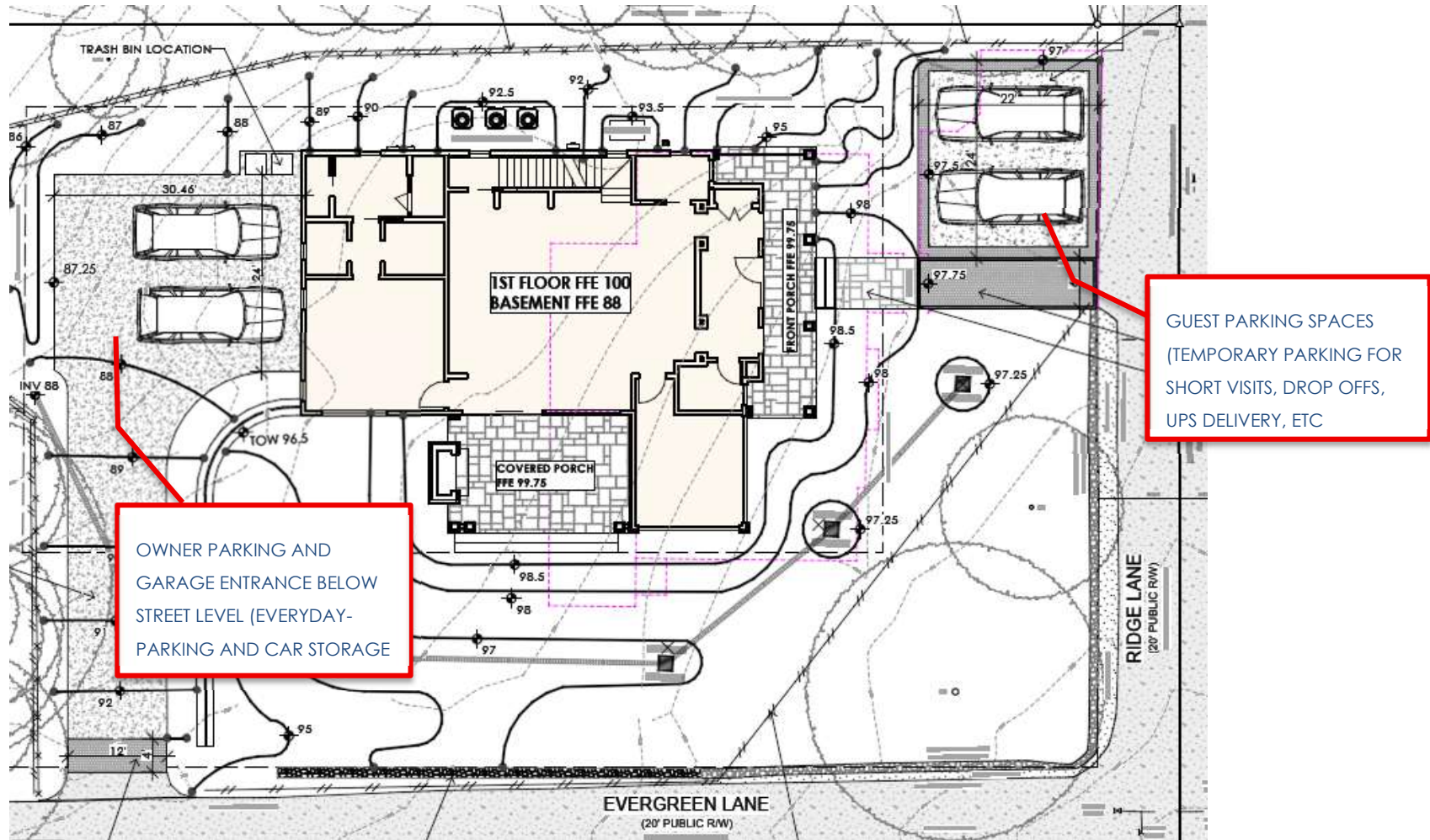
a. In residential areas, do not locate off-street parking areas in front yards. Whenever possible, driveways should lead to parking areas to the side or rear of the primary building on the site.

1.2.9. Construct new walkways in traditional materials and designs that are compatible in configuration, material, scale, and detail with the character of the building, site, and district.

a. These include red brick, flagstone, concrete, and Chapel Hill grit

1.2.10. Construct new driveways and off-street parking areas in traditional materials and designs that are compatible in configuration, material, scale, and detail with the character of the building, site, and district.

a. These include red brick, concrete, asphalt, and Chapel Hill grit. Consider permeable.



- Ridge Lane remains the primary pedestrian and limited guest-arrival frontage.
- Primary owner parking and garage access are relocated to the lower Evergreen Lane side of the site.
- The driveway location responds to existing topography and **reduces the need for excessive grading.**
- The design reduces **reliance** on front-yard parking and helps preserve the relationship between the house, front walk, street edge, and landscape.

TECHO—BLOC

PAVERS

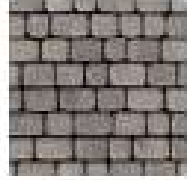
VILLAGIO

D
S
S





Linear laying
pattern 01 for
Villagio pavers



SHALE GREY

Techo-Bloc Villagio paver in shale grey and linear laying pattern are proposed for the guest parking area, driveway ribbon, and walkway to front porch

1.6 Exterior Lighting: Standards

1.6.5. Introduce new exterior lighting fixtures with care so that the overall historic character of the building, site, and district is not compromised or diminished. Select and site new lighting fixtures so their location, orientation, height, brightness, scale, and design are compatible with the historic district and its human scale. Fixtures should emit a white or warm spectrum light; fluorescent, neon, blinking, or colored lighting is not appropriate in the historic districts.

See proposed exterior light fixtures below

FRENCH QUARTER®

The Original French Quarter® lantern was designed by Andrew Bevolo, Sr. and A. Hays Town the night they met. Mr. Town was a young architect at the time, and was wandering the streets of the French Quarter when he was drawn into the shop by the orchestra of hammers. He poked his head into the door and asked "Can you make a light?" Mr. Bevolo responded simply, "If you can draw it, I can make it." Little did they know that they would be creating an iconic symbol of the city of New Orleans. This fixture has now found its way to homes and buildings all across the country and abroad.

This light can be altered in many different ways to complement multiple levels of formality and styles of architecture. It can also be displayed with a variety of bracket and mounting options.

French Quarter® lanterns are available with natural gas, liquid propane and electric lighting sources.

- Standard sizes are 14", 18", 21", 24", 27", 30", 36"



ORIGINAL BRACKET
FQ-OB



GOOSENECK
FQ-GN



YOKE
FQ-Y



YOKE HANGER
FQ-YH



HANGING CHAIN
FQ-HC



HALF ROD
FQ-HR



RODIN W/ TOP & BOTTOM
FINIAL FQ-R-LT-LB



POST MOUNT
FQ-PM



GOOSENECK W/ TOP FINIAL
FQ-GN-LT



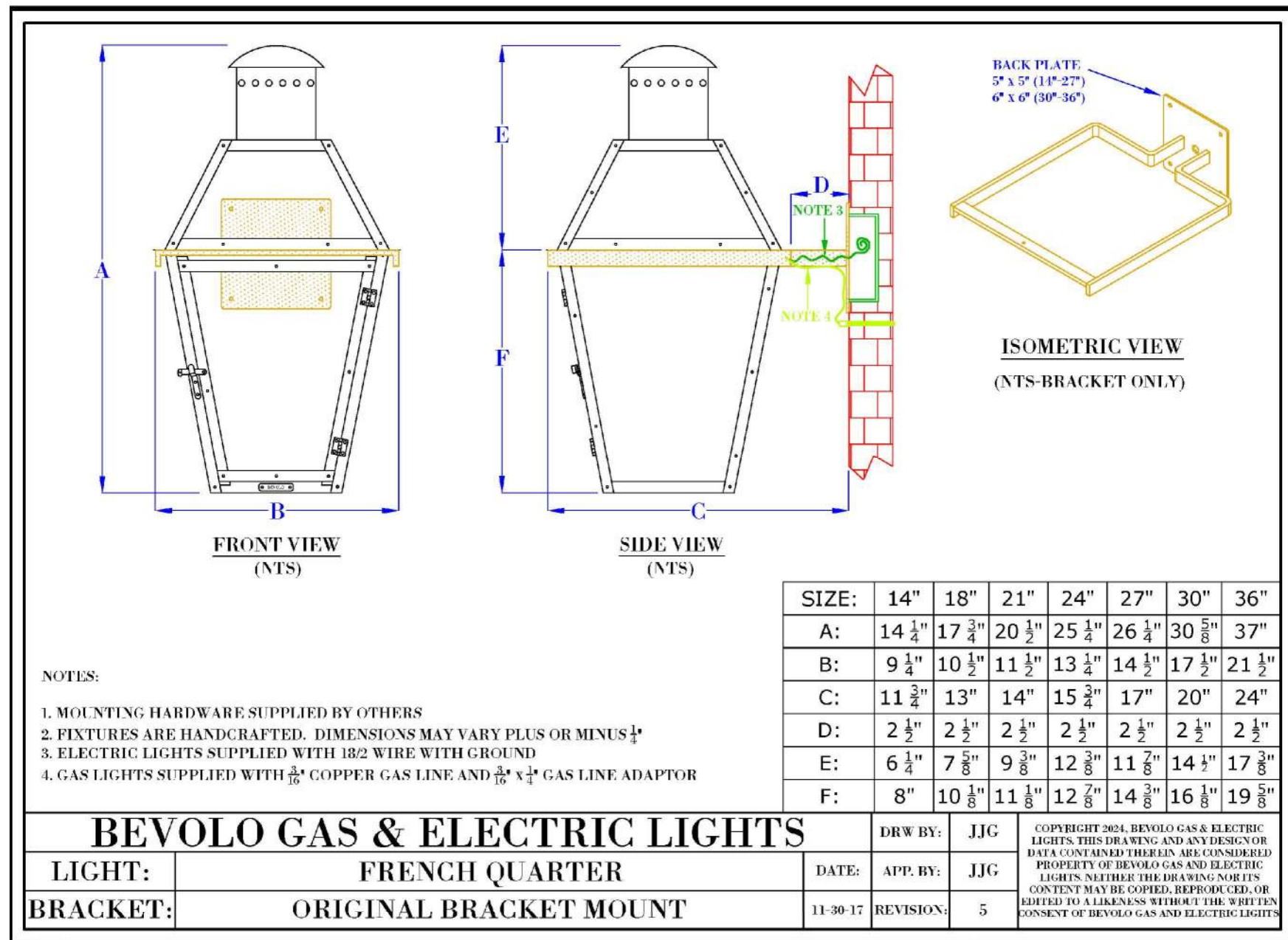
MUSTACHE
FQ-M

* NOT ALL BRACKETS AVAILABLE IN EVERY SIZE.

FOR MORE INFORMATION, VISIT WWW.BEVOLO.COM.

5

original french quarter



WILLIAMSBURG™

The Williamsburg™ lantern is a classic colonial replication. This lantern can be made as both a flush or bracket mounted fixture. There is a natural complement in styles between the French Quarter® and the Williamsburg™, which allows the two to work very well together in an application.

Williamsburg™ fixtures are available with natural gas, liquid propane and electric lighting sources. Note: 10", 12", 15" are not available in NG or LP.

- Standard sizes are 10", 12", 14", 15", 16", 18", 22"



ORIGINAL BRACKET
WM-OB



ROUND YOKE
WM-RY (14", 16", 22")



FLUSH MOUNT W/ STACK
WM-F-WMS



LOW PROFILE
COLUMN MOUNT
WM-LPCM (14", 16")



HEAVY
WMH-B (16", 20")

FOR MORE INFORMATION, VISIT WWW.BEVOLO.COM.

COTTON EXCHANGE®

The Cotton Exchange® lantern was originally replicated from the lights found on the old "Cotton Exchange" building in New Orleans. The simple and rustic nature of the light fixture lends itself well to a number of different types of architecture, and has been used often in Mediterranean style homes, as well as on many beach houses.

Cotton Exchange® fixtures are available with natural gas, liquid propane and electric lighting sources. Note: 10", 12", 15" are not available in NG or LP.

- Standard sizes are 10", 12", 14", 15", 16", 18", 22"



FLUSH MOUNT
CX-F



ORIGINAL BRACKET
CX-OB



FLUSH MOUNT
CX-F

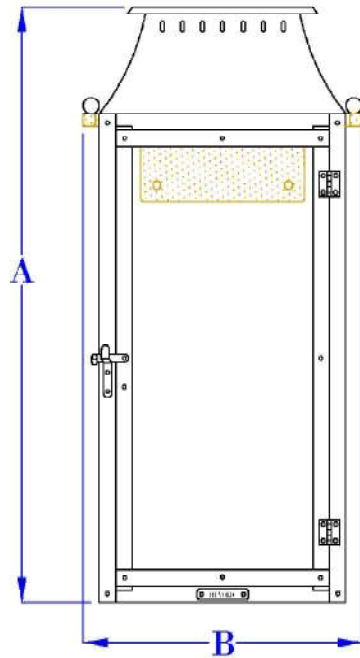


ROUND YOKE
CX-RY (14", 16", 22")

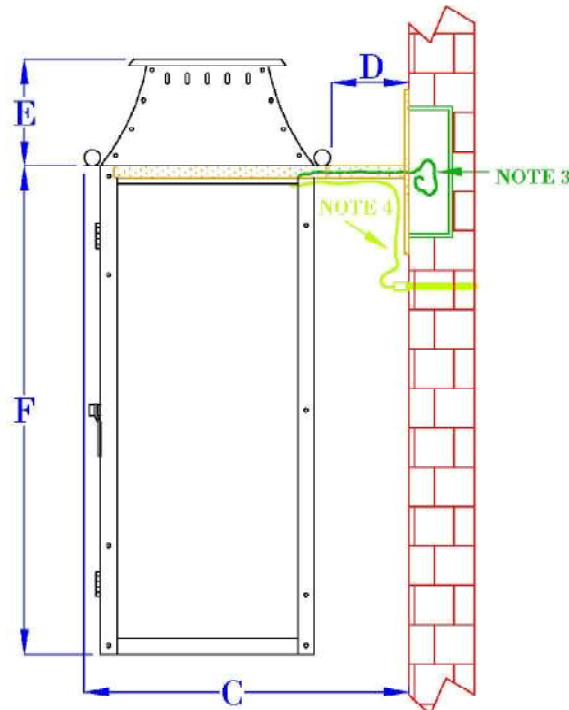


SQUARE YOKE
CX-SY (14", 16", 22")

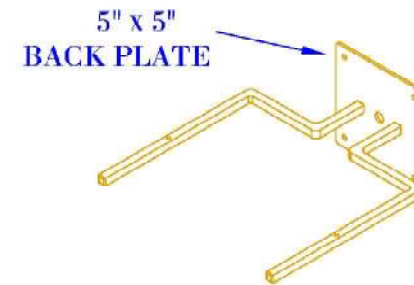
williamsburg™ & cotton exchange®



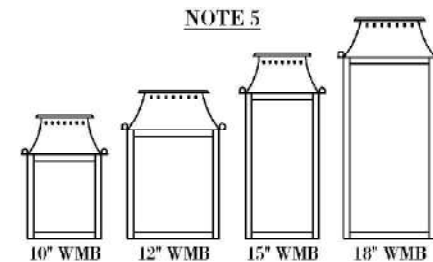
FRONT VIEW
(18" VERSION SHOWN)



SIDE VIEW
(18" VERSION SHOWN)



ISOMETRIC VIEW
(NTS- BRACKET ONLY)



SIZE:	10"	12"	15"	18"
A:	10 $\frac{1}{8}$ "	12 $\frac{1}{8}$ "	15 $\frac{1}{8}$ "	18 $\frac{1}{8}$ "
B:	7 $\frac{1}{4}$ "	8 $\frac{3}{4}$ "	7 $\frac{1}{4}$ "	8 $\frac{3}{4}$ "
C:	8 $\frac{5}{8}$ "	10 $\frac{1}{8}$ "	8 $\frac{5}{8}$ "	10 $\frac{1}{8}$ "
D:	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "
E:	3 $\frac{1}{4}$ "	3 $\frac{1}{4}$ "	3 $\frac{1}{4}$ "	3 $\frac{1}{4}$ "
F:	6 $\frac{7}{8}$ "	8 $\frac{7}{8}$ "	11 $\frac{7}{8}$ "	14 $\frac{7}{8}$ "

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$ "
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$ " COPPER GAS LINE AND $\frac{3}{16}$ " x $\frac{1}{4}$ " GAS LINE ADAPTOR
5. PROPORTIONS FOR EACH SIZE CHANGE. 18" IS REPRESENTED ABOVE, THUMBNAILED TO THE RIGHT SHOW ALL FOR COMPARISON
6. 10", 12" SIZES ARE NOT SOLD IN GAS

BEVOLO GAS & ELECTRIC LIGHTS

LIGHT:	WILLIAMSBURG 10", 12", 15", 18"
BRACKET:	BRACKET MOUNT

DRW BY:	JJC
DATE:	2-2-22
APP. BY:	JJC
REVISION:	2

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GOVERNOR®

The Governor® lantern is another historic lantern replication. The fixture's tall, masculine nature complements a number of architectural styles and is best suited to address vertical features of buildings. Elements, such as columns and French doors, are always a favorite spot for the Governor® lantern to find a home. This lantern can be used as a flush or bracket mounted fixture.

Governor® fixtures are available with natural gas, liquid propane and electric lighting sources.

- Standard sizes are 24", 30", 36"



GOVERNOR® SCROLL
GOV-GS



ORIGINAL BRACKET
GOV-OB



FLUSH MOUNT
GOV-F



CARRIAGE - ORIGINAL BRACKET
GOVCL-OB (17", 24")



CARRIAGE - FLUSH MOUNT
GOVCL-F (17", 24")

COACH HOUSE®

The Coach House® lantern exudes old world charm in a rustic way. The straight lines of the Coach House® lantern and brass cross bars are accentuated by the copper loop on top. This lantern complements many styles of architecture, and is best suited for New England and Tudor style homes. This lantern can be used as a flush or bracket mounted fixture.

Coach House® fixtures are available with natural gas, liquid propane and electric lighting sources.

- Standard sizes are 14", 16", 18", 22"



TUDOR SCROLL
CH-TS



ORIGINAL BRACKET
CH-OB



FLUSH MOUNT
CH-FM

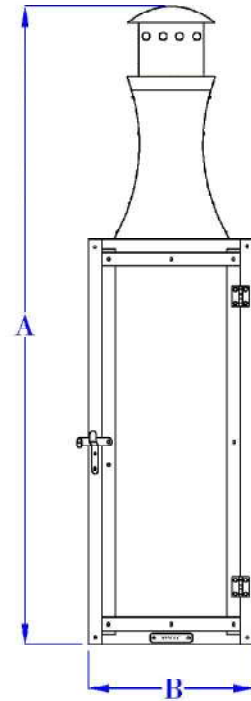


LOW PROFILE COLUMN MOUNT
CH-LPCM (14", 16")

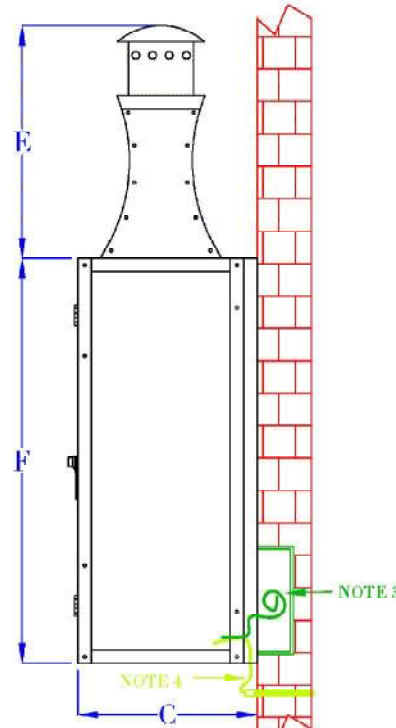


SQUARE YOKE
CH-SY (14", 16", 22")

FOR MORE INFORMATION, VISIT WWW.BEVOLO.COM.



FRONT VIEW
(NTS)



SIDE VIEW
(NTS)

**FLUSH MOUNTED
GAS FIXTURES
CANNOT BE MOUNTED TO
ANY COMBUSTIBLE
MATERIALS INCLUDING
WOOD, VINYL, PVC
OR COMPOSITES**

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$ "
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$ " COPPER GAS LINE AND $\frac{3}{16}$ " x $\frac{1}{4}$ " GAS LINE ADAPTOR

SIZE:	24"	30"	36"
A:	23 $\frac{3}{8}$ "	29 $\frac{1}{2}$ "	36"
B:	6"	7 $\frac{1}{2}$ "	9"
C:	6 $\frac{1}{2}$ "	8"	9 $\frac{1}{2}$ "
E:	8 $\frac{3}{8}$ "	10 $\frac{3}{4}$ "	13 $\frac{1}{2}$ "
F:	15"	18 $\frac{3}{4}$ "	22 $\frac{1}{2}$ "

BEVOLO GAS & ELECTRIC LIGHTS

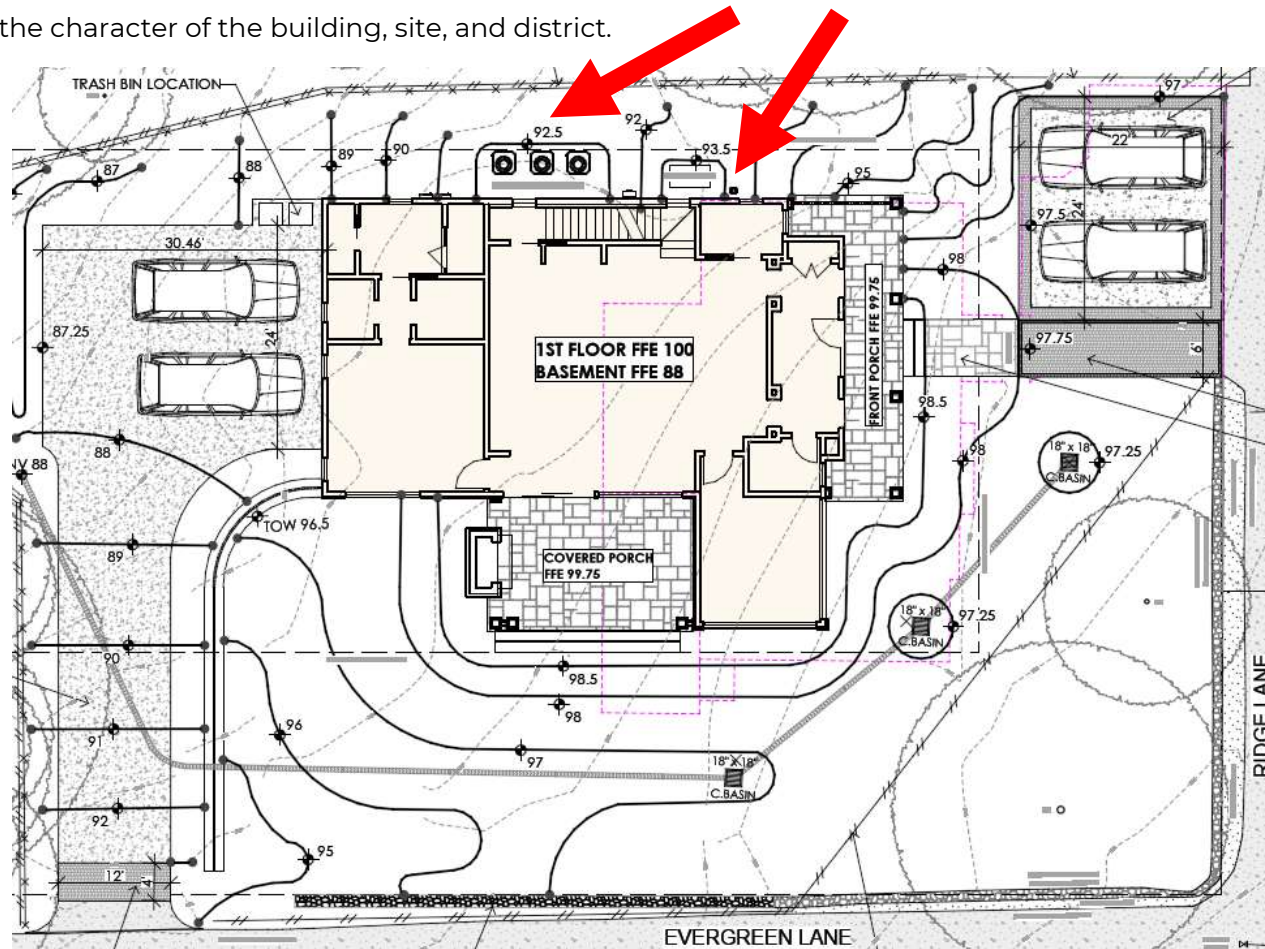
LIGHT:	GOVERNOR	DATE:	APP. BY:	JJG
BRACKET:	FLUSH MOUNT	5-17-24	REVISION:	4

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3.9 Sustainability & Energy Efficiency: Standards

3.9.7. Locate new mechanical equipment, utilities, and sustainable site features—including air-conditioning and heating units, meters, exposed pipes, rain barrels or cisterns, and raised planting beds—in locations that are minimally visible from the street and do not alter or remove historic fabric from the building or do not diminish or compromise the overall character of the building, site, or district. Screen ground-level equipment from view with vegetation or fencing.

New mechanical equipment and utilities are located to minimize visibility from the public streetscape and avoid impacts to the character of the building, site, and district.



HVAC compressors, generator, electrical meter, and gas meter are located at the rear of the residence.

Equipment is placed where it is least visible from Ridge Lane and Evergreen Lane.

Ground-mounted equipment will be screened with landscape plantings.

Street-facing elevations and significant site features remain visually protected.

4.1 New Construction: Setback, Spacing & Orientation: Standards

4.1.1. Maintain the established development patterns that exist on the block or streetscape—including the setback, spacing, and orientation of historic buildings. The proposed build is to occur in generally the same location as the to-be-removed home. It will be moved back from the street 6' compared to what exists now and gently rotated with a slight bias towards the south. Pulling the house back from the street should give Ridge lane and Evergreen a little more breathing room. The orientation with the front door facing Ridge Lane will not be altered

4.1.2. Site new buildings with setbacks within the range of historic building setbacks in the immediate surroundings when the setbacks are important in defining the overall historic character of the district. Generally speaking, new buildings should not project beyond neighboring historic buildings.

4.1.4. Site new buildings with spacing consistent with existing historic buildings in the immediate surroundings when the spacing is important in defining the overall historic character of the district.

4.1.5. Orient new buildings with the primary elevation and the primary entrance facing the street. Buildings on corner lots may address the secondary right-of-way. Our proposed design has the front of the home facing Ridge Lane, as the original home was.

4.1.7. Design and site new buildings so they do not compromise the overall historic character of the site, including its topography and significant site features.

4.1.8. Maintain and protect significant site features, including site topography, retaining walls, historic stone walls, driveways, and walkways, from damage during, or as a consequence of, related site work or construction

The proposed residence maintains the established **site orientation** and development pattern while reducing its visual impact at the Ridge Lane/Evergreen Lane corner by means of pulling it back from the street

Notes:

- The new house is located generally within the same area as the existing dwelling.
- The primary façade and front entrance remain oriented toward Ridge Lane.
- The house is set approximately 6 feet farther back from Ridge Lane than the existing dwelling.
- The proposed siting remains consistent with the varied spacing and setback patterns in the immediate surroundings.

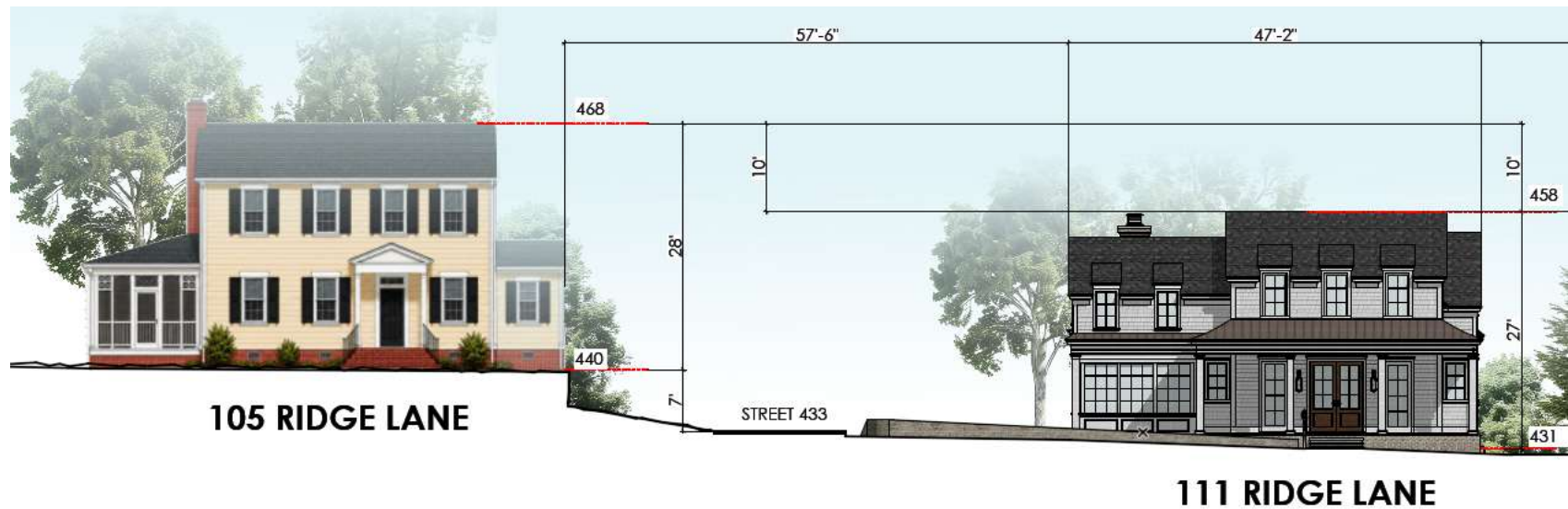
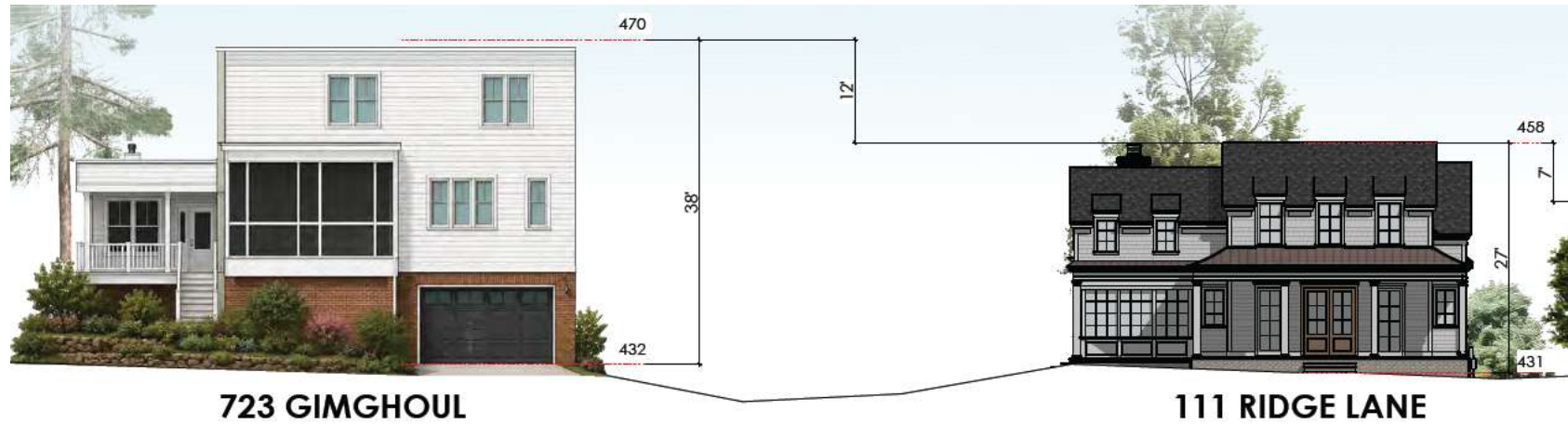
- Existing topography, stone walls, mature vegetation, and site-defining features will be respected and protected during construction.
- The siting preserves Ridge Lane as the primary front-entry frontage while maintaining the historic relationship between the house, street, and landscape.

4.2 Building Scale, Proportion & Form: Principles

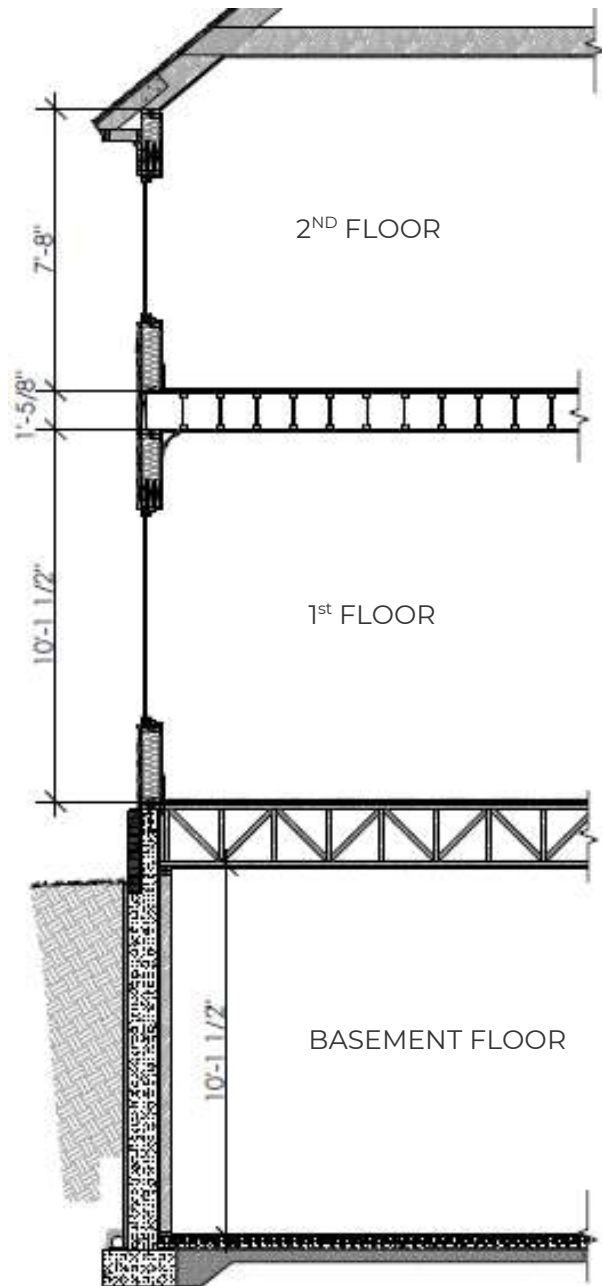
4.2.1. Maintain the established patterns of scale and proportion that exist on the block or streetscape. Design new buildings so their size and scale do not visually overpower historic buildings in the immediate surroundings when size and scale are important in defining the overall historic character of the district.

4.2.2. Scale new buildings to be consistent with the height and width of existing, historic buildings in the immediate surroundings when scale is important in defining the overall historic character of the district. The height of the historic buildings should be calculated from the original, historic ridgeline (not any towers, steeples, or later additions).

a. Generally speaking, new building heights, from the first floor level to the ridge of the main roof, should be within the range of historic building heights in the immediate surroundings and should be no taller than the tallest building on the block of the same type (e.g. single-family house, multi-family house, church).



-Depiction of 723 Gimghoul, 105 Ridge Lane, and 111 Ridge heights in relation to each other and existing topography



Height-Reduction Strategy

The second-floor roof framing has been intentionally designed to reduce overall building height and perceived mass. Roof rafters bear on varying-height knee walls rather than being stacked above conventional full-height second-floor walls. This allows functional interior space while keeping the roof form lower and more subordinate to the overall streetscape context.

b. The foundation height and first-floor level should be consistent with that of buildings in the immediate surroundings.

However, for new construction on the periphery of the districts where there is greater variation in topography, the foundation height is less significant than the overall height, form, and massing of the new construction.

c. The width of new buildings should be within the range of historic building widths (for the same type building) in the immediate surroundings, not including side wings or porches.

4.2.5. Design new buildings so that the proportions of their street façades are consistent with those of historic buildings in the immediate surroundings, regardless of lot width, when the proportions are important in defining the overall historic character of the district. If the overall mass and proportion of a new structure is greater than that of neighboring historic structures, the design shall employ methods to diminish the visual impact of the overall building height, width, form, and scale, such as including wall planes that step back from the façade, stepped down roof heights, and changes in material.

The proposed residence is scaled to fit within the documented range of nearby homes while using design strategies that reduce apparent height, width, and mass.

- The proposed first-floor elevation is raised approximately 2 feet to improve drainage and address existing water-intrusion issues.
- The resulting overall height remains within the range of nearby residences.
- The proposed residence is approximately 27 feet from grade to primary roof ridge.
- It is lower than 105 Ridge Lane and substantially lower than 723 Gimghoul Road.
- The street-facing width is comparable to nearby Ridge Lane homes and narrower than several larger homes on Glandon Drive.
- The massing is broken into smaller interconnected forms rather than one large volume.
- Dormers, porches, roof offsets, projections, and changes in wall planes reduce perceived scale.
- Knee-wall roof framing helps reduce overall height while maintaining functional interior space.
- The street-facing façade uses traditional proportions, vertically oriented openings, porches, dormers, and subordinate roof forms.

ADDRESS	LIDAR RIDGE HEIGHT	LIDAR FINISHED GRADE AT FRONT	HEIGHT CALC.	WIDTH PER PROPERTY RECORD
110 RIDGE LANE	451	434	17	53
106 RIDGE LANE	462	440	22	60
240 GLANDON	446	422	24	117
PROPOSED 111 RIDGE LANE	458	431	27	46 (proposed)
232 GLANDON	445	418	27	105
105 RIDGE LANE	468	440	28	50
723 GIMGHOUL RD	470	432	38	54
260 GLANDON	451	431	20	119 (APPROXIMATED)

Summary of Scale Compatibility:

The proposed residence is the **same calculated height** as 232 Glandon Drive, approximately **one foot lower** than 105 Ridge Lane, and approximately **eleven feet lower** than 723 Gimghoul Road. Its front façade width is also narrower than the nearby comparison properties shown in the table. These measurements demonstrate that the proposed residence falls within the documented range of nearby residential scale and does not visually overpower the immediate surroundings.

CONCLUSION

The proposed residence is comparable in height to nearby Ridge Lane homes, substantially smaller than several nearby residences, and utilizes exterior materials commonly found throughout the district.

4.2.7. Design new buildings with forms that relate to those of historic houses in the immediate surroundings when the forms are important in defining the overall historic character of the district. For example, if a street is comprised primarily of Colonial Revival-style houses with simple rectangular forms, do not introduce a new building with complex massing. Conversely, if the forms of adjacent buildings have a variety of projecting bays, dormers, etc., consider employing similar elements in the new building.

The district exhibits a broad range of historic forms and massing patterns, especially in the contextual area surrounding 111 Ridge Lane:

TYPES OF VARIATION:

- roof forms
- massing
- dormers
- projections
- porches
- one-story and two-story structures

- Nearby homes include front-gabled, side-gabled, hipped, dormered, one-story, two-story
- The proposed design uses similar elements: gabled roof forms, dormers, porches, and subordinate projecting volumes.

The proposed residence is comparable in scale to nearby Ridge Lane homes and substantially smaller than several larger residences on Glandon Drive.



105 RIDGE LANE



111 RIDGE LANE



723 GIMGHOUL



240 GLANDON



110 RIDGE LANE



106 RIDGE LANE



232 GLANDON



260 GLANDON

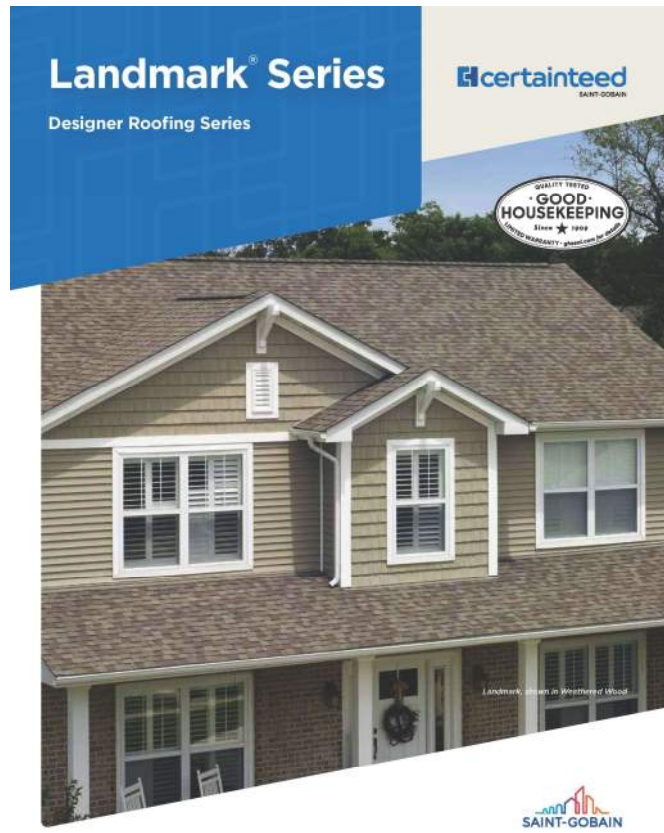
4.3 New Construction: Roof Form, Materials & Details: Standards

4.3.1. Design new roofs to be compatible in form, slope, and orientation with historic buildings in the immediate surroundings when the form, slope, and orientation are important in defining the overall historic character of the district.

4.3.3. Design new roofs to be proportionate to the building and appropriate to the style of the building, so as not to overwhelm the structure.

4.3.4. Utilize roof materials that are commonly found in the district and apply them in ways that are appropriate to the style of the building.

c. Metal roofing that mimics the wide-pan profile of traditional standing-seam roofing is also appropriate.



Colonial Slate



Weathered Wood



Driftwood



Burnt Sienna



Heather Blend



Sunrise Cedar
CRRC Product ID 0668-0142a

LANDMARK® Solaris® COLOR PALETTE



Graphite
CRRC Product ID 0668-0155



Weathered Wood
CRRC Product ID 0668-0119

Certainteed Landmark series shingles to be installed

- The design uses traditional gabled roof forms with subordinate dormers, porch roofs, and secondary roof elements.
- The primary roof pitch is approximately 10:12, providing a traditional residential roof slope that is appropriate to the style of the house.
- The roof forms are proportionate to the building and do not overwhelm the structure.
- Dormers and porch roofs remain secondary to the primary roof forms.
- Primary roof areas will use architectural asphalt shingles, a common residential roofing material in the district.
- Select porch and secondary roof areas will use standing-seam metal roofing with a traditional profile, also found within the district.

The standing-seam metal roofing utilizes a traditional profile and reinforces architectural patterns commonly found within the district.

4.3.5. Design dormers to be compatible with the architectural style of the house in their size, scale, and roof form so that they do not visually overpower the building on this or adjacent sites.

- a.** The number and size of dormers shall be limited on a roof, such that the primary roof form retains its prominence.
- b.** Utilize similar roof forms and pitches for dormers. Gabled, hipped, or shed dormers are appropriate for most structures.
- c.** Roof ridges for dormers must be secondary to (lower than) those of the main structure and set in from the eave of the building.



The proposed dormers are designed to remain secondary to the primary roof forms and are compatible with the traditional character of the house.

- All dormers use a consistent shed-dormer form.
- Dormer ridges are lower than the main roof ridges.
- Dormers are set into the roof plane and set back from the eave.
- The dormers are individually narrow and consistently proportioned.
- Dormer cheek widths have been kept minimal to reduce visual bulk.
- The main roof forms remain dominant



A larger dormer is proposed on the rear elevation, where it is less visually prominent from Ridge Lane. Similar larger dormer forms exist within the immediate district context, **including the rear dormer condition at 106 Ridge Lane**. The proposed rear dormer remains subordinate to the main roof ridge and is located away from the primary street-facing façade.



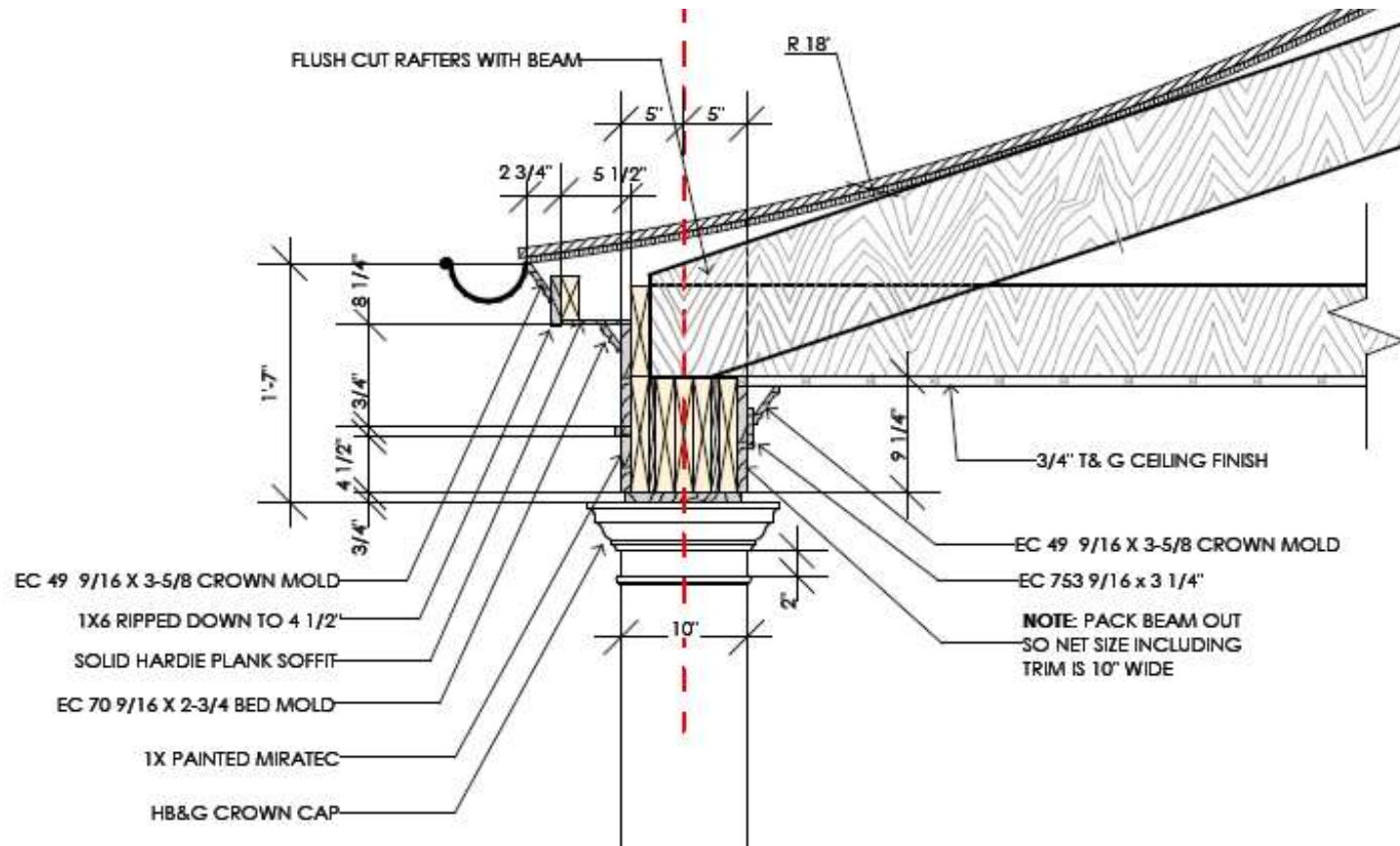
-The large dormer spanning almost the width of the residence at 106 Ridge Lane.

All dormer roof ridges are located below the ridges of the primary roof forms and are set back from the eaves, ensuring that the dormers remain subordinate elements within the overall composition. As a result, the dormers provide functional interior space while maintaining the prominence of the main roof and preserving the overall scale and character of the building.

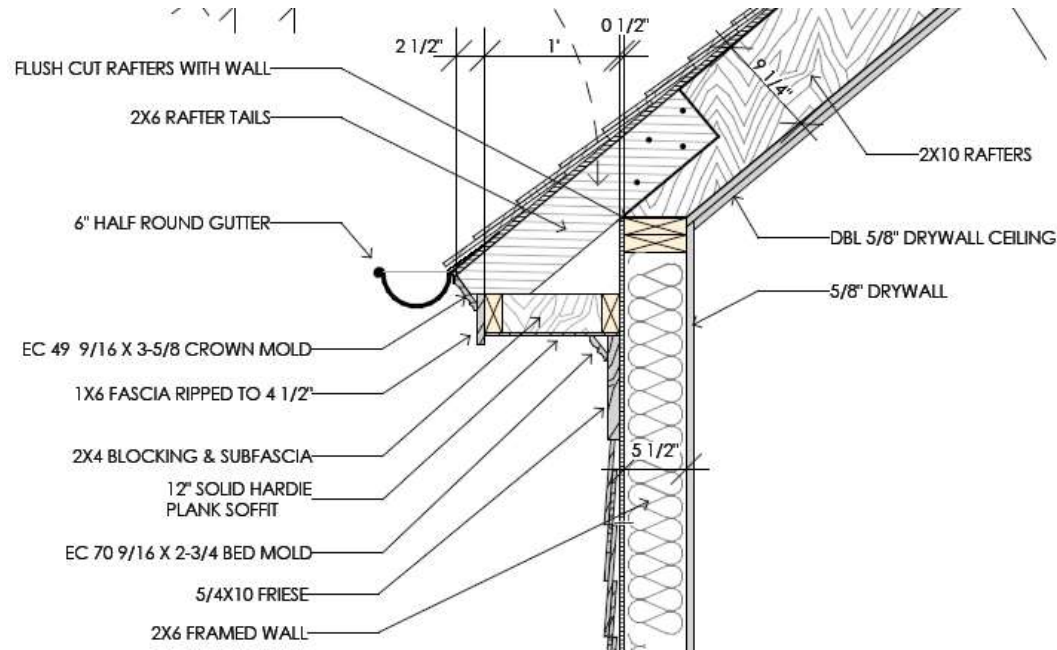
4.3.6. Use eave details and materials that complement those frequently found in district buildings and that are appropriate for the style of the building.

Key features of the proposed trim design:

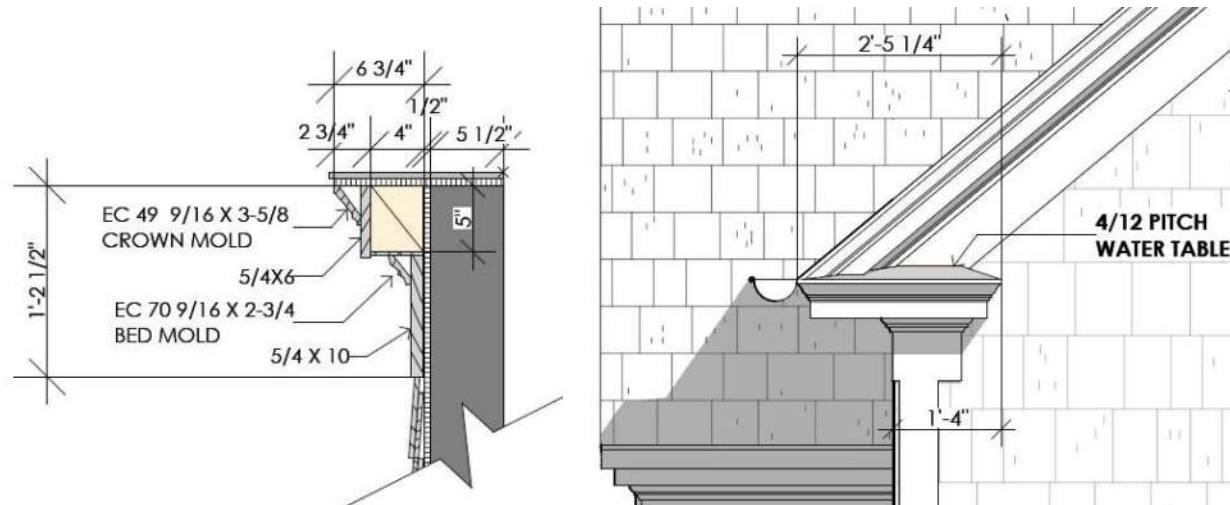
- Cornice returns at the gables.
- Substantial trim depth and shadow lines.
- Traditional fascia/frieze relationship.



-Front porch entablature and associated trim elements



-Typical eave and cornice condition



-Rake trim & water table return dimensioning

See Trim & Cornice Detail sheet for additional information

The proposed eave, cornice, and trim details are traditional in character and compatible with the architectural style of the residence.

- The design includes traditional fascia, frieze, crown, dormer trim, and cornice return elements.
- Trim proportions are intended to create appropriate depth, shadow lines, and visual hierarchy.
- Gable ends, dormers, porch edges, and roof edges are detailed as integrated architectural elements.
- The eave treatment avoids simplified contemporary trim and uses profiles consistent with traditional residential construction.
- These details complement historic residences throughout the district while remaining appropriate for new construction.

4.3.7. Face chimneys with masonry unless houses are constructed in Modernist or Contemporary styles. Our chimney is faced with brick veneer

4.4 New Construction: Building Materials & Architectural Details: Standards

4.4.1. Design new buildings and their features to be compatible in scale, materials, proportions, and details with historic buildings in the immediate surroundings when the scale, materials, proportions, and details are important in defining the overall historic character of the district. **New buildings should be compatible with, but discernible from, historic buildings in the districts.**

4.4.2. Select exterior surface materials and architectural details that are compatible with the style of the house and with the materials of historic buildings in the immediate vicinity, in terms of size, composition, texture, pattern, color, and detail, when those materials and details are important in defining the overall historic character of the district.

4.4.3. Use traditional materials including but not limited to brick, stucco, stone, and wood in conventional ways (i.e. wood siding applied horizontally).

4.4.6. Use contemporary masonry veneers, including brick veneer, thin-set stone veneer, split-faced concrete block, and stamped concrete, that accurately reflect the size, scale, proportion, texture, and detail of traditional building materials and are applied in a traditional manner that conveys the same visual appearance as historic materials.

4.4.8. Architectural details should be appropriately scaled and compatible with the overall architectural style of the building. If emulating historic architectural styles, ensure that the proportion and scale of the trim or feature relates to those on historic

The proposed materials and details are compatible with the traditional residential material palette found in the immediate surroundings while remaining discernible as new construction.

- The proposed residence uses a brick veneer foundation, painted straight-edge shingle siding, painted trim, masonry chimney, asphalt shingle roofing, and standing-seam metal roofing at selected porch roof locations.
- Nearby residences commonly include brick foundations, painted siding, masonry chimneys, traditional roof forms.
- The brick veneer will be installed in a traditional running-bond pattern to reflect the scale, texture, and appearance of traditional masonry.
- Painted shingle siding is compatible with the informal, traditional residential character of the proposed design and the broader material palette of the district.
- Trim, porch elements, columns, window surrounds, and cornice details are scaled to complement the overall proportions of the house.
- The design is compatible with historic buildings in the district without attempting to replicate a specific historic residence.

Below are the materials used on surrounding homes:

ADDRESS	FOUNDATION	EXT. WALL FINISH
PROPOSED 111 RIDGE LANE	Brick veneer	Shingle siding
105 RIDGE LANE	Brick veneer	Horizontal lap siding
240 GLANDON	Brick veneer	Brick Veneer + Dormers with Horizontal lap siding
110 RIDGE LANE	Brick veneer painted	Horizontal lap siding
232 GLANDON	Brick veneer	Brick veneer + Horizontal Siding + Dormers with Horizontal lap siding
106 RIDGE LANE	Brick veneer	Horizontal lap siding
723 GIMGHOUL RD	Brick veneer	Horizontal siding
260 GLANDON	Unknown	Horizontal lap siding



CHARLESTON ALLEY

Inspired by the Holy City and featuring the same surface texture as our beloved Magnolia Brick, Charleston Alley Brick boasts rich browns and grays with soft taupe coatings for a naturally aged, historic appearance.

Available Sizes: Modular, Queen, Thin Brick

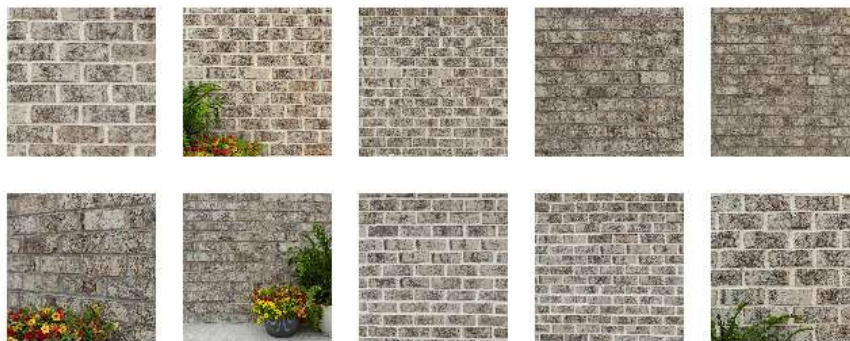
OLD-FASHIONED TEXTURE

+

CAROLINA COLLECTION

+

The Carolina Collection pays tribute to our origins as Carolina Ceramics. Each brick is crafted in Columbia, South Carolina, using hand-blended colors inspired by the unique charm and history of the lowcountry. The region's rich deposits of kaolin clay, first mined in South Carolina, allow us to create the distinctive brick colors that make this collection truly one-of-a-kind—just like the heritage that inspires it.



Proposed brick veneer to be used at the foundation, chimney, and new driveway retaining wall veneer. Brick to be installed in a traditional running-bond pattern

HardieShingle®

HardieShingle® Siding Product Description

HardieShingle® siding is fiber-cement shingle siding for sidewall applications. HardieShingle siding is available as straight-edge panels or staggered-edge panels 48 in. long by 16 in. high. HardieShingle panels also come as decorative half-round shingles. For smaller coverage areas, individual shingles are also available in 4.2 in., 5.5 in., 6.75 in., 7.25 in. & 10 in widths. Please see your James Hardie dealer for local availability of these products.

HardieShingle siding is available as a prefinished James Hardie product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors and accessories.



Half-Round



Staggered Edge Panel



Straight Edge Panel



Individual Shingles



-Hardie-shingle straight edge panel to be used

Square **PERMA**Cast® Plus Columns

SQUARE PERMACAST® PLUS

INSIDE DIMENSIONS

Inside dimensions may vary up to 1/4".
Splitting a column will decrease inside dimension 1/8".

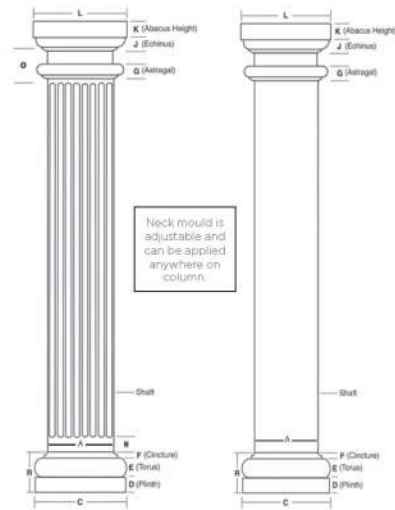
Column Size	Inside
6"	5 1/4"
8"	6 3/4"
10"	9"
12"	11"
14"	13"
16"	15"

*Inside is Round



Plumb-Fit®

To make installation even easier our 6"-12" round and square poly Tuscan Cap and Base Sets with flashing cap come with the patented (Patent 9689674) Plumb-Fit® installation system included.



PermaCast® Plus Square Column shown fluted with Poly Tuscan Cap and Base.

PermaCast® Plus Square Column shown plain with Poly Tuscan Cap and Base.

SQUARE PERMACAST® PLUS COLUMN DIMENSIONS (IN INCHES)*

Column Size	A	C	D	E	F	G	J	K	L	N	O	R	Lengths Available (ft.)
6"	6"	9 1/2"	1 1/8"	1 5/8"	2 1/8"	1"	1 1/4"	1 1/4"	9 1/4"	N/A	N/A	3 5/8"	6, 8, 9, 10
8"	8"	11 1/2"	1 3/8"	1 3/4"	3 1/8"	1"	1 1/4"	1 1/2"	10 5/8"	4"	3 1/8"	4 1/4"	6, 8, 9, 10, 12
10"	10"	12 3/4"	2 3/8"	2 1/2"	3 1/4"	1"	1 1/4"	1 3/4"	12 3/8"	3 3/4"	4 1/8"	5 1/8"	5' 6, 8, 9, 10, 12, 14, 16
12"	12"	16 3/8"	2 3/4"	2 3/8"	3 1/2"	1"	1 1/4"	2 3/8"	16 3/8"	N/A	N/A	6 1/8"	8, 9, 10, 12, 14, 16, 18
14"	14"	19 3/8"	3 3/8"	2 3/4"	1 1/4"	1 1/4"	2 1/8"	2 3/4"	19 1/8"	N/A	N/A	7 3/8"	8, 10, 12, 14
16"	16"	22 1/4"	3 1/2"	3 1/8"	1 3/4"	1 1/4"	2 3/8"	2 3/4"	21 1/8"	N/A	N/A	8 7/8"	8, 10, 12, 14, 16, 18, 20

Fluted Square.

*There may be a variance of up to 1/4" in all dimensions.

*Split columns are not load bearing. • See page 16 for Decorative Capital dimensions.

Versatility of Square Columns

The design and versatility of an HB&G square column has enhanced its popularity with today's architects. The HB&G Square PermaCast® Plus column lineup includes plain, recessed panel, fluted, and Craftsman styles. An unlimited combination of styles can be achieved by various uses of the neck moulding, and caps and bases. Additionally, the plain square column is not tapered and can be cut to any height without affecting the fit of the caps and bases.



- Proposed HB&G porch columns are 10-inch square columns with Tuscan-style base and cap profiles



-Example of bluestone porch material, hardie-shingle siding, HB&G columns, and Bevolo light fixtures to be used

4.5 New Construction: Doors & Windows: Principles

4.5.1. Design new buildings so that window and door openings are compatible with buildings in the immediate surroundings when the window and door openings are important in defining the overall historic character of the district. This compatibility includes:

- a. the ratio of solids (walls) to voids (windows and doors)
- b. the rhythm and placement of windows and door openings
- c. the proportions of window and door openings (ratio of width to height)
- d. the overall size and shape of window and door openings
 - Openings are vertically proportioned and residential in scale.
 - Windows and doors are arranged in an orderly rhythm with balanced spacing.
 - The design maintains an appropriate solid-to-void ratio between wall surfaces and glazing.
 - Simulated divided-light windows reinforce the traditional character of the residence.
 - Large uninterrupted expanses of glass are avoided.
 - Window and door placement is designed to be compatible with the scale, proportions, and architectural style of the house.

4.5.3. Design new buildings so that the pattern and style of windows and doors are compatible with the windows and doors of buildings in the immediate surroundings when the pattern and style of windows and doors is important in defining the overall historic character of the district and are consistent with the overall style of the building.

4.5.4. Do not install windows, doors, or sidelights with two-dimensional simulations of pane subdivisions, such as snap-in muntins. If not true divided light, glazing should have three-dimensional grills affixed to both the interior and exterior of the window with shadow bars between insulated glass panes.

4.5.5. Install windows and doors constructed of materials that are compatible with the windows and doors of buildings in the immediate surroundings when those materials are important in defining the overall historic character of the district. These include wood, aluminum-clad, and fiberglass-clad wood windows as well as wood, metal, metal-clad wood, or fiberglass doors. Vinyl and vinyl-clad windows are not appropriate in the historic districts.

- Windows are vertically proportioned
- The design uses traditional simulated divided-light patterns and avoids large uninterrupted expanses of glass.
- Proposed windows are aluminum-clad wood units
- Proposed doors will be aluminum-clad wood units

See window specifications and muntin profile details below.

Pella® Lifestyle Series

Aluminum-Clad Wood



#1 performing wood window and patio door for the combination of energy, sound and value.¹

Triple-pane casement



Dual-pane double-hung window with Hidden Screen



- Easy-to-learn Pella Steady Set® interior installation system**
 Pella Steady Set interior installation system is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.
- Performance redefined**
 You don't have to compromise on any aspect of performance. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.³
- ENERGY STAR® certified⁴**
 Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2023.
- Enhanced sound control**
 Our patented, triple-pane design allows for mixed glass thickness for enhanced sound dampening resulting in an average 52% noise reduction versus single-pane windows.⁵
- Intentional design for improved durability**
 Intentional jamb on sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential for moisture.
- Durable 3-way corner joints**
 Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.
- Quality exterior finishes**
 EnduraClad® finish is a tough, protective aluminum finish for windows. The overlapping, watershed cladding resists chalking and fading. Our extruded aluminum-cladding delivers exceptional durability for sliding patio door exteriors.
- Exclusive wood protection**
 Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly. It provides advanced protection against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.
- Time-tested innovations**
 Create unique room-by-room solutions and achieve project goals with performance options and purposeful innovations like the Hidden Screen and integrated blinds and shades.
- Best limited lifetime warranty⁶**
 Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.⁶
- Testing beyond requirements**
 At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.
- Convenient & durable screens**
 The revolutionary Hidden Screen appears when you open a double-hung window and folds away when it is closed. It provides a clear view when the window is closed and improves curb appeal year-round. The heavy-duty TuffScreen® by Phifer keeps bugs out and allows more fresh air in as one of the most durable screen options on the market. Available on sliding patio doors.

Available in these window and patio door styles:⁷

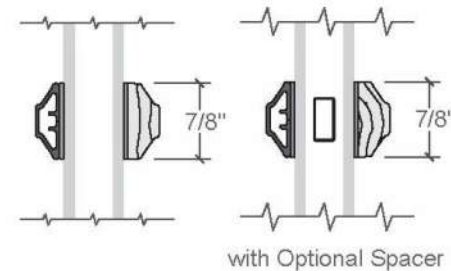


Special shape windows also available.

^{1,2,3,4,5,6,7} See back cover for disclosures.

Grille Profiles – Dual-Pane

7/8" Simulated Divided Lights

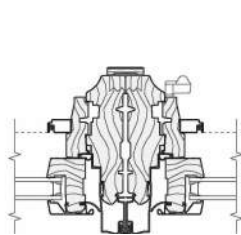
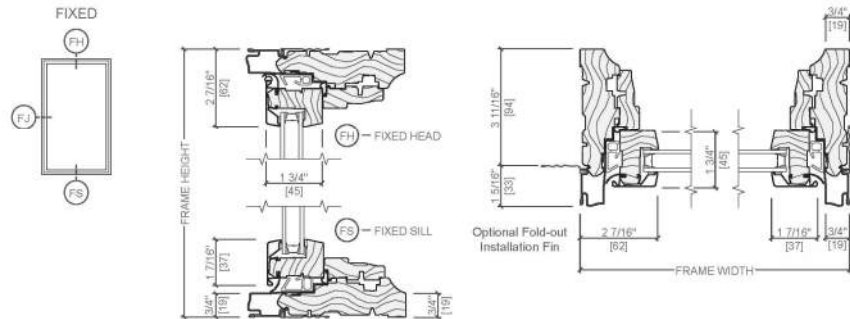
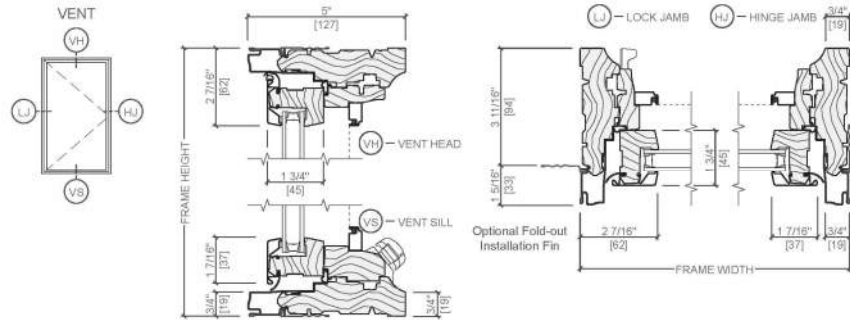


with Optional Spacer

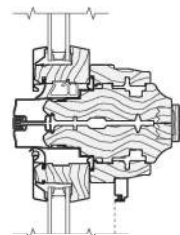


Lifestyle Series Casement

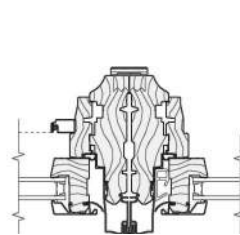
Unit Sections - Dual-Pane



VERTICAL JOINING MULLION
VENT / VENT



HORIZONTAL JOINING MULLION
FIXED / VENT



VERTICAL JOINING MULLION
VENT / FIXED

Scale 3" = 1' 0"

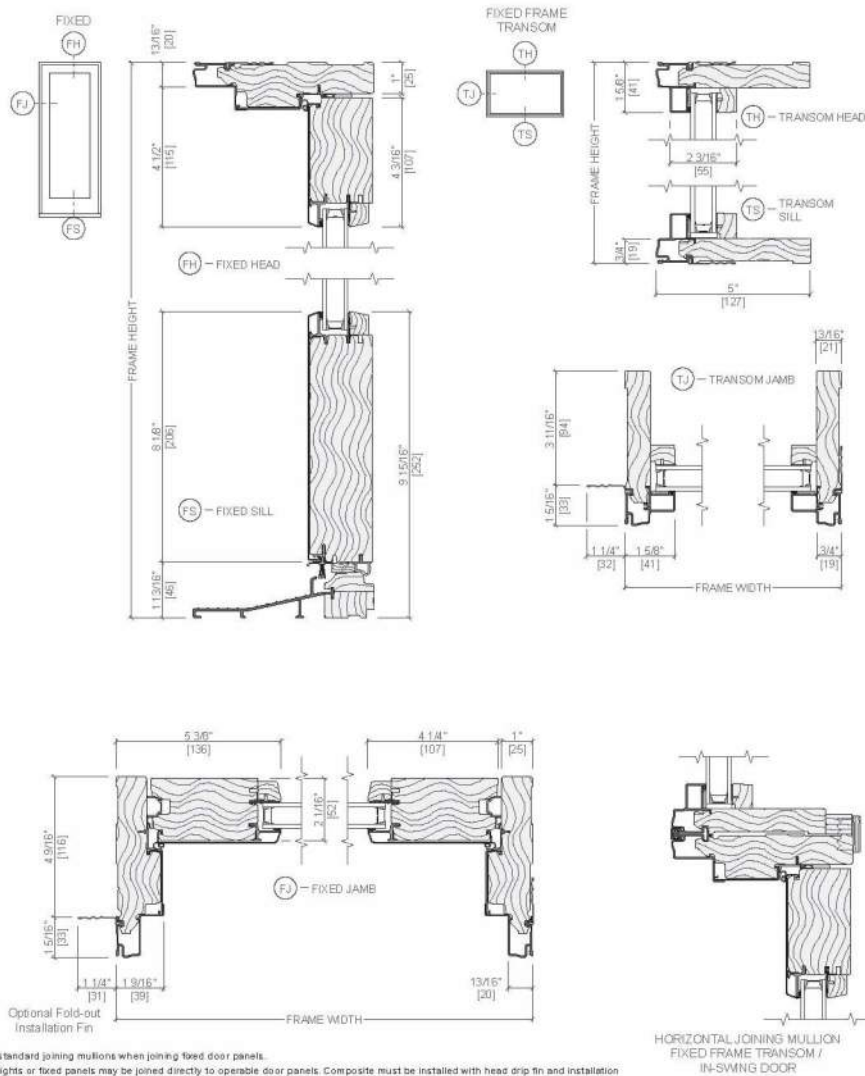
All dimensions are approximate.

See supporting document Combination Recommendations for mullion limitations and reinforcing requirements.



Lifestyle Series In-Swing Patio Door

Unit Sections - Dual-Pane



Fixed doors located at front porch

Pella® Reserve™ Traditional Wood & Clad/Wood

Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



Available in these window and patio door styles:



Special shape windows also available.

1 1/2" See back cover for disclosures.

• Easy-to-learn Pella Steady Set® interior installation system

Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.

• Historical Details

Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.

• Authentic hardware

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.

• Architectural interest

Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.

• Virtually unlimited customization

If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

• Tailor-made solutions

From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.

• Intentional innovation

The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.

• Durable interiors and extruded aluminum exteriors

To help you save time on the jobsite, interior finish options are available in a variety of colors, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.

• ENERGY STAR® certified³

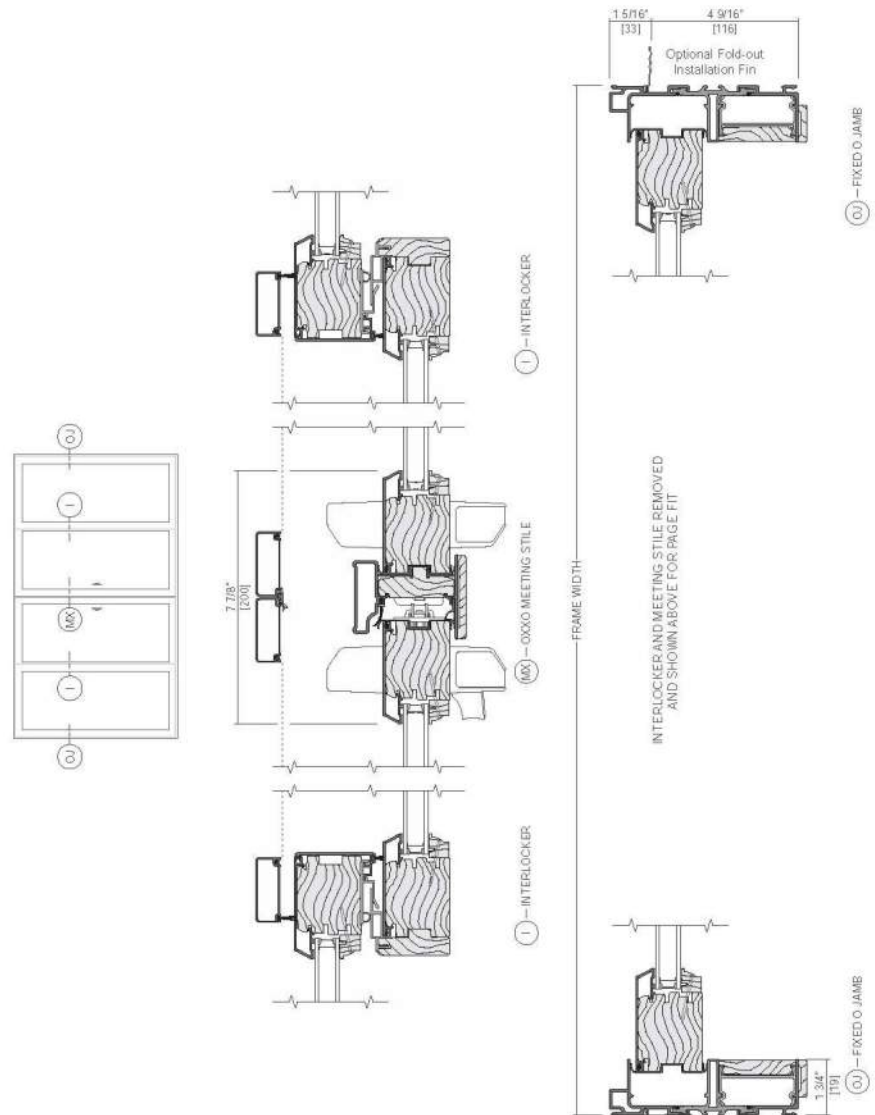
Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.

• Testing beyond requirements

All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.

• Best limited lifetime warranty⁴

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.⁴



-Pella Reserve series sliding door to be used at porch only. Simulated divided lites to match other doors

District Precedent: 704 Gimghoul



704 Gimghoul utilizes shake siding, a brick foundation and chimney, asphalt shingles, HB&G composite columns, bluestone porch paving, and simulated divided-light aluminum-clad exterior windows.



Porch precedent at 704 Gimghoul showing bluestone paving, HB&G composite columns, K-style gutters, a Bevolo French Quarter hanging lantern, and Bevolo Williamsburg sconces flanking the entry.

Example of materials and components to be used



Example residence illustrating painted hardie shingle-style siding, standing-seam metal porch roofing, 10-inch HB&G columns, bluestone porch, aluminum-clad windows, traditional corner boards, and cornice detailing



Example wood front door with lower panels and six-light glazing, shown with Bevolo Williamsburg-style sconces.

Additional shingle siding precedents within the district:

- 735 Gimghoul
- 737 Gimghoul
- 226 Glandon
- 208 Glandon
- 704 Gimghoul

Additional metal standing seam porch roof precedents within the district:

- 712 Gimghoul
- 208 Glandon
- 246 Glandon
- 735 Gimghoul



-707 Gimghoul: precedent for a **large front porch with standing-seam metal roofing.**

4.6 New Construction: Porches & Entrances: Standards

4.6.2. Design porches to provide usable outdoor space by ensuring a minimum depth of six feet.

4.6.3. Design entrances to be no more than one bay wide and no deeper than six feet, with the door centered within the entrance.

4.6.4. Design porches and entrances to be compatible with the overall architectural style of the building.

4.6.5. Select materials and architectural details that are compatible with both the architectural style of the new building and with buildings in the immediate surroundings in terms of size, composition, texture, pattern, color, and detail when those materials and details are important in defining the overall historic character of the district.

- The **front porch** is approximately **6'-4" deep**, exceeding the six-foot minimum for usable outdoor space.
- The primary entrance is centered within the porch and organized as a single-bay entry composition.
- Porch and entry details are simple, restrained, and compatible with the architectural style of the residence.
- Materials include painted trim, painted shingle siding, masonry elements, traditional column proportions, and divided-light windows.
- The porch reinforces the pedestrian-scaled relationship between the house, street, and landscape.
- Full-width and wrap-around porch forms are consistent with residential patterns found throughout the district.

4.7 New Construction: Garages, Carports & Accessory Structures: Standards

4.7.1. Introduce compatible new garages, carports, and accessory buildings, as needed, in ways that do not compromise the historic character of the site or district.

4.7.2. Site new garages, carports, and accessory buildings in traditional locations that are compatible with the character of the building and site, typically beyond the rear wall of the primary building on the site.

4.7.3. Site new garages, carports, and accessory buildings to be consistent with garages and accessory buildings in the immediate surroundings, both in orientation to and setback from the street as well as in spacing between and distance from other buildings, especially when the siting is important in defining the overall historic character of the district. Whenever possible, locate garages, carports, or accessory structures behind the primary structure, in a rear yard.

4.7.4. Design and site new garages, carports, and accessory buildings so they do not compromise the overall historic character of the site, including its topography, and significant site features.

The proposed garage is located and designed as a subordinate element that does not compromise the historic character of the site or district.

- The garage is located toward the rear/lower Evergreen Lane side of the property.
- It is placed beyond the primary Ridge Lane-facing mass of the residence.
- The location takes advantage of existing lower grade, reducing the need for excessive grading.
- Garage access is from Evergreen Lane rather than Ridge Lane, preserving Ridge Lane as the primary pedestrian/front-entry frontage.
- The garage remains secondary to the primary residence and minimizes visibility from Ridge Lane and surrounding public views.

CONCLUSION AND REQUEST

The applicant respectfully requests approval of the proposed new residence at 111 Ridge Lane. The design has been developed with careful consideration of the Gimghoul Historic District's established patterns of siting, scale, massing, materials, roof forms, porches, site features, and streetscape character.

The proposed residence maintains the historic orientation of the property toward Ridge Lane, preserves and reinforces important site features, protects the existing street-defining tree, and incorporates the existing stone wall alignment into a compatible streetscape design.

The house has been scaled and composed to remain compatible with nearby residences while responding to the site's topography, drainage conditions, and long-term residential use.

The design is not intended to replicate a specific historic building, but rather to contribute a compatible new residence that reflects the district's informal, traditional residential character. Through its restrained massing, traditional materials, articulated roof forms, and carefully detailed exterior elements, the proposed residence is designed to sit comfortably within the neighborhood and contribute positively to the continued evolution of the Gimghoul Historic District.

For these reasons, the applicant respectfully requests that the Historic District Commission approve the Certificate of Appropriateness for the proposed new construction.

SOURCES

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