Town of Chapel Hill, NC

April 21, 2026

Record No: HDC-26-15

Historic District Certificate of Appropriateness

Status: Active

Submitted On: 4/20/2026

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 *

Gimghoul

Application Type

Check all that apply

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.

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

Maintenance or Repair Work

☐

Minor Work (Staff Review)

☐

Major Work (Historic District Commission Review)

☑

COA Amendment

☐

Briefly describe the proposed changes. *

Demolition of single family dwelling

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
Apr 16, 2026

Relationship to Property Owner*

Other

If other, please explain relationship to property owner. *

Contracted by owner to perform design and construction services

ORANGE COUNTY OR532
Chapel Hill
Gimghoul Neighborhood HD & Local HD
Ridge Lane

105 & 111 Ridge Lane

N.94.2. 1287-1295
N.94.4. 804-805

Update, 6/2002
A. Montgomery
No Changes

SS # OR2566
SS # OR2569

North Carolina State Historic Preservation Office

Historic Property Survey Summary

County: **Orange**

SSN: **OR2569** Blockface#: OR0532

Quad: Chapel Hill
PIN: 9788872202
X: **Y:**
DOT Project #:
OSA#:

Update Mo: **12** Yr: **2013**
☑ No Alt ☐ Alt ☐ Det ☐ Rehab
☐ **Removed** ☐ Outbldg Loss
☐ No Acc. ☐ Not Fnd ☐ FileMsg
☐ Newly ID'd ☐ Needs Resch.

Property Name: **Nellie Dixon Elliott House**
Street or 911 Address: **111 Ridge Lane West side**
Location Description: **105 & 111 Ridge Lane**
Town/vicinity: **Chapel Hill**
District: **Gimghoul Neighborhood Historic District (NRHD) Noncontributing Building**
District Dates: NRdate: **8/5/1993** SLdate: **10/19/1989** DOEdate:
Local District: **Gimghoul Local Historic District**

☐ Recommended for SL ☐ StudyList SLDate: ☐ NR NRDate: NR #:
☐ DOE DOEDate:
DOE Type: Local Status: Ownership: **Private**

Principal Resource Material Integrity: **Medium** Condition: **Good** Location Integrity: **Original**

Architectural Data: Date(s): **late 1920s, 1980s**
Major Style Group(s): **Colonial Revival**
Construction: **Frame**
Ext. Material: **Wood Shingles** Later Covering: **None**
Height: **1 story** Roof: **Hip** Plan1 **Not known** Core Form (Domestic): **N/A -Unspecified**
Design Source and attribution:

Major Theme: **Community Planning** 2nd Theme: **Architecture**
Group Association: Religious Affiliation:
Historic Function: **Domestic - single dwelling**

Written Summary

One-story frame house with hip roof, interior brick chimneys, several shed dormers, pedimented Doric entrance stoop and rear screened porch. A major remodeling in the early 1980s that included installation of replacement windows and wood shake sheathing resulted in the loss of much of the original architectural integrity. It was built for Nellie Dixon Elliot and her daughters, Guelda and Lucille Elliott, who were librarians at UNC.

The house appears unaltered from the 1993 survey. The house has a single-light French door with one-light sidelights that is sheltered by a pedimented portico supported by grouped columns. Windows are single-light casement windows. There are shed-roofed dormers on the north and west elevations and a solar panel on the façade. A flat-roofed screened porch at the southwest is supported by square posts and has a brick foundation and lattice on the south elevation. County tax records date the building to 1934, though the house appears on the 1932 Sanborn map.

Outbuildings/Features

Actions

Year	Month	Surveyor	Action/Report
1992	01	M.B. Gatza	Architectural Survey
1992	10	Ruth Little	Gimghoul NR HD Survey

2002	05	Circa	Gimghoul HD Survey Update
2013	12	Heather Slane	Gimghoul HD Survey Update

gs out the best in all of us.™
P.O. BOX 845, CHAPEL HILL, NC 27514
929-7273 - 732-9154

406b Vacant
407 Grimson Baird S ◉ 967-3744
408 Proctor Rebecca ◉
WEST UNIVERSITY DR BEGINS
502★Hill Lisa K 942-7604
BRIAR BRIDGE LA BEGINS

6
RANKLIN

20

RAY RD –FROM 756 SMITH LEVEL RD WEST

ZIP CODE 27516
101a-102 No Return (2 Hses)
Dombrower Paul ◉ 933-3787
104 Avera M 929-1766
106 Vacant
108 Nyberg Jonathan 933-1695
201 No Return
223 Basnight Gail 968-6433
300 Vacant
301 No Return
304 Ludington Richd 929-2259
400 Vacant
402★Hall Frenesa
406★Bowman Debbie
408 Vacant
5
AMERON
420★Strange Kathy
436★Baker Richd M 929-2807

1

READE RD –FROM 102 BRADLEY RD WEST

ZIP CODE 27516
300★Hunter Tye ◉ 968-8286
311 Pardo Mary ◉ 942-7915
313 Lewis Walter J ◉ 929-2636
314 Johnson David M ◉ 942-6865
315 Mousmoules James A ◉ 942-4340
WESLEY DR ENDS
316 No Return
7
317 Henson O Wm Jr ◉ 967-5074
320 Finkler Kaja ◉ 942-2317
321 Yount Wm J ◉ 929-7444
324 Johnson Don H ◉ 967-2037

19-A

RED BUD RD –FROM 450 LAKE SHORE LA NORTH

ZIP CODE 27514
501 Battle F Gordon Hon ◉ 942-7152
504 Schuman Jack L ◉ 967-2351
505 Kelly Paul S ◉ 942-3939
509 Ibrahim Michl A ◉ 942-7898
510 Headen Robt S ◉ 929-5137
studio
512★Chescheir Geo 929-2679
513 Behrman Richd H ◉ 929-4174
516 Uhrich Tom 968-0177
517 Siefert Harry W ◉ 942-3964
520 Stamm John W ◉ 942-3322
524 Briggaman Robt A ◉ 929-1244
HONEYSUCKLE RD ENDS

16

RIDGE LA –FROM 728 GIMGHOUL RD NORTH

ZIP CODE 27514
105 White Jas W ◉ 942-6793
106★White Steven M ◉ 942-8900

CAROLINA COPY CENTER AND OFFICE SUPPLY, I
PRINTED COPIES WHILE YOU WAIT
FOUR COLOR COPIES AVAILABLE MON.-FRI. 8:30 - 5:30 - M-C & VISA ACCEPTED
RAMS PLAZA — 967-2585 FAX TELEPHONE NO — 549-7504 RESEARCH TRIANGLE PARK NC

RIDGE LA–Contd
EVERGREEN LA INTERSECTS
110 Little James W ◉ 942-5023
111 Pratt Marilyn P ◉ 929-7488

8

RIDGE RD –FROM 302 COUNTRY CLUB RD SOUTH

ZIP CODE 27514

6
Van Hecke-Wettach Hall 962-0560
University of North Carolina School of Law 962-5109
University of North Carolina Law Library 962-1321
Avery Resident Hall

1

RIDGE TRAIL –FROM VILLAGE DR EAST

ZIP CODE 27516
102 Voorhis Mary L Mrs ◉ 942-6664
104 Oliver Ann K ◉ 967-7650
106 Hail Linda
108 Hesla J Timothy ◉ 967-4107
110★Nixon Tommy ◉
112 Harris Grier Jr ◉ 929-5157
114★Giddens David S 968-3963
116 Hobbs Kim G ◉ 929-0892
118 Mc Farland Michl B ◉ 968-1406
120★Sternowski Ronald 968-2592
122★Smith Carol S
124 Smith W L 967-3353
126★Smith P A ◉ 967-0560
128 Hoard Steve IV ◉ 929-7872
130 Hardy James J ◉ 942-7438
132 Bruninghaus Heidemarie ◉ 967-8041
134 Gibbs Margt H ◉ 967-8242
136★Henderson Timothy ◉ 929-8152
138★Hines Scott ◉ 929-8795
140 Williamson Rita R ◉ 929-2703
142 Wiggins Sheldon M ◉ 929-2071
144 Garrett Patricia M ◉ 968-0889
146 Salama Sara H Mrs ◉ 942-3249
148 Cunningham Charles H ◉ 967-7491
150 Bailey Linda E ◉ 929-3279
152 Ryan Frank W ◉ 942-4783
154★Sweeney Patk 932-9129
156★Mainwaring Thos ◉
158 Kelly Henderson Mrs ◉ 942-1215
160★Cambanis Stamatis 929-4293
162★Koomen M A
164 Everhart Jo Ann ◉ 968-0765
166 Harper Curtis ◉ 929-2521
168★Hallis Stuart 942-0148
170★Shinn Kang ◉
172 Holmes J Elaine ◉ 929-3972
174 Mc Givney Ray ◉ 967-9761
176 Mechanic Gerald L ◉ 929-3062
178 Boxill Bernard R ◉ 929-6640
180★Barto Amie L ◉ 929-6488
182 No Return
184★Strickland Cornelia D ◉
186 No Return
188★Rust Robin A 967-2120
190★Berman Judd
192★Watkins Barbara Mrs ◉ 929-3875
194★Edwards Ann H ◉ 942-0591
196★Francke Walter K ◉ 942-5094
198 Wilson Laura Cannon ◉ 929-24
200★Segal E F ◉ 942-0764
202★Brenk Regina 968-9495
204 Vacant
206★Paden John 933-0384
208★Files Laurel A ◉ 929-1879
210★Griffin D C ◉ 929-8460
212★Fouts James R ◉ 929-6101
214 No Return
216★Vaughan Melanie
218★Smynteki Lisa 967-6712
220 No Return
222★Winston Albert E ◉ 967-0912
224★Glassman Ann T Mrs ◉ 942-30
226★Harn Terry 967-4316
228★Tharrington Mark 968-3263

RIDGECREST DR (LAKE FORE ESTATES)–FROM OLD OXFO NORTHWEST 1 NORTHEAST EASTWOOD LAKE RD

ZIP CODE 27514
200★Phillips Nancy 967-7589
201 Shiffman Morris A ◉ 929-2267
204 Kress Paul F ◉ 967-1944
205 Gunnells Jack H ◉ 967-6967
206 Phillips Robt D ◉ 967-8407
208 Dunlop John W 929-1085
209★Dunlap John
210 White Jas R ◉ 968-1051
ROLLING RD BEGINS
302 No Return
303 Hobgood W Sands ◉ 967-8306
305★Jones Chas R ◉ 967-3741
308 Galligan Edw M ◉ 942-3980
AVALON CT BEGINS
312 Koelle Virginia S Mrs ◉ 942-676
316 Harris Rodger S ◉ 968-8173
320 Silverman Myron S ◉ 929-6767
323 Sharp Lura L Mrs ◉ 942-2894
325★Orr Linda ◉
329★Copenhaver Garry S ◉ 967-3898
402 Harms Thelma O ◉ 942-1585
405 Wilson Bobby M ◉ 967-8341
408 Mc Millan Campbell W ◉ 942-24
409 Robinson H Copland ◉ 967-4278
412 No Return
413★Cochran Christine R
416 Nielsen Lawrence A ◉ 967-3572
417 White Gilbert C ◉ 942-7442
420 Roy Michel S ◉ 933-1097
421 Jarausch Konrad H ◉ 967-5344
424 Langford Geo M ◉ 942-3436
LAKE SHORE DR INTERSECTS

RIDGEFIELD RD (RIDGEFIELD HOMES)–FROM US HWY 501 PASS WEST 2 NORTH OF CL RD

ZIP CODE 27514
WALNUT ST INTERSECTS
410 Hoffer Michl P 929-6583
412 Wagoner Wm G ◉ 929-4214
413 Winfrey A Peter ◉ 933-0093
414 Clark Charlotte A 967-2521
415 Welch C Geoffrey

North Carolina State Historic Preservation Office

HISTORIC PROPERTY FIELD DATA FORM

Circle your responses or write custom responses.

County_____ **Survey Site Number:** OR2569 **ER:** _____ **GIS:** _____

Property Name: _____

Street Address / location description: 111 Ridge

Town: _____ *vicinity* **Ownership:** *fed state local private non-profit unknown*

District / Neighborhood Association: _____ *contrib non-contrib*

Surveyor: JWS **Date:** 12/27/13

Windows?

For Survey Update: *No substantial change | change by alteration | change by deterioration | outbuilding loss | rehabilitated | removed or destroyed | not found | no access | file missing | newly identified | needs research*

Study List / DOE recommendation: *eligible | not eligible* **Criteria:** *A B C D*

Material Integrity: *High | Medium | Low | N/A Gone*

Condition: *Good | Fair | Deteriorated | Ruinous | N/A Gone* **Location:** *Original Moved (year if known_____) Uncertain*

Const. Date: *ca.* 1940 **Major Style Group:** *Georgian | Geo/Fed | Federal | Fed/GkRev Greek Revival | Italianate | Gothic Revival | Queen Anne | Victorian – Other | 19th-20th c. traditional-vernacular | Neoclassical Revival | Colonial Revival | Southern Colonial | Beaux Arts | Spanish Mission | Tudor Revival | Rustic Revival | Craftsman/Bungalow | Period Cottage | Minimal Traditional | International | Moderne | Art Deco | Misc. Modernist Standard Commercial/Industrial | Ranch | Split Level | Other* _____

Construction: *Timber frame | Balloon frame | Load bearing masonry | Masonry veneer | Log | Steel frame | Concrete | Unknown | Other*_____

Primary Original Ext. Material: *Weatherboard (plain beaded molded novelty type unk.) | Batten | Wood shingles | Exposed logs | Brick | Stone | Stucco | Pebbledash | Other*_____

Covering: *None | Aluminum | Vinyl | Asbestos Shingle | Later brick veneer | Metal | Paper | Undetermined*

Height (stories): *1 | 1 ½ | 2 | 2 ½ | 3 | more than 3 (enter)* _____

Roof: *Side gable | Front gable | Triple A | Cross gable | Hip | Gambrel | Pyramidal | Mansard | Parapet | Flat Other*_____

Plan: *Not Known | 1-room | Hall-parlor | 3 room | Side passage | Center passage | Saddlebag | Dogtrot | Irregular Shotgun | Other*_____

Core Form (domestic): *I-house | Single pile | Double pile | Foursquare | other* _____

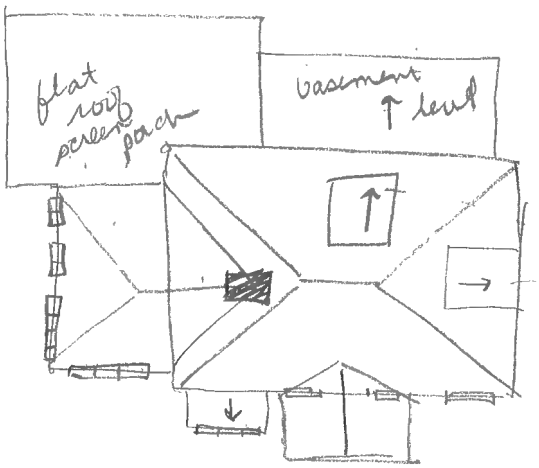
Design Source:_____ *attributed | documented*

Special Associations / Themes: _____

Outbuildings and landscape features *(continue on back if necessary)*

Use back of sheet for narrative description and field notes and sketches

N



1 slt casements
1 slt F.
w/ 1 slt sidelights
front gable porch
on [illegible]
pc molded bkt

additional info to Gatza file

NR#1713

County Orange

NORTH CAROLINA MULTIPLE STRUCTURES FORM

This form is to be used for groups of buildings which you may not want to record individually, but which need to be noted as composing a notable entity or "clump." See instructions manual for complete details and codes other than those listed.
0 or 00 denotes undetermined or not applicable response.
9 or 99 denotes "other;" fill in blank to indicate response.

SURVEY SITE NUMBER: OR532 (Consult S & P Branch)

1. SITE NAME Westside Ridge Lane - 100 block 105+111 Ridge Lane

2. ABBREVIATED LOCATION: _____

3. CITY/TOWN/NEAREST COMMUNITY: Gimghoul neighborhood historic district

4. PROXIMITY: _ In town/city limits 1 Outside town/city limits 2

5. FIELD RECORDER(S) AND DATE(S): Ruth Little 10,8,92

6. USES: ØLØ2 ____ ____ ____ ____ ____

7. TYPE SITE: Ø6 (If 00 or Single Structure, DO NOT COMPLETE THIS FORM)

Rural X rds	Farm Complex	Agricultural Industrial	Village/Small Town	Mill Village	Residential Area
01	02	03	04	05	06

Commercial Area	Industrial	Resort	Academic Complex	Remedial Complex
07	08	09	10	11

8. NUMBER OF STRUCTURES: 1

Fewer than 5	5-10	11-25	26-50	51-100	More than 100
1	2	3	4	5	6

9. BUILDING MATERIALS: 1 _ _ _ _ _ _

Frame	Log	Brick	Stone	Metal	Modern: Block, Concrete, Steel etc
1	2	3	4	5	6

10. GENERAL DATES OF RANGE: 7 8 _ _ _ _ _ _ _

Pre-1780	1781-1800	1801-1835	1826-1865	1866-1885	1886-1915
1	2	3	4	5	6

1916-1930	1931-1945	1945-1970	1971-Present
7	8	9	10

11. STYLES & TYPES: 13 __ __ __ __ __ __ __ __

Fed	Fed/GK Rev	Gk Rev	Italianate	19th/20c Trad/Vern	Queen Anne	Neoclas Rev
03	04	05	06	09	11	12

Colonial Rev	Misc Vict	Std Commercial/Ind	Bungalow	Minimal Traditional
13	15	16	25	40

12. LAYOUT: 9 Informal 1 Grid 2 Curvilinear 3 Other: 9 linear

13. OUTBUILDINGS AND SUPPORT FEATURES (IF ESPECIALLY NOTABLE, YOU MAY COMPLETE A SEPARATE FORM)

	1	2	3	4	5	6	7	8	9	10
Type:	_ _	_ _	_ _	_ _	_ _	_ _	_ _	_ _	_ _	_ _
Construction:	_	_	_	_	_	_	_	_	_	_
Est Const Date:	_	_	_	_	_	_	_	_	_	_

Type: Kitchen 01; Slave House 02; Other House 03; Garage 05; Barn 07; Tobacco Barn 08; Smokehouse 10; Dairy 11; Crib 12

Shed 20; Privy 23; Well 24; Fence 27; Wall 28; Cemetery 33; Landscape/Plant Material 38; Tenant House 53

Construction: Frame 1; Log 2; Brick 3; Stone 4; Modern Materials 5; Iron/Metal 7

Estimated Const Date (SEE NO. 52 FOR DATE RANGES)

14. CONTRIBUTING FEATURES (Refer to manual): _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

15. ASSOCIATED HISTORIC STRUCTURES FORMS: OR_709 OR_531 OR_529 OR_528 OR_527 OR_532 _ _ _ _ _ _

16. ETHNIC/CULTURAL ASSOCIATION (Refer to manual): _ _ _ _ _ _ _ _

17. PERSONS OR EVENTS OF SIGNIFICANCE ASSOCIATED W/THE PROPERTY: (CODE LAST NAME FIRST; SEE #52 FOR DATES)

A. Type: _ _ Date: _ Name/Event: _

B. Type: _ _ Date: _ Name/Event: _

C. Type: _ _ Date: _ Name/Event: _

D. Type: _ _ Date: _ Name/Event: _

Type: Trad Builder/Craftsman 01; Architect 02; Contractor 03; Attributed Builder 04; Original Owner 05

Significant Later Owner 06; Historically Significant Person 07; Historically Significant Event 08

18. ENVIRONMENTAL DATA

Acreage _ _ _ _ _ _ (If known or calculated for nominations)

Setting: 4 — Rural Undist 1; Rural Blt up 2; Small Town 3; Urban (over 12,500 population) 4

Quad Map CL02 Quad Name: Chapel Hill

UTM data (NR only): Zone _ 16 1 17 2 18 3 Northing: _ _ _ _ _ _ _ Easting: _ _ _ _ _ _

NATIONAL REGISTER EVALUATION (Circle): Criteria A B (C) D Exceptions _ _ _

19. STATUS: Appears Eligible ✓ Contributing Bldg in Potential District _ Does Not Appear Eligible at this Time _ Cannot Determine _

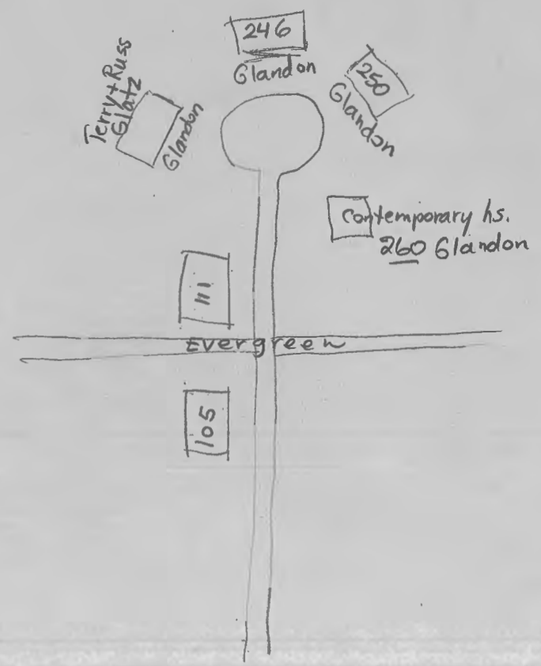
20. AREAS OF SIGNIFICANCE (See Manual): 01 _ _ _ _ 21. LEVEL OF SIGNIFICANCE: _

22. FREE COMMENT: _____

REQUIRED SKETCH MAP OF MULTIPLE STRUCTURES (Key to associated computer forms if applicable; indicate roadways by name and label other major topographical features.)

105 Ridge Lane - 2 st. frame Colonial - 4 bays wide w flanking 1-story wings - left wing is screened porch - slender Doric columns - rt wing is small room. Plain siding - 6/6 up, 6/9 down - half moon shutters - ext. end brick chimney - Doric pedimented entrance portico - transom - garage - C ca. 1930? 2 car frame, front-gable - plain siding - low stone wall around front + sides - rear 1story addition - small lot at Evergreen Ln. corner

111 Ridge Lane - at Evergreen Lane corner - 1 story frame Colonial - very altered - hip roof - int. brick chimney - wood shake walls (addition) - all windows are replacement - pedimented Doric entrance stoop is apparently orig - low stone front retaining wall - NC - repl. windows + wall material - but it has form - front entrance front door is replacement -



246 Glandon - 2 car frame garage - hip roof - plain siding - NC - prob. 1960ish

250 Glandon - the outbldg is a garage -

Update, 6/6/02, A. Montgomery, No Changes

County Orange

NORTH CAROLINA MULTIPLE STRUCTURES FORM

This form is to be used for groups of buildings which you may not want to record individually, but which need to be noted as composing a notable entity or "clump." See instructions manual for complete details and codes other than those listed.
0 or 00 denotes undetermined or not applicable response.
9 or 99 denotes "other;" fill in blank to indicate response.

SURVEY SITE NUMBER: _____ (Consult S & P Branch)

1. SITE NAME Gimghoul Neighborhood

2. ABBREVIATED LOCATION: West side 100 block Ridge Lane

3. CITY/TOWN/NEAREST COMMUNITY: Chapel Hill

4. PROXIMITY: 1 In town/city limits 1 Outside town/city limits 2

5. FIELD RECORDER(S) AND DATE(S): M. B. Gatza 01/12/92

6. USES: 0102 ____ ____ ____ ____ ____

7. TYPE SITE: 06 (If 00 or Single Structure, DO NOT COMPLETE THIS FORM)

Rural X rds	Farm Complex	Agricultural Industrial	Village/Small Town	Mill Village	Residential Area
01	02	03	04	05	06

Commercial Area	Industrial	Resort	Academic Complex	Remedial Complex
07	08	09	10	11

8. NUMBER OF STRUCTURES: 1

Fewer than 5	5-10	11-25	26-50	51-100	More than 100
1	2	3	4	5	6

9. BUILDING MATERIALS: 1 _ _ _ _ _ _

Frame	Log	Brick	Stone	Metal	Modern: Block, Concrete, Steel etc
1	2	3	4	5	6

10. GENERAL DATES OF RANGE: 7 _ _ _ _ _ _ _ _ _

Pre-1780	1781-1800	1801-1835	1826-1865	1866-1885	1886-1915
1	2	3	4	5	6

1916-1930	1931-1945	1945-1970	1971-Present
7	8	9	10

11. STYLES & TYPES: 13 _ _ _ _ _ _ _ _ _ _

Fed	Fed/GK Rev	Gk Rev	Italianate	19th/20c Trad/Vern	Queen Anne	Neoclas Rev
03	04	05	06	09	11	12

Colonial Rev	Misc Vict	Std Commercial/Ind	Bungalow	Minimal Traditional
13	15	16	25	40

12. LAYOUT: 3

Informal	Grid	Curvilinear	Other:
1	2	3	9

13. OUTBUILDINGS AND SUPPORT FEATURES (IF ESPECIALLY NOTABLE, YOU MAY COMPLETE A SEPARATE FORM)

	1	2	3	4	5	6	7	8	9	10
Type:										
Construction:										
Est Const Date:										

Type: Kitchen 01; Slave House 02; Other House 03; Garage 05; Barn 07; Tobacco Barn 08; Smokehouse 10; Dairy 11; Crib 12

Shed 20; Privy 23; Well 24; Fence 27; Wall 28; Cemetery 33; Landscape/Plant Material 38; Tenant House 53

Construction: Frame 1; Log 2; Brick 3; Stone 4; Modern Materials 5; Iron/Metal 7

Estimated Const Date (SEE NO. 52 FOR DATE RANGES)

14. CONTRIBUTING FEATURES (Refer to manual):

15. ASSOCIATED HISTORIC STRUCTURES FORMS:

16. ETHNIC/CULTURAL ASSOCIATION (Refer to manual):

17. PERSONS OR EVENTS OF SIGNIFICANCE ASSOCIATED W/THE PROPERTY: (CODE LAST NAME FIRST; SEE #52 FOR DATES)

A. Type: Date: Name/Event:

B. Type: Date: Name/Event:

C. Type: Date: Name/Event:

D. Type: Date: Name/Event:

Type: Trad Builder/Craftsman 01; Architect 02; Contractor 03; Attributed Builder 04; Original Owner 05; Significant Later Owner 06; Historically Significant Person 07; Historically Significant Event 08

18. ENVIRONMENTAL DATA

Acreage _____ (If known or calculated for nominations)

Setting: 4 — Rural Undist 1; Rural Blt up 2; Small Town 3; Urban (over 12,500 population) 4

Quad Map C 1 Ø 2 Quad Name: Chapel Hill

UTM data (NR only): Zone 2 — 16 1; 17 2; 18 3 Northing: Easting:

NATIONAL REGISTER EVALUATION (Circle): Criteria A B C D Exceptions

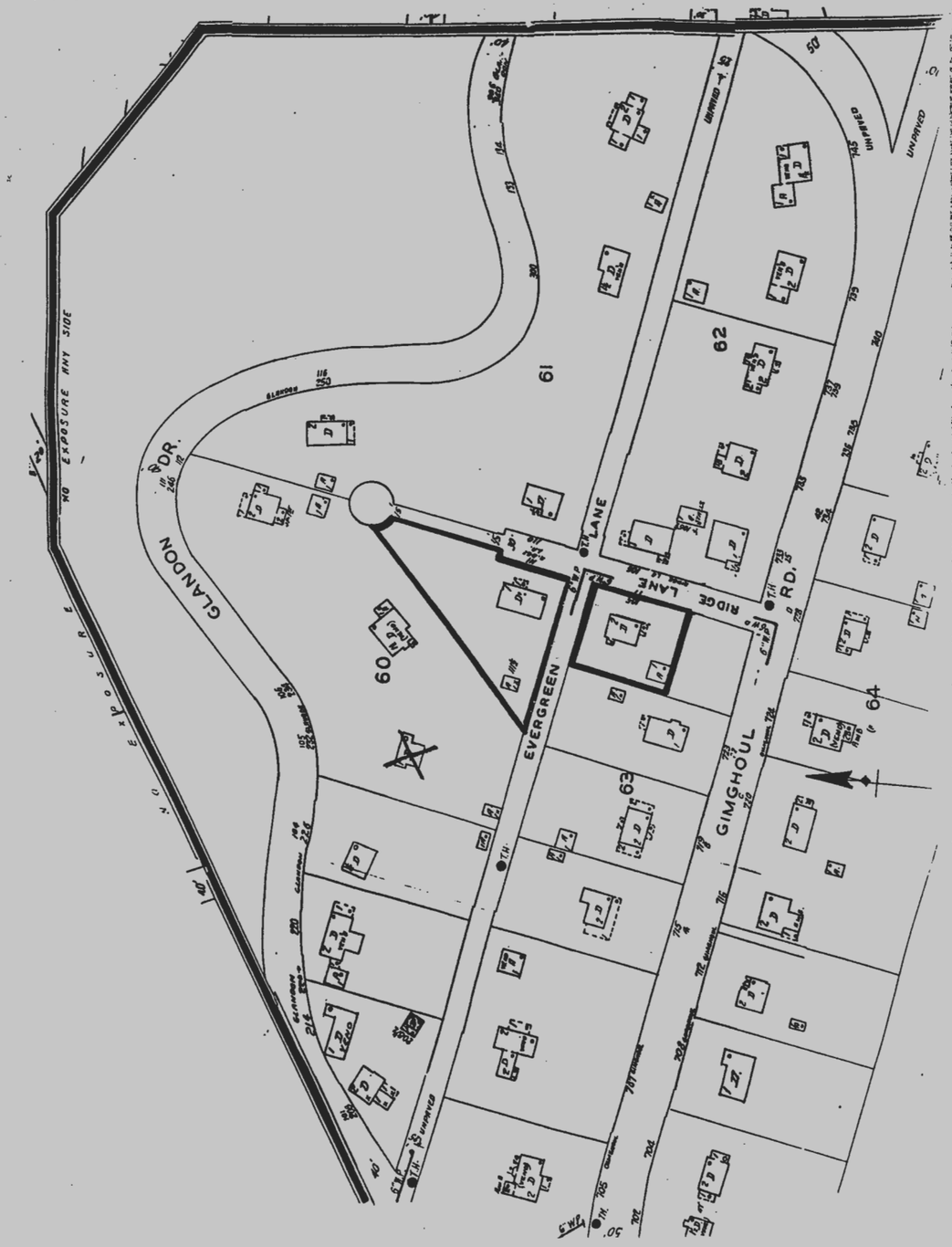
19. STATUS: Appears Eligible; Does Not Appear Eligible at this Time; Contributing Bldgs in Potential District; Cannot Determine

20. AREAS OF SIGNIFICANCE (See Manual):

21. LEVEL OF SIGNIFICANCE:

22. FREE COMMENT: 1920s subdivision (then called Glandon Forest).
One- and two- story frame dwellings, some covered with brick veneer.
Most date from pre-1925 to 1949. Colonial Revival is predominant style.

REQUIRED SKETCH MAP OF MULTIPLE STRUCTURES (Key to associated computer forms if applicable; indicate roadways by name and label other major topographical features.)



OR2569 Chapel Hill Nellie Dixon Elliott House Heather Slane Gimghoul HD Survey Update 09-2014



OR2569_ChapelHill_111RidgeLaneNellieDixonElliottHouse_hs_09-2014_01.jpg



OR2569_ChapelHill_111RidgeLaneNellieDixonElliottHouse_hs_09-2014_02.jpg



OR2569_ChapelHill_111RidgeLaneNellieDixonElliottHouse_hs_09-2014_03.jpg



OR2569_ChapelHill_111RidgeLaneNellieDixonElliottHouse_hs_09-2014_04.jpg



OR2566_ChapelHill_105RidgeLn_12-13_sts-09

garage facing NW



OR2569_ChapelHill_111RidgeLn_12-13_sts-01

facing SW



OR2569_ChapelHill_111RidgeLn_12-13_sts-02

facing W



OR2569_ChapelHill_111RidgeLn_12-13_sts-03

facing NW

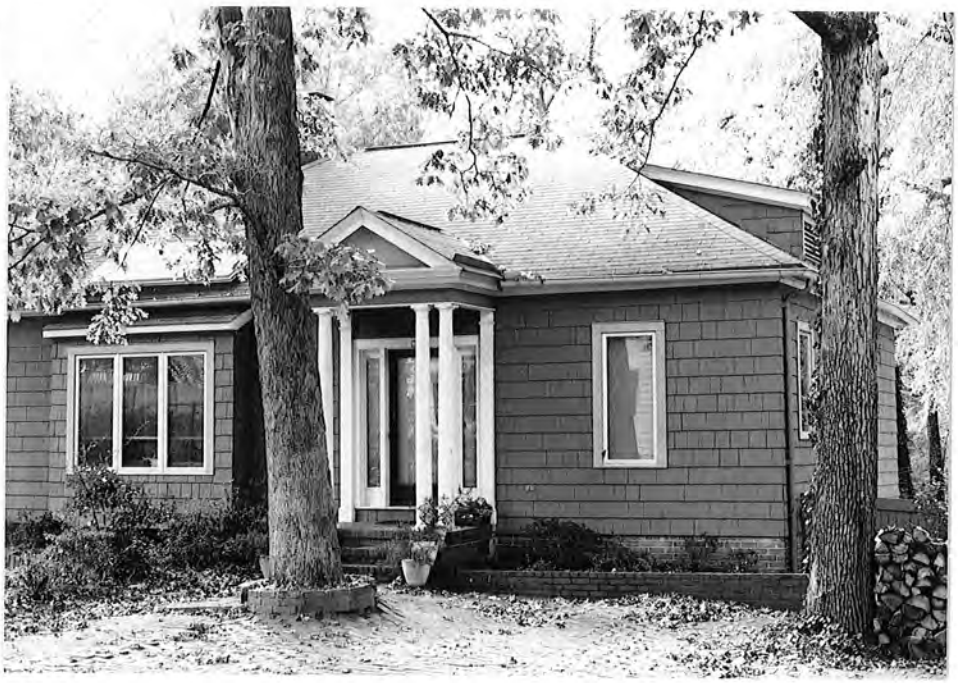


OR2569_ChapelHill_111RidgeLn_12-13_sts-04

facing NE


33A
34
34A
35





N.94.4.

NO NEG

805

1925-32

111

Orange Co M.B. Gatza
Chapel Hill Jan 1992

Gimghoul Neighborhood
Wsd 100 Blk Ridge Ln

804

prc 1925
105

111 Ridge Lane N.94.2.
Chapel Hill, Orange Co.
R. Little
10-8-92 1292
Gimghoul H.D.

111 Ridge Lane N.94.2.
Chapel Hill, Orange Co.
R. Little
10-8-92 1291
Gimghoul H.D.





111 Ridge Lane N.94.2
Chapel Hill, Orange Co.
R. Little 1293
10-8-92
Gumghoul H.D.

111 Ridge Lane N.94.2.
Chapel Hill, Orange Co.
R. Little 1294
10-8-92
Gumghoul H.D.

C a. Garage. 1924. 1-story, side-gable, frame garage with plain siding, two auto bays and a storage bay. The southern bay is located inside the property line of the adjacent house, at 733 Gimghoul Road, and belongs to this property.

NC 37. 110 Ridge Lane. 1950s. 1-story frame house with aluminum replacement siding, a mixture of metal casement windows and 8/8 sash, gable roof, interior brick chimney, and a front entrance in the east side facing away from Ridge Lane. The original entrance faced Ridge Lane. The house has a south side addition. It was built for Mr. and Mrs. Lyon.

Ridge Lane, west side

C 38. 105 Ridge Lane. 1924. 2-story frame Colonial Revival style house, four bays wide, with flanking 1-story wings. The house has a gable roof, plain siding, an exterior end brick chimney, 6/9 sash in the 1st story and 6/6 sash in the 2nd, and a front entrance with a pedimented Doric entrance stoop. The window shutters have a half-moon design. The south wing is a screened porch with slender Doric posts. To the rear is a recent 1-story addition. The house was built for Dudley and Eleanor Elliott Carroll by Chatham County contractor Barber. Dudley was Dean of the School of Business at UNC.

C a. Garage. 1924. Frame, front-gable garage with two auto bays and plain siding built at the same time as the house.

NC 39. 111 Ridge Lane. Late 1920s. 1-story frame house with hip roof, interior brick chimneys, several shed dormers, pedimented Doric entrance stoop and rear screened porch. A major remodelling in the early 1980s that included installation of replacement windows and wood shake sheathing resulted in the loss of much of

the original architectural integrity. It was built for Nellie Dixon Elliot and her daughters, Guelda and Lucille Elliott, who were librarians at UNC.





































































































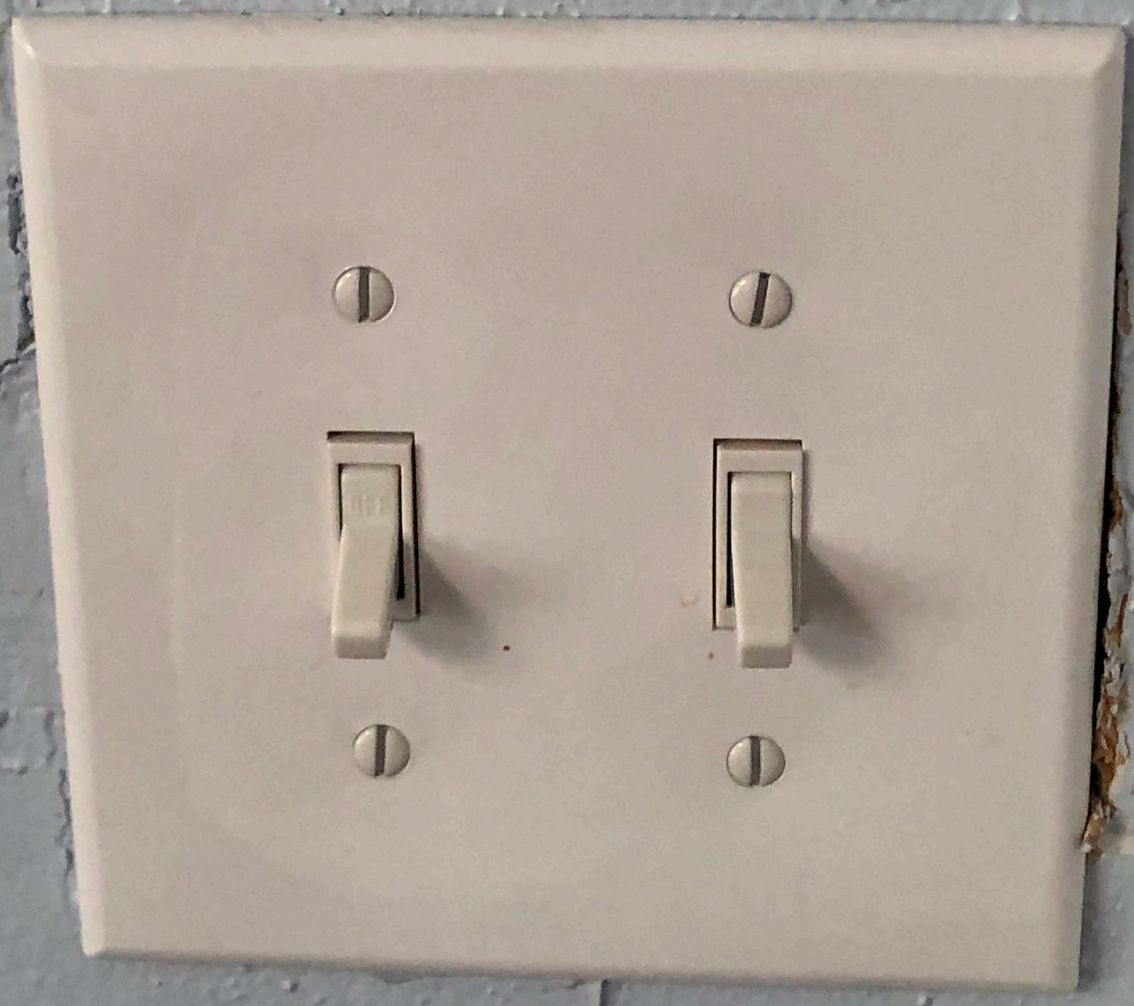









ELITE






































LG










THE HOME DEPOT






All American




brother
HOME DEPOT




Hisense
DEHUMIDIFIER
WITH SLIDE-OUT BUCKET
3000




















381-10 NSF-dwv S P C FC3 MOTOR PRESSURE


#3






DO NOT
ENTER


DO NOT
ENTER



























111 RIDGE LANE

GIMGHOUL HISTORIC DISTRICT COA APPLICATION

APPLICATION TYPE: MAJOR
SCOPE: Demolition of existing dwelling (classified as NC in HPO records)
CHAPEL HILL
April 20, 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

NARRATIVE

The house at 111 Ridge Lane was constructed in the late 1920s for Nellie Dixon Elliott and her daughters, Guelda and Lucille Elliott, both of whom were associated with the University of North Carolina as librarians.

The structure reflects a modest, one-story residential form commonly referred to as a classical cottage or pyramidal cottage, characterized by a hip roof and compact massing. While incorporating Colonial Revival–influenced detailing such as a pedimented entry and doric columns, the building does not represent a high-style Colonial Revival structure, but rather a vernacular interpretation of traditional forms typical of early 20th-century residential development.

Original Vernacular – Folk house with colonial revival detailing at front porch only (exact date of detailing unknown)

Constructed in the late 1920s as part of the early development of the Gimghoul neighborhood. The house appears on the 1932 Sanborn Fire Insurance Map, confirming its construction prior to that date.

The dwelling is a modest example of a vernacular “classical cottage” form incorporating minor Colonial Revival–influenced detailing at the front entry. The structure is characterized by a low hip roof, originally clad in wood shingles, and punctuated by shed dormers. A brick interior chimney rises from the roof. The original exterior was likely finished in horizontal wood clapboard siding with simple trim.

The primary architectural emphasis was historically provided by a front entrance featuring a small pedimented stoop supported by Doric columns, reflecting simplified classical detailing common in early 20th-century residential construction. Windows were likely wood double-hung sash, probably in a six-over-six or similar configuration, arranged in a regular but not strictly formal pattern.

Alterations to the house, particularly in the 1980’s, have significantly affected its architectural integrity. These changes include the replacement of original windows and the application of wood shake. Notably, these modifications have obscured or removed much of the original material character and detailing of the structure. In addition to the loss of architectural integrity, the structure is currently experiencing significant physical deterioration, including moisture intrusion, foundation-related concerns, and failure of major building components, further limiting its viability for rehabilitation.

HISTORY AND CHARACTER

Original Architect and Builder: Unknown.

Original Owner: Nellie Dixon Elliott

- Born: June 28, 1865, Died: March 3, 1938
- Buried in Chapel Hill Cemetery (Old Chapel Hill Cemetery)
- Built the house for her two daughters Lucille Elliot and Guelda Elliott

Lucille Elliott

- Born: 1891 – Died: 1973
- Librarian at UNC (from district nomination)

Guelda Elliott

- Librarian at UNC (from district nomination)

National Register Of Historic Places Entries

Chapel Hill Historic Sites Survey: Final Report – 1992:

Pg. 58 *"111 Ridge Lane 1925-32 One story frame dwelling with hipped roof, asymmetrical facade, grouped windows and interior chimney."*

National Register for Historic Places Continuation Sheet 1993

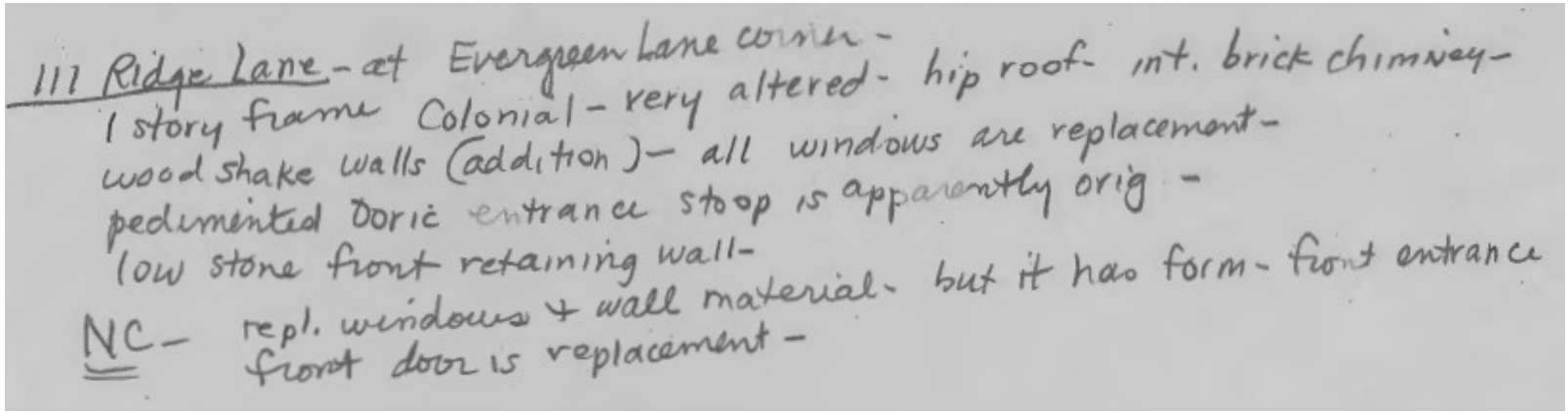
"NC 39. I l l Ridge Lane. Late 1920s. 1-story frame house with hip roof, interior brick chimneys, several shed dormers, pedimented Doric entrance stoop and rear screened porch. A major remodelling in the early 1980s that included installation of replacement windows and wood shake sheathing resulted in the loss of much of" the original architectural integrity. It was built for Nellie Dixon Elliot and her daughters, Guelda and Lucille Elliott, who were librarians at UNC."

-Section 7 pg. 13 & 14

STATE HPO RECORDS

North Carolina State Historic Preservation Office: Historic Property Survey Summary OR2569

"*Written Summary:* One-story frame house with hip roof, interior brick chimneys, several shed dormers, pedimented Doric entrance stoop and rear screened porch. A major remodeling in the early l 980s that included installation of replacement windows and wood shake sheathing resulted in the loss of much of the original architectural integrity. It was built for Nellie Dixon Elliot and her daughters, Guelda and Lucille Elliott, who were librarians at UNC .The house appears unaltered from the 1993 survey. The house has a single-light French door with one-light sidelights that is sheltered by a pedimented portico supported by grouped columns. Windows are single-light casement windows. There are shed-roofed dormers on the north and west elevations and a solar panel on the facade. A flat-roofed screened porch at the southwest is supported by square posts and has a brick foundation and lattice on the south elevation. County tax records date the building to 1934, though the house appears on the 1932 Sanborn map.


111 Ridge Lane - at Evergreen Lane corner -
1 story frame Colonial - very altered - hip roof - int. brick chimney -
wood shake walls (addition) - all windows are replacement -
pedimented Doric entrance stoop is apparently orig -
low stone front retaining wall -
NC - repl. windows + wall material - but it has form - front entrance
front door is replacement -

-Taken from page 8.

VERNACULAR

Folk Houses: National

PYRAMIDAL FAMILY

Massed-plan folk houses of rectangular shape are normally covered by side-gabled roofs. Those with more nearly square plans, in contrast, are commonly built with pyramidal (equilateral hipped) roofs, which require more complex roof framing but need fewer long-spanning rafters, and thus are less expensive to build. Such roofs appeared on modest folk houses earlier in the post-railroad era than did the side-gabled form. In the south, one-story, pyramidal houses became a popular replacement for the less spacious hall-and-parlor house during the early decades of the 20th century. One-story pyramidals are less common in the northern and midwestern states but are joined there by two-story examples, which similarly began to replace the traditional but less spacious rural I-houses of the region in the years from about 1905 to 1930. During the same period these two-story, pyramidal houses also became a popular urban house form throughout the country. Most urban examples were built with Colonial Revival, Neoclassical, Prairie, Tudor, or Craftsman stylistic detailing, but many also remained simple folk forms which lacked such fashionable details.

Like their side-gabled relatives, pyramidal folk houses differ principally in roof pitch and in the size and placement of porches.



1



4



5

PYRAMIDAL FAMILY

1. Stillwater, Oklahoma; ca. 1935.
2. Coffee County, Alabama; ca. 1905.
3. Greene County, Georgia; ca. 1900. Note the very steeply pitched roof. Such roofs are common on early southern examples; they may have been influenced by earlier roofs of similar shape built by French descendants in the Gulf Coast region.
4. Gwinnett County, Georgia; ca. 1920. Many one-story pyramidals have full or partial integral porches included under the principal roof.
5. Emporia, Kansas; ca. 1915. Such two-story pyramidals were a dominant urban form in the early decades of the century. Most urban examples had stylistic detailing but some, like this one, were unadorned folk houses. The metal storm windows are a later addition.
6. Cabarrus County, North Carolina; ca. 1900. An unusually large two-story example.



2



3



6

-McCallister pg. 100

“VERNACULAR (1870-1940) Sometimes referred to as Folk Housing, vernacular architecture is an informal local building tradition.



Most examples cannot be characterized as a specific style because of a general lack of orna-mentation or style-defining form. Rather, basic forms, typically one- or two-story rectangular or gable-and-wing forms, were constructed with few, if any, decorative details. Two of the most common vernacular forms in central North Carolina are the I-house and the triple-A-roofed house. The I-house, popular from 1870 to 1910, was two stories high, one room deep, had a side-gabled roof, centered front door, and a wide front porch. One-story gabled wings at the rear were common. The triple-A-roof, popular from 1870 to 1920, describes a side-gabled roof with a decorative gable centered on the front façade. The triple-A-roof can be found on two-story I-houses, but is most often on one-story houses that are a single room deep, often with a rear ell. From the 1920s through the 1930s, one-story, front-gabled houses with shed or hip-roofed porches were also common. These are sometimes referred to as Depression-era cottages. Color palettes varied greatly, but gen-erally included two or three colors, typically a white or neutral base with contrasting trim, door, and sash colors.”

-Chapel Hill Historic Districts Design Principles & Standards, pg 157

111 Ridge Lane Characteristics:

- Low hip roof (dominant form)
- No strong vertical hierarchy
- Small-scale footprint
- Pedimented entry with 4 columns
- Minimal ornament otherwise
- Dormer (secondary, not dominant)





SANDBORN MAP NOTES

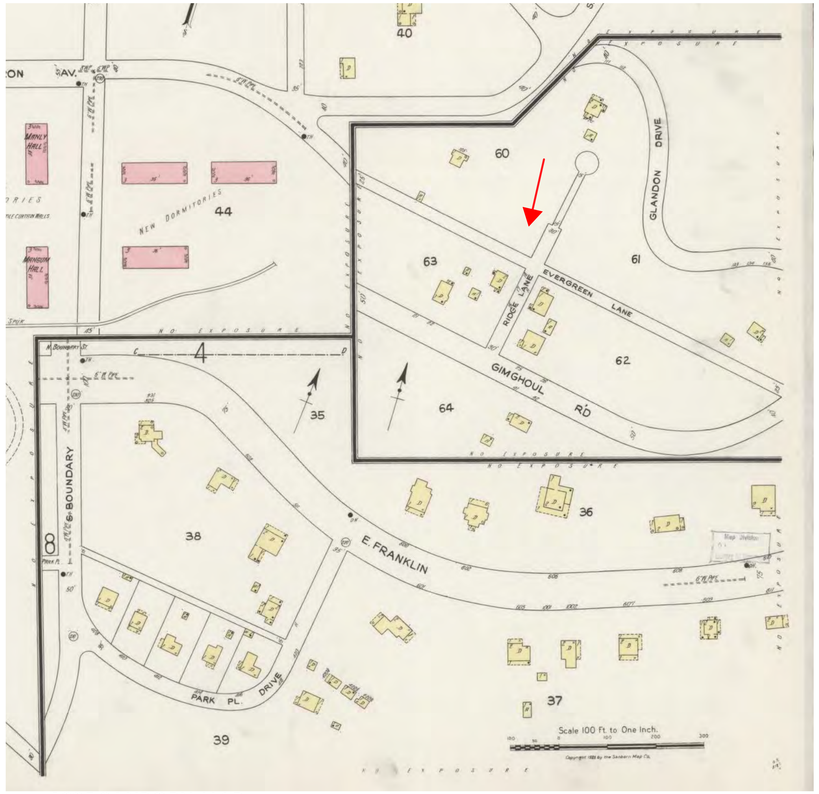
- 1925 Sanborn Map – Not present
- 1932 Sanborn Map – Present
- Suggest construction between 1925 and 1932
- House was single story
- Simple rectilinear shape with no offsets (other than front porch) depicted in 1959 Sanborn
- Suggests that perhaps added on to post 1959
- Had a small stoop facing Ridge Ln
- The Sanborn maps do not indicate a basement in the original form
- Porch was an addition at some point

Conclusion: A pyramidal cottage with a classical entry portico from the vernacular family of folk homes from the 1920's.

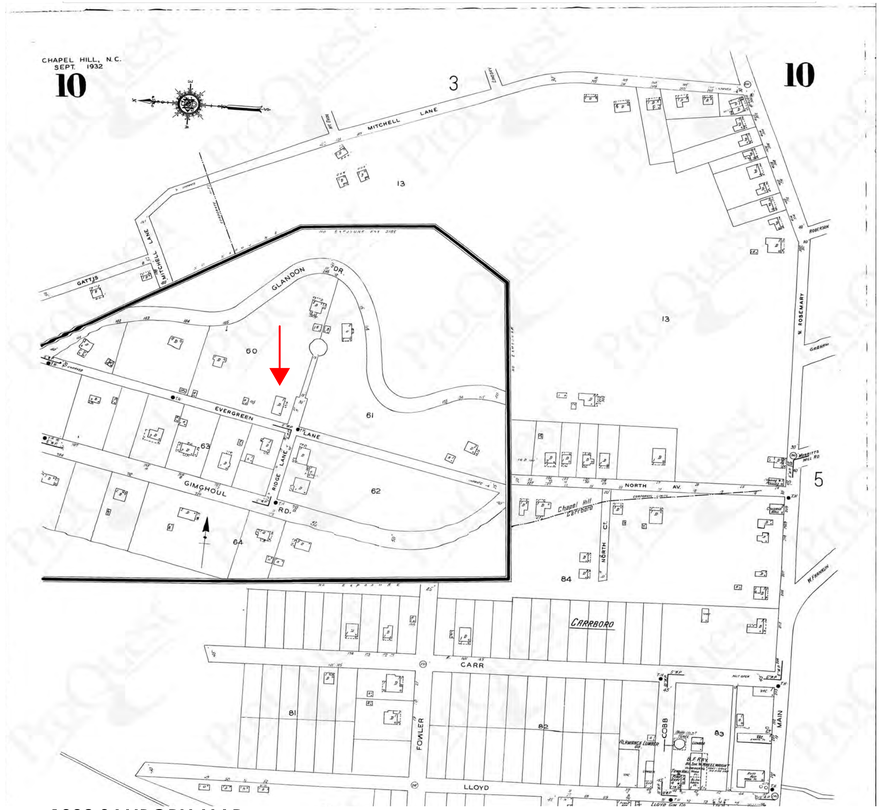
SOURCES CONSULTED FOR MORE INFORMATION OF HOME AND ORIGINAL OCCUPANTS:

1) *Historic buildings and landmarks of Chapel Hill, North Chapel – 1975* - No mention of property
2) *State HPO*
3) Historic Preservation Office
4) Library of Congress Catalogues
5) NC DOT aerial imagery
6) National Register of Historic Places
7) Orange County Registrar of Deeds

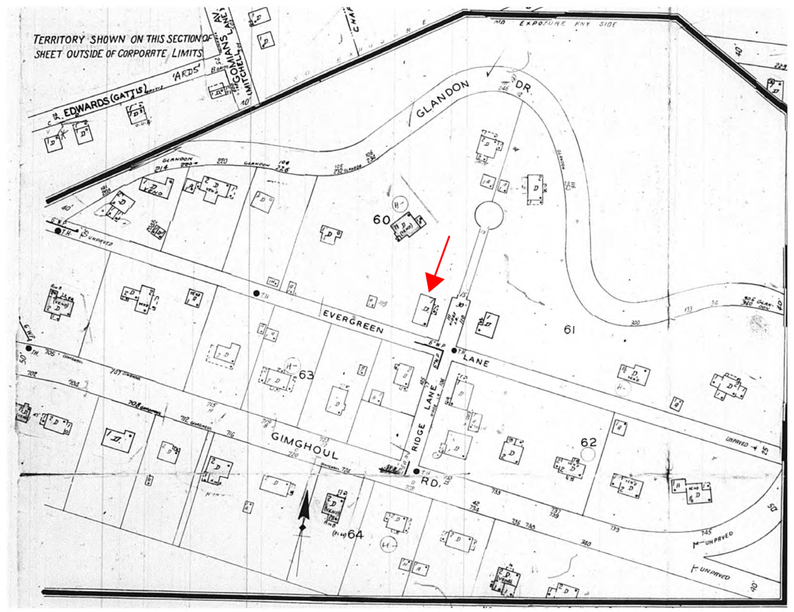
GRADES MAY VARY IN ACTUAL FIELD CONDITIONS. 6" VARIANCES ARE COMMON. 12" VARIANCES MAY OCCUR, DEPENDING ON SITE CONDITIONS AND FIELD ADJUSTMENTS TO DRAWINGS.



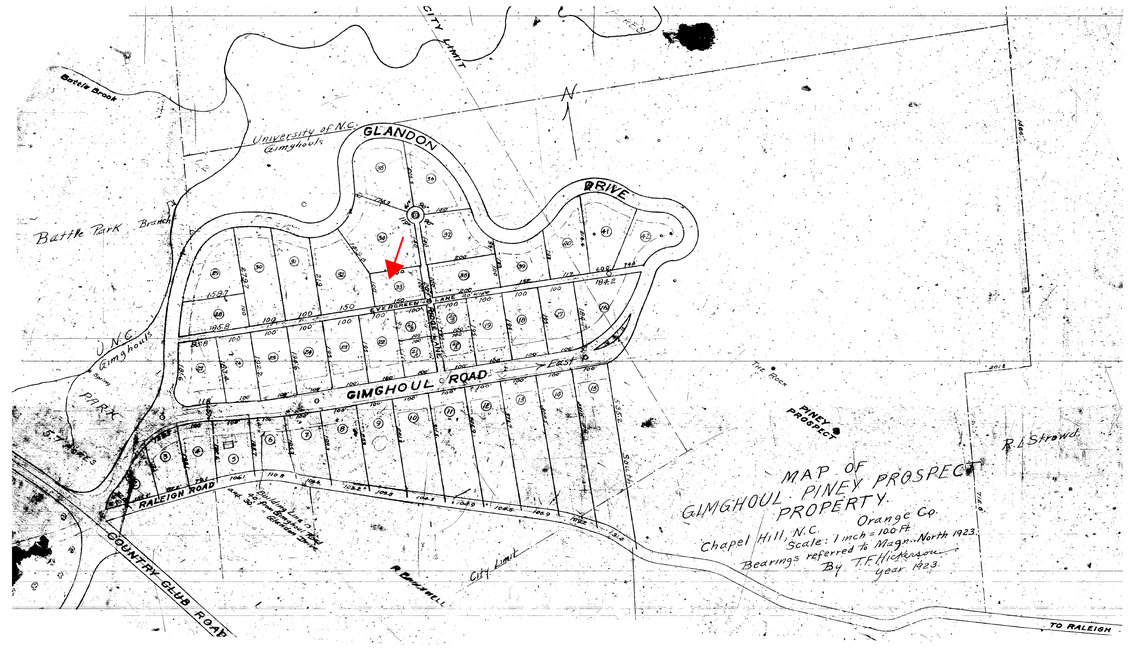
3 **1925 SANBORN MAP**



1 **1932 SANBORN MAP**



2 **1959 SANBORN MAP**



4 **1923 PLAT 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
TREE FENCING
FENCING (TYP)
SANITARY SEWER — SS —
WATER LINE — W — W —
ELECTRICAL LINE — E —
GAS LINE — G —
LIMIT OF DISTURBANCE — LOD —
SILT & TREE FENCE
PROPOSED CONTOUR
WELL LOCATION
TREE TO BE REMOVED

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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ROW - RIGHT OF WAY
DS - DOWNSPOUT

811 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 TYVEC/BUILDING WRAP MATERIAL AT BOTTOM SEAMS

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LICENSED GENERAL CONTRACTORS
WILL JOHNSON BUILDING COMPANY
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CHAPEL HILL, NC 27516
919.933.2100
INFO@WILLJOHNSONBUILDING.COM
NC GENERAL CONTRACTOR LICENSE #76366
WWW.WILLJOHNSONBUILDING.COM

GENERAL NOTES:
1) GC SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR MUST COMPLY WITH NC LOCAL BUILDING CODES. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO OWNER AND ARCHITECT BEFORE PROCEEDING. CONTRACTOR MUST CONSULT WITH LOCAL ENGINEER FOR STRUCTURAL REQUIREMENTS. CONTRACTOR SHALL MAKE SURE ALL SUBCONTRACTORS WILL ASSUME ALL RESPONSIBILITY
2) GC SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION. ALL WORK MUST MEET ALL APPLICABLE BUILDING CODES
3) DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS SHALL SUPERCEDE. THESE DRAWINGS. GC SHALL BE RESPONSIBLE FOR OBTAINING ALL DIMENSIONS TO BE FIELD VERIFIED BY GC.
4) ALL DIMENSIONS ON DRAWINGS TO BE VERIFIED BY GC. PRIOR TO CONSTRUCTION

N·C·B·D·C
NATIONAL CERTIFICATION
BECOME A WILLIAM JOHNSON BUILDING COMPANY CERTIFIED CRAFTSMAN

AIBD
AMERICAN INSTITUTE OF BUILDING DESIGN

SMITH RESIDENCE

111 RIDGE LN
CHAPEL HILL, NC 27514

DRAWN FOR RYAN & NANCY SMITH

PROJECT NO: 1213
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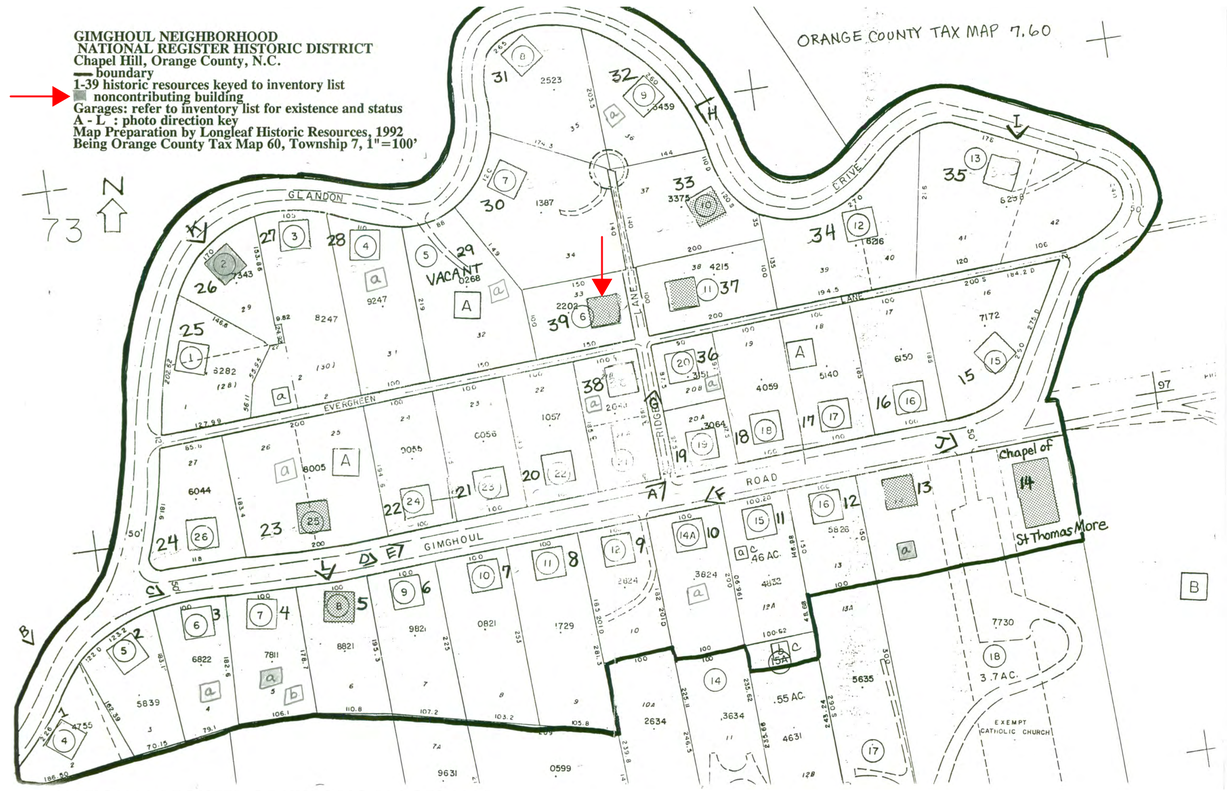
REVISIONS:

HISTORIC MAPS

01

SHEET 1 OF 78

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



1 NATIONAL REGISTER OF HISTORIC PLACES MAP

ITEMS TO BE REMOVED/ DEMO

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2) ALL CONSTRUCTION METHODS AND MATERIALS SHOWN OR NOTED ARE TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHO WILL ASSUME ALL RESPONSIBILITY
3) GC SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY
4) ALL CONSTRUCTION SHALL COMPLY WITH THE NORTH CAROLINA RESIDENTIAL BUILDING CODES
5) WRITTEN DIMENSIONS SHALL GOVERN & SHALL SUPERCEDE
6) THESE DRAWINGS, GC SHALL BE RESPONSIBLE FOR OBTAINING
7) ALL EXISTING CONDITIONS TO BE FIELD VERIFIED BY GC.
8) ALL DIMENSIONS TO BE FIELD VERIFIED BY GC.
9) STRUCTURAL DRAWINGS TO BE CERTIFIED BY GC PRIOR TO CONSTRUCTION

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNERS CERTIFIED

AIBD ASSOCIATION OF INTERNATIONAL BUILDING DESIGNERS

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REVISIONS:

NATIONAL REGISTER OF HISTORIC PLACES MAP

02

SHEET 2 OF 78

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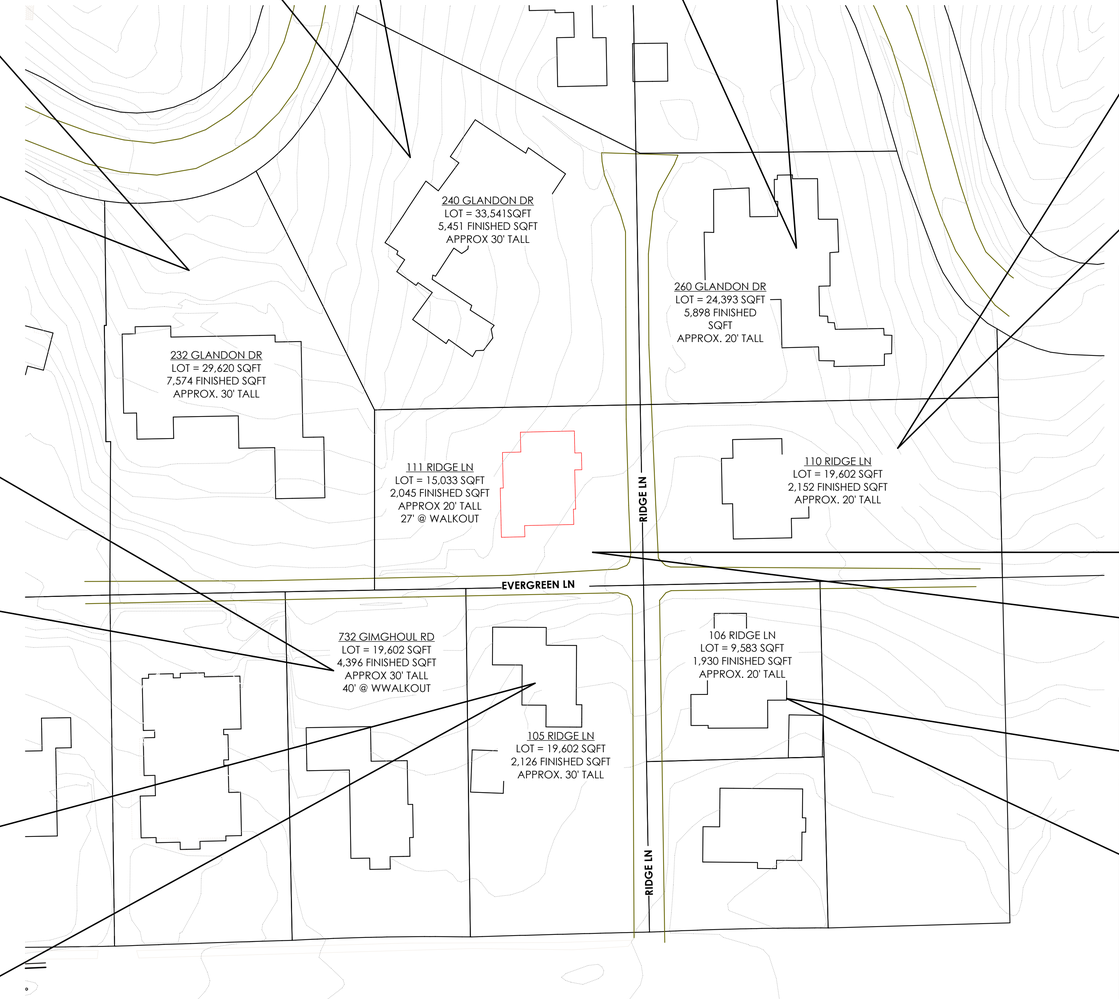












1 **CONTEXT MAP**
SCALE: 1" = 40'
0 20' 40' 80'

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919°933 2100
NANCY@WILLJOHNSONBUILDING.COM
WWW.WILLJOHNSONBUILDING.COM

GENERAL NOTES:
1) CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR MUST COMPLY WITH ALL LOCAL BUILDING CODES AND REGULATIONS. WHERE NOTED, ALL LOCAL BUILDING CODES ARE REFERENCED. CONTRACTOR MUST CONSULT WITH LOCAL ENGINEER FOR STRUCTURAL REQUIREMENTS AND WITH LOCAL BUILDING OFFICIAL. CONTRACTOR WILL ASSUME ALL RESPONSIBILITY
2) ALL WORK SHALL MEET OR EXCEED ALL APPLICABLE CODES
3) GC SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND PAYING ALL ASSOCIATED FEES
4) ALL MATERIALS AND CONSTRUCTION METHODS SHALL MEET OR EXCEED ALL APPLICABLE BUILDING CODES
5) ARCHITECTURAL DRAWINGS SHALL SUPERCEDE THESE DRAWINGS. GC SHALL BE RESPONSIBLE FOR OBTAINING ALL ARCHITECTURAL DRAWINGS
6) ALL DIMENSIONS TO BE FIELD VERIFIED BY GC
7) GC TO REVIEW ALL DRAWINGS TO BE VERIFIED BY GC PRIOR TO CONSTRUCTION

N·C·B·D·C NATIONAL CERTIFIED BUILDING DESIGNER

AIBD ASSOCIATION OF INTERNATIONAL BUILDING DESIGNERS

SMITH RESIDENCE

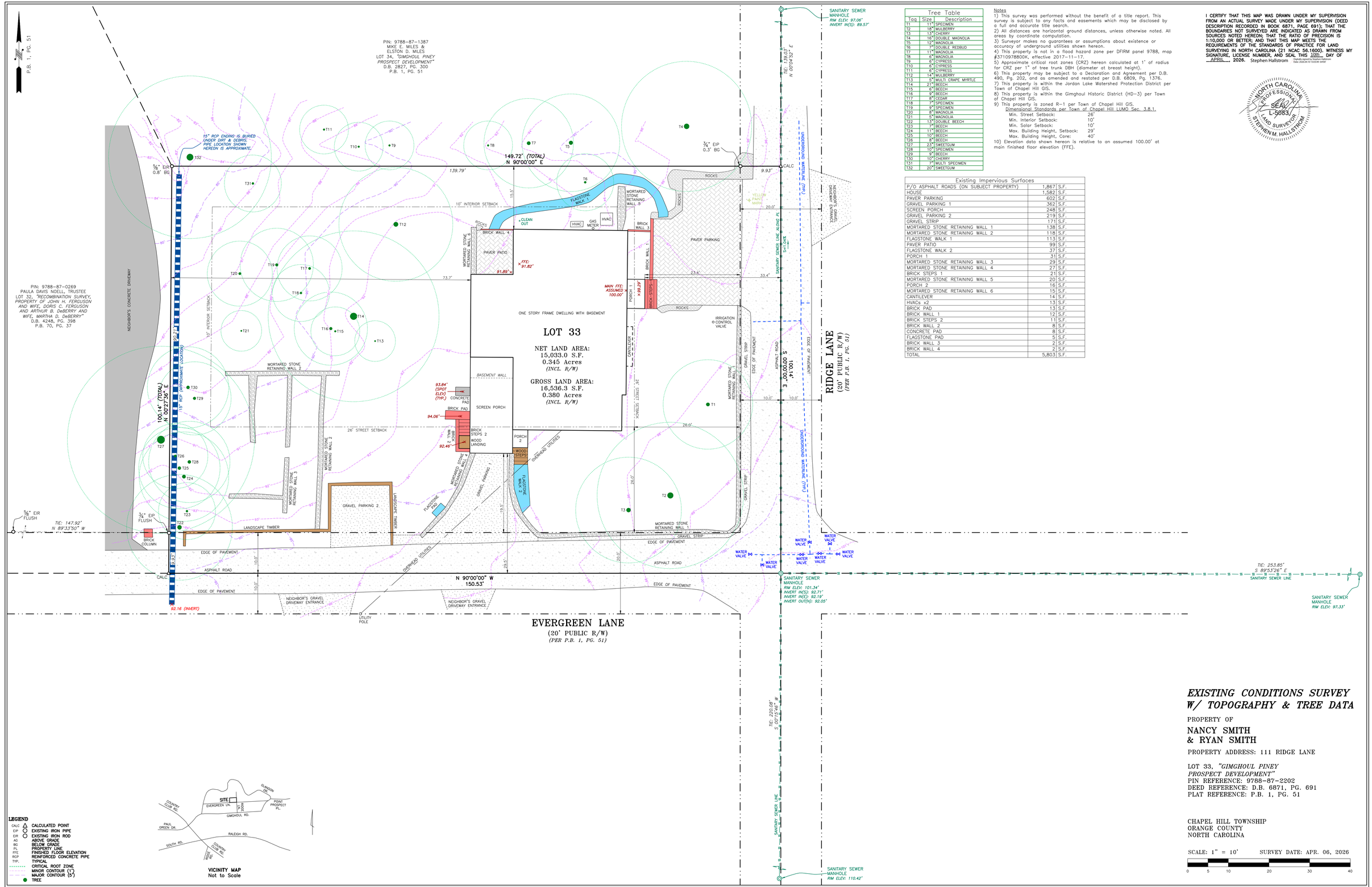
111 RIDGE LN
CHAPEL HILL, NC 27514
DRAWN FOR RYAN & NANCY SMITH

PROJECT NO: 1213
FILE: COA DEMO.pln
ISSUED: Monday, April 20, 2026 4:19 PM

REVISIONS:

CURRENT CONTEXT

03



Tree Table		
Tag	Size	Description
T1	11"	SPECIMEN
T2	18"	MULBERRY
T3	13"	CHERRY
T4	16"	DOUBLE MAGNOLIA
T5	12"	MAGNOLIA
T6	7"	DOUBLE REDBUD
T7	11"	MAGNOLIA
T8	6"	MAGNOLIA
T9	6"	CYPRESS
T10	6"	CYPRESS
T11	6"	CYPRESS
T12	14"	MULBERRY
T13	5"	MULTI CRAPE MYRTLE
T14	21"	BEECH
T15	6"	BEECH
T16	9"	BEECH
T17	8"	CEDAR
T18	7"	SPECIMEN
T19	9"	SPECIMEN
T20	8"	MAGNOLIA
T21	5"	MAGNOLIA
T22	13"	DOUBLE BEECH
T23	9"	BEECH
T24	11"	BEECH
T25	10"	BEECH
T26	8"	BEECH
T27	23"	SWEETGUM
T28	10"	SPECIMEN
T29	9"	BEECH
T30	10"	CHERRY
T31	7"	MULTI SPECIMEN
T32	20"	SWEETGUM

Notes

1) This survey was performed without the benefit of a title report. This survey is subject to any facts and easements which may be disclosed by a full and accurate title search.
2) All distances are horizontal ground distances, unless otherwise noted. All areas by coordinate computation.
3) Surveyor makes no guarantees or assumptions about existence or accuracy of underground utilities shown hereon.
4) This property is not in a flood hazard zone per DFIRM panel 9788, map #3710978800K, effective 2017-11-17.
5) Approximate critical root zones (CRZ) hereon calculated at 1' of radius for CRZ per 1" of tree trunk DBH (diameter at breast height).
6) This property may be subject to a Declaration and Agreement per D.B. 490, Pg. 202, and as amended and restated per D.B. 6809, Pg. 1376.
7) This property is within the Jordan Lake Watershed Protection District per Town of Chapel Hill GIS.
8) This property is within the Gimghoul Historic District (HD-3) per Town of Chapel Hill GIS.
9) This property is zoned R-1 per Town of Chapel Hill GIS.
Dimensional Standards per Town of Chapel Hill LUMO Sec. 3.8.1.
Min. Street Setback: 26'
Min. Interior Setback: 10'
Min. Solar Setback: 10'
Max. Building Height, Setback: 29'
Max. Building Height, Core: 40'
10) Elevation data shown hereon is relative to an assumed 100.00' at main finished floor elevation (FFE).

Existing Impervious Surfaces	
P/O ASPHALT ROADS (ON SUBJECT PROPERTY)	1,867 S.F.
HOUSE	1,582 S.F.
PAVER PARKING	602 S.F.
GRAVEL PARKING 1	362 S.F.
SCREEN PORCH	248 S.F.
GRAVEL PARKING 2	219 S.F.
GRAVEL STRIP	171 S.F.
MORTARED STONE RETAINING WALL 1	138 S.F.
MORTARED STONE RETAINING WALL 2	118 S.F.
FLAGSTONE WALK 1	113 S.F.
PAVER PATIO	99 S.F.
FLAGSTONE WALK 2	37 S.F.
PORCH 1	31 S.F.
MORTARED STONE RETAINING WALL 3	29 S.F.
MORTARED STONE RETAINING WALL 4	27 S.F.
BRICK STEPS 1	21 S.F.
MORTARED STONE RETAINING WALL 5	20 S.F.
PORCH 2	16 S.F.
MORTARED STONE RETAINING WALL 6	15 S.F.
CANTILEVER	14 S.F.
HVACs x2	13 S.F.
BRICK PAD	13 S.F.
BRICK WALL 1	12 S.F.
BRICK STEPS 2	11 S.F.
BRICK WALL 2	8 S.F.
CONCRETE PAD	8 S.F.
FLAGSTONE PAD	5 S.F.
BRICK WALL 3	2 S.F.
BRICK WALL 4	2 S.F.
TOTAL	5,803 S.F.

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6871, PAGE 691); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION IS 1:10,000 OR BETTER; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 10th DAY OF APRIL, 2026. Stephen Hallstrom Digitally signed by Stephen Hallstrom Date: 2026.04.10 13:53:48 -04'00'

NORTH CAROLINA PROFESSIONAL SEAL L-5083 LAND SURVEYOR STEPHEN M. HALLSTROM

LEGEND
CALC △ CALCULATED POINT
EIP ○ EXISTING IRON PIPE
EIR ○ EXISTING IRON ROD
AG ABOVE GRADE
BG BELOW GRADE
PL PROPERTY LINE
FFE FINISHED FLOOR ELEVATION
RCP REINFORCED CONCRETE PIPE
TYP. TYPICAL
CRITICAL ROOT ZONE
MINOR CONTOUR (1')
MAJOR CONTOUR (5')
TREE

VICINITY MAP
Not to Scale

EXISTING CONDITIONS SURVEY W/ TOPOGRAPHY & TREE DATA

PROPERTY OF
NANCY SMITH
& RYAN SMITH

PROPERTY ADDRESS: 111 RIDGE LANE

LOT 33, "GIMGHOUL PINEY PROSPECT DEVELOPMENT"
PIN REFERENCE: 9788-87-2202
DEED REFERENCE: D.B. 6871, PG. 691
PLAT REFERENCE: P.B. 1, PG. 51

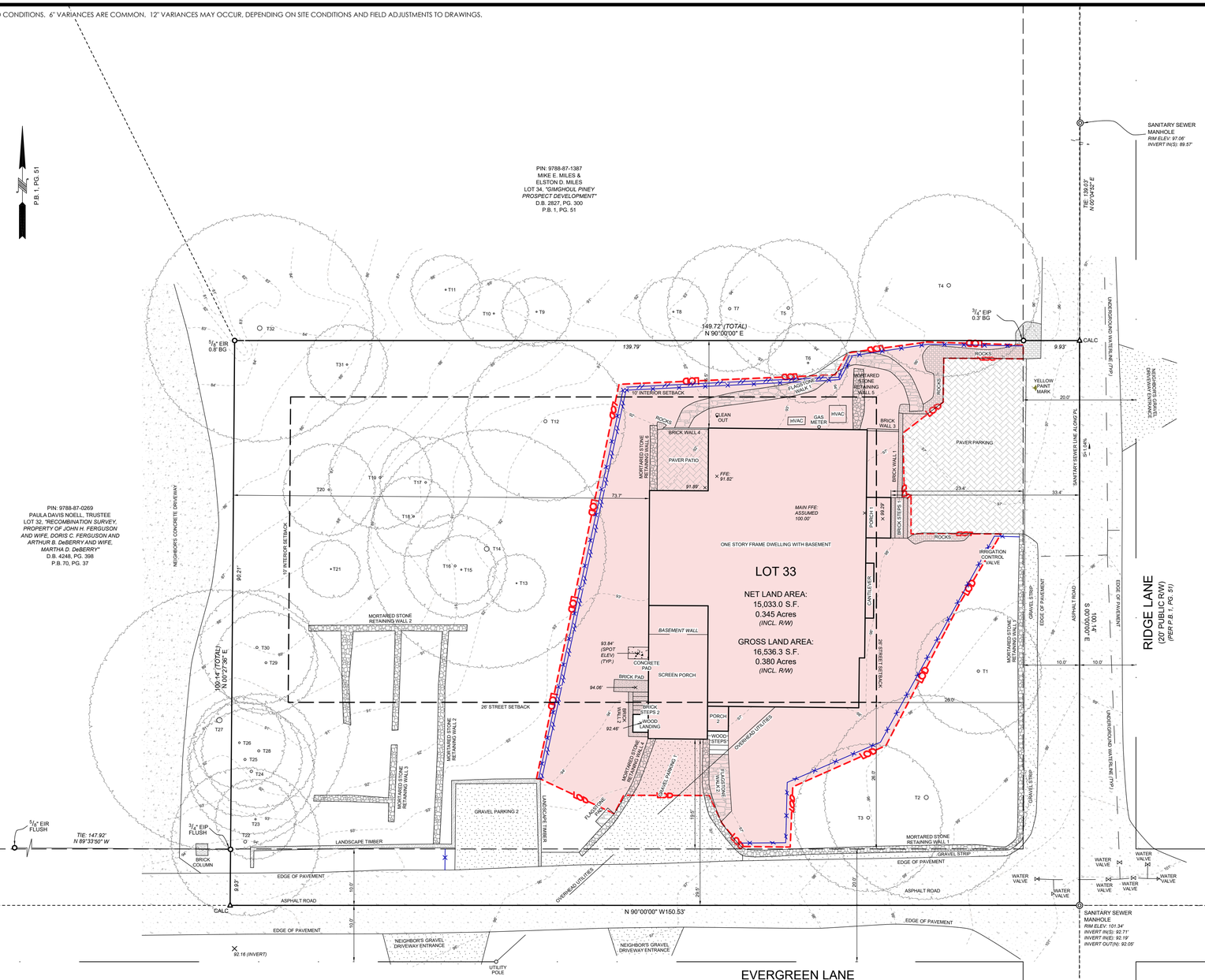
CHAPEL HILL TOWNSHIP
ORANGE COUNTY
NORTH CAROLINA

SCALE: 1" = 10' SURVEY DATE: APR. 06, 2026

0 5 10 20 30 40

FREEHOLD LAND SURVEYS, INC. C-165
mailing address: P.O. BOX 188, CARRBORO, NC 27510
office address: 1777 FORDHAM BLVD. SUITE 104 CHAPEL HILL, NC 27514
phone: 919-929-8090
website: www.freeholdlandsurveys.com
STEPHEN M. HALLSTROM PROFESSIONAL LAND SURVEYOR L-5083
J10384

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



	SQFT
PROPOSED LAND DISTURBANCE	4,719

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
TREE FENCING
FENCING (TYP)
SANITARY SEWER — SS —
WATER LINE — W — W —
ELECTRICAL LINE — E —
GAS LINE — G —
LIMIT OF DISTURBANCE — LOD —
SILT & TREE FENCE
PROPOSED CONTOUR
WELL LOCATION
TREE TO BE REMOVED

LOD - LIMIT OF DISTURBANCE
CI - CONTOUR INTERVAL
TC - TOP OF CURB (INCLUDE SPOT ELEVATION)
BC - BOTTOM OF CURB (INCLUDE SPOT ELEVATION)
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BOW - BOTTOM OF WALL (INCLUDE SPOT ELEVATION)
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LP - LOW POINT (INCLUDE SPOT ELEVATION)
TS - TOP OF STEPS (INCLUDE SPOT 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

811 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 TYVEC/BUILDING WRAP MATERIAL AT BOTTOM SEAMS

DRAWINGS SHALL NOT BE SCALED; USE LABLED 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

1 **PROPOSED LAND DISTURBANCE**
SCALE: 1" = 10'
0 5' 10' 20'

COA DEMO.pln - 4/20/2026

WILL JOHNSON BUILDING COMPANY
600 MARKET STREET, SUITE 102
CHAPEL HILL, NC 27516
919°933 2100
WWW.WILLJOHNSONBUILDING.COM

GENERAL NOTES:
1) GC SHALL VISIT SITE, VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR MUST COMPLY WITH NFPA 13D AND ALL LOCAL BUILDING CODES AND ORDINANCES. ALL LOCAL BUILDING CODES ARE REQUIRED TO BE COMPLIED TO. CONTRACTOR MUST CONSULT WITH LOCAL ENGINEER FOR STRUCTURAL REQUIREMENTS. CONTRACTOR AND HOME OWNER/OWNER'S REP. WILL ASSUME ALL RESPONSIBILITY
2) ALL CONSTRUCTION SHALL COMPLY WITH NORTH CAROLINA RESIDENTIAL CODE
3) GC SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND INSPECTIONS FROM LOCAL JURISDICTION
4) ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES
5) WRITTEN DIMENSIONS SHALL GOVERN; SCALE SHALL SUPERCEDE
6) THESE DRAWINGS, GC SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS
7) GC SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS
8) ALL DIMENSIONS TO BE FIELD VERIFIED BY GC.
9) STRUCTURAL DRAWINGS TO BE CERTIFIED BY GC PRIOR TO CONSTRUCTION

N·C·B·D·C CERTIFIED CONSTRUCTION BUILDING DESIGNER

ALL BD

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

PROJECT NO: 1213
FILE: COA DEMO.pln
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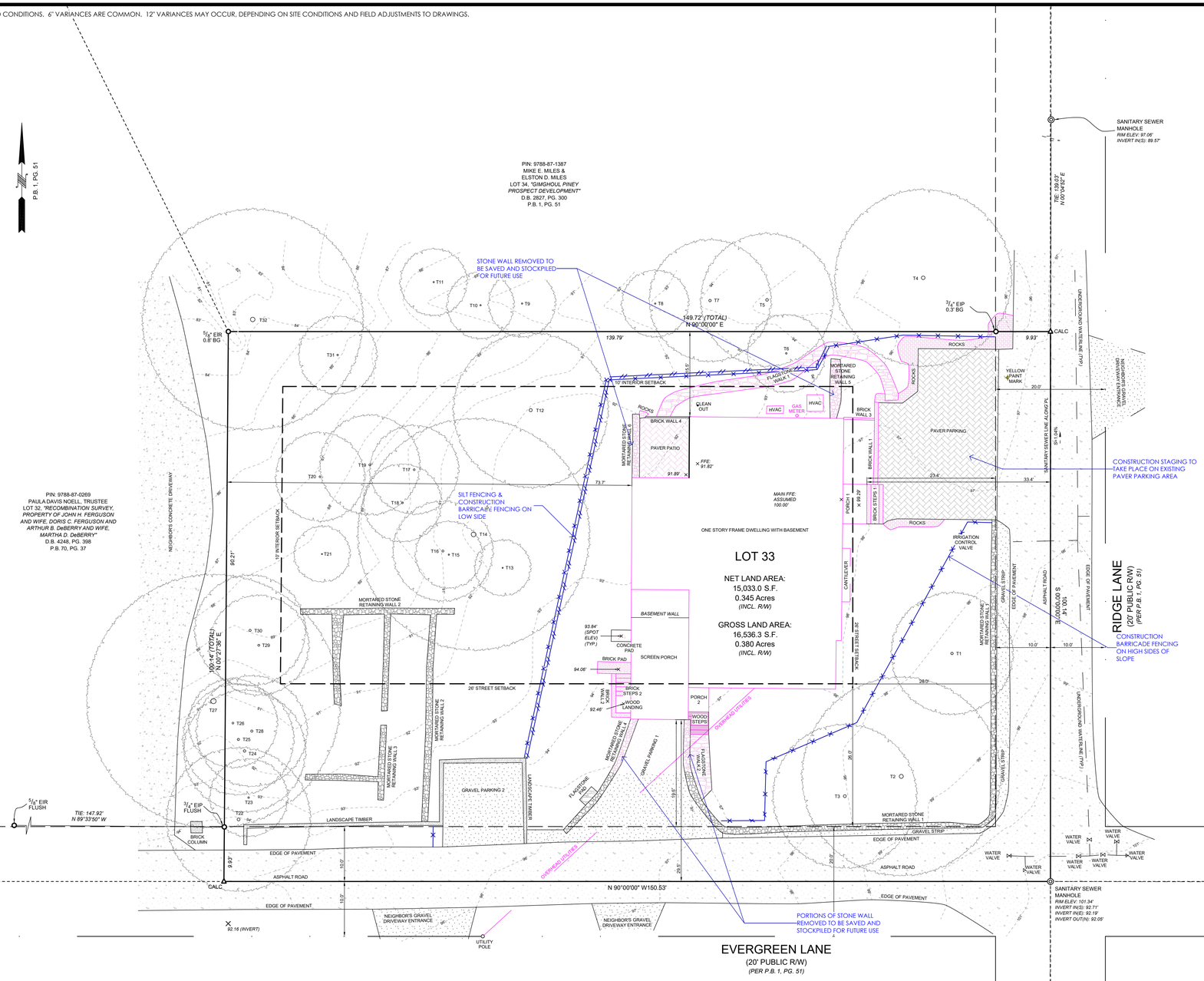
REVISIONS:

PROPOSED LAND DISTURBANCE AREA

05

SHEET 5 OF 78

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/ 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
TREE FENCING
FENCING (TYP)
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NOTE: DO NOT TAPE TYVEC/BUILDING WRAP MATERIAL AT BOTTOM SEAMS

DRAWINGS SHALL NOT BE SCALED; USE LABLED 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

1 **DEMOLITION SITE PLAN**
SCALE: 1" = 10'
0 5' 10' 20'

COA DEMO.pln - 4/20/2026

WILL JOHNSON BUILDING COMPANY
LICENSED GENERAL CONTRACTORS
WILL JOHNSON BUILDING COMPANY
600 MARKET STREET, SUITE 102
CHAPEL HILL, NC 27516
919°933 2100
NANCY@WILLJOHNSONBUILDING.COM
WWW.WILLJOHNSONBUILDING.COM

GENERAL NOTES:
1) GC SHALL INSTALL STRICTLY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR MUST COMPLY WITH ALL LOCAL BUILDING CODES AND ORDINANCES. ALL WORK PERFORMED ARE REQUIRED TO BE INSPECTED BY THE HOMEBUILDER CONTRACTOR
2) GC MUST CONSULT WITH LOCAL ENGINEER FOR STRUCTURAL REQUIREMENTS. GC SHALL BE RESPONSIBLE FOR OBTAINING WILL ASSUME ALL RESPONSIBILITY
3) GC SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH AND MEETS ALL APPLICABLE BUILDING CODES
4) FIGURED DIMENSIONS SHALL GOVERN. SCALE SHALL SUPERCEDE
5) ALL DIMENSIONS TO BE FIELD VERIFIED BY GC. THESE DRAWINGS. GC SHALL BE RESPONSIBLE FOR OBTAINING ANY DISCREPANCIES TO BE REPORTED TO ARCHITECT
6) GC SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS TO BE VERIFIED BY GC PRIOR TO CONSTRUCTION

N·C·B·D·C CERTIFIED MEMBER
BUILDING CODES & STANDARDS

AIBD ASSOCIATION OF INTERIOR DESIGNERS

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

PROJECT NO: 1213
FILE: COA DEMO.pln
ISSUED: Monday, April 20, 2026 4:19 PM

REVISIONS:

DEMOLITION SITE PLAN

06

SHEET 6 OF 78

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: 9788-87-0269
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

LOT 33

NET LAND AREA:
15,033.0 S.F.
0.345 Acres
(INCL. R/W)

GROSS LAND AREA:
16,536.3 S.F.
0.380 Acres
(INCL. R/W)

ONE STORY FRAME DWELLING WITH BASEMENT

MAIN FFE: ASSUMED 100.00'

BASEMENT WALL

93.84' (SPOT ELEV) (TYP.)

92.46' (SPOT ELEV)

FFE: 91.82'

91.89'

139.79'

99.72' (TOTAL) N00°00'00" E

9.93'

73.7'

23.4'

33.4'

20.0'

26.0'

10.0'

S 90°00'00" E (101.00')

S 90°00'00" E (100.00')

N 90°00'00" W (100.00')

N 90°00'00" W (101.00')

(PG 51)

(PG 37)

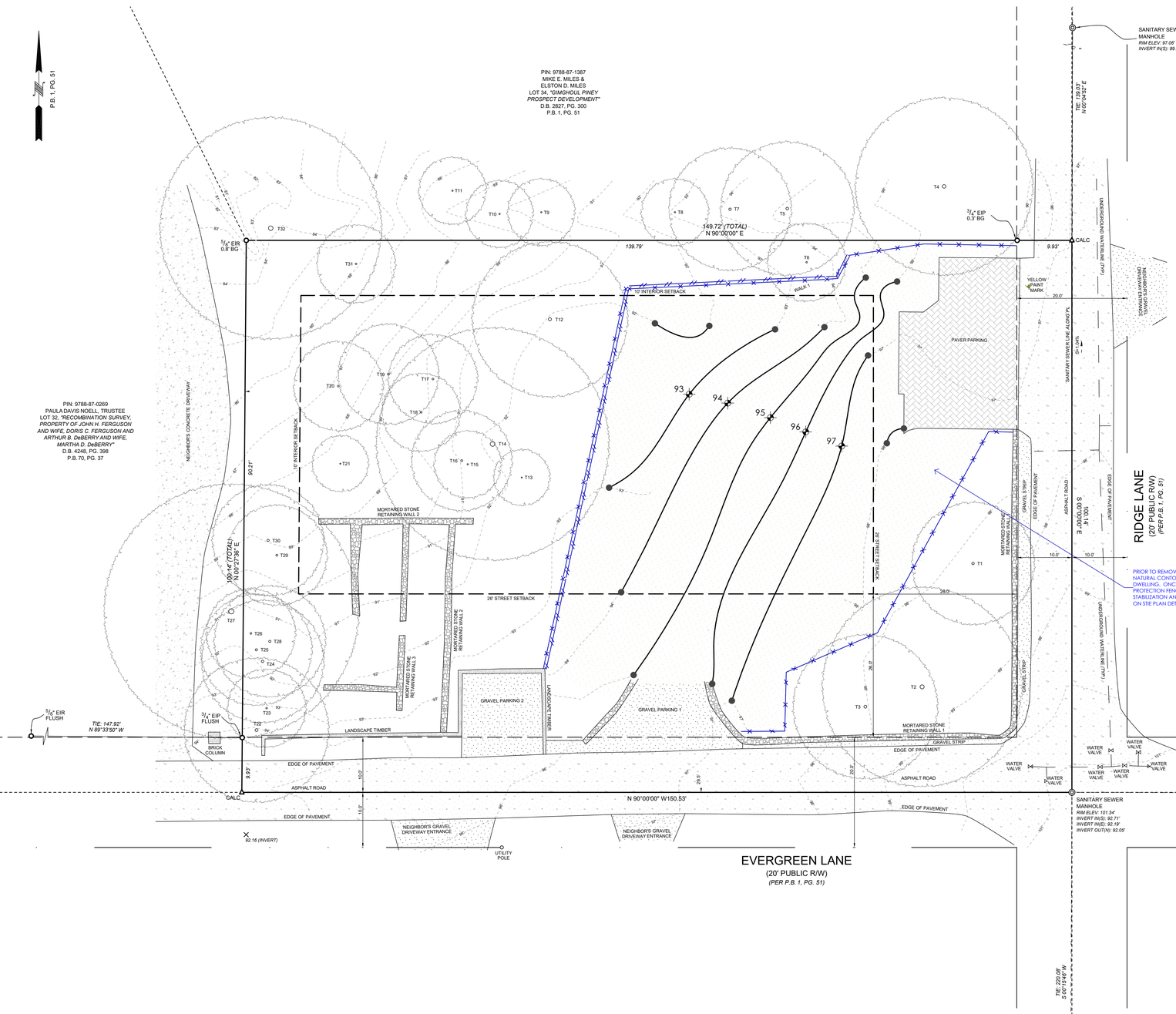
(PG 51)

(PG 37)

(PG 51)

*(PG 37)

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ITEMS TO BE REMOVED/ DEMO

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NOTE: DO NOT TAPE TYVEC/BUILDING WRAP MATERIAL AT BOTTOM SEAMS

DRAWINGS SHALL NOT BE SCALED; USE LABLED 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

1 **POST DEMO STABILIZATION**
SCALE: 1" = 10'
0 5' 10' 20'

COA DEMO.pln - 4/20/2026

WILL JOHNSON BUILDING COMPANY
600 MARKET STREET, SUITE 102
CHAPEL HILL, NC 27516
919°933 2100
WWW.WILLJOHNSONBUILDING.COM

GENERAL NOTES:
1) GC SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR MUST COMPLY WITH NC LOCAL BUILDING CODES AND ORDINANCES. ANY DISCREPANCIES ARE TO BE REPORTED TO OWNER/ARCHITECT
2) GC MUST CONSULT WITH LOCAL ENGINEER FOR STRUCTURAL REQUIREMENTS. GC SHALL ENSURE THAT ALL STRUCTURES WILL ASSURE ALL RESPONSIBILITY
3) GC SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND INSPECTIONS FOR ALL WORK. GC SHALL ENSURE THAT ALL WORK MEETS ALL APPLICABLE BUILDING CODES
4) FIGURED DIMENSIONS SHALL GOVERN & SHALL SUPERCEDE SCALED DIMENSIONS. DO NOT SCALE DRAWINGS
5) ALL DIMENSIONS TO BE FIELD VERIFIED BY GC. GC TO NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION

N·C·B·D·C CERTIFIED MEMBER — NATIONAL COUNCIL OF BUILDING DESIGNERS & CERTIFIED TECHNICIANS

AIBD ASSOCIATION OF INTERIOR BUILDING DESIGNERS

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

PROJECT NO: 1213
FILE: COA DEMO.pln
ISSUED: Monday, April 20, 2026 4:19 PM

REVISIONS:

POST DEMO SITE STABILIZATION

08

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

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

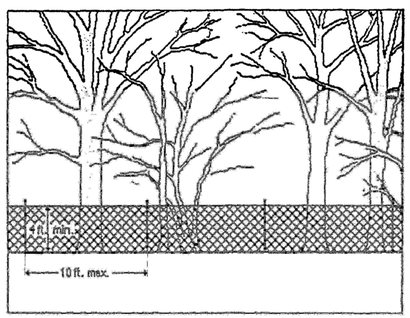
SOIL PREPARATION & SEEDING

1) CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE
SOIL
CONDITIONS, IF AVAILABLE.
2) RIP THE ENTIRE AREA TO 6 INCHES DEPTH.
3) REMOVE ALL LOSE 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 SEEDED 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
MLCH -2 TONS / ACRE (5000 LBS/AC FOR STEEP SLOPES) - SMALL GRAIN STRAW
ANOTHER - ASPHALT EMULSION @ 300 GALS./ ACRE

PERMANENT SEEDING

SEEDING MIXTURE: SPECIES RATE (LB/ACRE)
TALL FESCUE 250
SERICEA LESPEDEZA 20
KOBE 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 LESPEZEDA 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.

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

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
TREE FENCING
FENCING (TYP)
SANITARY SEWER — SS —
WATER LINE — W — W —
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GAS LINE — G —
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SILT & TREE FENCE
PROPOSED CONTOUR
WELL LOCATION
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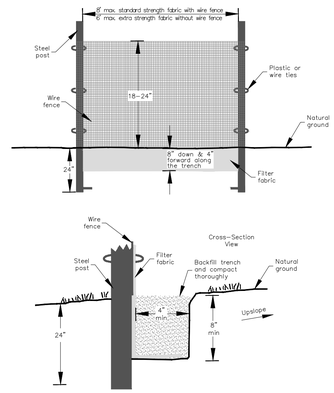
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NO SMOKING ON JOBSITE OR PROPERTY

COA DEMO.pln 4/20/2026

SILT FENCE



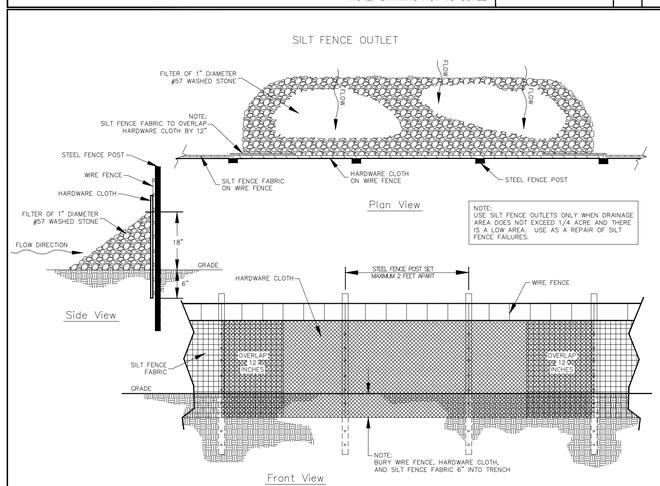
GENERAL NOTES:
1. Use silt fence only when drainage area does not exceed ¼ acre and never in areas of concentrated flow.
2. Silt fence shall not be removed unless site is stabilized and inspected by Town of Chapel Hill staff.

NOTE: DRAWING NOT TO SCALE

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

ENGINEERING DEPARTMENT STANDARD DETAILS

SILT FENCE OUTLET



NOTE: DRAWING NOT TO SCALE

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

ENGINEERING DEPARTMENT STANDARD DETAILS

WILL JOHNSON BUILDING COMPANY
600 MARKET STREET, SUITE 102
CHAPEL HILL, NC 27516
919 933 2100
WWW.WILLJOHNSONBUILDING.COM

GENERAL NOTES:
1) THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO CONSTRUCTION. CONTRACTOR MUST COMPLY WITH ALL LOCAL BUILDING CODES AND ORDINANCES WHERE HOME IS CONSTRUCTED. ALL WORK PERFORMED ARE PER HOME CONSTRUCTION. CONTRACTOR MUST CONSULT WITH LOCAL ENGINEER FOR STRUCTURAL REQUIREMENTS. ANY DEVIATIONS FROM THESE PLANS SHALL BE APPROVED BY ENGINEER OF RECORD. CONTRACTOR WILL ASSUME ALL RESPONSIBILITY
2) DIMENSIONS ARE TO FACE OF STUD.
3) GC SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND INSPECTIONS FROM LOCAL JURISDICTION.
4) CONSTRUCTION SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE BUILDING CODES.
5) ALL DIMENSIONS SHOWN ON PLANS SHALL SUPERCEDE SCALE DIMENSIONS.
6) ALL DIMENSIONS TO BE FIELD VERIFIED BY GC.
7) STRUCTURAL ENGINEERED DESIGNS TO BE CERTIFIED BY GC PRIOR TO CONSTRUCTION

N·C·B·D·C NATIONAL CERTIFIED BUILDING DESIGNER

AIBD

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

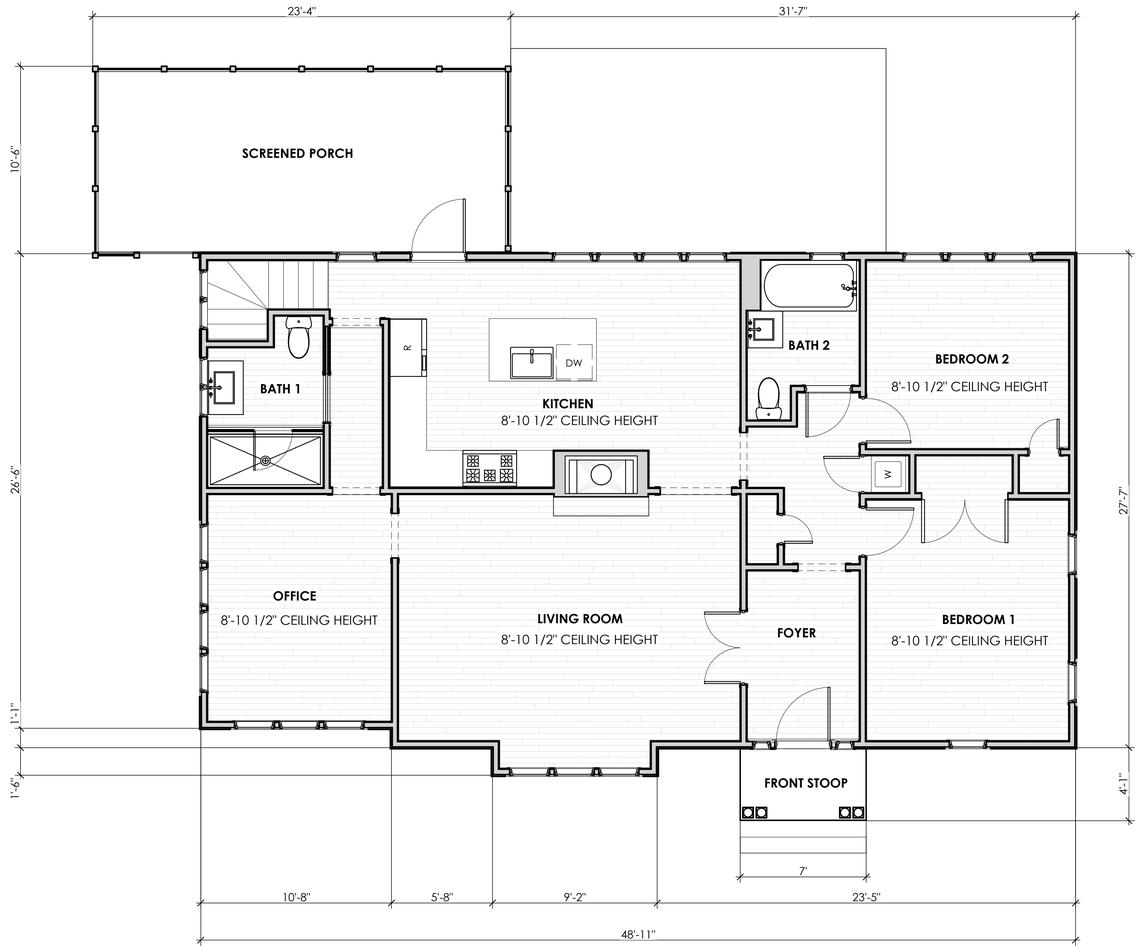
PROJECT NO. 1213
FILE: COA DEMO.pln
ISSUED: Monday, April 20, 2026 4:19 PM

REVISIONS:

SITE PLAN DETAILS

09

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



1 **1ST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

HEATED SQFT	
	SQFT
1ST FLOOR	1,392
BASEMENT FLOOR	721
	2,113 ft²

UNHEATED SQFT	
	SQFT
COVERED PORCH	202
FRONT STOOP	29
SCREENED PORCH	243
STORAGE	141
	615 ft²

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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COA DEMO.pln - 4/20/2026

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CHAPEL HILL, NC 27516
919°933 2100
WWW.WILLJOHNSONBUILDING.COM

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2) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE 2018 NC RESIDENTIAL CODE AND ALL LOCAL CODES AND ORDINANCES.
3) GC SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY BUILDING PERMITS AND INSPECTIONS FROM LOCAL AUTHORITIES.
4) ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND MEETS ALL APPLICABLE BUILDING CODES
5) IN CASE OF CONFLICT, THE LOCAL CODES SHALL SUPERCEDE
6) DO NOT SCALE DRAWINGS. GC SHALL BE RESPONSIBLE FOR OBTAINING ALL DIMENSIONS TO BE FIELD VERIFIED BY GC.
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N·C·B·D·C CERTIFIED

AIBD

SMITH RESIDENCE

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

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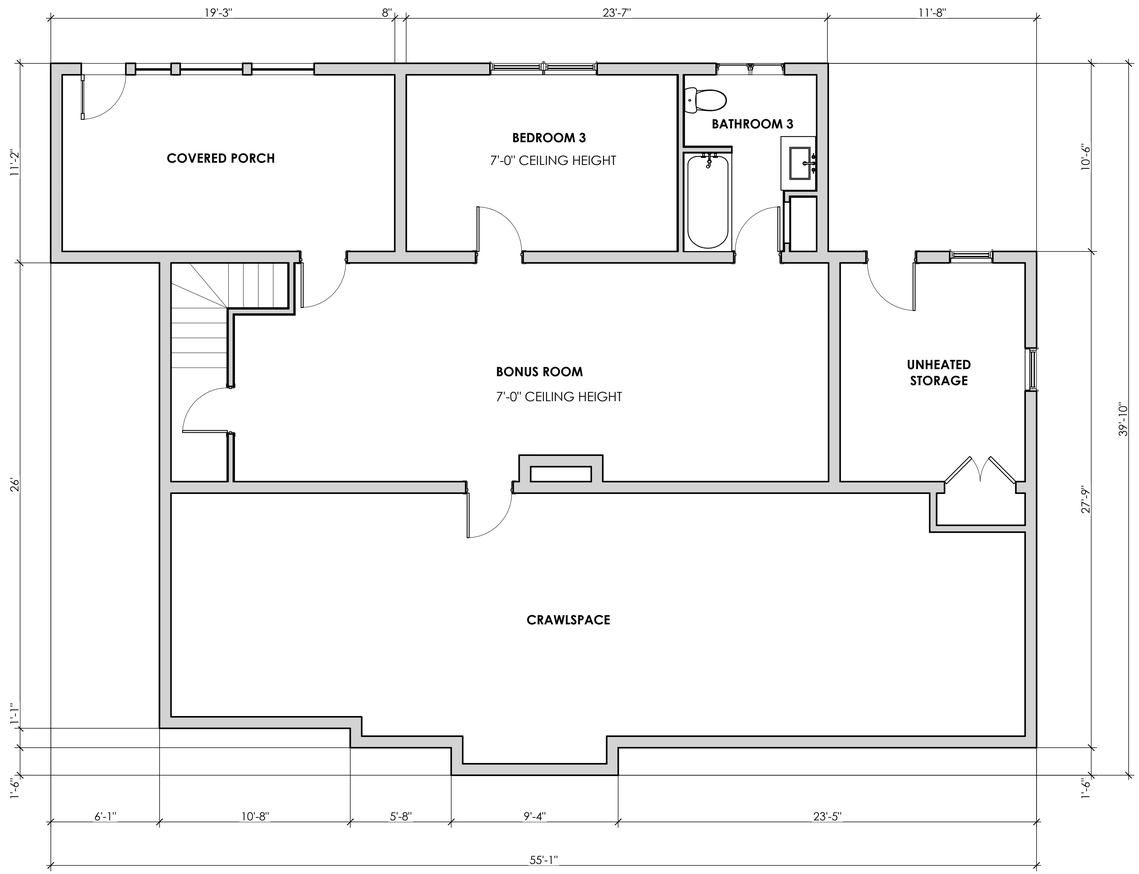
REVISIONS:

EXISTING 1ST FLOOR PLAN

10

SHEET 10 OF 78

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4) GC SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY BUILDING PERMITS AND INSPECTIONS FROM LOCAL AUTHORITIES.
5) CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND MEETS ALL APPLICABLE BUILDING CODES
6) THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY.
7) THESE DRAWINGS, GC SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE APPROVALS.
8) ALL DIMENSIONS TO BE FIELD VERIFIED BY GC.
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N·C·B·D·C
RESIDENTIAL DESIGNER
BUILDING DESIGNER
WILLIAM JOHNSON
CERTIFIED DESIGNER

AIBD
ASSOCIATE INSTITUTE OF BUILDING DESIGN

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

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REVISIONS:

EXISTING BASEMENT FLOOR PLAN

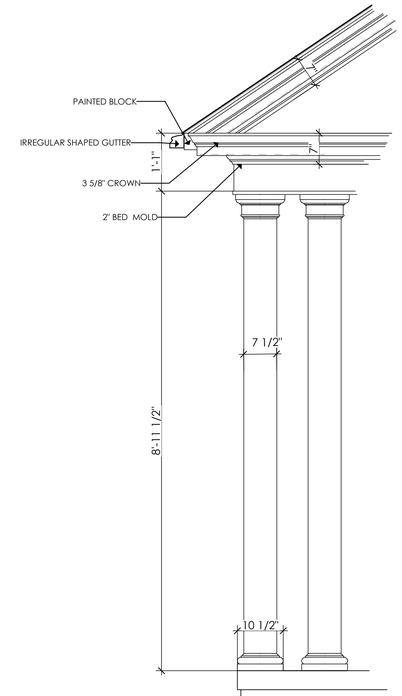
11

SHEET 11 OF 78

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



3 **FRONT PORCH DETAILS**
SCALE: 3/4" = 1'-0"



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

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2) GC MUST CONSULT WITH LOCAL ENGINEER FOR STRUCTURAL REQUIREMENTS. ANY CHANGES MADE WITHOUT ENGINEER'S APPROVAL WILL ASSUME ALL RESPONSIBILITY
3) GC SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND INSPECTIONS FROM LOCAL AUTHORITIES
4) CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORKSITE THAT MEETS ALL APPLICABLE BUILDING CODES
5) FIGURED DIMENSIONS SHALL GOVERN OVER SCALE. SUPERCEDE THESE DRAWINGS. GC SHALL BE RESPONSIBLE FOR OBTAINING ALL DIMENSIONS TO BE FIELD VERIFIED BY GC.
6) ALL DIMENSIONS TO BE FIELD VERIFIED BY GC.
7) GC TO REVIEW ALL SHOP DRAWINGS TO BE VERIFIED BY GC PRIOR TO CONSTRUCTION

N·C·B·D·C NATIONAL CERTIFIED BUILDING DESIGNER

AIBD ASSOCIATION OF INDEPENDENT BUILDING DESIGNERS

SMITH RESIDENCE

111 RIDGE LN
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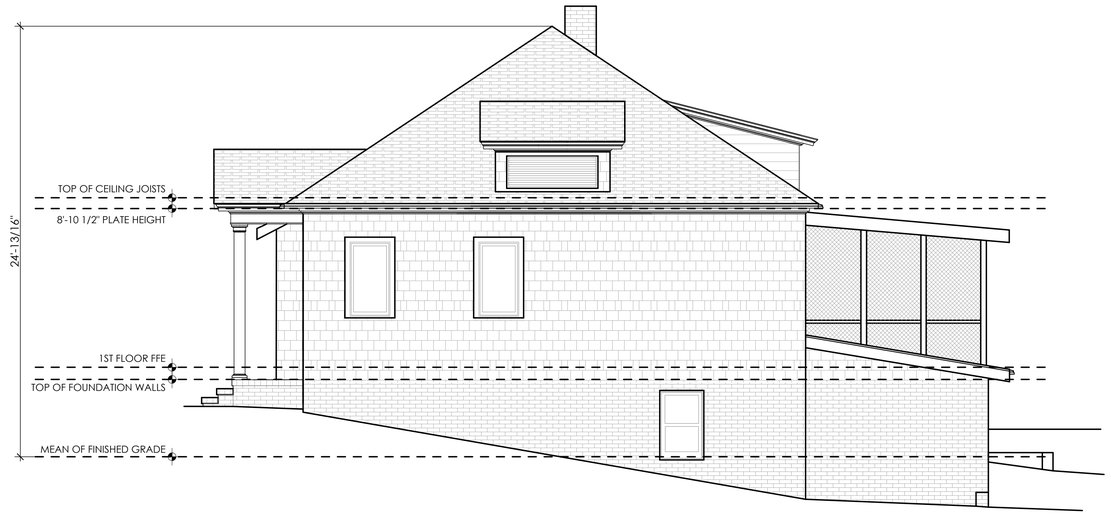
REVISIONS:

EXISTING ELEVATIONS

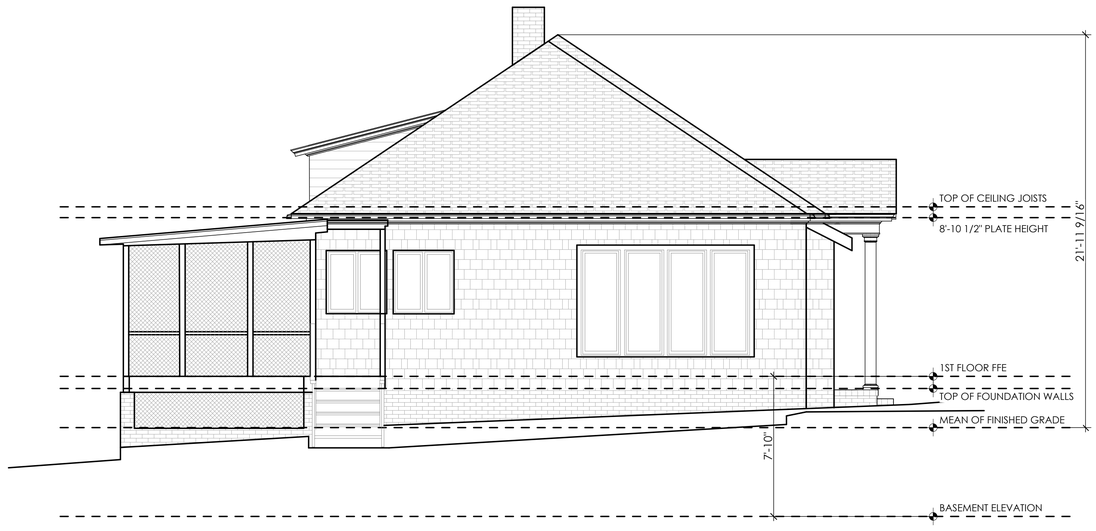
12

SHEET 12 OF 78

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2) GC MUST CONSULT WITH LOCAL ENGINEER FOR STRUCTURAL REQUIREMENTS. WILL JOHNSON BUILDING COMPANY HAS NO RESPONSIBILITY TO ENGINEER ANY STRUCTURAL ELEMENTS AND ASSUMES ALL RESPONSIBILITY
3) GC SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS, LICENSES, AND INSPECTIONS FROM LOCAL AUTHORITIES
4) GC MEETS ALL APPLICABLE BUILDING CODES
5) GC SHALL USE LATEST EDITION OF CODES & SMALL SUPERCEDE THESE DRAWINGS. GC SHALL BE RESPONSIBLE FOR OBTAINING ALL CODES AND ORDINANCES
6) ALL DIMENSIONS TO BE FIELD VERIFIED BY GC
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N·C·B·D·C
RESIDENTIAL CERTIFIED
BUILDING CONTRACTOR
RICHARD WILLIAM JOHNSON
NCBDC #5

AIBD

SMITH RESIDENCE

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

PROJECT NO.: 1213
FILE: COA DEMO.pln
ISSUED: Monday, April 20, 2026 4:20 PM

REVISIONS:

EXISTING ELEVATIONS

13

SHEET 13 OF 78

CONTEXT

See attached drawings

ELEVATIONS

See attached drawings

APPLICABLE DESIGN STANDARDS

5.1 Demolition: Standards

5.1.1. Consider demolition only when all other preservation alternatives have been exhausted (all alternatives investigated, including structural integrity reports, must be included in the COA). Do not demolish a viable structure in order to create an infill construction opportunity. Significant consideration was given to the potential for renovating and expanding the existing dwelling in lieu of demolition. The applicant evaluated whether the structure could be adapted to meet the needs of a functional, long-term residence while addressing known deficiencies.

However, the existing building presents substantial limitations, including compromised foundation conditions, ongoing water intrusion, and widespread deterioration of exterior materials such as windows, trim, and siding. The current configuration also lacks key functional elements, including a garage and sufficient living space, and includes features that are inconsistent with the character of the original structure.

Addressing these issues would require extensive reconstruction across multiple building systems, including structural stabilization, replacement of major components, and reconfiguration of the layout. Based on this evaluation, renovation and expansion were determined to be impractical as a means of creating a safe, durable, and cohesive residence.

Demolition is therefore proposed following consideration of preservation alternatives and is based on the conclusion that the existing structure does not provide a viable foundation for rehabilitation.

5.1.2. Prior to demolition, document the historic building in its original setting—utilizing photographs, site plans, and building drawings—and record the existing site and building through photographs and/or drawings. Include photographs of interiors, exteriors, architectural elements, and streetscapes to contextualize the setting.– See attached drawings and photographs

5.1.3. Salvage or provide the opportunity for preservation organizations and others to salvage reusable building materials and architectural features—including wood flooring, doors, windows, brick and stone, trim, mantels, stair rails and newel posts, and other decorative features—prior to demolition. It is the applicant's responsibility to manage the salvage operation including identification of the salvage company or organization, hiring, contracting, scheduling, supervision, and execution of the salvage operation. We evaluated the potential for salvaging reusable materials and architectural elements from the existing structure prior to demolition. Due to the age, condition, and extent of prior alterations, many components of the house are either non-original or significantly deteriorated. This includes windows, doors, siding, and trim, much of which has been replaced over time and is not suitable for reuse.

The existing wood flooring appears to be non-original and of standard dimension and material, and does not represent a unique or salvageable historic feature. Similarly, the brick veneer foundation consists of common materials that are not distinctive and are not well-suited for removal and reuse without significant damage or loss of integrity.

Notwithstanding these limitations, the applicant is committed to making reasonable efforts to identify and salvage any materials that are in suitable condition for reuse. Prior to demolition, the applicant will coordinate with a qualified salvage contractor or organization to evaluate the structure and recover any viable materials, where practicable.

Noted Items to be salvaged:

1) Fireplace mantle/Surround
2) All appliances
3) Bathroom Vanity
4) All stone walls removed during demolition to be stockpiled for future build
5) Flagstone walkway to be stockpiled for future build
6) The home will be allowed salvage opportunities for local community members, habitat for humanity, local preservation offices, etc.

5.1.4. Protect adjacent buildings and significant site features such as mature trees from damage during-or as a result of-the demolition. The limits of site disturbance are designed as such to minimize land disturbing activities as much as possible while still allowing a minimal work area around the dwelling to be demolished. All existing trees to remain, all street located stone walls to remain. The buffer of existing trees surrounding the site to remain.

5.1.6. Submit a COA with site plan for the post-removal site stabilization. Clear the site of debris and implement the approved site plan promptly after the demolition. See attached drawings for stabilization plan

5.2 Relocation: Standards

The applicant considered the potential for relocating the existing structure as an alternative to demolition. However, the house presents several limitations that make relocation impractical. The structure is of wood-frame construction and has been significantly altered over time, and the existing condition includes foundation deficiencies, structural irregularities, and moisture-related impacts that would complicate relocation.

Relocation would require substantial structural stabilization and reconstruction in order to safely move the building, and there is no clear receiving site where the structure could be placed in a manner consistent with its existing context. In addition, the building does not retain a level of architectural integrity or distinctive features that would support relocation as a preservation strategy.

Based on these factors, relocation was considered but determined to be impractical and not a feasible alternative to demolition.

JUSTIFICATION FOR DEMOLITION

Location Within The District

The property reflects a more typical and service-oriented pattern of development within the neighborhood, and does not occupy a prominent or defining location within the historic streetscape.

"A third street, Ridge Lane, extends north from Gimghoul Road to serve primarily as a service alley for some of the lots on Glandon Drive, while Evergreen Lane is a service alley for the rest of Glandon Drive and for the houses on the north side of Gimghoul Road." National Register of Historic Places Continuation sheet 1992, Section 7, pg 1.

Minimal Site Impact

Land Disturbance:

- Under 5,000 sqft of site disturbance
- Town of Chapel Hill Zoning Review (Minor) - Tier 2.
- No Erosion control or land disturbance permit required from Orange County.

Preservation of District Defining Features:

Stone Walls

"Another Chapel Hill Tradition that unifies the neighborhood are the fieldstone retaining walls that line the street frontages of almost every property. This tradition began on the campus itself, and is characteristic of the early residential areas in town" National Register of Historic Places Continuation sheet 1992, Section 7, pg 2.

Existing fieldstone walls along the street frontage will be preserved and protected during demolition activities. In limited areas where removal is necessary to facilitate safe demolition, the stone will be carefully dismantled, stockpiled on site, and incorporated into the future construction in a manner that maintains the character and continuity of this historic feature.

Trees and Buffers: All existing trees and major landscape buffers on site to remain

ARCHITECTURAL SIGNIFICANCE

As noted in the National Register nomination (Section 7), residential architecture in Gimghoul evolved over time, with earlier 1920s houses reflecting simpler, more informal interpretations of Colonial Revival forms, often incorporating elements of other styles. The existing structure at 111 Ridge Lane aligns with this earlier pattern, exhibiting a modest, one-story form with limited and simplified classical detailing rather than the more fully developed and architecturally refined Colonial Revival features characteristic of later 1930s construction.

This context supports the understanding of the existing house as a representative example of an early, transitional building type within the neighborhood, rather than a highly intact or architecturally distinctive example of Colonial Revival design found elsewhere in the district.

National Register of Historic Places Nomination, Gimghoul Historic District, Section 7, p. 8

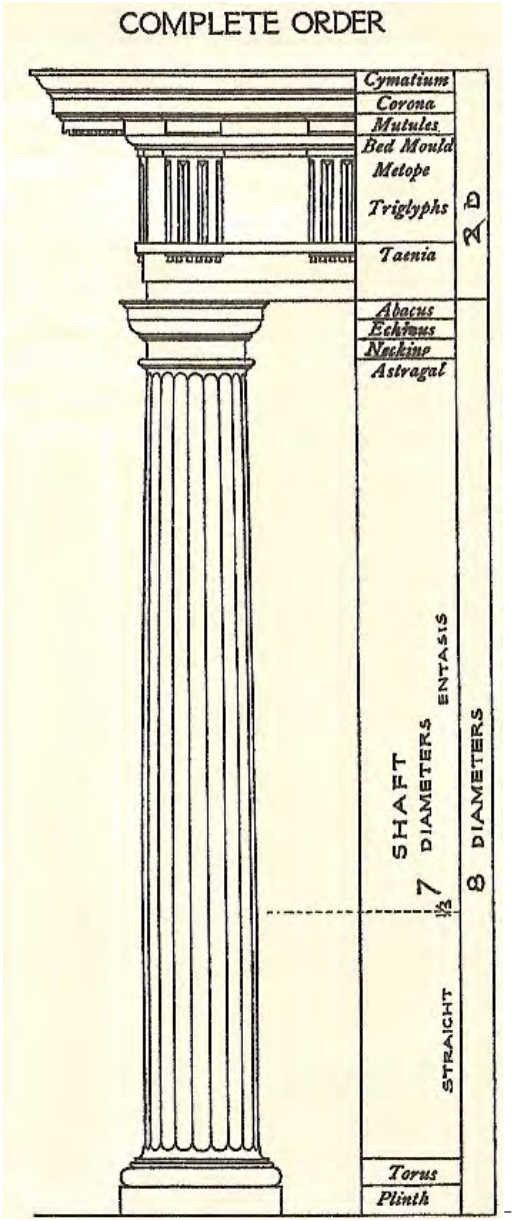
HISTORIC REGISTRY

In HPO records, the property is identified as NC, Non-contributing

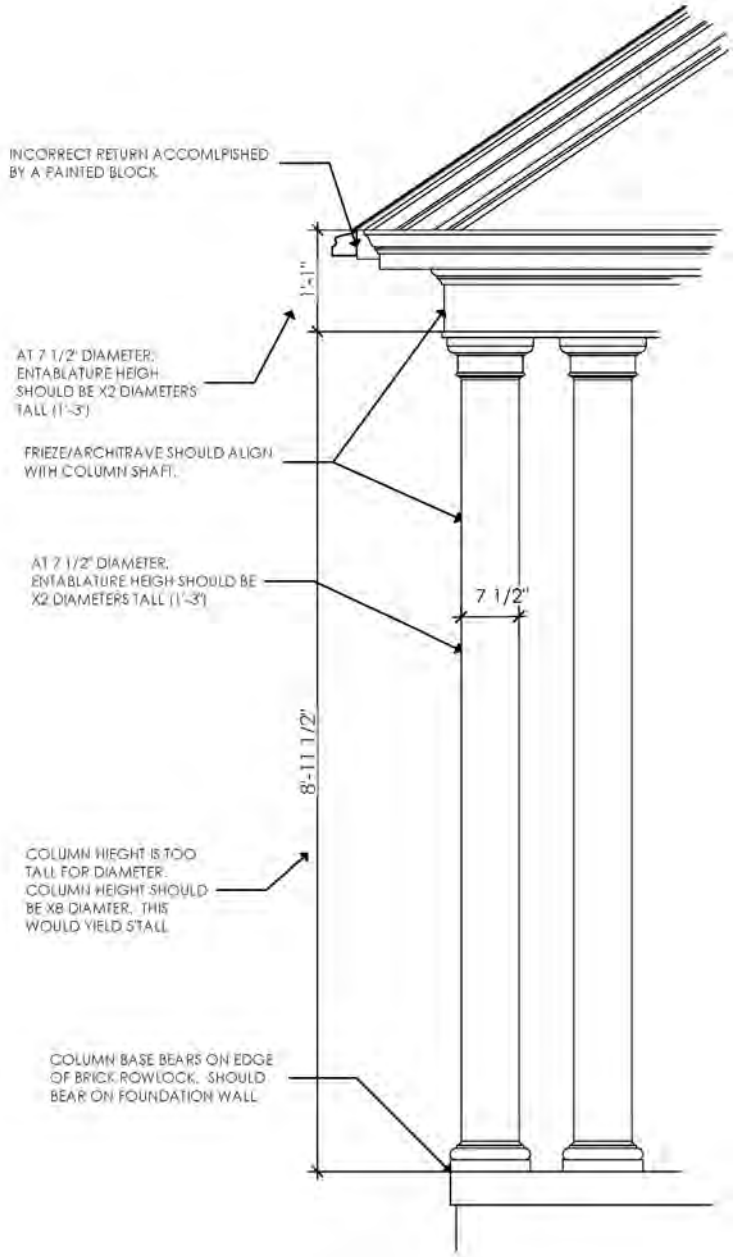
“NC 39. 111 Ridge Lane. Late 1920s. 1-story frame house with hip roof, interior brick chimneys, several shed dormers, pedimented Doric entrance stoop and rear screened porch. A major remodeling in the early 1980s that included installation of replacement windows and wood shake sheathing resulted in the loss of much of the original architectural integrity. It was built for Nellie Dixon Elliot and her daughters, Guelda and Lucille Elliott, who were librarians at UNC.”

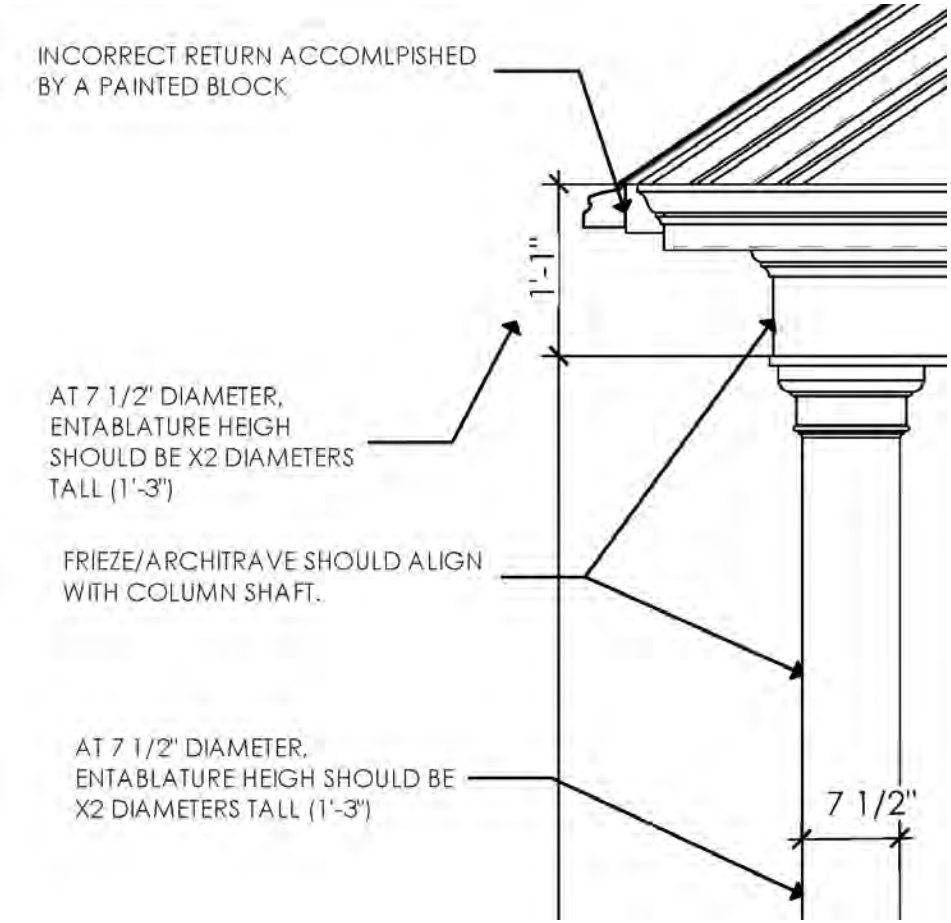
Entry Porch: Perhaps the one likely still original element, it has incorrect proportions. Using American Vignola Doric Order plate, Plate VI as a reference, we can see the following issues:

- Column height and diameter relationship incorrect
- Columns are too tall for diameter
- Architrave and column shaft do not align
- Entablature height is too small relative to column diameter
- Incorrect return detail applied for gutter attachment
- Column base bears at edge of rowlock, not foundation walls
- Windows and doors lack divided (or simulated) lites (not from vignola)



- The American Vignola, A Guide to the making of classical architecture Plate VI





-BUILT CONDITIONS AT 111 RIDGE LANE

INSPECTION REPORT DETAILS

A comprehensive inspection of the existing residence identified widespread and systemic deficiencies affecting nearly all major building systems, including the roof, structure, foundation, exterior envelope, mechanical systems, and interior conditions. The roof shows advanced deterioration with damaged, lifted, and aging shingles, compromised flashing, and evidence of ongoing and potential water intrusion. These conditions have contributed to moisture-related impacts throughout the structure, including elevated moisture levels in walls, staining, and indications of fungal growth in both interior spaces and attic framing.

Structural concerns are present, including sloping and uneven floors, wall cracking, and foundation cracks beyond normal tolerances, along with evidence of past and potential ongoing movement. The crawl space further reveals possible termite damage, improper and unconventional structural repairs, inadequate bearing conditions, and moisture intrusion at the foundation walls.

The building envelope and exterior elements are significantly compromised, with deteriorated siding, damaged windows, water intrusion at openings, and failing trim and paint systems. Many windows are inoperable, damaged, or no longer weather-tight, posing both safety and energy concerns.

Mechanical, electrical, and plumbing systems are also at or beyond their service life or deficient, including aging HVAC equipment, plumbing irregularities, electrical safety concerns, and a leaking water heater.

Collectively, these conditions indicate that the home suffers from extensive deferred maintenance, moisture intrusion, and structural and system-level deficiencies. Addressing these issues would require substantial reconstruction across multiple systems, making rehabilitation impractical relative to the existing structure. Demolition is therefore proposed to allow for the construction of a new residence that meets current safety, performance, and livability standards.

AREAS OF SIGNIFICANT CONCERN:

Elevated Moisture Content - Interior Wall

The referenced wall(s) tested as having elevated moisture content at the time of the inspection.







Portion of Basement Wall Near Floor

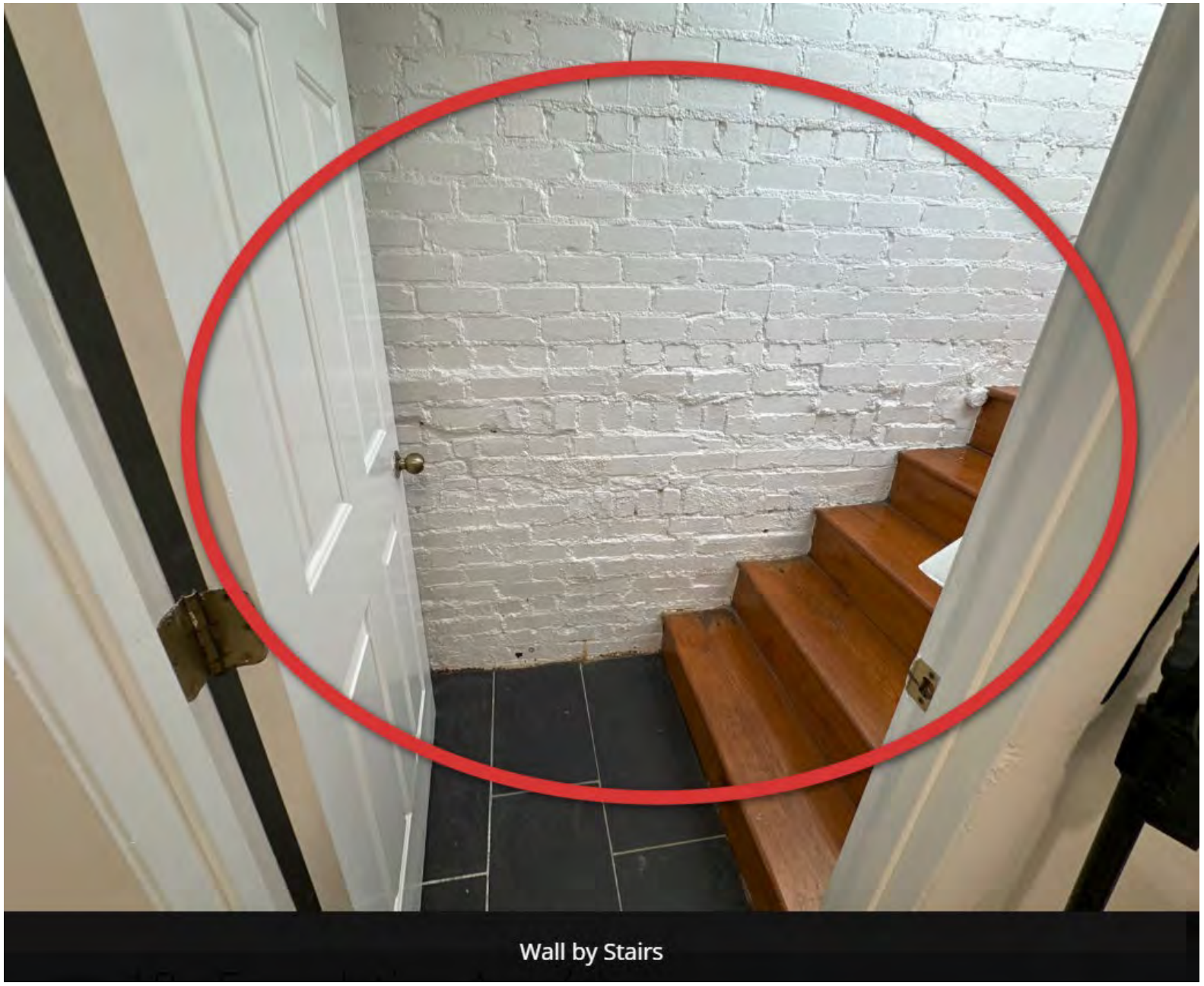


Above 200 is Active Moisture



Basement Bedroom


PROTIMETER
480
STD
ReachMaster Pro
REF
Above 200 is Active Moisture



Wall by Stairs



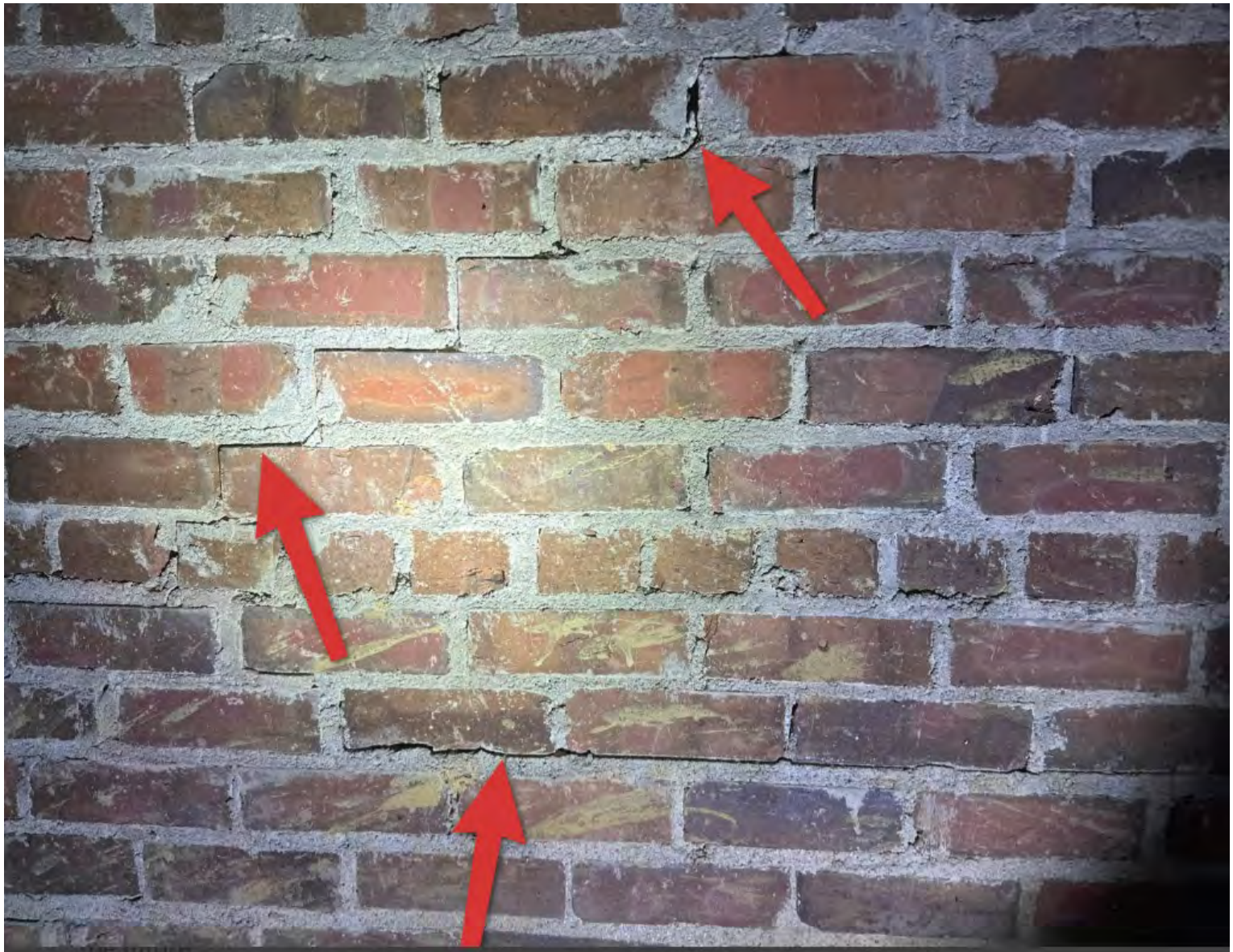
Storage Area - Right Wall

Foundation Walls - Crack(s) Outside of Normal Tolerances

Crack(s) were present that were outside of normal tolerances due to lateral displacement, excessive gapping, number of cracks and/or other related signs of movement.



Right Wall - Crawl Space



Right Wall - Crawl Space - Cracks With Displacement Present



Crack With Displacement - Storage Area

ADDITIONAL AREAS OF CONCERN

2.2.1 Roof: Roof Surface Condition - Damaged Shingle(s), Granule Loss in Areas, Lifted Shingles Present, Vent Flashing Rusted

2.5.1 Roof: Skylight(s) - Cracks Present, Possible Seal Failure

2.6.1 Roof: Chimney - Chimney Cap Rusted/Deteriorated

2.7.1 Roof: Gutters / Downspouts - Downspouts draining to underground pipes

3.2.1 Grounds: Grading / Lot Drainage - Area(s) Present in Need of Attention

There were areas of grading present that do not appear to allow water to adequately run away from the structure.

3.5.1 Grounds: Porch(es) - Wooden Porch Deficiencies

The wooden Porch had some flooring damage in areas and was sagging in several places.

3.8.1 Grounds: Porch / Deck Roof Condition - Porch Ceiling Appeared to be Sagging

The porch ceiling is sagging.

4.2.1 Exterior: Walls / Cladding - Cracking/Damage in Masonry

4.2.2Exterior: Walls / Cladding - Siding Bowed

4.3.1 Exterior: Window Exteriors - Water Damage to Wood, Deteriorated/Cracked Glazing

4.5.1 Exterior: Overhangs / Soffit / Fascia - Trim missing

4.6.1 Exterior: Sealant / Paint Overall - Painting Recommended (Various Areas Throughout Exterior)

4.7.1 Exterior: Exterior Doors - Water Damage to Wood

4.7.2 Exterior: Exterior Doors - Light Visible Around Door, Exterior: Exterior Doors - Door Binding

5.2.1 Heating, Cooling: Exterior Unit(s) - Split System - Aged Unit(s)

FYI - The unit was nearing, at, or past its typical service life. Major repairs or replacement should be anticipated in the future due to the age of the unit(s) alone.

5.13.1 Heating, Cooling: HVAC Supply Registers - Air Supply Register Rusted, Heating, Cooling: Visible Ductwork - Gaps / Loose Tape, Heating, Cooling: Visible Ductwork - Dirty

5.15.1 Heating, Cooling: Cooling Source Present in Each Room - Cooling Source Not Present in Each Room

8.2.7 Interior Areas: Windows - Water Damage Present, Interior Areas: Windows - Flaking Paint

8.7.1 Interior Areas: Surfaces - Overall - Indications of Movement Information

There were indications of settlement or movement throughout areas of the home which may include; sloping floors, cracks on interior walls and/or ceilings, visible drywall joints, visible drywall tape, and/or door openings that were out of square.

8.8.2 Interior Areas: Wall Condition - Elevated Moisture Content - Interior Wall, Cracking Present on Wall, Holes Present

8.8.5 Interior Areas: Wall Condition - Possible Fungal Growth

8.8.6 Interior Areas: Wall Condition - Drywall Tape/Bracket Visible

8.9.2 Interior Areas: Ceiling Condition - Wavy / Sagging Ceilings, Drywall Tape Visible

8.9.4 Interior Areas: Ceiling Condition - Ceiling Height

The ceiling height was lower than typical in the referenced areas. It is possible this was an unpermitted space.

8.10.7 Interior Areas: Floor Condition - Popping/Creaking (Various Areas Throughout Main Floor), Sloping Floors (Throughout Main Floor)

13.1.1 Plumbing: General Info - Sewer Scope Conducted - Belly Present. The sewer scope of the drain line from the cleanout at the right exterior of the home to the street showed a belly (low point) in the pipe about 11 to 14 feet away from the cleanout.

14.8.1 Electrical: Breakers - Unapproved Breakers Present: The electrical panel was equipped with breaker(s) manufactured by a company other than the panel manufacturer. Panel manufactures warn that the use of other types of breakers voids the warranty, and may void the UL listing.

14.13.1 Electrical: GFCI Protection - GFCI Protection Not Present/FoundGFCI protection was not present/found at the referenced area(s). GFCI protection is recommended for the exterior, garage, basement, laundry area, and crawl space receptacles for safety, as well as kitchen and bathroom receptacles.

15.5.4 Attic, Roof Structure, & Ventilation: Roof Structure / Framing - Sheathing Damage

16.1.2 Water Heater: Water Heater Condition - Leak Present

18.3.1 Foundation Area(s): Moisture Presence - Evidence of Moisture / Past Moisture Present, Foundation Area(s): Moisture Presence - Indoor Dehumidifier Present

18.4.1 Foundation Area(s): Foundation Walls - Crack(s) Outside of Normal Tolerances

18.5.1 Foundation Area(s): Framing / Floor Structure - Possible Termite Damage Present (Other Damaged Areas Were Found but Had Repairs Such as a Sistered Joist Present)

18.5.2 Foundation Area(s): Framing / Floor Structure - Unconventional Repairs (Throughout Crawl Space)

There were unconventional repairs present such as improperly sistered joists and 2x4s sistered to 2x8s. Improper brackets were used to support some of these framing members as well. Damaged floor joists were present in areas and new joists were sistered or ran along side the damaged members. These sistered members were not bearing properly in their ends in areas. Joists should either bear on 1.5" of steel or wood, or on 3" of masonry.

18.8.1 Foundation Area(s): Floor / Slab Condition - Moderate Cracking Present

PHOTOGRAPHS

















Front of house from Ridge Lane, Southeast corner of home, Southwest view of back porch, parking pad









Rear porch, view from parking area, basement storage door (open)



Evidence of front porch entablature and trim deterioration; incorrect entablature design



Evidence of front porch column base deterioration and improper location relative to foundation



Deteriorating condition of north window at basement level



Typical deteriorating condition of all soffit and cornice detailing at roof to wall connections



West basement storage door entrance showing deteriorating conditions and evidence of water intrusion



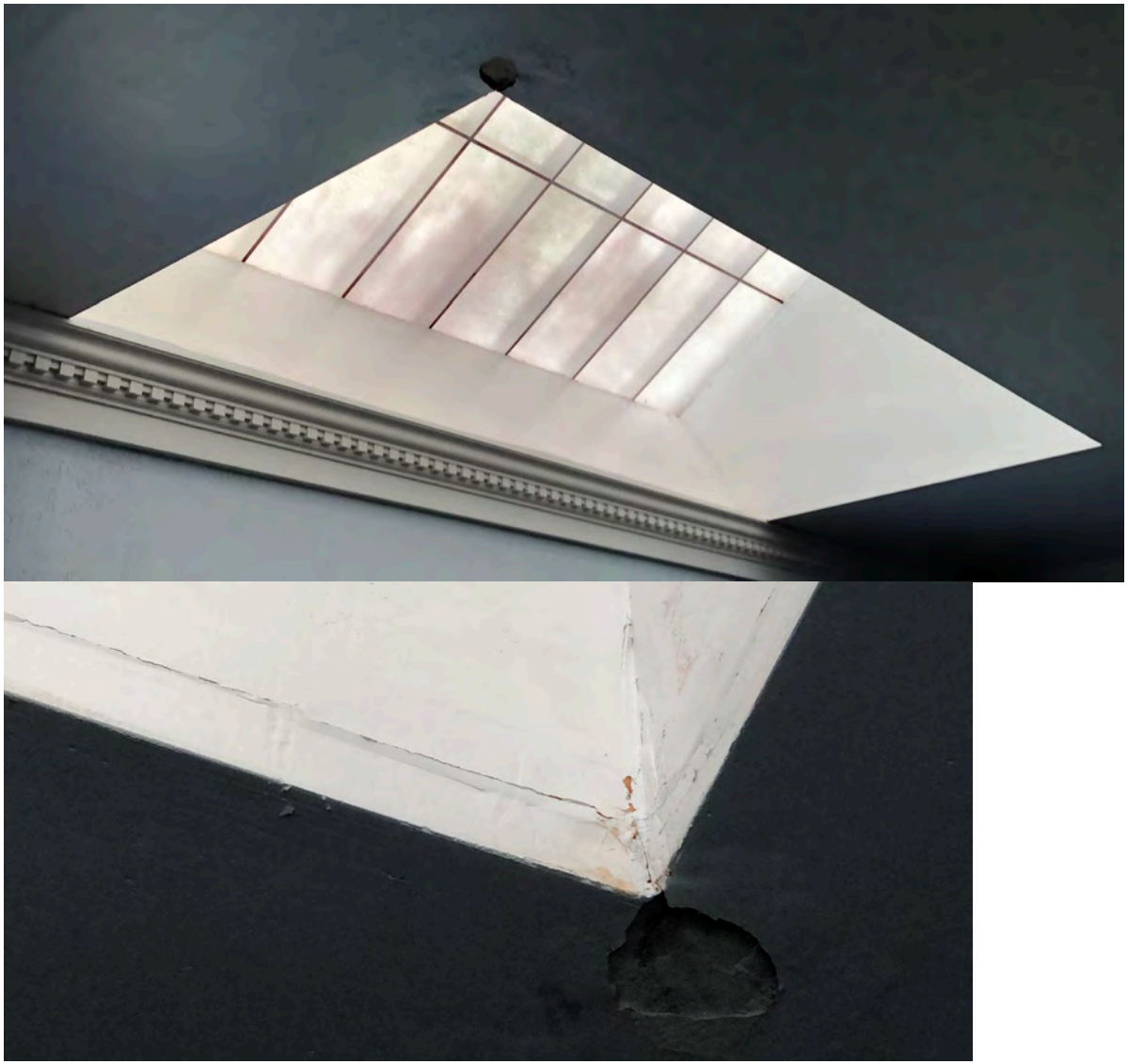
Window is too close to grade level, deteriorating condition noted, incongruous screen applied, warping deck above



Rear facing porch floor deterioration and warping. Structural soundness unknown.



Rotten and deteriorating condition of prominent Ridge Lane facing windows



Condition of interior skylight showing signs of water intrusion



Additional signs of water intrusion near skylight



Typical condition of crown – drywall connection with multiple gaps and separation



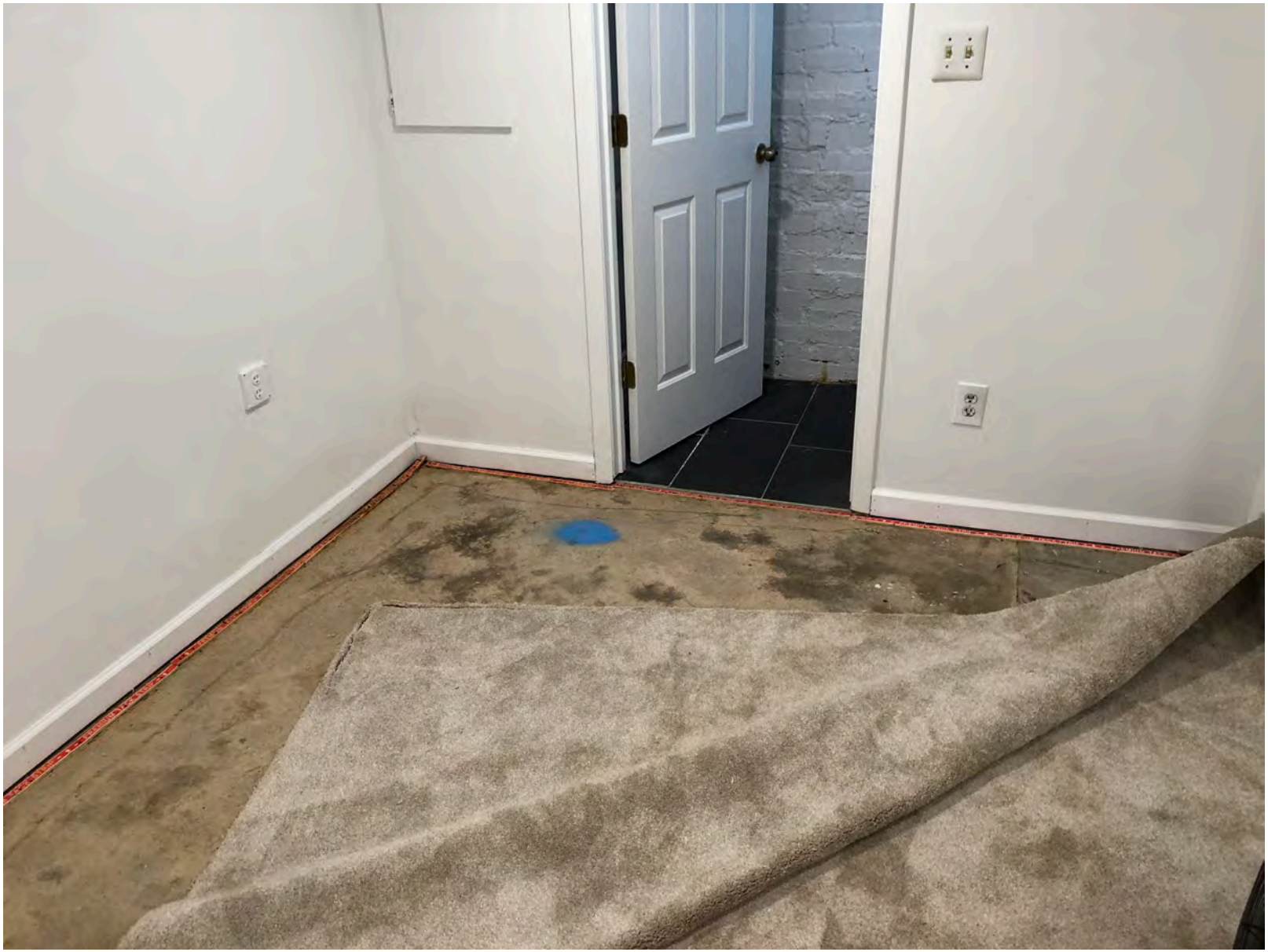
Crown separation, drywall tape, cracks



Door from kitchen to covered porch at rear: signs of water damage; deterioration



Deteriorating interior window at kitchen



Water intrusion damage at basement floor



Water damage behind stairwell at basement level. Location of unknown drain line



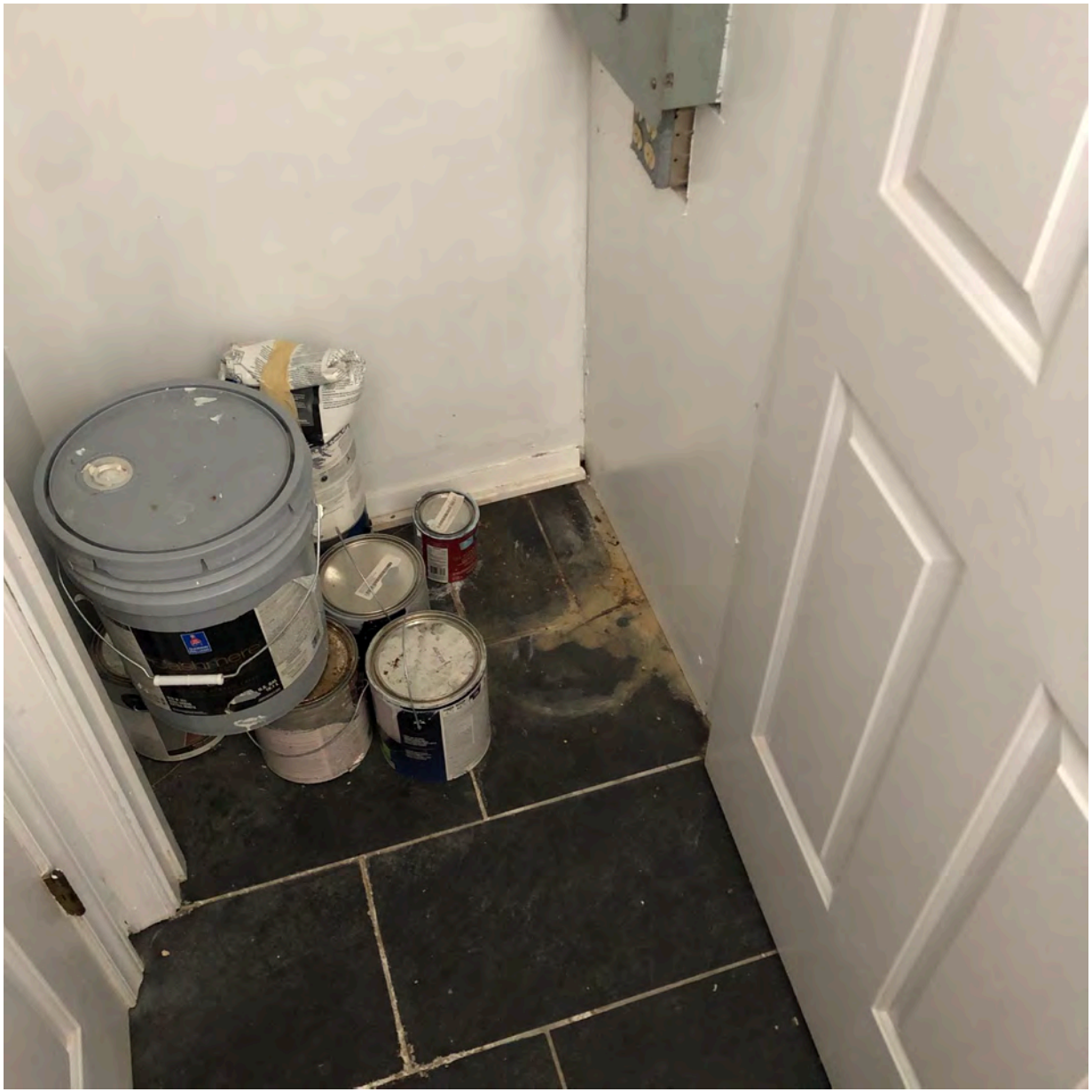
Evidence of water damage at basement bedroom wall



Basement porch condition



The basement porch consists of 2x treated boards sitting on sleepers in direct contact with ground. Waterproofing is unknown



Water intrusion at basement closet near stairwell



Typical condition of attic



Crawlspace condition showing signs of water infiltration occurring through foundation walls

CONCLUSION AND REQUEST

We respectfully request approval to demolish the existing dwelling at 111 Ridge Lane. This request is based on a comprehensive evaluation of the structure, including its condition, feasibility of rehabilitation, and consideration of preservation alternatives, as documented in the submitted materials.

The applicant intends to submit a separate Certificate of Appropriateness application for new construction in the coming weeks. The proposed design will be thoughtfully developed to respond to the character, scale, and patterns of the Gimghoul Historic District.

We anticipate that demolition would not occur prior to December 2026.

Thank you for your time and consideration. We look forward to working collaboratively to ensure a positive outcome for the property and the neighborhood.

SOURCES

- A FIELD GUIDE TO AMERICAN HOUSES, by Virginia & Lee McAlester. Published New York Alfred A. Knopf, 2005
- THE TOWN AND GOWN ARCHITECTURE OF CHAPEL HILL, NORTH CAROLINA 1795-1975, by M. Ruth Little. Published by the preservation society of chapel hill, 2006
- NORTH CAROLINA ARCHITECTURE, by Catherine W. Bishir. Published by The Historic Preservation Foundation of North Carolina Inc. 1990
- HISTORIC BUILDINGS and LANDMARKS OF CHAPEL HILL, N.C.. By The Chapel Hill Historical Society. Published The Chapel Hill Historical Society, 1972
- Great American Houses and their architectural styles, by Virginia and Lee McAlester. Published Abbeville Press, 1994
- A Guide to Early American Homes by Dorothy & Richard Pratt. Crown publishers 1956
- The Historic Architecture of Cabarrus County North Carolina, by Peter Kaplan. Published by Historic Cabarrus, Inc. 1981 –fodder
- The American Vignola, A Guide to the making of classical architecture, by William R. Ware. Published by Classical America, 1994
- American Homes, an Illustrated encyclopedia of domestic architecture, by Lester Walker. Published by Overlook press. Copyright 1981 Lester Walker
- American House Styles, A concise Guide, by John Milnes Baker. Published by W.W. Norton & Company. Copyright 1994 John Milnes Baker
- *Historic buildings and landmarks of Chapel Hill, North Chapel – 1975* - No mention of property

- NCDOT Historical Aerial Imagery – No useful imagery

- United States Department of the Interior: National Park Service, National Register of Historic Places. Continuation Sheet 1992-1993

- North Carolina State Historic Preservation Office: Historic Property Survey Summary OR2569, 1993

- Chapel Hill Historic Sites Survey: Final Report – 1992