

MEMORANDUM

TO: Chapel Hill Historic District Commission

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

SUBJECT: 415 Hillsborough Street: Certificate of Appropriateness (COA)
(PIN 9788-49-5465, HDC-25-14)

FILING DATE: July 29, 2025

DATE: October 14, 2025

COA SUMMARY

Philip Post, on behalf of the property owner, requests a COA for a new one-story cottage with front and rear covered porches and to extend the existing gravel driveway to the proposed cottage.

EXISTING CONDITIONS

The property is zoned Residential-2 (R-2) and is in the Franklin-Rosemary Historic District.

BACKGROUND

July 29, 2025	The applicant submits a COA application for the work described above.
September 9, 2025	The Historic District Commission (HDC) meeting was cancelled because of lack of quorum and review of this application was rescheduled for October 14, 2025.

DISCUSSION

The Commission should discuss whether the work proposed by the Applicant is or is not incongruous with the special character of the Franklin-Rosemary Historic District. The Applicant has photos and specifications, which the Applicant asserts shows that the proposed project is not incongruous with the character of the Franklin-Rosemary Historic District.

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

NOTE

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

ATTACHMENTS

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

1. [Special Character Essay – Franklin-Rosemary Historic District \(pages 25-30\)](#)²
2. Application Materials

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