

MEMORANDUM

TO: Chapel Hill Historic District Commission

FROM: Britany Waddell, Planning Director
Anya Grahn-Federmack, Principal Planner
Charnika Harrell, Senior Planner

SUBJECT: 500 North Street: Certificate of Appropriateness (COA)
(PIN 9788-58-3996, HDC-24-25)

FILING DATE: July 17, 2024

DATE: August 13, 2024

COA SUMMARY

The applicant, Jude Tallman on behalf of 500 North Street LLC, requests a COA to extend an existing parking area adjacent to the driveway. The parking area is proposed to be defined by all-weather wood timbers and create two on-site spaces. The parking area will use washed drainage gravel, consistent with the existing driveway material.

EXISTING CONDITIONS

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

BACKGROUND

April 9, 2024	Code Enforcement issued a Memorialization of Zoning Code Violation, citing vehicles parked in the front yard off the driveway at the property.
July 25, 2024	The applicant submits a COA application for the work described above.

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 plans and photos of the parking area, its materials, and location, 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](https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf)¹ are incorporated into the record by reference.

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

ATTACHMENTS

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