

## MEMORANDUM

TO: Chapel Hill Historic District Commission

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

SUBJECT: 209 N. Boundary Street Certificate of Appropriateness (COA)  
(9788-59-9170; HDC-26-2)

FILING DATE: February 12, 2026

DATE: March 10, 2026

### COA SUMMARY

Sasha Berghausen, architect, on behalf of the property owner, requests a COA for a rear addition to the existing house and replacement windows for the existing house.

### EXISTING CONDITIONS

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

### BACKGROUND

February 12, 2026	The applicant submits a COA application for the work described above.
-------------------	---

### DISCUSSION

The applicant has provided materials for the proposed exterior changes. The Commission should discuss whether the proposed work is or is not incongruous with the special character of the Franklin-Rosemary Historic District.

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

### NOTE

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

### ATTACHMENTS

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

---

<sup>1</sup>[https://townhall.townofchapelhill.org/large\\_docs/historic\\_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf](https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf)

<sup>2</sup>[https://townhall.townofchapelhill.org/large\\_docs/historic\\_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf](https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf)