

**TOWN OF CHAPEL HILL
HISTORIC DISTRICT COMMISSION
WRITTEN DECISION
(HDC-24-25)**

Subject Property: 500 North Street., Chapel Hill, NC
PIN#: 9788-58-3996
Historic District: Franklin-Rosemary Historic District
Property Owner: 500 North Street, LLC
Applicant: Jude Tallman

At its regular meeting on September 10, 2024, after conducting a duly advertised quasi-judicial evidentiary hearing, and after considering the above-referenced application for certificate of appropriateness, the application materials, staff report, testimony, exhibits, and evidence presented at the hearing or otherwise appearing in the record, and the approval criteria established under N.C. Gen. Stat. § 160D-947, Section 3.6.2(e) of the Land Use Management Ordinance (the “LUMO”), and the relevant provisions of the Chapel Hill Historic Districts Design Principles & Standards (the “Principles & Standards”), the Town of Chapel Hill Historic District Commission (the “HDC”) voted 6-0 to **APPROVE** a certificate of appropriateness for all elements of the application on the basis that the proposed work is not incongruous with the special character of the historic district.

Findings:

1. The Subject Property is located at 500 North Street, Chapel Hill, NC (PIN 9788-58-3996), is located within the Town’s Franklin-Rosemary Historic District, and is zoned Residential-2 (R-2).
2. The Subject Property is owned by 500 North Street, LLC (the “Owner”).
3. The certificate of appropriateness application (the “Application”) was submitted by Jude Tallman (the “Applicant”) on July 25, 2024.
4. The Application sought approval to extend an existing parking area adjacent to the driveway. The Applicant proposes to define the parking area by all-weather timbers and create two on-site parking spaces. The parking area will use washed drainage gravel, consistent with existing driveway material.
5. The Application was first scheduled for hearing by the HDC at its regular meeting on August 13, 2024, at which time the HDC requested additional information and continued the evidentiary hearing to the HDC’s regular meeting on September 10, 2024. Notice of the HDC’s regular meetings and evidentiary hearings was provided as required by law.
6. HDC Deputy Vice Chair Nancy McCormick was absent from the September 10, 2024, meeting and evidentiary hearing. All other HDC members were present.

7. The staff report, application materials, and presentation materials were all entered into the record.

8. At the evidentiary hearing, HDC Members indicated that they did not have any conflicts of interest and the Applicant did not object to participation in the evidentiary hearing, deliberation, or decision by any Member of the HDC.

9. At the evidentiary hearing, an oath was administered to the Applicant.

10. At the evidentiary hearing, the Applicant presented testimony and a PowerPoint presentation describing the proposed work, and generally provided evidence that:

- a. There is an existing driveway in the general location of the proposed driveway;
- b. The materials proposed to be used in this case are not uncommon in the Franklin-Rosemary Historic District.

11. At the evidentiary hearing, the Applicant voluntarily agreed to plant evergreen plantings to mitigate the view of the parking area from the street.

12. No public comment or other witness testimony was received by the HDC.

13. No evidence was presented in opposition to the Application.

Conclusions

1. Based upon the uncontroverted competent, material, and substantial evidence submitted in the record, the approval criteria described in N.C. Gen. Stat. § 160D-947, Section 3.6.2(e) of the LUMO, and in the Principles & Standards, the work proposed in the Application is not incongruous with the special character of the Franklin-Rosemary Historic District.

ACCORDINGLY, based on the foregoing the Town of Chapel Hill Historic Districts Commission hereby **APPROVES** the Application proposed by the Applicant, subject to the Applicant's agreed modifications, for the Subject Property and **DIRECTS** Town Staff to issue a Certificate of Appropriateness to the Applicant.

This the ___ day of _____, 2024.

Brian Daniels, HDC Chair