

**TOWN OF CHAPEL HILL
HISTORIC DISTRICT COMMISSION
WRITTEN DECISION
(HDC-25-14)**

Subject Property: 415 Hillsborough St., Chapel Hill, NC
PIN#: 9788-49-5465
Historic District: Franklin Rosemary Historic District
Property Owner: Pamela Zeman
Applicant: Phil Post

At its regular meeting on 14 October 2025, after conducting a duly advertised public meeting, and after considering the above-referenced application for certificate of appropriateness, the application materials, staff report, and exhibits presented at the meeting 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 to 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 415 Hillsborough St, Chapel Hill, NC (PIN 9788-49-5465), is located within the Town’s Franklin-Rosemary Historic District and is zoned Residential-2 District (R-2).
2. The Subject Property is owned by Pamela Zeman (the “Owner”).
3. The certificate of appropriateness application (the “Application”) was submitted by Phil Post, of Philip Post Engineering, (the “Applicant”) on 29 July 2025.
4. The Application sought approval to construct a new one-story cottage with front and rear covered porches on the Subject Property behind the existing structure and to extend the existing gravel driveway to serve the new cottage.
5. The Application was scheduled for hearing by the HDC at its regular meeting on 9 September 2025 but was continued to 14 October 2025 due to a lack of quorum. Notice of the HDC’s regular meeting was provided as required by law.
6. HDC Member Josh Gurlitz was absent from the meeting. All other HDC Members were present.
7. An oath was administered to the Applicant.

8. The staff report and application materials associated with the 14 October 2025 evidentiary hearing were entered into the record for the meeting.
9. During the 14 October 2025 evidentiary hearing, the Applicant testified and provided evidence showing:
 - a. The proposed new cottage would be constructed to match the materials and style of the existing structure.
 - b. The siding, windows, and roof pitch are compatible with the existing structure.
 - c. The driveway and parking pads will be constructed using fine gravel, which will match the existing gravel.
 - d. There are other properties located within the Franklin-Rosemary Historic District which contain similar secondary structures or cottages.
10. No public comment was provided on the Application.

Conclusions

1. Based upon the competent, material, and substantial evidence 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 District Commission hereby **APPROVES** the Application proposed by the Applicant for the Subject Property and **DIRECTS** Town Staff to issue a Certificate of Appropriateness to the Applicant.

This the 11th day of November, 2025.

Don Tise, HDC Chair