



Town of Chapel Hill, NC

August 25, 2025

HDC-25-14Historic District Certificate
of Appropriateness

Status: Active

Submitted On: 6/11/2025

Primary Location415 HILLSBOROUGH ST
CHAPEL HILL, NC 27514**Owner**ZEMAN PAMELA
PO BOX 16968 CHAPEL HILL,
NC 275162339**Applicant** Philip Post
 919-818-7862
 philip.n.post@gmail.com
 PO Box 4912
Chapel Hill, NC 27515

Certificate of Appropriateness Form**Historic District ***

Franklin-Rosemary

Application Type

Check all that apply

Minor Work is exterior work that doesn't involve any substantial alterations, additions, or removals that could impair the integrity of the property and/or the district as a whole. See Chapel Hill Historic Districts Design Principles & Standards ("Principles & Standards") (p. 9-11) for a list of minor works.

Major Work (Historic District Commission Review) includes all exterior changes to structures and features other than minor works.

Contact HDC Staff Liaison(s) if you're unsure of the application type.

Maintenance or Repair Work☐**Minor Work (Staff Review)**☐**Major Work (Historic District Commission Review)**☒**COA Amendment**☐

Briefly describe the proposed changes. *

Project Narrative File Attached

Is this application for after-the-fact work?* 

No

Is this applicaiton a request for review after a previous denial?*

No

Applicable HDC Design Standards

 Page / Standard #

1.4 and 1.5

 Topic

4. New Construction

 Brief Description of the Applicable Aspects of Your Proposal

Description Attached

Applicant Authorization

 Property Owner Name

Pamela Zeman

Applicant Signature*

No signature

 Property Owner Signature

 Pamela Zeman

Jun 10, 2025

Relationship to Property Owner*

—

FIRM: C-347

June 10, 2025

Certificate of Appropriateness- 415 Hillsborough Street ; Pin 9788-49-5465

Project Narrative- Proposed Zeman Cottage- 415 Hillsborough Street

The Applicant proposes to build a one-story, 994 sf heated , two bedroom cottage, with front and rear covered porches totaling 696 sf. The existing gravel driveway will be extended to the proposed cottage. The existing cottage site is vegetated primarily in bamboo, which will be cut down for the cottage and replaced with lawn and foundation plantings. There will be no alteration to the existing, historic one -story residence, nor to the brick patio which is associated with the existing residence on the subject lot.

Similar to the existing residence, the proposed cottage will face south, towards the much larger 2.5-story, non-historic-registered residence at 417 Hillsborough. The historic, registered structures at 413A and 419 Hillsborough Street are not within nearby viewscape of the proposed cottage. The lot directly to the north of the proposed cottage is vacant of any structure.

The Applicant believes the cottage design, materials, scale and siting will fit harmoniously into the neighboring lots on Hillsborough Street, especially since the proposed cottage will be sited so far from the roadway that it will, generally, not be visible from Hillsborough Street, the sidewalk along Hillsborough nor from most of the neighboring dwellings.

The Applicant respectfully asks that a Certificate of Appropriateness be granted by the Historic District Commission for this attractive cottage.

Respectfully Submitted,
Philip Post Engineering, Inc.

Date: 6-10-2025



By: [Signature]

FIRM: C-347

June 10, 2025: Revised June 25, 2025

Certificate of Appropriateness- 415 Hillsborough Street ; Pin 9788-49-5465

HDC Design Standards- Proposed Zeman Cottage- 415 Hillsborough Street

Std 1.4-Walkways and Driveways:

Walkways are proposed to be brick, which matches the existing dwelling. (1.4.1)

Driveways and parking pads are proposed to be fine gravel, which matches the existing dwelling. (1.4.1)

Parking for the proposed cottage is located at the rear of the existing dwelling and is not visible from the street. (1.4.6)

Std 1.5- Accessory Structure (1.5.1):

The cottage is single story, matching the existing dwelling. •

The proposed siding and windows and roof pitch are all compatible with the existing dwelling.

The color and materials such as paint, trim, brick and roofing are all compatible with the existing dwelling.

No exterior electric fixtures that will cause glare are proposed; the lighting will be recessed "down" lights in the porch ceiling. (1.6.5 and 1.6.6)

Respectfully Submitted,
Philip Post Engineering, Inc.

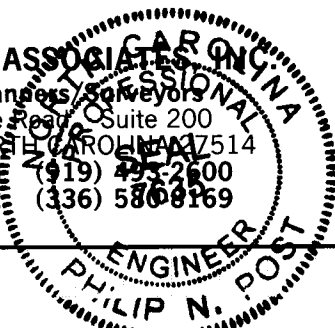
Date: 6/25/25



By: Philip N. Post

PHILIP POST & ASSOCIATES, INC.

Engineers/Planners/Surveyors
401 Providence Road, Suite 200
CHAPEL HILL, NORTH CAROLINA 27514
(919) 929-1173 (919) 493-2600
(919) 850-9662 (336) 586-8169



PROPOSED ZEMAN COTTAGE -
JOB 415 HILLSBOROUGH STREET

SHEET NO. 1 OF 1
CALCULATED BY DATE 4-6-25
CHECKED BY DATE
SCALE HISTORY OF SUBJECT PROPERTY AND STRUCTURES TO NORTH & SOUTH

413A Hillsborough - House - c. 1930, 1970

NC - Building

Significantly altered with the enclosure of the front porch, this two-story, hip-roofed house is three bays wide and double-pile. It has plain weatherboards, replacement one-over-one windows, generally paired, exposed rafter tails, deep eaves, and an interior brick chimney. The full-width, hip-roofed front porch has been enclosed with vertical plywood sheathing and has paired vinyl windows flanking a replacement six-panel door. There is a one-story, gabled ell at the rear with a later shed-roofed porch on its left (south) elevation that is supported by square posts. There are a series of small, shed-roofed additions on the right (north) side of the rear ell. The house appears on the 1932 Sanborn map, replacing an earlier house on the site shown on the 1915 Sanborn map. The front porch has been enclosed since at least 1974.

C-Building - Garage, c. 1930 - Side-gabled, frame garage with unpainted weatherboards on the sides and rear, 5V metal roof with exposed rafter tails, a bay on the west end enclosed with flush vertical sheathing, and posts with angled braces dividing the open bays on the south elevation.

HOUSE IMMEDIATELY TO THE SOUTH

415 Hillsborough - House - c. 1825, 1950s

NC - Building

Set back from Hillsborough Street on a narrow lot, this one-story house has a side-gabled Colonial Revival-style wing at the front with a gabled ell that connects to a larger, front-gabled section at the rear (west). The front wing is two bays wide and single-pile with plain weatherboards, six-over-nine wood-sash windows and a dentil cornice. The one-and-a-half-story gabled section at the rear has an entrance on the left (south) elevation; the double-leaf three-panel door with five-light-over-one-panel sidelights and a decorative fanlight may be the enclosure of an original porch. A portion of the house was originally constructed about 1825 and was moved to the site from Chatham County and then heavily remodeled and enlarged. A one-story house with front-facing porch appears on the site, though closer to the road, on the 1932 and 1949 Sanborn map, indicating that the current house was moved to the site between 1949 and 1974 to replace the earlier house.

SUBJECT PROPERTY

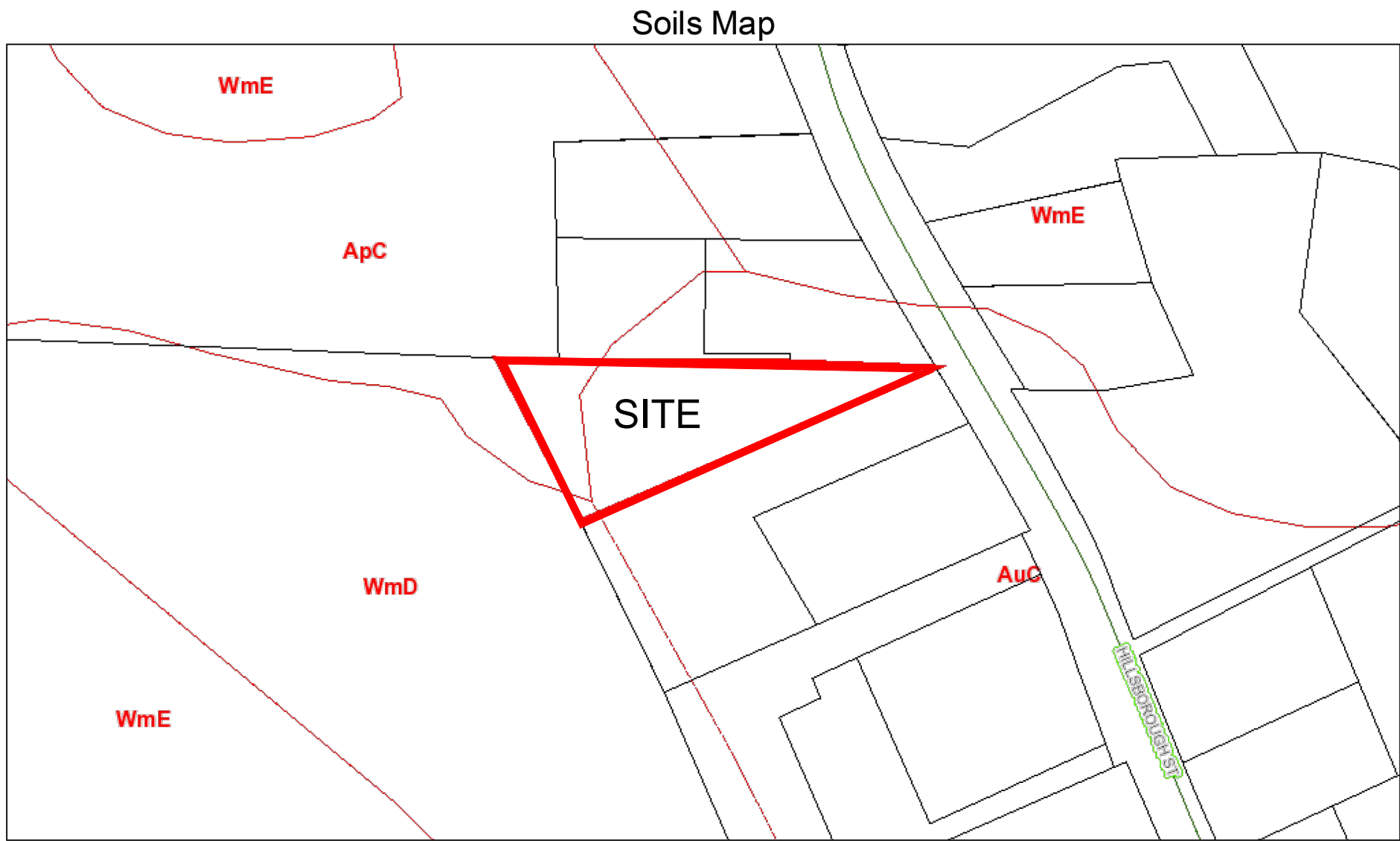
419 Hillsborough - Old Tavern - c. 1814, c. 1980, c. 1995

NC - Building

The left half of this log structure likely dates to the early 1800s, though the building has been significantly altered with the c. 1995 addition of another side-gabled house to the right (north) end. The original three-bay-wide, single-pile structure is of log construction with weatherboards in the gable end, a stone and brick chimney in the right gable end (now obscured) and a one-story, gabled rear ell. A shed-roofed porch on the left (south) elevation of the rear ell has been enclosed. There is an exterior brick chimney in the rear gable end of the ell. Side-gabled, frame wings projecting from the right elevation of the rear ell were constructed between 1974 and 1992. A separate log structure was moved to the site from Chatham County and adjoined to the right end of the façade about 1995. At this time, the house was significantly altered with the installation of a new roof, the replacement of windows with four-over-four windows, which, while appropriate to the era of the house, are smaller than the previous openings, and the construction of a shed-roofed porch that spans the entire width of the enlarged façade.

Local tradition reports that the left side of this log house was once a coaching inn or tavern on the early road from Raleigh to Hillsborough. Its small size indicates that it could have been little more than a wayside stop, providing food and drink downstairs and bedding in the loft. From its construction, it appears the house may date back to the early 1800s. In 1812, the university sold 19 acres of land to Andrew Rhea, professor of Ancient Languages from 1806 to 1814. In 1814, the land was sold to a Captain Samuel Hogg for a sum of \$1,000, indicating that a house existed on the lot. The house on the right end was been moved to this lot from Chatham County.

STRUCTURE IMMEDIATELY TO THE NORTH



April 3, 2025 This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information on this map.

PIN: 9788495465

OWNER 1: ZEMAN PAMELA	SIZE: 0.49 A	BUILDING COUNT: 1
OWNER 2:	DEED REF: 5066/427	LAND VALUE: \$567,000
ADDRESS 1: PO BOX 16968	RATE CODE: 22	BLDG. VALUE: \$161,900
ADDRESS 2:	TOWNSHIP: CHAPEL HILL	USE VALUE: \$0
CITY: CHAPEL HILL	BLDG. SQFT: 1589	TOTAL VALUE: \$728,900
STATE, ZIP: NC 275162339	YEAR BUILT: 1927	DATE SOLD: 11/29/2010
LEGAL DESC: 2 PAMELA ZEMAN P120/42		TAX STAMPS:

0 0.01 0.02 0.04 mi
0 0.015 0.03 0.06 km

ORANGE COUNTY
NORTH CAROLINA

IMPERVIOUS SURFACE	EXISTING	PROPOSED	NEW TOTAL
GRAVEL PARKING & DRIVES	3,218 SF	1,656 SF	4,874 SF
ASPHALT APRON	161 SF	0 SF	161 SF
BUILDINGS & PORCHES	1,648 SF	1,846 SF	3,494 SF
BRICK PATIO, WALKS, WALLS & HVAC	1,703 SF	278 SF	1,981 SF
	6,730 SF	3780 SF	10,510 SF

NOTE:
PARCEL IS NOT LOCATED WITHIN THE WATERSHED PROTECTION DISTRICT.



CERTIFICATE OF APPROPRIATENESS

FOR

PROPOSED ZEMAN COTTAGE

415 HILLSBOROUGH STREET
CHAPEL HILL, CHAPEL HILL TOWNSHIP
NORTH CAROLINA 27514

PIN: 9788-49-5465
SUBMITTED: APRIL 6, 2025 ; REVISED JULY 3, 2025

Sheet List Table	
Sheet Number	Sheet Title
C-1	COVER SHEET
C-2	EXISTING CONDITIONS
C-3	SITE PLAN
C-4	COTTAGE ELEVATIONS
C-5	COTTAGE FLOOR PLAN
C-6	PHOTOGRAPHS OF EXISTING CONDITIONS
C-7	PHOTOGRAPHS OF EXISTING CONDITIONS

- SITE DATA**
- PIN: 9788-49-5465
 - ZONING DISTRICT: R3
 - NET LAND AREA: 21,525 SF
 - GROSS LAND AREA: 21,525 SF; 0.494 AC.
 - ABUILD A 994 SF COTTAGE, WITH FRONT AND BACK PORCHES
 - SITE IS LOCATED WITHIN THE FRANKLIN / ROSEMARY HISTORIC DISTRICT

TOWN OF CHAPEL HILL CASE#



CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4849) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

CIVIL ENGINEER
PHILIP POST ENGINEERING, INC.
PHILIP N. POST, PE, PLS
PO BOX 4912
CHAPEL HILL, N.C. 27515
TEL. (919) 818-7862
philip.n.post@gmail.com

OWNER
PAMELA ZEMAN
104 JONES FERRY ROAD, SUITE C
CARRBORO, N.C. 27510
PH. (919) 260-1019
EMAIL: pamzeman@msn.com

PROJECT NO.	DATE	BY
7		
6		
5		
4		
3		
2	7/3/2025	DNC
1	5/27/2025	DNC

PROJECT ENGINEER	CHECKED BY	DRAWN BY
PNP	PNP	DC
		FIRST ISSUE DATE
		1-30-2025

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PO Box 4912
Chapel Hill, NC 27515

PHILIP POST ENGINEERING
FIRM: C-347

SITE DEVELOPMENT PLAN FOR ZEMAN PROPERTY
415 HILLSBOROUGH STREET
CHAPEL HILL, NORTH CAROLINA 27514

COVER SHEET

PROJECT NO.
415 Hillsborough
DRAWING NAME:
415Hill_CS.dwg
SHEET NO.
C-1

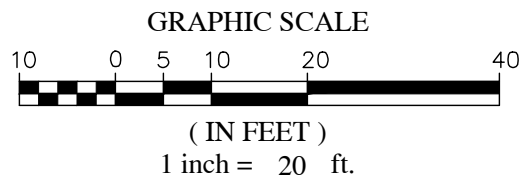


Know what's below.
Call before you dig.



UTILITIES LEGEND:

EXIST	PROPOSED	
		WATER VALVE
		FIRE HYDRANT
		WATER METER
		FIRE DEPT. CONNECTION (FDC)
		REDUCER
		PLUG & BLOCK
		MECHANICAL JOINT / BEND
		POST INDICATOR VALVE (PIV)
		AIR RELEASE VALVE (ARV)
		SANITARY SEWER MANHOLE
		SEWER CLEAN OUT
		CATCH BASIN
		CURB INLET
		DROP INLET
		OPEN THROAT INLET
		JUNCTION BOX
		FLARED END SECTION (FES)
		EXISTING WATER MAIN PROPOSED WATER MAIN / SERVICE
		EXISTING GAS MAIN PROPOSED GAS MAIN
		EXISTING OVERHEAD ELECTRIC PROPOSED UNDERGROUND ELECTRIC
		EXISTING SEWER MAIN PROPOSED SEWER MAIN / SERVICE
		EXISTING STORM PIPE PROPOSED STORM PIPE



PROJECT NO.	DATE	BY
7		
6		
5		
4		
3	7/3/2025	DMC
2	5/27/2025	DMC
1		

REVISIONS

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SITE DEVELOPMENT PLAN FOR
ZEMAN PROPERTY
415 HILLSBOROUGH STREET
CHAPEL HILL, NORTH CAROLINA 27514

EXISTING CONDITIONS PLAN

PROJECT NO. 415 Hillsborough

DRAWING NAME: 415hill_s.dwg

SHEET NO. C-2

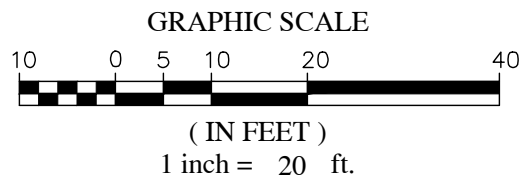


Know what's below.
Call before you dig.



UTILITIES LEGEND:

- | EXIST | PROPOSED | |
|-------|----------|--------------------------------------|
| | | WATER VALVE |
| | | FIRE HYDRANT |
| | | WATER METER |
| | | FIRE DEPT. CONNECTION (FDC) |
| | | REDUCER |
| | | PLUG & BLOCK |
| | | MECHANICAL JOINT / BEND |
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| | | AIR RELEASE VALVE (ARV) |
| | | SANITARY SEWER MANHOLE |
| | | SEWER CLEAN OUT |
| | | CATCH BASIN |
| | | CURB INLET |
| | | DROP INLET |
| | | OPEN THROAT INLET |
| | | JUNCTION BOX |
| | | FLARED END SECTION (FES) |
| | | EXISTING WATER MAIN / SERVICE |
| | | EXISTING GAS MAIN / SERVICE |
| | | EXISTING OVERHEAD ELECTRIC / SERVICE |
| | | EXISTING SEWER MAIN / SERVICE |
| | | EXISTING STORM PIPE / SERVICE |



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SITE DEVELOPMENT PLAN FOR ZEMAN PROPERTY 415 HILLSBOROUGH STREET CHAPEL HILL, NORTH CAROLINA 27514													
SITE PLAN													
PROJECT NO. 415 Hillsborough													
DRAWING NAME: 415hill_s.dwg													
SHEET NO. C-3													



**GOLF
COTTAGE
C0577**

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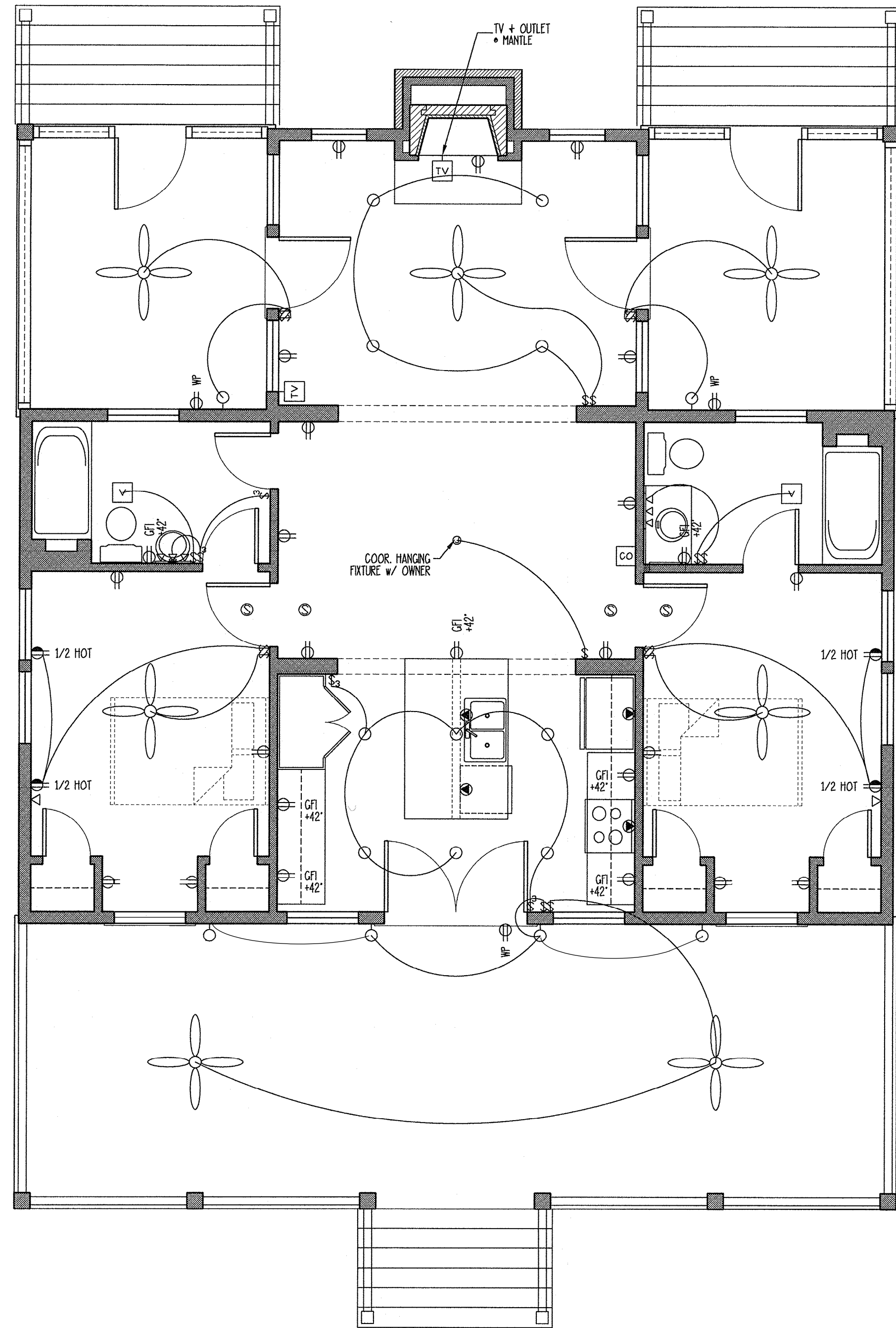
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- MEET ALL ORDINANCES PRIOR TO PROCEEDING WITH CONSTRUCTION
- MEET COMPLIANCE WITH ALL LOCAL CODES
- PLANS INDICATE LOCATIONS ONLY; FINISHING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS
- HOMING A FUNDING LAUNDRY IS NOT INCLUDED; THESE SHOULD BE OBTAINED FROM A LOCAL HOME CONTRACTOR OR INDUSTRY TO ENSURE COMPLIANCE WITH LOCAL CODE
- LAND AND EQUIPMENT IS SITED CORRESPONDING TO YOUR PRECEDENCE RECORD AND CONDITIONS.
- MEET ALL STRUCTURAL REQUIREMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE :	12/21/2018
JOB NO. :	C0577
DRAWN BY :	KS
DWG. NAME :	C0577 RIG.dwg

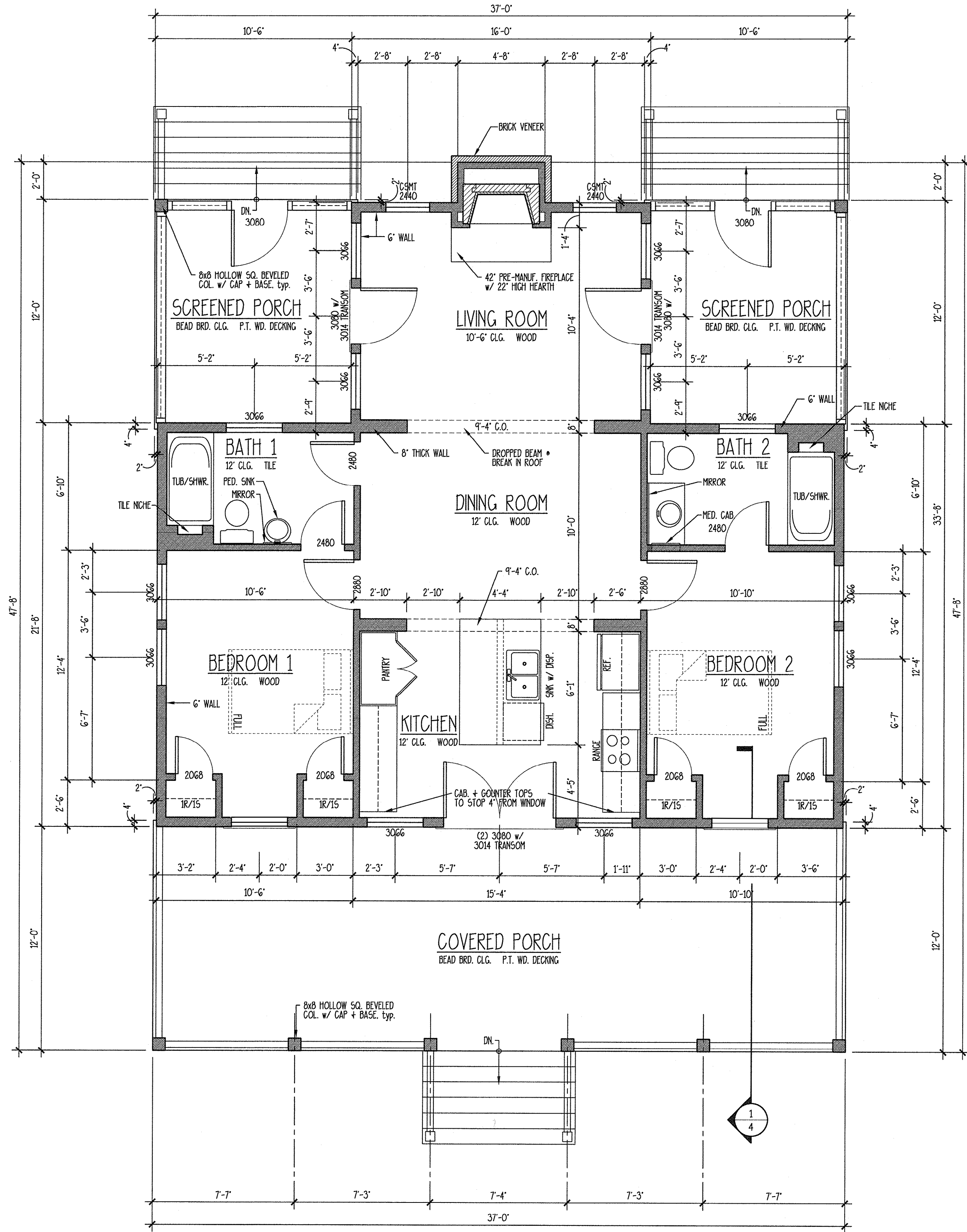
C-4

	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
	WATER PROOF OUTLET
	GROUND FAULT OUTLET
	QUADRUPLIX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
	TELEVISION JACK
	VENT
	VENT W/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	FLOURESCENT FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
	SMOKE ALARM
	CARBON MONOXIDE DETECTOR



ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"

GOLF COTTAGE C0577

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-VERIFY ALL LOCAL CODES AND ORDINANCES
-VERIFY ALL FLOORING, FINISHES, AND FIXTURES ARE OBTAINED FROM A LOCAL REPUTABLE CONTRACTOR OR MANUFACTURER TO ENSURE COMPLIANCE WITH LOCAL CODE
-VERIFY THAT ALL FINISHES ARE SELECTED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR BUILDERS.

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DRAWN BY :	NS
DATE NAME :	C0577 Rev.dwg



NEIGHBOR - NORTH
NEXT DOOR



NEIGHBOR - NORTH
TWO DOORS DOWN



NEIGHBOR - EAST



NEIGHBOR -EAST



NEIGHBOR - SOUTH



NEIGHBOR -EAST

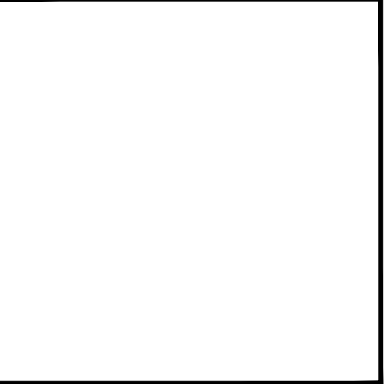


NEIGHBOR - SOUTH




NEIGHBOR -EAST

7						
6						
5						
4						
3						
2	IMPERVIOUS AREAS				7/7/2025	DWG
1	BUILDING SQUARE FOOTAGE				5/27/2025	DWG
REVISIONS					DATE	BY



PROJECT ENGINEER	PNP
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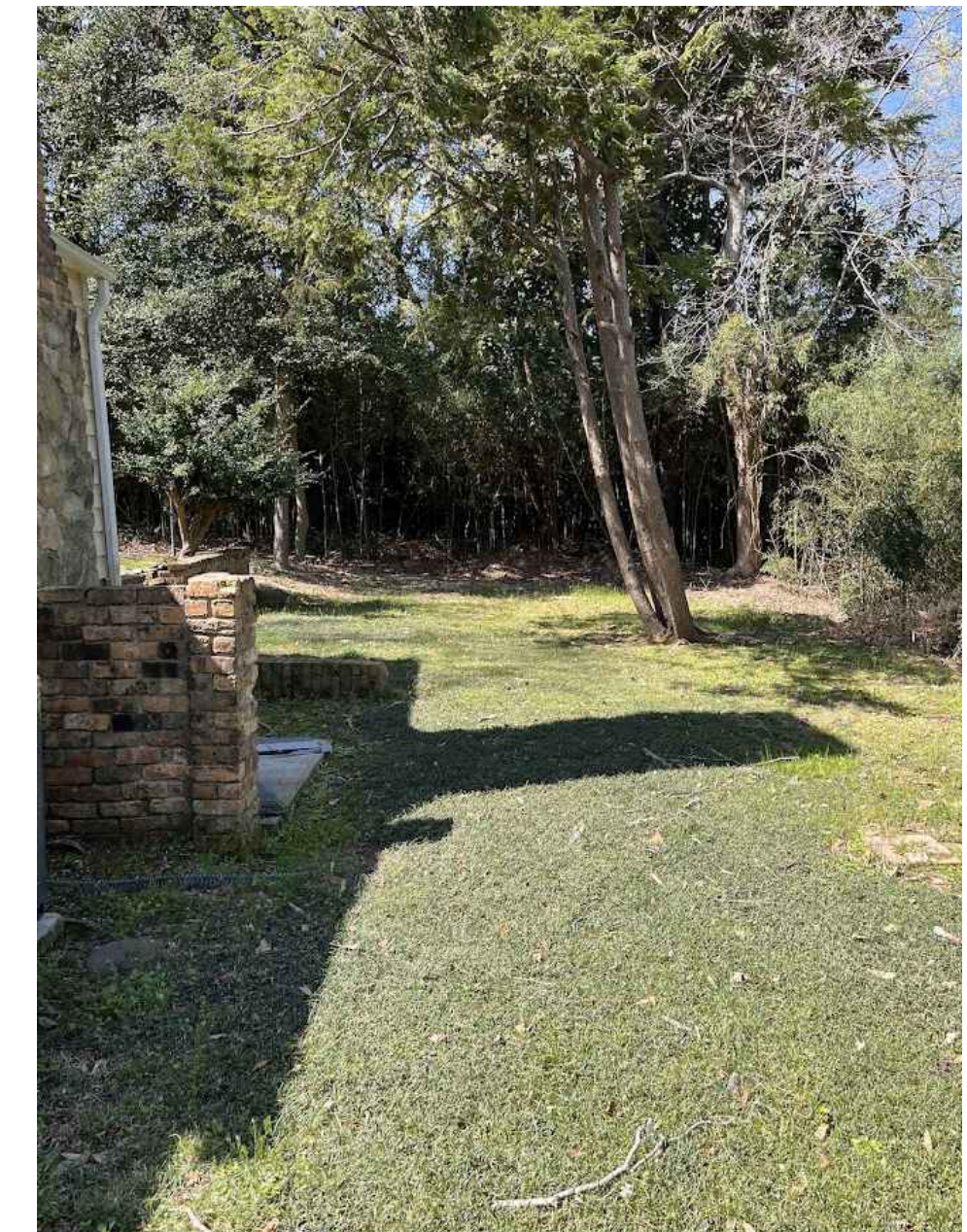
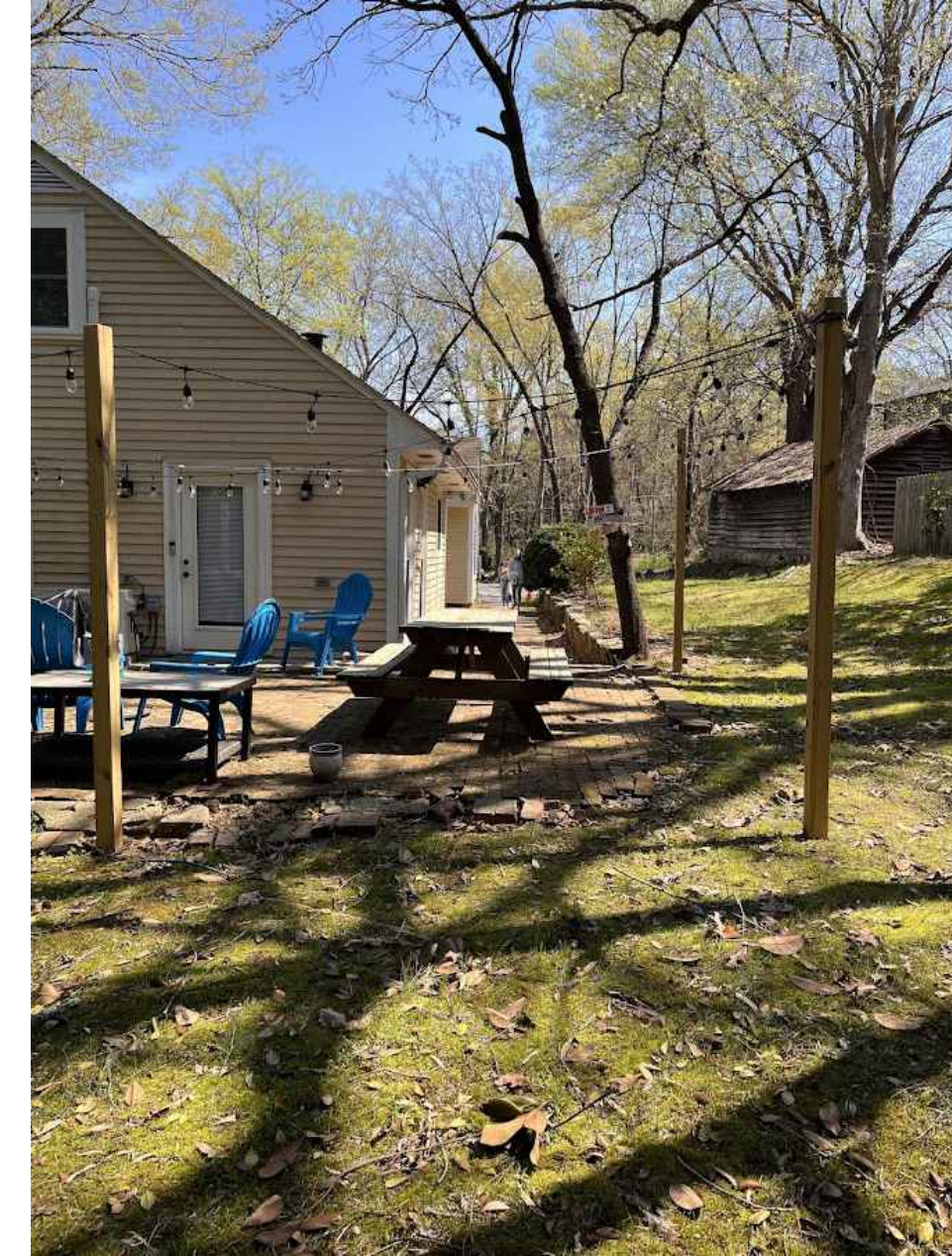
SITE DEVELOPMENT PLAN FOR
ZEMAN PROPERTY
415 HILLSBOROUGH STREET
CHAPEL HILL, NORTH CAROLINA 27514

PHOTOGRAPHS OF EXISTING CONDITIONS

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SHEET NO.
C-6



ZEMAN PROPERTY
415 HILLSBOROUGH STREET
CHAPEL HILL, NORTH CAROLINA 27514

PROJECT NO.
415 Hillsborough
DRAWING NAME:
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SHEET NO.
C-7

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112



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C0577**

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BEFORE BEINGING CONSTRUCTION ALLOWED RAIN ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY TYPE CONSTRUCTION FROM THIS PLAN.

- VERIFY ALL DIMENSIONS FROM TO PROCEEDING WITH CONSTRUCTION
- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- PLANS INDICATE LOCATIONS ONLY, FINISHING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
- FINISH PLUMBING LAYOUTS ARE NOT INCLUDED, THESE SHOULD BE OBTAINED FROM A LOCAL PLUMBING CONTRACTOR OR OWNER TO ENSURE COMPLIANCE WITH LOCAL CODE
- AND THAT EQUIPMENT IS SITED CORRECTLY FOR YOUR SPECIFIC REGION AND CONDITIONS.
- VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE :	12/21/2018
JOB NO. :	C0577
DRAW. BY :	KS
DWG. NAME :	C0577 EIG.dwg

3