

**MEMORANDUM**

TO: Chapel Hill Historic District Commission

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

SUBJECT: 208 Spring Lane: Certificate of Appropriateness (COA)  
(PIN 9788-48-3481, HDC-25-3)

FILING DATE: January 24, 2025

DATE: April 8, 2025

**COA SUMMARY**

The applicant, Josh and Robin Gurlitz, requests a COA for installation of low-profile solar panels on the rear (south) roof. Panels will be flush mounted to the existing roof. The panels will not extend beyond the roof ridge, or extend beyond the roof edge, or alter the form of the roof.

**EXISTING CONDITIONS**

The property is zoned Residential-3 (R-3) and is in the Franklin-Rosemary Historic District.

**BACKGROUND**

January 24, 2025	The applicant submits a COA application for the work described above.
March 11, 2025	The Historic Commission voted to continue this application to the April 8, 2025 meeting due to a lack of quorum.

**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 proposed solar panels, their 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\*](#)<sup>1</sup> are incorporated into the record by reference.

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<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)

## ATTACHMENTS

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

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<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)