

**TOWN OF CHAPEL HILL  
HISTORIC DISTRICT COMMISSION  
WRITTEN DECISION  
(HDC-24-41)**

**Subject Property:** 217 Vance Street, Chapel Hill, NC  
**PIN#:** 9788-34-3525  
**Historic District:** Cameron-McCauley Historic District  
**Property Owner:** 217 Vance Street, LLC (Shirley Jones)  
**Applicant:** Joanye Pitts

At its regular meeting on December 10, 2024, 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 7 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 217 Vance Street, Chapel Hill, NC (PIN 9788-34-3525), is located within the Town’s Gimghoul Historic District and is zoned Residential-2 (R-2).
2. The Subject Property is owned by 217 Vance Street, LLC (the “Owner”).
3. The certificate of appropriateness application (the “Application”) was submitted by Joanye Pitts (the “Applicant”) on November 13, 2024.
4. The Application sought approval for construction of a 6-foot tall wood fence along the northwest property line.
5. The Application was scheduled for hearing by the HDC at its regular meeting on December 10, 2024. Notice of the HDC’s regular meeting was provided as required by law.
6. HDC Members Josh Gurlitz and Brian Daniels were absent from the December 10, 2024, meeting. All other HDC Members were present.
7. The staff report and application materials were entered into the record for the meeting.
8. The Applicant generally provided material showing:

- a. The design, materials and design of the new fence will complement the current house and are compatible with the architectural style and surrounding neighborhood homes in the Historic District.
  - b. The fence replaced a c.1960 wood post and metal mesh landscape fence that was damaged by a summer storm.
9. Tom Grasty, resident of 216 Vance Street, spoke in support of the project and spoke of the applicant's efforts to restore the property following the storm damage.
  10. No material was presented in opposition to the Application.

### Conclusions

1. Based upon the uncontroverted material 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 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 \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Brian Daniels, HDC Chair