

**TOWN OF CHAPEL HILL
HISTORIC DISTRICT COMMISSION
WRITTEN DECISION
(HDC-25-3)**

Subject Property: 208 Spring Lane, Chapel Hill, NC
PIN#: 9788-48-3481
Historic District: Franklin-Rosemary Historic District
Property Owner: Josh & Robin Gurlitz
Applicant: Josh & Robin Gurlitz

At its regular meeting on April 8, 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 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 208 Spring Lane, Chapel Hill, NC (PIN 9788-48-3481), is located within the Town’s Franklin-Rosemary Historic District and is zoned Residential-3 (R-3).
2. The Subject Property is owned by Josh & Robin Gurlitz (the “Owner”).
3. The certificate of appropriateness application (the “Application”) was submitted by Josh & Robin Gurlitz (the “Applicant”) on January 24, 2025.
4. The Application sought approval to install low-profile solar panels on the rear (south) roof.
5. The Application was scheduled for hearing by the HDC at its regular meeting on March 11, 2025. Notice of the HDC’s regular meeting was provided as required by law. Due to a lack of quorum, the evidentiary hearing on the Application was continued by majority vote of the HDC to its regular meeting on April 8, 2025.
6. HDC Member Duncan Lascelles was absent from the April 8, 2025, meeting. All other HDC Members were present.
7. HDC Member Josh Gurlitz was recused from participating in the deliberations and vote on the Application by unanimous vote of the HDC due to the fact that Mr. Gurlitz was one of the Applicants.

8. An oath was administered to the Applicant.
9. The staff report and application materials associated with the April 8, 2025, evidentiary hearing were entered into the record for the meeting.
10. During the April 8, 2025, evidentiary hearing, the Applicant testified and provided evidence showing:
 - a. The house located on the Subject Property was constructed in 1983;
 - b. The house located on the Subject Property is not easily visible from any public street;
 - c. At least one house located on a nearby property has solar panels installed on the roof.
11. No additional 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 10th day of June, 2025.

Brian Daniels, HDC Chair