

**TOWN OF CHAPEL HILL  
HISTORIC DISTRICTS COMMISSION  
WRITTEN DECISION  
(HDC-24-6)**

**Subject Property:** 304 S. Columbia Street, Chapel Hill, NC  
**PIN#:** 9788-45-1314  
**Historic District:** Cameron-McCauley Historic District  
**Property Owner:** NC Beta Foundation  
**Applicant:** David Swanson

At its regular meeting on March 12, 2024, after conducting a duly advertised quasi-judicial evidentiary hearing, and after considering the above-referenced application for certificate of appropriateness, the application materials, the staff report, testimony, exhibits, and evidence presented at the hearing 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 Districts Commission (the “HDC”) voted 6-0 to **APPROVE** a certificate of appropriateness for all elements of the application, subject to the conditions that the bases of the rear portico columns shall be taller than the capitals of the rear portico columns and that the Applicant shall install the flush panel gate on the dumpster enclosure, 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 304 S. Columbia Street, Chapel Hill, NC (PIN 9788-45-1314), is located within the Town’s Franklin-Rosemary Historic District and is zoned Office/Institutional-3 (OI-3).
2. The Subject Property is owned by NC Beta Foundation (the “Owner”).
3. The certificate of appropriateness application (the “Application”) was submitted by David Swanson (the “Applicant”), with consent and authorization of the Owner, on February 12, 2024.
4. The Application sought approval to:
  - a. Construct a new 9-foot by 15-foot flat-roofed wood portico structure at the rear entrance on the west elevation to replace an existing canvas canopy. The new columns will be similar in appearance to those found on the south façade and at the east entrance.
  - b. Widen the existing brick walkway leading to the rear entrance by 2-feet on each side.
  - c. Replace the existing metal storage shed with a new wood frame gable-roofed structure of roughly the same size.
  - d. Replace the white vinyl panels on the dumpster enclosure gate with dark brown metal panels.

5. The Application was scheduled for hearing by the HDC at its regular meeting on March 12, 2024. Notice of the HDC's regular meeting and evidentiary hearing was provided as required by law.

6. HDC Chair Brian Daniels and HDC member Clarke Martin were absent from the March 12, 2024, meeting and evidentiary hearing.

7. The staff report, application materials, and presentation materials were all entered into the record.

8. At the evidentiary hearing, HDC members indicated that they did not have any conflicts of interest and the Applicant did not object to participation in the evidentiary hearing, deliberation, or decision by any member of the HDC.

9. At the evidentiary hearing, the Applicant and project architect John Hawkins presented testimony and a PowerPoint presentation describing the proposed work, and generally provided evidence that:

- a. The proposed improvements are similar in materials, size, and scale to the existing elements of the building and nearby properties.
- b. The proposed portico and columns are similar in design and materials to existing elements of the building and that the relative proportions of the capitals and bases of the existing columns are unique in the Cameron-McCauley Historic District.
- c. The proposed widening of the brick walkway is similar in material and design to the existing walkway, which was previously approved by the HDC.
- d. The proposed wooden storage shed is similar in material and design to other features within the Cameron-McCauley Historic District.
- e. The proposed dumpster enclosure gate will be sturdier and less obtrusive than the existing deteriorated vinyl gate.

10. The Applicant did not object to the conditions imposed by the HDC.

11. No evidence was presented in opposition to the Application.

### **Conclusions**

1. Based upon the uncontroverted competent, material, and substantial evidence 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, subject to the following conditions:

- a. The bases of the rear portico columns shall be taller than the capitals of the rear portico columns.
- b. The Applicant shall install the flush panel gate on the dumpster enclosure.

**ACCORDINGLY**, based on the foregoing the Town of Chapel Hill Historic Districts Commission hereby **APPROVES** the Application proposed by the Applicant for the Subject Property and **DIRECTS** Town Staff to issue a Certificate of Occupancy to the Applicant.

This the \_\_\_\_ day of \_\_\_\_\_, 2024.

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Polly van de Velde, HDC Vice Chair