

**HDC-25-15**

Historic District

Certificate of

Appropriateness

Status: Active

Submitted On: 7/12/2025

Primary Location218 WILSON ST
CHAPEL HILL, NC 27516**Owner**NORTH CAROLINA STATE
OF
1321 MAIL SERVICE
CENTER RALEIGH, NC
276991321**Applicant** Phil Szostak
 919-302-0034
 pszostak@szostakdesign.com
 310 1/2 W Franklin
Chapel Hill , NC 27516

Certificate of Appropriateness Form

Historic District *

Cameron-McCauley

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. ***

20 ft x 20 ft solar shade structure will be added to UNC's Community Garden

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

No

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

No

Applicant Authorization

Applicant Signature*

University of North Carolina

Jul 12, 2025

Relationship to Property Owner*

Other

If other, please explain relationship to property owner.

*

Szostak Design is the architect for the project.



Town of Chapel Hill
Planning Department
405 Martin Luther King Jr Blvd
Phone: (919) 968-2728

Email: planning@townofchapelhill.org
www.townofchapelhill.org

Property Owner Authorization Form

Staff Use Only
Application Number:

The current property owner must complete and sign this authorization form if someone else applies for a Certificate of Appropriateness on their behalf. Please submit a separate form per property owner.

Project Name: Community Garden Solar Shade
Property Address: 218 Wilson Street
Parcel Identifier Number(s) (PINs): 9788350684
Property Owner Name: The University of North Carolina at Chapel Hill
Property Owner Address: 103 Airport Drive, Chapel Hill, NC 27599
Email: evan.yassky@fac.unc.edu Phone: 919-843-5103
Relationship to Applicant: Client
If the property owner is an entity, provide detailed information regarding the principals of the entity.
Property Owner Authorization

Signature: _____

Date: June 30, 2025

Print Name: Evan Yassky

History and Character of the Subject Property and Historic District

UNC Community Garden – Proposed Solar Sunshade and Equipment Storage Project

Location:

The UNC Community Garden is located on property owned by the University of North Carolina at Chapel Hill. The garden site lies adjacent to or within proximity to the **West Chapel Hill National Register Historic District**, near the McCauley-Cameron historic inventory area. The property is within the review jurisdiction of the **Chapel Hill Historic District Commission**.

Historic Context:

The West Chapel Hill Historic District is characterized by its early- to mid-20th-century residential development patterns. The district's fabric reflects a mix of architectural styles including Craftsman, Colonial Revival, and Minimal Traditional, with homes generally built between 1900 and 1950. The district is notable for its tree-lined streets, modestly scaled homes, and proximity to the UNC campus, which has influenced patterns of growth, land use, and social activity.

The garden site, while part of a university-owned parcel, is currently open green space. The site does **not contain any historic structures** and is used as a **community-accessible agricultural space**, which contributes to the evolving civic and educational use of university land. The UNC Community Garden was initiated in the early 2010s by the university's sustainability office and local volunteers to improve access to healthy food and foster engagement with environmental stewardship.

Construction History:

There are no recorded structures or historically contributing buildings currently located on the garden site. The property has not undergone any previous additions, demolitions, or alterations requiring historic district review. The only improvements to date have been temporary: moveable sheds, raised garden beds, and compost bins, installed and maintained by volunteers.

Associated Persons and Events:

The UNC Community Garden is not associated with a specific historic architect, builder, or family. It is, however, a notable contemporary example of UNC's commitment to sustainability, public engagement, and social equity. While not historic in the traditional architectural sense, the project aligns with broader themes in Chapel Hill's history around land stewardship, education, and civic participation.

Sources Consulted:

- **Orange County Real Estate Data:** Confirmed parcel information and land use (UNC-owned parcel; no private residential structures).
- **NC Preservation Office GIS Map:** Identified location within the review boundary of the Chapel Hill Historic District.
- **West Chapel Hill Historic District National Register Nomination** (accessed via NCDCCR): Reviewed contextual information for contributing properties and character.
- **UNC Office of Sustainability Archives:** Provided timeline and background for the garden's creation and programmatic goals.
- **Sanborn Fire Insurance Maps:** No prior structures identified on the garden site as of most recent available maps (1930s–1950s).
- **Historic Photographs / Chapel Hill Historical Society Archives:** No historic buildings or structures found at this site.

- **Newspaper Articles / The Daily Tar Heel Archives (2011–2016):** Documented the formation and mission of the community garden.

UNC Community Garden Solar Sunshade and Equipment Storage Structure

Design Narrative for Certificate of Appropriateness

Project Overview:

The proposed project introduces a new solar-powered sunshade structure and an adjacent garden equipment storage unit at the UNC Community Garden, located on university-owned land within the Chapel Hill Historic District. The Community Garden is a vibrant hub that produces over 4,000–5,000 pounds of fresh produce annually for university staff and community members. The proposed structures support the mission of the garden while demonstrating principles of environmental stewardship, community well-being, and sustainable design.

1. Existing Site Conditions

The current garden site is a cultivated open green space bordered by informal paths, native planting beds, and small-scale composting areas. It includes basic, non-permanent features such as trellises and tool sheds. The area where the proposed structures will be located is relatively flat and has been previously used as a shaded gathering spot with portable canopies and tables.

2. Proposed Structures and Architectural Features

Solar Sunshade Structure (20' x 20')

The sunshade structure will serve as a gathering, workspace, and educational area for volunteers, students, and visitors. The open-air pavilion is designed to harmonize with the landscape while providing durable, low-maintenance protection from the sun and rain.

- **Structure:** Constructed using locally sourced, sustainably harvested timber beams joined with exposed timber joinery.
- **Roof:** A shallow gabled canopy supports bifacial, transparent solar panels, which allow dappled sunlight to filter through while generating electricity on both sides.
- **Footings:** The structure will be supported on minimal-impact concrete piers or ground screws to avoid disturbing root systems and maintain natural drainage patterns.

Equipment Storage Unit (4' x 12' footprint; 10' height)

Adjacent to the pavilion will be a compact storage structure, integrated visually with the larger shade structure.

- **Structure:** Wood-framed with vertical cedar siding left to weather naturally to a silvery gray.

- **Roofing:** Standing seam metal roof with a modest overhang, designed to minimize rain impact and protect the contents.
- **Doors:** Solid wood access door with padlock hardware.
- **Ventilation:** Passive ventilation louvers near roofline for airflow.

3. Previous Additions or Alterations

There have been no permanent additions, structures, or utilities installed on the site to date. The existing garden structures are temporary, non-permanent sheds and open trellis systems.

4. Description of Proposed Physical Changes

- Installation of a **20' x 20' off-grid solar sunshade pavilion**
- Construction of a **4' x 12' x 10' equipment storage shed**
- Minimal site disturbance using pier or ground-screw footings
- Installation of solar panel system (approx. 16 bifacial panels), battery bank, inverter, and off-grid lighting and power outlets within the structure
- **No excavation, grading, or utility connections** required**

5. Material Specifications

Component	Material / Product Detail	Notes
Structure (Framing)	Douglas Fir or Southern Yellow Pine, kiln-dried	Exposed joinery; rough-sawn finish
Roof	Transparent Bifacial Solar Panels (e.g., Lumos LSX)	Allow filtered light; 72-cell; UL 1703 certified
Storage Siding	Vertical 1x6 tongue-and-groove Western Red Cedar	Left unfinished to weather naturally
Storage Roof	24-gauge Standing Seam Metal (Color: Galvalume)	Sloped for drainage, low reflectivity
Decking / Floor	Reinforced gravel pad or permeable pavers	Allows water infiltration; no permanent slab
Doors / Trim	Solid wood, painted or natural finish	Simple detailing to match context
Electrical Components	Victron or Sol-Ark inverter; LiFePO4 battery bank	Housed inside shed; UL listed components
Light Fixtures	Off-grid LED fixtures with motion sensor & solar timer	Downcast, shielded to avoid glare

6. Compliance with Chapel Hill Historic District Design Principles & Standards

The design aligns with the following relevant standards:

- **Siting and Orientation (Standards 1.1–1.4):**
Structures are sited to avoid impact on adjacent properties or public view corridors. The 20' x 20' shade structure is placed in a flat area within the interior of the site and is screened by landscape elements.
- **Materials and Texture (Standard 3.1–3.3):**
Natural wood siding and structural timbers are consistent with the character of vernacular agricultural and utility structures. Transparent solar panels provide a modern feature but remain visually understated due to their muted framing and dappled light transmission.
- **Roof Form and Materials (Standard 4.1–4.3):**
The sloped roof and exposed framing detail reflect traditional forms, while the standing seam metal on the storage structure aligns with contemporary rural utility buildings.
- **Outbuildings and Site Features (Standard 6.1–6.4):**
The storage structure is scaled and detailed as a modest, visually subordinate feature appropriate to a garden context. No fencing, paving, or permanent utilities are proposed.
- **Sustainability and Innovation (Guiding Principle):**
The project exemplifies the Chapel Hill Historic District's commitment to sustainability by being completely off-grid, self-sufficient, and built with durable and renewable materials.

Conclusion

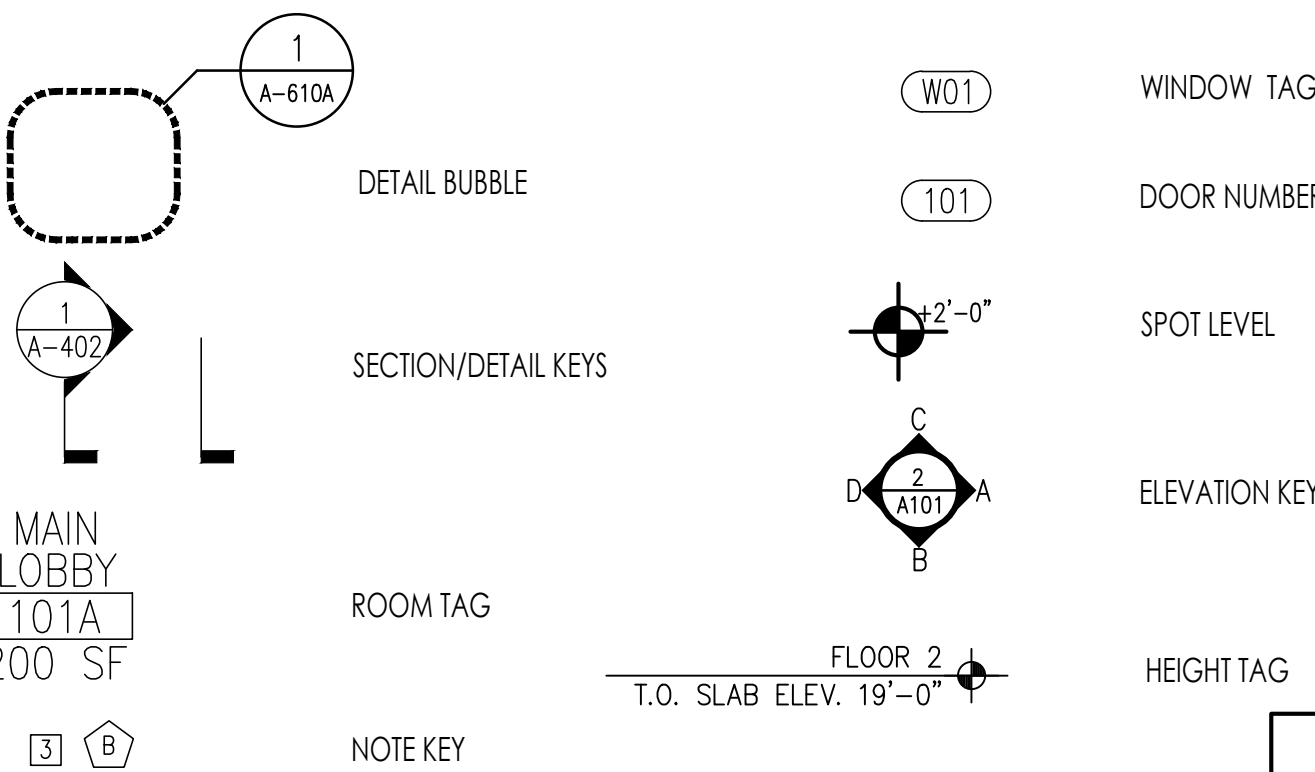
This modest, thoughtfully designed solar sunshade and storage structure will serve a vital functional and educational role in support of the UNC Community Garden. The structures are designed to be respectful of the natural and cultural setting, require no connection to public utilities, and provide an environmentally responsible model of how architecture can support community wellness, food access, and sustainability in harmony with the surrounding district.



AB	ANCHOR BOLT	GWB	GYPSUM WALL BOARD	PTB	PAPER TOWEL RECEPTOR
A/C	AIR CONDITIONING	GR	GRADE(ING)	PTW	PRESSURE TREATED WOOD
AC	ACOUSTICAL	GALV	GALVANIZED	PTN	PARTITION
ACT	ACOUSTICAL TILE	HB	HOSE BIB	PV	PAVING
ADJT	ADJUSTABLE	HBD	HARBOR BOARD	PWD	PLYWOOD
AFF	ABOVE FINISH FLOOR	H/C	HANDICAPPED	R	RISER
ALT	ALTERNATE	HDW	HARDWARE	RA	RETURN AIR
ALUM	ALUMINUM	HDWD	HARDWOOD	RAD	RADIUS
APPR	APPROXIMATELY	HM	HOLLOW METAL	RCM	RECESSED MAT
ARCH	ARCHITECT	HOR	HORIZONTAL(ITY)	RCP	REFLECTED CEILING PLAN
ASPH	ASPHALT	HR	HOUR	RD	ROOF DRAIN
BD	BOARD	HT	HEIGHT	RDL	ROOF DRAIN LEADER
BET	BETWEEN	HTG	HEATING	RE	REINFORCED
BIT	BITUMINOUS	HW	HOT WATER	RENO	RENOVATED
BLDG	BUILDING	HWH	HOT WATER HEATER	REQD	REQUIRED
BLK	BLOCK(ING)	HWD	HARDWORK	RET	RETURN
BM	BENCH MARK	ID	INSIDE DIAMETER	REV	REVISION
BTM	BOTTOM	INCL	INCLUDE(ING)(ED)	RM	ROOM
BROG	BROOKING	INFO	INFORMATION	RO	ROUGH OPENING
B.O.	BOTTOM OF	INSUL	INSULATION	RWB	RUBBER WALL BASE
CAB	CABINET	INT	INTERIOR	SAB	SOUND ATTENUATION BLANKET
CB	CATCH BASIN	INV	INVERT	SCH	SCHEDULED
CBD	CHALKBOARD	J.C.	JANITOR'S CLOSET	SCPR	SCUPPER
CEM	CEMENT	JB	JOIST BEARING	SD	STORM DRAIN
CI	CAST IRON	JT	JOINT	SEC	SECTION
CJT	CONTROL JOINT	LAM	LAMINATE(ED)	SF	SQUARE FOOT
CLK	CLARK(ING), CAULK(ING)	LAV	LAVATORY	SH	SHEET
CLG	CEILING	LCTN	LOCATION	SHTH	SHEATHING
CMU	CONCRETE MASONRY UNIT	LKR	LOCKER(S)	SIM	SIMILAR
CO	CLEAN-OUT	LNG	LONGITUDINAL	SMR	SINGLE-PLY MEMBRANE ROOF
COL	COLUMN	LT	LIGHT	SPEC	SPECIFICATION
CONC	CONCRETE	MAS	MASONRY	SPL	SPECIAL
COND	CONDITION(IES)	MAX	MAXIMUM	SQ	SQUARE
CONST	CONSTRUCTION	MBO	MARKER BOARD	SST	STAINLESS STEEL
CONT	CONTINUOUS	MBR	MEMBER	STL	STEEL
CONTR	CONTRACT(OR)	MECH	MECHANICAL	STD	STANDARD
CP	CONCRETE PIPE	MET	METAL	STO	STORAGE
CPT	CARPET(ED)	MFR	MANUFACTURER	STR	STRUCTURAL
CRS	COURSE(S)	MH	MANHOLE	SUS	SUSPENDED
CS	COUNTERSINK	MIN	MINIMUM	SW	SWITCH
CT	CERAMIC TILE	MIR	MIRROR	SYM	SYMMETRY
DBL	DOUBLE	MISC	MISCELLANEOUS	T	TREAD
DIAM	DIAMETER	MO	MASONRY OPENING	TB	TACK BOARD
DIM	DIMENSION	MRS	MARBLE	TBR	TO BE REMOVED
DIV	DIVISION	MTL	METAL	TEL	TELEPHONE
DN	DOWN	MDO	MEDIUM DENSITY OVERLAY	TEM	TEMPERED
DS	DOWNSPOUT	N	NORTH	T&G	TONG AND GROOVE
DTL	DETAIL	NA	NOT APPLICABLE	THK	THICKNESS
DWG	DRAWING	NIC	NOT IN CONTRACT	THR	THRESHOLD
EA	EACH	NO	NUMBER	TOIL	TOILET
EIS	EXTERIOR INSULATION AND FINISH SYSTEM	NOM	NOMINAL	TPD	TOILET PAPER DISPENSER
EJT	EXPANSION JOINT	NTS	NOT TO SCALE	TS	TACK STRIP
ELEC	ELECTRIC(IAL)	OA	OVERALL	TRD	TREATED
ELEV	ELEVATION	OC	ON CENTER	TYP	TYPICAL
ENC	ENCLOSURE(ED)	OD	OUTSIDE DIMENSION	T/O	TOP OF
ENL	ENLARGE(ED)	OPER	OPERABLE	UC	UNDERCUT
EQ	EQUAL	OPG	OPENING	UL	UNDERWRITERS LABORATORY
EQP	EQUIPMENT	OPP	OPPOSITE	UNFIN	UNFINISHED
EWC	ELECTRIC WATER COOLER	OZ	OUNCE	UON	UNLESS OTHERWISE NOTE
EWI	ELECTRIC WALL HEATER	PART	PARTIAL	URNL	URNAL
EWP	EPOXY WALL PAINT	PC	PIECE	V	VINYL
EX	EXISTING	PCC	PRECAST CONCRETE	VB	VAPOR BARRIER
EXP	EXPOSED	PERI	PERIMETER	VCT	VINYL COMPOSITE TILE
EXT	EXTERIOR	PERF	PERFORATED	VERT	VERTICAL
FAB	FABRICATE	PFB	PREFABRICATED	VIF	VERIFY IN FIELD
FARM	FLUID-APPLIED ROOFING MEMBRANE	PFC	PREFINISHED CANOPY	VF	VINYL FABRIC
FD	FLOOR DRAIN	PFN	PREFINISHED	VTR	VENT THROUGH ROOF
FEC	FIRE EXTINGUISHER CABINET	PG	PLATE GLASS	W	WASHER
FF	TO FINISH FACE	PH	PEG HANGER	WC	WATER CLOSET
FIE	FINISH FLOOR ELEVATION	PL	PLATE	WD	WOOD
FHC	FIRE HOSE CABINET	PLAM	PLASTIC LAMINATE	WIN	WINDOW
FNI	FINISH(ED)	PLAS	PLASTER	WP	WATERPROOFING
FLR	FLOOR(ING)	PLBG	PLUMBING	WT	WEIGHT
FMG	FRAMING	PLNT	PLANT(ER)(ED)	WSCOT	WAINSCOT
FND	FOUNDATION	PNL	PANEL	WWF	WELDED WIRE FABRIC
FTG	FOOTING	PNT	PAINT(ED)	W/	WITH
GA	GAGE, GAUGE	POL	POLISHED	YD	YARD
GB	GRAB BAR	PT	POINT		
GC	GENERAL CONTRACTOR	PTD	PAINTED		
GL	GLASS GLAZING				
GP	GALVANIZED PIPE				

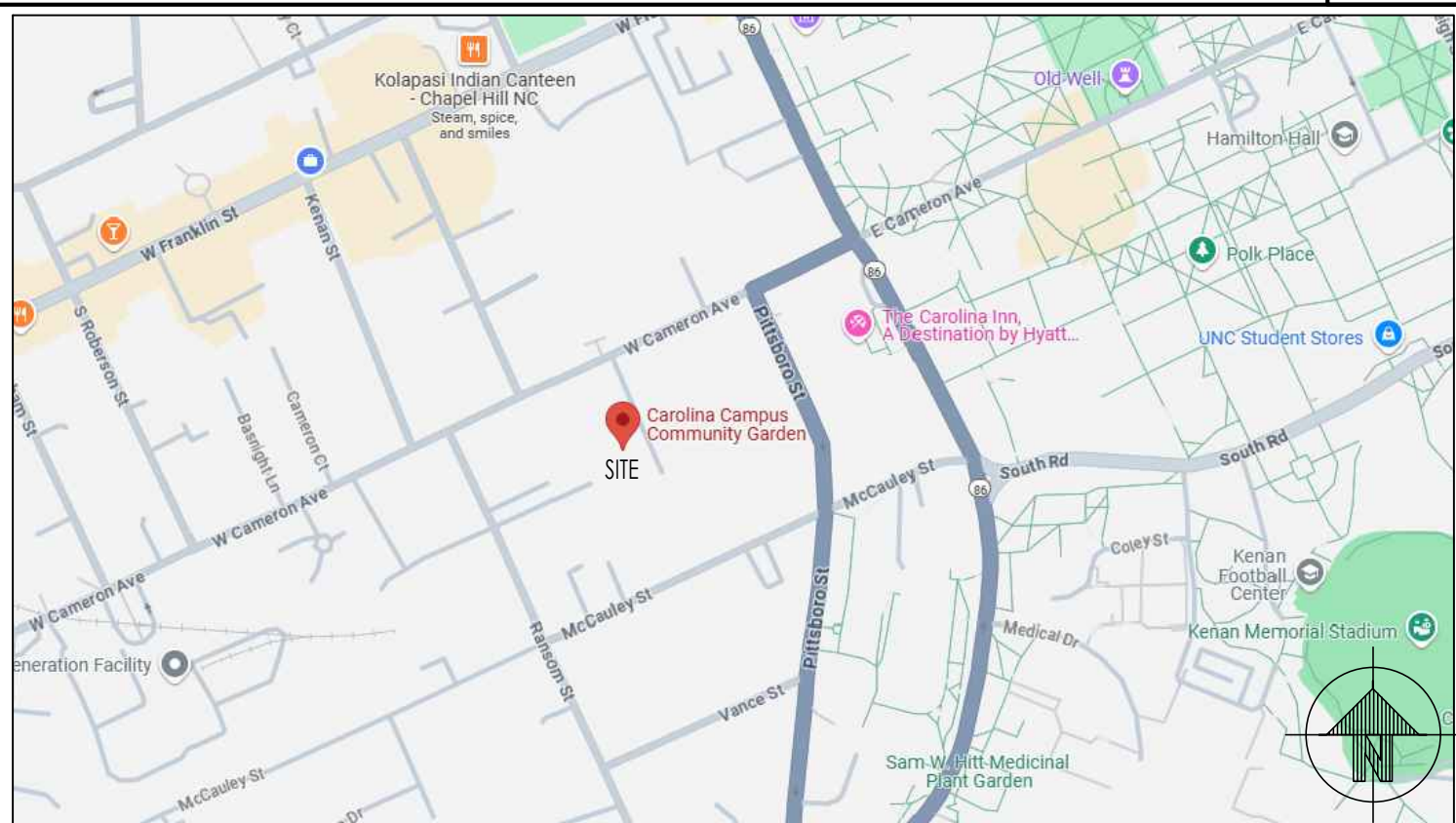
STANDARD ABBREVIATIONS

5



KEY

4



VICINITY MAP

3

CONSTRUCTION DOCUMENT

UNC CHAPEL HILL

COMMUNITY GARDEN SHADE

218 WILSON ST. & 305, 307 CAMERON AVE
CHAPEL HILL, NC 27516

30 JUNE 2025



COVER SHEETS

CO COVER SHEET / INDEX

CIVIL DRAWINGS

C-1.1 SITE PLAN

ARCHITECTURAL DRAWINGS

A-1.1 PLANS
A-1.2 PLANS
A-5.1 EXTERIOR ELEVATIONS
A-6.1 BUILDING/WALL SECTIONS
A-7.1 DETAILS

SZOSTAK DESIGN

UNC CHAPEL HILL COMMUNITY GARDEN SHADE

SCO#: 25-29815-01

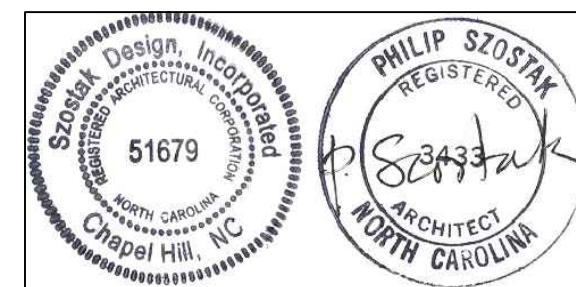
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www.szostakdesign.com

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COVER SHEET / INDEX

CONSTRUCTION DOCUMENT

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Facilities Planning & Design
(984) 484-4668

Architect

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Chapel Hill, North Carolina 27516

Contact Person:
Phil Szostak, Owner
(919) 302-0034
pszostak@szostakdesign.com

CONSULTANTS

2

DRAWING INDEX

1

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DESIGN

UNC CHAPEL HILL
COMMUNITY
GARDEN SHADE

SCO#: 25-29815-01

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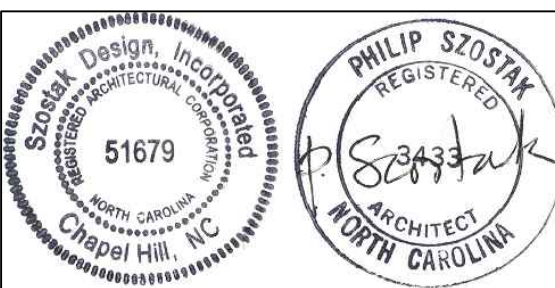
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GENERAL NOTES:

1. INFORMATION BASED ON
SURVEY BY THE JOHN R
MCADAMS COMPANY, INC.
DATED APRIL 11, 2022

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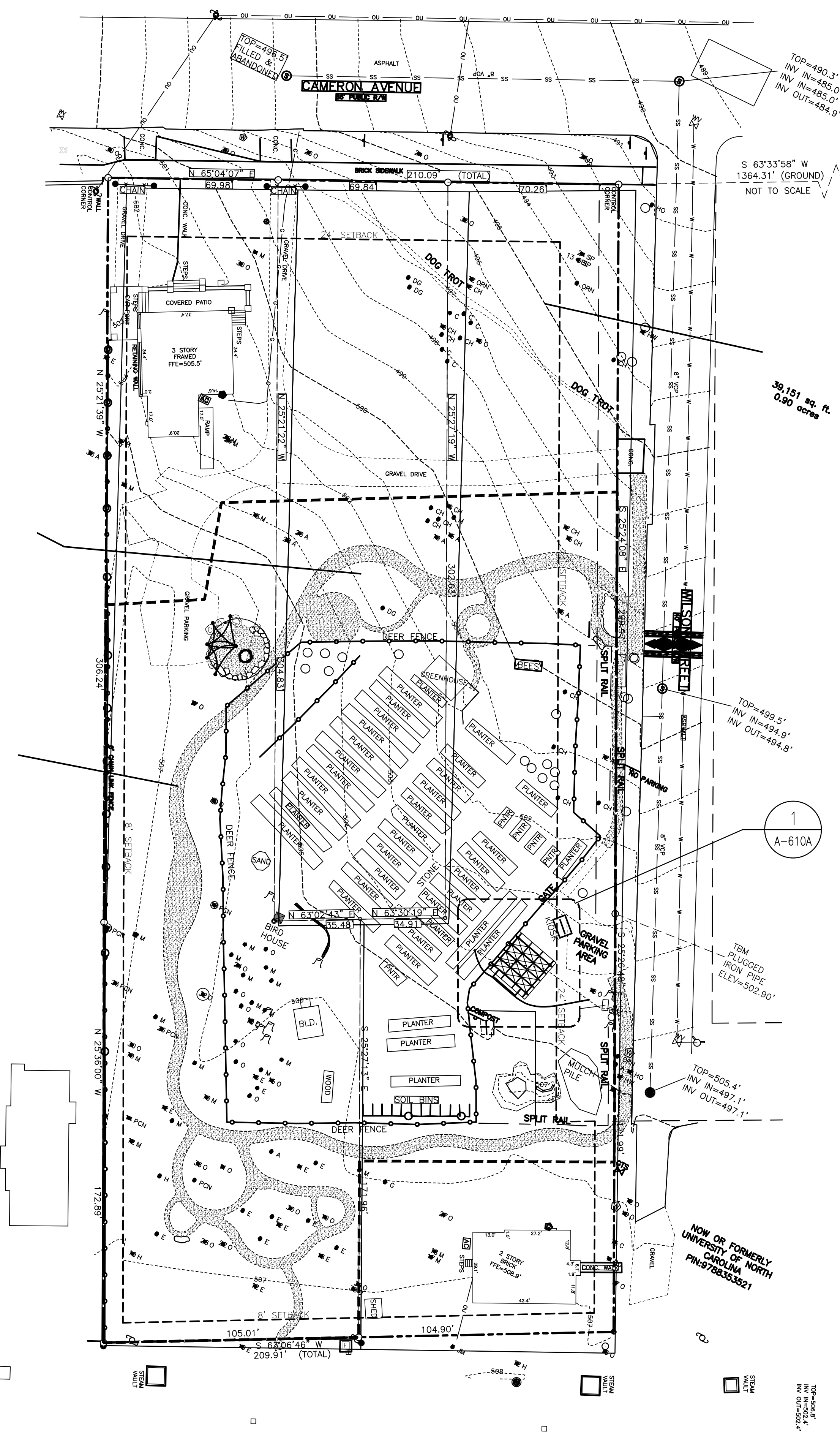
SITE PLAN

CONSTRUCTION DOCUMENT

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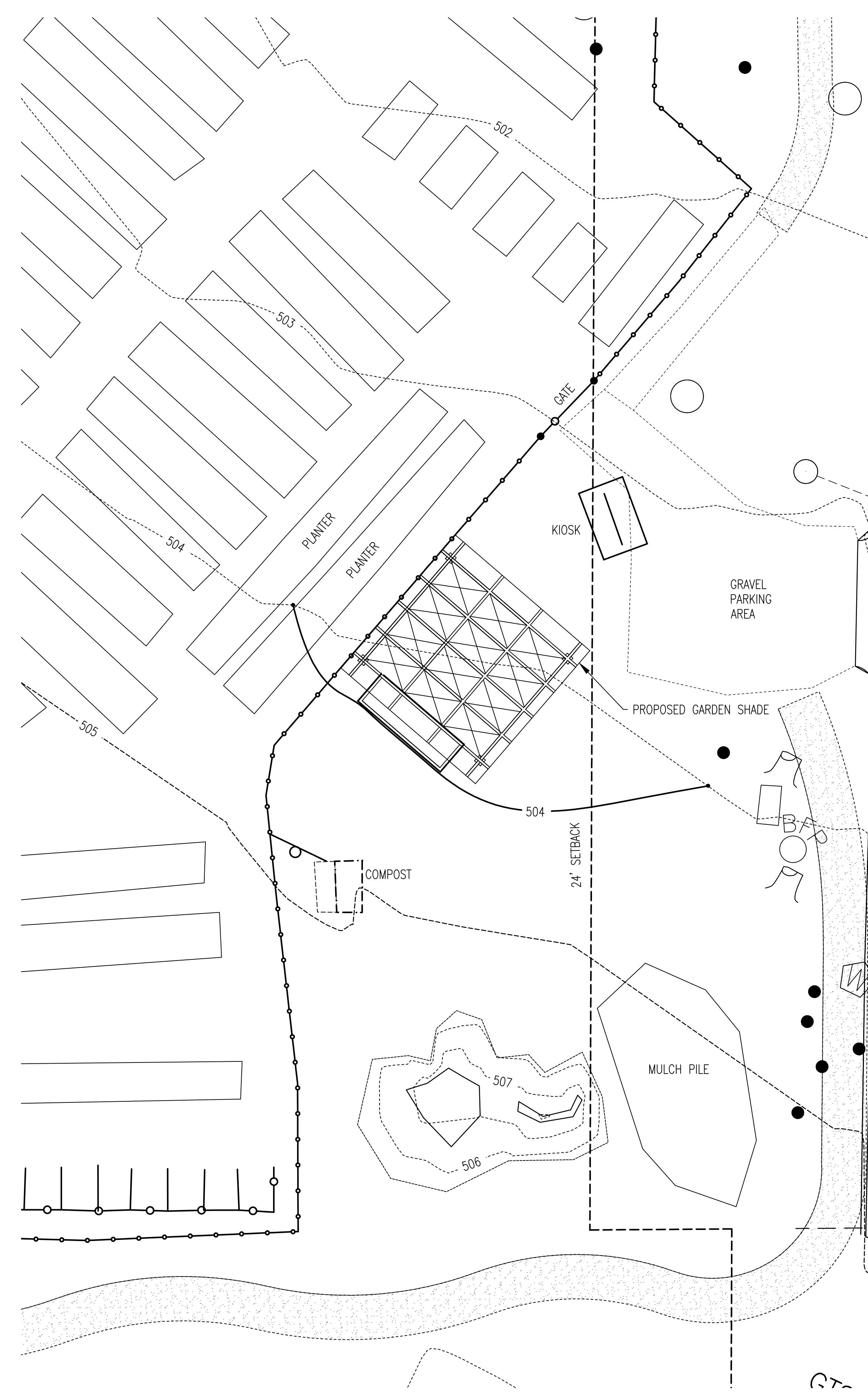
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SCALE: 1" = 30'-0" OVERALL SITE PLAN

2



SCALE: 1/8" = 1'-0" PARTIAL SITE PLAN

1

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GARDEN SHADE

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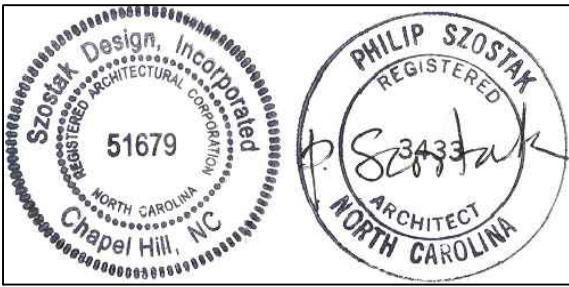
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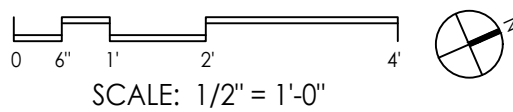
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FOUNDATION/GROUND
PLANS



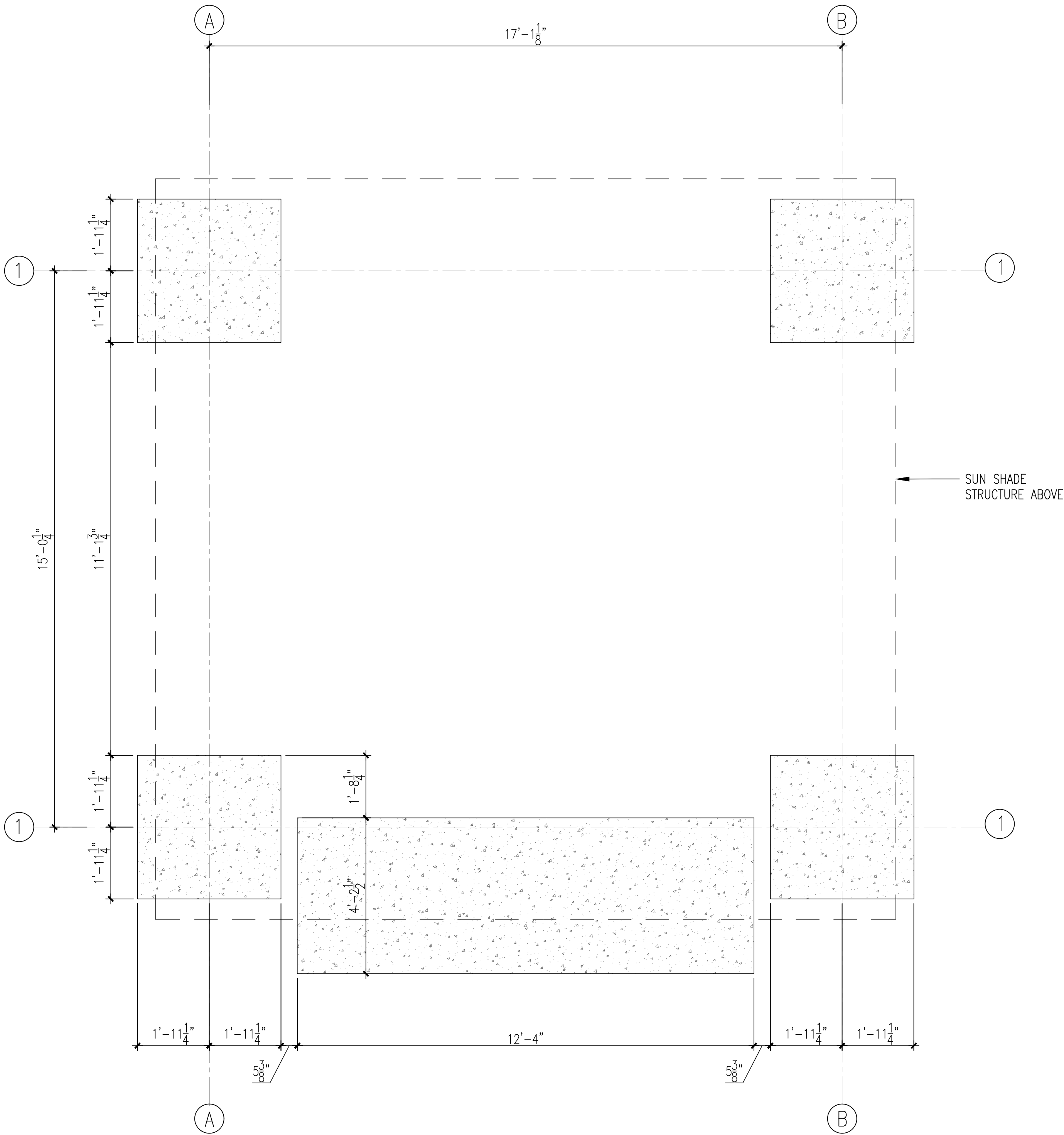
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CONSTRUCTION DOCUMENT

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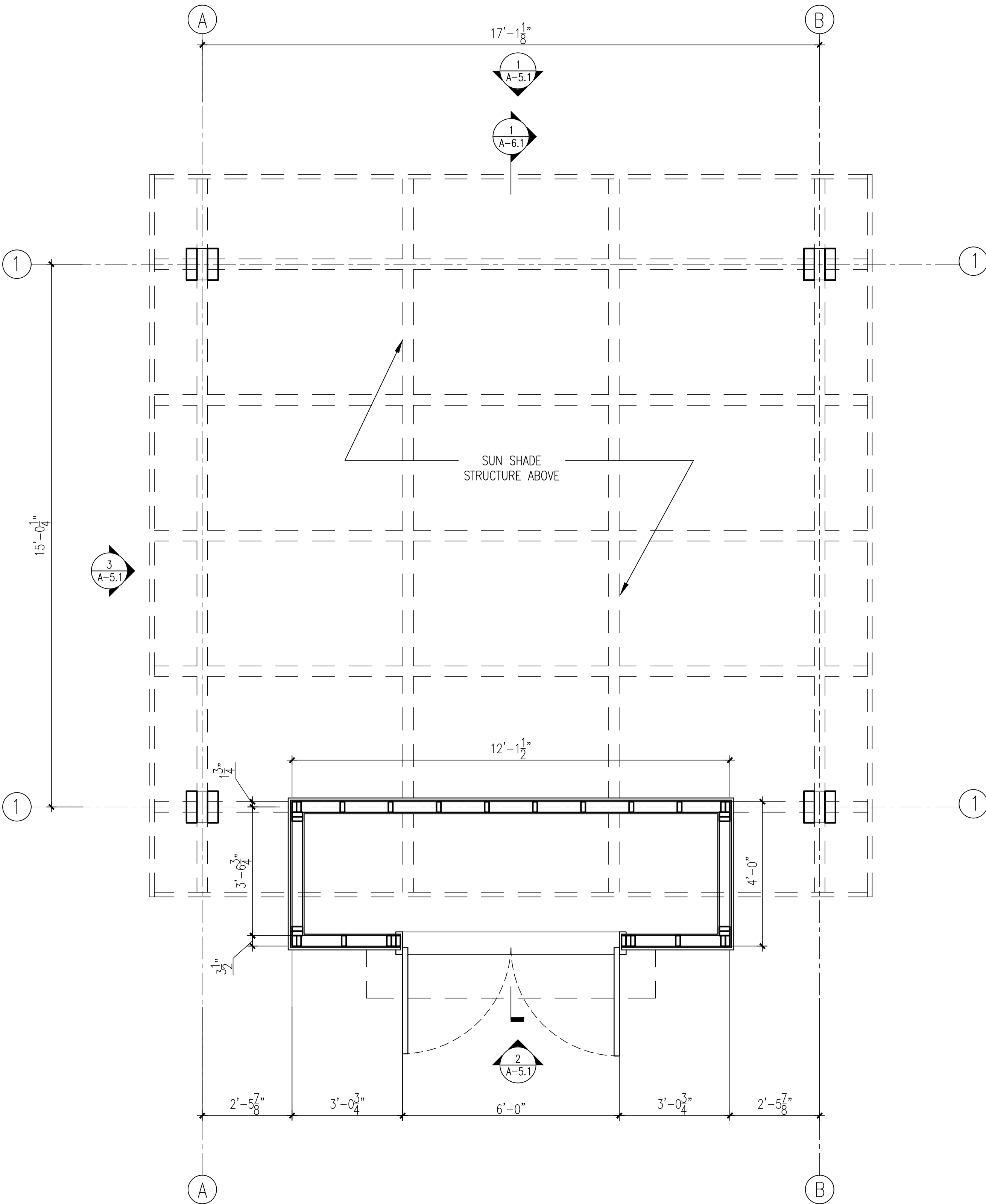
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FOUNDATION PLAN

2



GROUND PLAN

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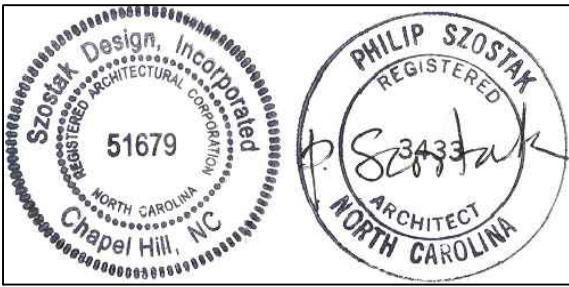
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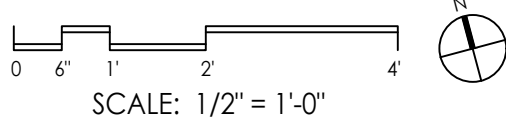
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ROOF PLANS



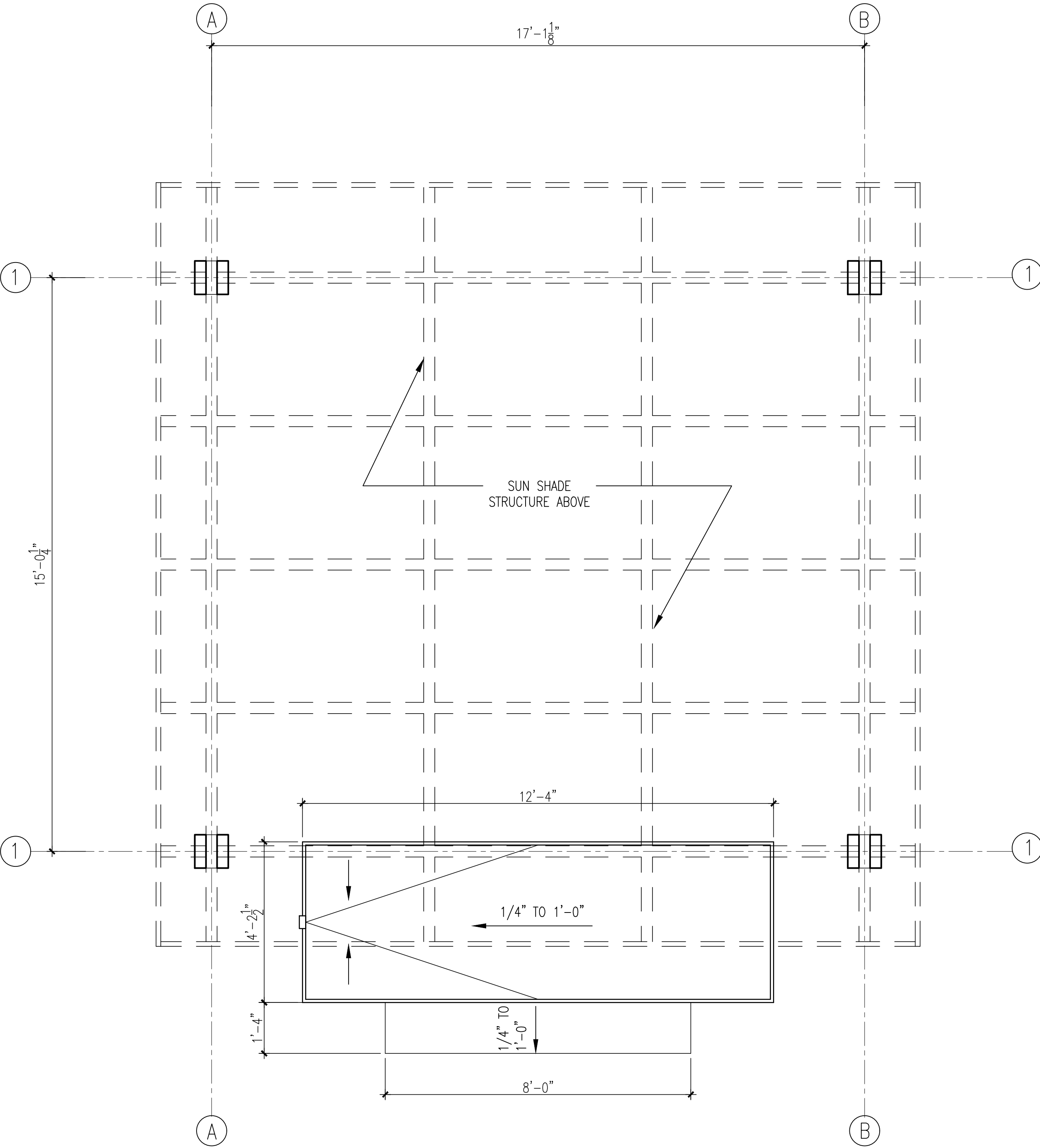
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CONSTRUCTION DOCUMENT

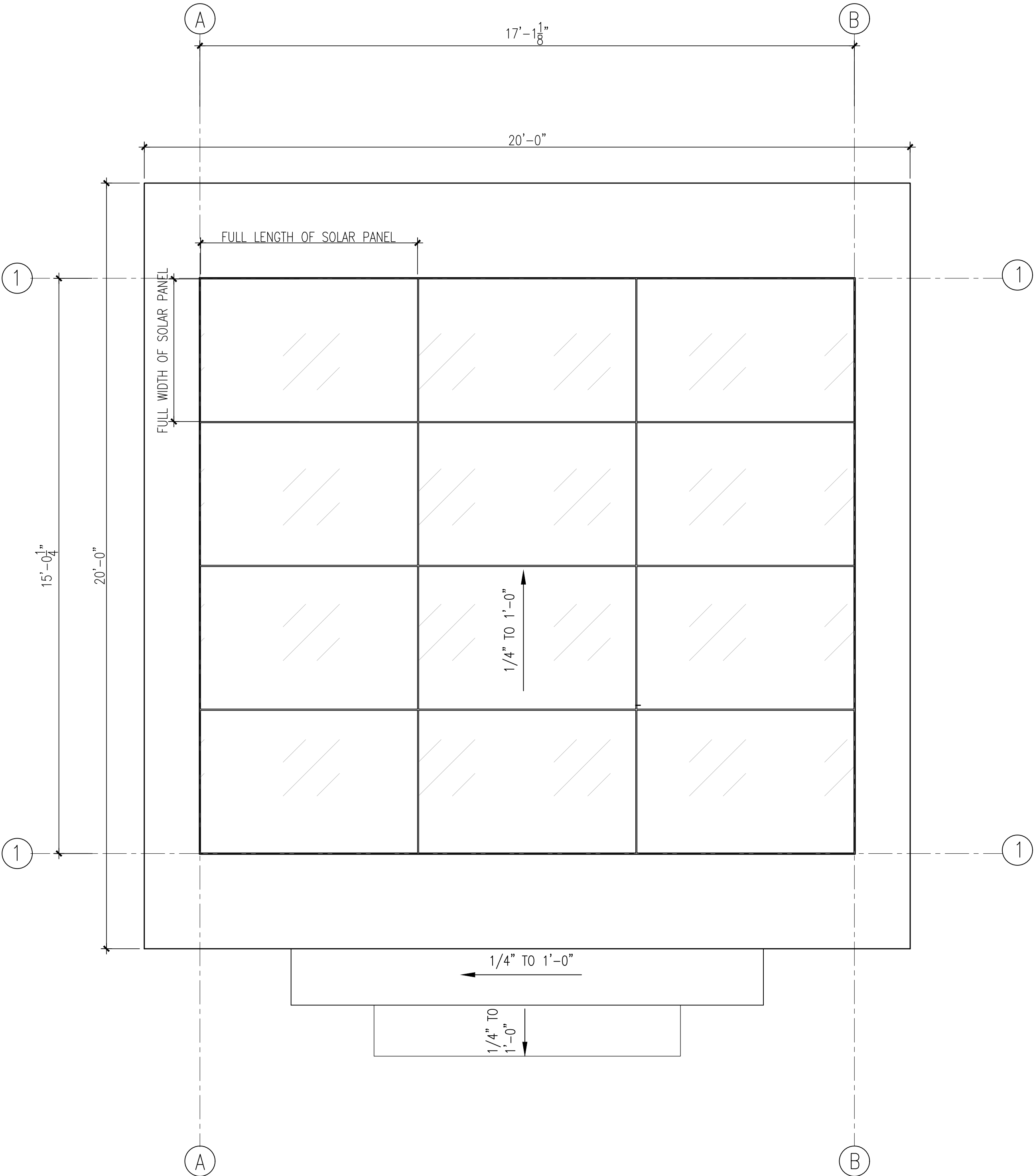
A-1.2

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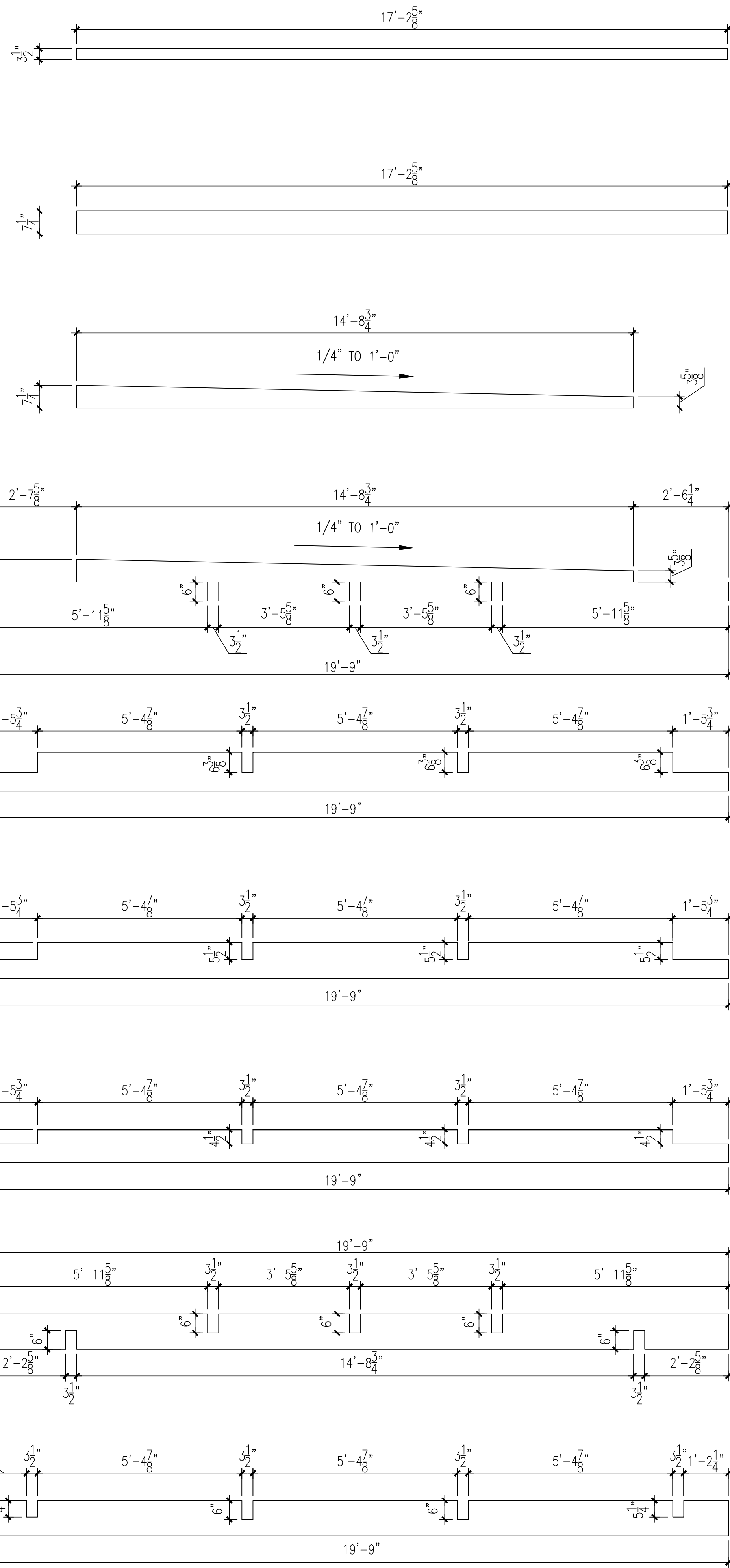
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ROOF FRAMING PLAN 2



ROOF PLAN 1



F1

F2

F3

F4

F5

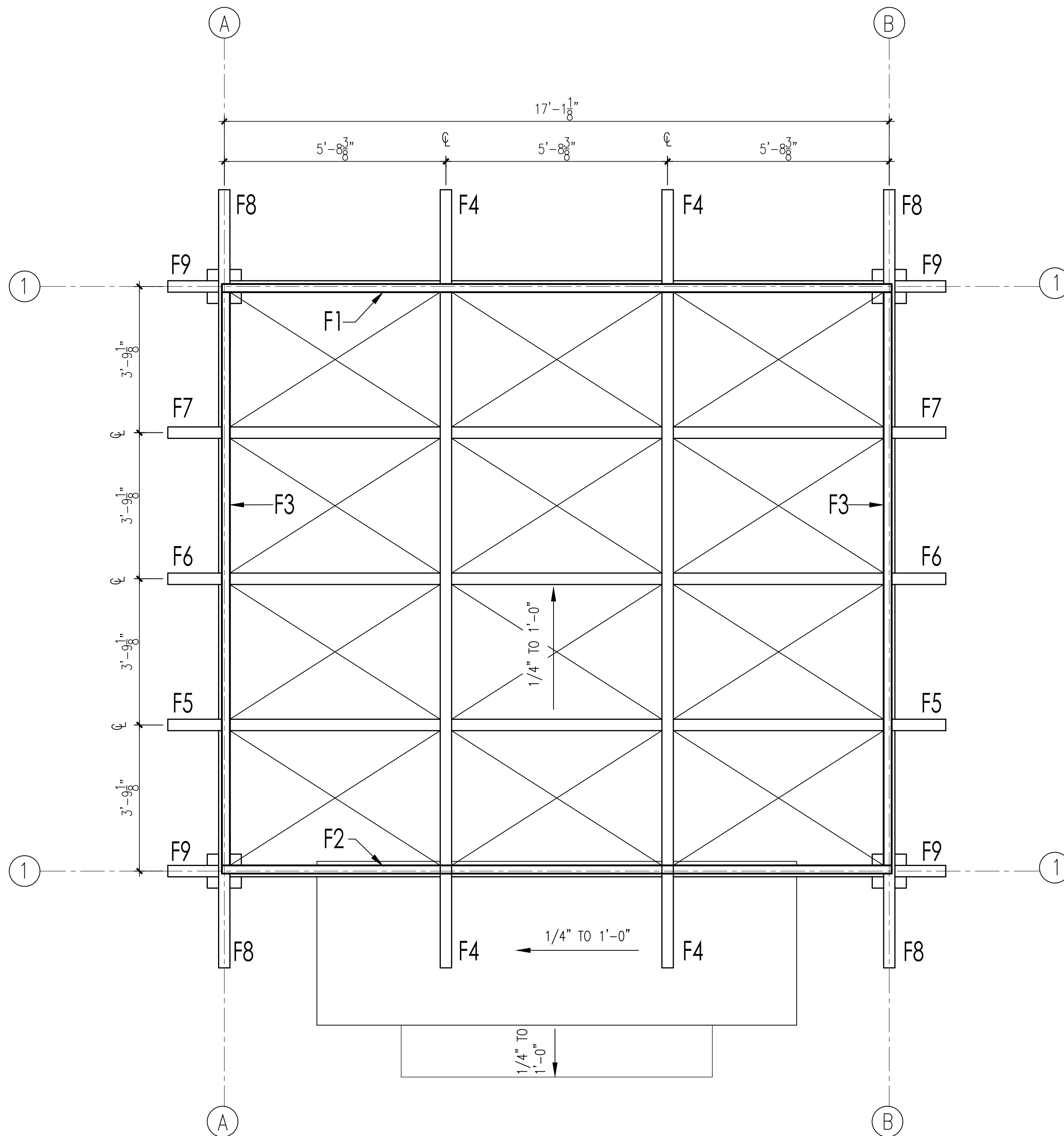
F6

F7

F8

F9

ROOF FRAMING PROFILES



ROOF FRAMING PLAN

SZOSTAK DESIGN

UNC CHAPEL HILL COMMUNITY GARDEN SHADE

SCO#: 25-29815-01

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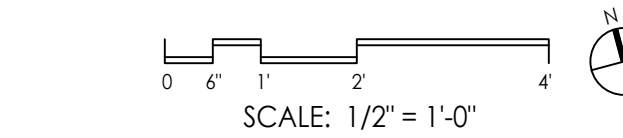
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ROOF FRAMING PLANS



SCALE: 1/2" = 1'-0"

CONSTRUCTION DOCUMENT

A-1.3

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SZOSTAK
DESIGN

UNC CHAPEL HILL
COMMUNITY
GARDEN SHADE

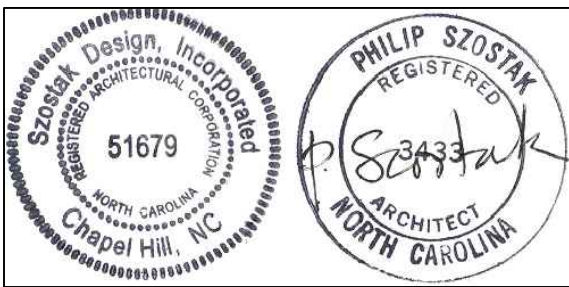
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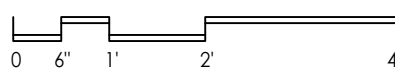
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EXTERIOR ELEVATIONS



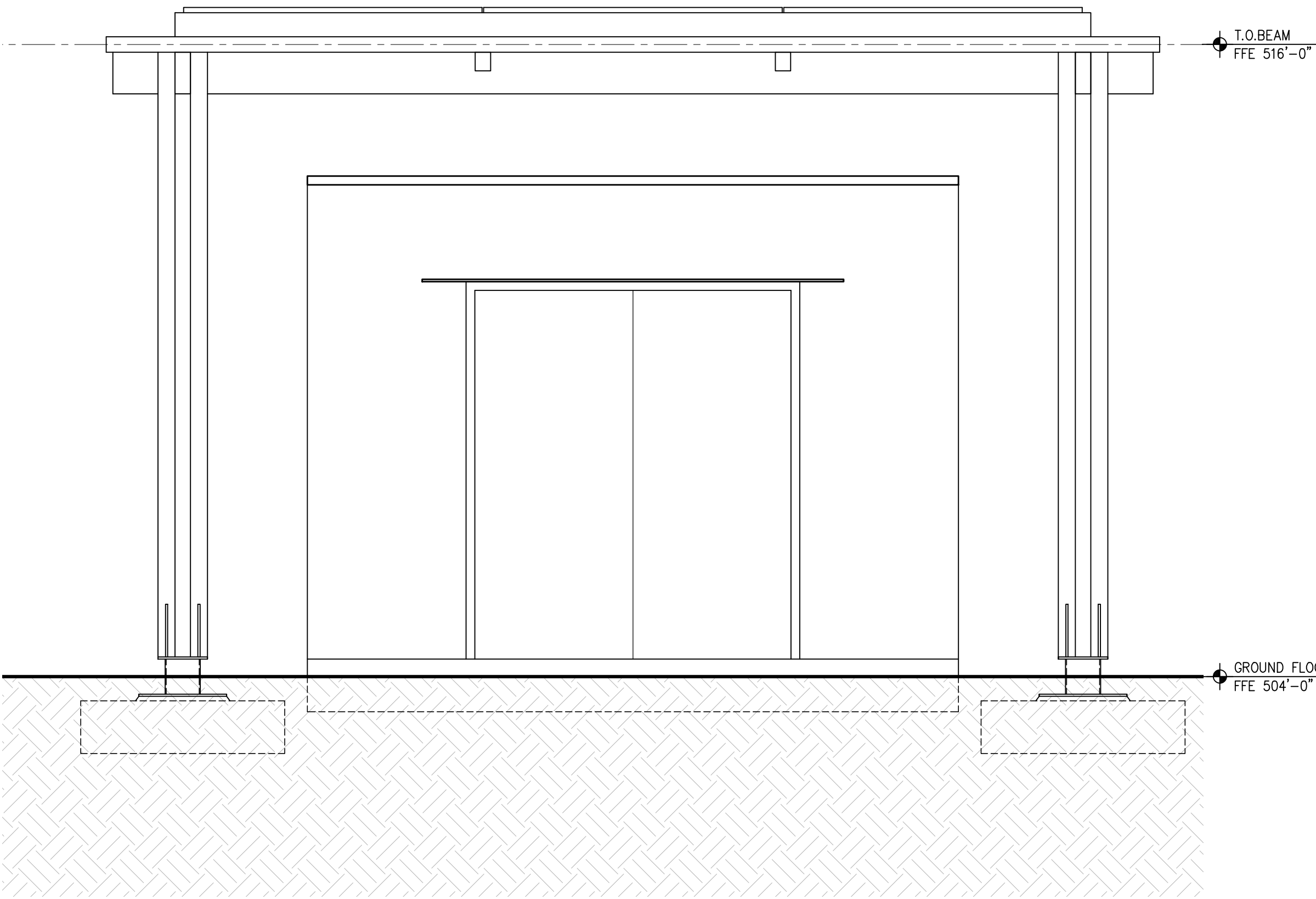
SCALE: 1/2" = 1'-0"

CONSTRUCTION DOCUMENT

A-5.1

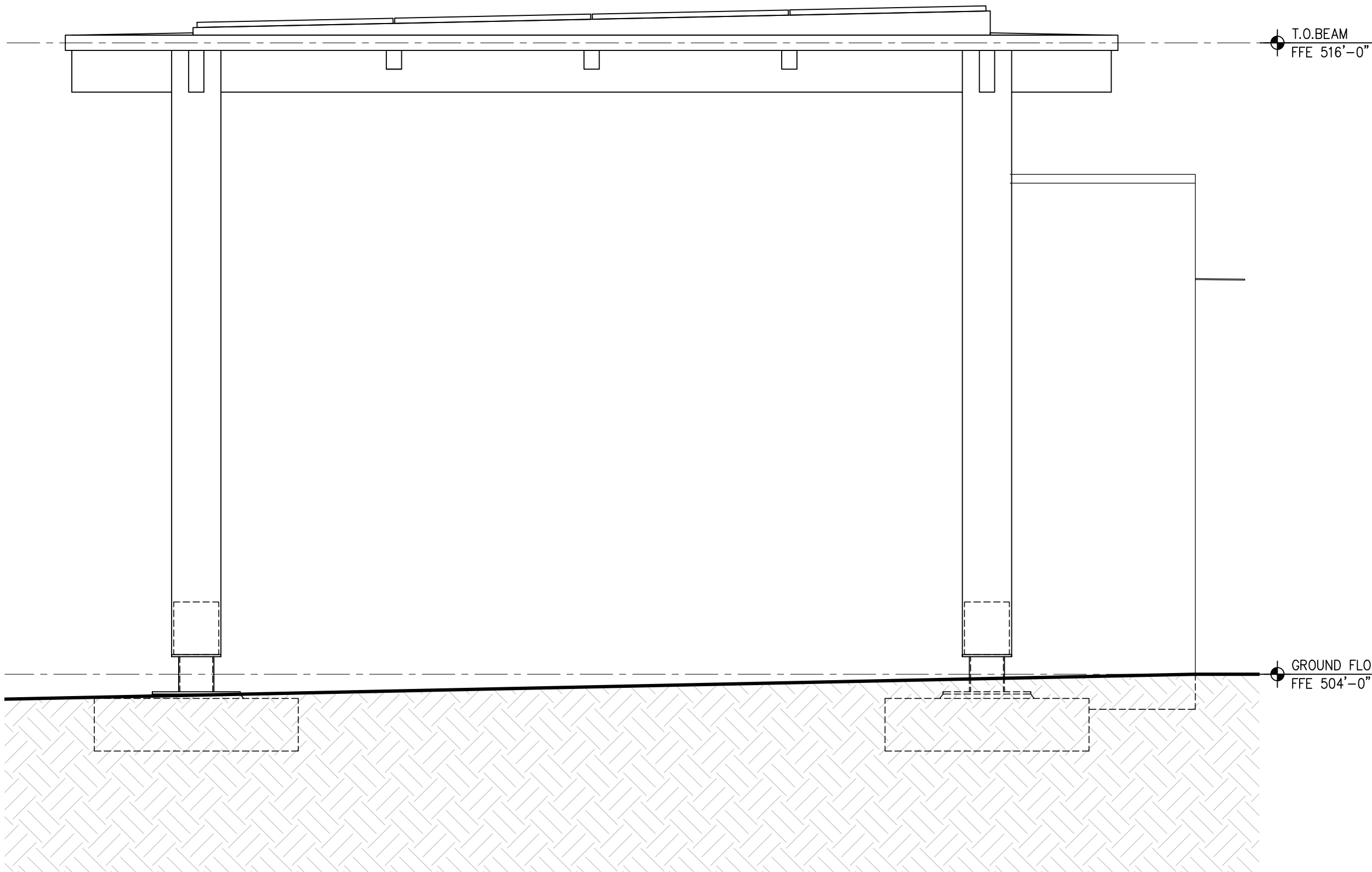
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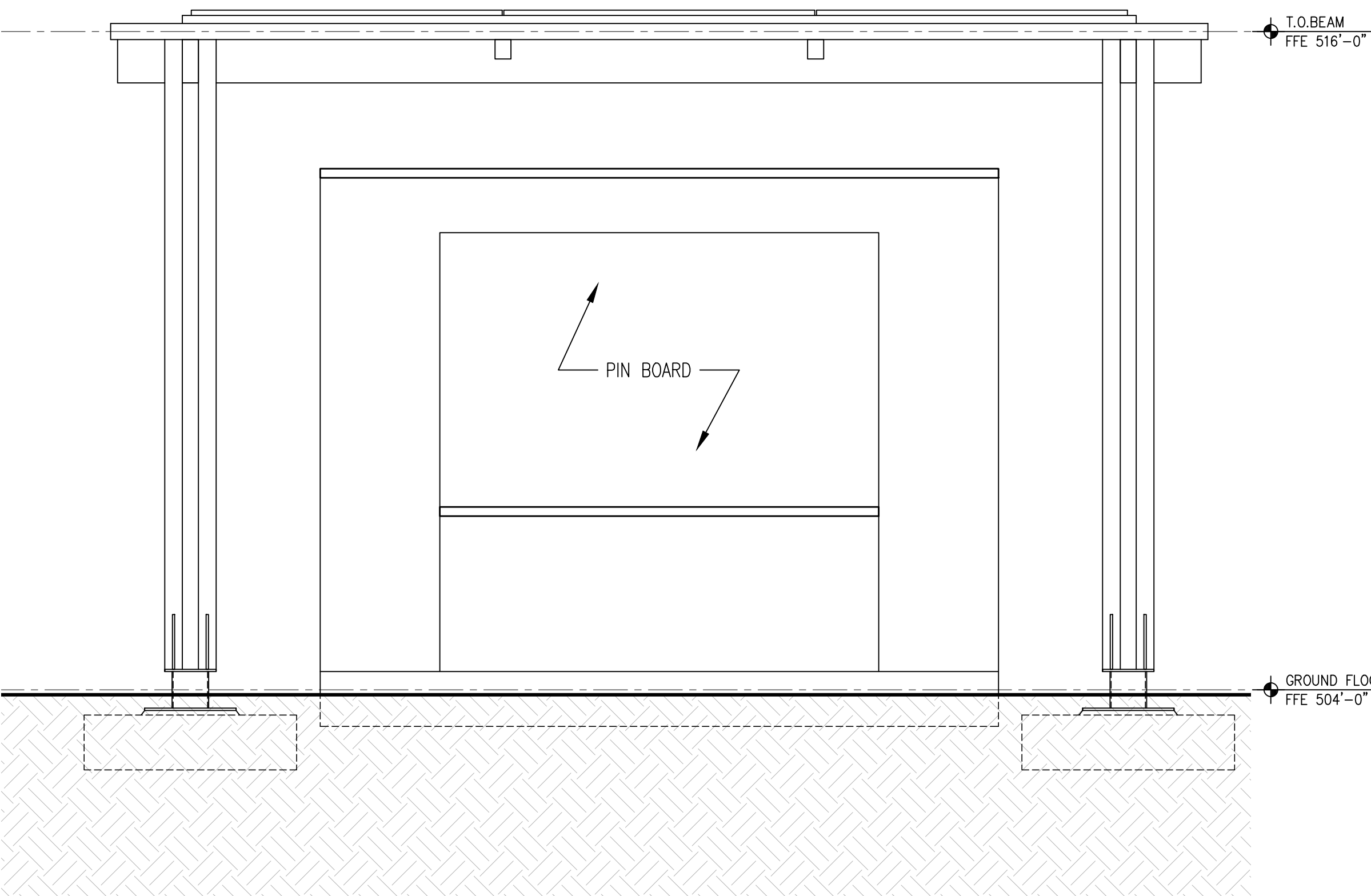
BACK ELEVATION

2



SIDE ELEVATION

3



FRONT ELEVATION

1

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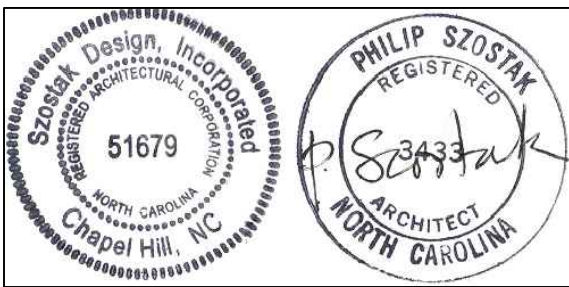
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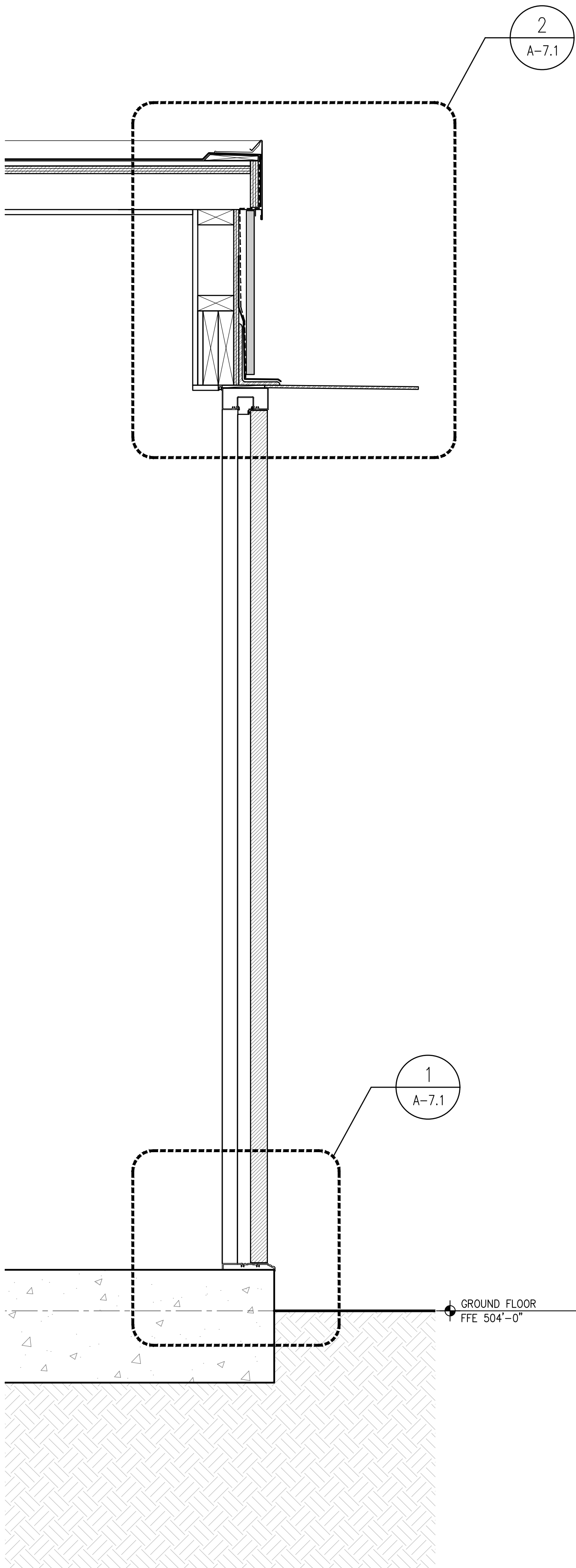
BUILDING/WALL
SECTIONS

CONSTRUCTION DOCUMENT

A-6.1

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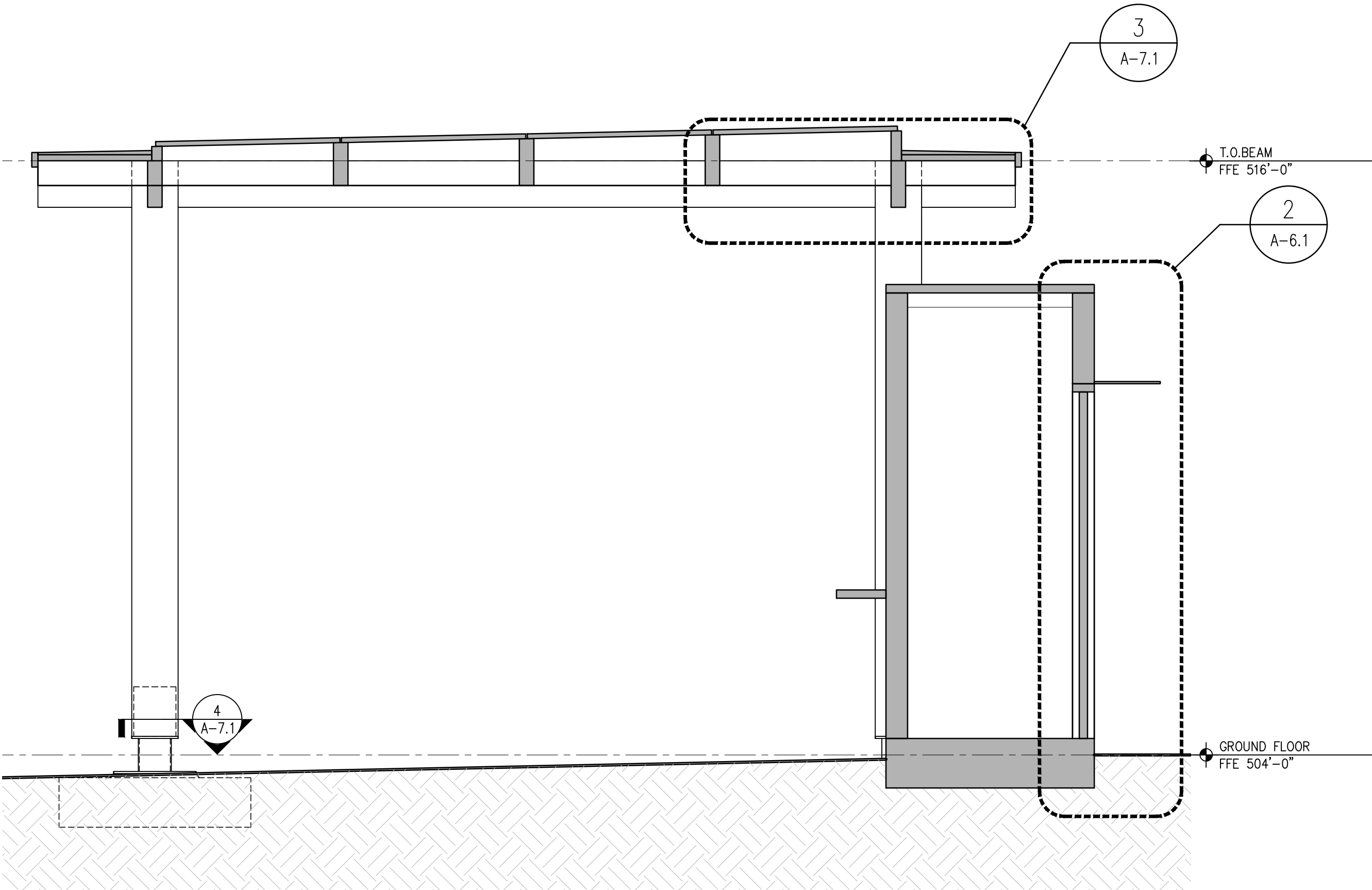
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SCALE: 1 1/2" = 1'-0"

WALL SECTION @ STORAGE DOOR

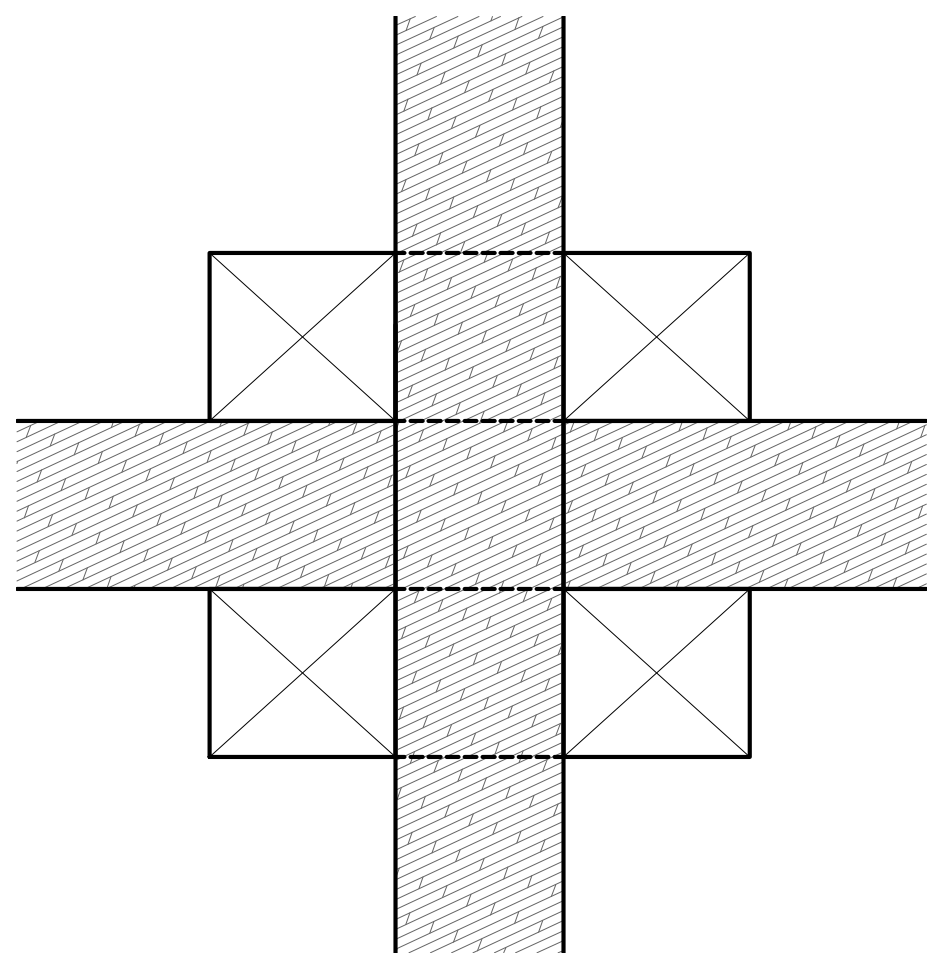
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SCALE: 1/2" = 1'-0"

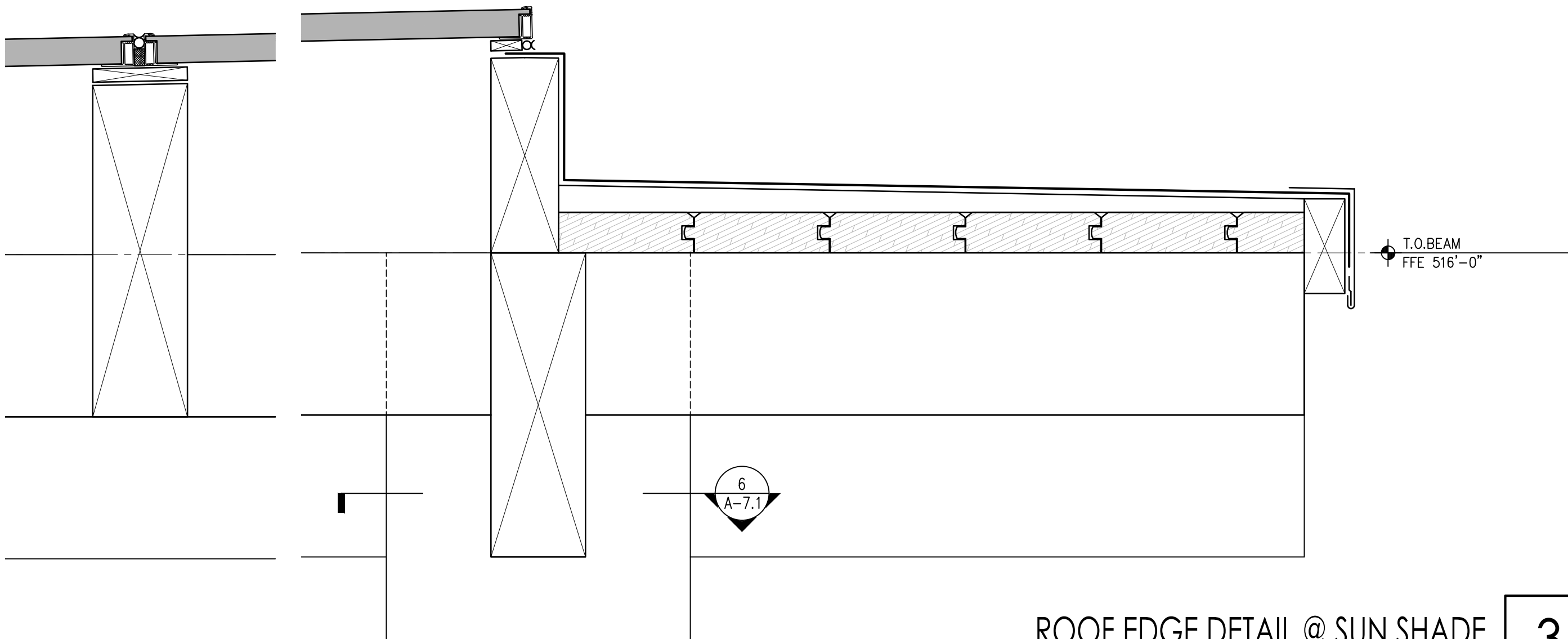
CROSS SECTION

1



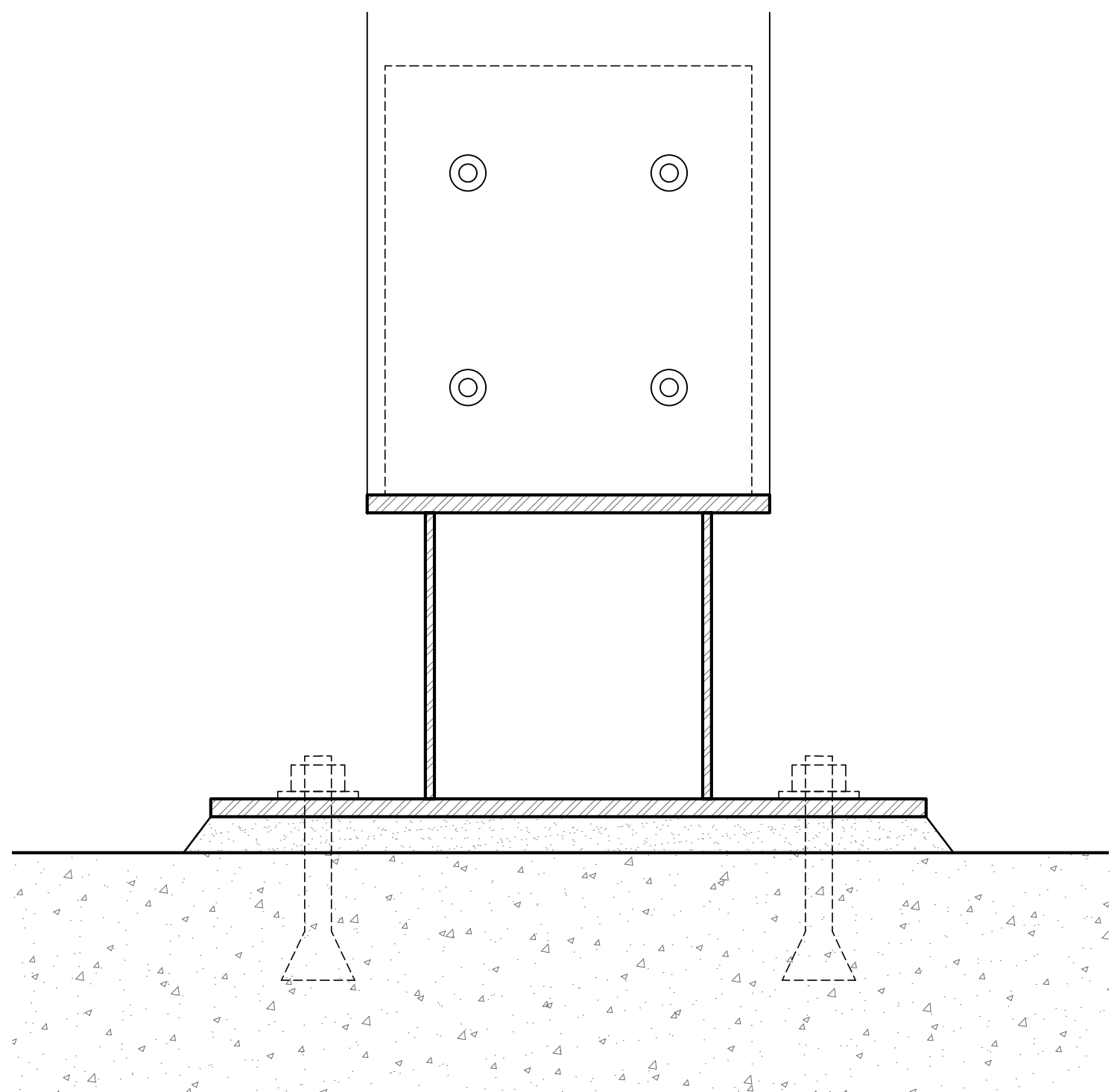
COL & BEAM CONNECTION DETAIL @ SUN SHADE

6



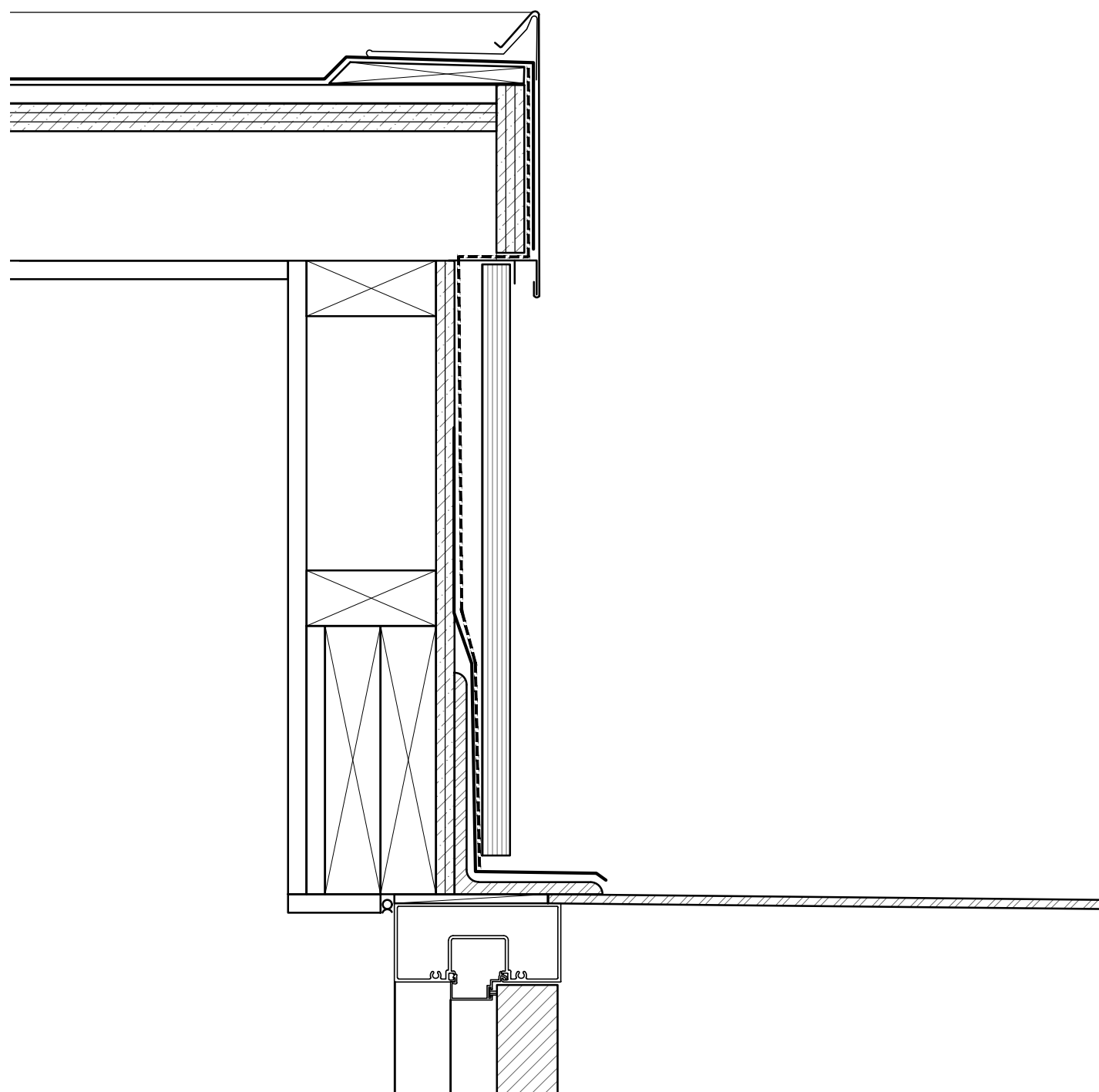
ROOF EDGE DETAIL @ SUN SHADE

3



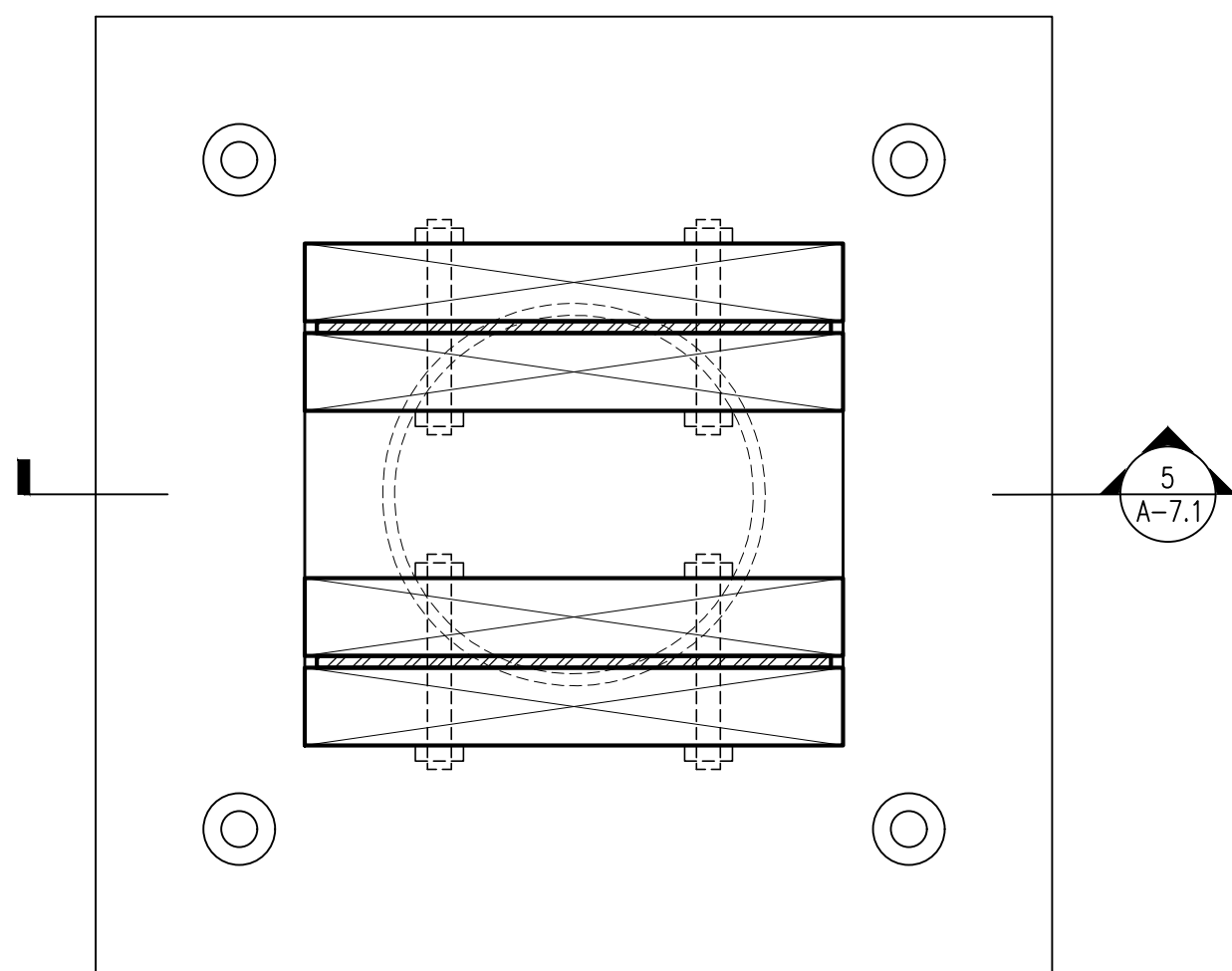
SECTION DETAIL @ SUN SHADE COL BASE

5



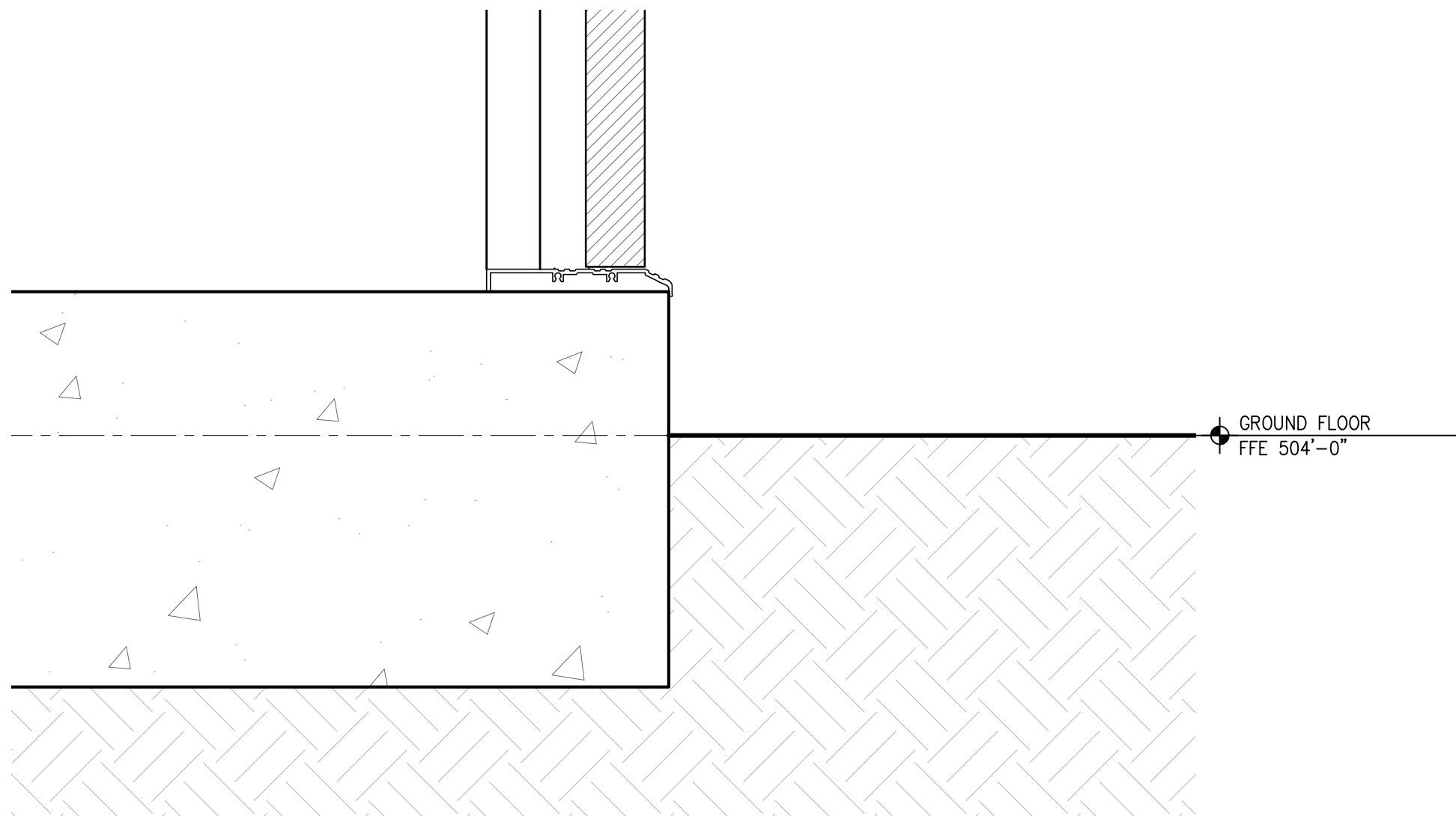
HEADER DETAIL @ STORAGE DOOR

2



PLAN DETAIL @ SUN SHADE COL BASE

4



THRESHOLD DETAIL @ STORAGE DOOR

1

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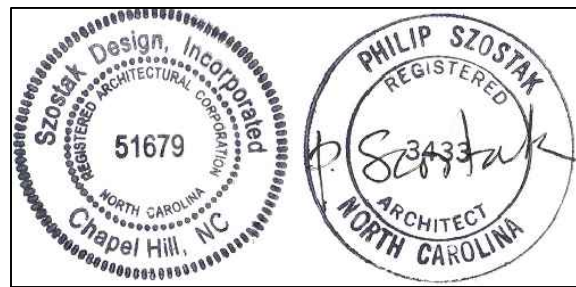
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DETAILS

0 1" 2" 4" 8"
SCALE: 3" = 1'-0"

CONSTRUCTION DOCUMENT

A-7.1

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