MEMORANDUM

TO: Chapel Hill Historic District Commission

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

SUBJECT: 218 Wilson Street: Certificate of Appropriateness (COA)
               (9788-35-0684, HDC-25-15)

FILING DATE: July 21, 2025

DATE: October 14, 2025

COA SUMMARY

Phil Szostak, the architect, on behalf of the property owner, requests a COA for a new community garden shade structure.

EXISTING CONDITIONS

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

BACKGROUND

July 21, 2025	The applicant submits a COA application for the work described above.
September 9, 2025	The Historic District Commission (HDC) meeting was cancelled because of lack of quorum and review of this application was rescheduled for October 14, 2025.

DISCUSSION

The applicant has provided materials for the proposed shade structure. The Commission should discuss whether the proposed work is or is not incongruous with the special character of the Cameron-McCauley Historic District.

The applicant must obtain any necessary zoning compliance and building permits if the commission finds that the change is not incongruous with the character of the district and approves a written decision for the proposed work.

NOTE

The *Chapel Hill Historic Districts Design Principles and Standards[1]* are incorporated into the record by reference.

ATTACHMENTS

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[1] https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf

1. [Special Character Essay – Cameron-McCauley Historic District (pages 31-35)](#)[2]
2. Application Materials

[2]https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf