

MEMORANDUM

TO: Chapel Hill Historic District Commission

FROM: Britany Waddell, Planning Director
Anya Grahn-Federmack, Principal Planner
Charnika Harrell, Senior Planner

SUBJECT: 400 E. Franklin Street: Certificate of Appropriateness (COA)
(PIN 9788-57-7703, HDC-24-19)

FILING DATE: May 14, 2024

DATE: July 25, 2024

COA SUMMARY

The applicant, David Swanson on behalf of UNC Chapel Hill, requests a COA for:

- New steel fencing in a traditional black finish, 4'-0" high, joined to existing fencing to provide a continuous, secure perimeter enclosure around the site.
- New decorative steel gates in a traditional black finish: 1 double pedestrian gate at the main entrance walkway, 1 vehicular gate at the far end of the driveway, and 1 pedestrian gate next to the vehicular gate in the driveway.
- New 4' high fieldstone piers at the main entrance walkway.

EXISTING CONDITIONS

The proposed location is zoned Office/Institutional-4 (OI-4) and is in the Franklin-Rosemary Historic District.

BACKGROUND

May 14, 2024	The applicant submits a COA application for the work described above.
July 1, 2024	Staff administratively approves a COA for the driveway turnaround, stone piers at the end of the drive, as well as a bluestone steppingstone path adjacent to the new piers.

DISCUSSION

The Commission should discuss whether the work proposed by the Applicant is or is not incongruous with the special character of the Franklin-Rosemary Historic District. The Applicant has plans, renderings, and photos of the fences, gates, and turnaround area, their materials, and locations, which the Applicant asserts shows that the proposed project is not incongruous with the character of the Franklin-Rosemary Historic District.

If the COA is granted for the exterior change, the applicant would then be required to obtain any necessary zoning compliance and building permits from the Town.

NOTE

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

ATTACHMENTS

1. [Special Character Essay – Franklin-Rosemary Historic District \(pages 25-30\)](#)²
2. Application Materials

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

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