

**MEMORANDUM**

TO: Chapel Hill Historic District Commission

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

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

FILING DATE: May 14, 2024

DATE: June 11, 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, measuring 4-feet in height, joined to existing fencing and providing a continuous, secure perimeter enclosure around the site.
- New decorative steel gates in a traditional black finish, including a pedestrian gate at the main entrance walkway as well as a vehicular gate at the new driveway turnaround.
- New 11-foot-wide vehicular turnaround area adjacent to the existing driveway

**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. |
|--------------|---|

**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\*](#)<sup>1</sup> are incorporated into the record by reference.

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<sup>1</sup>[https://townhall.townofchapelhill.org/large\\_docs/historic\\_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf](https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf)

## ATTACHMENTS

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

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<sup>2</sup>[https://townhall.townofchapelhill.org/large\\_docs/historic\\_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf](https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf)