

**TOWN OF CHAPEL HILL
HISTORIC DISTRICT COMMISSION
WRITTEN DECISION
(HDC-25-15)**

Subject Property: 218 Wilson St., Chapel Hill, NC
PIN#: 9788-35-0684
Historic District: Cameron-McCauley Historic District
Property Owner: State of North Carolina
Applicant: Phil Szostak

At its regular meeting on 14 October 2025, after conducting a duly advertised public meeting, and after considering the above-referenced application for certificate of appropriateness, the application materials, staff report, and exhibits presented at the meeting 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 District Commission (the “HDC”) voted 6 to 0 to **APPROVE** a certificate of appropriateness for all elements of the application 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 218 Wilson St, Chapel Hill, NC (PIN 9788-35-0684), is located within the Town’s Cameron-McCauley Historic District and is zoned Residential-3 District (R-3).
2. The Subject Property is owned by the State of North Carolina (the “Owner”).
3. The certificate of appropriateness application (the “Application”) was submitted by Phil Szostak, licensed architect, (the “Applicant”) on 21 July 2025.
4. The Application sought approval to construct a shade structure on the Subject Property.
5. The Application was scheduled for hearing by the HDC at its regular meeting on 9 September 2025 but was continued to 14 October 2025 due to a lack of quorum. Notice of the HDC’s regular meeting was provided as required by law.
6. HDC Member Josh Gurlitz was absent from the meeting. All other HDC Members were present.
7. An oath was administered to the Applicant.
8. The staff report and application materials associated with the 14 October 2025 evidentiary hearing were entered into the record for the meeting.

9. During the 14 October 2025 evidentiary hearing, the Applicant testified and provided evidence showing:
 - a. The proposed structure would be constructed in a similar manner to other structures located on the Subject Property.
 - b. The proposed structure would be sited to limit its visual impact from the public right-of-way.
 - c.
10. No public comment was provided on the Application.

Conclusions

1. Based upon the competent, material, and substantial evidence 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 Cameron-McCauley Historic District.

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

This the 11th day of November, 2025.

Don Tise, HDC Chair