

MEMORANDUM

TO: Chapel Hill Historic District Commission

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

SUBJECT: 218 Wilson Street: Certificate of Appropriateness (COA)
(PIN 9788-35-0684, HDC-24-17)

FILING DATE: April 3, 2024

DATE: May 14, 2024

COA SUMMARY

The applicant, Daniel Stern, on behalf of the North Carolina Botanical Garden at the University of North Carolina Chapel Hill, requests a COA to:

- Construct a new deer fencing and split rail fence similar in appearance to those in the adjacent Community Garden.
- Install new Chapel Hill gravel pathways without edging.
- Introduce new fire and water elements, gathering areas, and seating.

EXISTING CONDITIONS

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

BACKGROUND

June 13, 2022	The Historic District Commission (HDC) approves a master plan for the American Indian Cultural Garden (AICG) around the existing Carolina Community Garden (CCG). The AICG approval included Chapel Hill grit pathways, shade structure, split rail fence and decorative gate, and stone circle and fire pit. <ul style="list-style-type: none">• Meeting Materials¹• Minutes²• Video³
June 13, 2023	The approved COA expired.
March 11, 2024	The applicant submits a new COA application for the work described above.

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=5662573&GUID=21FD1653-1D5C-48DC-B3CD-472B4F2FFE66&Options=&Search=>

² <https://chapelhill.legistar.com/View.ashx?M=M&ID=932153&GUID=C7C4F1A8-7877-4B17-A044-0C211DA5B3AC>

³ https://chapelhill.granicus.com/player/clip/5806?view_id=7&redirect=true

DISCUSSION

The Commission should discuss whether the work proposed by the Applicant is or is not incongruous with the special character of the Cameron-McCauley Historic District. The Applicant has plans, renderings, and photos of the fencing, walkways, fire and water elements, gathering spaces, and seating their materials, and locations, which the Applicant asserts shows that the proposed project is not incongruous with the character of the Cameron-McCauley 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*](#)⁴ are incorporated into the record by reference.

ATTACHMENTS

1. [Special Character Essay – Cameron-McCauley Historic District \(pages 31-35\)](#)⁵
2. Application Materials

⁴https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf

⁵https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf