

MEMORANDUM

TO: Chapel Hill Historic District Commission

FROM: Colleen Willger, Planning Director
Anya Grahn, Principal Planner
Charnika Harrell, Planner I

SUBJECT: 218 Wilson Street: Certificate of Appropriateness (COA)
(PIN 9788350684 [218 Wilson Street], 9788259770 [305 W. Cameron Avenue],
9788259558 [307 W. Cameron Avenue], Project #COA-22-20)

FILING DATE: May 13, 2022

DATE: June 13, 2022

COA SUMMARY

The applicant proposes site improvements to establish an American Indian Cultural Garden (AICG) around the existing Carolina Community Garden (CCG). The AICG is a gathering space that celebrates and affirms American Indian identity, cultural, and indigenous and ecological knowledge. The AICG is distinct from the CCG and consists of:

- Chapel Hill gravel pathways
- Construction of shade structure
- Addition of a split rail fence and gate opening
- Stone circle and fire pit

The AICG spans three parcels owned by the University of North Carolina. No changes to the existing houses at 307 W. Cameron Avenue and 218 Wilson Street are proposed as part of this project.

EXISTING CONDITIONS

The subject lots are all zoned Residential-3 (R-3) and are in the Cameron-McCauley Historic District. The existing CCG spans the

BACKGROUND

May 13, 2022	The applicant submits a COA application for the HDC to review the master plan for the American Indian Cultural Garden (AICG).
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DISCUSSION

The applicant is requesting a COA **to allow**:

- Chapel Hill gravel pathways
- Construction of shade structure

- Addition of a split rail fence and gate opening
- Addition of a stone circle and fire pit

The site design is shown in the application materials (Attachment 3).

If the COA is granted for the exterior changes, the applicants 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. Attachment 1 – Written Decision (approving the COA)
2. [*Special Character Essay – Cameron-McCauley Historic District \(pages 31-35\)*](#)²
3. Application Materials

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

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

WRITTEN DECISION - APPROVING CERTIFICATE OF APPROPRIATENESS

WRITTEN DECISION APPROVING AN APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 218 WILSON STREET, 305 W. CAMERON AVENUE, 307 W. CAMERON AVENUE, (PIN 9788-35-0684, 9788-25-9770, 9788-25-9558, PROJECT #COA-22-20)

WHEREAS, having reviewed the applicant's argument and various documents and other evidence submitted at the hearing on this matter, and having heard public comment on the application, the Historic District Commission (HDC) finds as facts those facts summarized by the Chair at the conclusion of the Commission's hearing of this matter and hereby incorporates them by reference as Commission Findings of Fact; and finds that such facts are supported by competent, material, and substantial evidence presented to the Commission; and

BE IT RESOLVED by the Historic District Commission of the Town of Chapel Hill that, having considered the requested Certificate of Appropriateness (COA) at 218 Wilson Street, 305 W. Cameron Avenue, and 307 W. Cameron Avenue, requested by David Swanson on behalf of the American Indian Cultural Garden Team, to allow:

- Chapel Hill gravel pathways
- Construction of shade structure
- Addition of a split rail fence and gate opening
- Addition of a stone circle and fire pit

In accord with the improvements on the attached site plan, and identified as Orange County Property Identifier Numbers 9788-35-0684, 9788-25-9770, 9788-25-9558, the Board makes the following finding:

1. The requested Certificate of Appropriateness (COA) is not incongruous with the special character of the Cameron-McCauley Historic District.

The following Design Standards apply to the Application:

1.1 Site Features (page 42):

1.1.2. Retain and preserve historic relationships between district buildings, structures, or streetscapes and their site features, including site structures, retaining walls, fences, foundations, driveways, and walkways.

1.1.7. Introduce new site features to be compatible in scale, design, and materials with the overall historic character of the site and district. Utilize traditional materials in the construction of benches, terraces, gazebos, trellises, fences, and walls.

1.3 Walls & Fences (pages 48-49)

1.3.6. Site new walls and fences in configurations and locations that are compatible with the character of the building, site, and district and consistent with the location and height of other walls and fences in the district.

1.4 Walkways, Driveways, & Off-Street Parking (pages 52-53)

1.4.5. Design new walkways, driveways, and off-street parking to conform with the spacing, width, configuration, and materials of character-defining walkways, driveways, and off-street parking areas in the district.

1.4.6. Site new walkways, driveways, and off-street parking areas in locations that are compatible with the character of the building, site, and district—typically to the side and rear of existing buildings—and locate them so the topography of the site and mature trees and other significant site features are not significantly altered, damaged, or lost.

- a. In residential areas, do not locate off-street parking areas in front yards. Whenever possible, driveways should lead to parking areas to the side or rear of the primary building on the site.
- b. In commercial and institutional areas, parking should be located at the side or rear of the property whenever possible.

BE IT FURTHER RESOLVED that the Commission hereby grants the application for a Certificate of Appropriateness, in accord with the plan listed above and the following conditions:

1. The certificate of appropriateness shall be valid for three hundred sixty-five (365) calendar days from date of issuance. If the authorized work has not commenced within that period, has not been extended by the commission, or has been discontinued for more than three hundred sixty-five (365) calendar days from the date of issuance, such certificate of appropriateness shall expire and the applicant shall be required to reapply and obtain a new certificate of appropriateness before commencing further work.

Signed - Historic District Commission Chair, Sean Murphy

This, the 13th day of June, 2022.