



Town of Chapel Hill, NC

05/20/2022

COA-22-20**Certificate of Appropriateness for the Historic District****Status:** Active**Date Created:** May 12, 2022**Applicant**

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Location

218 WILSON ST
CHAPEL HILL, NC 27516

Owner:

NORTH CAROLINA STATE OF
1321 MAIL SERVICE CENTER RALEIGH, NC
276991321

Certificate of Appropriateness Form**Historic District**

Cameron-McCauley

Application Type Check all that apply

Minor Work is exterior work that does not involve any substantial alterations, and do not involve additions or removals that could impair the integrity of the property and/or the district as a whole. See Chapel Hill Historic Districts Design Principles & Standards ("Principles & Standards") (p. 9-11) for a list of minor works. Please contact Town Staff to confirm if you believe the project is classified as "minor work."

Historic District Commission Review includes all exterior changes to structures and features other than minor works

Minor Work as defined by Design Standards☐**Historic District Commission Review**☒**Request for Review After Previous Denial**☐

Written Description

Describe clearly and in detail the physical changes you are proposing to make. Identify the materials to be used (siding, windows, trim, roofing, pavements, decking, fencing, light fixtures, etc.), specify their dimensions, and provide names of manufacturers, model numbers, and specifications where applicable. Consider including additional materials to illustrate your project, such as: - Photos and specifications for proposed exterior materials such as siding, trim, roof, foundation materials, windows, etc. - Renderings of the proposed work - Spec sheets

Master plan for an American Indian Cultural Garden adjacent to the existing Carolina Community Garden. See attached documents for more detail.

Applicable HDC Design Standards

Page / Standard # 42 / 1.1	Topic 3. District Setting
Brief Description of the Applicable Aspects of Your Proposal See attached documentation.	

Page / Standard # 46 / 1.3	Topic 3. District Setting
Brief Description of the Applicable Aspects of Your Proposal See attached documentation.	

Page / Standard # 50 / 1.4	Topic 3. District Setting
Brief Description of the Applicable Aspects of Your Proposal See attached documentation.	

Property Owner Information

Property Owner Name --	Property Owner Signature Unsigned
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Notice Information

Applicant/Contract Purchaser

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Project Description

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HDC Meeting Date

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Application Link

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Attachments

- pdf

AICG Written Description-History-Justification.pdf

Uploaded by David Swanson on May 12, 2022 at 2:26 pm
- pdf

AICG Photos-Sketches for HDC.pdf

Uploaded by David Swanson on May 12, 2022 at 2:33 pm
- pdf

AICG Master Site Plan for HDC Binder.pdf

Uploaded by David Swanson on May 12, 2022 at 4:20 pm
- csv

AllParcels - 5.13.22.csv

Uploaded by Anya Grahm on May 13, 2022 at 8:18 am

218 Wilson Street: American Indian Cultural Garden

1. Written Description of Physical Changes Proposed.

This application is to present the Master Plan for a new garden celebrating American Indian culture in North Carolina.

Description (Source: *American Indian Cultural Garden Programming Overview, 2021*):

The American Indian Cultural Garden will affirm American Indian identity, culture, and Indigenous and ecological knowledge for American Indian students, Tribal communities, and the broader campus and community. This garden will create a gathering place to celebrate American Indian cultures and Indigenous ecological knowledge, support American Indian students in adjusting to life on campus, and serve as a teaching tool for the greater community.

Programming elements will include native and other culturally relevant plants, ceremonial and gathering spaces to enable Native rituals and educational programs, quiet spaces for small group and individual healing, and the inclusion of water and a space for fire for cultural purposes.

Additionally, the garden will feature elements including art by Native creators, seating throughout the space, and a prayer tree. The preferred aesthetics of the garden include spaces defined by native vegetation, trees, water, stone, and wood.

Refer to the attachments in this application for more detailed descriptions and images.

2. History, Context, and Character Information.

The American Indian Cultural Garden (AICG) will surround the Carolina Community Garden (CCG) on the south, west, and north sides, but will be separate from the CCG. The green rental house at 307 Cameron is not part of the AICG site.

UNC purchased the entire property in 2007 (further described below) and has a land use agreement with the CCG and the AICG for their use for a period of time.

The portion of the property containing the CCG and the proposed AICG is not listed in the Cameron-McCauley Significance Report. It has no entry in the National Register of Historic Places Application for the Cameron-McCauley District.

However, the land has a very interesting history, as documented in a November 18, 2007 column written by historian Doug Eyre for the *Chapel Hill Newspaper*. Eyre writes that until 1919, there was an undeveloped tract of land between Cameron Avenue and the present steam line corridor to the south (formerly the rail line linking the UNC power plant and the main campus). Following are excerpts from Eyre's column:

The owner used a 30' strip along the eastern edge to open Wilson Street and divided the rest of the land into three large housing tracts. [UNC Chemistry Professor] James Talmage Dobbins Sr. bought the first lot [on Cameron] next to Wilson Street and built their [family] [brick] house on it two years later. In 1923 the Dobbins bought the adjacent lot and built a frame rental house. Both houses had a garage, but many years later these buildings were replaced on these lots by a three-car garage with a rental apartment above it. Dobbins created a mini-farm across the mid-section of both lots. On it, he grew a full range of vegetables and fruits. A flock of fifty chickens supplied meat and eggs, and near the rear of the lots, a pasture supported two milk cows. Food surpluses and flowers grown by his wife were shared with friends and neighbors. After new town ordinances [in 1933] forced Dobbins to get rid of his cows, he built two brick rental cottages in their pasture facing Wilson Street. The first initially provided housing for a new Baptist preacher, Olin T. Binkley. The other cottage was originally rented by future mayor Edwin S. Lanier. After the death of Professor Dobbins in 1972, his widow remained in the family home at 301 Cameron until her death in 1989. Son James Jr., faced by his aging properties and the demands of absentee management, decided in 1999 to remove 301 and 305 Cameron and 216 Wilson.

One of James Jr.'s sons continues to live in the cottage at 218 Wilson. In 2007, UNC bought the Dobbins property and developed the south portion of the site as the Carolina Community Garden, which carries on the tradition of growing food, and which is given to UNC's housekeepers. Now the proposed American Indian Cultural Garden will honor the ancient traditions of this land.

3. Justification of Appropriateness.

The American Indian Cultural Garden will be in character with the Cameron-McCauley Historic District, being similar in materials, size, and scale to the adjacent Carolina Community Garden.

Specifically, the following Standards of Appropriateness will be met:

Page 42, 1.1 Site Features.

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.

The site features (pathways, fences, entry gate, seating, shade structure and gathering areas) will be unobtrusive in the context of the entire site and will use traditional materials in keeping with the character of the site. Vertical elements such as gate supports and the support posts for the sun-shade structure will be native cedar posts, which are important elements in Native American traditions.

Page 46, 1.3 Walls & Fences.

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.

The entry gate, deer fencing and split rail fencing will be similar in appearance to those in the adjacent Community Garden.

Page 50, 1.4 Walkways, Driveways & Off-Street Parking.

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.

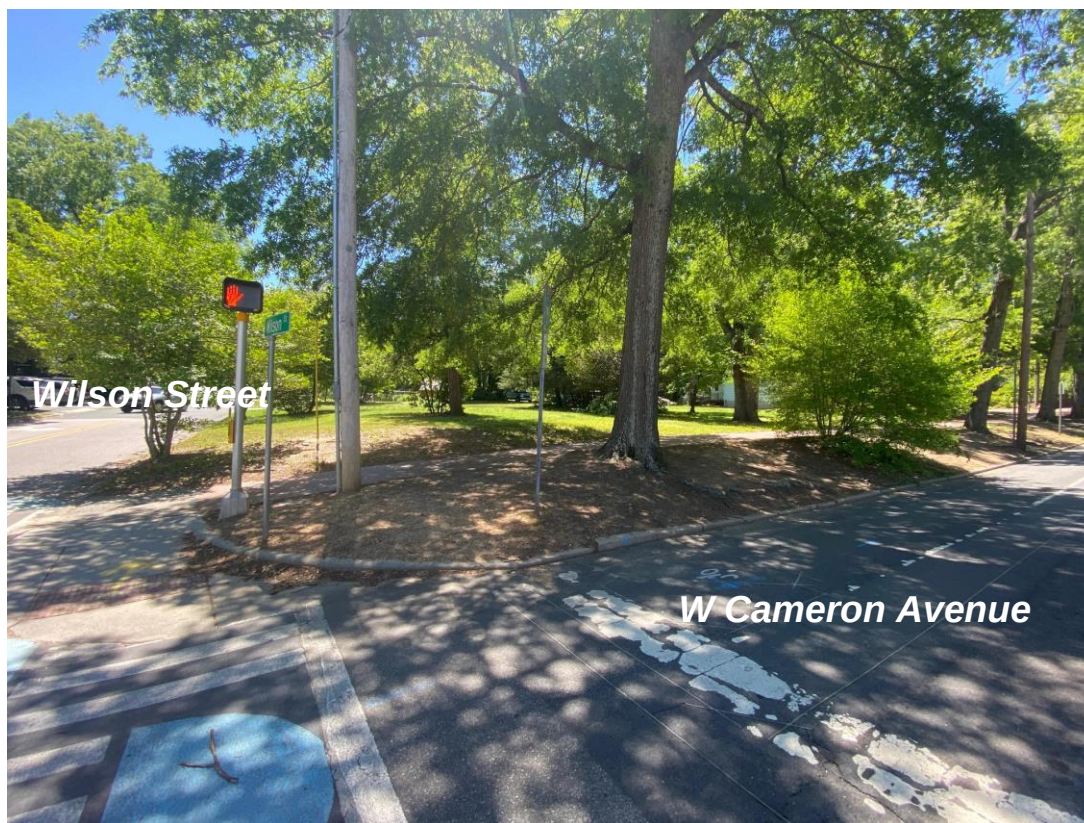
The pathways will be constructed of Chapel Hill gravel without edging, similar to the pathways in the CCG and those found throughout the Cameron-McCauley Historic District. The pathways will follow the contours of the land and will not impact the significant trees; the layout of the pathways will allow the trees to be used as important features in the gathering spaces.

No parking will be provided within the AICG site.

PHOTOS OF EXISTING CONDITIONS AT SITE



Overall Site as seen from Wilson Street



**View from W Cameron Avenue
(Community Garden and AICG sites barely visible)**



Overall site facing northeast



Looking West from Wilson Street (in late winter)

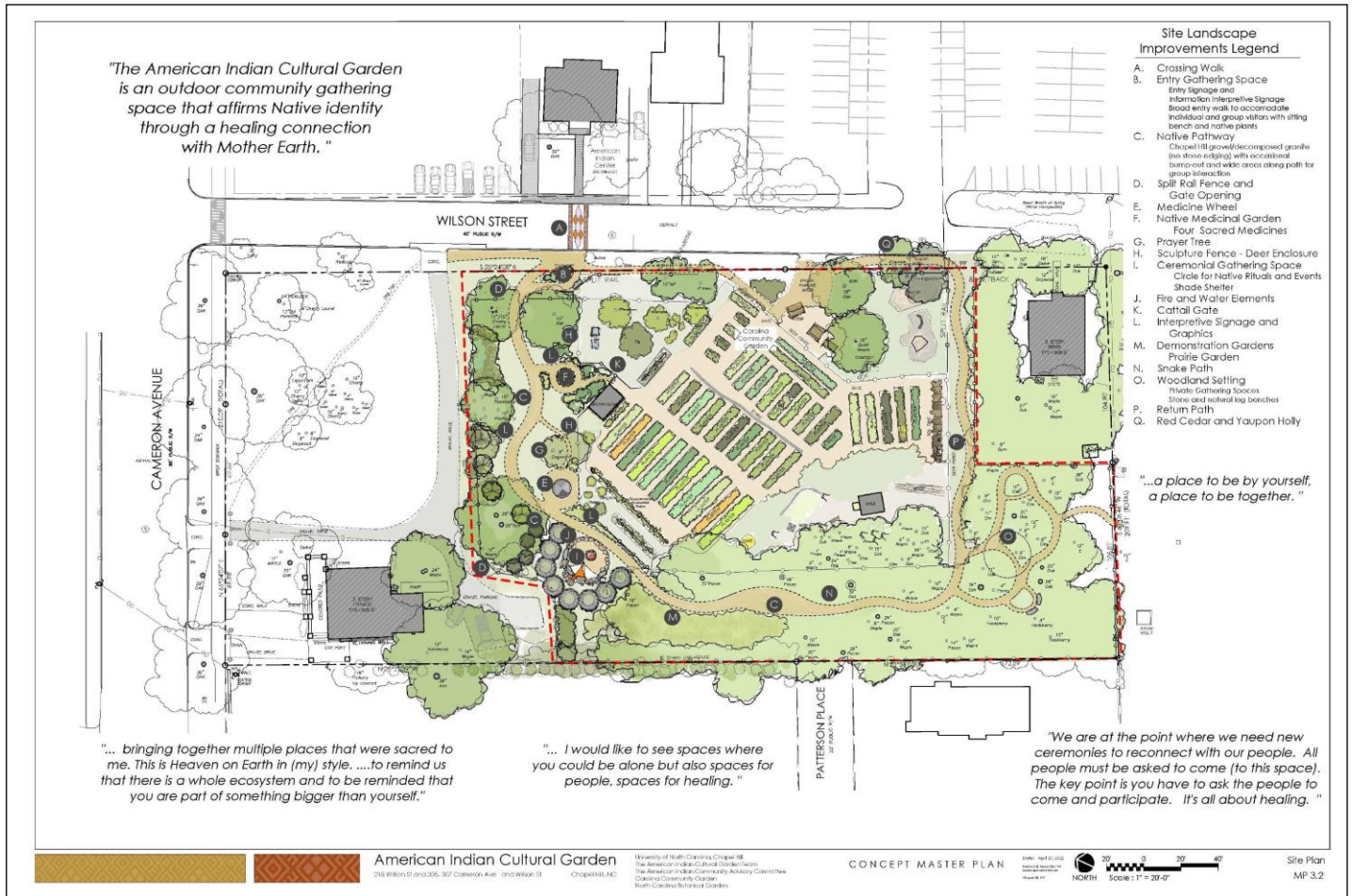


Looking East from rear property line to Wilson Street



Looking South along rear property line

OVERALL PLAN

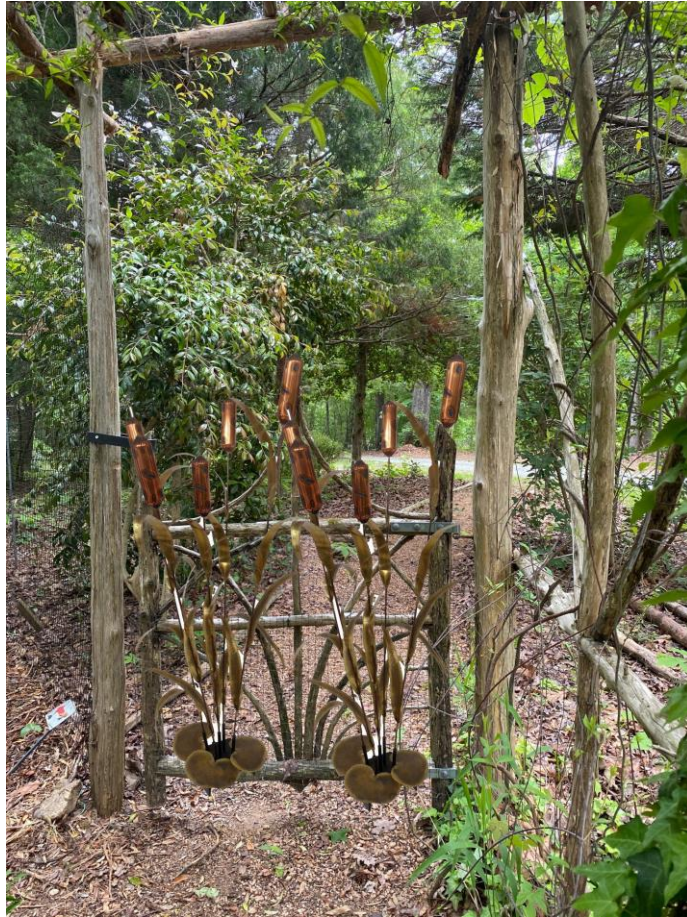


CONCEPT SKETCH



Main area showing Ceremonial Circle and portion of pathway

PRECEDENT IMAGES/EXAMPLES OF PROPOSED ELEMENTS



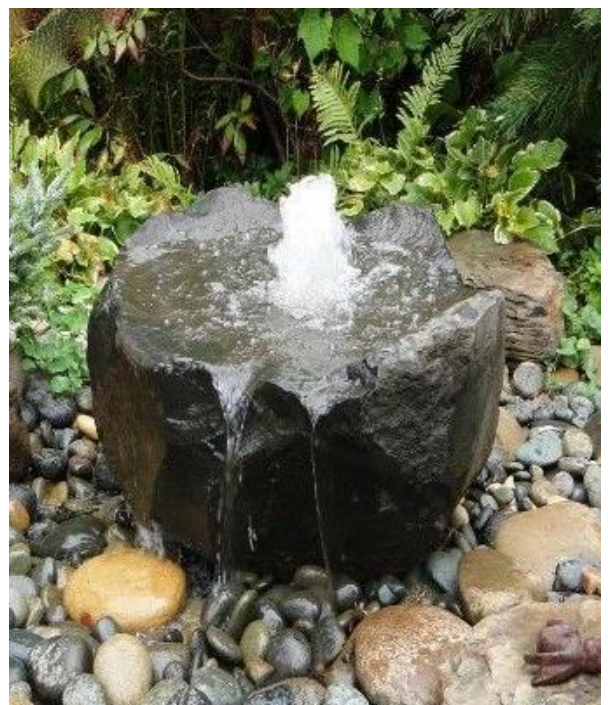
Example of Entry Gate with artistic elements



Sketch of possible art elements on deer fence



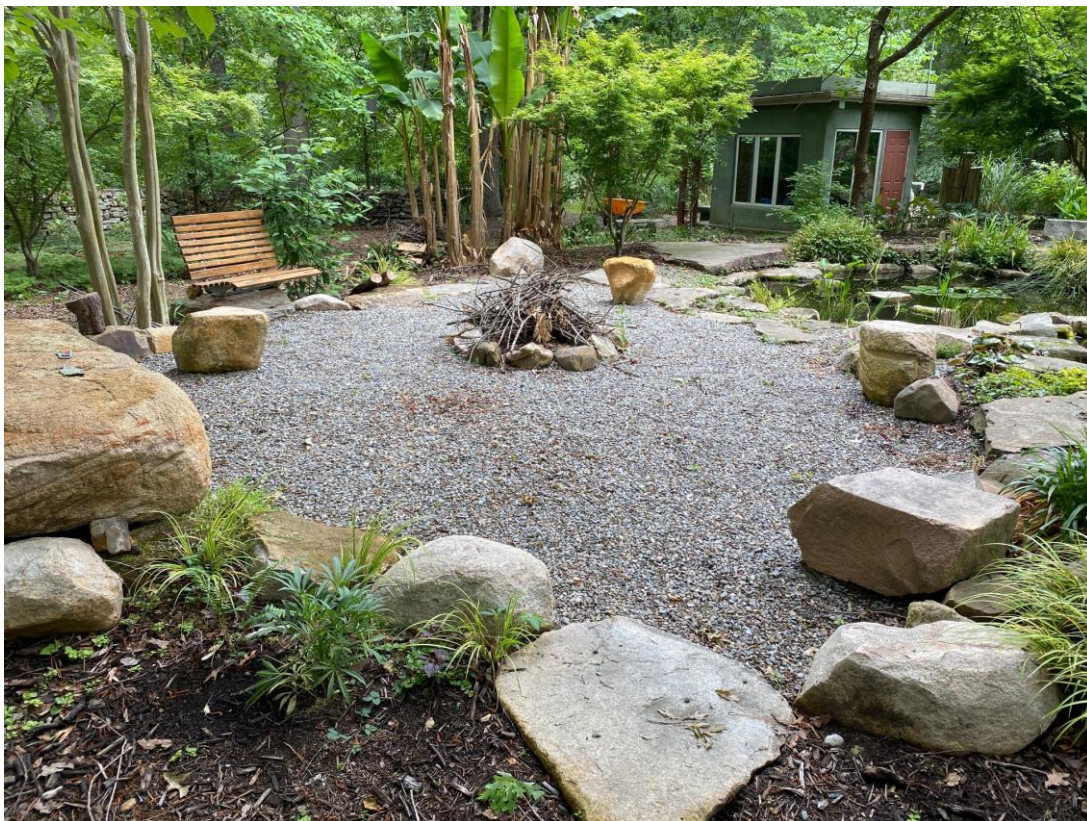
Split rail fence in Community Garden; new fence will be similar



Examples of Fire and Water Elements



Examples of shade structures using natural supports



Examples of Simple Ceremonial or Gathering Circles and Seating

"The American Indian Cultural Garden is an outdoor community gathering space that affirms Native identity through a healing connection with Mother Earth."

Site Landscape Improvements Legend

- A. Crossing Walk
- B. Entry Gathering Space
 - Entry Signage and Information Interpretive Signage
 - Broad entry walk to accommodate individual and group visitors with sitting bench and native plants
- C. Native Pathway
 - Chapel Hill gravel/decomposed granite (no stone edging) with occasional bump-out and wide areas along path for group interaction
- D. Split Rail Fence and Gate Opening
- E. Medicine Wheel
- F. Native Medicinal Garden
 - Four Sacred Medicines
- G. Prayer Tree
- H. Sculpture Fence - Deer Enclosure
- I. Ceremonial Gathering Space
 - Circle for Native Rituals and Events
 - Shade Shelter
- J. Fire and Water Elements
- K. Cattail Gate
- L. Interpretive Signage and Graphics
- M. Demonstration Gardens
 - Prairie Garden
- N. Snake Path
- O. Woodland Setting
 - Private Gathering Spaces
 - Stone and natural log benches
- P. Return Path
- Q. Red Cedar and Yaupon Holly

"...a place to be by yourself, a place to be together."

"... bringing together multiple places that were sacred to me. This is Heaven on Earth in (my) style.to remind us that there is a whole ecosystem and to be reminded that you are part of something bigger than yourself."

"... I would like to see spaces where you could be alone but also spaces for people, spaces for healing."

"We are at the point where we need new ceremonies to reconnect with our people. All people must be asked to come (to this space). The key point is you have to ask the people to come and participate. It's all about healing."



