



Historic District Commission

Chapel Hill Historic District Design Principles & Standards Update – April 12, 2022

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
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OVERVIEW

On March 18, 2021, the Historic District Commission (HDC) adopted the [Chapel Hill Historic Design District Principles and Standards](#)¹ (“Design Standards”). The document reflects two years of public input, reviews and edits by the Design Guidelines Committee and the HDC, as well as project consultant Heather Slane of HMW Preservation, staff, and the HDC’s attorney. The Design Standards are intended to be a living document that is revised, as necessary, to address changes in the local historic districts.

LIST OF REVISIONS

Based on the feedback of community members and commissioners, staff has composed a list of revisions. Staff has identified scrivener’s errors—those that are considered small grammatical mistakes or minor changes – and major modifications that require additional HDC discussion, public input, and consideration.

Scrivener’s Errors & Technical Corrections	Major Modifications
<ul style="list-style-type: none"> • Replace 160A references with 160D language • Adjust photos on page 85 to allow the full photo caption to display 	<ul style="list-style-type: none"> • Provide a definition of “substantial change” for staff approvals • Review photo captions. The Commission voted to change out specific photos on 7.20.2021²; however, the captions were not updated at that time to ensure they matched the photos. • Revise Section 4.8 Additions (pages 132-136) to better address side additions • Revise Section 1.3 Walls & Fences (pages 46-49) to better address tall fences in side and rear yards. • Revise the caption and photo on page 54 related to historic 1.5-story garages. • Address use of artificial turf

Next Steps

Staff can move forward with editing the scrivener’s errors and republishing the Design Standards online. The Planning Department will not be reprinting the document for distribution to the Commission.

Staff recommends that the Commission discuss this list of modifications and identify which major modifications are necessary. If there is consensus from the Commission to move forward with these revisions, staff can incorporate it into the Planning Department’s workplan for 2023. At that time, staff can work with the Commission to confirm the changes with the Commission and determine if others need to be addressed.

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

² <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=5022504&GUID=376DEC4A-66D8-4EB6-A4C4-E7AC3A0C7906>