



Update:
Revising the Design Guidelines for
Chapel Hill Historic Districts

May 20, 2020

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OVERVIEW

- 2002 – Historic District Commission (HDC) adopted the current Design Guidelines
- 2019—Town received a Certified Local Government (CLG) grant to complete the project



*Design Guidelines for the
Chapel Hill Historic Districts*

ABOUT THE DESIGN GUIDELINES



Who uses the Design Guidelines?

- Property Owners
- HDC Members
- Staff

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HDC & THE DESIGN GUIDELINES

HDC's review of exterior alterations:

- Changes in exterior materials
- New construction and additions
- Significant site changes
- Relocation and demolition of historic buildings



SCOPE OF THE PROJECT



- Clear description of the COA application and review process
- Special character of the local historic districts
- Guidance regarding the maintenance of historic materials
- New and expanded sections
- Updated photos and graphics
- Online/digital format

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SUMMARY OF DESIGN GUIDELINE REVISIONS

- New construction and new additions
- New garages and accessory buildings
- New and separated sections
 - Foundations
 - Disaster Preparedness and Recovery
 - Windows & Doors
- Improved introductions to each section
- Character essays

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SUMMARY OF DESIGN GUIDELINE REVISIONS

Additional discussion required for:

- HDC approval vs. administrative approvals
- Clarity on landscaping and site design
- Incorporating sustainable features
- Contemporary building materials



PUBLIC ENGAGEMENT



- Individual reviews in-lieu of in-person meetings
- Draft revisions shared via email and on project webpage
- Final public meeting to review revisions and discuss topics needing consensus
- Extending the deadline

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TIMELINE

Date	Action
2.17.2020	HDC Committee Meeting, Public Information Meeting
3.16.2020	HDC Committee Meeting – Cancelled.
4.4.2020	HDC Committee Meeting – Cancelled.
June 2020 (TENTATIVE)	HDC Committee Meeting, Public Information Meeting
7.14.2020 (TENTATIVE)	HDC review of the final draft of the Design Guidelines
8.21.2020 (TENTATIVE)	Project completion deadline

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