



TOWN OF CHAPEL HILL

Historic District Commission

Meeting Minutes

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Chair Robert Epting
Vice-Chair Sean Murphy
Deputy Vice-Chair James Locke
Woodrow Burns

Kimberly Kyser
David Schwartz
Susan Smith
James White

Tuesday, March 12, 2019

6:30 PM

RM 110 | Council Chamber

Opening

Roll Call

Staff present: Jake Lowman, Staff Liaison, Becky McDonnell, Staff Liaison, Anya Grahn, Staff Liaison, Brian Ferrell, Counsel to Commission

Present 8 - Chair Robert Epting, Vice-Chair Sean Murphy, Deputy Vice-Chair James Locke, Woodrow Burns, Kimberly Kyser, David Schwartz, Susan Smith, and James White

Commission Chair reads public charge

Secretary reads procedures into the record

Approval of Agenda

Announcements

Petitions

Approval of Minutes

1. February 12, 2019 Meeting Minutes

[\[19-0191\]](#)

A motion was made by Vice-Chair Murphy, seconded by Schwartz, to approve the February 12, 2019 meeting minutes. The motion carried by a unanimous vote.

Consent Agenda

The Commission discussed the location of the proposed pathways at the Carolina Inn. Landscape Architect David Swanson provided additional information regarding the scope of work.

A motion was made by Kyser and seconded by Schwartz to approve the consent agenda. The motion carried by a unanimous vote.

2. 101 Cobb Terrace [\[19-0192\]](#)
3. 611 E Rosemary Street [\[19-0193\]](#)
4. 211 Pittsboro Street (The Carolina Inn) [\[19-0194\]](#)
5. 232 Glandon Drive [\[19-0195\]](#)

Old Business

6. 306 N Boundary Street [\[19-0007\]](#)

Commission members Epting and Burns were recused from this agenda item.

Erik Melham, architect, presented additional information requested from the February 12, 2019 meeting, including detailed information about trees and landscaping; clarification on original, c.1991, and proposed landscape elements; and proposed treatment of the rock wall beneath the south entry porch.

Members of the public spoke, including Wood Burns, Catharine Burns, Linda Brown, William Camp, Nell Joslin, and Jill Blackburn. Comments were made regarding the historical significance of the property and the Coker gardens, the location and size of the proposed garage, proposed lighting schemes, compatibility with the Historic District and neighborhood overall, and concerns over the amount of time to review changes made after the February 12, 2019 meeting.

A motion was made by Kyser, seconded by Schwartz, to close the public hearing.

A motion was made by Schwartz, seconded by Kyser, to continue the item to the April 9, 2019 meeting for further Commission discussion. The motion carried by a unanimous vote.

7. 410 & 412 North Street [\[19-0089\]](#)

Ricky May, applicant, presented a proposal for the Commission to approve demolition of the two cottages in order to construct a new single family house.

The Commission inquired about the historical significance of the existing landscape, the economic feasibility of preserving the cottages, and the historical significance of the two cottages that would be removed from the site through relocation or demolition.

Members of the public spoke, including Pat Lowry and Arthur Finn. Comments were made regarding the number of rentals in the neighborhood and the feasibility of restoring the two cottages.

A motion was made by Smith, seconded by Burns, to approve the Certificate of Appropriateness for the demolition of the two cottages as conditioned to delay demolition for 365 days in accordance with state statute and that the associated stone wall is not demolished. The motion carried by a unanimous vote.

Without objection, the Commission decided to continue the public hearing for the application for the construction of a new single family residence to the April 9, 2019 meeting.

8. 723 Gimghoul Road

[\[19-0090\]](#)

Without objection, the Commission moved to continue the public hearing to the April 9, 2019, meeting.

Closed Session

Attorney-Client Privilege regarding the recent Board of Adjustment decision to overturn the Historic District Commission's denial of a Certificate of Appropriateness for construction of a new garage at 1 Mint Springs Lane.

Staff Update

CLG Grant Update

CLG Grant Update

Staff provided an update on submitting the Certified Local Government (CLG) grant to the State Historic Preservation Office at the end of March.

Adjournment

Next Meeting - April 9, 2019

Order of Consideration of Agenda Items:

- 1. Staff Presentation*
- 2. Applicant's Presentation*
- 3. Public Comment*
- 4. Board Discussion*
- 5. Motion*
- 6. Restatement of Motion by Chair*
- 7. Vote*
- 8. Announcement of Vote by Chair*

Public Charge: The Advisory Body pledges its respect to the public. The Body asks the public to conduct themselves in a respectful, courteous manner, both with the Body and with fellow members of the public. Should any member of the Body or any member of the public fail to observe this charge at any time, the Chair will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Chair will recess the meeting until a genuine commitment to this public charge is observed.

Unless otherwise noted, please contact the Planning and Development Services Department at 919-969-5066; planning@townofchapelhill.org for more information on the above referenced applications.

See the Advisory Boards page <http://www.townofchapelhill.org/boards> for background information on this Board.