



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

Monday, April 22, 2019

6:30 PM

RM 110 | Council Chamber

Opening

Roll Call

Present 7 - Chair Robert Epting, Vice-Chair Sean Murphy, Deputy Vice-Chair James Locke, Kimberly Kyser, David Schwartz, Susan Smith, and James White

Absent 1 - Woodrow Burns

Old Business

306 N Boundary Street

[\[19-0007\]](#)

The Commission received a statement from the applicant requesting that the Public Hearing be reopened. A motion was made by Schwartz, seconded by Smith, to reopen the Public Hearing. The motion carried y the following vote:

Aye: 5 - Vice-Chair Murphy, Kyser, Schwartz, Smith, and White

Nay: 1 - Deputy Vice-Chair Locke

Recused: 1 - Chair Epting

The applicant presented additional clarifying evidence about the developmental history of the gardens, building elevations, and examples of garages in the surrounding neighborhood. The applicant also presented an amended proposal for the east addition as it relates to the circular garden parterre.

The Commission discussed the size of the walkways and landscaping on the property. A motion was made by Kyser, seconded by White, to close the public hearing. The motion carried unanimously.

A motion was made by Kyser, seconded by White, to approve the addition on the east elevation, with the condition to use Option 3 with the circular garden pathway's width reduced by two feet, based on conformity with Land Use Management Ordinance Criteria J, G, and H, and supporting Design Guidelines #5 and 7 on page 55. The motion carried by the following vote:

Aye: 5 - Vice-Chair Murphy, Kyser, Schwartz, Smith, and White

Nay: 1 - Deputy Vice-Chair Locke

Recused: 1 - Chair Epting

The Commission discussed the mass and scale of the proposed two-story garage, and the congruity with the historic character of the district.

A motion was made by Schwartz, seconded by Kyser, to deny the garage based on its incongruity with the character of the district based on Design Guideline #7 on page 21 and Land Use Management Ordinance Criteria G and J. The motion failed by the following vote:

Aye: 4 - Deputy Vice-Chair Locke, Kyser, Schwartz, and Smith

Nay: 2 - Vice-Chair Murphy, and White

Recused: 1 - Chair Epting

A motion was made by Smith, seconded by White, to approve the two-story garage, based on Land Use Management Ordinance Criteria C, E, F, G, and I, and corresponding Design Guideline #7 on page 21. The motion failed by the following vote:

Aye: 3 - Vice-Chair Murphy, Smith, and White

Nay: 3 - Deputy Vice-Chair Locke, Kyser, and Schwartz

Recused: 1 - Chair Epting

A motion was made by Kyser, seconded by Murphy, to continue the discussion of the two-story garage to the May 14, 2019 Historic District Commission meeting. The motion carried by the following vote:

Aye: 5 - Deputy Vice-Chair Locke, Kyser, Schwartz, Smith, and White

Nay: 1 - Vice-Chair Murphy

Recused: 1 - Chair Epting

Adjournment

Next Meeting - May 14, 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.