



TOWN OF CHAPEL HILL

Historic District Commission

Meeting Minutes

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

Chair Brian Daniels
Vice-Chair Polly van de Velde
Deputy Vice-Chair Nancy McCormick
Michael Booth

Josh Gurlitz
David Hawisher
Duncan Lascelles
Clarke Martin

Tuesday, October 8, 2024

6:30 PM

RM 110 | Council Chamber

Language Access Statement

For interpretation or translation services, call 919-969-5105.

ဘာသာပြန်ဆိုခြင်းနှင့် စကားပြန်ခြင်းအတွက်၊ (၉၁၉) ၉၆၉-၅၁၀၅ ကိုဖုန်းခေါ်ပါ။

Para servicios de interpretación o traducción, llame al 919-969-5105.

လၢတၢ်ကတိၤကျိးထံ မ့တမၢ် လၢတၢ်ကွဲးကျိးထံအတၢ်မၤစၢၤအဂီၢ် ၂ ကိးဘၣ် (၉၁၉)-၉၆၉-၅၁၀၅

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919-969-5105.

Virtual Meeting Notification

Board members will attend and participate in this meeting remotely, through internet access, and will not physically attend. The Town will not provide a physical location for viewing the meeting.

The public is invited to attend the Zoom webinar directly online or by phone.

Register for this webinar:

https://us02web.zoom.us/webinar/register/WN_r_U69_ZqTDqsbbFfG0t2oA After registering, you will receive a confirmation email containing information about joining the webinar in listen only mode. Phone: 3017158592, Meeting ID: 864 0522 3462

Opening

Roll Call

Anya Grahn-Feder Mack, Staff Liaison, Anna Scott Myers, Staff Liaison, Kevin Hornik, Counsel to the Commission

Present

7 - Chair Brian Daniels , Vice-Chair Polly van de Velde,
Deputy Vice-Chair Nancy McCormick, Michael Booth,
Josh Gurlitz, David Hawisher, and Clarke Martin

Excused

1 - Duncan Lascelles

Secretary reads procedures into the record

Commission Chair reads the Public Charge

Approval of Agenda

Commissioner Daniels asked to discuss the creation of another LUMO Rewrite subcommittee after the Historic Boundaries discussion. A motion was made by Vice-Chair van de Velde, seconded by Deputy Vice-Chair McCormick, to approve as amended. The motion carried by a unanimous vote.

Aye: 7 - Chair Brian Daniels , Vice-Chair Polly van de Velde, Deputy Vice-Chair Nancy McCormick, Michael Booth, Josh Gurlitz, David Hawisher, and Clarke Martin

Excused: 1 - Duncan Lascelles

Announcements

Staff liaison Anya Grahn-Federmack introduced new commissioner David Hawisher. Commissioners took turns introducing themselves to Hawisher.

Petitions

Approval of Minutes

1. September 10, 2024 Action Minutes [\[24-0462\]](#)

A motion was made by Gurlitz, seconded by Martin, to approve the September 10, 2024, minutes. The motion carried by a unanimous vote.

Aye: 7 - Chair Brian Daniels , Vice-Chair Polly van de Velde, Deputy Vice-Chair Nancy McCormick, Michael Booth, Josh Gurlitz, David Hawisher, and Clarke Martin

Excused: 1 - Duncan Lascelles

Information

2. Administrative Certificate of Appropriateness Approvals and Maintenance Memos [\[24-0463\]](#)

Old Business

3. 500 North Street [\[24-0465\]](#)
4. 510 E. Franklin Street [\[24-0466\]](#)
5. 304 N. Boundary Street [\[24-0467\]](#)

6. 317 McCauley Street[\[24-0468\]](#)

A motion was made by Vice-Chair van de Velde, seconded by Booth, to approve the written decisions for 500 North Street, 510 E. Franklin Street, 304 N. Boundary Street, and 317 McCauley Street. The motion carried by a unanimous vote.

Aye: 7 - Chair Brian Daniels, Vice-Chair Polly van de Velde, Deputy Vice-Chair Nancy McCormick, Michael Booth, Josh Gurlitz, David Hawisher, and Clarke Martin

Excused: 1 - Duncan Lascelles

Discussion**7. Historic District Boundaries**[\[24-0464\]](#)

Grahn-Federmack gave a presentation to the commission that included information on the National Register of Historic Places Districts, Local Historic Districts and dual designation. She explained the designation process, criteria for designation, and where boundary modifications might make sense in Chapel Hill.

Commissioners discussed the existing local historic district boundaries. Chair Daniels mentioned the modern structures on Boundary Street that did not seem to relate to the rest of the district. Commissioner Hawisher asked why UNC's campus was clearly left out of the Historic Districts and Grahn-Federmack and Commissioner Gurlitz both explained that it is likely because the school has different standards and procedures as state-owned property. Gurlitz clarified the creation of local Historic Districts, by Bob Stripe, were seen as a way to maintain the areas surrounding the campus. He also described the disputes over adding properties with commercial uses to the local historic districts, saying there have been several attempts but the commercial community objected.

Chair Daniels asked about the change in boundaries over time. Commissioner Gurlitz said that the boundaries have expanded since originally established, noting North Boundary Street was added about 10 years after the Franklin-Rosemary Historic District was created.

LUMO Rewrite

Chair Daniels explained the previously established subcommittee was created to monitor the LUMO Rewrite and clarify the HDC's recommendation. These have

been shared with Camille Berry, Council Liaison, and Tas Lagoo, Staff Project Manager for the LUMO Rewrite. Daniels described the role of a pattern book for the historic districts that would allow more infill housing and development while still respecting the historic districts.

Daniels expressed that both the boundaries and pattern book would be big lifts and the pattern book may be the more pressing matter to address in tandem with the LUMO Rewrite. Commissioners Gurlitz, van de Velde, McCormick, and Martin all agreed with prioritizing the LUMO Rewrite. Daniels suggested revisiting the topic once the 9th seat on the commission is filled. Council Member Berry encouraged the commission to continue their contribution to the LUMO Rewrite discussion.

Adjournment

Next Meeting - November 12, 2024

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 Department at 919-968-2728; 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.

