



Historic District Commission

Meeting Minutes

November 11, 2025, 6:30 PM

RM 110 | Council Chamber

Chair Don Tise
Vice-Chair Brian Daniels
Glenn Connolly

Josh Gurlitz
Nancy McCormick
Laura Moore

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Opening

Present 5 - Chair Don Tise, Vice-Chair Brian Daniels , Josh Gurlitz, Nancy McCormick, and Laura Moore
Absent 1 - Glenn Connolly

Roll Call

Charnika Harrell, Staff Liaison, Anna Scott Myers, Staff Liaison, Kevin Hornik, Counsel to the Commission

Secretary reads procedures into the record

Commission Chair reads public charge

Approval of Agenda

Vice Chair Daniels moved, Gurlitz seconded, to remove the application for 304 N. Boundary and approve the agenda. The motion carried by a unanimous vote.

Announcements

Petitions

Approval of Minutes

1. [October 14, 2025 Action Minutes](#)

[25-0482]

Commissioner McCormick moved, Daniels seconded, to approve the October 14, 2025 meeting minutes. The motion carried by a unanimous vote.

Consent

2. 218 Wilson Street [25-0483]
3. 415 Hillsborough Street [25-0484]
4. 702 Gimghoul Road [25-0485]
5. 724 Gimghoul Road [25-0486]

Commissioner McCormick moved, Daniels seconded, to approve the written decisions for 218 Wilson Street, 415 Hillsborough Street, 702 Gimghoul Road, and 724 Gimghoul Road. The motion carried by a unanimous vote.

New Business

6. 132 S Columbia Street [25-0487]

Zell Hoole, representative of the architect, presented photos of the existing building and explained it was rebuilt due to a fire and has had various additions overtime. He explained that the application is for an addition to create more cafeteria space, create a second story balcony patio, add bedrooms on the second floor above the stairwell connector, and reconfigure the ADA parking. Hoole presented the site plan and renderings of the proposal.

Vice Chair Daniels asked about the view from Cameron Avenue and how much the addition would extend from the existing building. Kal Fadem, representative of the architect, said the addition would project out 14 feet which is similar to the existing balcony. Daniels said it would be important to see how much of the addition would be visible from the front of the house.

Commissioner McCormick asked if the standing seam metal roof would be for the entire roof. Fadem said it would be for the area they are adding two bedrooms over the existing connector.

Chair Tise asked if the applicant considered setting the wall of the addition over the connector back because the current proposal affects the building's massing. Fadem said they considered a material change, but the client was not receptive.

Commissioner Gurlitz agreed that the Cameron Avenue elevation is

critical. He suggested offsetting the wall, changing the material, or changing the roof form in order maintain the separation that gives the current building its scale.

Commissioner Moore asked for clarification on the rearranged parking.

Daniels asked if the applicant considered putting massing on the side of the building facing fraternity court instead of creating a flat plane on Cameron Avenue. Daniels said there was a concern about massing.

There was no public comment.

Gurlitz said the south elevation needed some more consideration in terms of articulation. Daniels voiced concern about the addition extending towards the public right-of-way, which he thought is a prominent part of Cameron Avenue. Tise said he did not have a problem with the extension if it meets setbacks but he was concerned about removing the proportions of the existing building and changing the look of the house regarding the previous additions.

Moore said she feels like she does not have enough information.

Vice Chair Daniels moved, seconded by Gurlitz, that the item be continued to the December 9th meeting, with the following requests for the applicant: provide additional information about the massing and articulation between the original structure and past additions, provide elevations that show more details, provide a site plan that shows the cafeteria addition being set in from the existing building, and provide a rendering that shows how the additions will appear from the public right-of-way.. The motion carried by a unanimous vote.

7. 304 N. Boundary Street

[25-0488]

Removed from the agenda.

Adjournment

Next Meeting - December 9, 2025

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.