



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 Kimberly Kyser

James Locke

Deputy Vice-Chair John Sweet
Woodrow Burns

Sean Murphy
Susan Smith
Mary Vogler

Craig Carbrey

James White

Tuesday, June 12, 2018

6:30 PM

RM 110 | Council Chamber

Roll Call

Present 7 - Chair Robert Epting, Deputy Vice-Chair John Sweet,
Vice-Chair Kimberly Kyser, Craig Carbrey, Woodrow Burns,
Mary Vogler, and Sean Murphy

Absent 3 - James Locke, Susan Smith, and James White

Secretary reads procedures into the record

Approval of Agenda

Announcements

Chair Epting stated the HDC usually does not usually meet in August and will not meet this August.

Petitions

Approval of Minutes

May 29, 2018 minutes under development

[TMP-0764]

Old Business

3 Mint Spring

[18-0498]

Steven Joseph, Architect and applicant made the presentation. The COA request is to repair and realign an existing front brick sidewalk and replace brick with bluestone.

Commissioner John Sweet disclosed that he visited the property.

Commissioner Sweet stated the materials are the most important consideration for the sidewalk changes, not the configuration of the sidewalk, guidelines on page 18 for Walkways, that the blue stone is too formal a material and the original brick materials are more appropriate.

Mr. Joseph stated the bricks are problematic around the trees and create a tripping hazard.

Commissioner Sweet moved and Commission Woodrow Burns seconded the motion, that the findings are 1. Current materials for this sidewalk is brick, and the Guidelines on page 18 emphasize the informal character of existing walkways as a defining feature of the district, and the Guidelines 1-5 (Walkways) refer to desirability and appropriateness of replacing existing walkways retaining, repairing and replacing in-kind when possible introducing replacement materials only if the original is unfeasible. And, based on those findings, that the Commission approve the reconfiguration of the sidewalk as proposed, on the condition that it be reconstructed in brick, not bluestone, and with the understanding that the Applicant may replace the previously approved bluestone steps with brick, if the Applicant wishes to do so, for conformity. The HDC approves the application to reconfigure the walkway and to reconstruct the steps if necessary for safety, and in addition, offer the applicant the option to replace the previously approved blue stone portions of the walkway with brick, on the condition that the material used for the pavement of the walkway is brick.

The motion passed unanimously.

517 Hooper Lane

[\[18-0499\]](#)

Jim Spencer, Architect and applicant made the presentation. The COA request is to: 1. Modify the previously approved addition configuration for the north side to relocate the new side porch and side entry approximately 4 feet south. 2. Install a standing seam copper roof on the new shed roof of the relocated porch to match other copper features on the house such as gutters and other porch roofs. Mr. Spencer stated that the roof materials presently on the house are not original, and that the roofing material the applicants wishes to use on the addition are compatible with existing materials.

Commissioner Sweet moved and Commissioner Kyser seconded the motion to close the public hearing.

The motion passed unanimously.

Commissioner Sweet moved to approve the application based on the following findings of fact: (1) the applicant wants to clarify the previous approval of standing seam metal for this project for the roof in this area, particularly a copper roof and (2) the applicant is proposing to move the previously approved porch toward the street by 4 feet. Guidelines that address this matter are on pages 37- 38, Roofs, page 37, #6 about compatible new materials for new roofs. The Applicant's request is consistent with the Design Guidelines given that the guidelines emphasize replacing roofs with like-kind materials on historic structures; (3) but as this is not an historic structure, there is a certain latitude here, and there are other copper materials already in use on other parts of the roof and gutter areas of the existing house.

As to the requested addition, Mr. Sweet moved the Commission make findings that our Design Guidelines, page 54-55, Additions, emphasize not overpowering in scale and size and placement the original structure and its character or cause undue differentiation of roofs, and encourage the desirability of a unified design page 52, New Construction, all of which justify the Applicant's proposal.

Mr. Sweet further moved that the Commission find that the modifications proposed by the Applicant are not incongruous with the special character of the Historic District, and that the Application be approved Dr. Burns seconded the Motion.

The motion passed unanimously.

Approval of Recommendation to Council regarding Seat
Appointments

[\[18-0550\]](#)

Chair Epting stated Councilwoman Nancy Oates had reminded him that the Council has asked that Boards and Commissions making recommendations for appointments to their Board offer the Council some explanation for their recommendations, and that the Memorandum to Council before the Commission tonight was drafted to fulfill that direction. The Memorandum also explains the purpose for not making recommendations for the remaining two commissioner vacancies.

Commissioner Kyser moved and Woodrow Burns seconded the motion to approve and forward the Memorandum to Council along with the recommendations for re-appointment of Commissioners Epting and Sweet.

The motion passed unanimously.

The memorandum is to be delivered to the Town Clerk and Beth Vasquez for transmission to the Mayor and Council.

New Business

1 Mint Spring

[\[18-0500\]](#)

James Morgan, Architect for the applicant made the presentation. The COA request consists of: 1. New single bay garage addition and driveway extension. 2. Front porch and front door changes, connecting walkway, remove pergola and add roof structure. 3. Rear porch, deck changes, remove pergola and add roof structure. 4. Enclose screened back deck and install new windows. 5. Add: lighting along walkway and front porch light fixture. 6. Install two (2) new traffic railings along driveway for safety reasons.

Commissioner Kyser moved and Commissioner Murphy seconded to close the public hearing.

The motion passed unanimously.

Commissioner Kyser disclosed that she visited 1 and 3 Mint Spring properties.

Commissioner Kyser cited guidelines, page 55, #2, 4-7 which contradict the proposed garage placement, and stated she found the design of the new front porch to be random.

Commissioner Sweet suggested that elements of the application could be considered separately. The traffic guard rails are supported by safety concerns. The front parking and proposed garage location is problematic along with the new roofs. The removal of the second front door seems appropriate.

Commissioner Murphy stated the front porch design could be scaled back and designed with a lower profile.

Commissioner Murphy stated the garage placement, although understandable for access reasons, is not appropriate in the proposed location.

Commissioner Sweet requested to reopen the public hearing. Chair Epting reopened the public hearing.

Commissioner Sweet introduced into evidence the 1992 survey photo of

the house, and stated seeing the photo influences his view of the application. He also introduced the 1959 Sanborn map of the property. Mr. Mason was invited to view this evidence.

Chair Epting asked the applicant if he is in agreement with the continuance of the application. The applicant agreed to continue the application. Chair Epting asked if Mr. Mason would be agreeable to resubmitting revisions in 30-60 days. Mr. Mason said yes.

Staff Report

Julie Curry, Staff liaison, made comments regarding the SHPO CLG staff training workshop topic on guidelines. The presentation was basic and the areas to be considered for future guidelines updates have to do with mid-century structures now 50 years old and new construction materials.

Adjournment

Chair Epting adjourned the meeting at 7:50pm

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.