



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
Deputy Vice-Chair John Sweet
Woodrow Burns
Craig Carbrey

James Locke
Sean Murphy
Susan Smith
Mary Frances Vogler
James White

Tuesday, October 16, 2018

6:30 PM

**RM 102 | First Floor Conference
Room**

This Special Meeting was continued from the October 9, 2018 meeting.

Call to Order

Chair, Bob Epting, called the meeting to order.

Roll Call

Jake Lowman (Staff Liaison)
Becky McDonnell (Staff Liaison)
Brian Ferrell (Commission Counsel)

Present 8 - Chair Robert Epting, Vice-Chair Kimberly Kyser, Craig Carbrey, James Locke, Sean Murphy, Susan Smith, Mary Frances Vogler, and James White

Absent 1 - Woodrow Burns

Old Business

1. 1 Mint Springs Lane

[\[18-0891\]](#)

Brian Ferrell, Commission Counsel, summarized the events from the previous meeting regarding the application. All Commissioners who were not present at the last meeting or previous meetings pertaining to the application stated they had reviewed the record and prior meeting videos and were prepared to vote.

The Commission discussed the application and Members expressed concern about various elements of the proposal, including additional paved area proposed in the front yard for an asphalt turnaround, the siting of the garage at the front of the house, and the blocking of a bay of the house by the garage. Commission members noted that these elements were inconsistent

with and violated express Design Guidelines applicable to this application, including guidelines 1, 2, and 7 on page 55 (Additions), guideline 1 on page 57 (Decks), guideline 7 on page 21 and the first paragraph on page 20 (Garages & Accessory Structures), guideline 8 on page 38 (Exterior Walls), guideline 8 on page 19 (Walkways, Driveways, & Offstreet Parking), and the second paragraph on page 46 (Accessibility & Life Safety Considerations).

A motion was made by Vogler, seconded by White, to express the foregoing concerns as Findings of Fact relevant to the proposed garage portion of the application. The motion carried unanimously.

A motion was made by White, seconded by Kyser, to accept the previously stated Design Guidelines as applicable to this project, that they are the appropriate guidelines; and, based on the Findings of Facts as accepted in the previous motion, the guidelines are not met by this proposal. The motion carried unanimously.

A motion was made by Murphy, seconded by Vogler, to deny the application for a Certificate of Appropriateness for the proposed garage addition based on the stated findings of fact and references to the Design Guidelines and the application as proposed, that the garage addition is incongruous with historic character of the district. The motion carried by a unanimous vote.

A friendly amendment was made by Smith, to include the asphalt turnaround as part of the previous motion. The amendment was accepted and the motion as amended carried unanimously.

Adjournment

The meeting adjourned at 7:25 pm.

Next Meeting - November 13, 2018