



**Historic District Commission**  
**New Business – Concept Plan Review**  
**408 Hillsborough Street (Project #19-103)**

**Summary Report**

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
 Anya Grahn, Senior Planner  
 Becky McDonnell, Planner II  
 Judy Johnson, Operations Manager

Applicant George Retschle	Meeting Date(s) 9/10/2019	Historic District Franklin-Rosemary
<b>PROCESS:</b> <ul style="list-style-type: none"><li>• The Historic District Commission (HDC) has the opportunity tonight to hear this applicant’s presentation, hear public comments, and offer suggestions to the applicant.</li><li>• Because this is a Concept Plan submittal, statements by individual Commissioners this evening do not represent a commitment on an official position if the Historic District Commission considers a formal application.</li></ul>		<b>DECISION POINTS:</b> <ul style="list-style-type: none"><li>• Concept Plan applications are required for all Special Use Permit (SUP) and Conditional Zoning Applications.</li><li>• A Conditional Zoning application has not yet been submitted for this development.</li><li>• Concept Plans are typically reviewed by the Community Design Commission; however, the HDC exercises all the powers and duties of the Chapel Hill Community Design Commission within the Historic District.</li></ul>
<b>PROJECT OVERVIEW:</b> <p>The applicant is proposing to renovate the 1960s Mid-Century Modern multi-family development. Improvements to the site will include:</p> <ul style="list-style-type: none"><li>• Replacing windows on the east and west facades</li><li>• Constructing balconies on the east and west facades and introducing new patio doors</li><li>• Constructing new patios on the ground level</li><li>• Relocating the dumpster on site where it will be better screened by vegetation and the topography</li><li>• Restoring landscaped area after removing sidewalk on the south façade of the building</li></ul> <p>The site currently is legally nonconforming. No nonconforming building may be enlarged, extended, or moved unless such building or structure is thereafter devoted to a conforming use.</p> <p>The applicant is proposing to submit a Conditional Zoning application in the future in order to rezone this property to a use that allows for the multi-family use.</p> <p>A Certificate of Appropriateness will be required prior to the start of construction.</p>		<b>PROJECT LOCATION:</b> 