



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 Vogler
James White

Tuesday, July 17, 2018

6:30 PM

RM 110 | Council Chamber

Rescheduled from July 10, 2018

Call to Order

The meeting opened at 6:30 p.m.

Preliminary Meeting Information

a. Chair states the Rules of Procedure as described below

b. Chair reads Public Charge for the record as described below

Chair Bob Epting read the public charge into the record.

c. Secretary swears in public hearing speakers

Julie Curry (Staff Liason) swore in members of the public wishing to testify during the meeting.

d. Roll Call

Julie Curry (Staff Liason)
Jake Lowman (Staff)
Becky McDonnell (Staff)
Mike Klein (Staff)

Present 7 - Chair Robert Epting, Vice-Chair Kimberly Kyser, Craig Carbrey, James Locke, Sean Murphy, Susan Smith, and Mary Vogler

Absent 3 - Deputy Vice-Chair John Sweet, Woodrow Burns, and James White

Approval of Action Minutes

Approve May 29, 2018 and June 12, 2018 action minutes

[\[18-0641\]](#)

Craig Carbrey noted that he was late to the meeting and did not vote on the first two cases for June 12, 2018.

A motion was made by Vice-Chair Kimberly Kyser, seconded by Sean Murphy, that the last two sets of minutes be approved. The motion carried unanimously.

Speakers from the Public - 3 minutes allowed

Consent - None

Old Business

Residents spoke in relation to the notices for 501 E Rosemary Street. Notice was determined to be insufficient for the public hearing, therefore the delay of the hearing to the September meeting was agreed to by the applicants.

Consider a Motion to request Brian Ferrell represent the Chapel Hill Historic District Commission for a September 6, 2018 Board of Adjustment hearing.

A motion by Vice-Chair Kimberly Kyser, seconded by James Locke, for the commission's attorney, Brian Ferrell, to represent the commission in the Board of Adjustment Case for the 704 E Franklin Street appeal in September. The motion carried unanimously.

214 W Cameron Street

214 W. Cameron COA modification BellLeadership

[\[18-0623\]](#)

Charlie Tennant with MHA Works presented the case on behalf of the applicant.

A motion was made by Vice-Chair Kyser, seconded by Carbrey, to close the Public Hearing. The motion carried unanimously.

Motion by Craig Carbrey, second by Mary Francis Vogler, that the proposed changes to the building encourages the introduction of new or alternate means of access to the historic building as needed in ways that do not compromise the historic character of the entrance or front porch and that the changes are consistent with guideline 4 on page 47 and find that the proposal is not incongruous with the historic character of the district and should be approved. The motion carried unanimously.

1 Mint Springs Lane

1 Mint Spring Revised COA[\[18-0624\]](#)

James Morgan, designer, presented the case on behalf of the applicants.

Motion by Vice Chair Kimberly Kyser, seconded by Sean Murphy, to close the public hearing. Motion carried unanimously.

Motion by Sean Murphy, seconded by Vice Chair Kimberly Kyser, to approve certain elements of the application: the front porch and front door changes, connecting walkway changes, removal of the pergola and adding roof structure at the front of the house, the rear porch deck changes including removal of the pergola and adding the roof structure, enclosing of the screened in porch and adding new windows, lighting along the walkway and new ceiling fixture and two new traffic railings, with the stipulation that the railing on the rear deck be of the same wrought iron styling of the front of the house and that the proposal is consistent with Design Guidelines Pages 22 (#5), 37 (#5), 43 (#9), 47 (#5), 57 (#5), with a clarification to exclude the walkway roofline connecting to the garage. The motion failed.

Aye: 4 - Chair Epting, Vice-Chair Kyser, Murphy, and Vogler

Nay: 3 - Carbrey, Locke, and Smith

Motion by James Locke, seconded by Susan Smith, to find that the traffic railings are not incongruous with the historic character of the district. The motion carried unanimously.

Motion by James Locke to approve the lighting along walkway and porch and ceiling fixtures, and to find that they are consistent with the Design Guidelines page 22 (#5) and is not incongruous with the special character of the district. The motion passed.

Aye: 6 - Chair Epting, Vice-Chair Kyser, Carbrey, Locke, Murphy, and Vogler

Nay: 1 - Smith

Motion by Craig Carbrey, seconded by Sean Murphy, to approve the enclosure of the screened porch and installation of new windows, consistent with page 43 (#9) of the Design Guidelines. The motion passed.

Aye: 6 - Chair Epting, Vice-Chair Kyser, Carbrey, Murphy, Smith, and Vogler

Nay: 1 - Locke

Motion by Vice Chair Kimberly Kyser to approve rear porch deck changes and to add roof structure as consistent with Design Guidelines page 43 (#9) and that it is not incongruous with the special character of the district, and that it is also consistent with page 57 (#5) for railings, and that the rear deck railings should be consistent with the wrought iron materials of the railing on the front of the house. The motion carried unanimously.

Motion by Vice Chair Kimberly Kyser that with supporting evidence of the Design Guidelines pages 37 (#5) and 47 (#5) to approve the front porch and door changes, connecting walkway and remove pergola. The motion passed.

Aye: 6 - Chair Epting, Vice-Chair Kyser, Carbrey, Locke, Murphy, and Vogler

Nay: 1 - Smith

Motion by Craig Carbrey, seconded by Mary Francis Vogler, to approve the garage addition and driveway extension with two design modifications; install an open gable similar to existing structure and install a carriage style door, referencing Design Guidelines pages 53 (#2), 47 (#5), 55 (#4). The motion failed.

Aye: 3 - Chair Epting, Carbrey, and Vogler

Nay: 4 - Vice-Chair Kyser, Locke, Murphy, and Smith

Motion by Susan Smith, seconded by Chair Bob Epting, to reconsider the matter to change her vote. The motion failed.

Aye: 4 - Chair Epting, Carbrey, Smith, and Vogler

Nay: 3 - Vice-Chair Kyser, Locke, and Murphy

New Business

501 E Rosemary

501 E Rosemary COA Pony Barn

[\[18-0625\]](#)

The case was postponed until the September meeting.

Courtesy Review

305 McCauley Street

305 McCauley roof

[\[18-0626\]](#)

Isaiah Riley presented the roof replacement project on behalf of the applicant, and the commission provided feedback and suggested materials for the project.

Reports and Updates

Chair Bob Epting proposed drafting a letter to Chi Omega regarding the rebuilt wall.

The Chair proposed that the secretary use another email address instead of HDC@townofchapelhill.org so that it is clear that communication is not on behalf of the commission.

Staff Report**Adjournment**

Next Meeting - August 14, 2018 meeting cancelled; next meeting is September 11, 2018

The Chair adjourned the meeting at 9 p.m.

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.