



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

Monday, September 24, 2018

6:30 PM

RM 110 | Council Chamber

This meeting was rescheduled from September 11, 2018.

Call to Order

Chair, Bob Epting, read the Public Charge into the record.

Roll Call

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

Present 7 - Chair Robert Epting, Vice-Chair Kimberly Kyser, Woodrow Burns, Craig Carbrey, James Locke, Susan Smith, and Mary Frances Vogler

Absent 3 - Deputy Vice-Chair John Sweet, Sean Murphy, and James White

Approval of Agenda

Announcements

Petitions

Approval of Minutes

1. July 17, 2018 Meeting Minutes

[\[18-0683\]](#)

A motion was made by Smith, seconded by Carbrey, that the July 17, 2018 minutes be approved. The motion carried by a unanimous vote.

Consent

A motion was made by Burns, seconded by Carbrey, that all items on the Consent Agenda be approved based on consistency with the Design Guidelines and congruency with the special character of the Historic District. The motion carried by a unanimous vote.

2. 407 E Franklin Street [\[18-0684\]](#)

3. 109 Hillsborough Street [\[18-0685\]](#)

4. 604 E Franklin Street [\[18-0686\]](#)

Old Business

New Business

5. 501 E Rosemary Street [\[18-0687\]](#)

Katherine Kopp, owner, restated the request for the move of the Pony Barn. A neighbor spoke in support of the relocation.

A motion was made by Burns, seconded by Vice-Chair Kyser, to approve the request for a Certificate of Appropriateness to relocate the Pony Barn from 514 E Rosemary Street to 501 E Rosemary Street in accordance with the staff report and that it is appropriate to do so. The motion carried by a unanimous vote.

6. 305 McCauley Street [\[18-0688\]](#)

Staff explained the background of this case, which was heard as a courtesy review during the July 17, 2018 meeting.

A motion was made by Burns, seconded by Smith, to approve the request for Certificate of Appropriateness to replace the damaged roof with the proposed metal shingles based on consistency with guidelines 4 and 5 on page 37 of the Design Guidelines pertaining to roofs. The motion carried by a unanimous vote.

7. 513 E Rosemary Street [\[18-0690\]](#)

Kerry Reed, owner, presented the application. The Commission inquired about elements of the proposed structure. Neighbors voiced concern about the application content, setbacks, stormwater runoff, and impervious surface. The Commission determined that the application package was incomplete, and suggested that the applicant include a depiction of the proposed

structure; and, thereupon, the applicant agreed to revise and supplement the application and come back at a later meeting.

8. 521 Hooper Lane

[\[18-0691\]](#)

Sophie Piesse, architect, presented the application on behalf of the owners. The Commission voiced concerns over the shed roof shape in the current proposal. The Commission chose to consider the application elements as two parts; the modification to an existing door and the modification to the shed roof.

A motion was made by Carbrey, seconded by Burns, to approve the modification of the existing door into an opaque wall as submitted per the application and that it is consistent with the guidelines that were prepared in the staff report and not incongruous with the special character of the Historic District. The motion carried by a unanimous vote.

The Commission and the applicant agreed to defer the shed roof portion of the application to a later meeting date in order to allow the applicant to respond to comments from the Commission.

9. Recommendation of new member applications

[\[18-0692\]](#)

The Commission discussed the applications for new members. Vice-Chair Kyser suggested that the Commission meet any applicant they had not met before making a recommendation to Council on those members. The Commission spoke about the qualifications of David Schwartz and John Sweet.

No member of the public spoke on this agenda item.

A motion was made by Vice-Chair Kyser, seconded by Burns, to recommend David Schwartz and John Sweet for appointment to the Historic District Commission. The motion carried by a unanimous vote.

Reports and Updates

Brian Ferrell, counsel to the Historic District Commission, provided an update on the recent Board of Adjustment case for 704 E Franklin Street, an appeal of the Historic District Commission's decision to deny an after-the-fact Certificate of Appropriateness for a standing seam metal roof.

Adjournment

The meeting adjourned at 7:51pm.

