



Action Minutes

Historic District Commission

Meeting Date/Time: April 14, 2015 from 6:35 p.m. to 9:48 p.m.

Members Present: Craig Carbrey, Kimberly Kyser, Vicki Parrott, Iris Schwintzer, Jim Spencer, Jim White

Members Absent: Benjamin Brodey (Chair), Cari Filer (Vice Chair), Alan Rimer (Deputy Vice Chair), Mary-Frances Vogler

Staff Present: Eric Feld, Jesse Freedman, Judy Johnson, Mike Klein, John Richardson, Sarah Vinas

Agenda Item	Discussion/Motions/Votes	Action
Call to order	N/A	Meeting called to order at 6:35 p.m.
Special Election	In the absence of the Chair, Vice Chair, and Deputy Vice Chair, Commissioner Parrott motioned, Commissioner Kyser seconded, to nominate Commissioner Spencer to serve as Chair for this meeting. <u>Vote: 6-0.</u>	Commissioner Spencer was elected to serve as Chair for the April 14, 2015 meeting.
Reading of governing laws and documents into the record	N/A	Staff read into the record pertinent laws and documents.
Swearing in of those wishing to provide evidence and testimony	N/A	N/A

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<p>Consent Agenda 222 Vance Street – Construction of a fence</p>	<p>Commissioner Kyser motioned, Commissioner Schwintzer seconded, moving the application for a Certificate of Appropriateness for 222 Vance Street to consent agenda. Vote: 6-0. Commissioner White motioned, Commissioner Carbrey seconded, approving a Certificate of Appropriateness for 222 Vance Street for reasons B (the setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings), C (exterior construction materials, including texture and pattern), D (architectural detailing, such as lintels, cornices, brick bond, and foundation materials), F (proportion, shape, positioning and location, pattern, and size of any elements of fenestration), G (general form and proportions of buildings and structures), H including the parking area (appurtenant fixtures and other features such as lighting), and J (architectural scale). Vote: 6-0.</p>	<p>The Commission voted to move the Certificate of Appropriateness application for 222 Vance Street to the consent agenda.</p> <p>The Commission voted to approve the Certificate of Appropriateness application for the proposed changes at 222 Vance Street.</p>
<p>Staff Reports</p>	<p>The secretary presented the following updates:</p> <ul style="list-style-type: none"> • A brochure produced by the HDC is available on the Town’s Planning & Sustainability webpage¹, • Follow up on March 19, 2015 Certified Local Government training session in Greensboro, and • Process for applying to fill vacancies. 	<p>N/A</p>
<p>Joint Presentation (Presentation only – Discussion to follow later in the agenda) 425 Hillsborough Street (Grove Park) – Special Use Permit Modification for a proposed multifamily development with 346 dwelling units and 680 parking spaces</p>	<p>The Historic District Commission, the Environmental Stewardship Advisory Board, and the Housing Advisory Board met together to receive a presentation from the staff and a presentation the applicant regarding the Special Use Permit modification application for 425 Hillsborough Street (Grove Park). Following the presentations, the Environmental Stewardship Advisory Board and the Housing Advisory Board left the meeting.</p>	<p>The applicant described the proposed project.</p>

¹ <http://www.townofchapelhill.org/town-hall/departments-services/planning-and-sustainability/resources/historic-districts-2326>

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<p>New Business: Hearings On Certificate of Appropriateness Applications 201 East Franklin Street (Time Out Restaurant) – New signs on awnings, building facades, windows, and door</p>	<p>Commissioner Parrott motioned, Commissioner Kyser seconded, to recuse Commissioner Carbrey from the meeting. <u>Vote: 5-0.</u> (Commissioner Carbrey did not vote.)</p> <p>Commissioner Kyser motioned, Commissioner Schwintzer seconded, to close the public portion of the hearing. <u>Vote: 5-0.</u></p> <p>Commissioner Kyser motioned, Commissioner White seconded, to reopen the public portion of the hearing. <u>Vote: 5-0.</u></p> <p>Commissioner Schwintzer motioned, Commissioner Kyser seconded, to close the public portion of the hearing. <u>Vote: 5-0.</u></p> <p>Commissioner Parrott motioned, Commissioner White seconded, to approve the following portions of the Certificate of Appropriateness application for 201 East Franklin Street: 1) replacement of the covers for the awnings as shown, 2) the neon signs facing Franklin Street and Henderson Street, the door graphics for Faster LLC, and 4) the Time Out sign above the door on Franklin Street. The motion also continues the hearing for the wall sign above Henderson Street to the May 12, 2015 meeting. Reasons for approval are as follows: C (exterior construction materials, including texture and pattern), D (architectural detailing, such as lintels, cornices, brick bond, and foundation materials), H (appurtenant fixtures and other features such as lighting), and J (architectural scale). <u>Vote: 5-0.</u></p> <p>Commissioner Schwintzer motioned, Parrott seconded, to return Commissioner Carbrey to the hearing. <u>Vote: 5-0.</u> (Commissioner Carbrey did not vote.)</p>	<p>The Commission voted to recuse Commissioner Carbrey from the meeting.</p> <p>The Commission voted to approve the Certificate of Appropriateness application for portions of the proposed changes at 201 East Franklin Street. The Commission voted to ask the applicant to return to the May 12, 2015 meeting to continue discussion on the proposed wall sign above the window on Henderson Street.</p> <p>The Commission voted to return Commissioner Carbrey to the meeting.</p>
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<p>227 Vance Street – Addition of an awning, stone retaining wall, steps, fence, and stone wall; modifications to back steps, driveway, patio, and front walkway.</p>	<p>Commissioner Carbrey motioned, Commissioner White seconded, moving the application for Certificate of Appropriateness for 227 Vance Street to consent agenda. Vote: 6-0. Commissioner Carbrey motioned, Commissioner Kyser seconded, to approve the Certificate of Appropriateness application for 227 Vance Street for reasons C (exterior construction materials, including texture and pattern), D (architectural detailing, such as lintels, cornices, brick bond, and foundation materials), E (roof shapes, forms, and materials), H (appurtenant fixtures and other features such as lighting), and J (architectural scale). Vote: 6-0.</p>	<p>The Commission voted to move the Certificate of Appropriateness application for 227 Vance Street to the consent agenda.</p> <p>The Commission voted to approve the Certificate of Appropriateness application for the proposed changes at 227 Vance Street.</p>
<p>209 East Franklin Street (University Presbyterian Church) – Demotion of a 3,456 sf accessory building, construction of a 2-story 5,449 sf building addition, realignment of Robertson Lane, elimination of 7 parking spaces</p>	<p>Commissioner Kyser motioned, Commissioner Carbrey seconded, closing the public portion of the hearing. Vote: 6-0. Commissioner White motioned, Commissioner Kyser seconded, to approve the Final Plan application for lighting. Vote: 6-0. Commissioner Kyser motioned, Commissioner White seconded, to approve the Final Plan application for Alternative Buffers. Vote: 6-0. Commissioner Kyser motioned, Commissioner White seconded, to approve the Final Plan application for elevations. Vote: 6-0. Commissioner Carbrey motioned, Commissioner White seconded, to approve the Certificate of Appropriateness application for 209 East Franklin Street for reasons A (the height of the building in relation to the average height of the nearest adjacent and opposite buildings), B (the setback and placement on lot of the building in relations to the average setback and placement of the nearest adjacent and opposite buildings), C (exterior construction materials, including texture and pattern), D (architectural detailing, such as lintels, cornices, brick bond, and foundation materials), E (roof shapes, forms, and materials), F (proportion, shape, positioning and location, pattern, and size of any elements of fenestration), G (general form and proportions of buildings and structures), H (appurtenant fixtures and other features such as lighting), and J (architectural scale). Vote: 6-0.</p>	<p>The Commission voted to approve the Final Plan application for lighting.</p> <p>The Commission voted to approve the Final Plan application for alternative buffers.</p> <p>The Commission voted to approve the Final Plan application for elevations.</p> <p>The Commission voted to approve the Certificate of Appropriateness application for the proposed changes at 209 East Franklin Street.</p>

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<p>724 Gimghoul Road – New stone wall along frontage, walkway, retaining wall, patio, lighting, potting shed, sunroom, windows, garage, shed roof, deck; changes to driveway, light fixtures, roof</p>	<p>Commissioner Kyser motioned, Commissioner Schwintzer seconded, closing the public portion of the hearing. Vote: 6-0. Commissioner White motioned, Commissioner Carbrey second, approving the Certificate of Appropriateness application for 724 Gimghoul Road for reasons B (the setback and placement on lot of the building in relations to the average setback and placement of the nearest adjacent and opposite buildings), C (exterior construction materials, including texture and pattern), D (architectural detailing, such as lintels, cornices, brick bond, and foundation materials), E (roof shapes, forms, and materials), F (proportion, shape, positioning and location, pattern, and size of any elements of fenestration), G (general form and proportions of buildings and structures), H (appurtenant fixtures and other features such as lighting), and J (architectural scale). Vote: 6-0.</p>	<p>The Commission voted to approve the Certificate of Appropriateness application for the proposed changes at 724 Gimghoul Road.</p>
<p>Courtesy Review 425 Hillsborough Street (Grove Park)</p>	<p>N/A</p>	<p>The applicant described the proposed project, and the Commission provided feedback.</p>
<p>221 Pittsboro Street (Carolina Inn)</p>	<p>N/A</p>	<p>The applicant described the proposed project, and the Commission provided feedback.</p>
<p>Action Minutes March 10, 2015</p>	<p>Commissioner Parrott motioned, Commissioner White seconded, to approve the post-meeting action minutes from March 10, 2015 with the correction that Commissioner Parrott was not present at the March 10, 2015 meeting. Vote: 6-0.</p>	<p>The Commission approved the post-meeting action minutes as corrected from the March 10, 2015 meeting.</p>
<p>June 10, 2014</p>	<p>N/A</p>	<p>The Commission discussed carrying approval of the June 10, 2014 minutes to the May 12, 2015 meeting.</p>
<p>Next meeting</p>	<p>May 12, 2015 at 6:30 p.m.</p>	<p>N/A</p>

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Remarks and Adjournment	Commissioner Carbrey motioned, Commissioner Schwintzer seconded, to adjourn the meeting. <u>Vote: 6-0.</u>	The Commission voted to adjourn the meeting at 9:48 p.m.
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