



Action Minutes

Historic District Commission

Meeting Date/Time: August 11, 2015 from 6:34 p.m. to 8:45 p.m.

Members Present: Craig Carbrey, Cari Filer (Vice Chair), Kimberly Kyser, Alan Rimer (Deputy Vice-Chair), Iris Schwintzer, Mary-Frances Vogler

Members Absent: Benjamin Brodey (Chair), Jim White

Staff Present: Eric Feld, John Richardson, Megan Wooley

Agenda Item	Discussion/Motions/Votes	Action
Call to order	N/A	Meeting called to order at 6:34 p.m.
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	Staff swore in those wishing to provide evidence and testimony
Consent Agenda	N/A	N/A
Old Business: Hearings On Certificate of Appropriateness Applications 127 Mallette Street – Two story addition, with new entry, with steps, from the parking area, and a new side door and steps to the kitchen	N/A	Prior to the meeting, the applicant requested that review of the Certificate of Appropriateness application be postponed until the September 8, 2015 meeting.

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<p>New Business: Hearings On Certificate of Appropriateness Applications 615 East Rosemary Street – Installation of a new front door and sidelites, construction of a 520 square foot addition to the existing garage, construction of a 480 square foot building addition, and construction of a new arbor connecting the garage and the proposed building addition</p>	<p>Commissioner Rimer motioned, Commissioner Carbrey seconded, to open the public portion of the hearing. Vote: 5-0. (Commissioner Kyser arrived at the meeting after the vote.)</p> <p>Commissioner Schwintzer motioned, Commissioner Kyser seconded, to close the public portion of the hearing. Vote: 6-0.</p> <p>Commissioner Carbrey motioned, Commissioner Rimer seconded, to approve the Certificate of Appropriateness application at 615 East Rosemary Street for installation of a new front door and sidelites, construction of a 480 square foot building addition, construction of a new arbor connecting the garage and the proposed building addition, opening of the side porch and postponing a decision on the construction of a 520 square foot addition to the existing garage until the September 8, 2015 meeting. The criteria for approval were as follows: 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 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), 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), and J (architectural scale). Vote: 6-0.</p>	<p>The Commission voted to open the public portion of the hearing.</p> <p>The Commission voted to close the public portion of the hearing.</p> <p>The Commission voted to approve the Certificate of Appropriateness application for the following proposed changes at 615 East Rosemary Street: Installation of a new front door and sidelites, construction of a 480 square foot building addition, construction of a new arbor connecting the garage and the proposed building addition, and opening of the side porch. The Commission also voted to postpone a decision on appropriateness of the construction of a 520 square foot addition to the existing garage until the September 8, 2015 meeting.</p>
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<p>New Business: Hearings On Certificate of Appropriateness Applications 704 Gimghoul Road – Restoration, renovation, and additions to existing single family house</p>	<p>Commissioner Carbrey motioned, Commissioner Kyser seconded, to open the public portion of the hearing. Vote: 6-0.</p> <p>Commissioner Rimer motioned, Commissioner Kyser seconded, to close the public portion of the hearing. Vote: 6-0.</p> <p>Commissioner Carbrey motioned, Commissioner Vogler seconded, to reopen the public portion of the hearing. Vote: 6-0.</p> <p>Commissioner Vogler motioned, Commissioner Carbrey seconded, to close the public portion of the hearing. Vote: 6-0.</p> <p>Commissioner Rimer motioned, Commissioner Vogler seconded, to approve the Certificate of Appropriateness application at 704 Gimghoul Road. The criteria for approval were as follows: 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 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), 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 (), and J (architectural scale). Vote: 6-0.</p>	<p>The Commission voted to open the public portion of the hearing.</p> <p>The Commission voted to close the public portion of the hearing.</p> <p>The Commission voted to reopen the public portion of the hearing.</p> <p>The Commission voted to close the public portion of the hearing.</p> <p>The Commission voted to approve the Certificate of Appropriateness application for the proposed changes at 704 Gimghoul Road.</p>
<p>Courtesy Reviews</p>	<p>N/A</p>	<p>N/A</p>

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<p>Recommendations to Council Updates to the Chapel Hill Land Use Management Ordinance (LUMO)</p> <ul style="list-style-type: none"> • Bed & Breakfasts • Neighborhood Character Standards 	<p>Commissioner Kyser motioned, Commissioner Rimer seconded, to recommend that the Council not enact the proposed Bed & Breakfast Ordinance and noted that if the Council does enact the proposed Bed & Breakfast Ordinance that the Council exempt properties in the local historic districts. Vote: 4-2. (Commissioner Filer voted nay, because the Bed & Breakfast Ordinance can help to preserve historic properties and because historic districts should not be exempted. Commissioner Carbrey voted nay in agreement with Commissioner Filer and added that the draft could be further crafted instead of rejected.)</p> <p>Commissioner Schwintzer motioned, Commissioner Rimer seconded, to recommend that the Council enact the proposed Neighborhood Character Standards Ordinance. Vote: 5-2. (Commissioner Filer voted nay due to lack of support for regulating front porches and for the proposed regulations on depth and height from grade of the first story. Commissioner Kyser voted nay in agreement with Commissioner Filer.)</p>	<p>The Commissioned voted to recommend that the Council not enact the proposed Bed & Breakfast Ordinance and noted that the Council should exempt historic districts from any Bed & Breakfast Ordinance that may be approved.</p> <p>The Commissioned voted to recommend that the Council enact the proposed Neighborhood Character Standards Ordinance.</p>
<p>Reports From the Commission</p>	<p>N/A</p>	<p>N/A</p>
<p>Action Minutes</p>	<p>N/A</p>	<p>(The July 14th action minutes will be considered at the September 8, 2015 meeting.)</p>
<p>Next meeting</p>	<p>September 8, 2015 at 6:30 p.m.</p>	<p>N/A</p>
<p>Remarks and Adjournment</p>	<p>Commissioner Schwintzer motioned, Commissioner Kyser seconded, to adjourn the meeting. Vote: 6-0.</p>	<p>The Commission voted to adjourn the meeting at 8:45 p.m.</p>