

SUMMARY OF HISTORIC DISTRICT COMMISSION ACTION

Subject: Chapel Hill Land Use Management Ordinance – Text Amendment for Demolition by Neglect Ordinance

Meeting Date: December 9, 2004

Recommendation: That the Council enact an Ordinance establishing a Demolition by Neglect Ordinance as part of the Land Use Management Ordinance regarding upkeep of properties in the Historic Districts.

Vote: 9 - 0

Ayes: Benjamin Brody, Trey Collier, Steve Doyle, Gaston Eubanks, Joan Guilkey, Branson Hobbs, Michelle Oakes, Stephen Rich, and Jim Spencer

Nay: 0

Issues Raised: In consideration of preserving the character of the three Chapel Hill historic districts, an ordinance to prevent demolition of irreplaceable historic buildings from neglect and deterioration was determined to be a desirable enforcement tool. Commission members were supportive of a change to the current regulations to include this ordinance to protect the future appearance of the historic districts. Increasingly, the historic districts come under pressure associated with from the University’s growth and expansion. The historic districts ring the UNC campus and provide housing for many students and faculty. Rental properties close to campus are good investments, however many landlords are out of town (or state). Maintenance issues are of lesser importance for many property owners when not living in the neighborhood.

Prepared by: Gaston Eubanks, Chair, Historic District Commission
Kay Pearlstein, Staff *KP for GE*