

Minutes

HISTORIC DISTRICT COMMISSION

Regular meeting

6:30 p.m. Aug. 5, 2026

Board Meeting Room of Town Hall Annex, 105 E. Corbin St.



Present: Chair Will Senner, Vice Chair Hannah Peele and members G. Miller, Sara Riek and Daniel Widis

Staff: Planner Joseph Hoffheimer and Town Attorney Bob Hornik

1. Call to order, roll call, and confirmation of quorum

Chair Will Senner called the meeting to order at 6:30 p.m. He called the roll and confirmed the presence of a quorum.

2. Commission's mission statement

Senner read the statement.

3. Agenda changes

There were no changes to the agenda.

4. Minutes review and approval

Minutes from regular meeting on June 24, 2026.

Motion: Senner moved to approve the minutes from the regular meeting on June 24, 2026, with corrections. Member Sara Riek seconded.

Vote: 5-0.

Corrections: Page 4 of 12, second full paragraph: change "righter" to "tighter."

5. Written decision review and approval

Written decision from regular meeting on June 24, 2026 that have not already been approved via email.

Motion: Member G. Miller moved to approve the written decision for 437 Dimmocks Mill Rd. and 131 E. Queen St. from the regular meeting on June 24, 2026, as submitted. Riek seconded.

Vote: 5-0.

6. New business

- A. Certificate of Appropriateness Application: 104 S. Hillsborough Ave.
Replace wood windows with aluminum-clad wood windows (PIN 9864763058).

Senner opened the public hearing.

Senner asked whether there were any conflicts of interest or bias among the commissioners. Member Hannah Peele disclosed that she had a professional conflict of interest with the application. No other conflicts were disclosed.

Motion: Senner moved to recuse Peele from participation in the hearing for this application. Miller seconded.

Vote: 4-0.

All commissioners disclosed that they had visited the site in preparation for reviewing the application.

Planner Joseph Hoffheimer was sworn in. Bridget Booher, the property owner, was sworn in to speak on behalf of the application.

Hoffheimer presented the staff report. He noted that the inventory information, application materials, and applicable design standards would be entered into the record as evidence. He provided the staff comments:

- The applicant submitted an amendment after the public notice deadline. The amended application proposes restoring the current street-facing wood windows, which would necessitate storm windows (allowed as minor works). If restoration does not work, the alternative would be to replace the street-facing wood windows with all-wood windows, which also would be allowed as minor works.
- The wood side windows would still be replaced by aluminum-clad wood windows. There is some ambiguity over whether aluminum-clad wood would be allowed as minor works in this instance, but staff generally view the amended application to be more consistent with the Historic District Design Standards. The application is being heard at this hearing mainly because of the original proposal submitted prior to the public notice deadline.
- The two side windows in question have very limited visibility from public view.

Senner summarized the key elements of the Windows standards, which give preference to retaining, preserving, maintaining, and restoring the original windows whenever possible, while replacing them in kind if restoration is not feasible, and only considering replacing them with other compatible materials when in-kind replacement is not feasible. Booher confirmed that the intent of the amended application is to restore the windows if possible, and, if not possible, to replace them in kind with wood windows on the front facade and aluminum-clad wood on the sides.

The commissioners reviewed the front and side elevations. Senner reminded the commissioners that the design standards allow for more leniency on the sides, where they are less visible from public view. He noted that there are numerous examples throughout the district of aluminum-clad wood windows on side elevations.

Senner summarized the commissioners' discussion: The amended application's aims to prioritize the restoration of existing street-facing wood windows, and their replacement with wood windows if restoration is not possible, is in keeping with the intent of the design standards and is not incongruous with the character of the district. The aluminum-clad wood windows on the side elevations are not incongruous with the design standards or with the character of the district.

Senner closed the public hearing.

Motion: Miller moved to find as fact that the 104 S. Hillsborough Ave. application is in keeping with the overall character of the Historic District and complies with all relevant standards of evaluation based on the commission's discussion of the application and the standards of evaluation in Section 3.12.3 of the Unified Development Ordinance because the plans are consistent with the Historic District Design Standards: Windows. Riek seconded.

Vote: 4-0.

Motion: Miller moved to approve the amended application as submitted. Riek seconded.

Vote: 4-0.

- B. Certificate of Appropriateness Application: 437 Dimmocks Mill Rd.
Add new windows, exit enclosure, and rooftop monitor (PIN 9864646207).

Senner opened the public hearing.

Senner asked whether there were any conflicts of interest or bias among the commissioners. Riek disclosed a professional conflict of interest with the application, as she is a teacher at the school in question. No other conflicts were disclosed.

Motion: Senner moved to excuse Riek from participation in the review of this application. Miller seconded.

Vote: 4-0.

All commissioners disclosed that they had visited the site in preparation for reviewing the application.

Elena Wells and Eddie Belk were sworn in to speak on behalf of the application. Riek was sworn in to provide public comment.

Hoffheimer presented the staff report. He noted that the National Register nomination information, application materials, and applicable Secretary of the Interior standards would be entered into the record as evidence. He provided the staff comments:

- The Historic District Commission approved a similar request to install windows in bricked-in window openings at the August 2024 meeting.
- Staff received a question about the new exit enclosure. Staff looked further into the details and observed that it is well protected from public view and does not interfere with the historic fabric of the building. They note that the metal material matches the material of a similar structure on the building, though staff were unable to find a record of when that material was previously approved.

Belk introduced the application by explaining that the proposed work is meant to create an inviting space for the students and teachers at The Expedition School, which is the main reason the applicants are hoping to increase the amount of natural light inside the space. He explained that the proposed exit enclosure is designed to replace the existing exterior stairway on the top floor, which would not be appropriate for use by small children. Belk said the applicants tried to complement the existing materials of the Eno River Mill. He said he has been in communication with the State Historic Preservation Office about the proposed work and that the applicants are trying to keep the proposed changes in line with the rest of the building while avoiding creating a false sense that the new features and materials are historic in nature.

Senner noted that, as explained in the application, there are examples of reopening historic window openings in the district. Belk confirmed that the applicants intend to match the new windows with the existing windows below. He said the windows on the lower floor are aluminum, though the applicants do not know the date they were installed.

Senner noted that the new stair enclosure is designed to mimic the existing modern stair enclosure on the building. Belk said he did not know when that stair enclosure was built, but Will Riedel of Belk Architecture, who was not sworn in, said it was likely built sometime around the 1950s, when some other major changes were made in that area of the building. Belk confirmed that the style of the stair enclosure is meant to differentiate it from the original mill. Senner observed that this is consistent with the recommendations of the Secretary of the Interior.

Belk confirmed that, unlike the existing stairwell, there will be no electrical equipment added to the exterior of the new stairwell. He added that the sculpture on the roof of the building will be relocated.

The commissioners discussed the roof monitors. The commissioners expressed appreciation for the diagrams of the sight lines for the roof monitors that were included in the application, evidence of the efforts taken to position the monitors out of public view. Belk explained that this part of the mill originally had sawtooth roof monitors. He said an old photograph shows the location of the original monitors, which face the same direction as the new monitors. He explained that the main difference between the original monitors and the new ones is that the original monitors had the windows installed on an incline and failed quickly because of their exposure to the elements, and the new monitor windows will be installed vertically, protected by the roof overhang.

Belk said the roof membrane will be turned up the roof slope, with triangular walls on the sides, a rectangular wall on the front, and windows across the front with shorter windows that turn onto the two short sides. He said there will be Hardie plank lap siding on the walls the windows are installed in, and curb flashing up from the roof. He noted that the siding will be almost invisible from street-level view and that the Hardie plank was chosen for its durability.

Riek provided public comment, saying that the owners of the Eno River Mill and the architects had done a laudable job creating a space within the mill building that meets the needs of the school while also meeting the recommended standards. She said they have put notable effort into protecting the mill as a historic building.

Senner noted that the project meets the adaptive reuse objectives of the Secretary of the Interior's standards.

Senner summarized the commissioners' discussion: The scope of the work, including the reopening of the existing bricked-in window openings, the new windows matching the existing, the new stair enclosure, and the new rooftop monitors, is designed in a way that is aligned with the Secretary of the Interior's standards. These include minimizing the visual impact of the rooftop monitors, adding a new stairwell that is compatible with the previous modifications to the mill while remaining clearly identifiable as an addition, and adding the new windows to the bricked-in openings in ways that are thoughtfully coordinated with and respectful of the past openings and that use compatible materials.

Senner closed the public hearing.

Motion: Miller moved to find as fact that the 437 Dimmocks Mill Rd. application is in keeping with the overall character of the historic landmark and complies with all relevant standards of evaluation based on the commission's discussion of the application and the standards of evaluation in Section 3.12.3 of the Unified Development Ordinance because the plans are consistent with the Secretary of the Interior's Standards for Rehabilitation. Senner seconded.

Vote: 4-0.

Motion: Miller moved to approve the application as submitted. Senner seconded.

Vote: 4-0.

- C. Certificate of Appropriateness Application: 404 Calvin St.
Mud room addition, garage, stone walk, porch, wood trellis, and fence (PIN 9864756398).

Senner opened the public hearing.

Senner asked whether there were any conflicts of interest or bias among the commissioners. None were disclosed. All commissioners disclosed that they had visited the site in preparation for reviewing the application.

John Young, the property owner, was sworn in to speak on behalf of the application. Doug Peterson and Jeanie Beckley were sworn in to offer public comment on the application.

Hoffheimer presented the staff report. He noted that the inventory information, application materials, and applicable design standards would be entered into the record as evidence. He provided the staff comments:

- The design standards do not directly address pergolas or louvers, but a similar pergola, facing the street, on Lydia Lane was recently approved by the commission. In addition, the compatibility matrix allows louvers on a case-by-case basis.
- The siding material was listed only as cementitious. Fiber cement has been allowed on many occasions.

Young introduced the application by saying he wanted to honor and elevate the historic structure and complement it with the design language for the new elements rather than competing with it or trying to mimic history. He gave the example that they have designed the new porch deck with wood that is perpendicular to the house rather than the existing parallel design, which traps moisture and is not very durable. He said the mud room will be modest in scale and will be about the same footprint as the existing stoop. He said they will remove the gable roof of the stoop and will replace it with a flatter roof, which decreases its visibility from the street. Young said the steeply gabled roof of the shed, which he has not seen many instances of in the historic district, would be replaced with a flatter shed roof. He added that a tonal paint scheme will help distinguish the historic features from the new elements.

Young summarized the three objectives the applicants had for this project: 1. A private bedroom for older parents and the property owners to use in the future, which is enabled by the mudroom addition; 2. A more durable, more weatherproof, and more pest-proof storage building; and 3. Screening between the property owners' most frequently used spaces and the new two-story addition next door, which is the impetus for the pergola and the louvers.

Young said that the applicants had considered restoration of the existing shed before deciding to build a new garage.

Young mentioned that the louvers are oriented so the light passes through toward the southeast and northwest, allowing a view into the yard from the street, but providing some screening from the house next door.

The commissioners reviewed the site plan. They observed that the mudroom addition is being sited in the same general location as the existing stoop and in a way that is clearly delineated as an addition to the house, following the recommendations of the design standards. They also observed that the new garage is sited near the location of the existing shed, set back at the end of the driveway and clearly subordinate to the primary house, as is consistent with the design standards and congruent with the house in terms of massing and siting.

Young said the canopy of the existing pecan tree will extend over the garage and currently extends over the back of the lot into the lot next door. He said he has done his best to protect the tree by removing ivy and plans to consult an arborist about the risks presented by its extended canopy. There was discussion of reusing portions of the foundation of the existing shed to minimize impact to the tree. Young said the foundation of the shed appears to be stacked masonry blocks. Peterson, a neighbor, added that he built the shed, and that it has six piers that are on two-by-two timbers. He confirmed that because of the foundation, the existing shed could not be used as a garage. Young said the existing structure has some damage from rot that would require excavation to salvage it, so the soil would have to be disturbed even if they were to keep the existing structure. He said that he does not intend to excavate very far for the foundation of the garage.

Young explained that he is keen to protect the tree and its roots as much as possible during construction. He agreed to install a tree protection fence during construction. He added that there is a small lean-to on the back of the existing shed, but that the new structure will not extend as close to the tree as the current structure does.

The commissioners discussed the visual impact of the mudroom. It was noted that from the perspective directly in front of the house, the mass of the mudroom does not show, but it does show from other viewpoints along the road, especially from the side since the house is on a corner lot. Young acknowledged that the mudroom is clearly visible from the right side of the house. Miller expressed concern that the massing of the new mudroom has greater visual impact than the existing stoop, which affects the character of that facade. Member Daniel Widis agreed that the placement of the house on a corner lot changes the visual impact of the side facade, but he observed that the character-defining facade with the most historical significance is the front of the house, which reads more prominently compared to the side. He noted that the massing on the side is set back and is not trying to engage or change the front volume or the viewer's relationship to it. Young added that the lines of the new mudroom are cleaner than the lines of the porch and that the mudroom will extend about twice as far toward the back of the house as the existing porch does, which will make it less visually impactful.

The commissioners reviewed the south elevation. Miller noted that the absence of windows on the front of the mudroom gives the house a different feel. Young noted that the front facade of the mudroom will not be very visible from the street since it is set back.

The commissioners reviewed the west elevation. They asked to see an example photo of the louver panels since they are difficult to visualize in the rendering. Young said he does not have an image of the panels, but he noted that the louvers are set back on the far side of the house from the perspective of this elevation. Hew described the louvers as a wood frame with vertical slats separated by gaps when viewed perpendicularly. He said the slats will be about one-quarter-inch thick and less than four inches wide, angled to the southeast/northwest at about 45 degrees. He clarified that the louvers will be spaced so that even from a straight-on view there will be small gaps between the slats. He reiterated that the louvers will be more transparent from the street than from the side view. Young said the louvers are proposed to be painted, but the applicants will be considering thermally modified wood and will consult

with staff if they decide to pursue that direction. He said the pergola beams will be thermally modified wood, and he added that the purpose of the pergola is also to provide some screening options between the house and the house next door.

The commissioners discussed the character-altering implications of adding the louver panels. There was agreement that the addition of the louvers changes the character of the facade and that this impact is minimized by the louvers being added to the rear of the house. There was discussion of the permanence of the louvers.

Young addressed the congruency of the louver panels within the district. Young said there is currently a fence with vertical rails where the louvers will be installed, and he believes the louvers will allow more light to pass through and increase visibility of the yard from the street. He said the logic behind the louvers is to have more light rather than to install a fixed fence. He added that the louvers give additional differentiation between the historic elements and the new addition.

The commissioners reviewed the north elevation. Peterson clarified that the existing fascia on the most recent addition is Hardie with smooth-side-out and a four-and-one-half-inch reveal. He added that the trim on the existing addition is also Hardie.

Young confirmed that the wood of the pergola will run in only one direction, from the side entrance to the garage and in the same direction across the back patio.

The commissioners reviewed the east elevation. Young confirmed that the intent of the pergola rafters is to leave the rafter tails exposed all the way from the house to the garage, in one continuous line.

Young confirmed that none of the new windows will have mullions. He added that none of the windows on any of the existing new additions have mullions. Peterson added that this differentiates them from the historic portions of the house, which have simulated divided lites.

The commissioners returned to the discussion of the louver panels. Widis referenced a conversation from a previous Historic District Commission meeting that centered around the spacing between slats. He surmised that the commissioners' reaction to the proposal would be different if the louvers had narrow gaps that essentially formed a solid screen when viewed straight-on, as depicted in the drawings. He expressed concern that none of the drawings accurately depict what the louvers will look like in reality, and they read as so dark and dense that it would be helpful to get a better sense of their scale and dimensions. There was discussion of adding a condition that the louvers are aligned in a way that provides visibility from the street. Riek noted that there is currently a fence in place that does not provide visibility, so louvers would provide more visibility than what exists. It was acknowledged that even a solid fence would not be incongruous in this context. Young said he would be amenable to a condition that requires the louvers to be angled in the southeast-northwest direction. Miller said he found it to be important whether the slats form a solid screen or are spaced with gaps between them.

Young said he had not discussed the bracketry with the designers yet, but that he assumes the louvers would hang from a material that is structurally sufficient but has minimal exposure, such as wire or chain. He said his preference would be for a material that speaks to the design language of the rest of the house.

Young said the new crawlspace access doors will be painted wood with wood trim.

Young confirmed that all windows will be clear glass, despite the renderings showing windows as a darker shade.

Young addressed the elevated stone walkway, explaining that it is two steps down from the stoop and a half-step, or less than six inches, down onto the driveway. He said the exposed side of the stone pavers will be parged masonry, continuing the same language as the steps down from the stoop.

The commissioners reviewed the elevations for the garage. Young clarified that the new aluminum-clad wood door on the garage will match the existing door on the side entrance of the house and on the shed. He said the trim will match the existing trim on the main structure of the house.

Young addressed the shed roof of the garage in relation to the gabled roof of the house, saying there are other instances of shed roofs around the main structure, and that the slopes are similar. He showed an image of the existing shed's roof, which mimicked the roof of the historic main house—a design the applicants wished to differentiate the new garage from.

The commissioners reviewed the renderings. Young addressed the congruity of extending the trellis structure to connect both the main structure and the secondary structure. He referenced a house on the north side of the 300 block of West King Street, which, in his recollection, has a pergola that attaches the garage to the main house. He said the design of the pergola is an important element for screening purposes because the new addition to the house next door will be built close to the property line.

There was discussion of the incorporation of the exposed rafters and whether they read as part of the original structure or as part of the new addition. Widis said he sees the pergola as a feature that helps to distinguish the new addition from the original historic structure and does not compromise the historic character of the primary structure. There was discussion of the lack of other examples of similar trellises that contribute to the roof framing of an addition and also extend to an outbuilding. Widis said he did not find the feature to be incongruous with the district. It was noted that the elements of trellises and exposed rafter tails exist elsewhere in the district, though there are few examples of them being combined in this particular way.

The commissioners reviewed the rendering of the north elevation. Young said the kneewall surrounding the back patio is existing, and the cap and the steps embedded in the wall will be made of the same stone pavers that will be used for the walkway on the east side. Young said he believes the low front face of the back porch will be parged. He said the surface outside the door of the garage will be a ground-level concrete pad.

Peterson provided public comment, expressing support for the proposed work and saying that he views the proposed changes as improvements to the property.

Beckley, a neighbor, provided public comment, saying she agreed with Peterson's sentiment. She said she does not believe the louvers will be very visible from the street, especially with the new addition being built next door. She said in order to see them, one would have to look far down the driveway. She said she believes the louvers will be a benefit to the property.

Patricia Ficalora was sworn in to provide public comment. She observed that the front elevation of the mudroom will be a blank wall and wondered whether a window could be installed on its front facade. She proposed that installing a window on that wall and using a pitched roof instead of a flat one would be more aesthetically pleasing and would reflect the architecture of the original stoop. Young responded that

he had considered including a window and that the flatter roof was meant to provide differentiation from the historic structure rather than emulate it.

Senner summarized the commissioners' discussion: Overall, the proposed work is not incongruous with the historic district and is consistent with the design standards. The mudroom addition is being added to the side of the house and is set back from the front of the property, preserving the primary character-defining elevation. The addition is clearly differentiated from the original structure and is massed in a way that is subordinate to the primary structure with the lower roofline. The garage is being added at the end of the driveway and in the same footprint as an existing shed and is massed so it is clearly subordinate to the primary structure and is consistent with the siting of similar outbuildings in the district. All the materials are consistent with the compatibility matrix and congruous with the district. The color scheme is consistent with the design standards. The louver panels, although unique in the district, are constructed with compatible materials and are not incongruous from a design intent and screening standpoint, with the condition that they be louvered such that the openings are facing toward the street. The pergola, although unique in the district and unique in its extension into the outbuilding structure, is made from compatible materials and borrows from similar elements and language in other parts of the district in a way that makes it not incongruous with the district in this unique, newer combination.

Senner closed the public hearing.

Motion: Miller moved to find as fact that the 404 Calvin St. application is in keeping with the overall character of the Historic District and complies with all relevant standards of evaluation based on the commission's discussion of the application and the standards of evaluation in Section 3.12.3 of the Unified Development Ordinance because the plans are consistent with the Historic District Design Standards: Additions to Residential Buildings; Windows; Doors; Walkways, Driveways, and Off-Street Parking; Fences and Walls; New Construction of Outbuildings and Garages. Riek seconded.

Vote: 5-0.

Motion: Miller moved to approve the application with conditions. Riek seconded.

Vote: 5-0.

Conditions:

- The pecan tree will be protected from damage with a tree protection fence during construction.
- The louvered fence will have the louvers situated so the maximum visible opening will be in the southeast-to-northwest direction to maximize visibility from the street.

- D. Certificate of Appropriateness Application: West Orange Street
Southeast corner of West Orange Street and North Wake Street
New construction house with basement (PIN 9864987338).

Senner opened the public hearing.

Senner asked whether there were any conflicts of interest or bias among the commissioners. None were disclosed. All commissioners disclosed that they had visited the site in preparation for reviewing the application.

Hoffheimer presented the staff report. He noted that the inventory information, application materials, and applicable design standards would be entered into the record as evidence. He provided the staff comments:

- The site is wooded, but staff have confirmed that no mature trees with diameters above 24 inches will be removed.

Taylor Cates Herndon and Kolby Herndon, the property owners, were sworn in to speak on behalf of the application. Kimberly Whitted and Chris Bartholomew were sworn in to provide public comment.

Cates Herndon said the intent of this application is to build a house consistent with the character of the historic district.

The commissioners reviewed the site plan.

Cates Herndon said the front of the house will face West Orange Street. She said the pavers for the walkway will have a natural appearance and will extend from the street to the front of the house.

Herndon said there will be a small amount of grading to install the driveway, but that the driveway will sit higher than the basement level. He said the main cutout of earth will be in the back toward the east side. There was confusion about the grading of the driveway, and Herndon clarified that the site plan was inaccurate. He said the driveway will end around the mid-point of the back of the house and will not follow the topography down the hill to the basement level. He confirmed that a retaining wall of stacked concrete masonry units with a stone veneer will be installed to support the driveway.

There was discussion of the trees on the property. It was confirmed by staff that no trees over 24 inches would be removed, and also that it did not appear that any trees over 24 inches exist on the property. Herndon confirmed this.

Herndon said the six-foot bump-out on the west side of the house is for a bathroom.

Cates Herndon said that the eventual plan is to install a patio outside the basement at the rear of the house, but that no patios are included in this application. Staff confirmed patios could possibly be approved as minor works.

Senner observed that many of the properties in the immediate vicinity of this site are modest one-story structures. Herndon said the design of the house is intended to look about one-and-a-half stories above grade and that a full two stories will only be visible from one approach to the house. He added that they intend to add landscaping to minimize the view of that side of the house. He said the three-sided porches with the lower-pitched shed roof and the smooth white lap siding make it feel smaller. He added that he has professional experience in residential construction. He said the applicants want the house to look like it has always been there rather than standing out within its context. He said the house was designed to accommodate the needs of his family.

Herndon said there are holly bushes along North Wake Street and magnolias, maples, and rhododendrons on the site. He said they intend to leave as much vegetation along the street as possible to create privacy.

Herndon and Cates Herndon confirmed the chain-link fence that is currently on the property will be removed, and that a new fence would be installed to enclose the pool next door.

The commissioners reviewed the front elevation.

Riek said she found the front of the house to be a good balance of fitting within the character of the district while not replicating existing homes in the district.

Widis expressed concern about the massing of the home within the context of the neighborhood and acknowledged Herndon's testimony that care has been given to creating a design that is thoughtfully scaled and massed. He added that the way the house is sited on the property allows for a more modest frontage that better fits with the scale of the neighborhood. Senner observed that massing the roof in this way and having a front porch that extends to the sides helps it read as more of a horizontal element as opposed to a large vertical element.

Herndon said the openings flanking the front door will be paint-grade and will look very similar to the front door, but they will be fixed. He said the columns will be painted six-by-six beams with a base cap at the top and bottom. He said the fluted elements shown in the elevations will not be there, and that they will be smooth.

Herndon confirmed the shingles will be architectural shingles, and the roof over the porch will be standing seam. He said the 12/10 slope marking on the top roof of the elevation indicates the slope of the main roof rather than the dormer.

Herndon confirmed the house will be about 25 feet from grade at the first floor.

Herndon said the asymmetrical portion of siding shown on the right side of the porch is the six-foot bump-out toward the rear of the house.

The commissioners reviewed the left side elevation.

Herndon said the wedge-shaped piece on the right side that doesn't appear to have siding will indeed have siding.

The commissioners reviewed the rear elevation.

Herndon confirmed the triangle under the porch on the left side will be sided, despite no siding being shown in the rendering.

Herndon said the six-foot bathroom bump-out will be cantilevered about 18 to 24 inches and will have Hardie on the underside. He added that the applicants may decide to remove the proposed window beneath the bump-out to decrease the amount of grading.

Herndon said the screened porch will be a full screen with the railing inside the screen. He said the vertical post in the middle of the porch will be wood.

Herndon said there will not be a frieze along the siding between the basement and the first floor. He confirmed that the wider panel shown in the elevation is a software rendering error.

There was discussion of the existence of modest cantilevers in the district. It was observed that this element is in the rear of the house.

The commissioners reviewed the right side elevation.

Herndon said access to the screened porch area will be from inside the house and from a wood door on the porch.

Whitted offered public comment on the application. Whitted said she owns the property to the south of the site in question. She expressed concern about drainage as a result of the new construction. Herndon responded that the basement will be built by digging a larger hole and installing Superior Walls and that they intend to divert all drainage out to North Wake Street. He said the driveway will be gravel, not concrete, and that they intend to keep as much vegetation as possible to mitigate drainage problems.

Bartholomew, a neighbor at 126 West Union St., provided public comment. He also expressed concerns about drainage, noting that this house will add a lot of impermeable or semipermeable area to the site.

There was discussion of the change between the existing and proposed grade lines. Herndon said there would be a change in elevation of about 4 to 5 feet but that he had not measured and so did not know the exact amount. He explained he would like the first floor to be about one foot higher than the elevation where North Wake Street and West Orange Street intersect. Senner noted that the intent of the design standards is to minimize grading as much as possible and observed that the applicants have attempted to do so and are working within the context of the existing contour of the site to accommodate the house. Herndon said the applicants would have chosen to build the house on a crawl space if it were on a site not readily appropriate for a basement.

Herndon reiterated that the driveway will not be as shown in the drawing, and that it will stop either at the side of the house or around the bump-out at the rear of the house.

Senner summarized the commissioners' discussion: The proposed design is not incongruous with the design standards or with the historic district. It uses a design language and style that is compatible with other homes in the district and consistent with the design standards. It uses materials that align with the compatibility matrix. While the other homes in the immediate vicinity tend to be more modest one-story properties, this design attempts to work with the existing contours and slope of the site to take advantage of space to include a basement. The applicants have designed the roof form to minimize the visual impact of the front elevation from West Orange Street. The use of the wraparound porch helps create a more horizontal feel on the front facade, minimizing the visual impact of the home's height, which is slightly larger than some of the adjacent homes. The applicants clarified that the driveway will stop no further east than the start of the main house and will be terminated with a retaining wall made of concrete masonry units with a stone veneer to accommodate the change in elevation of the existing grade as it slopes down along the back of the site. The change in elevation from the current grades to the proposed is approximately five to six feet along the back of the property. The applicants intend to match the elevation at the front of the property and have worked with the slope that exists toward the back of the property. No mature trees are being removed for construction, and effort is being made to maintain and add vegetation to preserve the wooded nature of the site.

Senner closed the public hearing.

There was deliberation about conditions to apply to approval of the application.

Motion: Miller moved to find as fact that the application for a house at the southeast corner of West Orange Street and North Wake Street is in keeping with the overall character of the

Historic District and complies with all relevant standards of evaluation based on the commission's discussion of the application and the standards of evaluation in Section 3.12.3 of the Unified Development Ordinance because the plans are consistent with the Historic District Design Standards: New Construction of Primary Residential Buildings; Walkways, Driveways, and Off-Street Parking; Exterior Lighting. Riek seconded.

Vote: 5-0.

Motion: Miller moved to approve the application with conditions. Riek seconded.

Vote: 5-0.

Conditions:

- The driveway will be terminated no farther east than the extension of the west wall of the house and will have a stone veneer retaining wall as needed.

7. General updates

Hoffheimer informed commissioners that staff may host a future training with the State Historic Preservation Office.

8. Adjournment

Senner adjourned the meeting at 8:36 p.m. without a vote.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joseph Hoffheimer". The signature is fluid and cursive, with the first name "Joseph" written in a larger, more prominent script than the last name "Hoffheimer".

Joseph Hoffheimer

Planner

Staff support to the Historic District Commission

Approved: September 2, 2026