

Agenda

HISTORIC DISTRICT COMMISSION

Regular meeting

6:30 p.m. November 1, 2023

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



Public charge: The Hillsborough Historic District Commission pledges to the community of Hillsborough its respect. The commission asks members of the public to conduct themselves in a respectful, courteous manner with the commission members and with fellow community members. At any time should any member of the commission or community fail to observe this public charge, the chair or the chair's designee will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the chair or the chair's designee will recess the meeting until such time that a genuine commitment to this public charge can be observed.

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

2. Commission's mission statement

To identify, protect, and preserve Hillsborough's architectural resources and to educate the public about those resources and preservation in general. The Hillsborough Historic District presents a visual history of Hillsborough's development from the 1700s to the 1960s. In 1973, the town chose to respect that history through the passage of the preservation ordinance creating the historic district.

3. Agenda changes

4. Minutes review and approval

Approve minutes from regular meetings on October 4, 2023

5. Written decisions review and approval

Approve written decisions from regular meeting on October 4, 2023

6. New business

- A. Certificate of Appropriateness Application: **418 W. King Street** – Applicant is requesting approval for a 24' by 26' detached garage at the rear of the property (PIN 9864763236)
- B. Certificate of Appropriateness Application: **319 N. Churton Street** – Applicant is requesting approval for moveable LED spotlights in front of the Burwell School (PIN 9874072965)

7. General updates

8. Adjournment

Interpreter services or special sound equipment for compliance with the American with Disabilities Act is available on request. If you are disabled and need assistance with reasonable accommodations, call the Town Clerk's Office at 919-296-9443 a minimum of one business day in advance of the meeting.

Minutes

HISTORIC DISTRICT COMMISSION

Regular meeting

6:30 p.m. Oct. 4, 2023

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



Present: Deputy Vice Chair G. Miller, and Members Elizabeth Dicker, Hannah Peele and Sara Riek

Absent: Chair Will Senner, Vice Chair Mathew Palmer and Bruce Spencer

Staff: Planner Shannan Campbell and Town Attorney Bob Hornik

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

Deputy Vice Chair G. Miller 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

Miller read the statement.

3. Agenda changes

There were no changes to the agenda.

4. Minutes review and approval

Minutes from regular meetings on Aug. 2, 2023, and Sept. 6, 2023.

Motion: Member Elizabeth Dicker moved approval of the Aug. 2, 2023, minutes as submitted. Member Hannah Peele seconded.

Vote: 4-0.

Motion: Peele moved approval of the Sept. 6, 2023, minutes as submitted. Dicker seconded.

Vote: 4-0.

5. Written decisions review and approval

Written decisions from regular meeting on Sept. 6, 2023.

It was noted that three of the written decisions are missing Paragraph 3 in the Finding of Fact section, so Paragraphs 1-4 would be re-numbered in sequence.

Motion: Member Sara Riek moved approval of the written decision for the 212 N. Occoneechee St. application from the regular meeting on Sept. 6, 2023, with the proposed changes. Peele seconded.

Vote: 4-0.

Changes: Re-number Paragraph 4 as 3 and Paragraph 5 as 4 in the Findings of Fact section.

For the written decision for the 101 E. Orange St. application, Miller proposed adding a sentence at the end of Paragraph 2 in the Findings of Fact section: "All work will be in accordance with the drawings and plans entered into evidence at the hearing."

Motion: Dicker moved approval of the moved approval of the written decision for the 101 E. Orange St. application from the regular meeting on Sept. 6, 2023, with the proposed changes. Riek seconded.

Vote: 4-0.

Changes: Add "All work will be in accordance with the drawings and plans entered into evidence at the hearing." to the end of Paragraph 2 in the Findings of Fact section.

Motion: Miller moved approval of the moved approval of the written decision for the 102 W. Queen St. application from the regular meeting on Sept. 6, 2023, with the proposed changes. Dicker seconded.

Vote: 4-0.

Changes: Re-number Paragraph 4 as 3 and Paragraph 5 as 4 in the Findings of Fact section.

Motion: Dicker moved approval of the moved approval of the written decision for the 117 N. Wake St. application from the regular meeting on Sept. 6, 2023, with the proposed changes. Peele seconded.

Vote: 4-0.

Changes: Re-number Paragraph 4 as 3 and Paragraph 5 as 4 in the Findings of Fact section.

6. New business

A. Certificate of Appropriateness Application: 153 W. King St.

Applicant is requesting approval for a shed on the southwest corner concrete slab (PIN 9864753365)

Miller opened the public hearing and asked for any conflict of interest or bias among the commissioners. There were none.

Miller swore in staff and the applicants. Planning and Economic Development Manager Shannan Campbell and applicants Elise Tyler and Bishop Meil were sworn in.

Campbell provided the staff report and mentioned that the inventory information from 2013 is outdated because the structure has been significantly renovated since then. She noted that corrugated metal roofs are only allowed on a case-by-case basis, and that this application proposes to add a metal roof that matches the roofs of the current structures.

The applicants provided clarification about the elevations provided in the application: the south elevation faces Margaret Lane, east faces the current building and west faces the fence.

Tyler introduced the application by explaining that the fire marshal has informed the Colonial Inn staff that they may no longer store any equipment in the basement. They are seeking an alternative solution to storage of inventory for the operation of the inn and plan to build a shed for that purpose. Tyler introduced Meil, Head of Maintenance at the Colonial Inn.

The shed will be 14 feet x 20 feet, and 10 feet 6 inches at its peak. It is proposed to be sited on an existing concrete slab, which is currently used for employee parking. The applicants expressed their intent to match all the exterior features of the current structure and roof, as they did when they built the annex to the original structure in 2018, including siding, materials, and colors. The trim and window are proposed to be wood. There will be one window for airflow and a small, non-visible vent in the peak of the roof.

Tyler displayed the photographs included in the application, describing the placement of the shed and showing the views from a variety of sightlines. Tyler stated that the shed might be minimally visible from some angles but will mostly not be visible. She stated that from the sidewalk the structure will be seen at its apex, but mostly will be screened by existing plantings — three boxwoods that are expected to grow more.

Tyler described the base of the shed as pressure-treated plywood on 4 inch x 4 inch skids. She mentioned that the structure will be anchored to the ground to resist heavy winds.

Tyler noted that the door to the shed will be facing Margaret Lane, so loading and unloading will take place toward the back, away from view from the street.

Miller noted that no other members of the public were present to testify.

Miller inquired about the slope of the roof of the shed. Tyler noted that she intended for it to be as short as possible and did not intend for the roof pitch to match the high pitch of the roof of the annex structure.

Tyler confirmed that the structure will be built on site and that the siding will match the annex structure.

Miller closed the public hearing. Riek and Dicker expressed appreciation for the clarity and thoroughness of the materials provided in the application.

Motion: Riek moved to find as fact that the 153 W. King 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 of New Construction of Outbuildings and Garages. Dicker seconded.

Vote: 4-0.

Motion: Riek moved to approve the application as submitted with no conditions. Peele seconded.

Vote: 4-0.

7. General updates

There were no updates.

8. Adjournment

Miller adjourned the meeting at 6:58 p.m. without a vote.

Respectfully submitted,

A handwritten signature in black ink, reading "Joseph Hoffheimer". The signature is written in a cursive style with a long, sweeping underline.

Joseph Hoffheimer
Planner
Staff support to the Historic District Commission

Approved: Month X, 202X

BEFORE THE HILLSBOROUGH HISTORIC DISTRICT COMMISSION

) Application for
) Certificate of Appropriateness
) 153 West King Street
)

This application for a Certificate of Appropriateness (“COA”) proposing a shed (the “Application”) came before the Hillsborough Historic District Commission (the “HDC”) on October 4, 2023. The HDC held a quasi-judicial hearing and, based on the competent, material, and substantial evidence presented at the hearing, voted 4-0 to approve the Application. In support of that decision, the HDC makes the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT

1. The property at issue (the “Property”) is located at 153 W. King Street in the Town of Hillsborough. The Owner is Allied DevCorp and Applicant is Elise Tyler (the “Applicant”).

2. The Application requests that the HDC grant a Certificate of Appropriateness to:

- a. Construct a shed that will measure 14' wide (east to west) by 20' long (north to south) with 8' interior walls; The “front” or north facing wall will have no opening (door or window); The “back” or south facing wall will have a 8’ wide (total, 4’ per door) x 7’ tall double-swing door

opening; The roof will be 8-12 pitched A-frame roof, and will provide an 8" overhang on the sides of the shed; The total height of the shed will be 10' -6" to the peak of the roof; There will be a non-visible roof vent running along the peak of the A-Frame; This will be a low-profile vent, level with the peak to allow for air to vent out; There will be one window on the east wall measuring 24" (2') by 36" (3') double hung with 1 pane in each half of the window to allow for airflow/heat to escape; There will not be any other doors or windows on the structure; The base will be $\frac{3}{4}$ " pressure treated CDX plywood on 4' x4' wooden skids; There will be hurricane anchors attaching the skids to the cement slab at 4' intervals along the 20' length securing the building along with heavy duty screw-in anchors, hurricane ties, into the ground on the west side; The shed will be wood construction on (4) 4' x4' wooden skids; Siding will be tongue and groove wood in a shiplap pattern to mimic the existing on both buildings; The wood will be white in color to match the paint of both the annex and historic structures; Roof will use 29 gauge corrugated metal roofing by Union corrugated metal; The metal color is chosen to match the existing metal roof on the historic and annex structures; The front door on the south side of the building would be a plytanium beadboard, T1-11 wood, handmade and trimmed out

with simple wood; Simple barn-style hardware will be used for unobtrusive visuals on the door for opening/closing/securing and door hinges; The window is a standard-size wood framed window that opens modestly with vertical movement for heat to escape; The window panes have low-e glass to reflect radiant heat; A photo of the windows is enclosed; Window frames and sashes will be trimmed out with wood painted to match the walls of the shed; Fascia, rakes, eaves, trim (door and windows), and corner boards will be constructed with 1"x4" pressure-treated wood, painted to match the walls of the shed; Soffits will be 1"x6" pressure-treated wood construction with a smooth, finished surface, painted to match the walls of the shed; the shed will sit beyond the landscaping and hardscaping walkway, situated modestly and unobtrusively on the back cement slab; The existing landscaping is layered allowing for maximum visual coverage from the shed appearance from the North; From the South, the building is at the end of a long, gravel driveway with foliage to each side and above; The easternmost edge of the shed will be basically in line with the existing air conditioning units, and a 4' path will allow employees, vendors, and technicians to safely move between the shed and the units; The shed will be incorporated subtly into the overall garden design for the

courtyard as it will sit behind all landscaping; The shed will be 1' from the property line on the west side where there is an existing fence.

All work will be in accordance with the drawings and plans entered into evidence at the hearing.

4. The Property is in the Hillsborough Historic District (the "District"), designated by Ordinance No. 4.3.1.2, adopted September 11, 2023. The Hillsborough Historic District Design Standards (the "Standards"), specifically the standards for *New Construction of Outbuildings and Garages*, were used to evaluate this request, and the Application is consistent with these standards for the following reasons:

- a. The shed's exterior features and roof those of the primary structure, as was done with the annex.
- b. The shed will have limited public visibility and be screened by existing plantings.
- c. The shed will have a low roof pitch.

5. The following individual(s) testified during the evidentiary hearing:

- a. Shannah Campbell, Planning and Economic Development Manager. This witness presented the written staff report.
- b. Elise Tyler, the Applicant. This witness provided clarification about the application and responded to questions from the Commission.
- c. Bishop Meil, Head of Maintenance at the Colonial Inn. This witness provided clarification about the application and responded to questions from the Commission.

CONCLUSIONS OF LAW

Based on the foregoing FINDINGS OF FACT, the HDC makes the following CONCLUSIONS OF LAW:

1. The Application is not incongruous with the special character of the Hillsborough Historic District. Therefore, the COA is hereby approved with the following conditions:

- a. All necessary permits required by law must be obtained before work may commence. A permit is required for any alterations to the approved plans.

This the 1st day of November, 2023.

Will Senner, Chair
Hillsborough Historic District Commission

APPEALS

A decision of the Commission on an application for a Certificate of Appropriateness may be appealed to the Orange County Superior Court by an aggrieved party. Such appeal shall be made within thirty (30) days of filing of the decision in the office of the Planning Director or the delivery of the notice required in Section 3.12.11, whichever is later. Such appeals to the Orange County Superior

Court are in the nature of certiorari and the court shall determine such appeals based on the record generated before the Commission.

ITEM #6. A:

Address: 418 W. King Street

Year Built: c. 1912

Historic Inventory Information (2013)

A typical one-story, triple-A-roofed house, the house is three bays wide and single-pile with a gabled ell at the left rear (northwest). The house has plain weatherboards, six-over-six wood-sash windows, round vents in the gables and a 5V metal roof. The six-light-over-three-panel door is sheltered by a near-full-width, shed-roofed porch supported by turned posts with decorative sawn brackets. A sign in the yard indicates this is the Lilly Carden House, built c. 1912. Later, dry-stack stone retaining walls extend across the front of the property and along the front stairs.

Contributing Structure? Yes

Proposed work

- Construct a 24' by 26' detached garage at the rear of the property

Application materials

- COA application
- Introduction
- Project
- Site plan
- Elevations
- Photos of existing conditions

Applicable Design Standards

- New Construction of Outbuildings and Garages: 1, 2, 3, 4, 5, 6, 7, 9, and 10

Staff Comments

- Alley garages are uncommon in the historic district, but staff find the location of the proposed garage to be in keeping with the traditional relationship between garages and houses in the district.
- Demolition or removal of the shed is considered ordinary maintenance.

STAFF USE ONLY:

**COA fee (\$1 per \$1000 of Construction Costs, \$10 minimum) or
Minor Works fee (\$10 flat fee):**

Amount: \$ 91.00

After-the-fact application: (\$100 or double the COA/Minor Works fee*)
*whichever is greater

Amount: \$ _____

Total due: \$ 91.00

Receipt #: 060243

Received by: Joseph H. Heimer Date: 9/27/23

This application meets all Unified Development Ordinance requirements and has been reviewed for compliance with all approved materials.

N/A Yes Zoning Officer: _____

This application meets public space division requirements.

N/A Yes Public Space Manager: _____

Historic Architectural Inventory Information:

Original date of construction: _____

Description of property: _____

Applicable Design Guidelines: _____

Other reviews needed?

Hillsborough Zoning Compliance Permit Orange County Building Permit Other: _____

Minor Works Certificate of Appropriateness Application Decision:

Approved Referred to HDC

Minor Works Reference(s): _____

Certificate of Appropriateness Decision:

Approved Denied

Commission Vote: _____

Conditions or Modifications (if applicable): _____

Zoning Officer's Signature

Date

Introduction

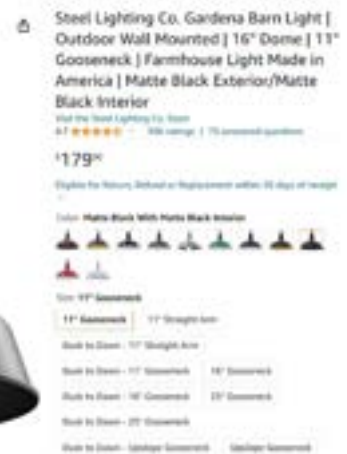
The proposed project is for a 24' by 26' detached garage. Following is a description of the existing house from the Town Historic District inventory. A typical one-story, triple-A-roofed house, the house is three bays wide and single-pile with a gabled ell at the left rear (northwest). The house has plain weatherboards, six-over-six wood-sash windows, round vents in the gables and a 5V metal roof. The six-light-over-three-panel door is sheltered by a near-full-width, shed-roofed porch supported by turned posts with decorative sawn brackets. A sign in the yard indicates this is the Lilly Carden House, built c. 1912. Later, dry-stack stone retaining walls extend across the front of the property and along the front stairs. Please see the following pages for photos of the existing conditions:

Project

As stated above the proposed project is a detached 24' by 26' detached garage. The existing rear shed will be removed. No trees will be removed. Portions of the existing fence will be removed only as necessary to construct the garage. Two lights over each garage door and one over the pedestrian door are proposed. Please see information on the lights below. The siding will be Hardieboard painted to match the existing house. The garage doors will be steel carriage style doors as shown on the elevations. The garage doors and pedestrian door will be painted white to match the existing house doors. The proposed windows are double hung Marvin Fiberglass six over six (to match existing house windows closest to the garage) SDL painted white to match the existing house. The roof shingles will be Landmark in weathered wood. The pedestrian door will be ThermaTru 6 panel fiberglass S210 smooth star and will not be visible from the street (painted white). All trim will be Miratec and will be painted white.



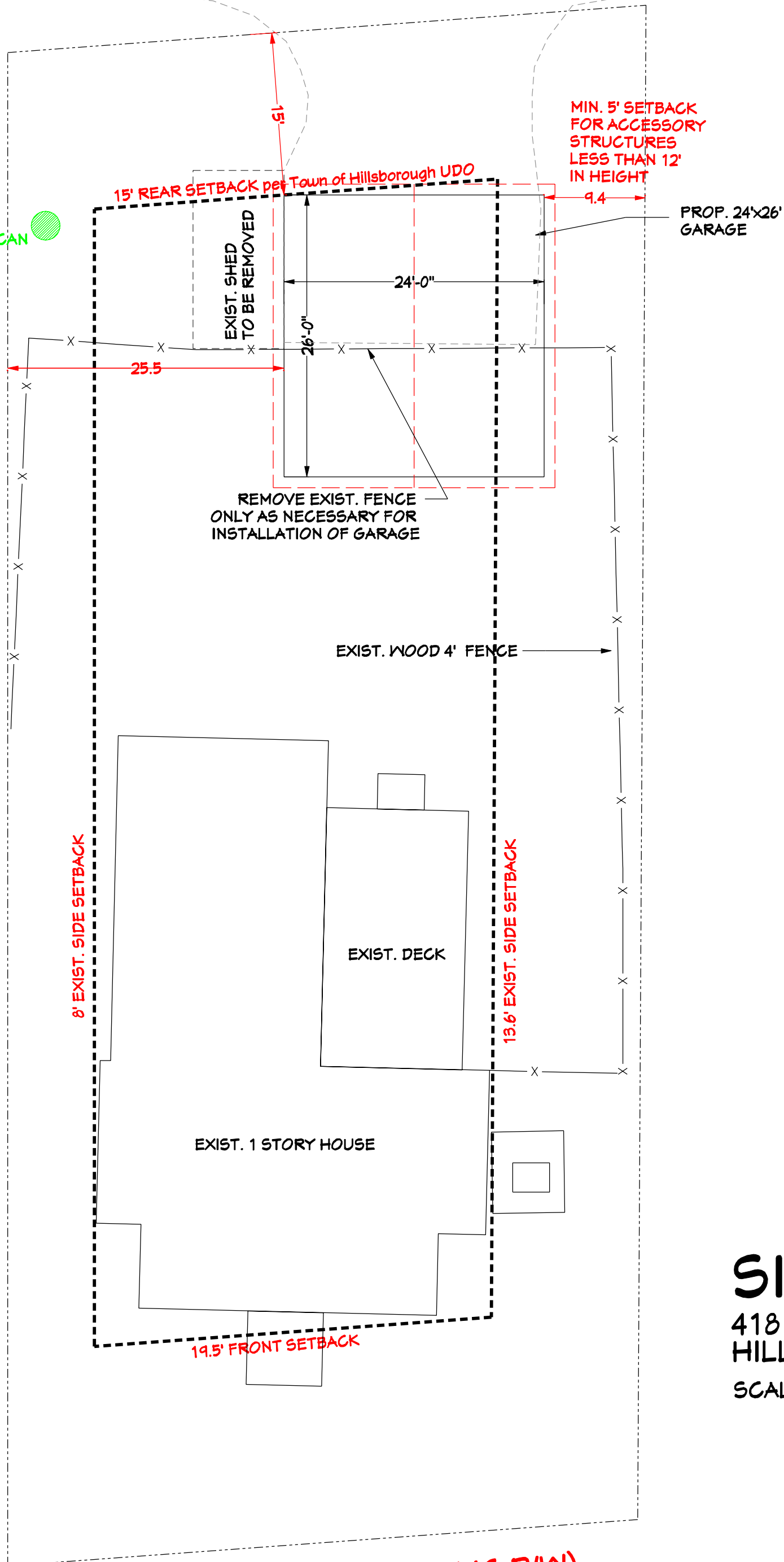
Weathered Wood



Item	Proposed Material(s)	Color
Siding	Hardieboard	Match existing house
Foundation	Brick	Match existing house
Trim	Miratec	Match existing (white)
Roof	Asphalt shingles	See sample provided
Windows	SDL fiberglass	Match existing (white)
Window trim	Miratec	Match existing (white)
Awnings	none proposed	n/a
Pedestrian Door	Fiberglass	Match existing (white)
Garage doors	Steel (not wood grain)	Match existing (white)
Shutters	None proposed	n/a
Walkways	no change	n/a
Driveways	no change	n/a
Fences	no change	n/a

VEHICULAR ACCESS TO NORTH HILLSBOROUGH AVE

32" PECAN



SITE PLAN

418 W KING ST
HILLSBOROUGH, NC

SCALE: 1"=10'

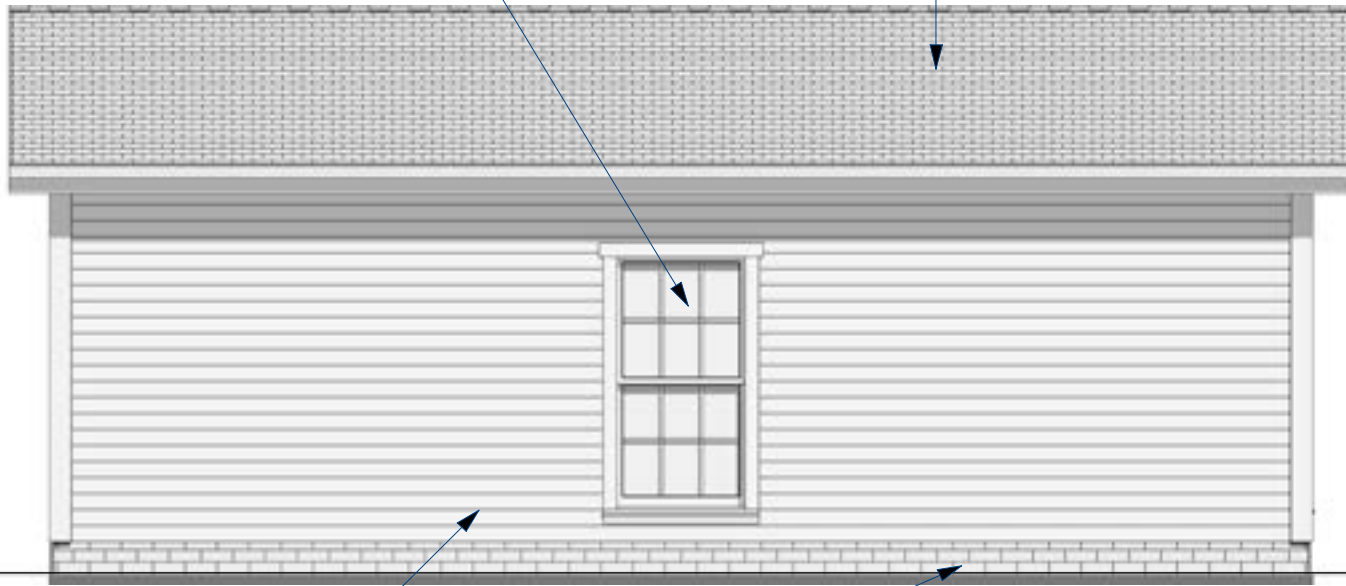
W. KING ST (VAR. WIDTH PUBLIC R/W)



PERSPECTIVE

FIBERGLASS SDL
WINDOWS

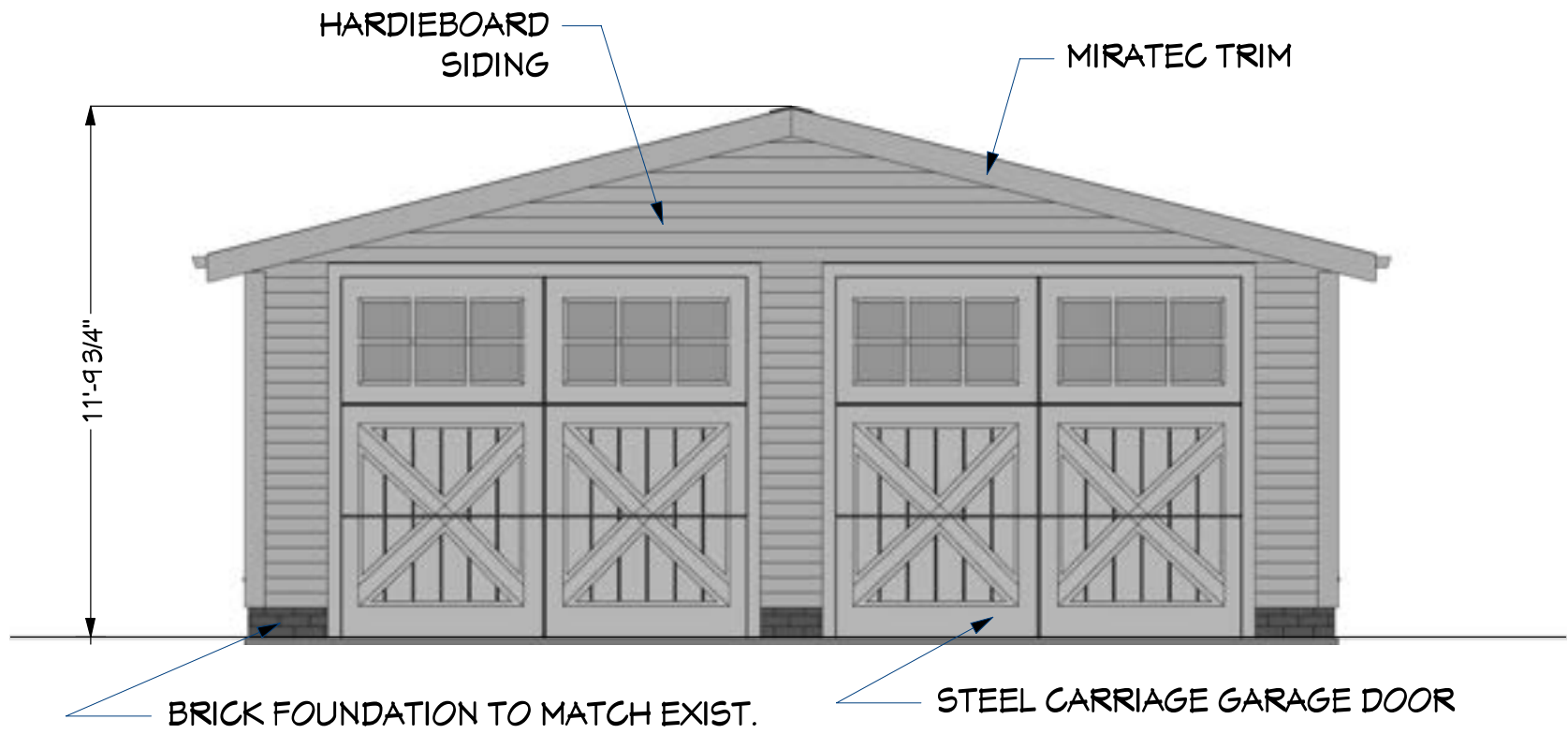
ASPHALT SHINGLES



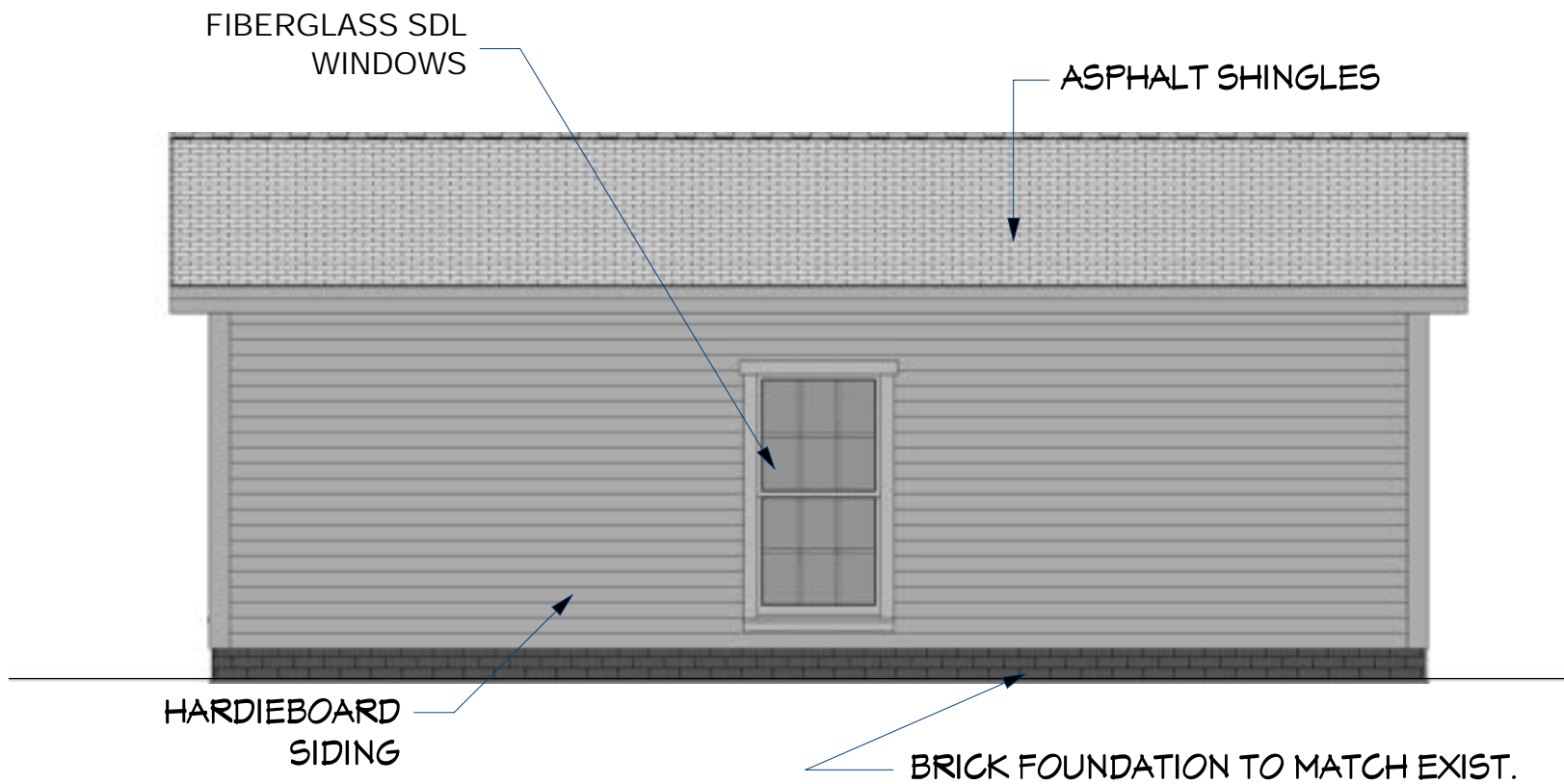
HARDIEBOARD
SIDING

BRICK FOUNDATION TO MATCH EXIST.

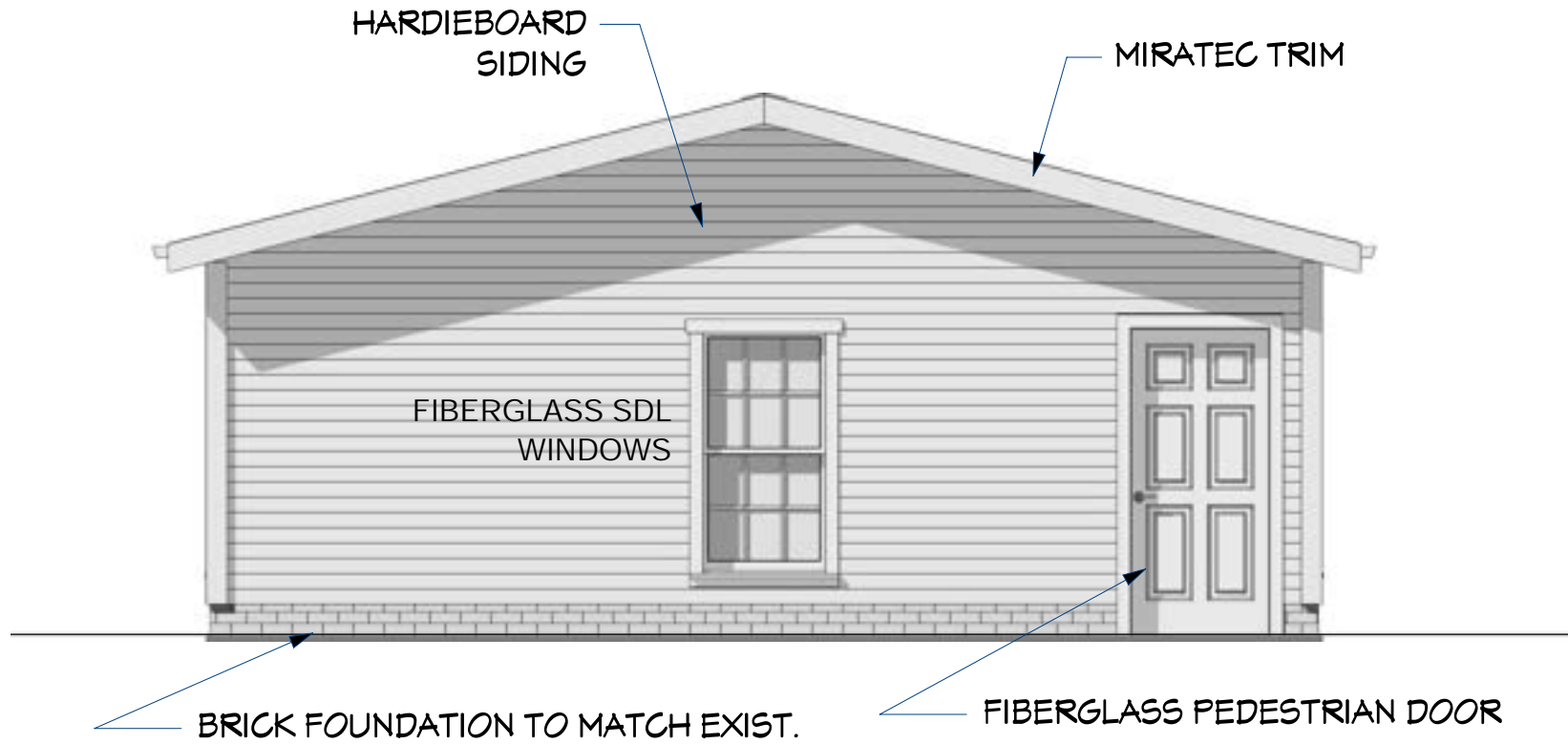
Right Elevation



Front Elevation



Left Elevation



Rear Elevation



GARAGE WILL
ESSENTIALLY BE SITED
WHERE CURRENT
GRAVEL PARKING IS
LOCATED

EXISTING SHED
TO BE REMOVED

VIEW OF PROPOSED LOCATION OF GARAGE FROM PROPERTY ON THE WEST LOOKING EAST



GARAGE WILL
ESSENTIALLY BE SITED
WHERE CURRENT
GRAVEL PARKING IS
LOCATED

EXISTING SHED
TO BE REMOVED

VIEW OF PROPOSED LOCATION OF GARAGE FROM PROPERTY ON THE NORTH LOOKING SOUTH



VIEW OF PROPOSED LOCATION OF GARAGE FROM PROPERTY ON THE EAST LOOKING WEST



EXISTING SHED
TO BE REMOVED

GARAGE WILL
ESSENTIALLY BE SITED
WHERE CURRENT
GRAVEL PARKING IS
LOCATED

VIEW OF PROPOSED LOCATION OF GARAGE FROM EXIST. BACKYARD LOOKING NORTH



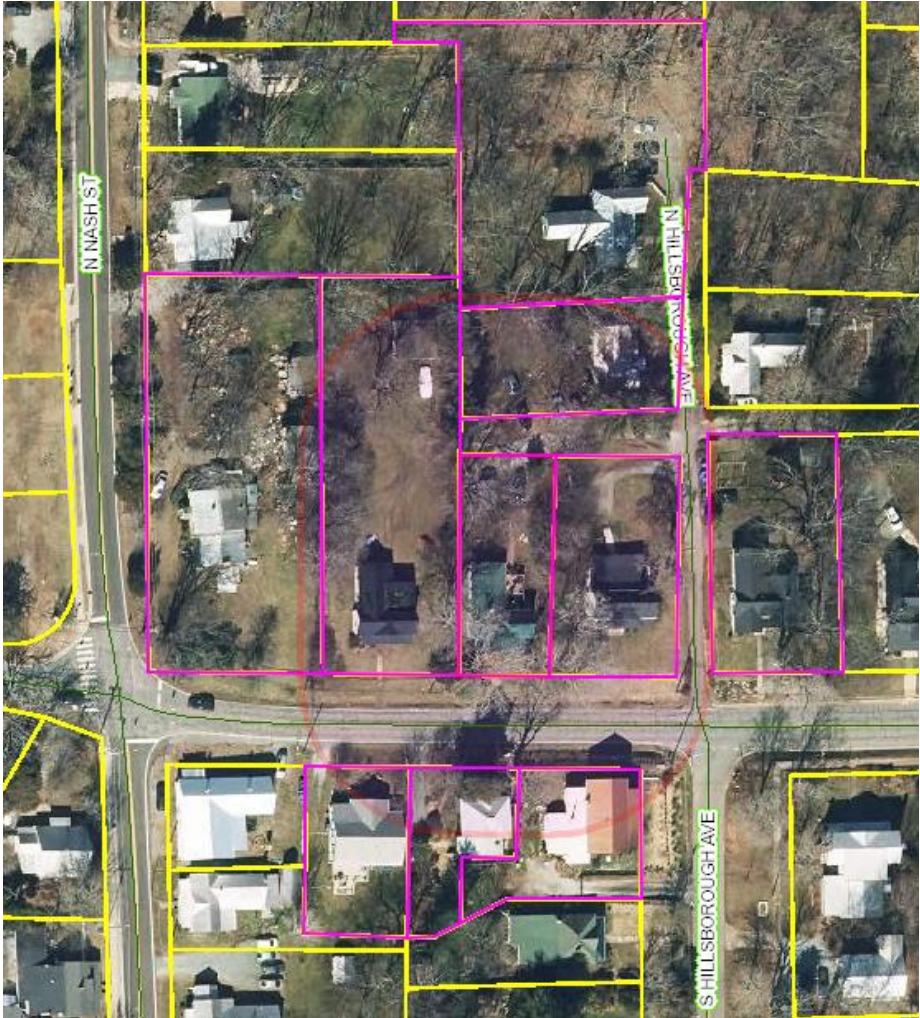
VIEW OF EXISTING HOUSE FROM BACKYARD FENCE LOOKING SOUTH

I, Joseph Hoffheimer, hereby certify that all property owners within 100 feet of and the owners of PIN 9864763236 (the affected property) have been sent a letter of notification of the Certificate of Appropriateness application before the Historic District Commission by first class mail in accordance with the Hillsborough Zoning Ordinance.

10/18/2023
Date

Joseph Hoffheimer
(for Hillsborough Planning Department)

PIN	OWNER1_LAST	OWNER1_FIRST	OWNER2_OWNER2_FIRST	ADDRESS1	CITY	STATE	ZIPCODE
9864761352	DELON	KENNETH L		PO BOX 123	Hillsborough	NC	27278
9864762151	LITTLE SISTER PROPERTIES LLC			103 E QUEEN ST	HILLSBOROUGH	NC	27278
9864762352	WORTH PROPERTY GROUP LLC			1721 RIVERSIDE DR	HILLSBOROUGH	NC	27278
9864763101	EASTMAN	SUSAN G		419 W KING ST	HILLSBOROUGH	NC	27278
9864763172	PHELPS	KENT JOHNSON ET AL	PHELPS CATHERINE MANGUM	100 S HILLSBOROUGH AVE	HILLSBOROUGH	NC	27278
9864763236	CICALE	REBECCA	CICALE MICHAEL J	418 W KING ST	HILLSBOROUGH	NC	27278
9864763399	SORIN	DENISE A	SORIN MITCHEL S	586 BRANDOB RD	BLACK MOUNTAIN	NC	28711
9864763563	SMITH	JANICE		111 N HILLSBOROUGH AVE	HILLSBOROUGH	NC	27278
9864764300	LAWRENCE	EMILY ESTELLE		414 W KING ST	HILLSBOROUGH	NC	272782422
9864764390	COLLINS	JOHN DUREN	LITRELL HANNAH PEELE GILBERT	412 W KING ST	HILLSBOROUGH	NC	27278





October 18, 2023

NOTICE OF HISTORIC DISTRICT COMMISSION MEETING

Dear Property Owner,

The Rules of Procedure of the Town of Hillsborough Historic District Commission require that all property owners within 100 feet of any proposed exterior alteration, addition, major landscaping, or signs be notified before a Certificate of Appropriateness is granted.

The Historic District Commission (HDC) is concerned primarily with preserving the historic character and appearance of the Historic District and reviews only the appropriateness of the proposed project. The Commission does not mediate any type of dispute between neighbors. Issues such as Unified Development Ordinance or Town Code requirements are not considered during deliberations. Questions or concerns about ordinance compliance should be asked of the Planning Department before the Commission meets.

Applicant/Property Owner: Michael and Becky Cicale

Property Address: 418 W. King St. (PIN: 9864763236)

Proposal: Applicant is requesting approval for a 24' by 26' detached garage at the rear of the property.

This proposal will be discussed at the HDC meeting to be held on **Wednesday, November 1, 2023, at 6:30 pm** in the **Town Hall Annex Meeting Room at 105 East Corbin Street**. Please park and enter in the rear of the building. If you wish to have more information about this application, have any comments on the proposal, or if you would like to see the plans, please contact staff as packets are not prepared until a week before the meeting. Packets with more information are available on the town's website a week prior to the meeting.

You may attend this meeting as a member of the general public. If you have factual evidence to present in favor of or in opposition to this proposal, then you may request permission from the Chair to speak at the meeting.

Sincerely,

Joseph Hoffheimer
Planner
Town of Hillsborough

101 E. Orange St., Hillsborough, North Carolina
Joseph.Hoffheimer@hillsboroughnc.gov | 919-296-9472

ITEM #6. B:**Address:** 319 N. Churton Street**Year Built:** c. 1821-1822, c. 1848**Historic Inventory Information (2013)**

The left two bays and hip-roofed rear ell of this now five-bay-wide structure are the original home dating from 1821. The right three bays were added and the house re-oriented to face North Churton Street in 1848 with the new shed-roofed porch marking the front of the house. The five-bay-wide, hip-roofed house is two bays deep with plain weatherboards on the majority of the structure, molded weatherboards on the rear (west) elevation, and flush sheathing on the first-floor façade, under the porch roof. It has nine-over-nine wood-sash windows, and a standing-seam metal roof with two interior brick chimneys. The double-leaf three-panel door is centered on the façade and has four-light-over-one-panel sidelights and a five light transom. It is sheltered by a full-width, shed-roofed porch supported by chamfered posts with a wood railing with diamond-set balusters. There is one-story, hip-roofed addition within the ell created by the two wings. It has nine-over-nine windows and a double-leaf three-panel door with two-light-over-one-panel sidelights sheltered by a shed roof on brackets on the west elevation. A small, shed-roofed addition is located to the north of the rear entrance, adjacent to the hip-roofed rear ell. An exterior door on the south elevation of the original structure (now the rear ell) is a raised six-panel door. A garden to the south of the house has brick-edged paths and a modern wood arbor. The c. 1821 first-floor rooms have matching Greek Revival-style mantels with concave fluted pilasters and frieze with raised center and corner blocks. It is possible that during the enlargement Berry installed the matching Greek Revival-style mantels in the original first-floor rooms. Inside the central door is a wide center hall with reverse stair. A late nineteenth century mantel is in the front living room. Individually listed on the National Register, the Burwell School is sited on a large lot facing North Churton Street at the southwest corner of the intersection with West Union Street. The terraced front lawn with plentiful hardwoods adds to the historic setting. Historically the property is known as lots 152 and 153. The original owner of this property was a local tavern-keeper and businessman named William Adams. Adams built the original structure in 1821 facing West Union Street. It was a two-story house with two rooms on each floor, which are still present today as the south rooms of the Burwell School. In 1836, the property was conveyed to the Trustees of the Presbyterian Church as a manse for the new pastor, Reverend Robert Burwell. In 1837, the Rev. Burwell and his wife, Margaret Anna Robertson Burwell, began a "Female School" in the manse, which remained in operation until 1857. In 1848, the Burwells purchased the house and hired John Berry to add the large north living room and the bedroom above it. In 1857, the Burwells closed the school and the house was occupied briefly by refugees from Edenton during the Civil War. Dr. J. S. Spurgeon purchased the home in 1895 and his family remodeled the home and occupied it until 1965. At that time it was purchased and restored by the Historic Hillsborough Commission, who still own the property.

Contributing Structure? Yes**Proposed work**

- Installation of moveable LED spotlights in front of the Burwell School.

Application materials

- COA application
- Narrative
- Example photos
- Product information

Applicable Design Standards

- Exterior Lighting: 5 and 6

Staff Comments:

- Spotlights that up-light a character-defining feature on a historic structure are considered a major change and are not approvable at the staff level.
- There is no record of this type of lighting having been approved by the HDC in the past. The lights in the example photo at 401 North Churton are permanent light fixtures that the HDC and/or staff found to be appropriate for the district.
- The HDC will need to determine if moveable light fixtures that operate all night are effectively permanent. Staff have allowed the moveable fixtures for special events under the conditions that the fixtures are temporary and only used for those events.
- The HDC will need to evaluate the lighting solely in terms of appropriateness for the district, and the commission does not regulate nuisances or light pollution.
- The HDC typically does not take safety and security into account unless warranted by North Carolina State Building Code requirements or ADA requirements related to a change of use.
- Purchase of a product does not have any impact on the HDC's final decision.



TOWN OF HILLSBOROUGH

Certificate of Appropriateness (COA) & Minor Works Application

9874 -07 -2965

Orange County Parcel ID Number

Sharon Ringwalt

Applicant Name

144 N. Wake Street

Applicant's Mailing Address

Hillsborough, NC 27278

City, State, Zip

919.259.0644

Applicant's Phone Number

burwellchair@gmail.com

Applicant's Email

319 N. Churton Street

Address of Project

Historic Hillsborough Commission

Property Owner (if different than applicant)

319 N. Churton Street

Property Owner's Mailing Address

Hillsborough, NC 27278

City, State, Zip

919.732.7451

Property Owner's Phone Number

director@burwellschool.org

Property Owner's Email

Description of Proposed Work: installing moveable LED spotlights for safety and security at the Burwell School

Estimated Cost of Construction: \$0

The Historic District Design Standards, Exterior Materials Compatibility Matrix, and Certificate of Appropriateness application process can be found on the Town of Hillsborough's website: http://www.hillsboroughnc.gov/government/advisory-boards/historic-district-commission

Applicant and Owner Acknowledgment and Certification

I am aware that Historic District Design Standards, Exterior Materials Compatibility Matrix, and Unified Development Ordinance requirements are the criteria by which my proposal will be evaluated for compatibility, and I certify that I, and/or my design professional under my direction, have reviewed my application materials with Planning Staff for compliance to the standards in those adopted documents. I understand that I, or my representative, must attend the HDC meeting where this application will be reviewed. I further understand that Town employees and/or Commissioners may need access to my property with reasonable notice to assess current conditions, and to assist them in making evidence-based decisions on my application and that I am not to speak to any Commissioner about my project until the public meeting at which it is under consideration.

Sharon Ringwalt 8/25/23

Digitally signed by Sharon Ringwalt Date: 2023.08.25 16:56:38 -0400



Sharon Ringwalt

Digitally signed by Sharon Ringwalt Date: 2023.08.25 17:00:37

Applicant's Signature (Optional)

Date

Property Owner's Signature

Sharon Ringwalt 2023-08-25 17:00:37

SUBMITTAL REQUIREMENTS: The following documents and plans are required to accompany the application to be deemed complete and scheduled for Commission review. Planning staff will determine if the requirements have been met. The first FOUR complete COA applications submitted by the deadline will be heard.

All applications must include the following documents and plans (Provide a digital copy if plans are larger than 11"x17"):



Detailed narrative describing the proposed work and how it complies with all adopted standards.



Existing and Proposed Dimensioned Plans (see below):

- Site Plan (if changing building footprint or adding new structures, impervious areas or site features, including hardscaping)
Scaled Architectural Plans (if changing building footprint or new construction)
Scaled Elevations (if adding or changing features of a structure)
Landscaping Plans (required for all new construction and for significant landscaping or tree removal and re-planting)
Tree Survey (required for new construction when trees over 12" dbH are on site - show both existing and those to be removed)
Sign Specifications (if adding, changing, or replacing signage)



Itemized list of existing and proposed exterior materials including photos and specifications, colors, etc. (Siding, trim and fascia, roof and foundation materials, windows, shutters, awnings, doors, porch and deck flooring, handrails, columns, patios, walkways, driveways, fences and walls, and signs, etc.).



Photographs, material samples, examples of comparable properties in the district (if using them as basis for specific designs), plans, or drawings that will help to clarify the proposal, if applicable, or if required by staff as part of the review.

Yellow box containing digital signature and text: 'As Chair of the Historic Hillsborough Commission, I am signing this on behalf of the Commission as an authorized officer.'

STAFF USE ONLY:

**COA fee (\$1 per \$1000 of Construction Costs, \$10 minimum) or
Minor Works fee (\$10 flat fee):**

Amount: \$ _____

After-the-fact application: (\$100 or double the COA/Minor Works fee*)
***whichever is greater**

Amount: \$ _____

Total due: \$ _____

Receipt #: _____

Received by: _____ Date: _____

This application meets all Unified Development Ordinance requirements and has been reviewed for compliance with all approved materials.

N/A

Yes

Zoning Officer: _____

This application meets public space division requirements.

N/A

Yes

Public Space Manager: _____

Historic Architectural Inventory Information:

Original date of construction: _____

Description of property:

Applicable Design Standards:

Other reviews needed?

Hillsborough Zoning Compliance Permit

Orange County Building Permit

Other: _____

Minor Works Certificate of Appropriateness Application Decision:

Approved

Referred to HDC

Minor Works Reference(s): _____

Certificate of Appropriateness Decision:

Approved

Denied

Commission Vote: _____

Conditions or Modifications (if applicable):

Historic District Staff Signature

Date

As members of the Historic Hillsborough Commission (HHC), we are entrusted with the safety of our visitors, as well as the security and upkeep of the Burwell School Historic Site. On August 12, 2023, we hosted our Star Party, an event that we have held in the past but not for the past two years. The event takes place on the Burwell lawn. It's free, open to the public, and attracts a number of families with young children, as well as older residents of Hillsborough and the surrounding area. People come to view the stars and planets through telescopes provided by Chaos, the Chapel Hill Astronomical Observing Society, and to search the sky for Pleiades meteor showers.

Because most of the event occurs after it is dark, HHC members and staff planning the event were concerned that the Burwell grounds be illuminated sufficiently to ensure everyone's safety but that the lights not be so bright as to interfere with viewing the night sky. We ordered four moveable LED spotlights that could help those attending negotiate the somewhat uneven grounds, but also make their way to the house to use the restroom.

While we could readily find 19th century-style lighting in some forms (post, wall, and hanging lights), we were not able to find similar spotlights. Because our safety concerns were paramount, we ordered LED lights that can be dimmed, rotated, and tuned (to display different colors), and that can be operated from a cellphone app (https://www.amazon.com/dp/B09BDGM68M?ref=cm_sw_r_apin_dp_DZPQBC7EDTEC2C3HXDMC_1). I am sending pictures of the Burwell School when lit; as pictured, they are at 50% brightness, but can be adjusted to be brighter or dimmer. Please note that the lights themselves are quite small, and they are mounted close to the ground. In addition, they will be aimed only at the areas that need to be illuminated for safety and security; thus, they will not introduce unwanted lighting that would affect neighboring property owners.

The lights served their function for the Star Party. Because members of the HHC are also concerned about security, we would like to continue to use the lights, on a timer, from dark until dawn. We note that the Town Hall has lights for security at night. If the Hillsborough Historic District Commission declines to approve that use of the lights, we respectfully request that we be able to use them during events, including Hillsborough Last Fridays and the Star Party, that occur after dark.

Please let me know if you have questions. I can be reached by email (burwellchair@gmail.com) or by telephone (919.259.0644).

Sincerely,



Sharon S. Ringwalt

Chair, Historic Hillsborough Commission











SOLLA Motion Sensor Outdoor Lights, 750LM Battery Operated Outdoor Security Lights, 5000K Wireless LED Flood Light, 3 Heads Motion Detector Light, IP65 Waterproof for House, Yard,...

★★★★☆ 2,414

\$35.69 prime

Save 15% with coupon

Sponsored

Tools & Home Improvement > Lighting & Ceiling Fans > Outdoor Lighting > Flood & Security Lights



VIDEO



4 pack

Atomi Smart WiFi LED Spot Lights – 4-Pack, 400 Lumens 10W, Tunable and Dimmable, Outdoor IP65 Waterproof, White and RGB Color-Changing Light, App Control, Works with Alexa and Google Assistant

Visit the Atomi Smart Store
3.8 36 ratings | 42 answered questions
200+ bought in past month

\$169.44 (\$42.36 / Count)

FREE Returns

Available at a lower price from other sellers that may not offer free Prime shipping.

Eligible for Return, Refund or Replacement within 30 days of receipt | Product support included

Brand	Atomi Smart
Color	Black
Style	Garden
Light fixture form	Spotlight
Room Type	Patio

About this item

- **WIFI ENABLED AND VOICE-ACTIVATED** - Turn the lights on/off, adjust brightness, set schedules, and more right from your phone anytime using the free Atomi Smart app or with voice control using Amazon Alexa or Google Assistant.
- **ULTRA-BRIGHT COLOR-CHANGING HUE** – 10W LEDs create 400 lumens of flicker-free light and last up to 50,000 hours. Spotlight your home with over 16 million color options, a tunable white light range, and a variety of built-in special effects.
- **LINK & CONTROL UP TO 40 SPOT LIGHTS** - Using the Atomi Smart app, link and control up to 40 spot lights and operate them all from your phone. Expand your smart home lighting system with other Atomi Smart devices such as pathway lighting, wall lighting, flood lighting, and more.
- **PREMIUM ALL-WEATHER CONSTRUCTION** - Made of ultra-durable, black aluminum housing and unbreakable spike. Lights are engineered with an IP65 rating to withstand any weather: rain, sun, wind, or snow. Perfect spot lights for outdoor areas such as the patio, pergola, gazebo, canopy, porch, garden, or backyard.
- **UNPARALLELED CUSTOMER SERVICE** - Our professional service team is ready to provide 100% satisfaction service with a 24-hour quick response. Atomi Smart provides a 5-year limited warranty on all our smart products. We will go above and beyond to keep a smile on your face.

> See more product details

[Report incorrect product information.](#)

Add Prime to get Fast, FREE delivery

\$169.44 (\$42.36 / Count)

FREE Returns

FREE delivery Tuesday, October 31

Or fastest delivery Saturday, October 28. Order within 5 hrs 32 mins

Deliver to Joseph - Durham 27705

In Stock

Qty: 1

Add to Cart

Buy Now

Ships from Amazon
Sold by Esquared Trading
Returns Eligible for Return, Refund or Replacement within 30 days of receipt
Support Product support included

> See more

Add a Protection Plan:

- 3-Year Protection for \$25.99
- 4-Year Protection for \$34.99
- Add a gift receipt for easy returns

Add to List

New (20) from \$152.00 & FREE Shipping

Other Sellers on Amazon


\$169.34 (\$42.34 / Count) Add to Cart

& FREE Shipping. Details
Sold by: Grey Dealz

\$169.49 (\$42.37 / Count) Add to Cart

& FREE Shipping. Details
Sold by: U3J

Add to Cart



300W Solar Street Lights Outdoor Lamp ,24000 Lumens Daylight Solar LED Light with Remote Control,IP66 Waterproof Dusk to Dawn Solar Security...

★★★★☆ 84

\$123.99 ✓prime

\$174.00 (\$43.50 / Count)

Sold by: WholeBasket

Sponsored



JACKYLED Solar Lights for Outside...

★★★★☆ 22

\$34.99 ✓prime

Save 30% with coupon

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Frequently bought together



+



Total price: **\$199.43**

Add both to Cart

These items are shipped from and sold by different sellers.
[Show details](#)

This item: Atomi Smart WiFi LED Spot Lights – 4-Pack, 400 Lumens 10W, Tunable and Dimmable,...
\$169.44 (\$42.36/Count)

Atomi Smart 20ft Extension Cable - Compatible with Atomi Smart WiFi Pathway Lights and Spot...
\$29.99

4 stars and above

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Bling RF Remote Control RGB Colour Changing Lighting LED Double Up and Down Outdoor...
 152
\$159.99
 (\$80.00/Count)



S SMIFUL Outdoor RGB Spot Lights Christmas Halloween Spotlights, Color Changing IP6...
 109
\$65.99
 Save 8% with coupon



SUNVIE 12W RGB Color Changing Landscape Lights Low Voltage LED Landscape Lighting R...
 281
\$89.99 (\$11.25/Count)
 Save 5% with coupon



VOLT 12V Color Changing RGBW Integrated LED Brass Spotlight (Bronze)...
 84
\$149.97



NOVOSTELLA 80W Smart LED Flood Lights, RGB, Second-Generation WiFi Outdoor...
 555
\$104.99
 (\$52.50/Count)
 Save \$25.00 with coupon



Upgraded LED Flood Light Outdoor 2 Pack,DIY Color Changing RGB Party Light
 54
\$49.99 (\$12.50/Count)

Products related to this item

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Bling RF Remote Control RGB Colour Changing Lighting LED Double Up and Down Outdoor...
 152
\$159.99
 (\$80.00/Count)



LED Flood Light Outdoor 800W Equivalent Bluetooth Smart Color Change Landscape Ligh...
 403
\$137.99
 (\$34.50/Count)
 Save 10% with coupon



S SMIFUL Outdoor RGB Spot Lights Christmas Halloween Spotlights, Color Changing IP6...
 109
\$65.99
 Save 8% with coupon



Color Changing Spotlight with Timer, 12W RGB Color Changing Spot Lights,...
 34
 Amazon's Choice in
 Landscape Spotlights
\$34.99 (\$17.50/Count)



Upgraded LED Flood Light Outdoor 25W 4 Pack,DIY Color Changing RGB Party Light Stag...
 547
\$49.99 (\$12.50/Count)



LED Landscape Lights Outdoor, RGBW Color Changing Mobile Phone 1
 1
\$78.99

Product information

Technical Details

Additional Information

Brand	Atomi Smart
Color	Black
Style	Garden
Light fixture form	Spotlight
Room Type	Patio
Indoor/Outdoor Usage	Outdoor
Power Source	AC
Special Feature	IP65 for outdoor use
Control Method	App
Light Source Type	LED
Shade Material	Aluminum
Number of Light Sources	4
Voltage	120 Volts
Theme	Phone
Included Components	4 Spot Lights, 4 Spikes, Smart Bridge, USB Wall Charger, Spot Lighting Cable, Power Cable, Extension Cable, Hardware for Screws, User Manual
Item Weight	5.24 Kilograms
Number of Items	4
Wattage	10 watts
Controller Type	Google Assistant, Amazon Alexa
Unit Count	4.0 Count
Connectivity Protocol	Wi-Fi
Brightness	400 Lumen
Mounting Type	Floor Mount
Shade Color	White
Fixture Type	Non Removable
Assembly Required	No
Manufacturer	Atomi, Inc.
Item Weight	11.53 pounds
Package Dimensions	20.1 x 10.3 x 7.4 inches
Special Features	IP65 for outdoor use
Plug Format	A- US style
Batteries Included?	No
Batteries Required?	No
Wattage	10 Watts

ASIN	B09BDGM68M
Customer Reviews	3.8 36 ratings 3.8 out of 5 stars
Best Sellers Rank	#25,595 in Tools & Home Improvement (See Top 100 in Tools & Home Improvement) #240 in Flood Lights
Date First Available	July 28, 2021

Warranty & Support

Amazon.com Return Policy: **Amazon.com Voluntary 30-Day Return Guarantee:** You can return many items you have purchased within 30 days following delivery of the item to you. Our Voluntary 30-Day Return Guarantee does not affect your legal right of withdrawal in any way. You can find out more about the exceptions and conditions [here](#).

Product Warranty: For warranty information about this product, please [click here](#)

Feedback

Would you like to [tell us about a lower price?](#)

Product details

Package Dimensions : 20.1 x 10.3 x 7.4 inches; 11.55 Pounds

Date First Available : July 28, 2021

Manufacturer : Atomi, Inc.

ASIN : B09BDGM68M

Customer Reviews:

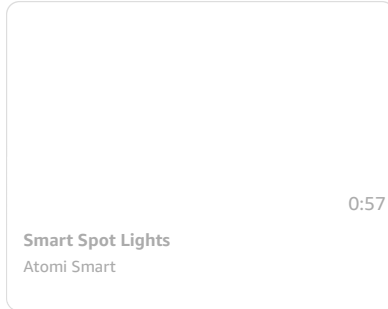
3.8 [36 ratings](#)

What's in the box

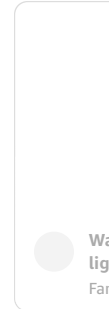
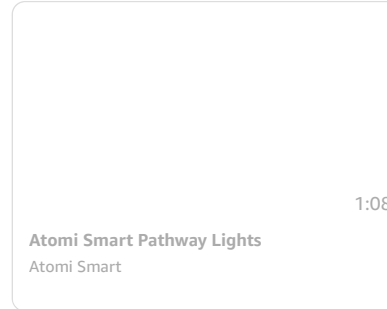
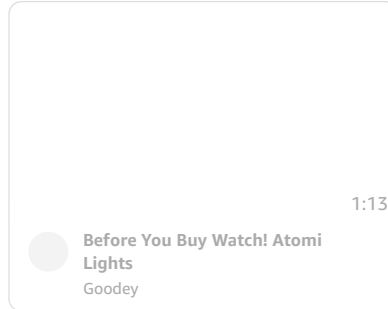
- 4 Spot Lights, 4 Spikes, Smart Bridge, USB Wall Charger, Spot Lighting Cable, Power Cable, Extension Cable, Hardware for Screws, User Manual

Videos

Videos for this product



Videos for related products



Upload your video

Product Description

Atomi Smart LED Color-Changing Spot Lights make your home the star of the neighborhood. With a tunable white light range, a spectrum of 16 million colors, and 400-lumen brightness, they're perfect for everyday use and special occasions. Stake them in your front driveway, around your back patio, or throughout your garden. Once you download the free Atomi Smart app to your phone, you can set schedules, create color patterns, turn them on or off, and much more. The spot lights connect quickly and easily to your WiFi and respond to simple voice commands given through Alexa or Google Assistant. You can also link up to 40 smart lights and still control them all with your voice or phone! Made for year-round outdoor use, these lights are constructed of premium black aluminum with unbreakable ground spikes. Their IP65 rating ensures they'll function beautifully in rain, wind, sun, and snow.

Compare with similar items

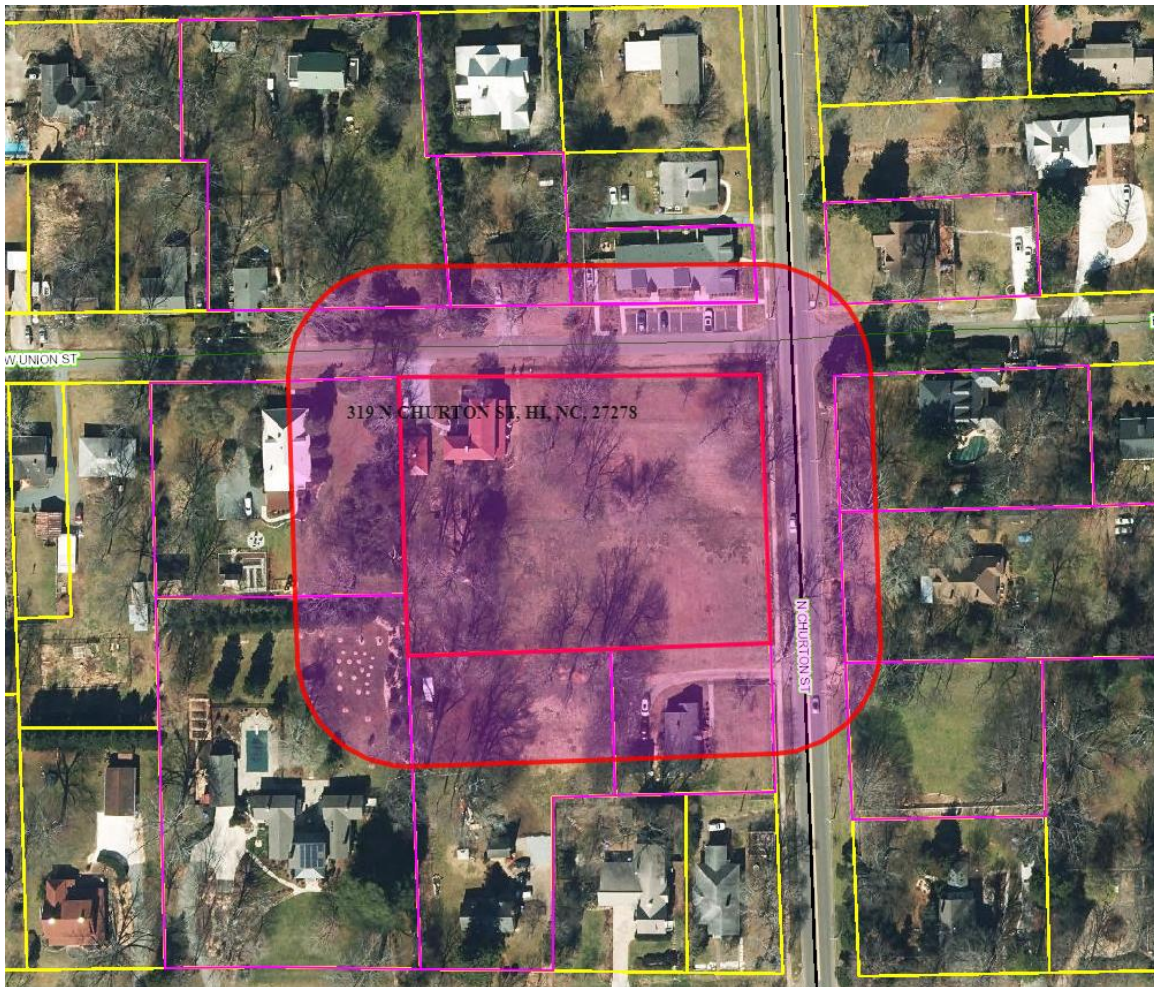
	<p>This item Atomi Smart WiFi LED Spot Lights – 4-Pack, 400 Lumens 10W, Tunable and Dimmable, Outdoor IP65 Waterproof, White and RGB Color-Changing Light, App Control, Works with Alexa and Google Assistant</p> <p>Add to Cart</p>	<p>Lumary 56Ft Smart Landscape Lights Waterproof, 6 Pack Low Voltage Landscape Lighting, RGBAIWW Color Changing Landscape Spotlight Outdoor Lights for Yard Garden Patio, WiFi APP/Voice/Remote Control</p> <p>Add to Cart</p>	<p>Atomi Smart WiFi LED Pathway Lights—2-Pack Extension Kit, 800 Lumens, Tunable, Dimmable, Link up to 40 Lights, Use with The 4-Pack Pathway Lights, App Control, Works with Alexa and Google Assistant</p> <p>Add to Cart</p>	<p>Lumary Smart Landscape Lights Pro 500LM, 6 Pack Low Voltage Landscape Lighting IP65 Waterproof, 65FT RGBAIWW Color Changing Outdoor Spot Lights for Yard Garden Patio, APP/Remote/Voice Control</p> <p>Add to Cart</p>
Customer Rating	(36)	(361)	(36)	(33)
Price	\$169 ⁴⁴	\$89 ⁹⁸	\$139 ⁹⁹	\$249 ⁹⁹
Shipping	FREE Shipping. Details	FREE Shipping. Details	FREE Shipping. Details	FREE Shipping. Details
Sold By	Esquared Trading	Lumary Smart Home	Atomi Smart	Lumary Smart Home
Color	Black	Low Voltage	White	RGBAI

I, Joseph Hoffheimer, hereby certify that all property owners within 100 feet of and the owners of PIN 9874072965 (the affected property) have been sent a letter of notification of the Certificate of Appropriateness application before the Historic District Commission by first class mail in accordance with the Hillsborough Zoning Ordinance.

10/18/2023
Date

Joseph Hoffheimer
(for Hillsborough Planning Department)

PIN	OWNER1_LAST	OWNER1_FIRST	OWNER2_LAST	OWNER2_FIRST	ADDRESS1	ADDRESS2	CITY	STATE	ZIPCODE
9864979792	KNECHTLE	STUART J	KNECHTLE	MARY B	116 W QUEEN ST		HILLSBOROUGH	NC	27278
9864979986	JACOBS	TIMOTHY J	JACOBS	JULIE A	117 W UNION ST		HILLSBOROUGH	NC	27278
9874071780	MORRIS	CLAIR E ETAL	MORRIS	BARBARA S	114 W QUEEN ST		HILLSBOROUGH	NC	27278
9874072965	HISTORIC HILLSBOROUGH				PO BOX 922		HILLSBOROUGH	NC	27278
9874073765	VANDEMARK	AARON B	VANDEMARK	AIMEE C	309 N CHURTON ST		HILLSBOROUGH	NC	27278
9874076891	SENNER	WILLIAM B	SENNER	KATHRYN M	103 E QUEEN ST		HILLSBOROUGH	NC	27278
9874077859	BELLINGER	DWIGHT ALLEN	BELLINGER	SUSAN AILEEN	312 N CHURTON ST		HILLSBOROUGH	NC	27278
9874081323	CATES	DIANNE V			119 W ORANGE ST		HILLSBOROUGH	NC	27278
9874082201	MILLER	JENNIFER E			5706 OLD STONY WAY		DURHAM	NC	27705
9874083136									
9874083136	CRANE	DAVID M	CRANE	JUDITH P	102 W UNION ST		HILLSBOROUGH	NC	27278
9874083136	BURNS	AMY T			104 W UNION ST		HILLSBOROUGH	NC	27278
9874083136	HADDICAN	BRIDGET			106 W UNION ST	UNIT 3	HILLSBOROUGH	NC	27278
9874085280	GODFREY	DANIEL A			400 N CHURTON ST		HILLSBOROUGH	NC	27278
9874086022	DEMOREST	STEPHEN BRYANT	DEMOREST	NANCY C	318 N CHURTON ST		HILLSBOROUGH	NC	27278





October 18, 2023

NOTICE OF HISTORIC DISTRICT COMMISSION MEETING

Dear Property Owner,

The Rules of Procedure of the Town of Hillsborough Historic District Commission require that all property owners within 100 feet of any proposed exterior alteration, addition, major landscaping, or signs be notified before a Certificate of Appropriateness is granted.

The Historic District Commission (HDC) is concerned primarily with preserving the historic character and appearance of the Historic District and reviews only the appropriateness of the proposed project. The Commission does not mediate any type of dispute between neighbors. Issues such as Unified Development Ordinance or Town Code requirements are not considered during deliberations. Questions or concerns about ordinance compliance should be asked of the Planning Department before the Commission meets.

Applicant/Property Owner: Sharon Ringwalt/Historic Hillsborough Commission

Property Address: 319 N. Churton St. (PIN: 9874072965)

Proposal: Applicant is proposing to install moveable LED spotlights in front of the Burwell School.

This proposal will be discussed at the HDC meeting to be held on **Wednesday, November 1, 2023, at 6:30 pm** in the **Town Hall Annex Meeting Room at 105 East Corbin Street**. Please park and enter in the rear of the building. If you wish to have more information about this application, have any comments on the proposal, or if you would like to see the plans, please contact staff as packets are not prepared until a week before the meeting. Packets with more information are available on the town's website a week prior to the meeting.

You may attend this meeting as a member of the general public. If you have factual evidence to present in favor of or in opposition to this proposal, then you may request permission from the Chair to speak at the meeting.

Sincerely,

Joseph Hoffheimer
Planner
Town of Hillsborough

101 E. Orange St., Hillsborough, North Carolina
Joseph.Hoffheimer@hillsboroughnc.gov | 919-296-9472