

Agenda

HISTORIC DISTRICT COMMISSION

Regular meeting

6:30 p.m. November 6, 2024

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.

Public comment guidelines: All meetings shall be open to the public. The public may attend, but public comment shall be limited to those members of the public who have expert testimony or factual evidence directly related to an application on the agenda. Other public comments are permissible at the discretion of the Chair but shall not be used to render the Commission's decision on an agenda item. At the discretion of the Chair, a time limit may be placed on speakers other than the applicant to afford each citizen an equitable opportunity to speak in favor of, or in opposition to, an application.

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 meeting on September 4, 2024

Approve minutes from regular meeting on October 2, 2024

5. Written decisions review and approval

Approve written decisions from regular meeting on September 4, 2024

6. Old business

A. Certificate of Appropriateness Application: **158 W. King Street** – Carport renovation and addition of 10' x 14' of storage (PIN 9864969445)

7. Election of officers

101 E. Orange St., PO Box 429, Hillsborough, NC 27278
919-732-1270 | www.hillsboroughnc.gov | @HillsboroughGov

8. Historic Preservation Awards

9. General updates

10. 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. Sept. 4, 2024

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



Present: Chair Will Senner and members G. Miller, Hannah Peele, Sara Riek and Bruce Spencer

Absent: Vice Chair Mathew Palmer and member Elizabeth Dicker

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. Member Hannah Peele arrived after the vote on Item 4.

2. Commission's mission statement

Senner read the statement.

3. Agenda changes

There were no changes to the agenda.

Planner Joseph Hoffheimer mentioned that the mailed notices for Item 6A had a typo that listed the wrong meeting date. The property was correctly posted, and all other information in the mailed notices was correct. He said a letter was sent out with a correction, and that all information regarding the meeting was correct on the website.

4. Minutes review and approval

Minutes from regular meeting on Aug. 7, 2024.

Motion: Member G. Miller moved to approve the minutes from the regular meeting on Aug. 7, 2024, with corrections. Member Bruce Spencer seconded.

Vote: 4-0.

Corrections: Edit typo on p. 4 of 12, Paragraph 6, final sentence. Sentence should read, ". . . garage that the contractor evaluated and said is in too much disrepair to be relocated."

5. Written decisions review and approval

Written decisions from regular meeting on Aug. 7, 2024.

Motion: Miller moved to approve the written decisions from the regular meeting on Aug. 7, 2024, with corrections. Spencer seconded.

Vote: 5-0.

Corrections: 227 W. Margaret Lane written decisions:

- Item 3a.: Change end of sentence to ". . . spacing within the lot, and the height of the new structure relative to other structures in the neighborhood."

- Item 3c.: Change to “The existing structure will be saved and relocated rather than demolished.”

6. New business

A. Certificate of Appropriateness Application: 303 W. Margaret Lane Front porch addition (PIN 9864855778)

Senner opened the public hearing and asked whether there were any conflicts of interest or bias among the commissioners. Peele disclosed that she has worked on another project for this client and architect related to this property. She affirmed that she could evaluate the application in an unbiased manner since she does not have a fixed opinion on the application and has no financial interest in the outcome of the hearing. Town Attorney Bob Hornik said that based on this testimony, in his opinion there is no conflict of interest involved. The other commissioners agreed that they were comfortable with Peele participating in the hearing.

All commissioners disclosed that they had visited the site in preparation for reviewing the application. No other conflicts of interest were disclosed.

Planner Joseph Hoffheimer was sworn in. David Cates was sworn in to speak on behalf of the application.

Hoffheimer introduced the application by presenting 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 application cites the porch at 125 W. Queen St. as an example of a front porch extended across the front of a ranch house in the local historic district. Staff could not confirm if or when the porch at 125 W. Queen St. was added or extended.
- The Historic District Commission recently denied a front porch that would have extended the length of the character defining elevation at 114 W. Queen St. 114 W. Queen was built within a few years of 303 W. Margaret Lane, and the application for the porch at 114 W. Queen St. also cited 125 W. Queen St. as an example. After several meetings, the commission denied the proposed porch at 114 W. Queen St. because the seamless integration of the porch into the house would have falsely appeared to be original to the building and did not accurately portray the evolution of the structure over time. Note that the porch at 114 W. Queen St. would have been entirely new as opposed to an extension, and 114 W. Queen St. has a relatively unique style for the local historic district.

Cates said the reason for the porch extension is to allow the property owner to have more front porch area to enjoy the neighborhood.

The commissioners reviewed the first page of the application. They expressed appreciation for the comprehensive and thoughtfully compiled application materials.

Cates confirmed that the front elevation is the only elevation that will change.

Senner read from the design standards for Porches, Entrances, and Balconies to provide context and guidance for the discussion. The standards indicate that it is not appropriate to add a front porch unless it provides protection for historic features and does not obscure architectural features of the structure.

Cates said that if the house had been built with the proposed porch across the front elevation to start with, it would be almost indistinguishable from its current appearance. He said the porch is of the same style as the house and is a small change that will fit with the character of the house and the neighborhood. He added that the way the current porch terminates partially over a window is awkward, and the proposed change will make the house's appearance more harmonious than it currently is.

Cates said the character defining elements of the front elevation are the scrollwork on the metal columns. He said the proposed project will continue the black metal scroll columns, which will enhance and not obscure that feature. He said another character defining feature of the house is the horizontality of the low, shallow roof, which will be continued with the extension of the porch.

There was discussion of plans for sourcing the scrollwork columns.

Jan Gittelman, the property owner, was sworn in. Gittelman indicated the scrollwork columns along the side of the house and said those could be moved to the front of the house to keep the columns on the front elevation consistent, and the ones on the side could be replaced with something similar if an exact match cannot be sourced. Cates added that the scrollwork is fairly simple, not ornate.

Member Sara Riek pointed out that because the front elevation is so flat, the proposed project will change almost nothing to the eye. She said that in her opinion the fact that the project is an extension of what is already there makes it a different scenario than the addition of a brand new porch that would make a greater visual change to the front. Senner agreed, saying the visual impact of extending the existing porch has minimal impact on the front facade and the character defining elements of the front facade, in contrast to other porch additions which are more significant and more pronounced in terms of changing the character defining elevation.

There was discussion of differentiating the new elements from the original. Miller acknowledged that typically new features should be differentiated from the original, but that because this is an extension of an existing porch, it seems less congruous to show the differentiation.

Spencer said that on the one hand, the design standards seem to indicate against the proposed change because a full porch was not originally built. However, he said, it appears that a full porch is very consistent with the original design of the house and that having a full porch would not hurt the historic nature of the house, particularly its character defining elements, or the character of the historic district. He said that in some ways the project seems to be a completion of what is already there. Peele agreed that the proposed design is not incongruous with the rest of the district. She added that extending an existing porch is different than adding an entirely new one.

There was discussion of drainage and how the project might change the drainage of the site to protect historic elements of the house.

Cates said there is no documentation that he can find for why the existing porch terminates in the location that it does.

Senner said that the style and vintage of this house lead to a particular consideration for this proposal. He said if the style and vintage were different, it would require different considerations.

Cates said he believes the current siting of the porch to be an idiosyncratic quirk, not an architecturally relevant, character defining component of the home. There was speculation of whether the porch was

original to the house. It was generally agreed that it was original, and there was no evidence to the contrary.

Spencer referenced the design standards for porches and said that he believed the proposed project is consistent with them. He said the original porch is being preserved, but extended; it is not being removed. He mentioned that the proposed change does not compromise the architectural integrity of the structure since it is an extension instead of an addition. He said that he did not believe the change to create a false sense of history or to compromise the historical fabric of the property. Peele restated the importance of this project being an extension instead of a new addition. Senner added that this extension has very little, if any, impact on the front facade of the house.

There was discussion of roofing and replacement of shingles that this project might require. Cates said shingles will be an appropriate material for this porch since there will be a water barrier underneath. He said any new shingles will match the existing ones.

Senner summarized the commissioners' discussion: There was no concern about the proposed project being incongruous with the district. Since this is an existing front porch that is proposed to be extended, it will have very little, if any, impact on the character defining components of the elevation. The new proposed full front porch is compatible with the home, given its vintage and the district overall.

Spencer added that the porch is fairly shallow, which is an advantage in minimizing the visual impact. Senner agreed and added that the project maintains compatibility with the existing home while not changing or obscuring the front elevation.

Senner closed the public hearing.

It was noted that the commissioners reviewed all elevations and had no concerns about incongruity given that no work was proposed on any elevation except for the front elevation.

Motion: Miller moved to find as fact that the 303 W. Margaret Lane application is not incongruous 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: Porches, Entrances, and Balconies. Riek seconded.

Vote: 5-0.

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

Vote: 5-0.

7. Historic Preservation Awards

Hoffheimer said that only two submissions had been received so far for the Historic Preservation Awards, both for public art. He said he would put together a list of candidates at the next meeting, with a plan to announce the awards around the new year.

8. Officer election process

Hoffheimer said that officer elections will take place in October. He added that officers have no term limits.

9. General Updates

There were no general updates.

10. Adjournment

Senner adjourned the meeting at 7:12 p.m. without a vote.

Respectfully submitted,

A handwritten signature in black ink that reads "Joseph Hoffheimer". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

Joseph Hoffheimer
Planner
Staff support to the Historic District Commission

Approved: Month X, 202X

Minutes

HISTORIC DISTRICT COMMISSION

Regular meeting

6:30 p.m. Oct. 2, 2024

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



Present: Chair Will Senner and members Elizabeth Dicker and G. Miller

Absent: Vice Chair Mathew Palmer and members Hannah Peele, Sara Riek and Bruce Spencer

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 6:37 p.m. He called the roll and confirmed that not enough members were present to constitute a quorum.

Motion: Senner moved to continue the meeting on November 6. Member G. Miller seconded.

Vote: 3-0.

2.-9. Agenda items

Agenda items 2-9 were not discussed due to lack of a quorum.

10. Adjournment

Senner adjourned the meeting at 6:37 p.m. without a vote.

Respectfully submitted,

A handwritten signature in black ink that reads "Joseph Hoffheimer". The signature is fluid and cursive.

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
) 303 West Margaret Lane
)

This request for a Certificate of Appropriateness (“COA”) for a front porch addition at 303 West Margaret Lane (the “Application”) came before the Hillsborough Historic District Commission (the “HDC”) on September 4, 2024. The HDC held a quasi-judicial hearing and, based on the competent, material, and substantial evidence presented at the hearing, voted 5-0 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 303 West Margaret Lane in the Town of Hillsborough. The Owner and Applicant is Jan Gittleman (the “Applicant”).

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

a. Extend the existing front porch across the front of the house; The porch would match the existing pitch; The roof material itself would be asphalt shingles to match

the existing shingles; The trim and small amount of siding (visible on the left/east side of the house) is proposed to be white Hardie Board; The proposed porch floor is concrete with a brick border to match.

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

3. The Property is in the Hillsborough Historic District (the “District”), designated by Ordinance No. 4.3.1.2, adopted June 10, 2024. The Hillsborough Historic District Design Standards (the “Standards”), specifically the standards for *Porches, Entrances, and Balconies* were used to evaluate this request, and the Application is consistent with these standards for the following reasons:

- a. Because an existing existing front porch is proposed to be extended, the extension will have very little, if any, impact on the character defining components of the elevation.
- b. The porch is fairly shallow, which is an advantage in minimizing the visual impact. The project maintains compatibility with the existing house while not changing or obscuring the front elevation.

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

- a. Joseph Hoffheimer, Staff Support to the Historic District Commission, presented the staff report and comments.
- b. David Cates, presenter for the Applicant, appeared to present testimony and evidence in support of the Application.
- c. Jan Gittleman, Applicant, appeared to present testimony and evidence in support of the Application.

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. Town staff must be consulted prior to making any alterations to the approved plans. Any unapproved changes observed on a final inspection will be subject to additional fees and must be resolved prior to Town sign-off on the Certificate of Occupancy.

This the 2nd day of October, 2024.

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: 158 W. King St.

Year Built: 1908 (house); c. 1908, c. 1967 (wellhouse); c. 1908 (garage/kitchen); c. 1967 (carport)

Historic Inventory Information (2013)

House

This two-story, hip-roofed Queen Anne-style house is three bays wide and triple-pile with projecting, gabled bays on the left (west) end of the façade and on the left elevation. The house has weatherboards, one-over-one wood-sash windows and two interior corbelled brick chimneys. A double-leaf one-light-over-two-panel door is centered on the façade and has one-light-over-two-panel sidelights and a three-part transom. The entrance is sheltered by a hip-roofed porch that extends the full width of the façade and wraps around the right (east) elevation. The porch is supported by slender Tuscan columns and has an original wood railing and a low gable marking the entrance. A pedimented dormer on the right end of the façade has a single-light fixed window and there are three small casement windows in the pedimented front gable. There is an inset second-floor porch at the right rear, a one-story gabled ell at the left rear, and a one-story, hip-roofed wing near the center of the rear elevation. A 1999 metal fence extends along the sidewalk at the front of the property. The house was built in 1908 for Samuel Mallett Gattis. Gattis was born in Hillsborough in 1863, graduated from the University of North Carolina in 1884, and later studied law. He served as clerk of Orange County Superior Court 1889-1894 and represented Orange County in the General Assembly during the sessions of 1899, 1901, and 1903, serving as Speaker of the House in the latter session.

Wellhouse

Octagonal frame wellhouse with pyramidal wood-shingled roof, weatherboards, a two-panel door, and a brick foundation. This lot is known for its historic well which is almost two hundred years old. The original owners of Lot 22 were Quaker inn-keepers named Stubbs and Willard, each of whom owned half of the lot, and built two small houses here and probably dug the well in the 18th century. The original wellhouse was probably built by Dr. James Strudwick Smith. The wellhouse has always faced the dwelling to the west. It appears to have been a semi-solid structure before 1908, the bottom portion was sided, the upper portion enclosed with latticework, topped by a hexagonal roof of cedar shakes with a pointed finial. The wellhouse was rebuilt in 1908 as a solid structure with a steep pointed roof by the Gattis family who built the present house. Again, in 1967, the wellhouse was rebuilt to its present form by attorney, Bonner D. Sawyer for his son and daughter-in-law, Mr. and Mrs. W. Britton Sawyer.

Garage/Kitchen

This front-gable, frame building has a brick foundation, weatherboards, an exterior brick chimney on the west elevation, and a window on the south elevation. It may have originally been

constructed as a kitchen.

Carport

Front-gabled, frame carport on square posts with an enclosed storage area with weatherboards on the west end.

Contributing Structure? Yes

Proposed work

- Carport renovation and addition of 10' x 14' of storage

Application materials

- COA application
- Project description
- Existing photos
- Existing and proposed floor plans
- Materials list
- Existing and proposed elevations
- Site plan

Applicable Design Standards

- Wood: 1, 2
- Exterior Walls: 1, 2
- Doors: 1, 2
- Roofs: 1, 8
- Outbuildings and Garages: 1, 2, 11
- Additions to Residential Buildings: 2 – 4, 6 – 13
- Fences and Walls: 8, 9
- Exterior Lighting: 5

Staff Comments

- The carport is the only part of the property being altered, but the inventory information for the house, wellhouse, and garage/kitchen are included in the staff report for additional context.



TOWN OF
HILLSBOROUGH

APPLICATION
Certificate of Appropriateness and Minor Works

Planning and Economic Development Division
101 E. Orange St., PO Box 429, Hillsborough, NC 27278
919-296-9470 | Fax: 919-644-2390
planning@hillsboroughnc.gov
www.hillsboroughnc.gov

9864 96 9445

Orange County Parcel ID Number

R-20

Zoning District

158 W King Street

Address of Project

Vern and Laura Juel

Applicant Name

Property Owner (if different than applicant)

158 W. King Street

Applicant's Mailing Address

Property Owner's Mailing Address

Hillsborough NC 27278

City, State ZIP

City, State ZIP

919-636-1510

Applicant Phone Number

Property Owner's Phone Number

lejuel5@gmail.com

Applicant's Email

Property Owner's Email

Description of Proposed Work: Carport renovation, additional 10' x 14' storage

Estimated Cost of Construction: \$ _____

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: <https://www.hillsboroughnc.gov/hdc>.

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.

[Signature]

Applicant's Signature (Optional)

13 Aug 2024

Date

[Signature]

Property Owner's Signature (Required)

13 AUG 2024

Date

Staff Use Only:

COA fee (\$1 per \$1000 of construction costs, \$150 minimum) or

Minor Works fee (\$1 per \$1000 of construction costs, \$25 minimum): Amount: \$ _____

After-the-fact application (\$300): 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 Manger: _____

Historic Architectural Inventory Information

Original date of Construction: _____

Description of the 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

APPLICATION
Certificate of Appropriateness and Minor Works

Planning and Economic Development Division
101 E. Orange St., PO Box 429, Hillsborough, NC 27278
919-296-9470 | Fax: 919-644-2390
planning@hillsboroughnc.gov
www.hillsboroughnc.gov

Orange County Parcel ID Number

Zoning District

Address of Project

Applicant Name

Property Owner (if different than applicant)

Applicant's Mail

Description of proposed work at **158 W King Street Hillsborough, NC 27278**

A 10' x 14' storage addition will be constructed on the west elevation of the 2-vehicle carport with at-grade entry and concrete floor. New matching windows will be located on the north/south elevations of the addition, replacing existing windows. Concrete footings for brick piers with new square column/lattice posts will be constructed. The current asphalt slab will be removed and replaced with brick pavers. The brick chimney will be removed.

- The existing carport has limited storage space, machinery and tools are left out in the open, subject to weather damage and theft.
- The existing piers are not set on footings and are uneven- compromising support of the carport roof.
- The existing asphalt driveway, likely added in the 1980s has minimal or no sub-base, is cracked and has several potholes which are trip hazards.
- The brick chimney is not functional and would not be used to vent a combustion heating unit, given the safety concern related to the storage of flammable materials. Issues with birds and other animals entering through the chimney has been an issue.
- There will be a wood fenced area to shield the view of the garbage bins.

The carport was built in 1967. We are proposing a 10' x 14' addition for storage of our machinery and tools. The wood siding, brick and rooflines/materials will match existing conditions.

Proper construction of support beams is necessary for structural integrity and will be wood posts with lattice. The addition of 2 new windows and replacement of 2 existing in keeping in scale and interest as related to the house. The cupola addition was added for proper scale next to our 2-story home.



East elevation



Remove
non-
functional
chimney

West elevation



South elevation, path between carport/house



South elevation, view from patio



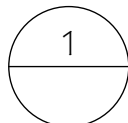
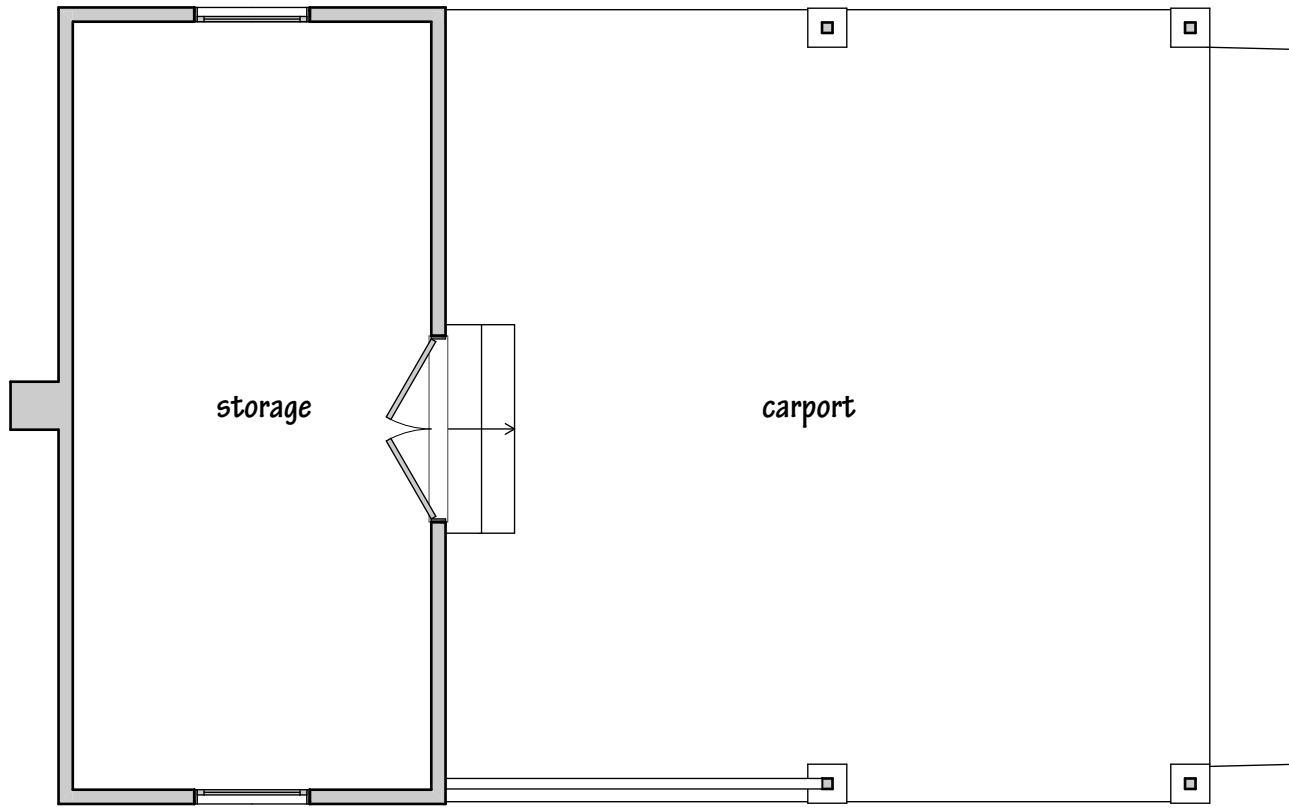
North elevation- view from backyard



Brick support pier without footings (4 total)



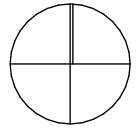
Driveway pad- asphalt with minimal or no sub-base

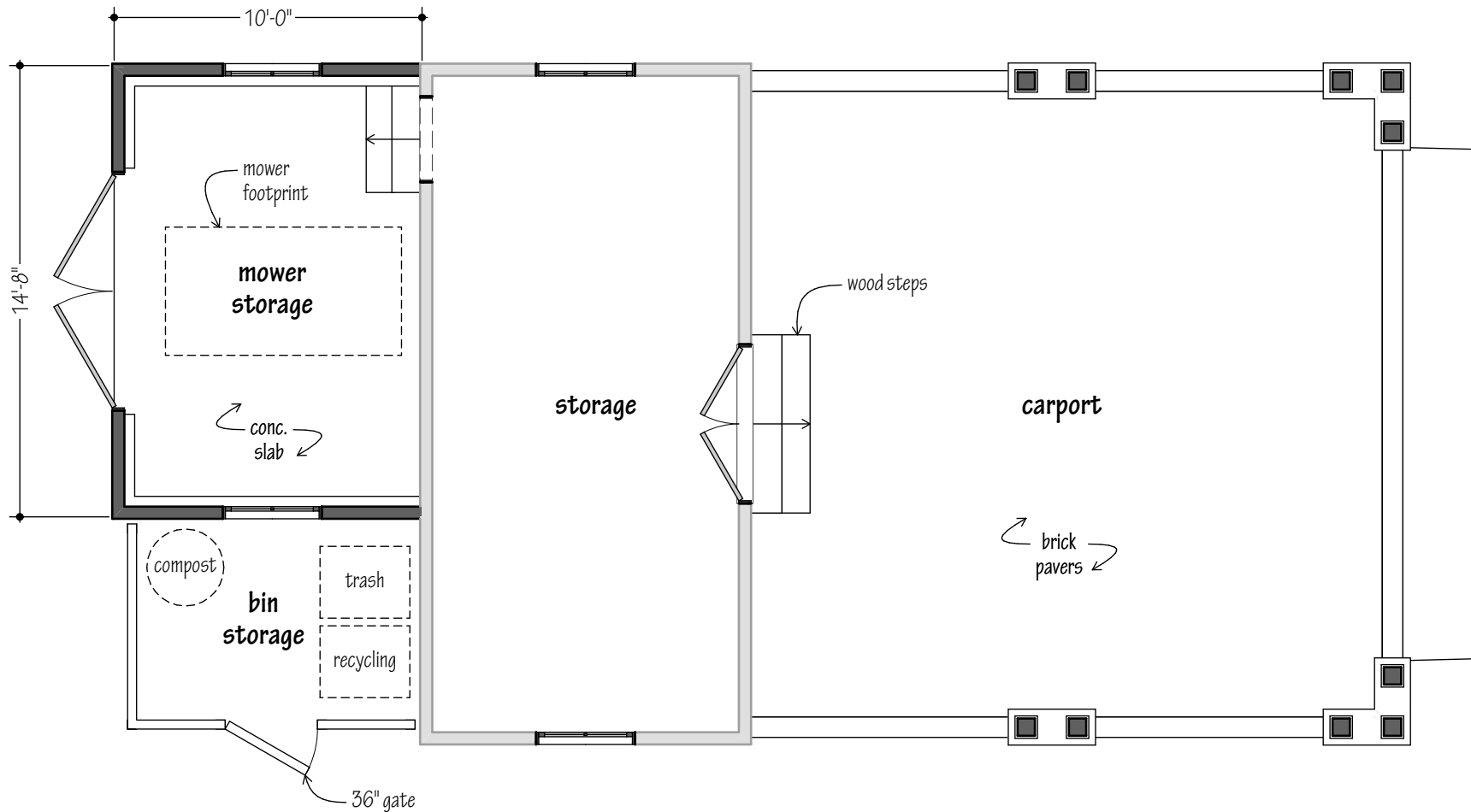


floor plan - existing

scale: 3/16" = 1'-0"

back wall of house



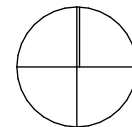


1

floor plan

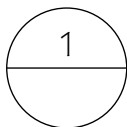
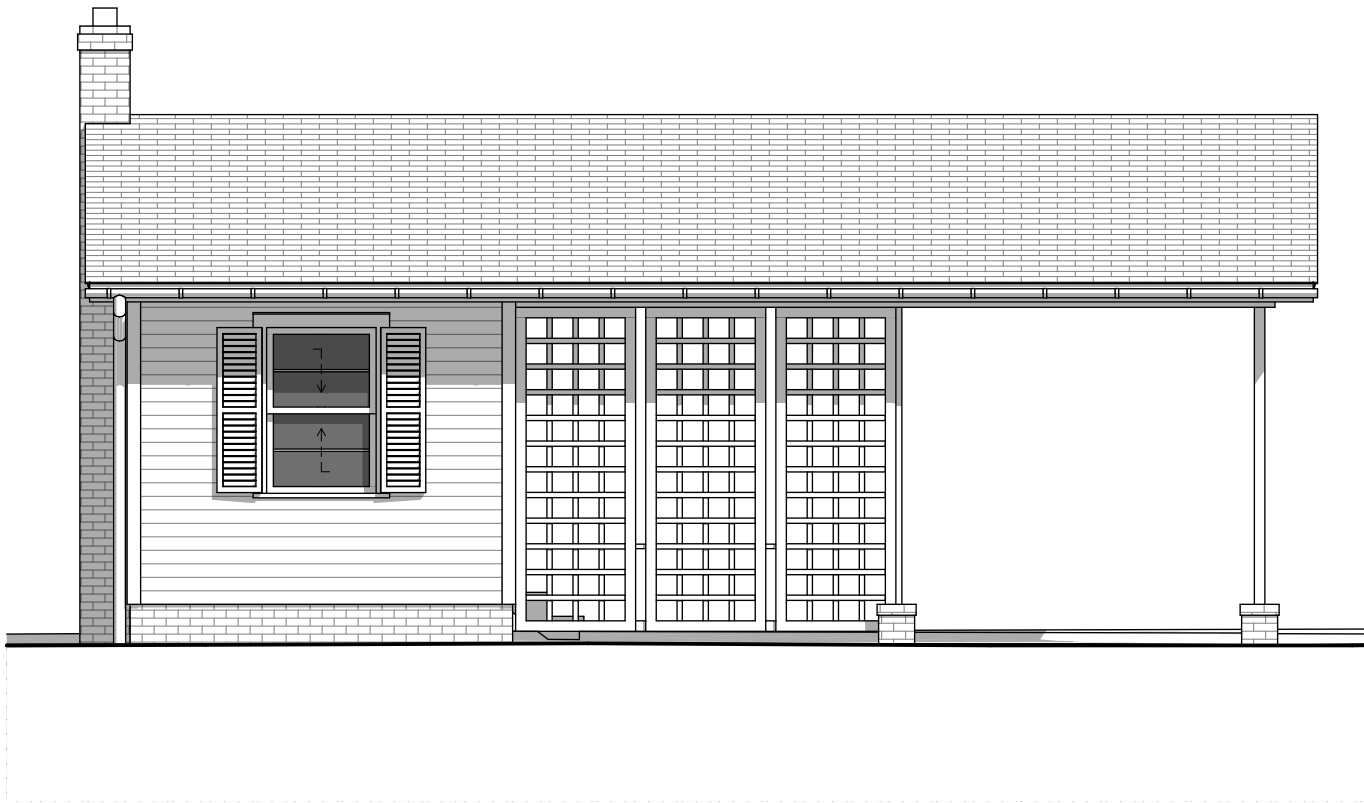
scale: 3/16" = 1'-0"

back wall of house



materials list

foundation brick, to match existing
siding & trim wood, painted, to match existing
columns wood, painted, trim profiles to match house
piers/walls brick, to match existing
windows alum. clad wood, muntins to match house
shutters composite
roofing asphalt shingle, to match house
gutters & downspouts aluminum, to match existing
barn doors wood plank, painted, iron strap hinges
finial copper
lanterns copper
paving brick



south elevation - existing

scale: 3/16" = 1'-0"



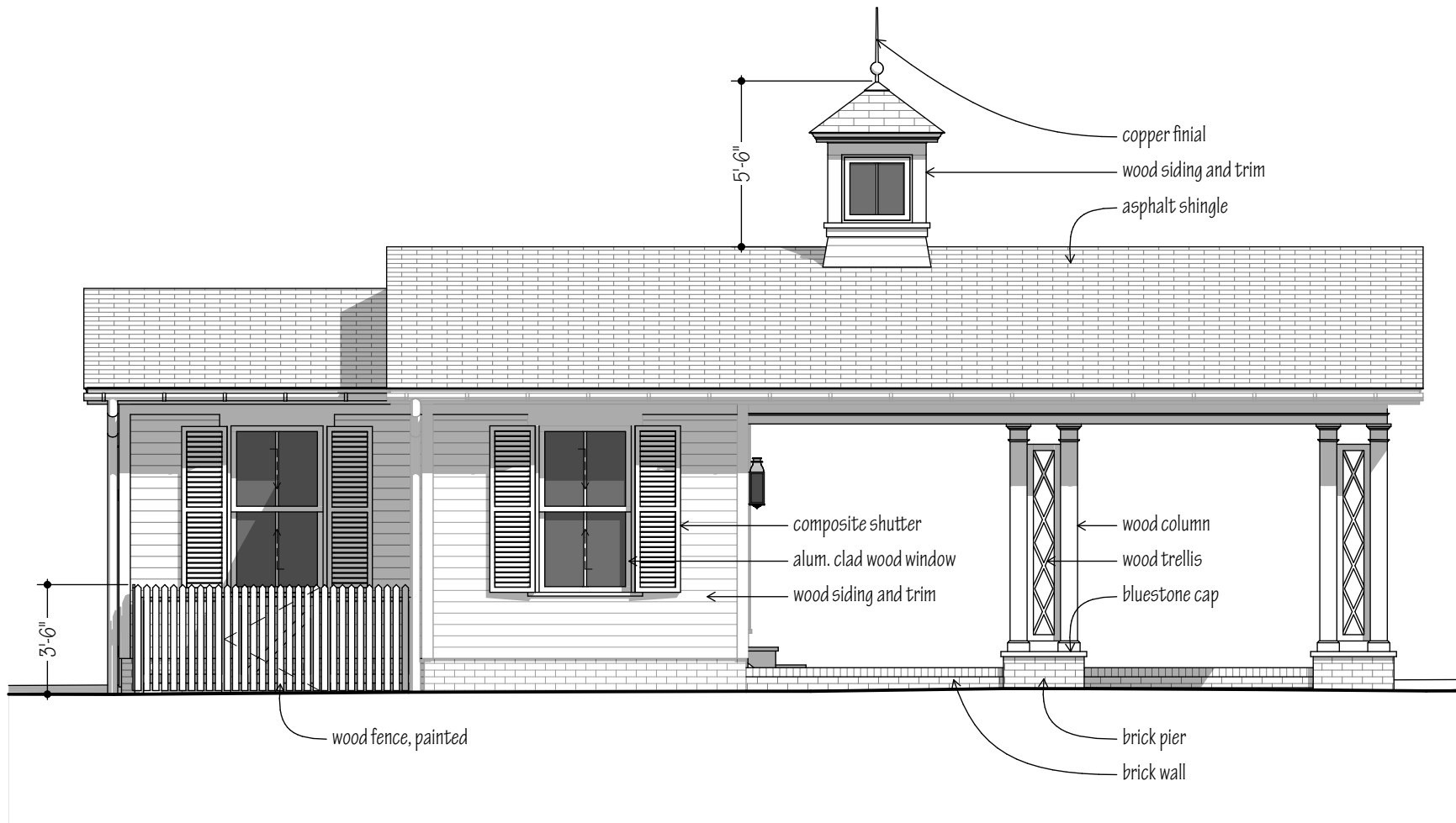
CH ARCHITECTS, PLLC

157 EAST KING STREET | HILLSBOROUGH, NORTH CAROLINA 27278
(919) 442-8578 | CANDHARCH.COM

JUEL RESIDENCE - CARPORT RENOVATION
HILLSBOROUGH, NC

DATE: 8/2/2024

25 © 2024



1

south elevation

scale: 3/16" = 1'-0"



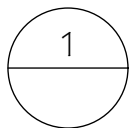
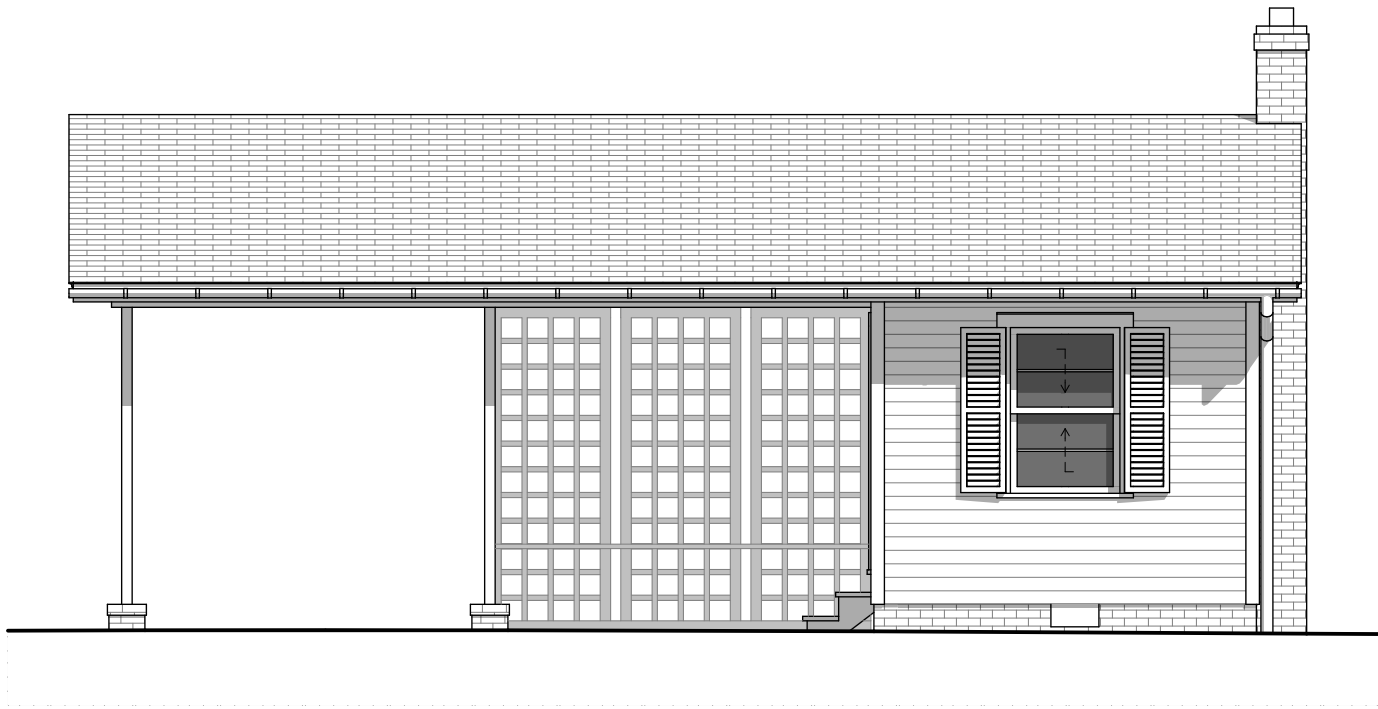
CH ARCHITECTS, PLLC

157 EAST KING STREET | HILLSBOROUGH, NORTH CAROLINA 27278
 (919) 442-8578 | CANDHARCH.COM

JUEL RESIDENCE - CARPORT RENOVATION
 HILLSBOROUGH, NC

DATE: 8/2/2024

26 © 2024



north elevation - existing

scale: 3/16" = 1'-0"



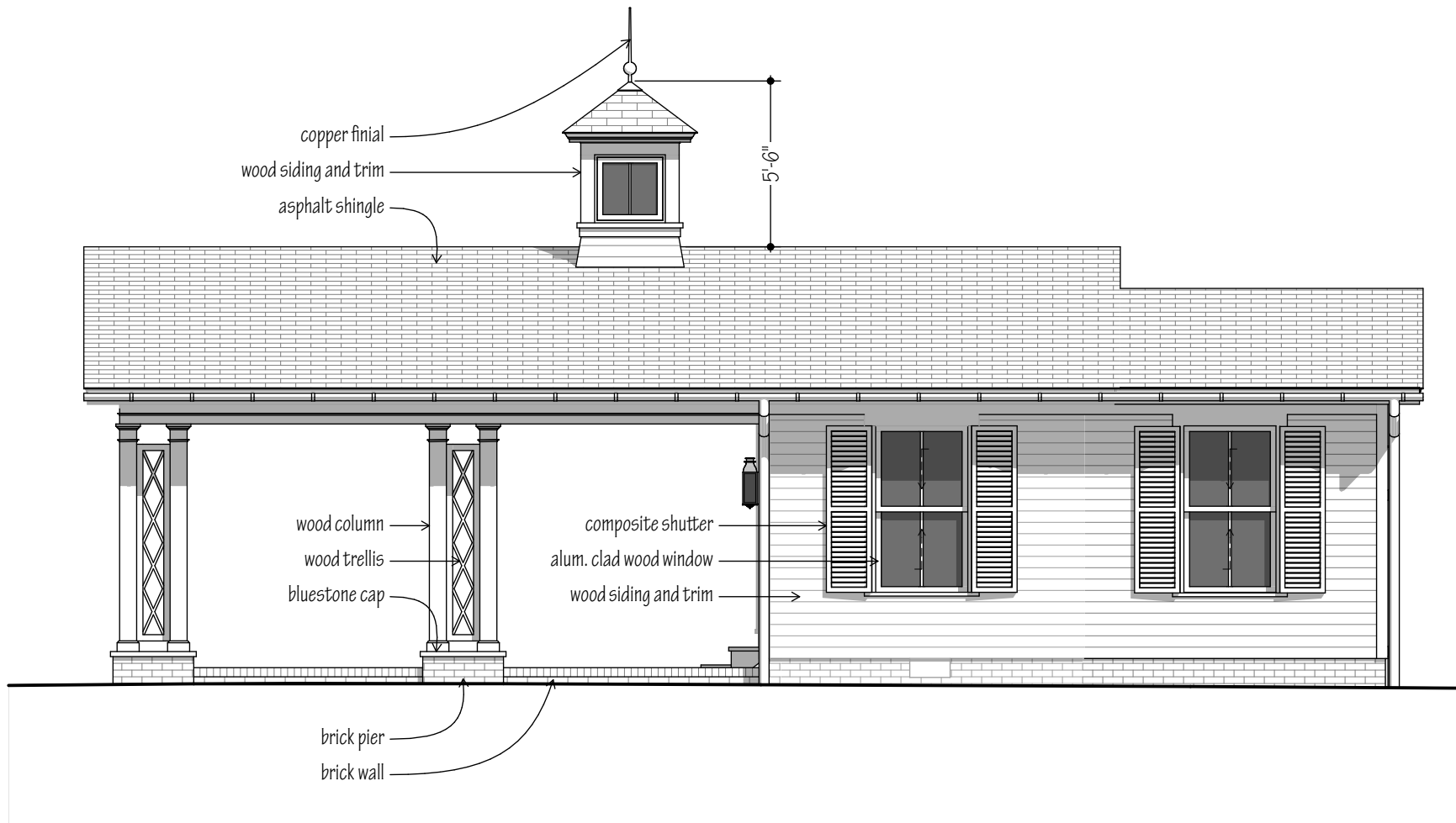
CH ARCHITECTS, PLLC

157 EAST KING STREET | HILLSBOROUGH, NORTH CAROLINA 27278
(919) 442-8578 | CANDHARCH.COM

JUEL RESIDENCE - CARPORT RENOVATION
HILLSBOROUGH, NC

DATE: 8/2/2024

27 © 2024



1

north elevation

scale: 3/16" = 1'-0"



CH ARCHITECTS, PLLC

157 EAST KING STREET | HILLSBOROUGH, NORTH CAROLINA 27278
 (919) 442-8578 | CANDHARCH.COM

JUEL RESIDENCE - CARPORT RENOVATION
 HILLSBOROUGH, NC

DATE: 8/2/2024

28 © 2024



1

east elevation - existing

scale: 3/16" = 1'-0"

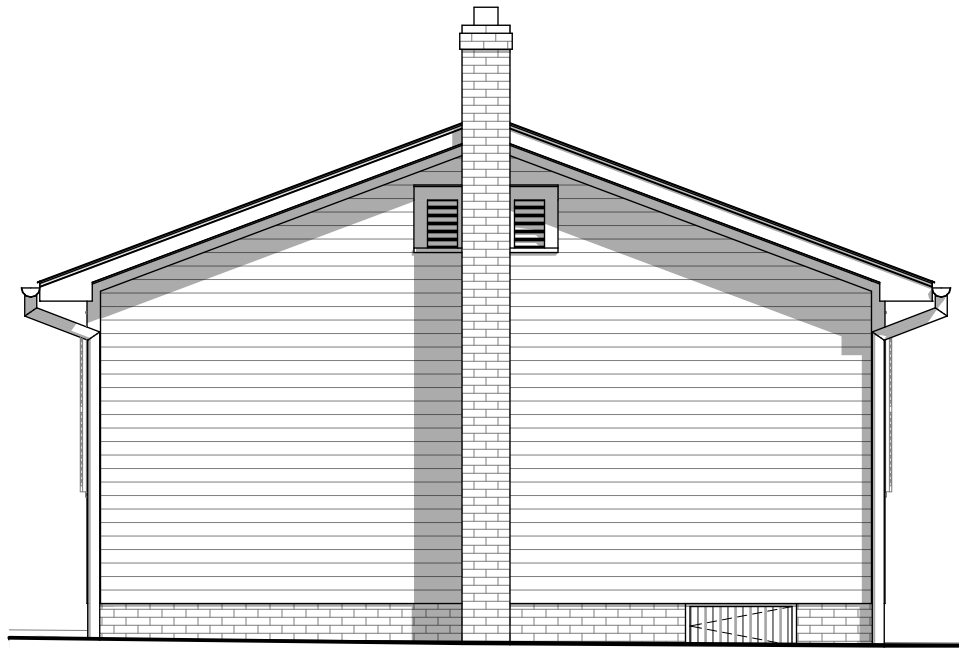


2

east elevation

scale: 3/16" = 1'-0"

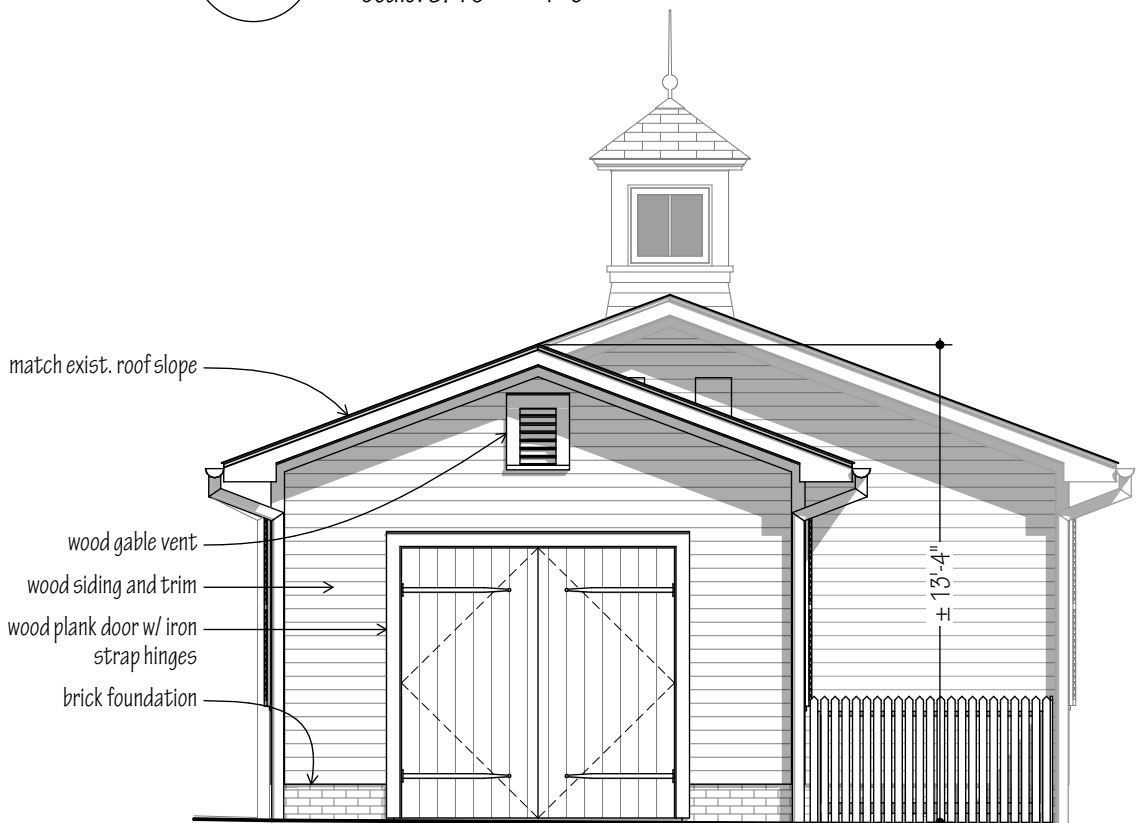




1

west elevation - existing

scale: $\frac{3}{16}'' = 1'-0''$

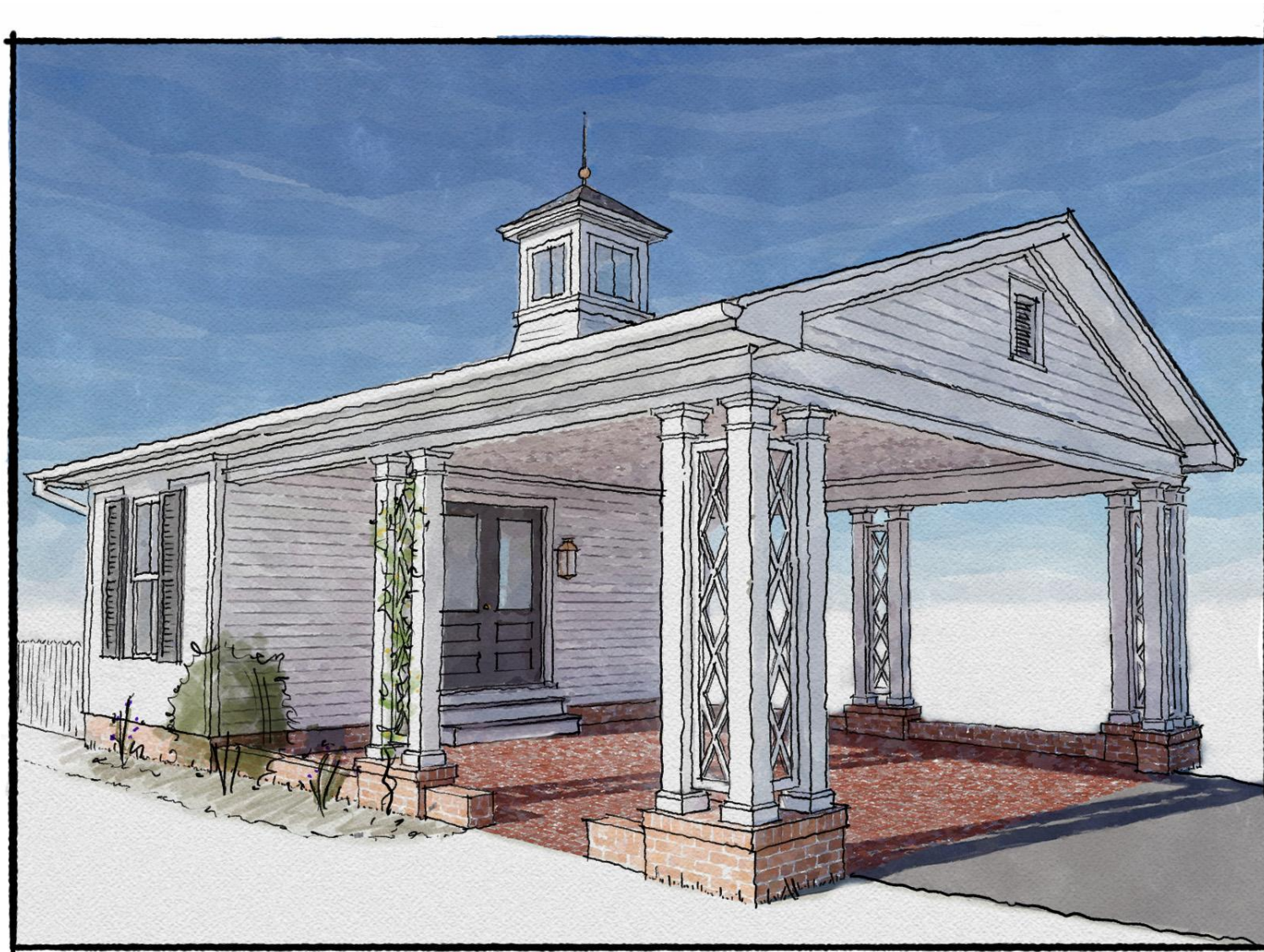


2

west elevation

scale: $\frac{3}{16}'' = 1'-0''$





CH ARCHITECTS, PLLC

157 EAST KING STREET | HILLSBOROUGH, NORTH CAROLINA 27278
(919) 442-8578 | CANDHARCH.COM

JUEL RESIDENCE - CARPORT RENOVATION
HILLSBOROUGH, NC

DATE: 8/2/2024

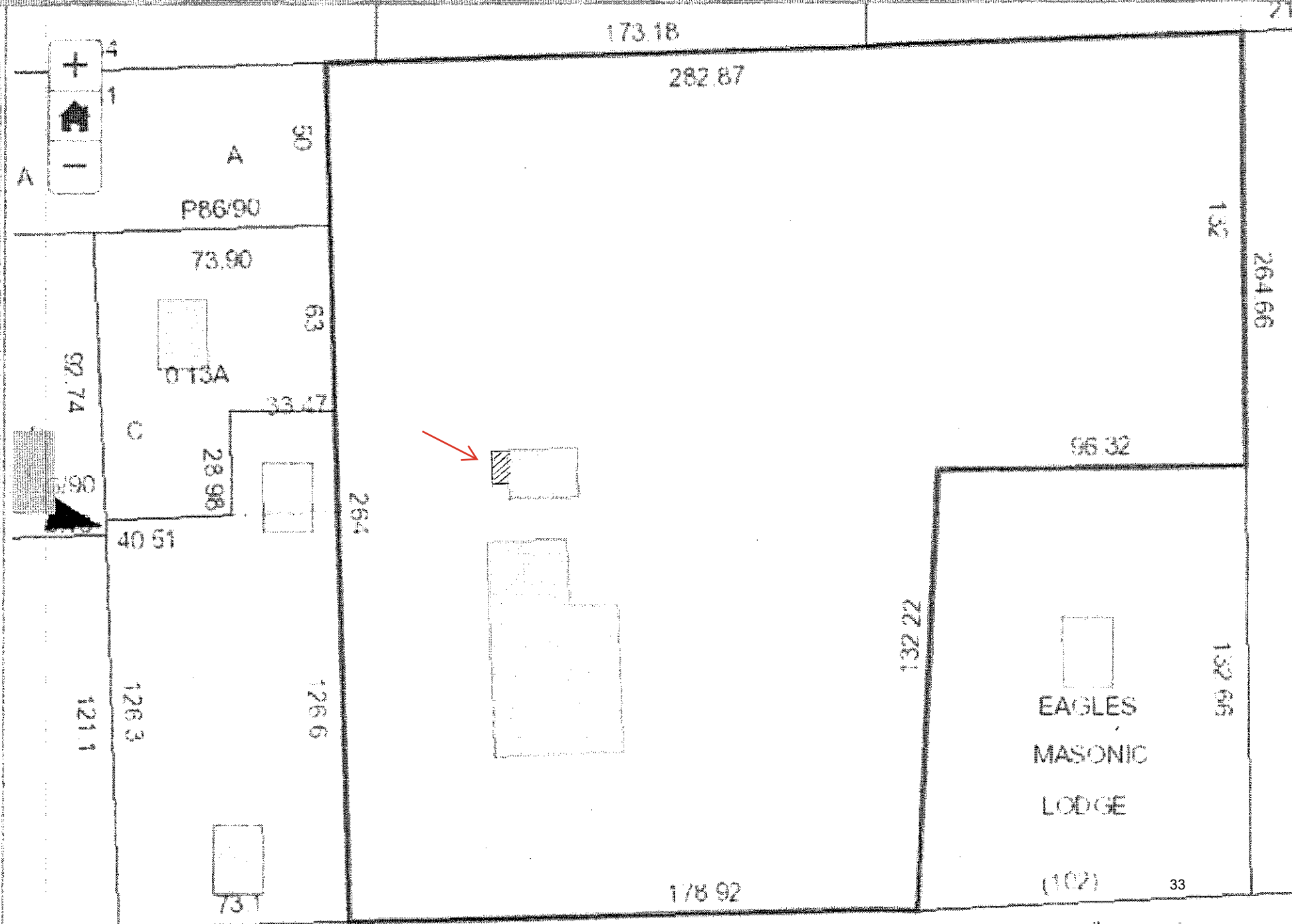


CH ARCHITECTS, PLLC

157 EAST KING STREET | HILLSBOROUGH, NORTH CAROLINA 27278
(919) 442-8578 | CANDHARCH.COM

JUEL RESIDENCE - CARPORT RENOVATION
HILLSBOROUGH, NC

DATE: 8/2/2024



1" = 50 ft

I, Joseph Hoffheimer, hereby certify that all property owners within 100 feet of and the owners of PIN 9864699445 (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.

9/18/2024
Date

Joseph Hoffheimer, Planner
(for Hillsborough Planning Department)

PIN	OWNER1_LAST	OWNER1_FIRST	OWNER2_LAST	OWNER2_FIRST	ADDRESS1	CITY	STATE	ZIPCODE
9864967153	ROBERTS	CLYDE T			823 HAWKINS RD	CEDAR GROVE	NC	27231
9864967336	DICKER	ELIZABETH	DICKER	GLENN	176 W KING ST	HILLSBOROUGH	NC	272782544
9864967434	WILSON	KRISTIN	DE JONG	EELCO	114 N WAKE ST	Hillsborough	NC	27278
9864967592	INMAN	LISA D			120 N WAKE ST	Hillsborough	NC	27278
9864967661	WILLIAMS	JUDITH E			130 N WAKE ST	HILLSBOROUGH	NC	27278
9864968196	ALLIED DEVCO				153 W KING ST	HILLSBOROUGH	NC	27278
9864968330	BELL	MARK	SMITH	VIRGINIA	168 W KING ST	HILLSBOROUGH	NC	272782544
9864968420	WILSON	KRISTIN	DE JONG	EELCO	114 N WAKE ST	Hillsborough	NC	27278
9864968895	LLOYD	EVELYN P			169 W TRYON ST	HILLSBOROUGH	NC	272782551
9864969445	JUEL	LAURA E	JUEL	VERN C	158 W KING ST	HILLSBOROUGH	NC	27278
9864969720	ROBERTS INV				143 W TRYON ST	HILLSBOROUGH	NC	27278
9874060145	CASH	LYELL C JR	CASH	J LAUREL	6029 COLE MILL RD	Durham	NC	27705
9874060376	EAGLE LODGE M				PO BOX 1095	HILLSBOROUGH	NC	27278
9874061240	HUME	BARBARA I H			PO BOX 8	HILLSBOROUGH	NC	27278
9874061470	SEELYE	ALICE H			PO BOX 1207	HILLSBOROUGH	NC	27278
9874061722	ROBERTS	GRACE M			143 W TRYON ST	HILLSBOROUGH	NC	27278
9874063501	126 WEST KIN				320 EXECUTIVE CT	HILLSBOROUGH	NC	27278

