

Agenda

HISTORIC DISTRICT COMMISSION

Regular meeting

6:30 p.m. March 5, 2025

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 February 5, 2025

5. Written decisions review and approval

Approve written decisions from regular meeting on February 5, 2025

6. Old business

- A. Demolition by Neglect Complaint: **217 S. Occoneechee Street** – Notice of administrative hearing for Planning staff to receive evidence concerning the preliminary finding of demolition by neglect and to ascertain whether the owner/s wish to file a claim of economic hardship with the Historic District Commission (PIN 9864850633)

7. New business

- A. Certificate of Appropriateness Application: **233 Lydia Lane** – Convert existing screen porch to a sunroom (PIN 9874280083)

8. General updates

9. 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. Feb. 5, 2025

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



Present: Vice Chair Hannah Peele and members G. Miller, Daniel Widis, and Bruce Spencer

Absent: Chair Will Senner and members Sara Riek and Mathew Palmer

Staff: Planner Joseph Hoffheimer and Town Attorney Bob Hornik

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

Vice Chair Hannah Peele called the meeting to order at 6:30 p.m. She called the roll and confirmed the presence of a quorum.

2. Commission's mission statement

Peele read the statement.

3. Agenda changes

There were no agenda changes.

4. Minutes review and approval

Minutes from regular meeting on Jan. 15, 2025.

Motion: Member G. Miller moved to approve the minutes from the regular meeting on Jan. 15, 2025.
Member Daniel Widis seconded.

Vote: 3-0. Abstention: Member Bruce Spencer.

5. Written decision review and approval

Written decision from regular meeting on Jan. 15, 2025.

Motion: Miller moved to approve the written decision from the regular meeting on Jan. 15, 2025. Widis seconded.

Vote: 3-0. Abstention: Spencer.

6. Old business

A. Demolition by Neglect Complaint: 217 S. Occoneechee St.

Approve order to direct the Planning Director to conduct an administrative hearing to determine whether the subject property is undergoing demolition by neglect. (9864850633)

Motion: Miller moved to approve the written order, pursuant to section 8.8.3.7 of the Unified Development Ordinance, to direct the planning director to conduct an administrative hearing to determine whether the property is undergoing demolition by neglect. Widis seconded.

Vote: 4-0.

7. New business

- A. Certificate of Appropriateness Application: 120 N. Wake Street
Remove and enclose three windows on the south side of the house (9864967592)

Peele opened the public hearing and 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 was sworn in. Lisa Inman, the applicant and property owner, and Craig Fox, the contractor for the project, were 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 minor works standards do not allow staff to approve removal of windows, but the Windows standards are tailored toward historic and/or character-defining windows.
- The applicant plans to retain the existing window furthest to the right on the south elevation. If that is not possible, an exact match will be used.

Inman presented the application and clarified which windows will be removed. Only the back window will remain. She confirmed that the section of windows in question is not visible from the street and will be filled with the same siding that exists on the rest of the house. Because the house is relatively new, it is easy to find the same siding.

Vice Chair Peele noted that the proposed work is not on a character defining façade and asked if there were any questions. Spencer said the proposed work seemed reasonable, and the applicant confirmed that the house was only built in 2000.

Motion: Miller moved to find as fact that the 120 N. Wake Street 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: Windows and Exterior Walls. Widis seconded.

Vote: 4-0.

Peele summarized the commissioners' discussion: the windows are not character defining, the house is relatively new construction, and the new siding will match what exists on the rest of the house.

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

Vote: 4-0

Conditions: None.

Hoffheimer said that the applicant may need to replace the rear window like for like, which would require separate minor works approval because the proposal to remove the windows was approved without conditions. A condition would allow for the potential replacement to be approved by the commission.

Motion: Spencer moved to amend the motion with conditions. Miller seconded.

Vote: 4-0

Conditions: If the window needs to be replaced because it cannot be reused, that it be replaced with a like window.

Hoffheimer confirmed that the final approval documents will be mailed in approximately one month.

- B. Certificate of Appropriateness Application: 106 E. Union Street
Replace shed doors with carriage type doors, replace 5V siding with German lap siding, and replace gravel with brick pavers (9874086022).

Peele opened the public hearing and 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 was sworn in. David Cates, the presenter for the project, and Stephen Demorest, the applicant and property owner, were 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:

- Staff could not find any documentation of the age of the vertical metal sheathing, wood trim, or paired doors, although the current doors are not historic.
- The minor works standards do not allow for staff-level approval of the sheathing, trim, or door replacements.
- The minor works standards allow for staff approval of the driveway replacement, and staff recommend that the commission approves the brick pavers as submitted.

Cates presented the application. He clarified that what may be characterized as a garage door in some of the elevations is more of a carriage door. He added that the section of the building in question is really a shed, and nobody knows the age of it.

The commissioners reviewed the proposed siding. Cates confirmed that the proposed siding will be wood German lap siding to match the existing building. Peele inquired about the condition of the current 5V metal siding, and Cates said it is not in the best shape. Demorest confirmed that the mural on the metal siding is recent and not historic. Widis asked about the mechanics of the siding replacement, and Cates confirmed that other than the change from metal, the volume and outside form will remain the same. The roof is not changing, and the roof material will also remain the same.

The commissioners discussed the age of the structure. Demorest confirmed it was there in 1996, and Widis added that judging from photos and the difference in material, it is clearly an addition. Widis added that the quality of the building attached to the section in question has a higher level of craftsmanship.

Peele asked what would need to be retained for the building to remain in keeping with the character of the historic district. Spencer responded that the metal siding is not historically significant and that replacing it with German style siding is an improvement and not in conflict with the district. He added that the current door appears to have some existing problems underneath it and that it is not significant door.

Peele asked if there were any other comments and said that the commission needed to justify the replacement of the doors. Widis replied that, without knowing the age of the structure, changes to the door would not violate any character questions or cause damage. Hoffheimer added that the doors are

not historic, and he had seen images of the building without the doors. Peele inquired about the door material, and Cates confirmed that the current wood doors will be replaced with wood.

Peele closed the public hearing.

Peele and Spencer discussed how to summarize the facts and evidence needed for the final decision. Peele summarized the commissioners' discussion: the proposed modifications are not incongruous with character of the district, the materials are approved in the compatibility matrix, and the doors are being replaced with a like-for-like material.

Peele brought up the walkway, and Hoffheimer noted that the walk is allowed as a minor work, but approval by the HDC allows for all the proposed work to be approved at the same time.

Hoffheimer added that the proposal in the application to replace wood trim with Hardie trim also requires HDC approval but noted that the compatibility matrix allows it. Peele confirmed that the compatibility matrix allows the proposed trim.

Motion: Miller moved to find as fact that the 106 E. Union Street 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: Wood; Doors; Outbuildings and Garages; and Walkways, Driveways, and Off-Street Parking. Spencer seconded.

Vote: 4-0.

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

Vote: 4-0.

Conditions: None.

8. General updates

Hoffheimer provided an update about tentative Certified Local Government (CLG) trainings. He also updated the commission about the town's upcoming Unified Development Ordinance rewrite as well as two upcoming rezoning requests in the historic district.

9. Adjournment

Peele adjourned the meeting at 7:15 pm.

Respectfully submitted,



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
) 120 N. Wake St.
)

This request for a Certificate of Appropriateness (“COA”) to remove and enclose three windows on the south side of the house at 120 N. Wake Street (the “Application”) came before the Hillsborough Historic District Commission (the “HDC”) on February 5, 2025. 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 with conditions. 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 120 N. Wake Street in the Town of Hillsborough. The Owner and Applicant is Lisa Inman (the “Applicant”).

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

a. Remove three windows from the right side of the house, all of which are near the rear of the house overlooking the neighbor's parking area; There will be no exterior impacts other than the window removal on the right side of the house.

b. Exterior siding will be added to fill the space of the windows; the siding will be the same Hardie plank/fiber cement siding used on the rest of the house and will be painted to match the existing siding color.

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, designated by Ordinance No. 4.3.1.2, adopted June 10, 2024. The Hillsborough Historic District Design Standards, specifically the standards for *Windows* and *Exterior Walls* were used to evaluate this request, and the Application is consistent with these standards for the following reasons:

a. The proposed window removal and enclosure is appropriate for the age of the building, is not character defining, and is made of a replacement material suitable for the district.

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. Lisa Inman, the Applicant, appeared to present testimony and evidence in support of the Application.
- c. Craig Fox, contractor for the project, 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. If the rear window needs to be replaced because it cannot be reused, it can be replaced with a like-for-like window.

b. 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 5th day of March, 2025.

Hannah Peele, Acting 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.

BEFORE THE HILLSBOROUGH HISTORIC DISTRICT COMMISSION

) Application for
) Certificate of Appropriateness
) 106 E. Union St.
)

This request for a Certificate of Appropriateness (“COA”) to replace the shed doors with carriage type doors, replace 5V siding with German lap siding, and replace gravel with brick pavers (the “Application”) came before the Hillsborough Historic District Commission (the “HDC”) on February 5, 2025. 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 106 E. Union Street in the Town of Hillsborough. The Owner and Applicant is Stephen Demorest (the “Applicant”).

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

- a. Replace the existing vertical 5V metal siding with wood German siding (painted white to match) to match the existing apartment lap siding.
- b. Replace the two shed doors with a wood garage type door.
- c. Replace the gravel in front of the shed doors with brick pavers to match the existing brick pavers for their carport.
- d. Replace wood trim with Hardie trim.

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, designated by Ordinance No. 4.3.1.2, adopted June 10, 2024. The Hillsborough Historic District Design Standards, specifically the standards for *Wood; Exterior Walls; Doors; Outbuildings and Garages; and Walkways, Driveways, and Off-Street Parking* were used to evaluate this request, and the Application is consistent with these standards for the following reasons:

- a. The existing 5V metal siding and doors are not significant to the character of the historic district, and the proposed modifications are not incongruous with the district because all are allowed by the compatibility matrix.

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. Stephen Demorest, the 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:

- b. 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 5th day of March, 2025.

Hannah Peele, Acting 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.

February 28, 2025

NOTICE OF ADMINISTRATIVE HEARING

William Lee Hall and Robbin Taylor Hall
209 S. Occoneechee St.
Hillsborough, NC 27278

Dear Property Owners:

At the February 5, 2025, regular meeting of the Hillsborough Historic District Commission, the Commission found reason to believe that the property at 217 S. Occoneechee Street (PIN 9864850670) may be undergoing demolition by neglect. At the same meeting, the Commission issued a written order directing the Planning Director to conduct an administrative hearing to determine whether the subject property is undergoing demolition by neglect pursuant to Section 8.8.3.7 of the Hillsborough Unified Development Ordinance (UDO). I am including the order in this mailing pursuant to Section 8.8.3.8 of the UDO.


Per UDO Section 8.8.3.8, this notice shall include the specific conditions at the property that led to the determination. At the February 5 meeting, the Historic District Commission affirmed that the conditions observed by Planning staff on October 31, 2024, are leading to demolition by neglect. These conditions include:

- a. The paper siding is deteriorating (and missing in certain locations), but staff did not observe any splitting or buckling of exterior walls.
- b. Staff observed deterioration of horizontal members of the roof on the front elevation and deterioration of the roof on the front and right elevations.
- c. The exterior chimney on the right elevation has deteriorated and appears to be splitting and missing bricks at the top.
- d. The house is missing several windows and the front door, although these are boarded up. The house is also missing gutters.
- e. Defective weather protection was observed for exterior wall and roof coverings. The abandoned oil tank may not be under the purview of the Historic District Commission.
- f. There are rotting holes that expose structural elements on the right elevation.
- g. The front porch is deteriorating, and a handrail has been removed. Window and door frames are visibly deteriorating and losing paint.
- h. The contributing accessory structure is deteriorating. It is missing a door and has a visibly deteriorating roof as well as visibly deteriorating siding.
- i. Landscaping around the house is overgrown and may threaten the relevant significant architectural detail of the structure.

Per Section 8.8.3.9 of the Unified Development Ordinance, Planning staff will hold an administrative hearing to receive evidence concerning the preliminary finding of demolition by neglect and to ascertain whether you wish to file a claim of economic hardship with the Historic District Commission. The administrative hearing will be held on Monday, April 14, 2025, at 4:00 pm in the Town Hall Annex Meeting Room at 105 East Corbin Street. Please plan to attend the hearing if you wish to provide testimony.

Please contact Planning and Economic Development Manager Shannan Campbell or me if you have any questions. Thank you.

Sincerely,

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

Joseph Hoffheimer
Planner – Town of Hillsborough
Joseph.Hoffheimer@hillsboroughnc.gov
919-296-9472

cc: Shannan Campbell, Town of Hillsborough Planning and Economic Development Manager
Robert Hornik, Town of Hillsborough Attorney
Property file (217 S. Occonechee St.)

ITEM #7. A:

Address: 233 Lydia Ln.

Year Built: 2019

Historic Inventory Information (2013)

NA (new construction)

Proposed work

- Convert existing screen porch to sunroom
- Replace screened portions with aluminum clad wood windows and Hardie siding (smooth side out) below the windows
- Relocate existing steps
- Remove screen door on the south elevation and replace with new aluminum clad wood windows

Application materials

- COA application
- Existing photo
- Narrative and materials list
- Existing and proposed elevations

Applicable Design Standards

- *Windows:* 8
- *Doors:* 8
- *Porches, Entrances, and Balconies:* 10

Staff Comments

- The minor works standards allow staff to approve the relocation of the steps, so staff recommend that the commission approves the step relocation as submitted.



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

9874280083	R-20	233 Lydia Lane
Orange County Parcel ID Number	Zoning District	Address of Project
<u>Matt & Meg Smith</u>		<u>Matt Smith</u>
Applicant Name		Property Owner (if different than applicant)
<u>233 Lydia Lane</u>		<u>233 Lydia Ln.</u>
Applicant's Mailing Address		Property Owner's Mailing Address
<u>Hillsborough, NC 27278</u>		<u>Hillsborough, NC 27278</u>
City, State ZIP		City, State ZIP
<u>(336) 312-0003</u>		<u>919.819.4522</u>
Applicant Phone Number		Property Owner's Phone Number
<u>matt@nobleprops.com</u>		<u>matt@nobleprops.com</u>
Applicant's Email		Property Owner's Email
Description of Proposed Work: <u>Converting existing screen porch to a sunroom</u>		
Estimated Cost of Construction: \$ <u>65,000</u>		

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.

	<u>2/11/25</u>		<u>2/10/25</u>
Applicant's Signature (Optional)	Date	Property Owner's Signature (Required)	Date

Last revised: December 2023

Submittal Requirements

The following documents and plans are required to accompany your COA application in order for it to be deemed complete and scheduled for commission review. Planning staff will determine when all submittal requirements have been met. The first FOUR complete COA applications submitted by the deadline will be heard on any HDC agenda.

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" diameter at breast height 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.

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 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 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

Introduction

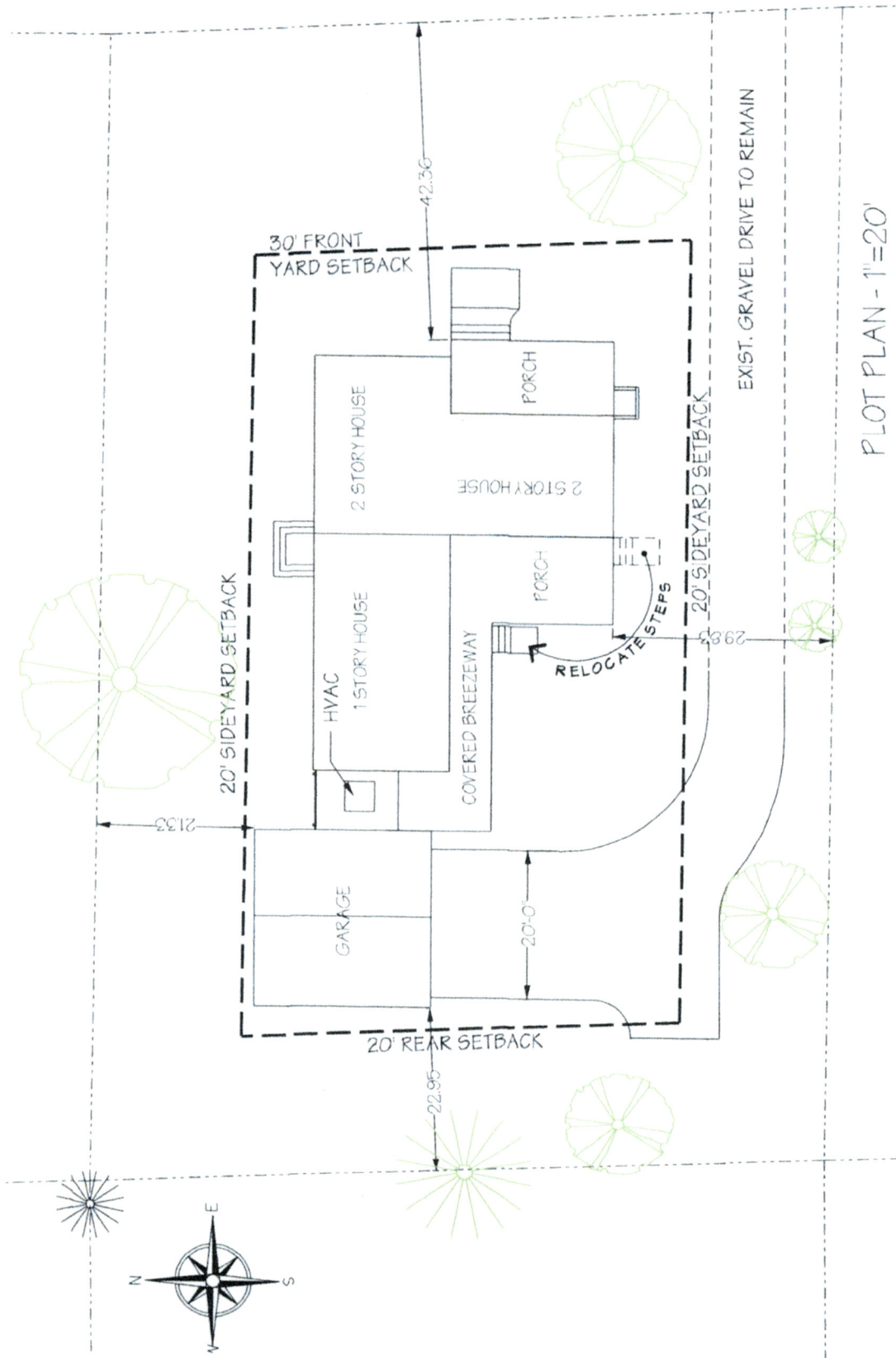
This project involves converting an existing screen porch to a sunroom for the house located at 233 Lydia Lane. The house was constructed in 2019:

South Elevation showing existing screen porch to be converted to sunroom and steps to be moved



LYDIA LANE

32' PUBLIC R/W



West elevation showing existing screen porch to be converted to sunroom and new location of steps



Project

As stated earlier the homeowners are proposing only changes to the existing screen porch which impacts the south and west elevations. They are proposing to replace the screened portions with aluminum clad wood windows and siding as shown on the elevations below with new Hardie siding (smooth side out) below the windows. The existing steps on the south side of the porch will be relocated to now access the breezeway as illustrated on the photo above. Additionally, to accommodate the new aluminum clad wood windows the screen door on the south elevation will be removed.

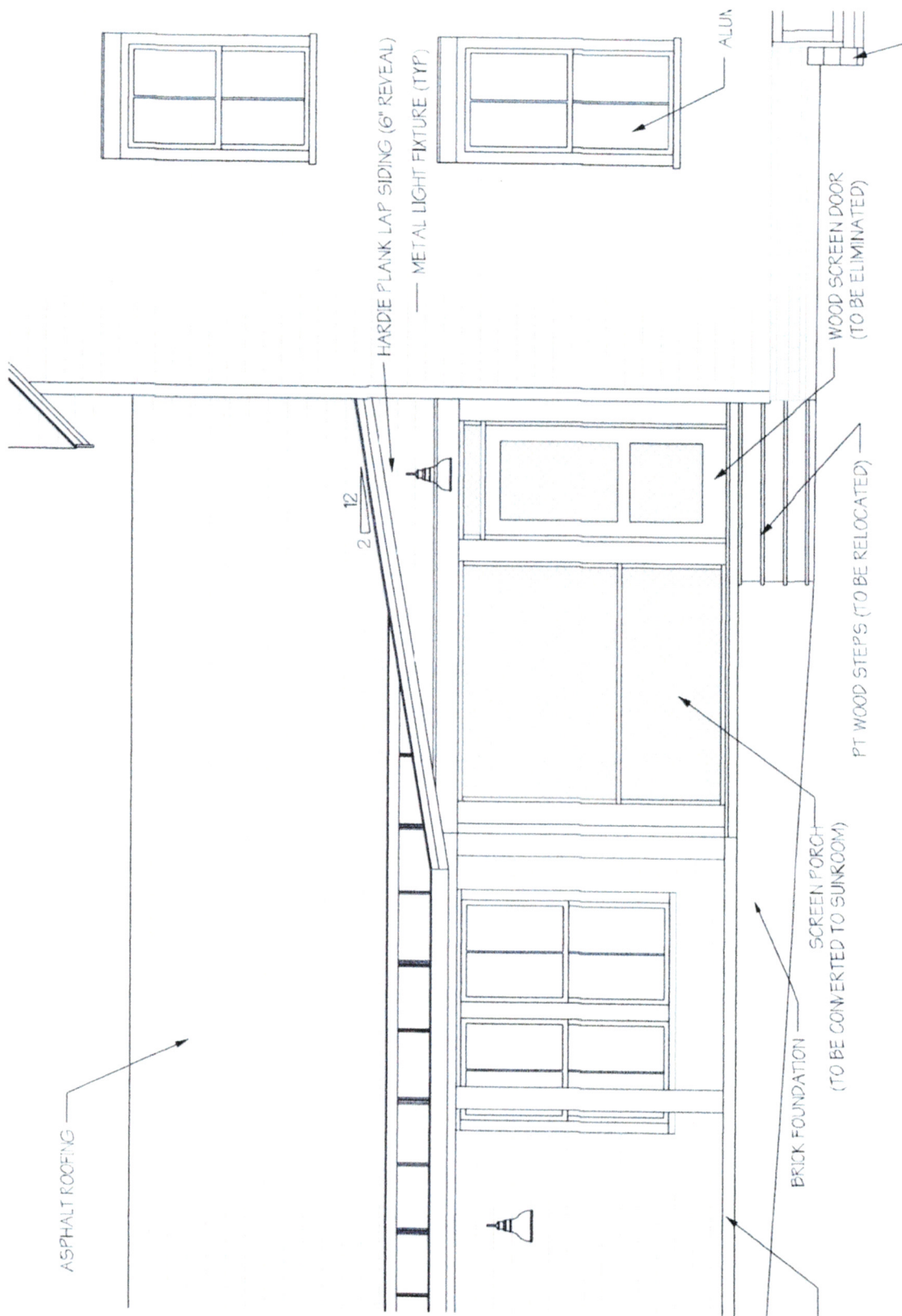
Lighting

No new lighting is proposed.

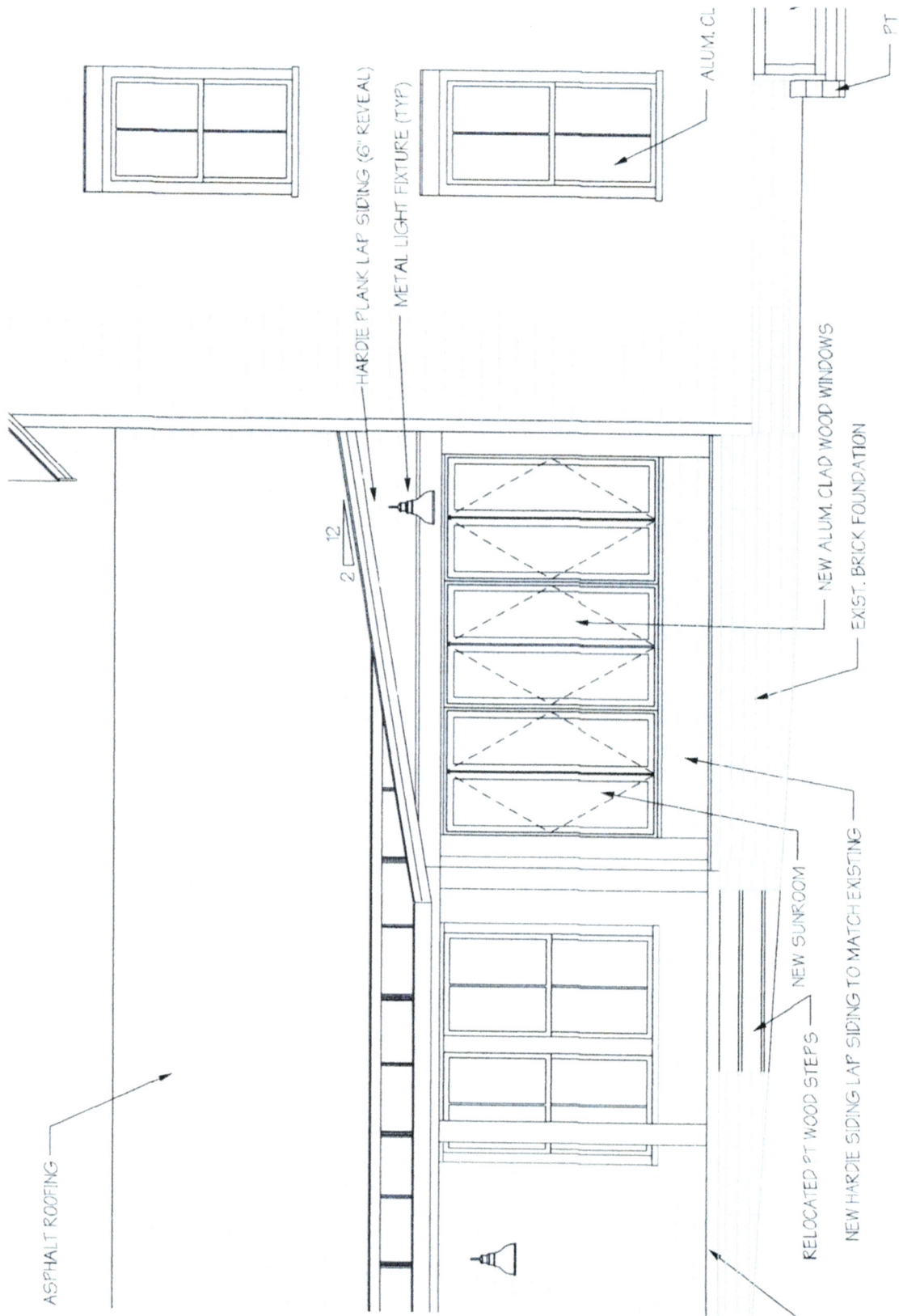
Landscaping

No trees will be removed, and no new landscaping is proposed at this time.

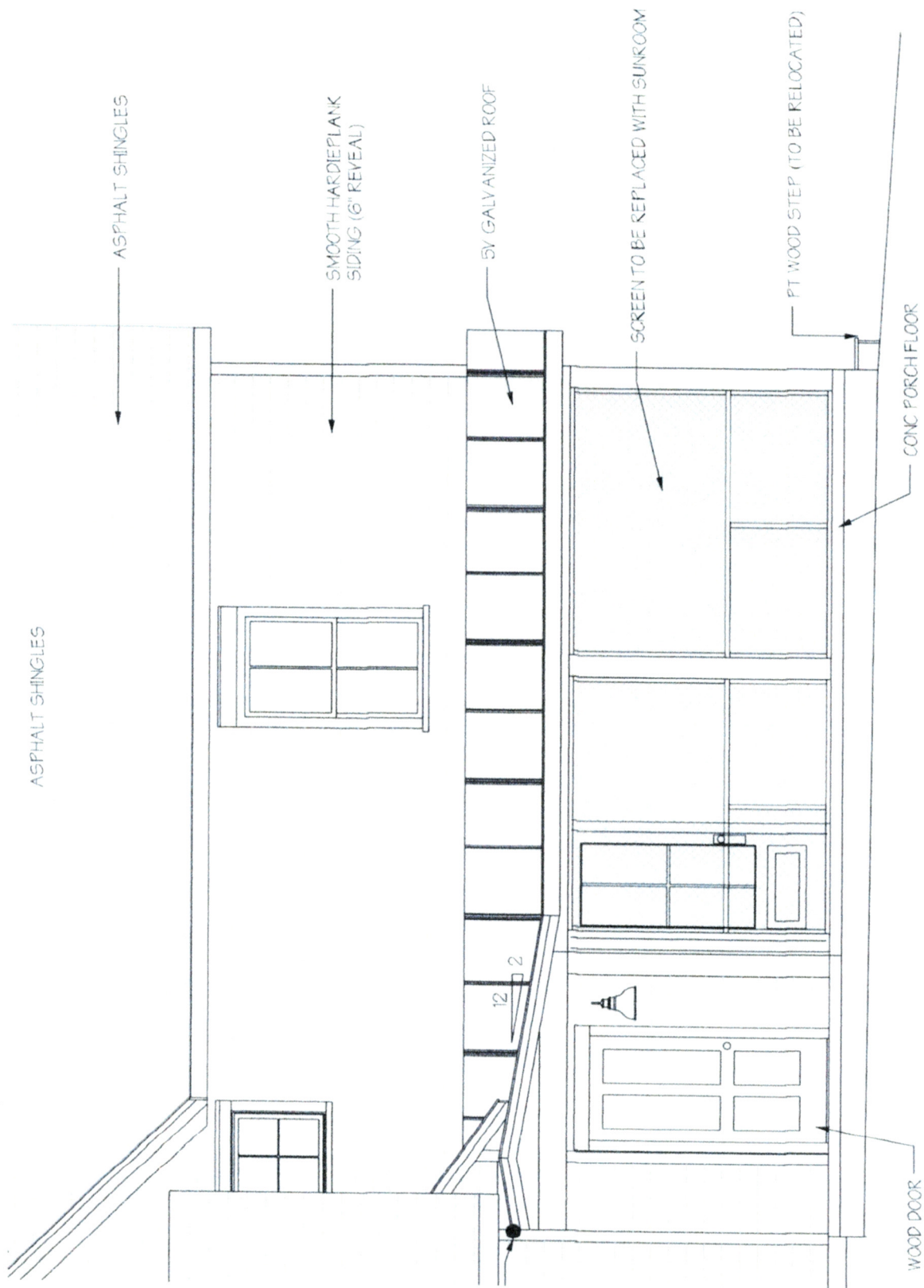
Material Category	Existing	Color	Proposed	Color
siding	Hardieplank	White	Hardieplank (smooth side out)	White to match
trim	Hardieboard	White	Hardieboard	White to match
fascia	Hardieboard	White	No change	N/A
roof	5V metal	gray	No change	N/A
driveways	Gravel	Natural	No change	N/A
Windows	Alum. Clad wood	White/black (sash)	Alum. Clad wood	To match existing



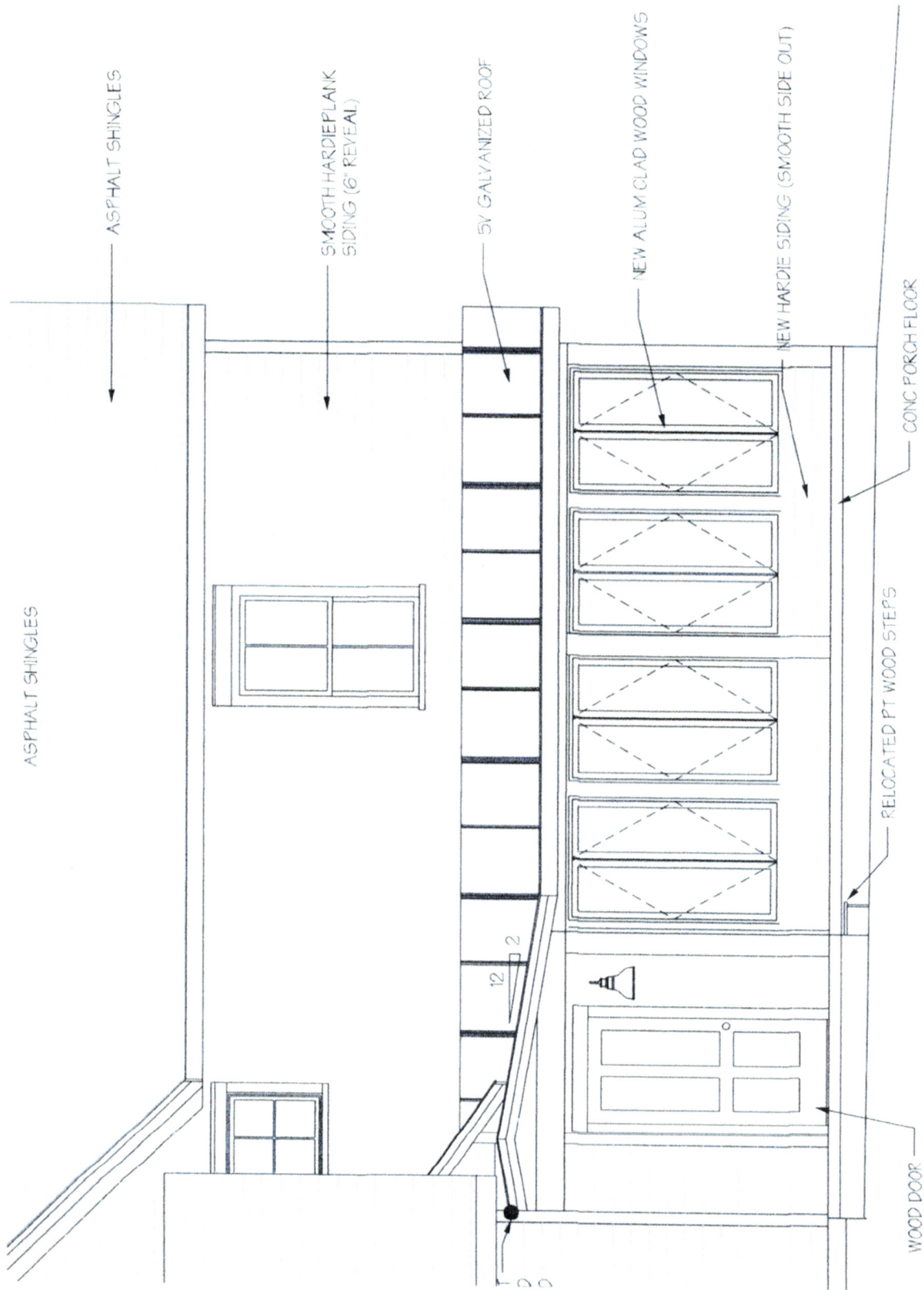
EXISTING LEFT (SOUTH) ELEVATION



PROPOSED LEFT (SOUTH) ELEVATION



EXISTING REAR (WEST) ELEVATION



PROPOSED REAR (WEST) ELEVATION

I, Joseph Hoffheimer, hereby certify that all property owners within 100 feet of and the owners of PIN 9874280083 (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.

2/19/2025
Date

Joseph Hoffheimer, Planner
(for Hillsborough Planning Department)

PIN	OWNER1_LAST	OWNER1_FIRST	OWNER2_LAST	OWNER2_FIRST	ADDRESS1	CITY	STATE	ZIPCODE
9874179851	WELLS	DONALD A	WELLS	DARLENE H	308 MITCHELL ST	HILLSBOROUGH	NC	27278
9874179943	CURELOP	BRADLEY M	CURELOP	STACEY B	312 MITCHELL ST	HILLSBOROUGH	NC	27278
9874189041	ROSEMOND	CAROL HODGES			318 MITCHELL ST	HILLSBOROUGH	NC	27278
9874270893	NORDAN	CHARLES ELDON	ROSEBAUGH	NANCY LOUISE	225 THOMAS RUFFIN	HILLSBOROUGH	NC	272782118
9874270992	SWANSON	DAVID S	SWANSON	JOANNA M	229 LYDIA LN	HILLSBOROUGH	NC	27278
9874274818	MAYHEW	ANNA JEAN	MARGOT	JEAN MICHEL	226 LYDIA LN	HILLSBOROUGH	NC	27278
9874280083	SMITH	JOSEPH MATTHEW	SMITH	MARGUERITE	PO BOX 640	HILLSBOROUGH	NC	27278
9874280145	CATHEY	JONATHAN E	CATHEY	KATHERINE M	320 MITCHELL ST	HILLSBOROUGH	NC	27278
9874280149	PEOPLES	GEORGE R	PEOPLES	ANNE J	322 MITCHELL ST	HILLSBOROUGH	NC	27278
9874280182	WOODS	K CHARLES TRUS	WOODS	CHARLENE W TR	237 LYDIA LN	HILLSBOROUGH	NC	27278
9874283240	SAGAR	GEORGE A	CRANE	DEBORAH K	242 THOMAS RUFFIN	HILLSBOROUGH	NC	272782119
9874284113	GREEN	ROSS STURGES	GREEN	KRISTY HOLLEM	234 LYDIA LANE	HILLSBOROUGH	NC	27278
9874286076	BOER	BRYAN	BOER	ANGEL	113 E UNION ST	HILLSBOROUGH	NC	27278

