

Agenda

HISTORIC DISTRICT COMMISSION

Regular meeting

6:30 p.m. July 10, 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 June 5, 2024

5. Written decisions review and approval

Approve written decisions from regular meeting on June 5, 2024

6. New business

Certificate of Appropriateness Application: **404 W. King Street** – Applicant is requesting to construct a new detached garage with an ADU adjacent to the existing residence (PIN 9864766393)

7. Old business

- A. Certificate of Appropriateness Application: **437 Dimmocks Mill Rd.** – Applicant is requesting to install windows in the northwest wall of the mill, demolish Suite 50, regrade, and add a bus drop-off. (PIN 9864646207.006)

8. CLG trainings

9. Historic Preservation Awards

10. General updates

11. 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. June 5, 2024

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



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

Absent: Vice Chair Mathew Palmer

Staff: Planner Joseph Hoffheimer and Town Attorney Bob Hornik

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

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

2. Commission's mission statement

Senner read the statement.

3. Agenda changes

There were no changes to the agenda.

4. Minutes review and approval

Minutes from regular meeting on May 1, 2024.

Motion: Member G. Miller moved to approve the minutes from the regular meeting on May 1, 2024, with corrections. Member Bruce Spencer seconded.

Vote: 6-0.

Corrections:

- Page 2 of 17, first bullet: change the word "cement" to "concrete."
- Page 14 of 17, Paragraph 4, regarding the window alignment: append to the last sentence – "because the proposed location is inconsistent with the standards of alignment of existing windows per Window Standards, Section 8."

5. Written decisions review and approval

Written decisions from regular meeting on May 1, 2024.

Motion: Miller moved approval of the written decisions from the regular meeting on May 1, 2024, with amendments. Member Elizabeth Dicker seconded.

Vote: 6-0.

Corrections:

Written decision for 114 W. Queen St:

- Number 3, *Windows*, Item a.: Add "The proposed location is inconsistent with the standards of alignment of existing windows per Window Standards, Section 8."
- Number 3, *Porches, Entrances, and Balconies*, Item a.: Add a phrase clarifying that "the addition of a porch had a significant impact on the character defining elevation of the house."

6. New business

1. Certificate of Appropriateness Application: 207 W. Corbin St.

Applicant is requesting after-the-fact approval for unpermitted changes a prior owner made to the rear outbuilding. (PIN 9864984926)

Senner opened the public hearing and asked whether there were any conflicts of interest or bias among the commissioners. 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. Robert Grady and Barbara Grady, the property owners, 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:

- A notice of violation for unpermitted work was received by a former property owner on Oct. 30, 2018. Violations in the letter included a second-floor rear addition to the outbuilding without a Certificate of Appropriateness or zoning approval and painting without minor works approval. The former owner submitted an after-the-fact Certificate of Appropriateness application on Nov. 13, 2018, but prior town staff found that application to be incomplete due to a lack of supporting materials. The last documented correspondence is from April and June of 2019, when prior town staff and the former owner's attorney discussed next steps for an updated Certificate of Appropriateness application. That application was never submitted.
- The former owner also installed several vinyl windows that do not comply with the compatibility matrix. The rest of the materials in this application are permitted, and the applicant is also proposing to finish the work with approved materials.
- The staircase replacement listed on the application is allowed as a minor work but can be approved by the commission as part of this submission.
- Other after-the-fact changes to the building (paint, light-fixtures, and first-floor door replacement), some of which were included in the violation notice and some of which were added later, have already been approved via minor works.
- Resolution of these after-the-fact changes will allow the applicant to obtain Orange County building permits for unrelated work.
- The accessory building in question is not listed in the inventory.

R. Grady said the violation was not disclosed during the sale of the property, but that he found out about it while going through the Orange County permitting process for unrelated work. He explained that he wants to resolve the violation so he can move forward with that permitting process.

The commissioners reviewed the site plan. R. Grady confirmed that the second story addition is on the rear of an accessory building that is to the rear of the main house.

The commissioners reviewed the photograph of the structure. Hoffheimer clarified that the masonry had been painted red and was later painted white, which has since been approved as a minor work.

R. Grady confirmed that there is work yet to be completed on the house, such as siding to be added on both gable ends. He said he plans to use Hardie board on the gable end in the back and match it to the gable end in the front.

The commissioners decided to consider the congruity of the addition as built first, and then to consider the material of the window.

It was noted that the addition includes elements that distinguish it from the original structure and make clear that it is an addition, not intended to look like it is original. It was also noted that except for the windows, the materials are compatible with the compatibility matrix. There were no concerns expressed regarding massing, location, or materials, except for the materials of the windows. It was also noted that all changes were made to elevations that are not character defining.

R. Grady confirmed that there is work to complete on the soffits, and that once that work is finished the Hardie board will be continued up to the top of the gable.

The commissioners discussed the material of the windows. The commissioners referred to other recent after-the-fact cases where the commission required vinyl windows to be replaced with compatible windows. There was consideration of the fact that had this not been an after-the-fact application, vinyl windows would not have been approved. It was agreed that unless other logic to the contrary were raised, the commissioners did not see a path forward that allows congruity with the district without the windows being replaced.

R. Grady said the windows would all be painted black. He said that he struggled to understand the logic of taking out the existing painted windows to replace them with nearly identical-looking ones. He expressed concern that the existing windows would have to be put into the garbage.

There was discussion of the history of vinyl's exclusion from the standards, and that though vinyl exists in the district, it has not been approved. There was discussion of which window materials are compatible.

The issue of sustainability was discussed, but it was agreed that setting a precedent of after-the-fact approval based on sustainability might give others the opportunity to bypass compatibility standards by seeking after-the-fact approval for incompatible materials.

There was discussion of asking the person who did the work to come before the board. Town Attorney Bob Hornik said that the commission does not have subpoena power, and that it would be tricky because there were other owners between the current owner and the one who did the work.

R. Grady expressed that he would like to avoid the subpoena path anyway, and that he would like to get the process completed in a timely manner.

The commissioners expressed their sympathy for the unfortunate situation the homeowners have found themselves in.

There was discussion of alternative methods of remediation, such as removing the vinyl cladding from the wood, or covering the vinyl with wood, but it was supposed that that those processes might cost as much as replacement.

Hoffheimer said that staff believe the original window material was wood, based on photographic evidence.

R. Grady expressed preference for the commission to make replacement of the windows a condition of approval rather than a different exploratory option.

Senner summarized the commissioners' discussion: Overall, the addition itself was not found to be incongruous with the district. The addition is on the rear of the accessory structure which is to the rear of the primary structure; it is oriented in a way that shows that it is clearly an addition and not trying to be part of the primary structure; all the materials except for the windows are compatible. The windows will be replaced with windows of a material consistent with the compatibility matrix.

Hoffheimer confirmed that the stairs could be approved as a minor work.

Motion: Spencer moved to find as fact that the 207 W. Corbin St. 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, Windows, Roofs, Porches, Entrances, and Balconies, and Additions to Residential Buildings, with conditions. Miller seconded.

Vote: 6-0.

Condition: Vinyl windows in the accessory dwelling unit shall be replaced with windows of a material consistent with the compatibility matrix.

Motion: Spencer moved to approve the application as submitted with conditions. Member Sara Riek seconded.

Vote: 6-0.

Conditions: Vinyl windows in the accessory dwelling unit shall be replaced with windows of a material consistent with the compatibility matrix.

Hoffheimer added that staff received no feedback or concerns from the public about this application. R. Grady added that neighbors had called him to express their support. The commissioners expressed sympathy for the circumstances and thanked the applicants for bringing the matter to resolution after so many years.

7. Old business

A. Certificate of Appropriateness Application: 437 Dimmocks Mill Rd.

Applicant is requesting to install windows in the northwest wall of the mill, demolish Suite 50, regrade, and add a bus drop-off. (PIN 9864646207.006)

Senner noted the public hearing was still open, all witnesses were still sworn in, and Riek was still recused from consideration of the application.

Hoffheimer gave the updated staff report:

- The applicant has since provided several items that were requested by the Commission. These items include:
 - Updated materials list

- Patio wall finish sample
- Proposed window details
- National Park Service site and demolition plans (plans only; these have no bearing on local commission review)
- Proposed floor plans (interior use has no bearing on local commission review)
- Existing door examples
- Scaled elevations
- Proposed entry
- Suite 50 ramp estimate email
- Prior to continuation, staff recommends that the commission addresses each of the following items (some of which may be provided in print at the meeting):
 - Evidence that the total project cost is \$180,000, or collection of the higher application fee (additional \$1 per \$1,000 in construction costs).
 - Additional documentation of the drainage issues and lack of ADA accessibility at Suite 50.
 - A cost-benefit analysis for modifying Suite 50 to meet ADA standards vs. demolishing it. The attached email from a contractor likely is not sufficient evidence.
 - Photo examples of existing windows at Eno River Mill similar to those proposed on the northwest elevation.
- Any demolition is subject to Section 3.12.6 of the Town's Unified Development Ordinance, and the commission may delay issuing a demolition Certificate of Appropriateness for up to 365 days from the date of approval.
- The commission may apply the Secretary of the Interior's Standards regardless of "contributing" status.
- Staff interpret Suite 50 to have local historical significance under Standard 4.
- Staff do not find the existing doors and loading docks on the northwest wall to be historically significant.
- The northwest wall once had windows before it was veneered with brick in the 1970s, but staff have not seen any photos of these.
- West Triangle Charter High School will require a special use permit from the Board of Adjustment. Because the Historic District Commission only reviews exterior changes, it may decide on the submitted application. However, depending on what the special use permit process requires, this application may have to return to the commission if the special use permit requires any major changes (including site changes).
- The northwest wall is over 50 years and is likely contributing to the National Register.
- A \$500 application fee has been paid. The estimated project total is more like \$680,000.
- If this is not enough time to review, staff recommend tabling and giving the applicants another opportunity to present next month.
- Cost calculations: property tax for local landmarks is basically a deferral of 50% of the assessed value in perpetuity, so that is one economic calculation to consider.

The commissioners agreed to look through the materials provided and determine whether they felt comfortable moving forward with the review or would prefer to table it for the next meeting.

Hornik mentioned that the materials include submissions from contractors, and that in order for those items to be sufficient evidence, witnesses should be present to be available for cross-examination. He said he would not recommend basing a decision on evidence where the person or entity presenting the evidence was not available to answer questions.

There was discussion of the evidence submitted by contractors and the content and scope of those materials.

Senner noted that one of the contractors who submitted an estimate has a history of clear and defiant disregard for Historic District Commission standards and has been associated with many after-the-fact application issues. Applicant Elena Wells confirmed that the applicants had heard about that concern and sought estimates from some additional contractors.

It was pointed out that the commission had requested a letter providing evidence for why the building was not able to be brought up to the standards of the Americans with Disabilities Act.

Applicant Will Riedel explained that there are two levels of Suite 50. The main level of the building is not accessible from grade because it is situated 3 ½ feet above grade. He said a ramp to the main level would cost as much as the building is currently worth. Beyond that, an elevator would have to be installed to provide access to the lower level. Riedel said that the fact that the building is over 50 years old does not give it intrinsic historic value. He said there are no remarkable aspects about the building itself.

There was discussion of the comparison of the cost of demolition to the cost of renovating the building to make it accessible. The point was raised that there ought to be consideration of the value of the proposed new space if it were renovated and made accessible. Hornik added that it would be ideal to have an appraiser come in to help the commissioners interpret the various scenarios in order to fully understand the implications of this decision. He confirmed that the financial cost-benefit analysis should also weigh the future economic value of the changes.

Wells reminded the commissioners that Suite 50 comprises only about 0.3% of the entire historic structure. She added that the space is currently unoccupied because of the accessibility issues, despite interest from potential occupants.

Hoffheimer reminded those present that the use of the building and the functional needs of the prospective tenants are not viable reasons that would justify demolition.

There was discussion of the drainage issue involving Suite 50. Wells said it is not fully clear why Suite 50 is causing flooding, but that the representative from NC Drainage believes the underground walkway causes the land to slope toward the mill, and the underground walkway cannot be removed. Wells confirmed that the mill is waterproofed, but that the grades are directing water toward the mill.

Riedel added that grading and filling is not possible with Suite 50 where it is.

The commissioners inquired into whether a slot drain or other drainage system where the walkway meets the mill could be used to capture water and direct it away from the building. Riedel responded that there are sump pumps installed, but if they fail, water gets inside the building and onto the wood floors. He said they would like to install a seal along the building and fill in sloped areas that lead water toward the building, but that Suite 50 prevents that because of its grade. He reiterated that they are trying to protect the integrity of the main mill building.

There was discussion of the potential lease prices for art studio space if Suite 50 were rehabbed. Senner reiterated that a cost-benefit analysis would be necessary because the commissioners would like to understand whether anyone would ever find it economically feasible to rehab Suite 50 so it could be used.

He explained that the commissioners would like to see renovation costs compared to demolition costs and what the revenue of the renovated space and return on investment might be.

Riedel said that the National Park Service does not consider Suite 50 to be a historic structure, so they do not get tax credits on that space. Hoffheimer suggested exploring adding Suite 50 to the nomination for the National Register. He also clarified that in this instance, the burden is on the applicant to prove that renovation is not affordable beyond a reasonable doubt.

There was discussion of whether the commissioners ought to be considering affordability of the project in this case. Hornik confirmed that the question before the commission is whether Suite 50 should be demolished, or whether it could be saved in an economically feasible way.

Member Hannah Peele raised the question of whether a different scenario might allow Suite 50 to be incorporated in another way that might address the drainage problems. She suggested having a drainage expert or structural engineer provide testimony. Senner agreed that all options for resolving drainage issues must be evaluated before landing on the option of demolition. Hoffheimer added that anyone who provides a statement for the application packet ought to be present to answer questions. The commissioners asked the applicants to provide more information about the drainage issues: What is imminent about the drainage? Has it recently gotten worse? Has it always been a problem? Is it expected to get worse in the future?

Spencer clarified that there seem to be two interconnected issues at play: the drainage problems and the economic feasibility of renovating Suite 50.

There was discussion of the historic value of Suite 50. It was noted that the Department of the Interior standards would consider Suite 50 to be historic, and that it has been stated under oath that it is historic.

Wells confirmed that the applicants had forgotten to include the written approval from the Department of the Interior approving the demolition of Suite 50. Hornik reminded the commissioners that approval from the Department of Interior can provide value but should not be the sole piece of evidence upon which the decision is made. Hoffheimer added that the Department of the Interior's standards justifying demolition are different from local standards.

There was discussion of the historical value of Suite 50. Hoffheimer said the building was once the main office for the rest of the mill. There was general consensus that the building has historical significance, but the question was raised about what course of action to take if the building has historic significance but cannot be used. It was agreed that the commissioners need more evidence proving that the building cannot be used.

Senner read Point 4 of the Unified Development Ordinance, which states that demolition may be denied for up to 365 days unless it is shown that the owner would suffer extreme hardship in that case. Hornik added that this is why the commissioners need to review the economic analysis to determine whether the applicants would suffer extreme hardship and be permanently deprived of all beneficial use.

Miller inquired whether there is any use of Suite 50 that does not require ADA improvements. Riedel responded that in order to lease the building, it must be ADA accessible. Miller asked whether there is a way for the owners to use that space for their own purposes that does not require leasing it.

Wells said the applicants already have a much nicer office within the main complex. Riedel added that they worked through many different scenarios to try to keep Suite 50, but that the problems it presents financially and physically outweigh their desire to keep it.

There was further discussion of the evidence needed for the commissioners to make the decision.

Wells asked how many contractors the commissioners would like to attend the next meeting. Hornik suggested at least an appraiser and a contractor. Hoffheimer suggested the State Historic Preservation Office as experts in historic restoration. He also added that it would be helpful to see the cost impact of leaving Suite 50 as a vacant, non-functional facility.

There was discussion of windows on the northwest wall. Riedel said he has historic photos that show that elevation, and that it did have arched windows. However, he said that wall no longer exists, and they cannot replicate that wall because the National Park Service would not allow a replica of a historic wall. He explained that the approach was to use a type of window that was of the period of the existing wall, rather than trying to make a copy of the original wall. Miller clarified that he was not suggesting a replica, but rather the same type of treatment of the windows so as not to ignore the deeper history. He said he would like to see pictures of the arched windows. Hoffheimer added that the replacement wall is representative of its time and also emblematic of the company.

Motion: Senner moved to continue the application to the July 10 meeting. Miller seconded.
Vote: 5-0.

8. General updates

There was discussion of the Certified Local Government program training in Chapel Hill. Hoffheimer announced that Hillsborough has retained its Certified Local Government status.

Hoffheimer announced a history walk for town staff which will be led by the Alliance for Historic Hillsborough. Commissioners are welcome to participate.

9. Adjournment

Senner adjourned the meeting at 8:03 p.m. without a vote.

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
) 207 West Corbin Street
)

This application for a Certificate of Appropriateness (“COA”) requesting after-the-fact approval for an unpermitted addition to the second floor of the accessory building and after-the-fact approval for window and staircase replacements on the accessory building (the “Application”) came before the Hillsborough Historic District Commission (the “HDC”) on June 5, 2024. The HDC held a quasi-judicial hearing and, based on the competent, material, and substantial evidence presented at the hearing, voted 6-0 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 207 West Corbin Street in the Town of Hillsborough. The Owner and Applicant is Robert J. Grady (the “Applicant”).

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

a. Approve an unpermitted addition to the second floor of the Accessory Dwelling Unit (ADU); The ADU is located behind the main house located on the south side; The addition is not visible from either W Corbin St. or N Wake Street; The ADU addition is located on the second floor of the south side and is smaller than the existing house; The addition is approximately 260 sq/ft, and has wood frame construction, asphalt shingle roof, Hardie board siding, and windows that are double hung wood frame vinyl painted black; Hardie board will be finished to cover the north and south gables;

b. Approve an existing staircase to the second floor that was replaced with wood decking, railings, and spindles.

c. Approve windows that are vinyl or wood framed with vinyl on the existing ADU; All window frames will be painted black.

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 *Wood; Windows; Roofs; Porches, Entrances, and Balconies; and Additions to Residential Buildings* were used to evaluate this request, and the Application is consistent with these standards for the following reasons:

- a. The addition itself is not incongruous with the district. The addition is on the rear of the accessory structure, which is to the rear of the primary structure; it is oriented in a way that shows that it is clearly an addition and not trying to be part of the primary structure.
- b. All the materials except for the windows are compatible. The windows will be replaced with windows of a material consistent with 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. Robert Grady, 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. Vinyl windows in the accessory dwelling unit shall be replaced with windows of a material consistent with the compatibility matrix.
- 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 10th day of July, 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: 404 W. King Street

Year Built: c. 1896

Historic Inventory Information (2013)

Largely obscured by foliage, this one-story, hip-roofed Queen Anne-style cottage is one of the earliest homes on this block. It is three bays wide and double-pile with projecting gabled bays on the left (west) end of the façade, the left elevation, and the right (east) elevation. It has plain weatherboards, two-over-two wood-sash windows, round gable vents, and a replacement metal roof with an interior brick chimney. The one-light-over-three-panel door is centered on the façade and sheltered by a hip-roofed porch supported by turned posts with sawn brackets and a sawn railing. The porch extends the full width of the façade and wraps around the left elevation. There is a gabled ell at the left rear and a shed-roofed section to its left. County tax records date the building to 1896. The building appears on the 1924 Sanborn map, the earliest map to cover this part of the town.

Contributing Structure? Yes

Proposed work

- New detached garage with an accessory dwelling unit (ADU) to the rear of the existing residence

Application materials

- COA application
- Project description
- Material examples
- Heated area plan
- Impervious area plan
- Site plan
- Floor and roof plans
- Exterior elevations
- Exterior renders
- Rendered elevations

Applicable Design Standards

- New Construction of Outbuildings and Garages: 1 – 7, 10
- New Construction of Accessory Dwelling Units: 1 – 6, 8 – 12
- Walkways, Driveways, and Off-Street Parking: 9 – 11
- Fences and Walls: 8, 9

Staff Comments

- Because the proposed outbuilding would function as both an ADU and a garage, staff recommend applying both the *New Construction of Outbuildings and Garages* and *New Construction of Accessory Dwelling Units* standards.
- Several modern ADUs and rear additions exist throughout the historic district.
- The submittal does not include a separate materials list, although most of the materials are noted on the elevations.
- “Cementitious” panels do not appear to be directly addressed in the compatibility matrix, although fiber cement is permitted for siding and exterior trim.
- The garage door, porch brackets, CMU surface finish, and light fixtures still need to be confirmed but can be approved at the staff level if they meet the minor works and compatibility matrix requirements.



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

_____-_____-_____ Orange County Parcel ID Number	_____ Zoning District	_____ Address of Project
_____ Applicant Name	_____ Property Owner (if different than applicant)	
_____ Applicant's Mailing Address	_____ Property Owner's Mailing Address	
_____ City, State ZIP	_____ City, State ZIP	
_____ Applicant Phone Number	_____ Property Owner's Phone Number	
_____ Applicant's Email	_____ Property Owner's Email	
Description of Proposed Work: _____		
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.

_____ Applicant's Signature (Optional)	_____ Date	_____ Property Owner's Signature (Required)	_____ Date
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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



HDC Application

Certificate of Appropriateness

Proposed New Construction of Detached Garage

Applicant	Filter Design Studio PLLC
Contractor	Rob Fielder
Address	404 N King Street, Hillsborough, NC 27278

Project Description:

This project consists of new construction of a detached garage with an accessory dwelling unit above. The proposed construction will be located in the rear yard, but adjacent to the existing residence located at 404 W. King Street, in Hillsborough, NC, 27278. The current residence and the neighboring properties can best be described as Queen Anne Style Cottages. Various styles and architectural details are present throughout Hillsborough's Historic District, which represents the town's growth and ongoing history.

The proposed construction of the garage and ADU are more modern in style, being designed and built of materials reflecting current time and place to help separate the existing historic structure from the proposed new construction.

The proposed design uses the existing topography to minimize the visual apparent size of the structure. In addition to using the grade, the proposed construction is in the rear of the existing structure to minimize impacts on the historic streetscape. In addition to the proposed new structure the existing retaining wall is being replaced with a new wall allowing for vehicle maneuvering space in the rear yard. The existing gravel drive is to be extended to the garage.

Throughout the design process, we have examined and taken into consideration the historic architectural details, as well as the size, scale, materials, and siting, of the existing neighborhood and the subject's immediate surroundings. The proposed new construction will remain compatible, but recognizably is not Historic, with its neighbors as well as its immediate surroundings, and will have a positive impact as it relates to the preservation of Hillsborough's Historic District.

Materials



(Vertical
Tongue and
Groove
Cypress
Siding)

Cementitious
Panels



Casement Window
with Cementitious
Trim – Marvin
Elevate Casement
Windows



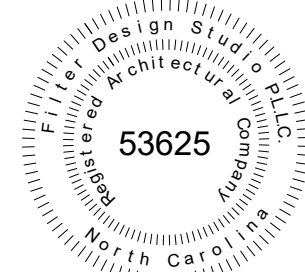
Project Specifications

Please see the attached plans and renders.

Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

Company: Filter Design Studio, P.L.L.C.
Landscape Architect: Thomas "Jay" Horton
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: jay@filterdesignstudio.com

Proposed Garage

404 W King Street

Hillsborough, North Carolina

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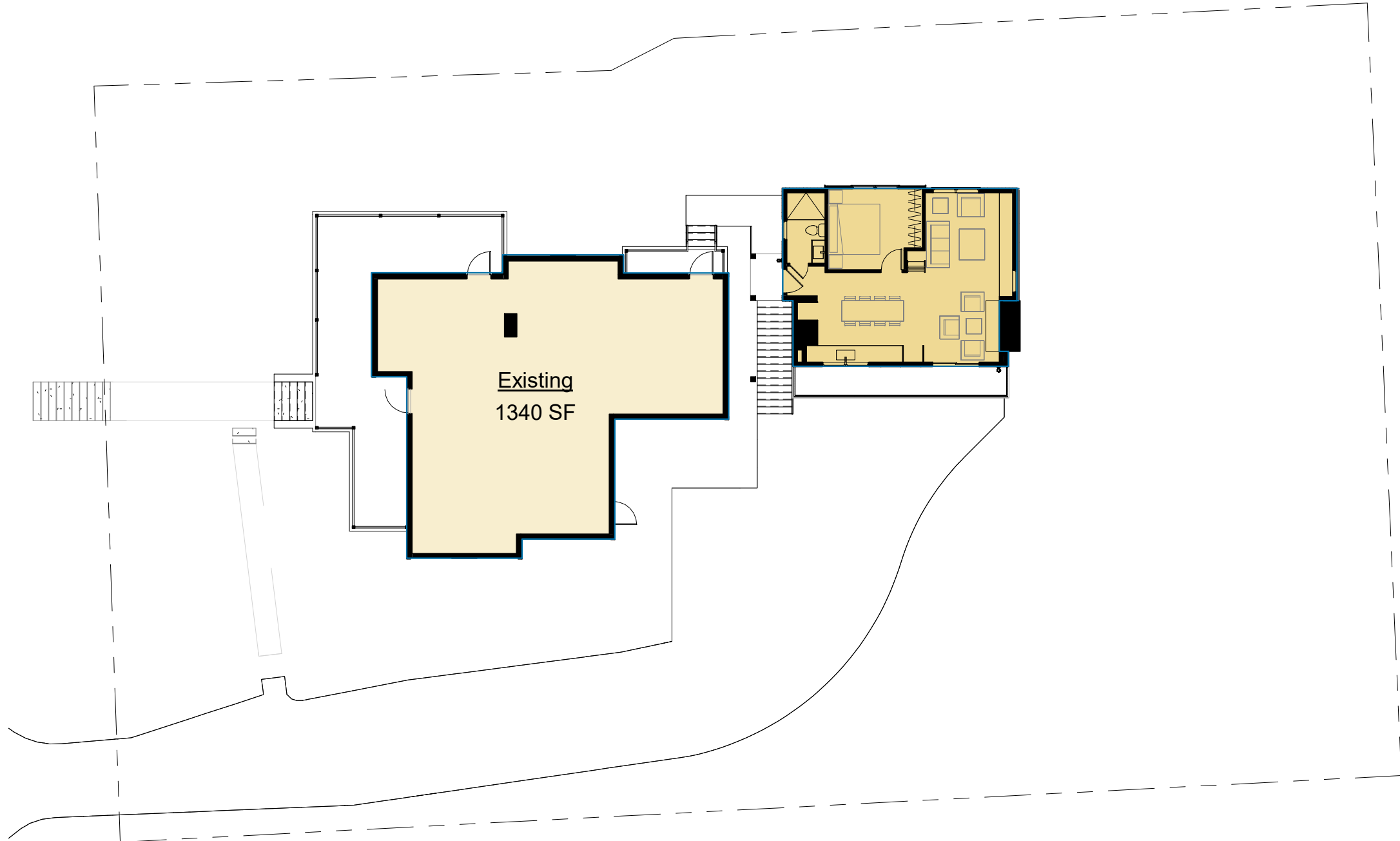
No.	Description	Date

Area Calculations

Project number	21-004
Date	05/20/24

G001

Scale	1/16" = 1'-0"
-------	---------------



2 | Heated Area Plan

1/16" = 1'-0"

Building Area Legend

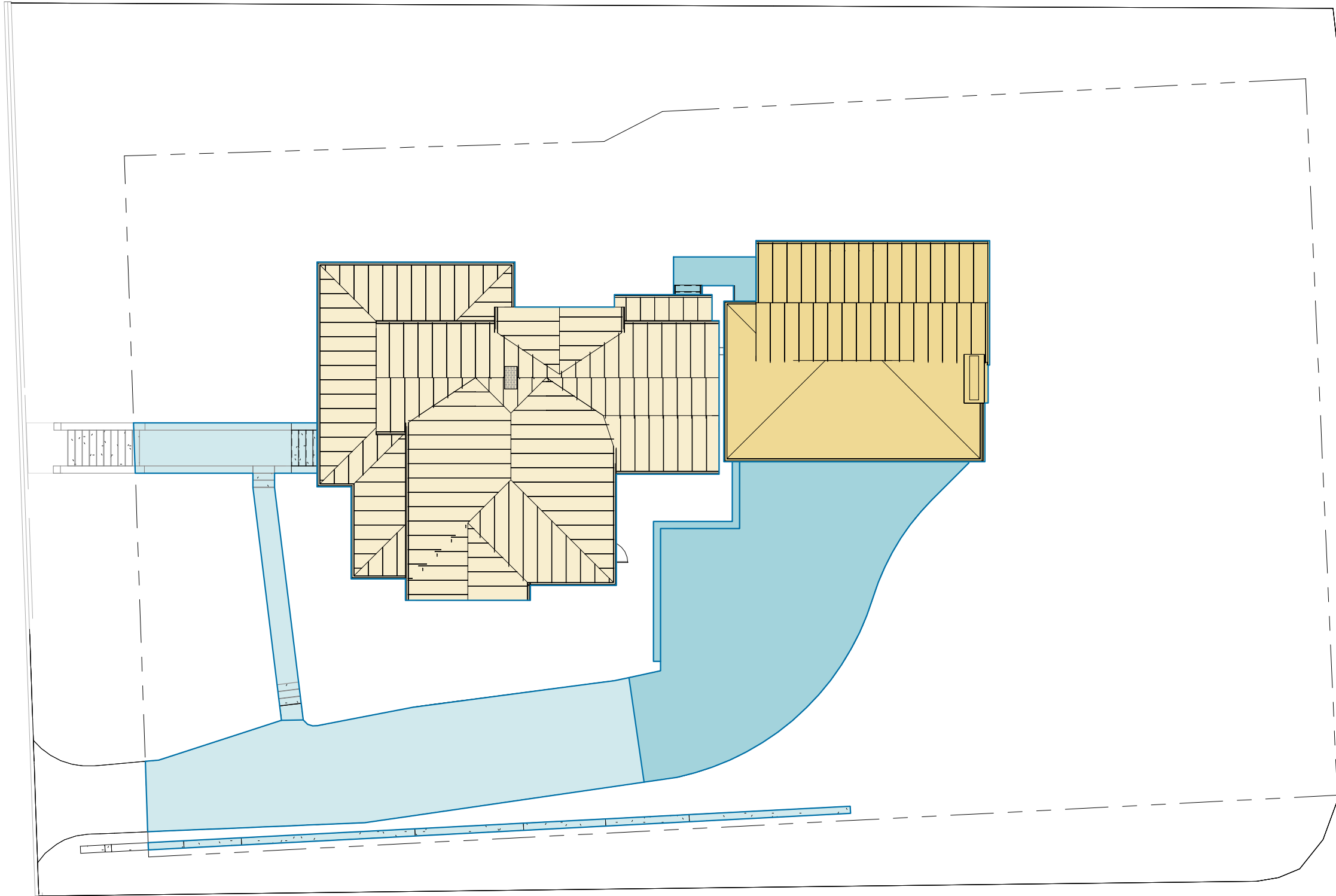
- Existing
- Proposed

Heated Area Schedule	
Name	Area

Proposed	668 SF
Existing	1340 SF
Total: 2	2007 SF

50% OF EXISTING HEATED SQUARE FOOTAGE ALLOWABLE

EXISTING	1,340 SQFT
50% OF EXISTING	670 SQFT
PROPOSED	668 SQFT



1 | Impervious Area Plan

1/16" = 1'-0"

Impervious Area

- Existing Residence
- Existing Drive
- Existing Walks and Steps
- Existing Walls
- Proposed Garage and ADU
- Proposed Drive
- Proposed Walks and Steps
- Proposed Walls

Impervious Area Schedule Existing	
Name	Area

Existing Walks and Steps	282 SF
Existing Residence	2113 SF
Existing Drive	961 SF
Existing Walls	98 SF
Total: 4	3454 SF

Impervious Area Schedule Proposed	
Name	Area

Proposed Walks and Steps	58 SF
Proposed Drive	1140 SF
Proposed Garage and ADU	1098 SF
Proposed Walls	39 SF
Total: 4	2334 SF

Impervious Area Schedule Existing + Proposed	
Name	Area

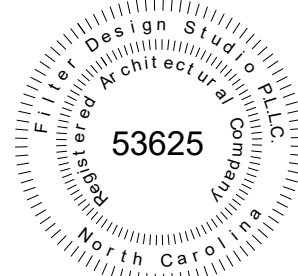
Existing Walks and Steps	282 SF
Existing Residence	2113 SF
Existing Drive	961 SF
Existing Walls	98 SF
Proposed Walks and Steps	58 SF
Proposed Drive	1140 SF
Proposed Garage and ADU	1098 SF
Proposed Walls	39 SF
Total: 8	5789 SF

LOT AREA	16,340 SQFT
PROPOSED TOTAL IMPERVIOUS AREA	5,789 SQFT
PERCENTAGE OF IMPERVIOUS AREA	35.4%

Architect Seal



Firm Seal

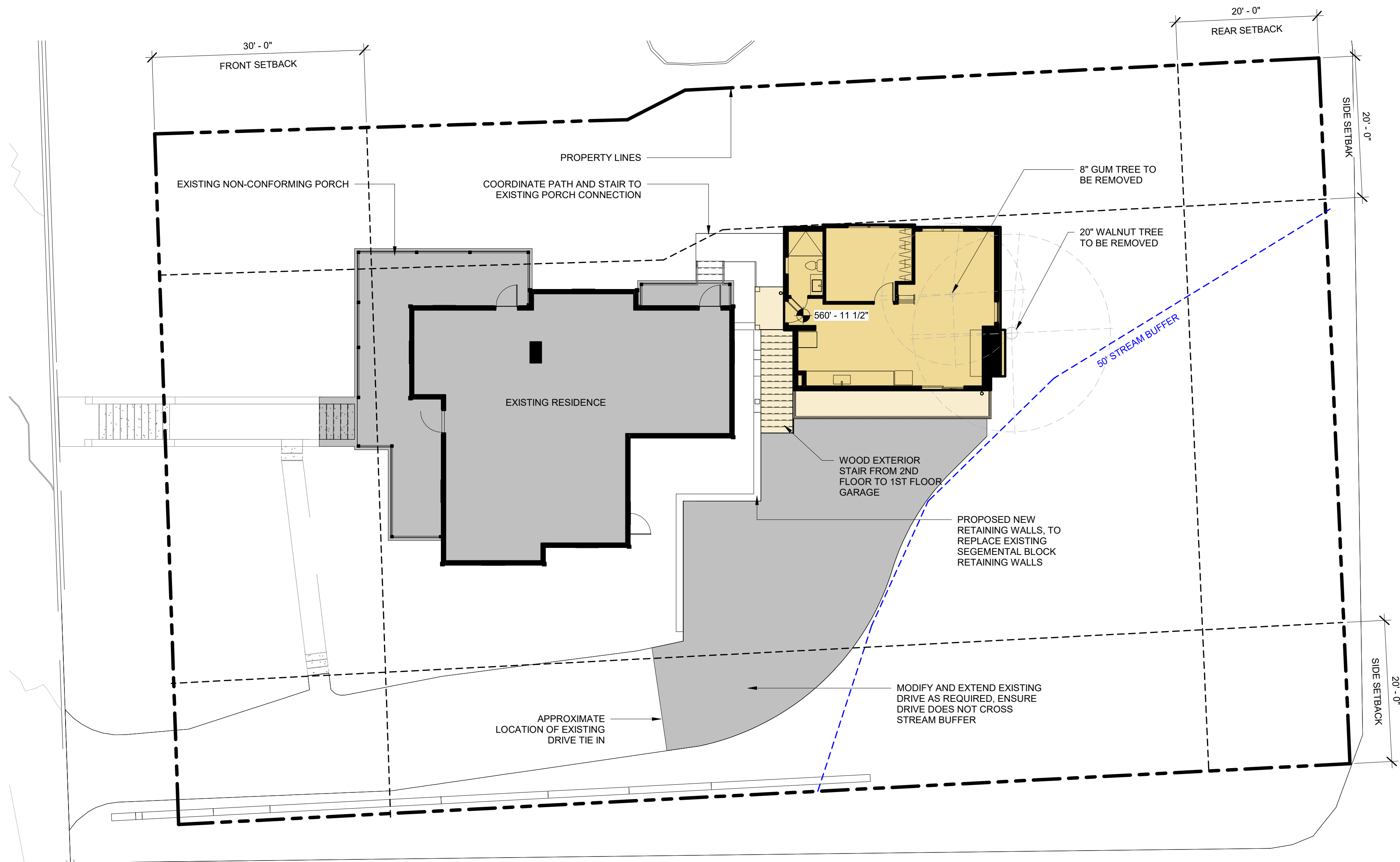


Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
Email: ryan@filterdesignstudio.com

Landscape Architecture

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Proposed Garage

404 W King Street

Hillsborough, North Carolina

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No.	Description	Date

Site Plan

Project number	21-004
Date	05/20/24
A100	
Scale	1" = 10'-0"

Proposed Garage

404 W King Street

Hillsborough, North Carolina

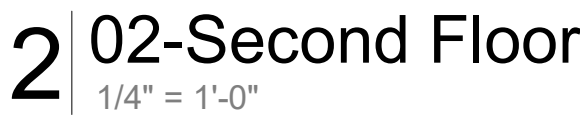
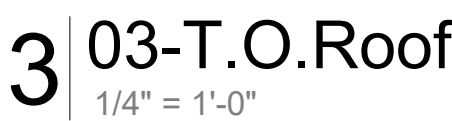
[illegible]

Floor Plans

Project number	21-004
Date	05/16/24

A101

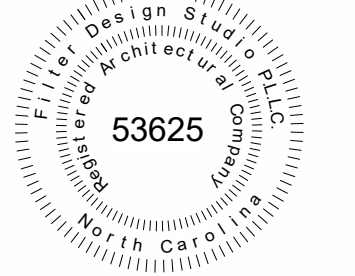
Scale $1/4" = 1'-0"$



Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 707 Bridges Street
Morehead City, NC 28557
Phone: 252-622-4119
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Proposed Garage

404 W King Street

Hillsborough, North Carolina

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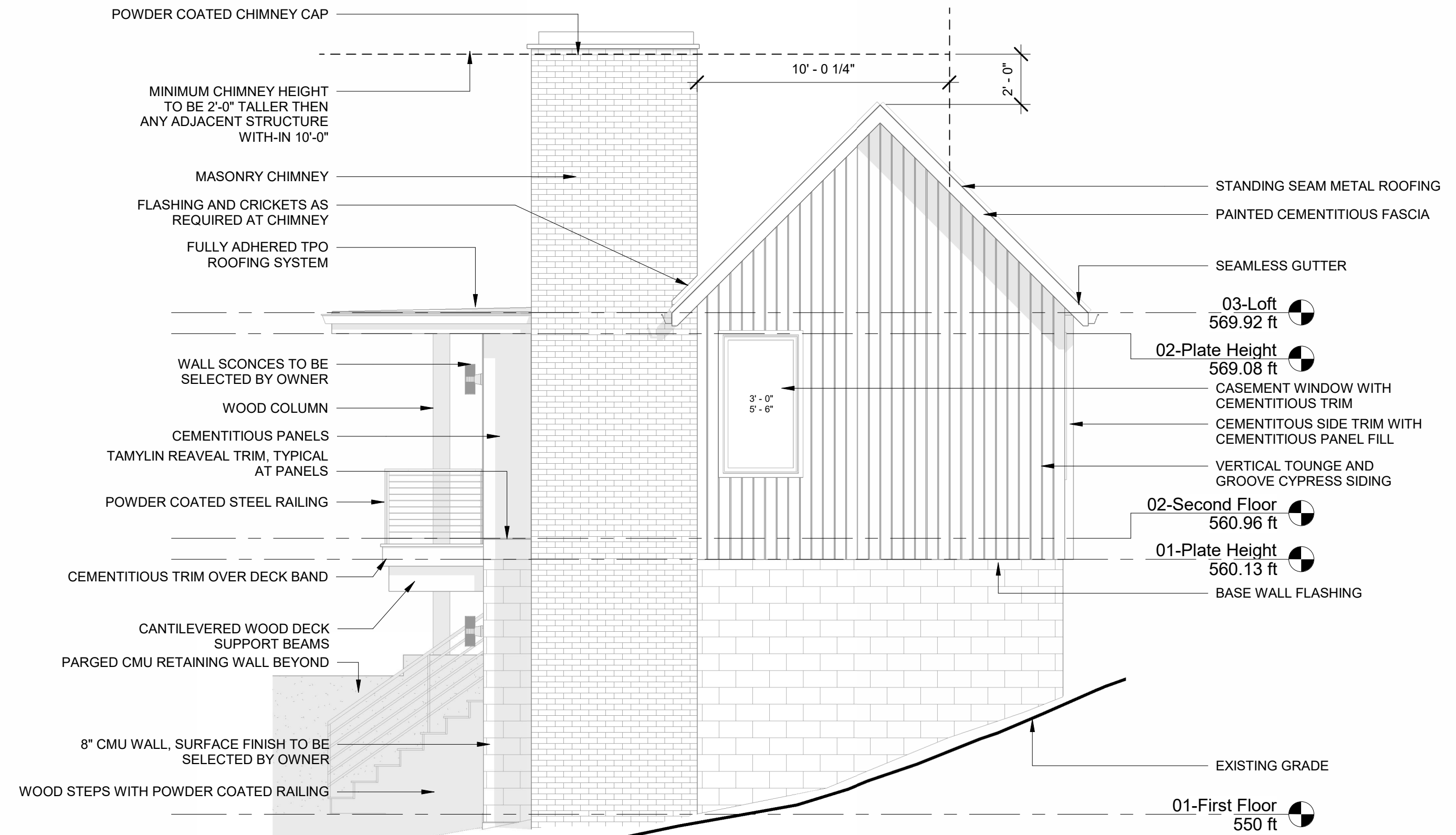
No.	Description	Date

Exterior Elevations

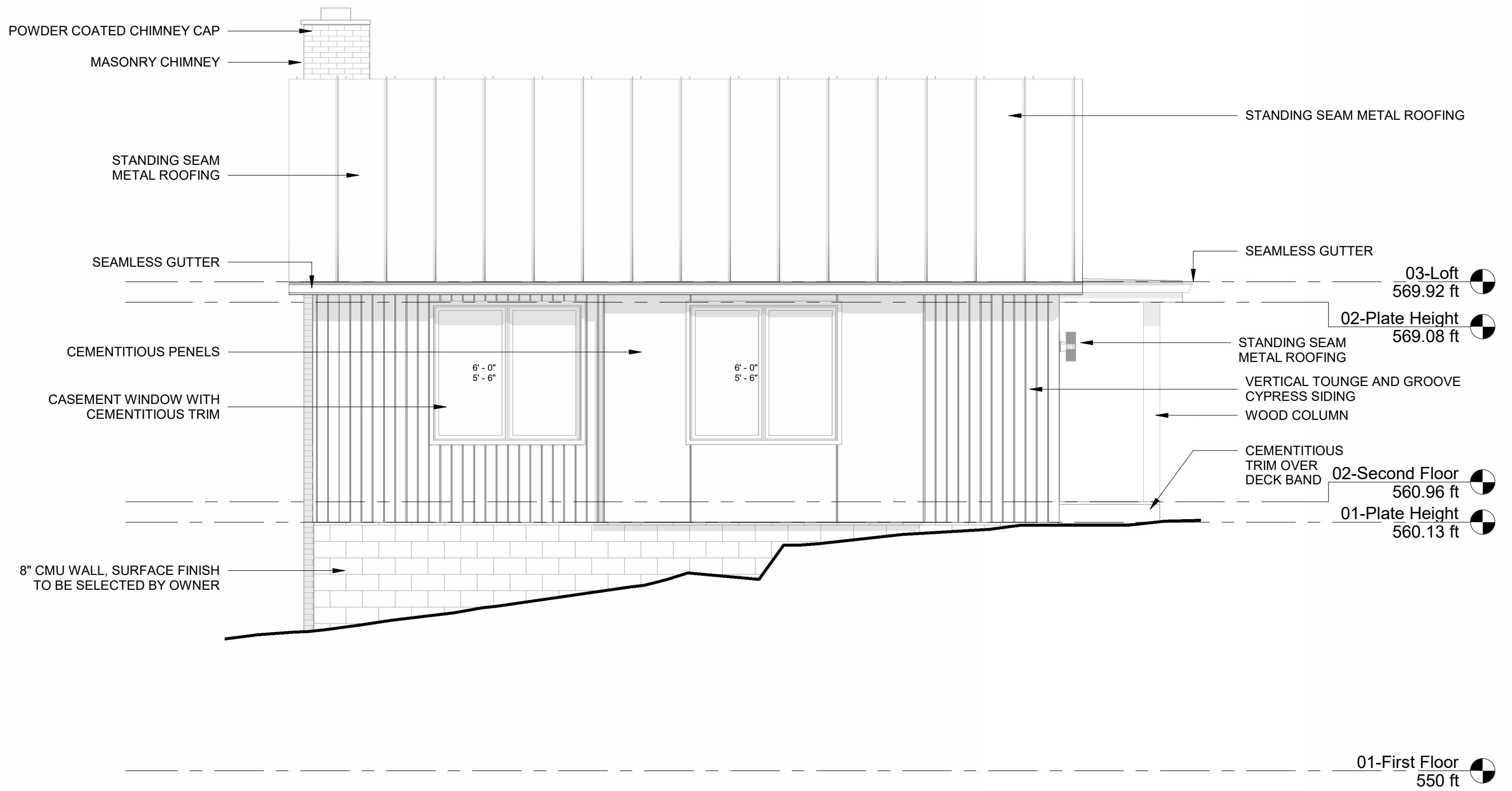
Project number 21-004
Date 05/16/24

A201

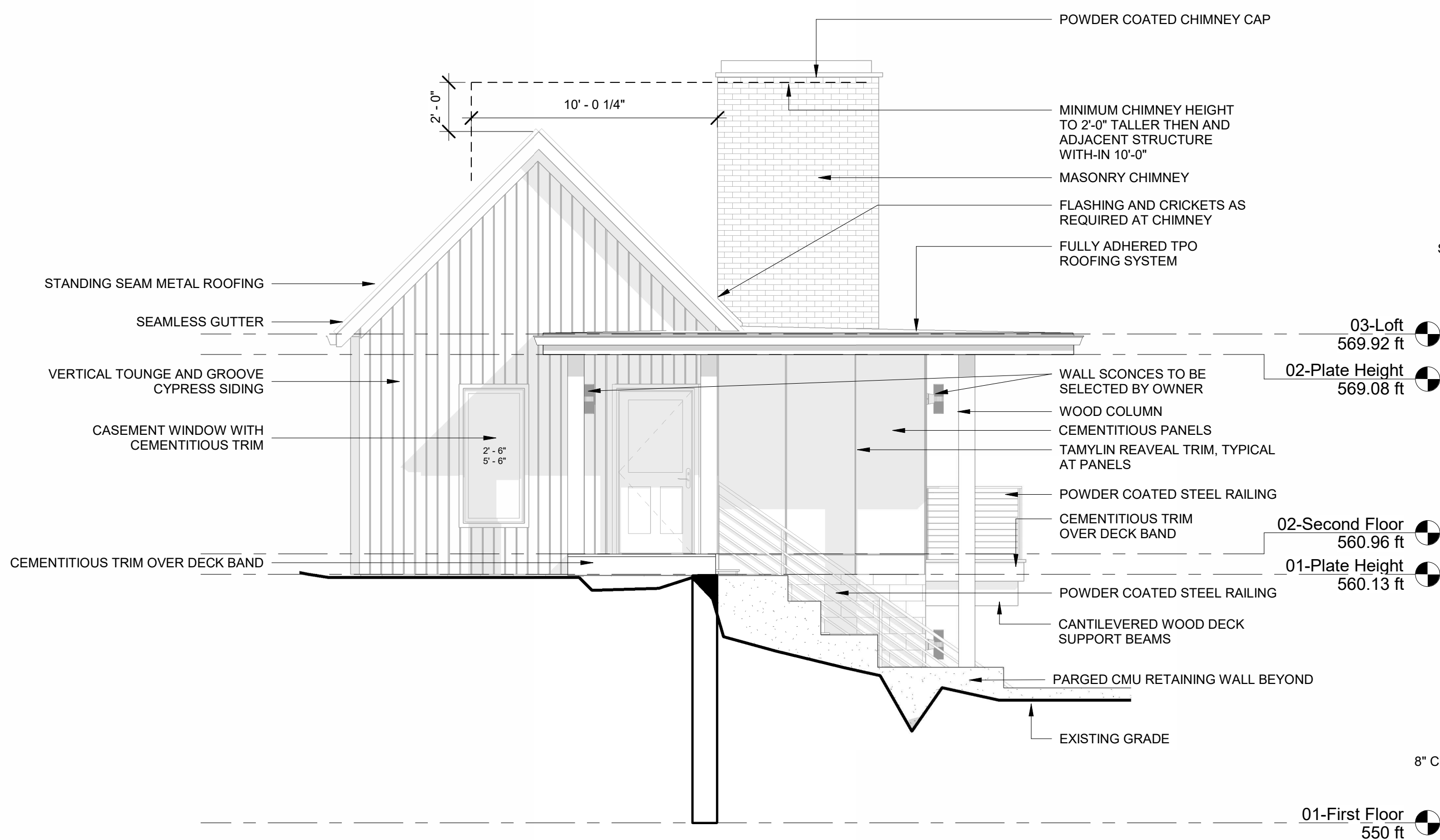
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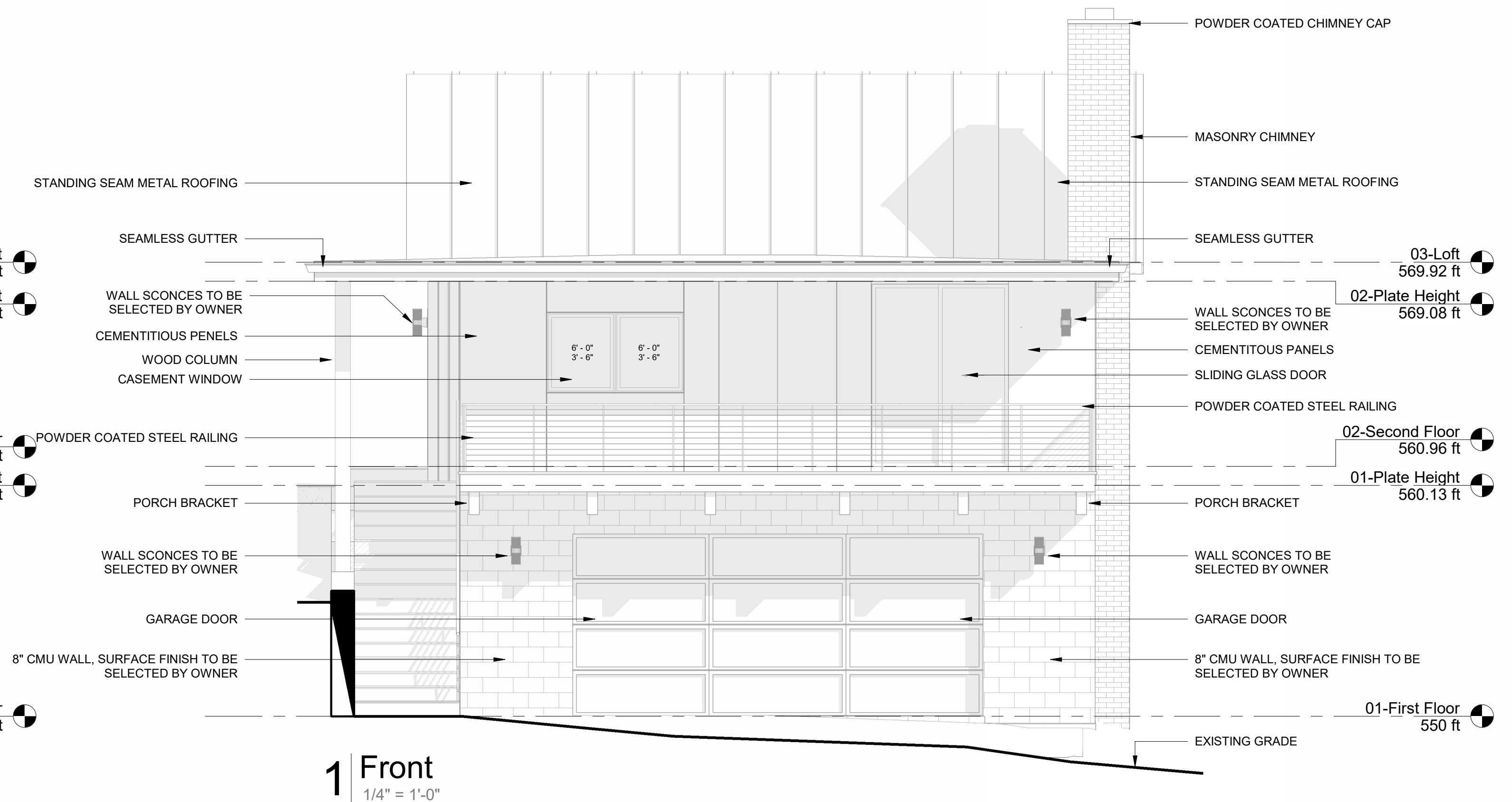
4 Right
1/4" = 1'-0"



3 Rear
1/4" = 1'-0"



2 Left
1/4" = 1'-0"



1 Front
1/4" = 1'-0"



Architect Seal



Firm Seal



Architecture

Company: Filter Design Studio, P.L.L.C.
Architect: Ryan Edwards
Address: 707 Bridges Street
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Proposed Garage
404 W King Street
Hillsborough, North Carolina

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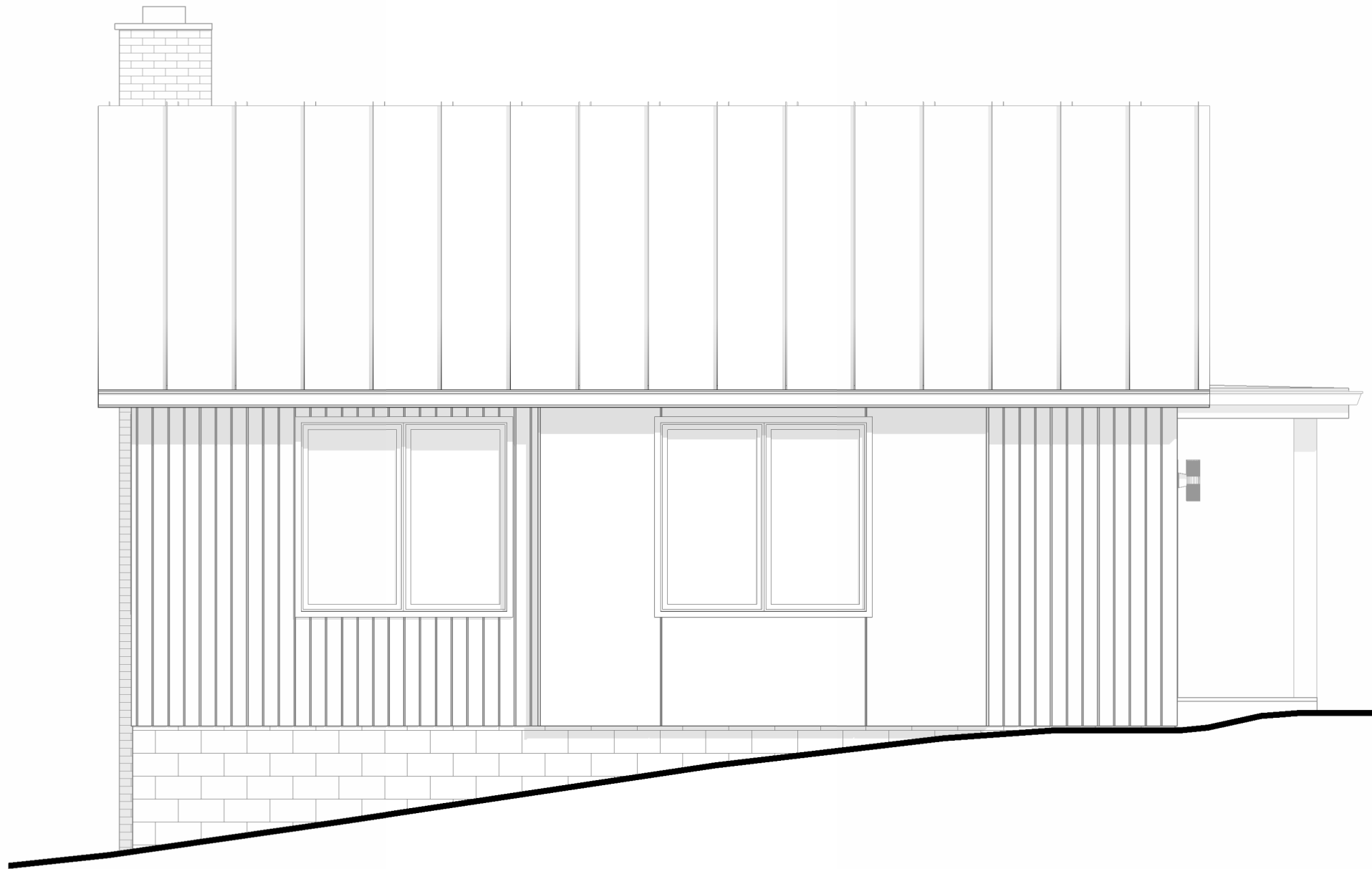
No.	Description	Date

Rendered
Elevations

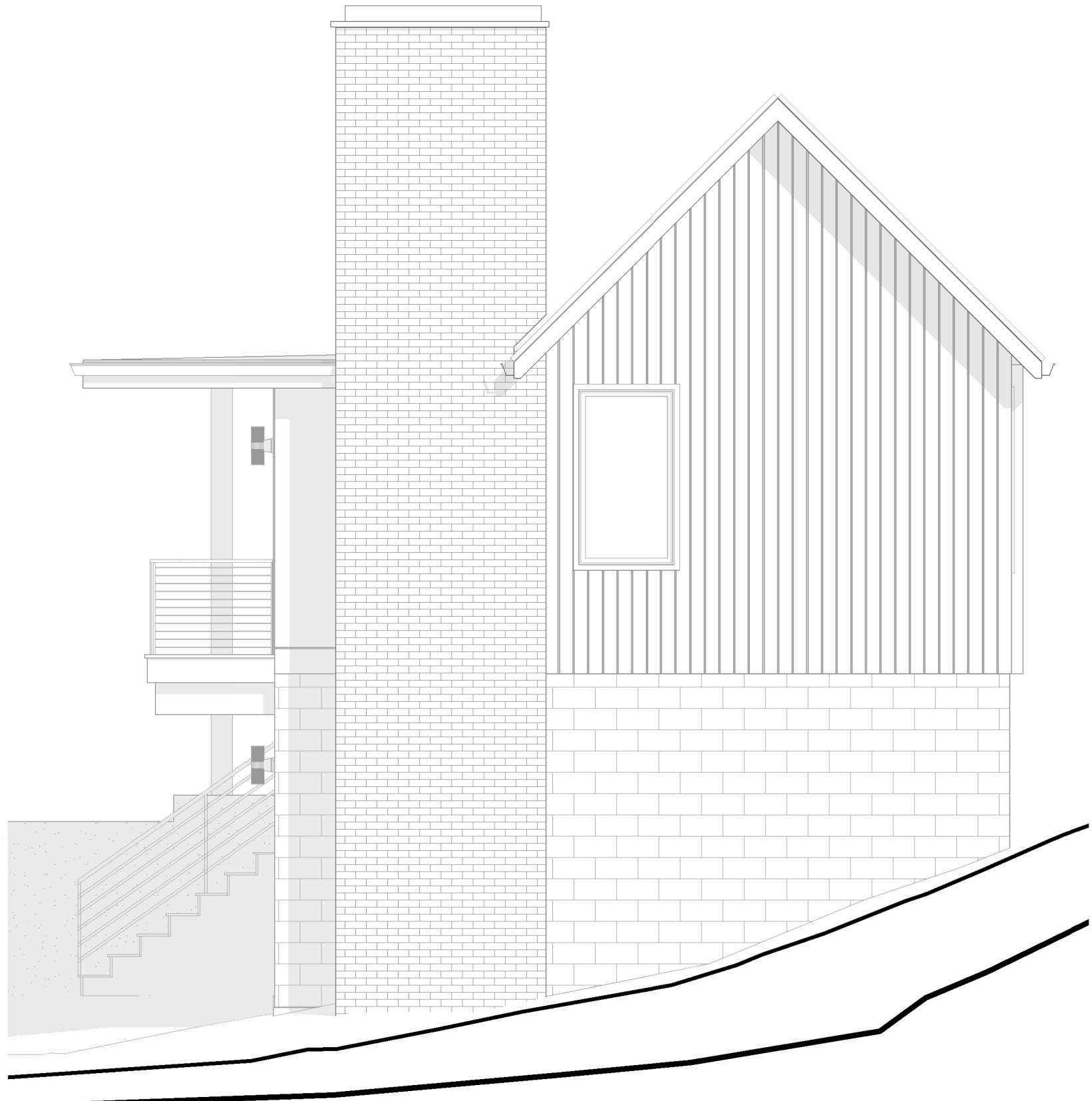
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Date 05/16/24

A203

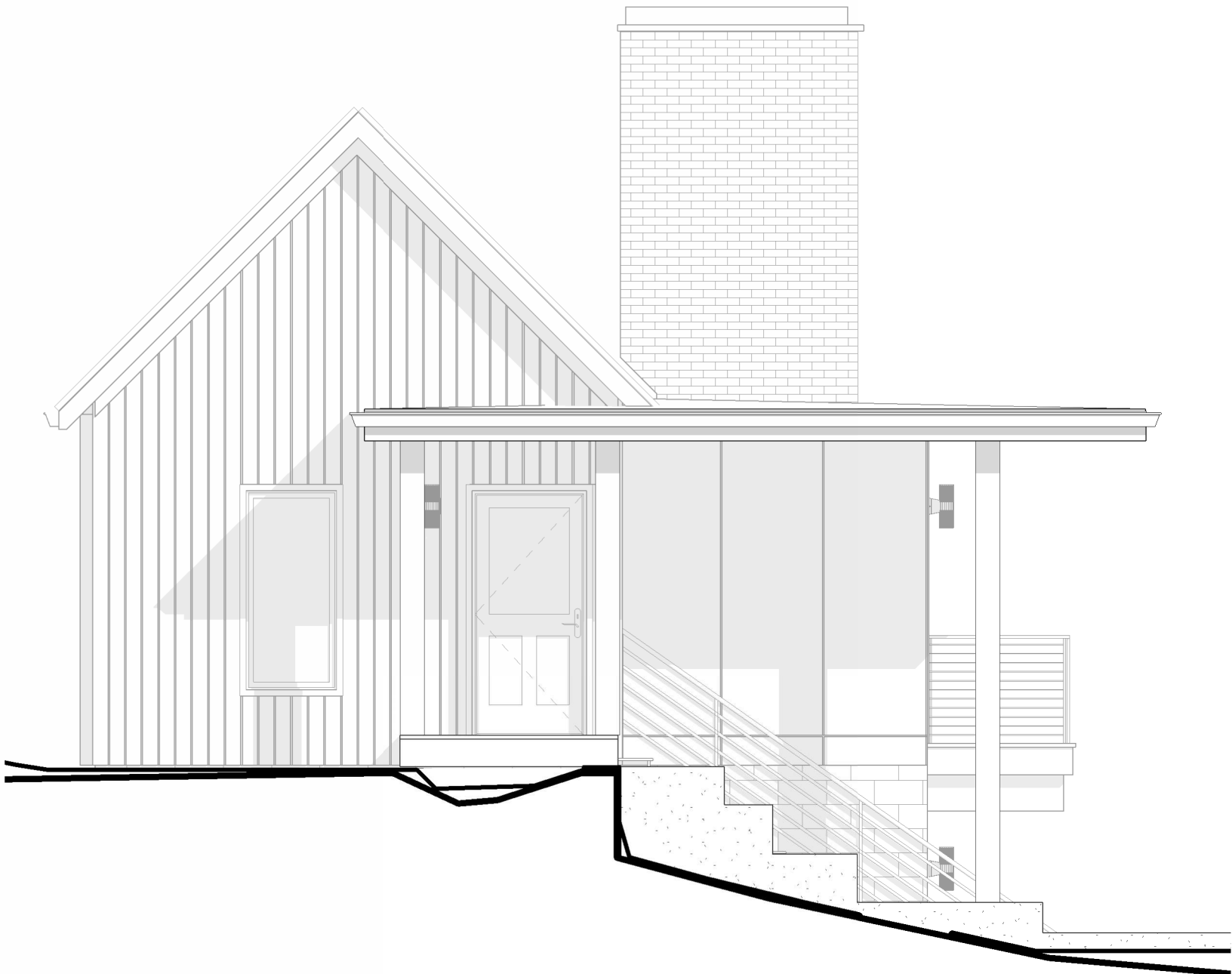
Scale 1/4" = 1'-0"



3 Rendered Elevation Rear
1/4" = 1'-0"



4 Rendered Elevation Right
1/4" = 1'-0"



2 Rendered Elevation Left
1/4" = 1'-0"



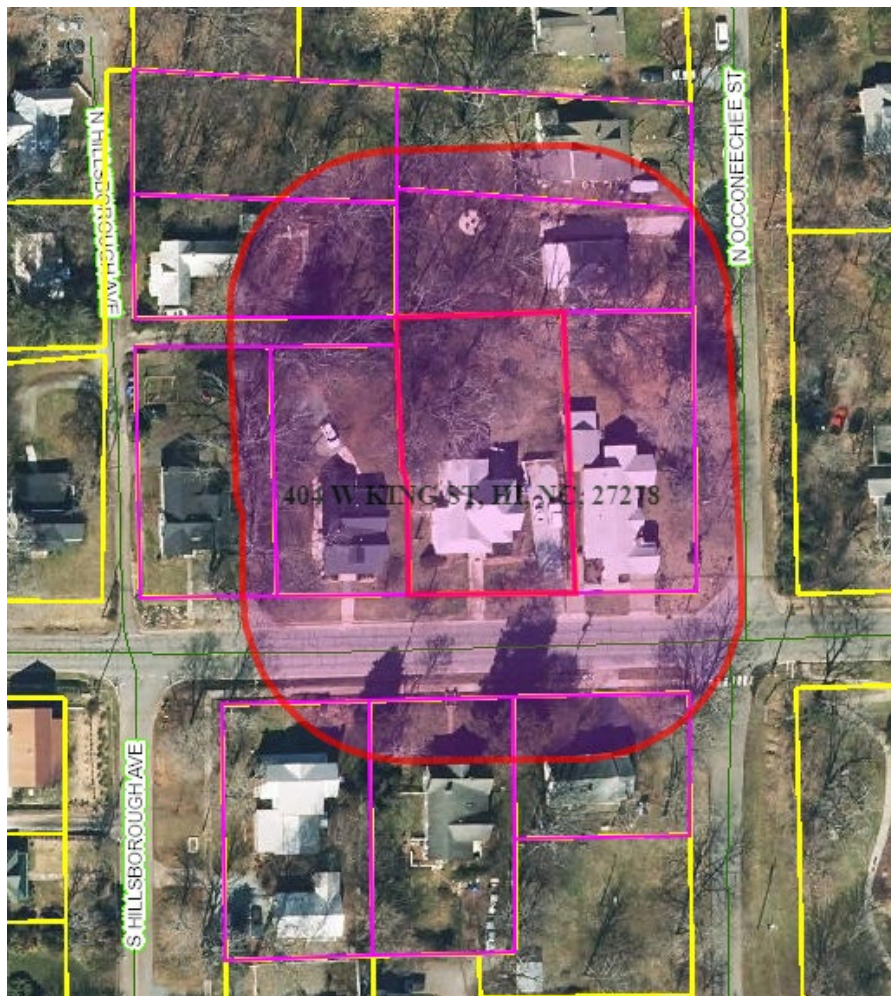
1 Rendered Elevation Front
1/4" = 1'-0"

I, Joseph Hoffheimer, hereby certify that all property owners within 100 feet of and the owners of PIN 9864766393 (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.

6/26/2024
Date

Joseph Hoffheimer, Planner
(for Hillsborough Planning Department)

PIN	OWNER1_LAST	OWNER1_FIRST	OWNER2_LAST	OWNER2_FIRST	ADDRESS1	CITY	STATE	ZIPCODE
9864764390	COLLINS	JOHN DUREN	LITTRELL	HANNAH PEELE	412 W KING ST	HILLSBOROUGH	NC	27278
9864765059	TOMBERG	JAMES	TOMBERG	PAMELA G	409 W KING ST	Hillsborough	NC	27278
9864765460	SMITH	BRIAN			203 JONES CIR	THOMASVILLE	NC	27360
9864765530	SHELL	JESSICA			111 N OCCONEECH	HILLSBOROUGH	NC	27278
9864766039	DEGETTE	ANDREA M			407 W KING ST	HILLSBOROUGH	NC	27278
9864766301	NELSON	GERALDINE RIZZ	NELSON	GARY M	2 WINNAWA WALK	HILLSBOROUGH	NC	27278
9864766393	HOLMES	MARY	FIELDER	ROBERT J III	404 W KING ST	HILLSBOROUGH	NC	27278
9864767112	STEWART	FREDRICK	HOLCOMB	JIMMY	403 KING ST	HILLSBOROUGH	NC	27278
9864767363	MATHEIS	MARGARET	WY SOCKI	JEFFREY J	402 W KING ST	HILLSBOROUGH	NC	27278
9864767431	WHITSON	VICTORIA R	PATTERSON	BRIAN T	109 N OCCONEECH	HILLSBOROUGH	NC	27278
9864767500	SHELL	JESSICA			111 N OCCONEECH	Hillsborough	NC	27278



ITEM #7. A:

Address: 437 Dimmocks Mill Rd.

Year Built: 1896, 1904, c. 1917, c. 1923, c. 1970, c. 1971

Historic Inventory Information (2013)**Suite 50 (Section E7/Mill Office):**

A two-story standalone office building [E7] was constructed in c. 1970 north of the 1917 weaving room [CI]. Constructed of brick, the office stands in the northeast section of the property right on Dimmocks Mill Road. The building contains 1,330 square feet and is a simple square building with a flat roof and no architectural detail. A concrete stoop stands on the east end of the north facade, and a covered walkway extends from the south elevation and connects to the c. 1971 addition [C5] to the weaving room [C1]. The interior is divided into reception and office spaces with wood paneling on the walls throughout.

Northwest Wall (Sections A7, C4, and C5 of the Main Mill):

In c. 1923, an addition [A7] was built north of the lapper room [A2] and opening and picker room [A3]. This two-story addition was constructed to match the styling of the original main mill, but it is slightly taller than the original main mill, and the roof slopes slightly where it joins the lapper room [A2]. Like the main mill, this addition has a shallow gable roof. The southeast and northwest elevations are fifteen bays long, and historic photos show double-hung sash windows like those on the original main mill. Those window openings have been filled with brick, and the north elevation was brick veneered, probably in the 1970s. The north side features three loading docks that were likely added in the late 1980s when the mill was converted to warehouse and flex space. Along the southwest elevation, a few of the filled window openings are visible between subsequent additions (a c. 1931 two-story windowless brick addition [A9] and a c. 1976 single-story brick addition [A12]) and the c. 1923 elevator tower and waste engine room [A9] (subsequently covered in white corrugated metal).

The two-story infill section [C4] has steel post and I-beam construction and a shallow metal decking gable roof, and added 60,000 square feet to the mill complex. A three-story brick elevator tower sits at the south corner of this enclosure, within the footprint of the 1904 section [B1]. In the early 1970s, the entire north facade of the mill was veneered to give the appearance of a continuous structure instead of a mishmash of the three different sections. No windows exist on the northwest or southeast walls of the infill addition [C4]. A large loading bay door was added to the northwest facade, likely in the mid-1980s after mill operations stopped.

Around 1971, another addition of over 12,000 square feet [C5] was built off the northwest exterior wall of the 1917 weaving house [CI]. This single-story brick addition has a flat roof, a single entrance on the northwest elevation, and a loading bay garage door on the northeast elevation. Two small single-story brick additions [C6 and C7] were made to this section in c. 1985, and they function as office space. The larger of the two additions [C6] has four single-pane square windows, an entry on the northeast elevation, and a large three-pane black aluminum store-front window on the southeast elevation. The smaller addition is largely blind save a single metal door on the northeast elevation.

Contributing Structure? Yes

Suite is not considered contributing for National Register purposes but is over 50 years old, which is the historic threshold the HDC typically applies.

Staff interpret the National Register nomination to indicate that the northwest wall is over 50 years old and contributing for National Register purposes. Even though much of this section was veneered in the early 1970s, staff's copy of the National Register nomination does not describe these sections as noncontributing.

Proposed work

- Install windows and an entrance in the northwest wall of the mill
- Demolish Suite 50
- Regrade and add a patio
- Add a bus drop-off

Application materials

- Certificate of Appropriateness (COA) application
- Narrative
- Materials list
- Patio wall finish sample
- Proposed window details
- Site plan
- National Park Service site and demolition plans (plans only; these have no bearing on local commission review)
- Proposed floor plans (interior use has no bearing on local commission review)
- Photos of existing conditions
- Existing door examples
- Scaled elevations
- Proposed entry rendering
- Suite 50 ramp estimate email
- Cost-benefit analyses from contractors
- Letter from NC Drainage
- Existing window examples
- Letter from the applicant
- Aerial photos

Supplemental materials

- National Register nomination
- Local landmark designation ordinance

Applicable Design Standards

- Secretary of the Interior's Standards for Rehabilitation: 1, 2, 3, 4, 6, 9
- Unified Development Ordinance Section 3.12.6

Staff Comments

- Since the last HDC meeting, the applicant has provided staff with a letter that is included of the packet. the letter limited evidentiary value. he letter does include a request to evaluate the demolition of Suite 50 and northwest wall separately, and the HDC will likely want to confirm this request with .
- As a reminder, any demolition is subject to Section 3.12.6 of the Town's Unified Development Ordinance, and the Commission may delay a demolition COA for up to 365 days from the date of approval. Staff interpret to begin when the written decision is issued. 32

- Staff do not recommend a shorter demolition unless the applicant provide the evidence requested by the HDC at the last several meetings. The commission may approve 365 day at this meeting.
- Staff further reviewed the COA history for this property and found that a brick ramp to Suite 50 was approved by the HDC on March 2, 2022. The estimated project cost for that proposal was \$35,000, and the applicant/s paid a \$35 application fee.
- At the last meeting, the applicant provided several items that were requested by the Commission. These items include :
 - Updated materials list
 - Patio wall finish sample
 - Proposed window details
 - National Park Service site and demolition plans (plans only; these have no bearing on local commission review)
 - Proposed floor plans (interior use has no bearing on local commission review)
 - Existing door examples
 - Scaled elevations
 - Proposed entry rendering
 - Suite 50 ramp estimate email (contractor was not present to testify)
 - Cost-benefit analyses from contractors (not present to testify)
 - Letter from NC Drainage (not present to testify)
 - Existing window examples
- The commission may apply the Secretary of the Interior’s Standards regardless of “contributing” status.
- Staff interpret Suite 50 to have local historic significance under Standard 4.
- Staff do not find the existing doors and loading docks on the northwest wall to be historically significant.
- The northwest wall once had windows before it was veneered with brick in the 1970s 8 of the National Register nomination
- historic aerial northwest wall from when it had windows
See the photo on p. 81 for more information.
- West Triangle Charter High School will require a special use permit from the Board of Adjustment. Because the HDC only reviews exterior changes, it may decide on the submitted application. However, depending on what the special use permit process requires, this application may have to return to the HDC if the special use permit requires any major changes (including site changes).



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

<u>986-464-6207-006</u> Orange County Parcel ID Number	<u>ARJ</u> Zoning District	<u>437 Dimmocks Mill RD</u> Address of Project	<u>Hillsborough, NC 27278</u>
<u>Elena Wells</u> Applicant Name		<u>Evo River Mill, LLC</u> Property Owner (if different than applicant)	
<u>437 Dimmocks Mill RD Ste. 14</u> Applicant's Mailing Address		<u>1100 Wake Forest RD Ste. 100</u> Property Owner's Mailing Address	
<u>Hillsborough, NC 27278</u> City, State ZIP		<u>Raleigh, NC 27604</u> City, State ZIP	
<u>(919) 656-4053</u> Applicant Phone Number		<u>(919) 755-2250</u> Property Owner's Phone Number	
<u>ewells@hedgehogholding.com</u> Applicant's Email			

Description of Proposed Work: Demolition of Ste 50, Regarding, Installation of Windows.

Estimated Cost of Construction: \$ \$130,000

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>Elena Wells</u> Applicant's Signature (Optional)	<u>4/10/2024</u> Date	<u>[Signature]</u> Property Owner's Signature (Required)	<u>4/10/24</u> 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: \$ 180

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

Amount: \$ _____

Total Due: \$ 180

Receipt #: 060292

Received by: Joseph Hoffheimer Date: 4/11/24

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 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

TOWN OF HILLSBOROUGH
HILLSBOROUGH, NORTH CAROLINA
COA SUBMITTAL

DEMOLITION OF SUITE 50
REGRADING AND ADDITION OF BUS DROP-OFF
INSTALTION OF WINDOWS IN EXISTING NORTHWEST WALL OF MILL

TABLE OF CONTNTS

- 1 CERTIFICATE OF APPROPRIATENESS APPLICATION
- 2 OVERALL SITE PLAN
- 3 EXISTING PLAN / PROPOSED PLAN
- 4 PHOTOGRAPHS OF THE EXISTING
- 5 EXISTING / PROPOSED ELEVATION

Scope of work / Description of project.

The work described below is to be performed to create an attractive and functional entrance to the proposed development of the West Triangle Charter High School. This would be a new facility complimenting the existing Expedition Charter Elementary and Middle School.

This request is for a Certificate of Appropriateness for demolition of Suite 50, a stand-alone, non-contributing 2-story structure fronting on Dimmickocs Mill Road, the elimination of a lower level overhead door and man-door, repurposing the upper overhead doors and loading dock, regrading to eliminate the concrete loading dock access ramps to both upper and lower level loading docks and to allow the development of a bus drop-off, and to provide accessible visitor parking. A new entrance and canopy will be added to the northwest face of the main mill at the bus drop-off, as well as the addition of windows in that face of the main mill to allow light into the proposed high school. The northwest face of the main mill is non-contributing to the historic status of the mill complex.

Dimensions.

The area affected by the proposed renovation is approximately 80% of the mill frontage along Dimmocks Mill Road, both in plan and elevation.

Materials and Finishes.

The proposed new windows will be white aluminum framed, the new entrance and canopy will be standard store-front, finished to match the windows, and new paving will be asphalt. Appropriate landscaping will enhance the new drive and entrance, as well as the repurposed upper loading dock area. Closure of the affected lower level openings will be by materials similar to the existing wall.

Appropriateness.

The proposed renovation of the northwest face of the main mill will maintain the sense of an industrial building, but enhanced to present an attractive entry to the proposed high school. The intent of the work is to enhance the overall appearance of the mill campus will not detract from the historic presence of the mill complex.

COA SUBMITTAL

ENO RIVER MILL – UPGRADE OF DIMMOCKS MILL ROAD FAÇADE
ADDITION OF WINDOWS TO NORTHWEST WALL
DEMOLITION OF SUITE 50, LOADING DOCKS AND RAMPS
REGRADING BETWEEN DIMMOCKS MILL ROAD AND
NORTHWEST WALL

PROPOSED MATERIALS AND FINISHES

WINDOWS

ALUMINUM, ANODIZED FINISH, CLEAR GLASS

ALL DOORS EXCEPT MAIN ENTRANCE

FLUSH STEEL, GALVANIZED

MAIN ENTRANCE DOORS

VARNISHED WOOD

BRICK PATCHING, REPAIR AND INFILL

SALVAGED BRICK TO MATCH EXISTING

ENTRANCE ROOF

SALVAGED WOOD STRUCTURAL ELEMENTS

GALVANIZED METAL TO MATCH EXISTING CANOPIES

PARGED WALLS AT PATIO

SMOOTH TEXTURE AS SHOWN IN EXAMPLE PHOTO, WHITE

NEW BUS DROP-OFF DRIVE AND PARKING

ASPHALT

NEW CURB AND SIDEWALK

CONCRETE, BROOM FINISH ON WALK

PATIO SURFACE

CONCRETE TILES ON SAND AND OPEN PLANTING AREA

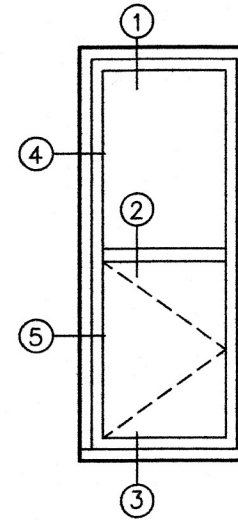
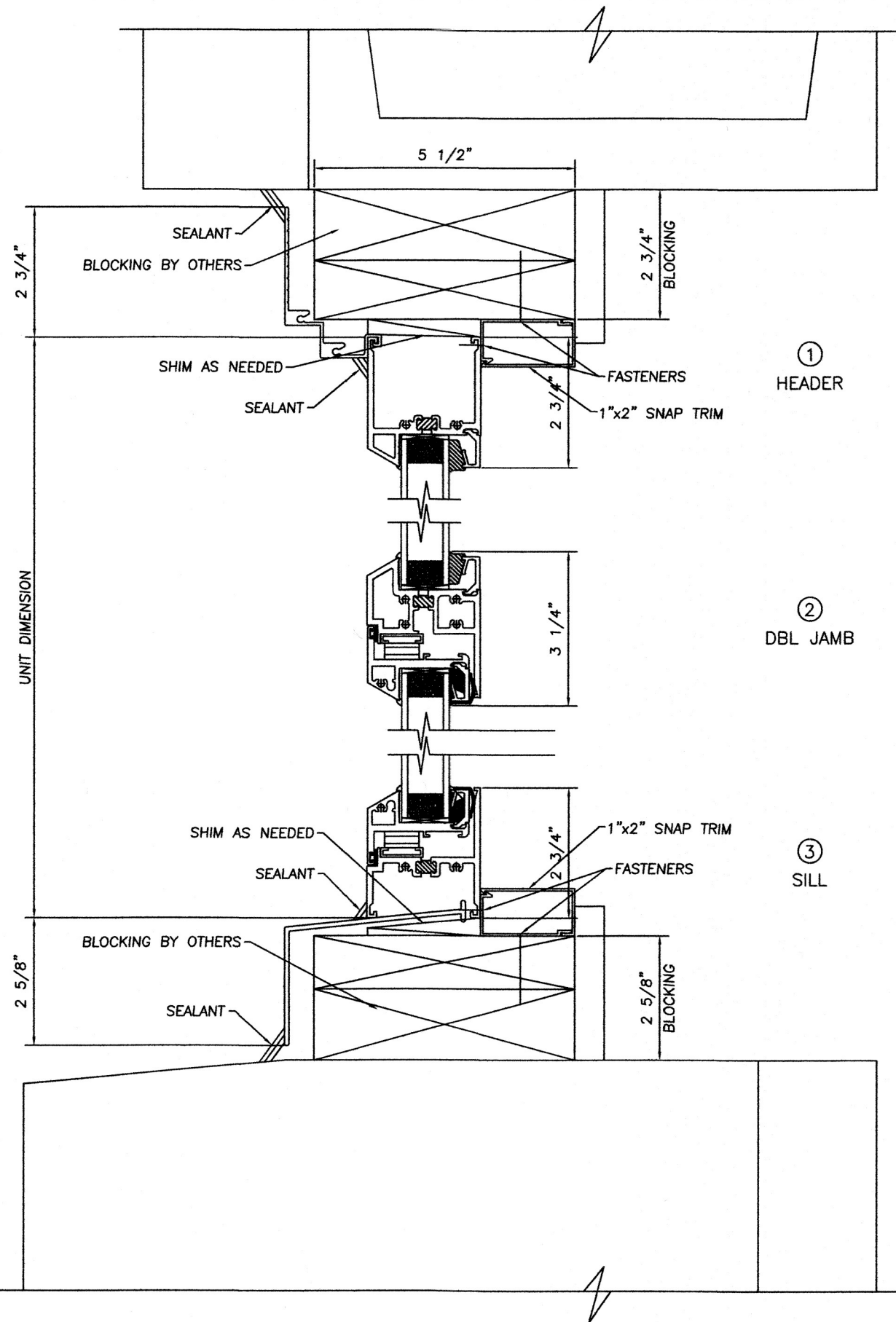
ALL RE-GRADED UNPAVED AREAS

LAWN, TREES, AND SHRUBS (Landscaping plan to be developed)



Photo of existing parge finish at Eno River Mill - proposed for high school patio wall-actual size

EXTERIOR



NOTICE:
QUAKER DOES NOT SUPPLY ANY
FASTENERS, SHIMS, BACKER ROD, OR
SEALANTS. UNLESS OTHERWISE NOTED.

**VERIFY INSTALLATION
VERIFY WALL DETAILS**

ALL PANNING TO BE SEALED IN THE
FIELD BY OTHERS

SEALANT MUST MEET OR EXCEED
ASTM C920-11 SPECIFICATION

PROVIDE ADEQUATE BLOCKING TO
SUPPORT THE SILL OF THE WINDOW

CUT DETAILS

Project Name:

Description:

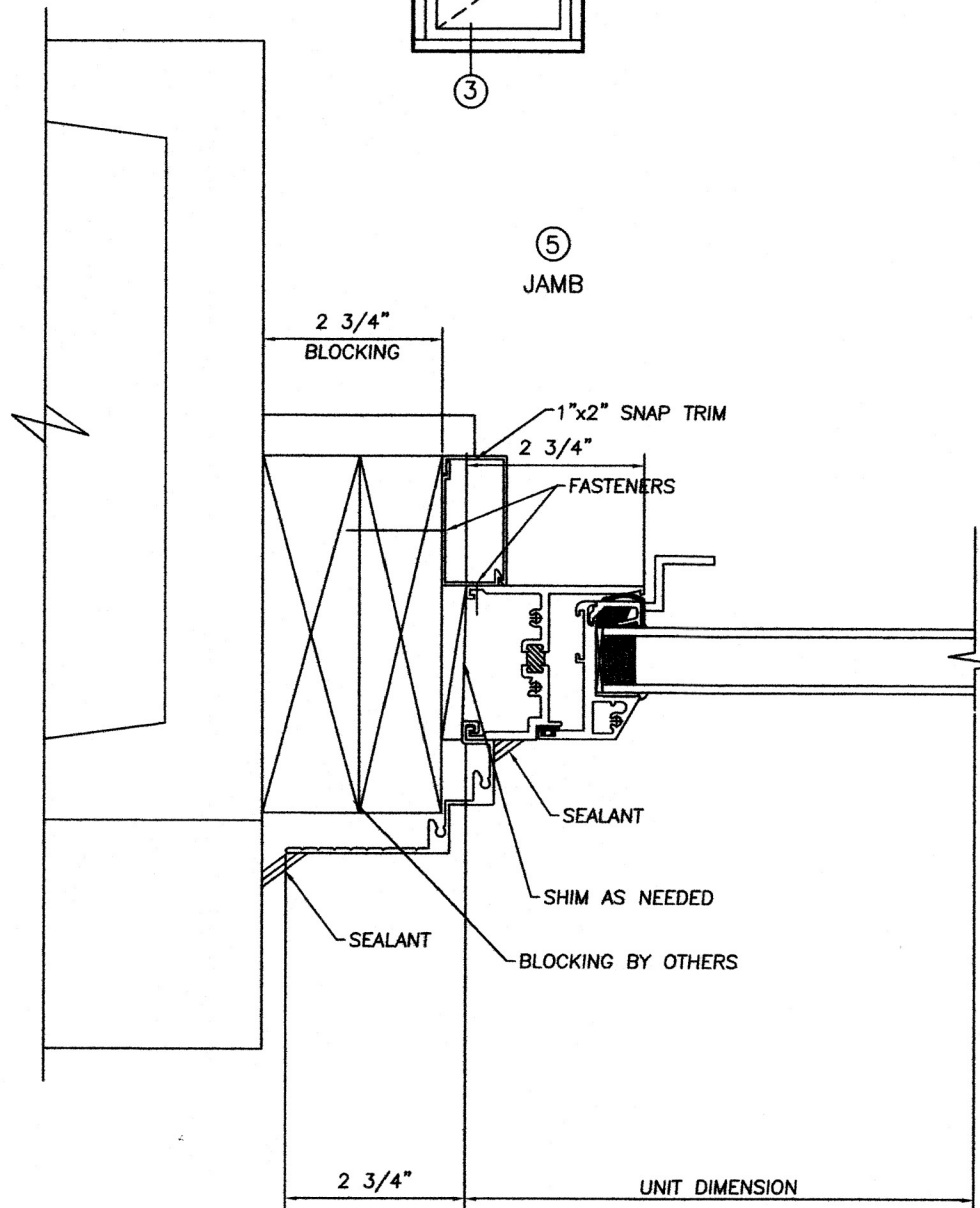
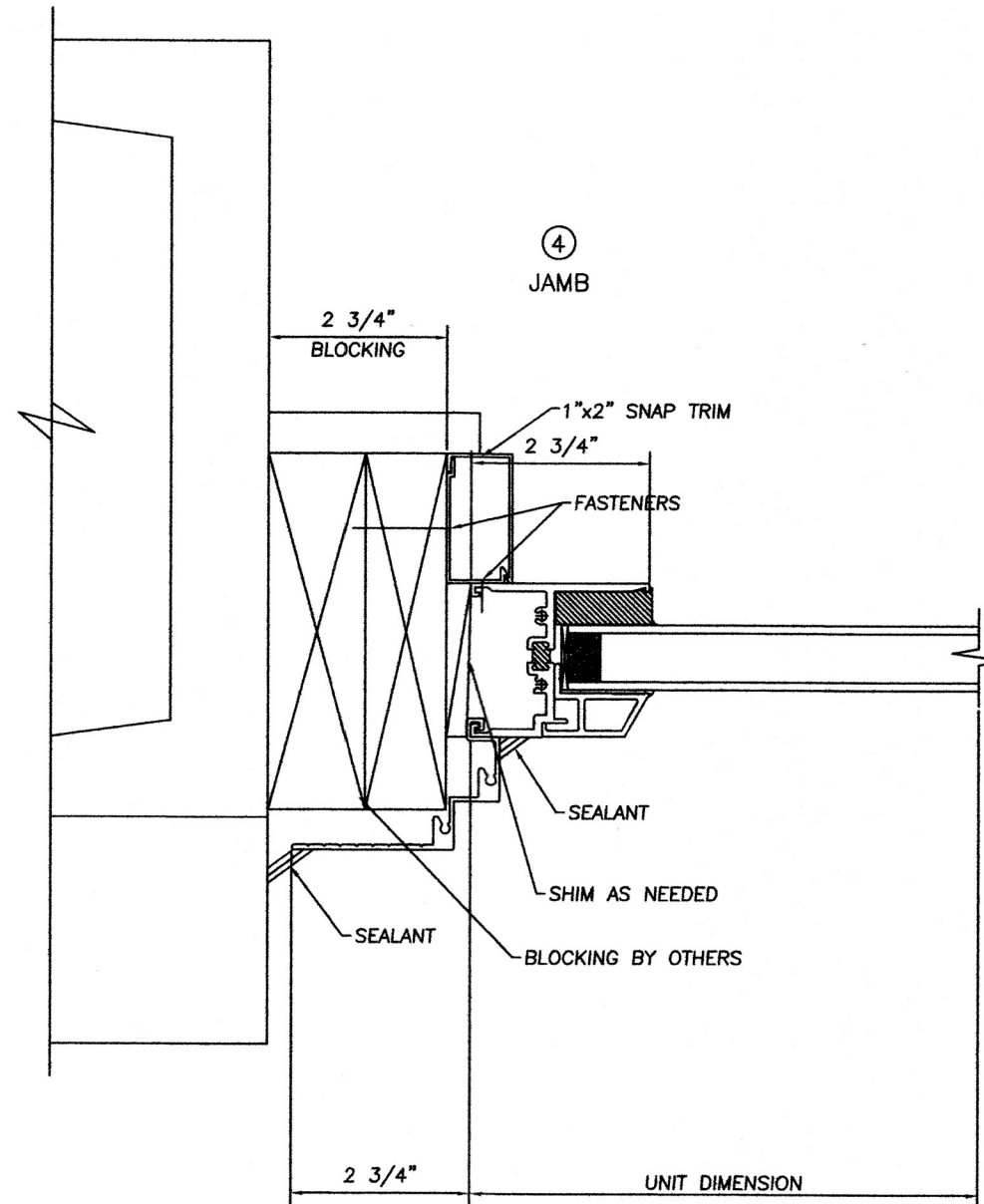
NO.	DESCRIPTION	DATE	REV BY
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2			
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4			

QUAKER WINDOW PRODUCTS
WILL NOT BE RESPONSIBLE
FOR FIELD MEASUREMENT,
QUANTITIES, & INSTALLATION
DESIGN. CONTRACTOR MUST
VERIFY ALL DIMENSIONS.

PHONE (573)-744-5211
FAX (573)-744-5586
COMMERCIAL
FAX (573)-744-5822
www.quakerwindows.com
Scale: NONE
Sheet #: A4
A.G.N. 504 Highway 63 South
Freeburg, MO 65035
aneuner@quakerwindows.com
Date: 02-28-14

QUAKER
Windows & Doors

ENO RIVER MILL



EXTERIOR

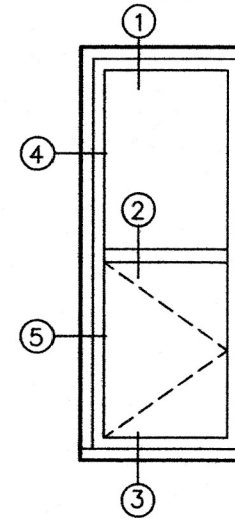
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PHONE (573)-744-5211
FAX (573)-744-5586

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FAX (573)-744-5822
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Drawn By: A.G.N. 504 Highway 63 South
Date: 02-28-14 Freeburg, MO 65035

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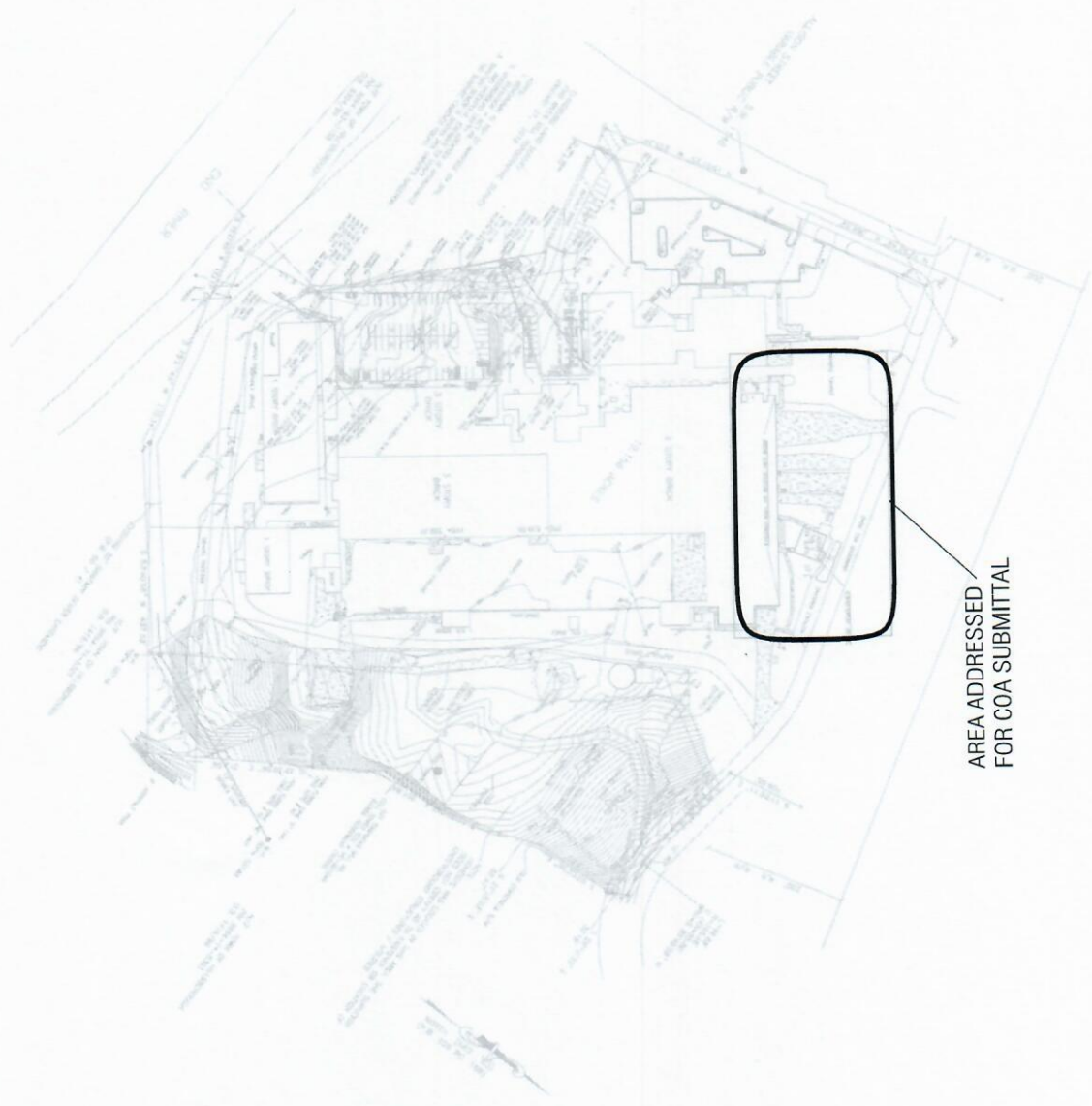
CUT DETAILS

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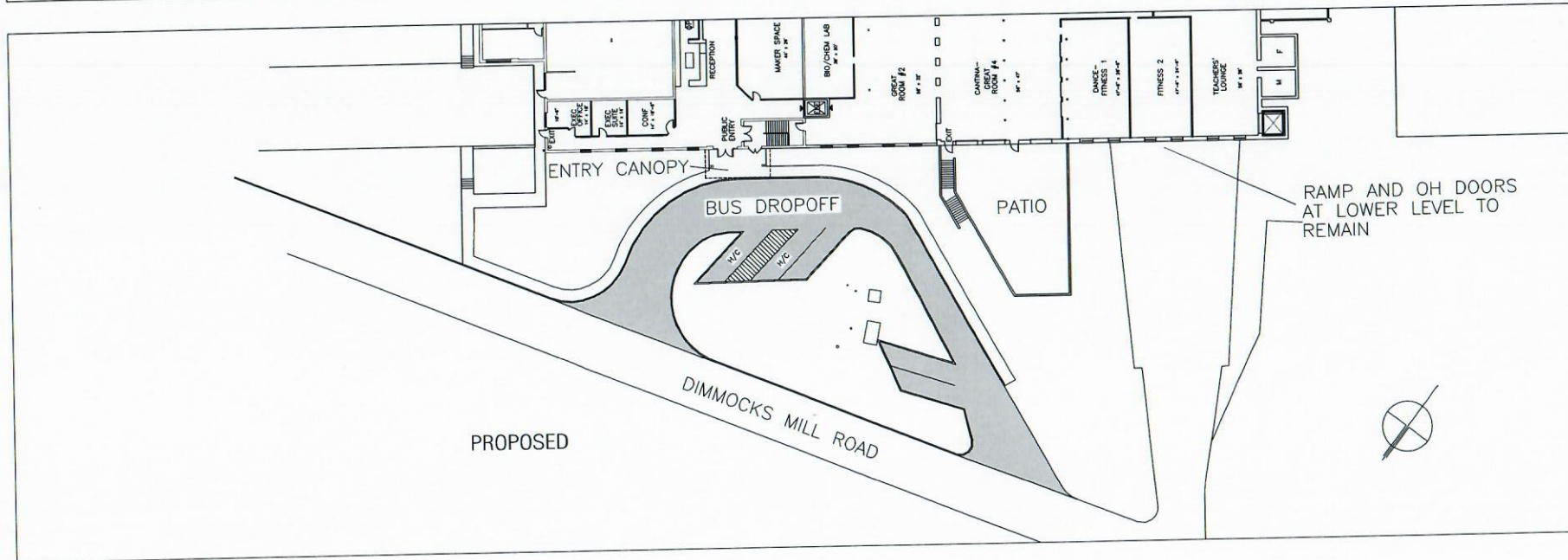
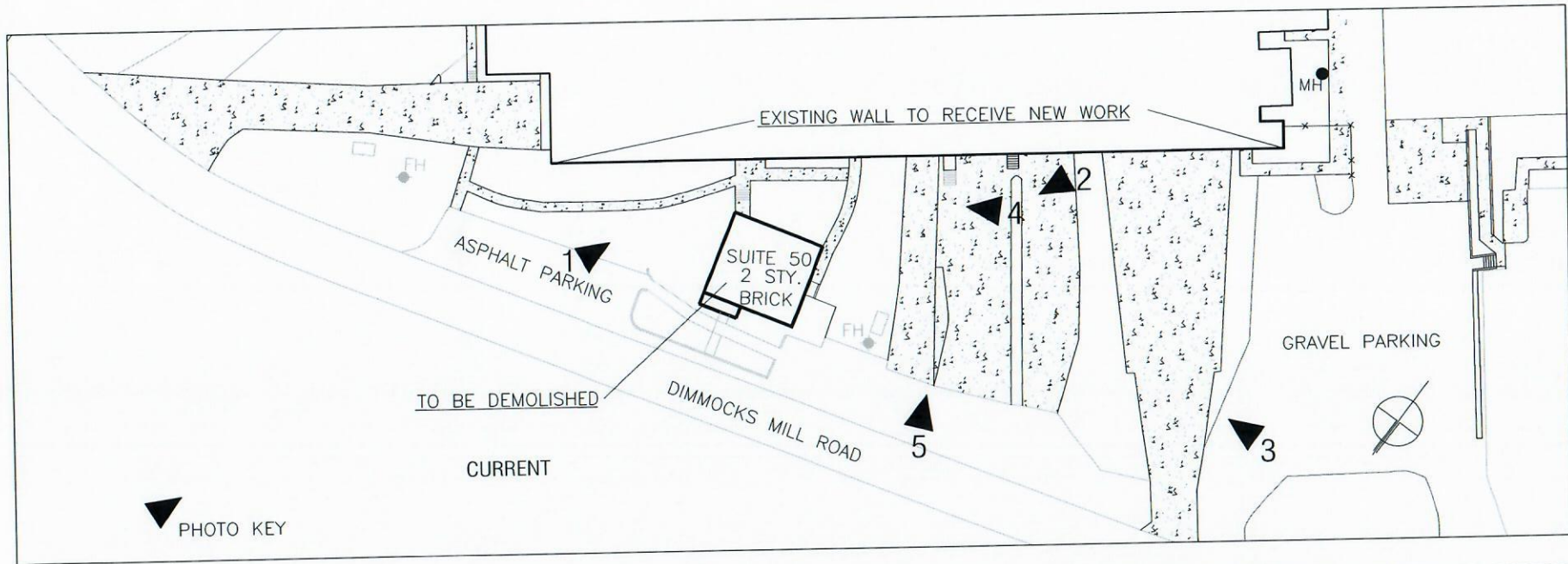
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Project Name:

ENO RIVER MILL



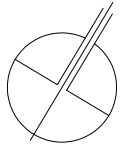
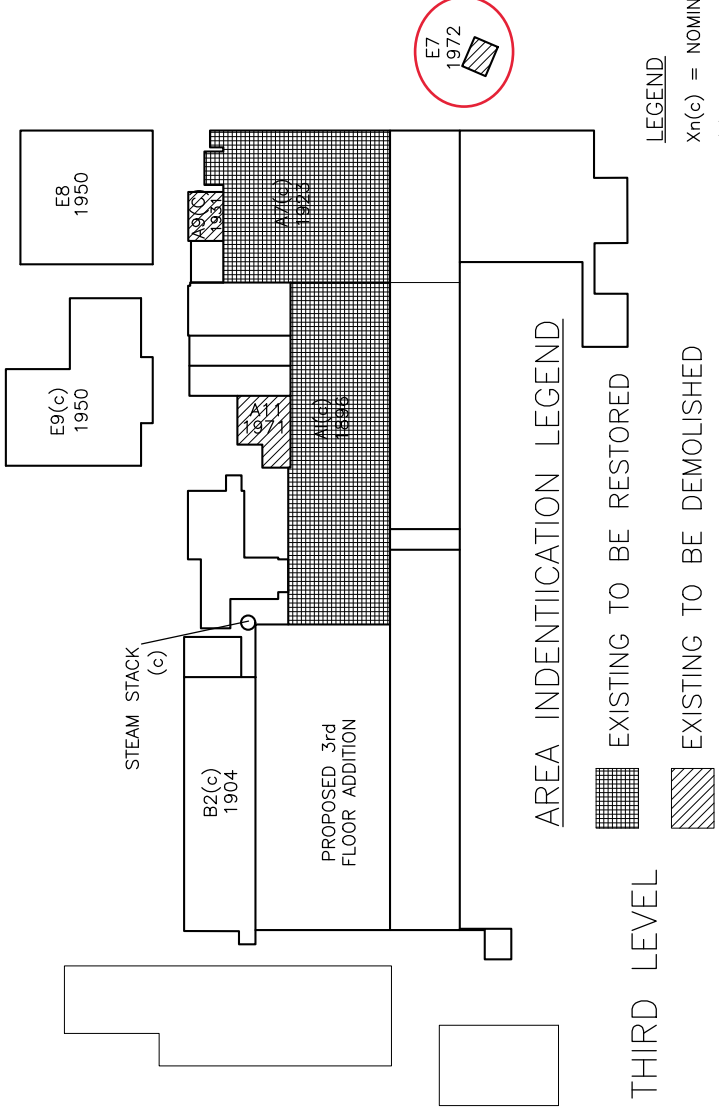
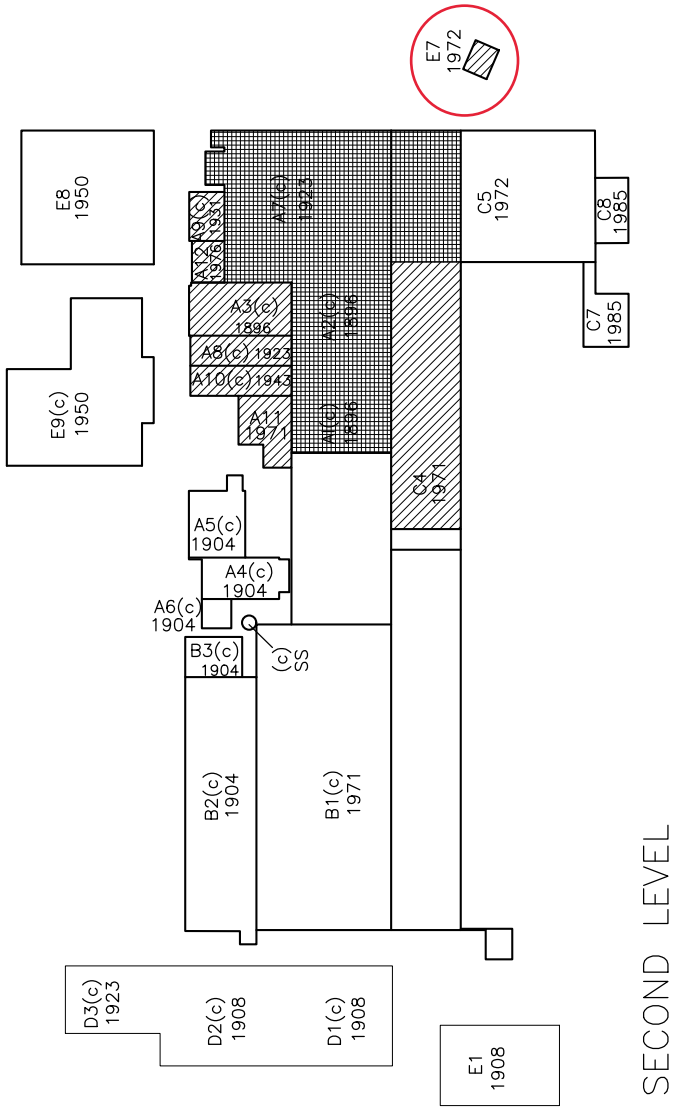
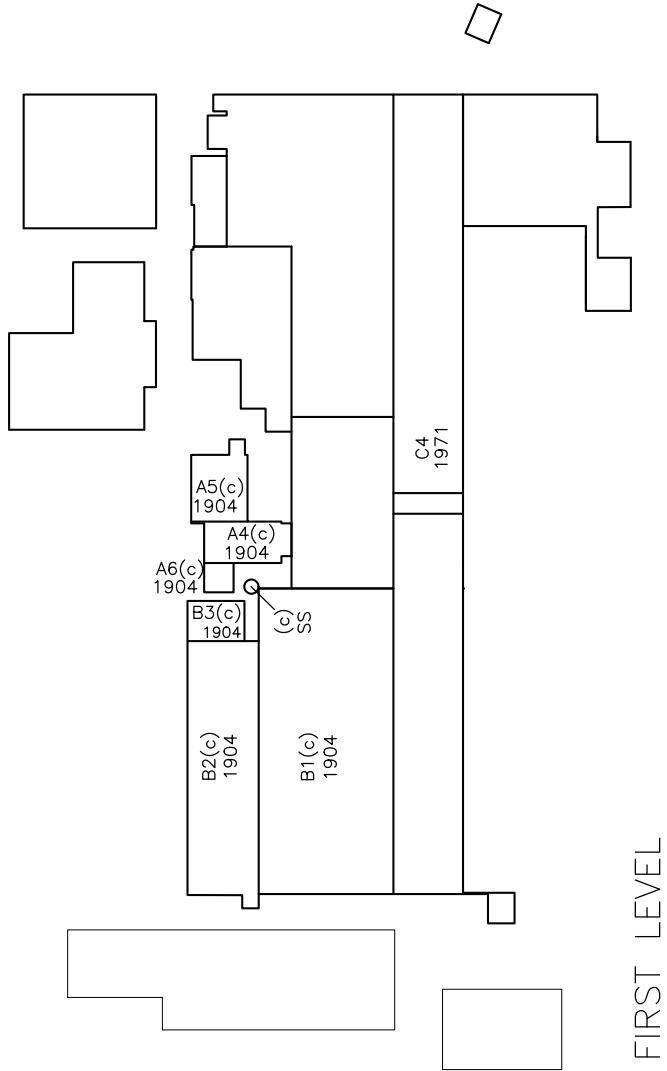
OVERALL SITE PLAN
 NTS



Content
 SHEET PLAN
 Project
 ENO COTTON MILL
 Hillsborough Co
 Hillsborough Co
 Date
 APRIL 9, 2024
 Scale
 1/8" = 1'-0"
 Sheet No.
 EP-1

ENO COTTON MILL
 437 DIMMOCKS MILL ROAD
 HILLSBOROUGH, NORTH CAROLINA
Copyright © 2024 BELK ARCHITECTURE, ALL RIGHTS RESERVED.

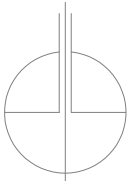
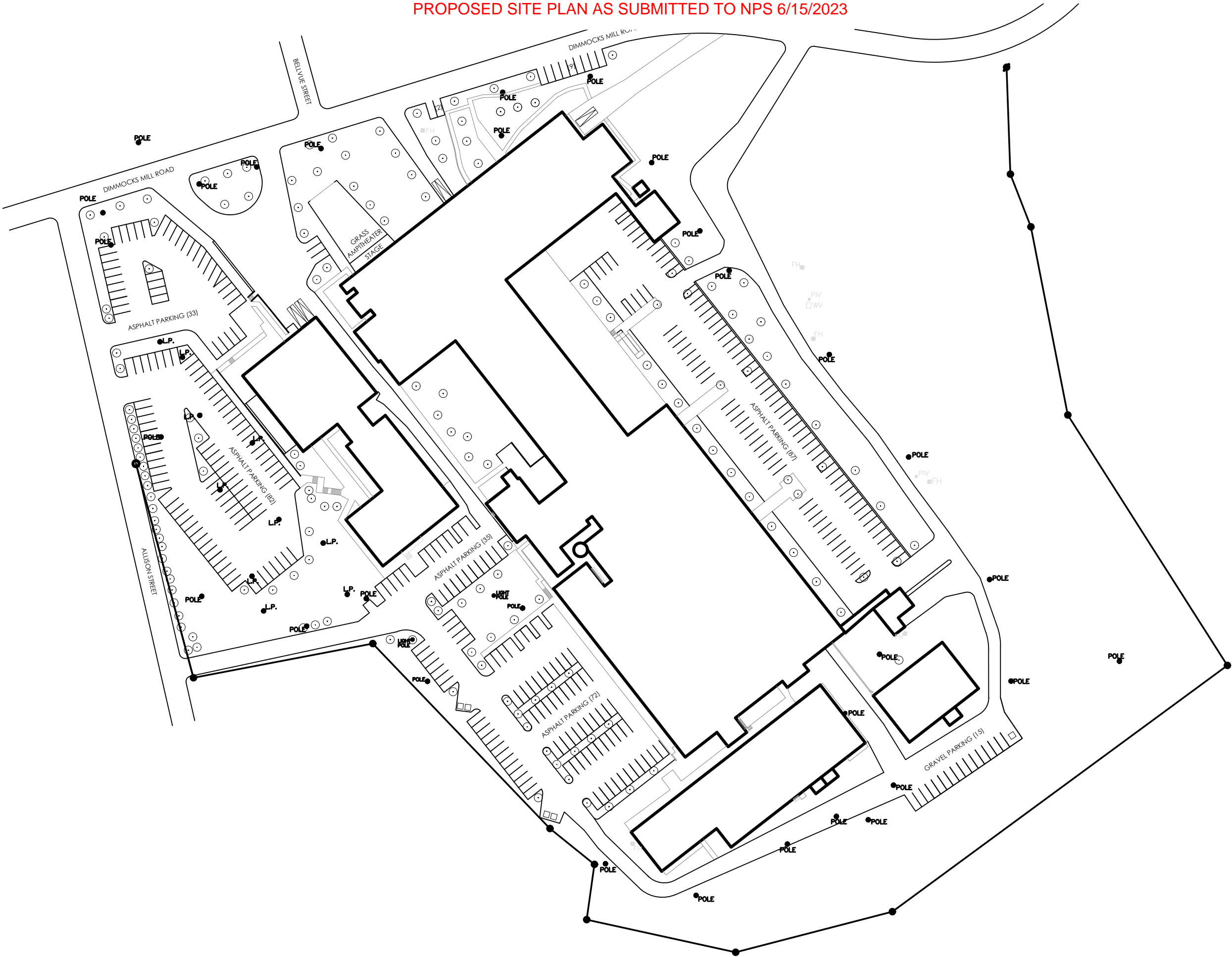
BEK
 architecture
 735 Ninth Street
 Durham, NC 27705
 p: 919.286.2575
 f: 919.286.1906
www.belkarchitecture.net



LEGEND
Xn(c) = NOMINATION REFERENCE
(c) = CONTRIBUTING
1971 = CONSTRUCTION DATE

AS SUBMITTED TO NPS 6/15/2023 SHOWING DEMOLITION OF SUITE 50 - circled
OTHER AREAS NOTED FOR DEMOLITION NOT APPLICABLE TO SCHOOL SUBMITTAL

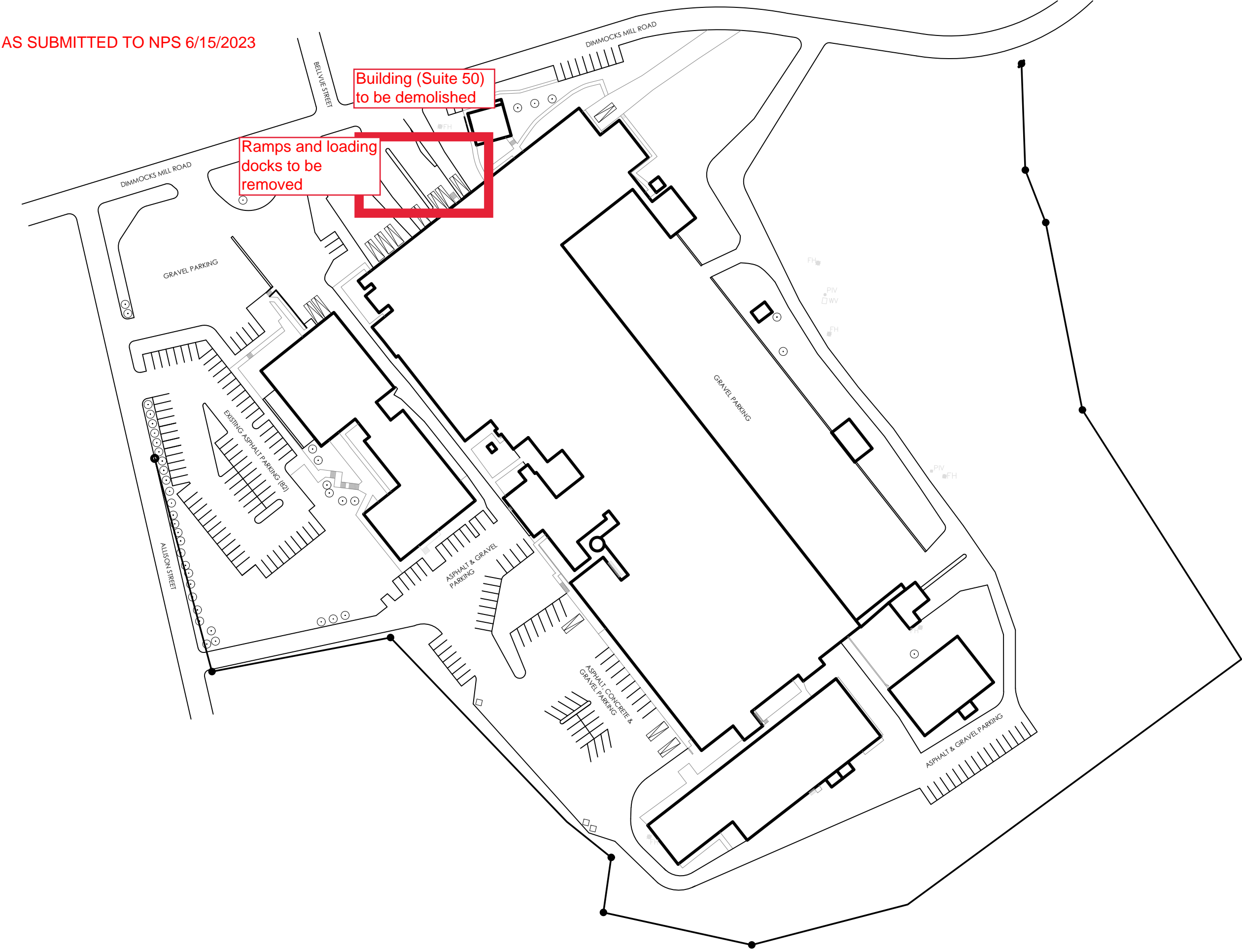
PROPOSED SITE PLAN AS SUBMITTED TO NPS 6/15/2023



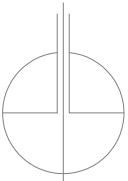
ENO COTTON MILL
437 DIMMOCKS MILL ROAD
HILLSBOROUGH, NORTH CAROLINA

Project
ENO COTTON MILL
PART 2
NPS PROJECT No. 29209
Scale
1" = 100'

Content
PROPOSED
SITE DEVELOPMENT PLAN
Issue Date
NOVEMBER 14, 2022
Sheet No.
SP-2



AS SUBMITTED TO NPS 6/15/2023





PHASE 1

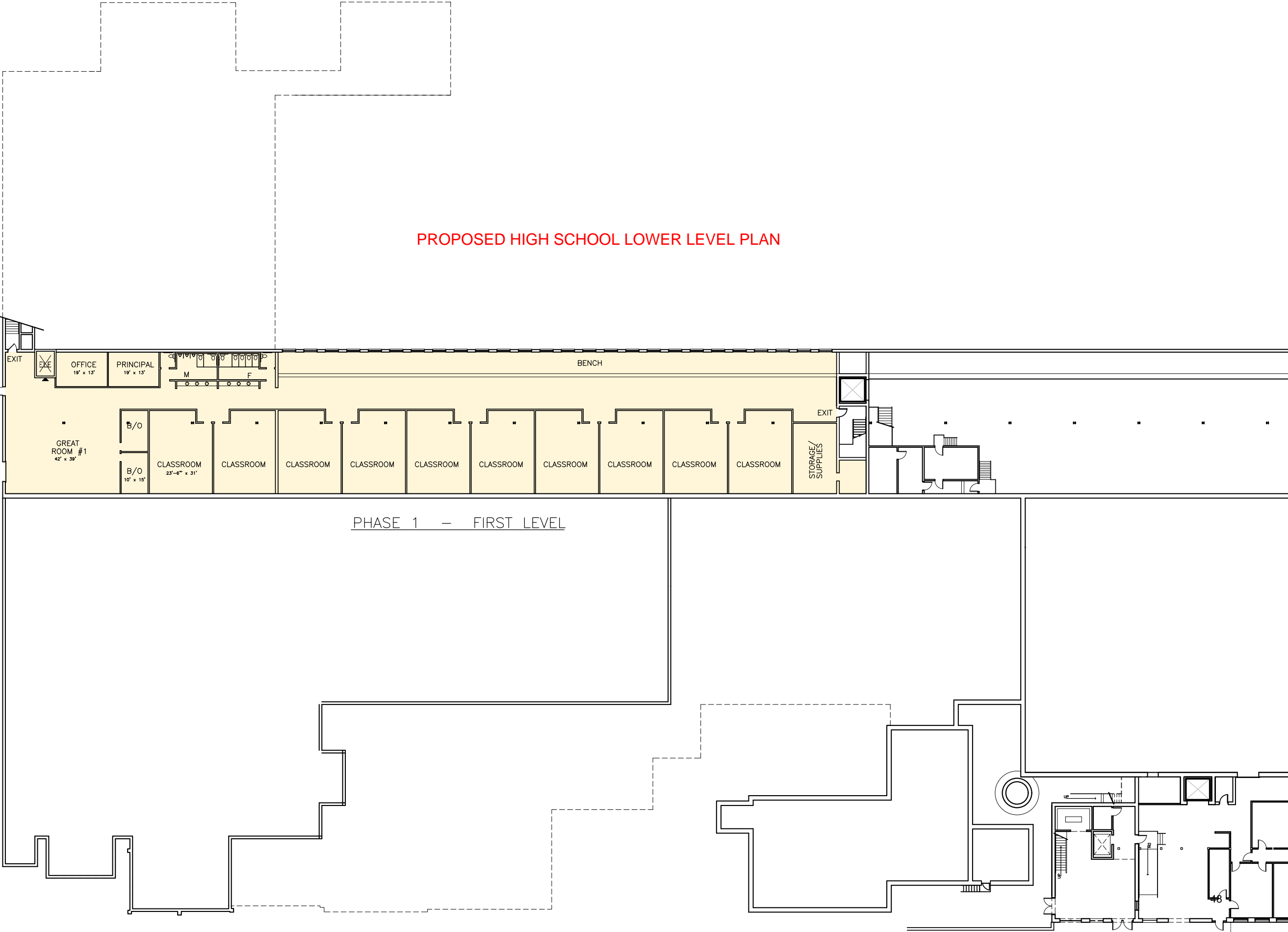


PHASE 2



PHASE 3

PROPOSED HIGH SCHOOL LOWER LEVEL PLAN

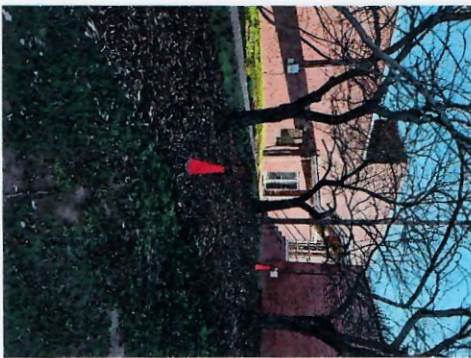




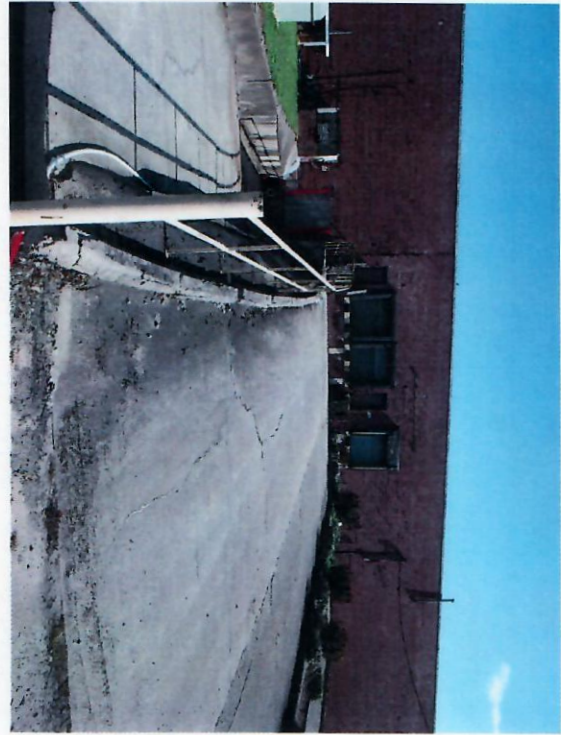
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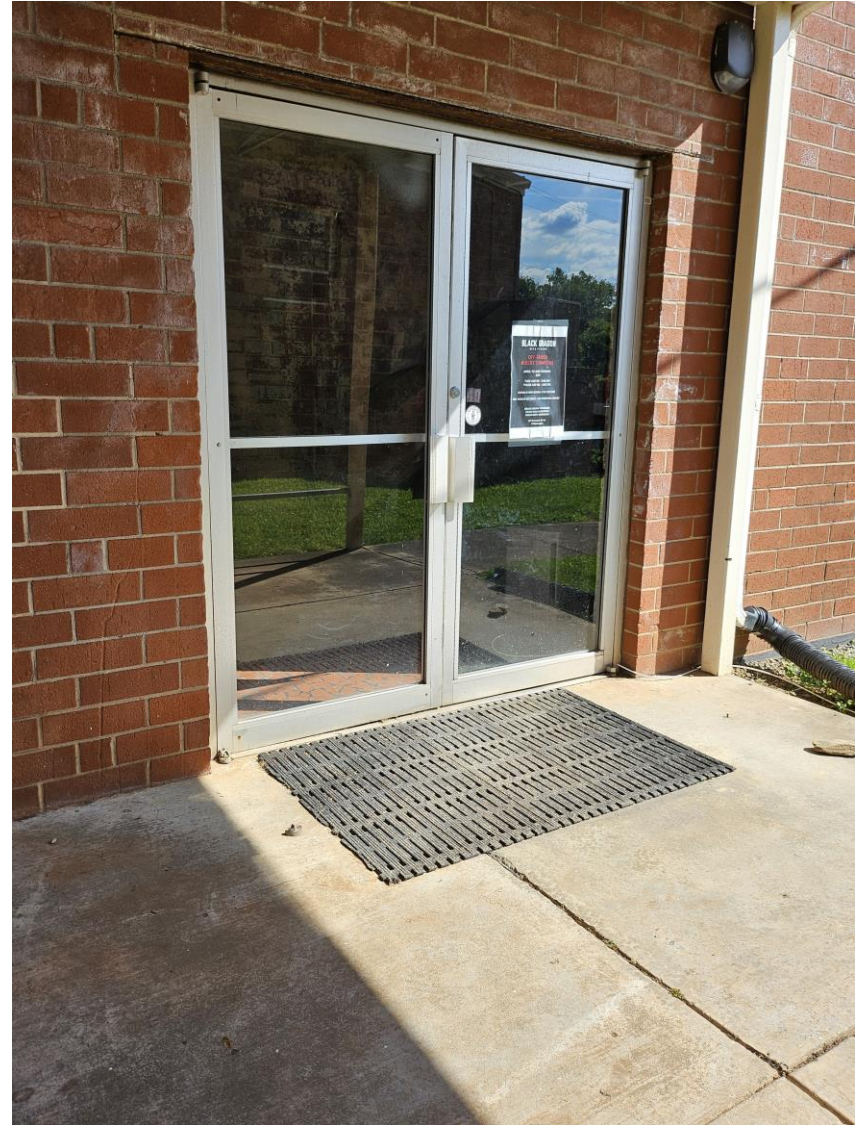


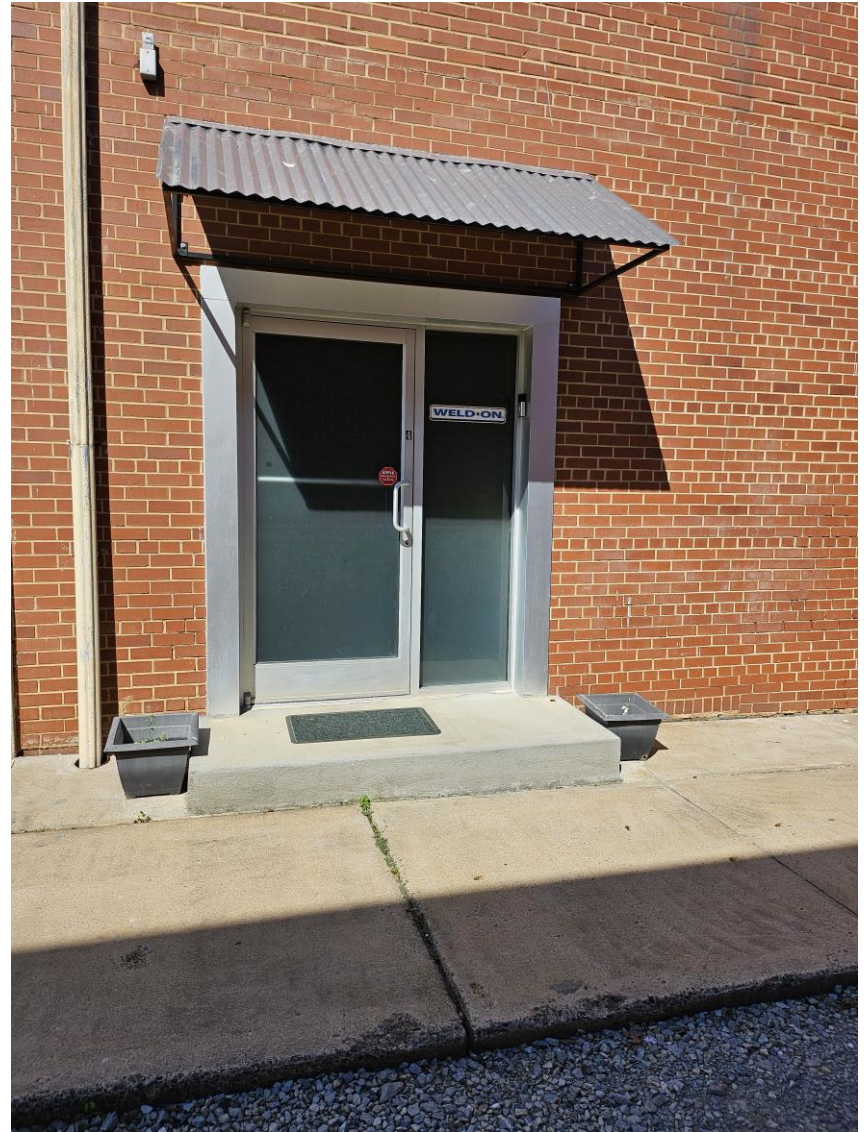
5



4







**NOT FOR
CONSTRUCTION**

©2024, Belk Architecture

CLIENT

HEDGEHOG HOLDING LLC

GENERAL CONTRACTOR

CONSULTANTS

PROJECT TITLE & ADDRESS

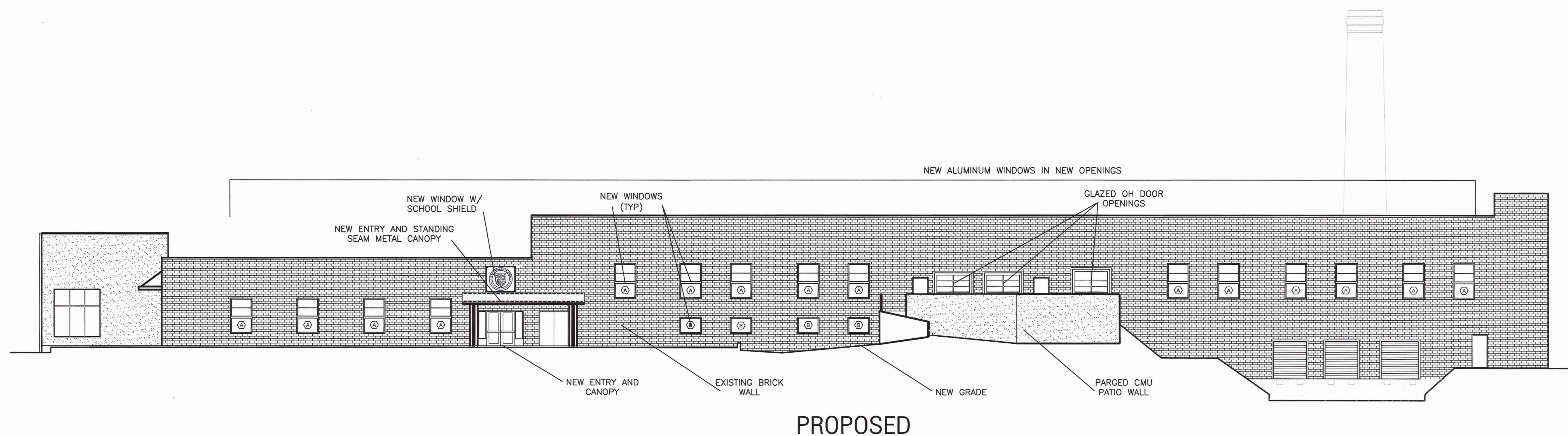
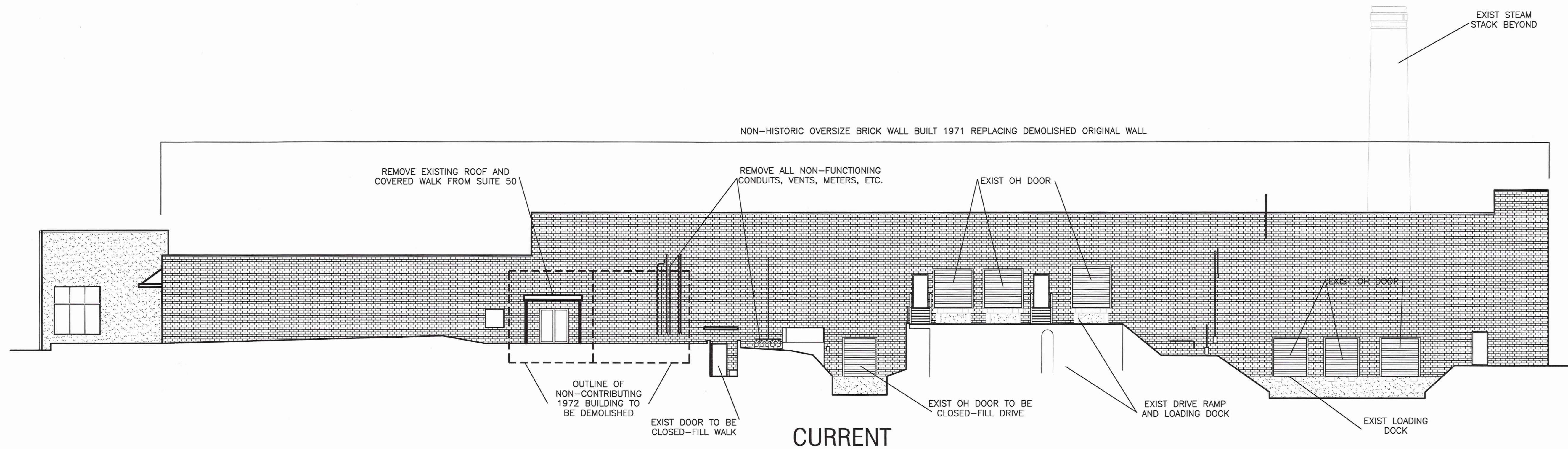
**ENO COTTON MILL
PART II AMENDMENT**
AKA ENO RIVER MILL
437 DIMMOCKS MILL ROAD
HILLSBOROUGH NORTH CAROLINA

Project Number: NPS 29209
Drawn by: BELK ARCHITECTURE

SCALE: 1/16" = 1'-0"
ISSUE DATE: DESCRIPTION:

SHEET CONTENT

**NORTHWEST
ELEVATIONS**
EXISTING/PROPOSED



RECEIVED
5/23/2024
Tom King



Allen Knight attached a document



Allen Knight (allen@housewrightbuilding.com) has attached the following document: [Learn more](#).

I have received pricing on the ramp. I used your railing guy as a base bid, they are way behind so I am looking elsewhere. I believe the ramp will cost around \$100,000.00 including management fees. I will put together a budget and schedule once we are under contract. I can start this immediately since you have the permits pulled.

I am still pricing the interior upfit. I should have all that in the next couple of days. I may send you a list of questions.



Eno River Mill CMA

Use is subject to the Google [Privacy Policy](#).



Proposal

Project Name: Eno River Mill – Suite 50 – ADA Compliance

Location: 437 Dimmocks Mill Road, Suite 50 – Hillsborough, NC 27278

Date: 6/4/24

Proposal To: Elena Wells – Hedgehog Holdings

R.L. Pullen & Associates, Inc. is proud to submit the following Proposal for the above referenced project:

Proposal Contents

- i. **Schedule of Values**
- ii. **Scope Clarification**
- iii. **Scope Exclusion**

i. **Schedule of Values**

COST	CONSTRUCTION DIVISION
\$ 87,240.00	01 - General Requirements
\$ 22,370.00	02 - Existing Conditions
\$ 96,190.00	03 - Concrete
\$ 73,560.00	04 - Masonry
\$ 58,230.00	05 - Metals
\$ 18,920.00	06 - Wood, Plastics & Composites
\$ 56,190.00	07 - Thermal and Moisture Protection
\$ 19,330.00	08 - Openings
\$ 96,450.00	09 - Finishes
\$ 3,980.00	10 - Specialties
\$ 68,780.00	14 - Conveying Equipment
\$ 53,220.00	22 - Plumbing
\$ 63,470.00	23 - Heating, Ventilation and Air Conditioning
\$ 64,330.00	26 - Electrical
\$ 39,113.00	Overhead & Profit
\$ 821,373.00	TOTAL PROJECT COST



ii. Scope Clarification

- The Work is priced to be performed during normal business hours

General Requirements

- Supervision
- Project Management
- Dumpsters
- Portable Restrooms
- Permits
- Printing Fees
- Consumable Materials
- Final Cleaning

Existing Conditions

- Demolition of existing building components as required
- Includes demolition of wood paneling on walls on the ground floor

Concrete

- Concrete pit and foundation for elevator shaft
- Concrete ramp
- Core drilling

Masonry

- Elevator Shaft CMU and brick veneer
- ADA Ramp CMU foundation wall and brick veneer
- Masonry openings in existing walls as required for new Elevator shaft

Metals

- Metal stud interior framing of new ADA restrooms
- Railings at new ADA ramp
- Roof framing at new Elevator shaft
- Lintels for new masonry openings

Wood, Plastics and Composites

- Repairs to subfloor as required to create a level surface
- Wood base and door casings

Thermal and Moisture Protection

- Waterproofing of Elevator Shaft and ADA Ramp foundations
- Roofing and gutters at new Elevator shaft
- Caulking as required



Openings

- New door openings for ADA restrooms
- Repairs to existing door openings as required
- Replacement and repairs to aluminum storefront doors and hardware as required to meet ADA

Finishes

- Hang drywall throughout
- Flooring throughout
- Paint throughout
- Acoustical Ceilings

Specialties

- Restroom Accessories
- Fire Extinguishers and Cabinets

Conveying Equipment

- Elevator package

Plumbing

- Plumbing modifications as required to create new ADA restrooms
- Plumbing associated with the Elevator pit

Heating, Ventilation and Air Conditioning

- Replacement of HVAC split systems
- Exhaust ventilation as required for new ADA restrooms

Electrical

- New lighting throughout including emergency lighting
- Power as required

iii. Scope Exclusion

- We exclude any work that is not included within the Scope of Work provided in section iii.
- Sprinkler or Fire Alarm work
- Utility work (Electrical, Sewer, Gas, Etc.)
- Millwork (Cabinetry or Countertops)
- Architectural or Engineering Design



Proposal

Project Name: Eno River Mill – Suite 50 – Building Demolition

Location: 437 Dimmocks Mill Road, Suite 50 – Hillsborough, NC 27278

Date: 6/4/24

Proposal To: Elena Wells – Hedgehog Holdings

R.L. Pullen & Associates, Inc. is proud to submit the following Proposal for the above referenced project:

Proposal Contents

- i. **Scope of Work & Price**
 - ii. **Scope Clarification**
 - iii. **Scope Exclusion**
-

- i. **Scope of Work & Price**

- Disconnect all utilities prior to commencing demolition activities
- Demolition building components including but not limited to: roofs, canopies, masonry, framing members, concrete slabs, concrete sidewalks, electrical, HVAC, Plumbing, interior finishes
- Disposal of all debris
- Rough grading of area where structures are to be removed
- Seed and straw area where building is removed
- General requirements and conditions such as Supervision, Project Management, dumpsters, portable restrooms, etc.

TOTAL PRICE - \$171,360.00 – *One Hundred Seventy-One Thousand, Three Hundred Sixty Dollars and 00/100*

- ii. **Scope Clarification**

- The Work is priced to be performed during normal business hours
- Price includes demolition of the concrete sidewalks and canopy connecting Suite 50 to the Mill

- iii. **Scope Exclusion**



- We exclude any work that is not included within the Scope of Work provided in section iii.
- We exclude removal of trees and stumps
- We exclude removal of curb and gutter or grass areas

Eno River Suite 50 Proposals

Renovation	Updates	Suite 50		Demolition	Suite 50	
1. General Conditions/ Supervision	32,000			1. General Conditions/ supervision	6,500	
2. Builder Risk/ Insurance	800			2. Builders risk	500	
3. Architectural Plans/ Engineering	0	Provided by owner		3. Permits/Fees	950	
4. Surveys	0			4. Demolition and excavation	45,000	
5. Building Permits	2,500			5. Hauling/fills dirt	18,000	
6. Impact Fees	0			6. Final grading and landscape	8,500	
7. water and sewer	0	Existing		7. /onsite portable restroom	400	
8. On site portable restroom	625					
9. Erosion control/ protection	2,500			Cost	79850	
10. Demolition	8,300			Builder Fee 20%	15,970	
11. Footings/ Foundation/slab	0	Existing		Total Demolition Project	95,820	
12. Poured walls/ Retaining walls	65,000	Handicap ramp and planters				
13. Waterproofing/ Back fill	4,500					
14. Structural Steel/LVL	0	None required				
15. Framing/ Engineered lumber	4,350					
16. Framing Labor	6,500					
17. Exterior Windows/Doors	26,800					
18. Boxing/Siding Materials	0					
19. Boxing/Siding Labor	0					
20. Roofing Materials/Labor	16,200					
21. Fireplace/ Surround	0	None				
22. Interior Trim Materials/Labor	8,900					
23. Railings	10,400					
24. Cabinetry	0					
25. Countertops	0					
26. Ceramic Tile/ Labor	0					
27. Gutter/ downspouts/ piping	3,000					
28. Driveway Materials/Labor	0	Existing parking				

Renovation	Updates	Suite 50		Demolition	Suite 50	
29. Sheetrock Materials/Labor	4,800					
30. Painting Int/Ext	14,000					
31. Appliances	0	None				
32. Light fixtures	2,500					
33. Plumbing Labor	7,200					
34. Plumbing Fixtures	5,800					
35. Heating/Air/Gas Lines	16,000					
36. Electrical	6,900					
37. Insulation/sealing						
38. Flooring	16,700					
39. Termite Treament	400					
40. Interior/window cleaning	1,800					
41. Warranty	1,000					
42. Landscape	2,500	Allowance				
43. Trash Removal/Site Clean up	4,900					
44. Temporary Utilities	0	Existing service				
45. Misc items	3,000					
46. Interior Hardware and accessories	3,000					
Cost	282,875					
Builder Fee 20%	56,575					
Total renovation project	339,450					

NC Drainage

5/31/2024

Re: 437 Dimmocks Mill Road, Hillsborough, NC 27278

To Whom it May Concern:

I inspected the above referenced project located on the Northwestern end of the Eno River Mill. The lower level of the building behind the Suite 50 building and adjacent to the loading docks has a history of leaking.

In order to make the lower level water-tight and good for occupancy, we find the only reliable course of action is to regrade the front of the building. The Suite 50 Building connects to the area with a walkway and a double retaining wall. The building serves as a dam and allows water to flow in sheets two the basement of the main mill. The only way we can see that will reliable waterproof this area is to take down the Suite 50 building, regrade the area, and install drainage pipes so the water flows away from the building. In an occupied space, such a school with children, sump pumps would be insufficient to ensure the space was dry.

Kind regards,

CERTIFICATION

I certify that the above document is true and correct to the best of my knowledge, information and belief.

Dated:

6-3-2024
6-3-2024


A handwritten signature in dark ink, consisting of a large, stylized 'J' or 'L' shape, followed by a horizontal line extending to the right.



1923 and 1931- SW Facade



1971- NW Facade



Expedition School

1908 SE
Window openings that were added during the school's construction



1917 NE
Doors that were added to be a secondary entrance to the school.



1971- NE Facade

The Historic District Commission
100 E. Orange Street
Hillsborough, North Carolina

Attn. Joseph Hoffheimer, Town Planner

Re: In the matter of the Application for a Certificate of Appropriateness (“COA”) for Demolition of a small out-building, Suite 50, at Eno River Mill, Hillsborough, N.C. pending before the Historic Commission, Town of Hillsborough, N.C.

On April 10, 2024, an application was filed with the Town of Hillsborough Historic District Commission by Eno River Mill, LLC for a COA to demolish Suite 50, a small outbuilding. Receipt was acknowledged.

Approval of a COA for demolition of a historic building may not be denied under NCSG Sec.160D-949 and Hillsborough’s Unified Development Ordinance unless the building has a special designation not applicable here. A commission may delay demolition for up to 365 days. However, it may not neglect to act and thereby defeat the clear meaning of the Statute that the “maximum period a demolition can be delayed is 365 days”. “The Tortoise, The Hare, and Demolition in Historic Districts,” Adam Lovelady, Coates Canons NC Local Government Law, 11/21/16

Having reviewed the application at the May 12 meeting and continued it to June and now July, approval of the demolition permit is ripe and should be decided at the Commission’s next meeting. We request that the Commission approve a COA permitting demolition of the small out-building, Suite 50, with no delay. Because the small building is not a contributing structure and has no special significance or value to maintaining the character of the District, there is no reason for a delay provision in the COA. If the Commission determines to institute a 365-day delay in the effective date of the COA, we request the time begin 365 days from May 12, the meeting where the matter first came before the Commission. This provides the Commission time to further consider matters it may contemplate under NCSG Sec.160D-949 if it deems it necessary to do so.

We appreciate that questions raised by the Commission, so we address them below.

The Commission is having difficulty visualizing the building and its relationship to the Mill, can you provide photos and a video? Attached is a site plan showing the relationship of the building slated for demolition to the Main Mill and Dimmocks Mill Road. Attached are exterior photos of the Mill showing the elevation of the building above grade to help the Commission visualize the extent to which a handicapped ramp would be required. Also attached is a photograph of the stairway to the basement; it demonstrates that it is not and cannot be readily made handicapped accessible.

What uses have been explored for this building? Since 2021 we have explored leasing the property for various purposes including a dental office, pottery studio, music school and residence. All such uses would require a complete fit-up and handicapped access. We also tried to use it as an employee office. We found that the noise from trains and street traffic made taking calls difficult at times. In every case, we found the cost of bringing the building up to code and adapting the space for the possible use was too great given the potential of the space.

What would be the cost of bringing the captioned building into compliance and making it rentable and what income might it be expected to yield? The building has been vacant for about three years. It has approximately 2,400 SF under-roof. The space is equally divided between two floors; one of which is an inground basement with no fenestration and the other is approximately three feet above grade. To access the upper floor a handicapped ramp wrapping around at least two sides of the building would be necessary and the rear handicapped access door opening would also need to be enlarged. We received a contractor's estimate of \$100,000 to complete that work. Because the basement stairway is too narrow to accommodate a lift and the cost of installing an elevator to access the basement would be prohibitive, the only potentially feasible use of basement space would be conditioned storage. We estimate the cost of making the basement rentable would involve installing HVAC, upgraded electric service, painting and bringing the bathroom up to code would be no less than \$50/SF or \$60,000. Assuming that the upper floor could be occupied for commercial or office use, we would anticipate that the cost of renovating that space would be no less than \$100/SF or \$120,000. The building's roof needs to be replaced at a cost of \$10,000. Thus, the "hard" costs of the ramp and other construction would total no less than \$290,000. Our experience suggests that it would be necessary to spend no less than 25% of the hard costs to cover permitting, professional fees, interest, carrying costs and contingencies; that amount would be \$72,500. The total cost would, therefore, be no less than \$362,500. On the income side, we would expect the 1200 SF on the upper floor to rent for no more than \$15/SF or \$18,000 per year gross and the lower floor conditioned storage to rent for no more \$5.00/SF. So, the best-case gross income would be \$24,000/yr. and the net income \$14,000/yr after providing for operating expenses of not less than \$4.00/ SF/yr. To summarize, at a cost of no less than \$362,500 an annual return of no greater than \$14,000 or about four percent could, best case be expected from renovating the building. With commercial real estate loan rates at eight percent or more and a greater risk- adjusted return required on the necessary equity investment, rehabilitating this building could not be justified from a financial perspective.

What impact would the demolition of the building have on the value of surrounding properties. The demolition of the 2400 SF building will help clear the way for the redevelopment of the Dimmocks Mill face of the Mill, some 100,000 SF of functionally obsolete industrial space could then be put to far more productive use; doing so would positively impact the surrounding properties. The Commission need look no farther than Raleigh's Mordecai Neighborhood for an illustration of the potential impact renovation of an Historic Mill can have on the value of nearby properties. In 2005, the renovation of Pilot Mill was completed. At that time, a typical 1500-2000 SF single-family detached home in Mordecai could be purchased for less than \$150/SF. Over the last 12 months, three neighbor homes built between 1938 and 1964 were sold at an average price of \$380/SF.

What is the expense associated with maintaining the building during the 365-day waiting period ? The out-of-pocket cost of maintaining the building for that period would be modest. The opportunity cost of a year's delay could be great. The Applicant has signed a 60,000 SF lease on space on the Dimmocks Mill Road face of the Mill. The space plan calls for the demolition of the subject building and improving the site. The leased space is to be delivered in July 2025. A Special Use Permit ("SUP") is required and in process with the Town's Planning Department. Any further

delay of approval of the COA could delay action on the SUP and thus the delivery of the space leased and potentially or loss of the lease.

Because NCSG Sec.160D-949 does not require an owner provide justification for a demolition COA, we will not be presenting outside expert testimony as has been suggested but we do hope our voluntary responses to the questions raised are helpful to the Commission. Information as to our company and my qualifications to provide the information in this letter follows.

We hope we have now answered all questions and the Commission grants all portions of Certificates of Appropriateness requested at the July 10 meeting. However, if the Commission believes additional information is needed on the portion of the application that is not demolition (proposed façade work and hardscaping), we ask that the Commission bifurcate the application and grant the demolition COA at the July 10 meeting. We do not believe it appropriate to delay grant of the demolition COA further under any circumstance.

Respectfully submitted

Frank R. Gailor

Managing Member, Hedgehog Holdings, L.L.C. For Eno River Mill, L.L.C.

Hedgehog Holdings has a 50-year history of investing in historic properties, renovating and repurposing them. It has been instrumental in successfully completing or is in the process of completing more than a score of such properties. They range in size from 2,500 - 300,000 SF. Hedgehog has been involved as developer or advisor in connection with historic projects in several states and DC. It currently manages more than 500,000 SF of such properties for its own account.

The recognition it and its preservation projects have received includes:

Capitol Hill Preservation Society: Best Adaptive Reuse 1975 , 700 E Street, SE, Washington, DC;

L. Vincent Lowe, Jr. Business Award, Historic Preservation Foundation of North Carolina, Inc. for Support and Promotion of Historic Preservation, 2004;

Triangle Business Journal: Best Adaptive Reuse Project, 2005, Pilot Mill Project, Raleigh; and

Capital Area Preservation Society, Lifetime Achievement Award in Historic Preservation, 2014.

Its managing member, Frank Gailor, has served in various capacities in the following preservation organizations:

Frank Lloyd Wright Preservation Trust, Chicago, Ill., Board Member and Executive Committee Chair

Preservation NC, Board Member and Development Committee Chair

Mordecai Square Historical Society, Raleigh, Board Member and President

Capital Area Preservation Society, Wake County, Board Member and Finance Chair

Raleigh Historic Properties Commission, Member

Bio: Frank Gailor

Education; B.S South Dakota State University with honors ; MPA Maxwell Graduate School, Syracuse University with distinction and The Maxwell Fellow 1963; JD, George Washington University with honors, 1970.

Professional: Captain US AG (ret); Office of the Secretary HUD; Administrative Assistant US Representative R.T. Hanna (D. 34th District Cal.); Partner, Durea, Carpenter and Barnes Attorneys at Law, Cal and DC; Managing Partner Gailor, Elias and Matz, Attorneys at Law, DC; CEO of First Corps, a financial institution holding company headquartered in Raleigh; and Managing Member, Hedgehog Holdings, LLC, a family office managing assets including extensive investments in historic properties.

Bar Admissions: DC; NC; and US Supreme Court.

Brooks Ann Camper
Bridal Couture

The Cloth Mill
at Eno River

The Expedition School

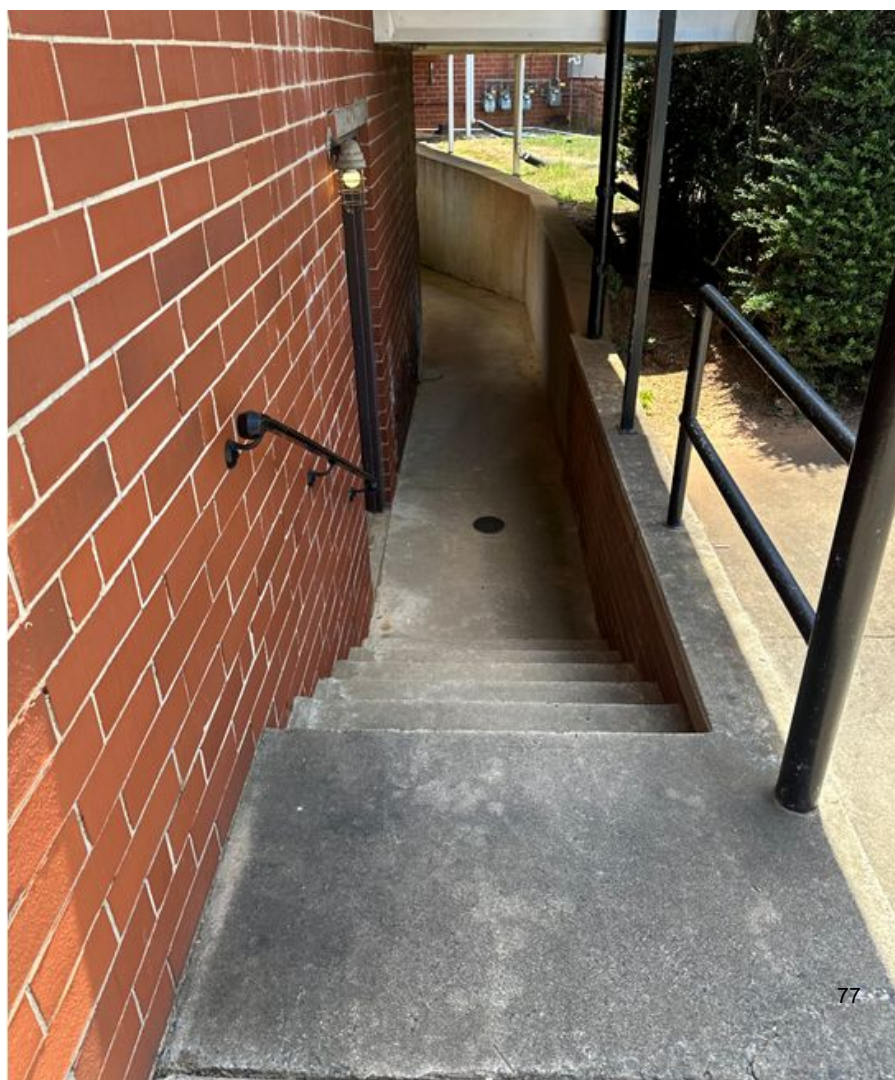
437 Dimmocks Mill Road

73







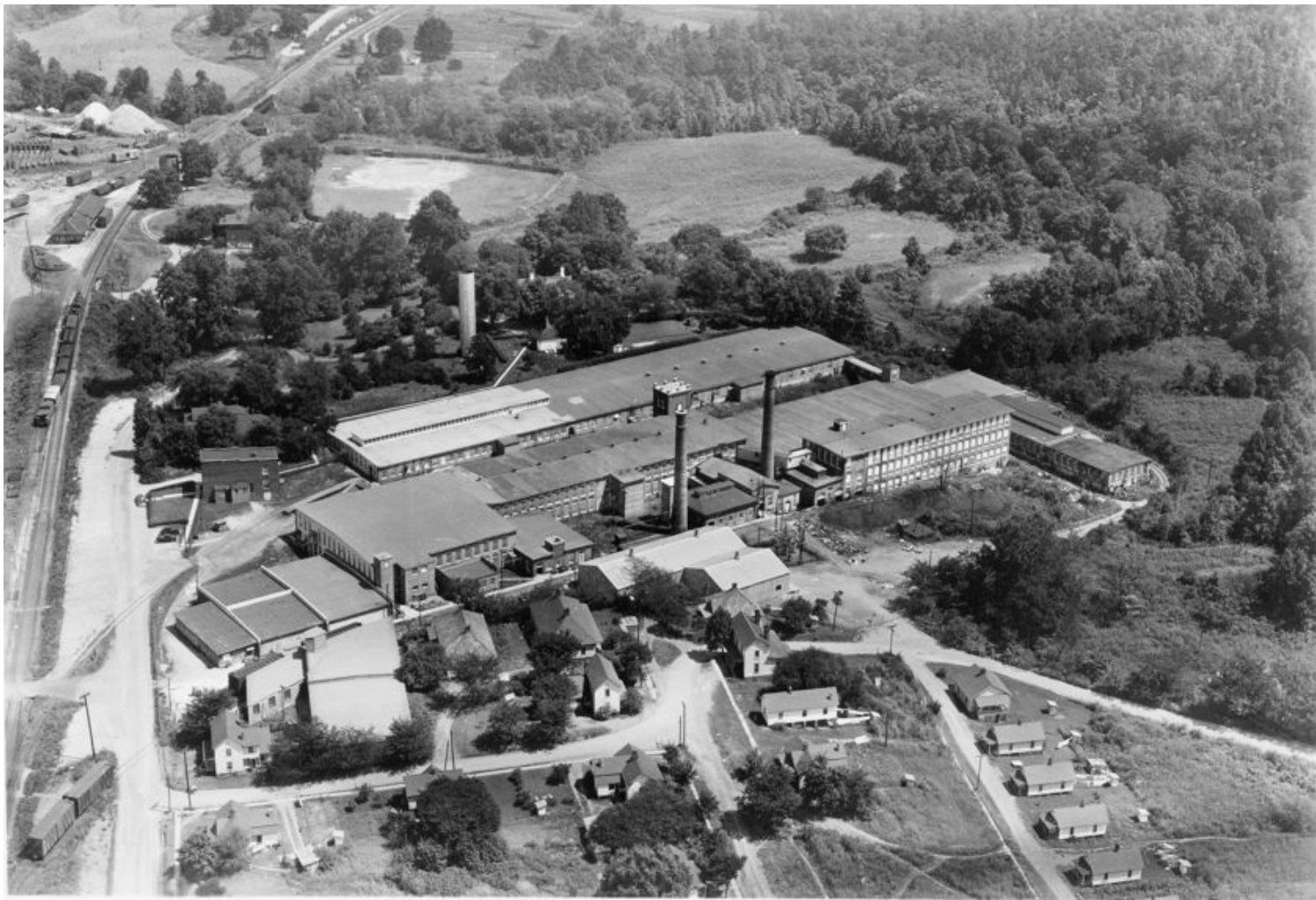




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AN ORDINANCE DESIGNATING ENO COTTON MILL
AS A LOCAL HISTORIC LANDMARK
OF THE TOWN OF HILLSBOROUGH

THE BOARD OF COMMISSIONERS OF THE TOWN OF HILLSBOROUGH ORDAINS:

- Section 1. The Owners of the Eno Cotton Mill building located at 437 Dimmocks Mill Road in Hillsborough requested local historic landmark designation from the Town of Hillsborough. The parcel for which the Owners seek such designation is identified by Orange County Parcel Identification Number of 9864-64-6207 and contains approximately 22.148 acres.
- Section 2. The property Owners are Eno River Development Company, 437 Dimmocks Mill Rd, Suite 14, Hillsborough, NC 27278
- Section 3. The Hillsborough Historic District Commission conducted a public hearing regarding the potential historic landmark designation on Wednesday, December 3, 2014 and prepared its favorable recommendation for the Hillsborough Town Board consistent with Section 2.5.1.d of the Unified Development Ordinance.
- Section 4. The Hillsborough Town Board of Commissioners conducted a public hearing regarding the potential designation on Monday, December 8, 2014 and made the following findings:
- (a) The required landmark designation steps identified in NCGS 160A-400.6 have been followed.
 - (b) The written comments from the State Historic Preservation Office have been received and considered.
 - (c) As detailed in the designation report and the Historic District Commission's resolution, the property has local historical significance in documenting both the industrial history of Hillsborough and the role of this mill in particular played in that history to support landmark designation.
 - (d) As detailed in the designation report and the Historic District Commission's resolution, the contributing structures on the property possesses integrity of design, materials, setting, and workmanship and are remarkably intact to support landmark designation.
 - (e) Before the December 3 hearing with the Historic District Commission, the property owner requested and received approval to demolish three modern additions to the building that do not impact the character or integrity of the remaining structures or the applicability of local landmark designation.
- Section 5. The parcel and structures identified herein are hereby designated a local historic landmark within Hillsborough and shall be treated as such under the Hillsborough Unified Development Ordinance and relevant section of North Carolina law. The designation does not include any interior features.

Ordinance #20141208-10.B

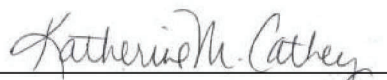
- Section 6. Consistent with NCGS 160A-400.5 and Section 3.12.6 of the Hillsborough Unified Development Ordinance, the structures on this property are subject to the waiting period stated in NCGS 160A-400.14(a) shall be observed prior to demolition, including any reduction authorized by the Historic District Commission in their review of the Certificate of Appropriateness application for demolition.
- Section 7. All provisions of any town ordinance in conflict with this ordinance are repealed.
- Section 8. This ordinance shall become effective upon adoption.

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted this 8th day of December, 2014.

Ayes: 5

Noes: 0

Absent or Excused: 0


Katherine M. Cathey, Town Clerk

United States Department of the Interior
National Park Service**NATIONAL REGISTER OF HISTORIC PLACES**
Continuation SheetSection 7 Page 1Eno Cotton Mill
Orange County, North Carolina**Setting**

The Eno Cotton Mill is located on just over seventeen acres in the West Hillsborough neighborhood in Hillsborough, North Carolina, less than a mile south of the historic downtown. The building complex that makes up the historic textile mill sits on a slight rise in the topography, situated between the Norfolk and Southern Railroad corridor to the north and the Eno River and Occonechee Mountain to the south and southeast. The northern boundary of the property is bordered by Dimmocks Mill Road, running along the property line, parallel to the railroad tracks. North of the mill, across the railroad tracks, is the Bellevue Manufacturing Company mill, a small commercial strip, as well as a residential neighborhood consisting primarily of frame dwellings from both the Bellevue Manufacturing Company's mill village and those homes moved from the Eno Cotton Mill's four mill villages. Eno Mountain Road/Allison Street borders the property to the west. The land to the west was formally the location of three mill villages, but now it is vacant save two industrial warehouses. The south, southwest, and east edges of the property are bordered by two parks—Occonechee State Park to the south and west and Gold Park to the east.

The mill is in the general form of a large rectangle with a small brick office to the north, two moderately sized, single-story brick buildings to the west, the brick Dye House building to the south, and another concrete block warehouse to the south. The original Main Mill, constructed in 1896, was oriented on a northwest-southeast axis with a northeast front façade and corner tower. Since its initial construction, however, the original Main Mill has been surrounded by later additions built throughout the mill's history. The original façade is no longer visible.

The overall construction of the Eno Cotton Mill is typical of textile mills built during the late nineteenth century where safety and efficiency were the primary concerns rather than architectural beauty. All of the buildings at Eno Cotton Mill were built in the commercial Italianate style and are typical of slow-burn construction. Like other textile mills of this style and construction type, the brick walls were punctuated by large segmental-arched wood double- and triple-hung sash windows. Decorative brickwork can be seen on many of the original buildings at the cornices. The brick walls are load-bearing, heavy timbers were used in the interior structure, and floors and ceilings were constructed of wood.

While the mill was in operation from 1896 to 1986, it saw many changes, including additions, the closing in of windows and doors, the creation of new openings, the replacement of select facades, and roof alterations. However, the mill complex, as a whole does retain its historical integrity.

The following description of the mill complex is organized around three sections of the main building: the original 1896 main mill [A], the 1904 expansion [B], and the 1917 building [C], followed by the other buildings and structures on the site (the 1908 dye house [D] and those labeled as [E], such as the office and warehouses). Within the

United States Department of the Interior
National Park Service**NATIONAL REGISTER OF HISTORIC PLACES**
Continuation SheetSection 7 Page 2Eno Cotton Mill
Orange County, North Carolina

description of each section or building, the original building and subsequent additions will be described chronologically. See the attached floor plan for the location of the areas described and labeled using a letter/numeric code.

Main Mill Building

Contributing Building

1896, 1904, c. 1917, c. 1923, c. 1971

Main Mill [A1-A6] and additions [A7-A13]

When Eno Cotton Mill began operation in 1896, the plant consisted of a main mill building [A1], a lapper room [A2], an opening and picker room [A3], an engine room [A4] with a belt room [A5] a condenser room [A6], and a store house (no longer exists). The main building and smaller rooms are all brick, typical of slow-burn mill construction, and they were all built in the Italianate style exhibiting hallmarks of that style, such as brick corbelled and denticulated cornices, wood brackets under the eaves, and projecting brick drip molding above the windows. Despite several additions that obscure the majority of the main mill and portions of the smaller rooms, the brick walls of the 1896 sections remain intact.

The main mill [A1], which includes the lapper room [A2], has twenty-seven bays, and historic photos show eleven-foot-tall fifteen-over-fifteen double-hung wood sash windows with fixed segmental-arched ten-light transoms lining the west and east walls. Nine windows line the south wall, but the north façade was removed during the construction of a c. 1923 addition [A7]. All of the window openings have been in-filled with brick. The main mill is a two-story building with a shallow gabled roof supported by heavy timber beams and posts, and wood decking, all of which remain. A four-story tower with a hipped roof with wide, bracketed eaves and round-arched windows was originally located at the southeast corner of the building. It was later removed, likely during the construction of the 1971 infill addition [C3].

The single-story brick opening and picker room [A3] extends off the southwest side of the main mill building. Unlike the other original 1896 structures, this section has a flat roof, but it still exhibits the corbelled and denticulated cornice. Historic photos show that this building originally had segmental-arched windows and doors on the southeast and south elevations. The south wall was removed during the construction of a c. 1923 addition [A8], but the openings and their brick hoods on the southeast elevation are still evident. The door opening has been widened to accommodate a set of double steel doors, and the window has been bricked in. The c. 1923 addition [A8] was an expansion of the opening and picker room and was similar in terms of size, style, and construction. It also had a segmental-arched window and door on the southeast elevation, and while the window hood and opening (bricked in) remain, the original door opening was removed to accommodate a new set of double metal doors.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section 7 Page 3

Eno Cotton Mill
Orange County, North Carolina

This likely happened when the c. 1943 addition [A10] was constructed. This c. 1943 addition is also a single-story brick structure with a flat roof.

The brick Italianate-style 1896 engine room [A4] with an adjoining belt room [A5] and condenser room [A6] is connected to the main mill building near the south end of the southwest elevation of the main mill building. The engine room [A4] is a one-story brick building with denticulated cornice brickwork, a front-gable roof, and a basement. Historic photos show that this building had two eleven-foot-tall fifteen-over-fifteen double-hung wood sash windows under segmental-arched fixed ten-light transoms that flanked a center door with an eighteen-light transom. These openings have been filled in, but they are visible. Other alterations include a metal covered walkway that extends across the southeast elevation and a c. 1970 concrete block [A13] single-story storage shed along the north elevation.

The three-story belt room [A5] which is connected to the north side of the engine room was also constructed in the Italianate style, but unlike the main mill or engine room, this section has a hipped roof with a shed dormer on its west slope. Historic photos show that this section once had a hipped roof with a monitor, but the monitor has been lost. The historic photos also show that there were once three double-hung wood sash windows with segmental-arched fixed transoms that alternated with two arched double-door openings with fixed multi-light transoms. All of the openings have been reworked and closed in over the years. The decorative brick work at the cornice remains. The interior spaces of the belt room exhibit square, flared concrete mushroom posts, concrete floors, and heavy timber wood decking under the roof.

The condenser room [A6] is a two-story brick Italianate-style building with a hipped roof. It is connected to southeast side of the engine room. Historic photos show that it once had two eleven-foot-tall twelve-over-twelve double-hung wood sash windows with segmental-arched fixed eight-light transoms that flanked an arched center double-door with a multi-light transom. One window opening was reworked to accommodate a new aluminum and glass storefront door, and the original door and other window were bricked in. Those openings remain visible. Heavy timber beams and wood decking were used to construct this open space, but the building, which was likely a single-story building originally, has been divided into two floors with an exterior set of wood stairs to the new outer door.

Historic photos show two original, round brick steam stacks. One of them stood at the north corner of the belt room [A5]. This stack was removed when an elevator tower added to the belt room. The other steam stack (a contributing structure) still stands on the south side of the engine room [A4] and was re-pointed in 1994. Its elaborately corbelled top was shortened by several feet at some point after 1974.

In c. 1923, an addition [A7] was built north of the lapper room [A2] and opening and picker room [A3]. This two-story addition was constructed to match the styling of the original main mill, but it is slightly taller than the original main mill, and the roof slopes slightly where it joins the lapper room [A2]. Like the main mill, this addition has a

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section 7 Page 4

Eno Cotton Mill
Orange County, North Carolina

shallow gable roof. The southeast and northwest elevations are fifteen bays long, and historic photos show double-hung sash windows like those on the original main mill. Those window openings have been filled with brick, and the north elevation was brick veneered, probably in the 1970s. The north side features three loading docks that were likely added in the late 1980s when the mill was converted to warehouse and flex space. Along the southwest elevation, a few of the filled window openings are visible between subsequent additions (a c. 1931 two-story windowless brick addition [A9] and a c. 1976 single-story brick addition [A12]) and the c. 1923 elevator tower and waste engine room [A9] (subsequently covered in white corrugated metal).

A two-story brick addition to the main mill was built in c. 1971 [A11]. It has a flat roof and a few small windows. A metal exterior set of stairs on this addition's west elevation provides access to the roof. Near this addition, on the south side of the main mill's rear restroom tower, a small one-story concrete block storage addition was added c. 1970 [A14].

1904 expansion [B1, B2, B3]

Two additional sections were added in 1904 to the southwest end of the original mill [A1]. A one-story brick structure [B1] with a saw-tooth roof was built for weaving. It is twenty-seven bays long and nine bays wide and measures 237' by 103'. Historic photos show windows that matched the main mill windows. Typical of standard mill construction, the interior of the building consists of wide open spaces, interrupted only by the two rows of wood support posts on the main level. The saw-tooth roof was replaced with a flat roof in 1940, likely to help new heating and cooling systems control for humidity.

An additional brick section [B2] with a shallow gable roof, also constructed in 1904, sits to the west of the weave shed [B1] and shares a twenty-four-inch-thick brick wall. This large three-story structure on a basement is twenty-four bays long and six bays wide and measures 196' by 56'. Much like the 1896 buildings, the large three-story structure had eleven-foot-tall fifteen-over-fifteen double-hung wood sash with segmental-arched fixed transoms and projecting brick drip molding. However, this building lacks the decorative features such as the corbelled denticulated cornice. A long loading dock with a flat metal roof extends along the ground floor of the west façade. On this floor, too, a few of the original window openings were reopened and smaller modern double-hung windows and vinyl siding were installed. On the southeast end of this building is a two-stage stair tower with vinyl-sided diagonal connectors. A one-story, brick shed-roofed building (32' by 44') is attached to the north end [B3], and it has a large round-arched opening that has been filled in with brick. An elevated walkway extends from the north end of the three-story section [B2] to the southwest elevation of the main mill [A1]. This walkway is shown on the 1904 Sanborn map.

United States Department of the Interior
National Park Service**NATIONAL REGISTER OF HISTORIC PLACES**
Continuation SheetSection 7 Page 5Eno Cotton Mill
Orange County, North Carolina

1917 Weaving House, not extant [C1], and additions [C2 –C7]

A building for weaving [C1] was constructed circa 1917 which ran parallel to the 1896 and 1904 buildings, across the railroad siding tracks. Prior to the loss of the weaving house to fire in 1987, the space between it and the main mill was enclosed [C4] in c. 1971. The area where the weaving house [C1] once stood now serves as a gravel parking lot for the mill complex. Only remnants of the weaving house foundation, a c. 1971 small, brick, shed-roofed addition [C2] (a non-contributing structure), and a brick loading dock covered with a modern flat metal-roof [C3] attached to the south end of the east elevation of the 1971 infill section at the south end of the empty space remain. The west wall of the small addition [C2] was part of the east wall of the weaving house, and bricked in window openings are still present in this section of wall and on the east wall of the infill section [C4], which is actually the exposed west interior wall of the weaving house.

The two-story infill section [C4] has steel post and I-beam construction and a shallow metal decking gable roof, and added 60,000 square feet to the mill complex. A three-story brick elevator tower sits at the south corner of this enclosure, within the footprint of the 1904 section [B1]. In the early 1970s, the entire north façade of the mill was veneered to give the appearance of a continuous structure instead of a mishmash of the three different sections. No windows exist on the northwest or southeast walls of the infill addition [C4]. A large loading bay door was added to the northwest façade, likely in the mid-1980s after mill operations stopped.

Around 1971, another addition of over 12,000 square feet [C5] was built off the northwest exterior wall of the 1917 weaving house [C1]. This single-story brick addition has a flat roof, a single entrance on the northwest elevation, and a loading bay garage door on the northeast elevation. Two small single-story brick additions [C6 and C7] were made to this section in c. 1985, and they function as office space. The larger of the two additions [C6] has four single-pane square windows, an entry on the northeast elevation, and a large three-pane black aluminum store-front window on the southeast elevation. The smaller addition is largely blind save a single metal door on the northeast elevation.

1908 Weave House and Dye Shed, [D1, D2, D3]Contributing Building
1908, 1923

A weave house [D1] and dye shed [D2] were constructed in 1908 southeast of the 1904 sections [B1 and B2]. A new weave house was added in 1923 [D3] on the southwest elevation to provide additional space for weaving. The one-story brick building sits southeast of the entire main complex and is composed of three rooms under a shallow gable roof and covers approximately 17,500 square feet.

United States Department of the Interior
National Park Service**NATIONAL REGISTER OF HISTORIC PLACES**
Continuation SheetSection 7 Page 6Eno Cotton Mill
Orange County, North Carolina

On the northeast side of the weave house [D1], there are seven segmental-arched window openings with projecting brick drip molding above. Historic photos show that the original windows were fifteen over fifteen, double-hung wood sash windows. The openings were bricked up, but some of the openings have been partially opened, and modern black aluminum-framed plate-glass windows have been installed in those openings. The original openings are still visible. On the northwest elevation, two similar infilled openings can be seen, as well as a modern door that is connected to the 1904 section by a covered walkway. Historic photos show that the southwest elevation had seven window openings similar to those on the other sides of the building and one double-door opening. Currently, only four of the original infilled openings are visible due to alteration in the 1980s when new aluminum doors and windows were installed. This elevation now has three aluminum-framed glass doors and two aluminum-framed plate-glass windows. The two doors on the east end of this elevation are sheltered by cloth awnings.

Historic photos show a monitor on the roof of the dye house [D2], but it no longer remains. Instead, there are six skylights in the roof. The northwest and southeast walls have been veneered utilizing bricks similar to those seen in other 1970s alterations at Eno Cotton Mill. The east elevation has six windows and the north elevation, which faces the 1904 mill buildings, has over twelve openings. All of the windows in this section of the building were fifteen-over-fifteen double-hung wood sash with segmental arched openings. These windows did not have the fixed transoms over the windows and all have been bricked in. On the interior, two rows of steel posts run the length of this section.

The 1923 addition to the dye house [D3] was built on a concrete foundation. The northwest, southwest, and southeast elevations all have bricked in window openings. The northwest and southeast elevations each have eight bricked in window openings and one bricked in door. On each of those elevations, one smaller modern window has been installed within the original openings. A modern loading bay door has been installed in the door opening on the northwest elevation as well. Four modern aluminum-framed plate-glass windows were installed in the four center window openings on the southwest elevations, likely in the mid-1980s. On the interior, the original heavy timber beams and roof decking are supported by a single row of steel posts.

Steam Stack
Contributing Structure
1896

See description above in 1896 Main Mill Building entry on page 7:3.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section 7 Page 7

Eno Cotton Mill
Orange County, North Carolina

Shed-roofed Addition [C2]

Non-contributing Structure
c. 1971

See description above in 1917 Weaving House entry on page 7:5.

Warehouse [E1]

Non-contributing Building
1975

This single-story building with a flat roof is nestled into the hillside on the southeast end of the main mill complex. It is constructed out of small square concrete blocks, and it is connected to the c. 1971 infill addition [C4] by a metal covered walkway. The northwest and northeast elevations of the building are blind; the southwest elevation has an aluminum-framed glass double-door and an aluminum-framed plate-glass window. The southeast elevation has a concrete loading dock that extends along the south half of this wall. A loading bay door and single metal door are on the southeast elevation as well.

Equipment or Riser shed [E2]

Non-contributing Structure
c. 1971

This small single-story brick building with a flat roof has one door on the northwest side. The rest of the walls are blind.

Riser shed [E3]

Non-contributing Structure
c. 1971

This is a small low brick shed-roofed structure that likely covers pipes that served one of the gravity fed water silos.

Electrical Buildings [E4, E6], Solar Panel Enclosure [E5]

Non-contributing Structures (3)
c. 1986

A small brick building [E4] houses the electrical equipment that collects the power generated by the solar panels in the adjacent fenced area [E5]. Large conduits connect the [E4] electrical building to a similar small brick building with a flat roof [E6] that is situated between the north end additions to the 1917 weaving room [C6 and C7].

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section 7 Page 8

Eno Cotton Mill
Orange County, North Carolina

Mill Office [E7]

Non-contributing Building
c. 1970

A two-story stand alone office building [E7] was constructed in c. 1970 north of the 1917 weaving room [C1]. Constructed of brick, the office stands in the northeast section of the property right on Dimmocks Mill Road. The building contains 1,330 square feet and is a simple square building with a flat roof and no architectural detail. A concrete stoop stands on the east end of the north façade, and a covered walkway extends from the south elevation and connects to the c. 1971 addition [C5] to the weaving room [C1]. The interior is divided into reception and office spaces with wood paneling on the walls throughout.

Warehouse [E8] and Warehouse [E9]

Non-contributing Buildings (2)
1950, 1976, c. 2008

A single story, flat roofed brick building that stands on the northeast side of the main mill complex [E8]. The majority of the building's walls are blind, but the southeast elevation has loading bay doors and a small brick connector to the adjacent warehouse [E9]. Warehouse [E9] was constructed in 1950 and is located across from the 1923 opening and picker room and additions [A3, A4, and A5]. This is a one-and-a-half-story brick building with a double front-gable roof. The south half of the southeast elevation has a metal stairway leading up from the parking lot to a main entrance that is an aluminum-frame glass door. The stairway connects to a metal porch that extends across half of this section of the building, and it gives access to the upper story as well. An awning extends out above the door, and there are four aluminum frame windows, also covered by a metal awning, high above the door as well. A one-over-one sash window, covered by an awning, is to the left of the door. On the west half of the southwest elevation, there are two aluminum-framed, eight-paned windows.

The northeast side of the building has a concrete ramp that extends along the side of the building and provides access to two doors and a loading dock door. The west half of this building is nearly twice as long as the south half, and the northwest side of the west half of this building is where the brick connector runs between the 1976 Warehouse [E8] and the 1950 Warehouse [E9]. The southwest side of the longer west half of the building has an aluminum door and window system that is covered by a large metal awning. The northwest side of the south half of this building has a single door and a large aluminum-framed twenty-pane window system in it. The southwest side of this building is blind. The interior of this building is open with metal posts. The upper story is a loft-style floor and looks down onto the lower level. Both buildings were

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section 7 Page 9

Eno Cotton Mill
Orange County, North Carolina

heavily altered in c. 2008 to accommodate their current use as an industrial bakery and food preparation center.

Riser Shed [E10]

Non-contributing Structure
c. 1923

A small one-story brick shed-roof structure sits between the opening and picker room and its addition [A3, A4, and A5] and the belt room [A5]. It covers plumbing for part of the sprinkler system for the mill.

Gatehouse [E11]

Non-contributing Structure
c. 1980

A small metal and glass building with a flat roof sits at the entrance to the southeast parking lot. This building houses the guard for the gated fence that extends across the parking lot driveway.

Integrity Assessment

Today, all of the buildings are known as the Hillsborough Business Center where a variety of businesses lease space and operate. There have been many alterations and additions made to the buildings over the course of the Eno Cotton Mill Company's history to accommodate changes in the textile industry. The mill retains its historic integrity as the majority of the historic building fabric remains present and the mill complex is still able to convey its significance as a late nineteenth-century Italianate-style textile mill with twentieth-century buildings and additions.



D. 2011.5.205

Eno Cotton Mill

Hillsborough, Orange County, NC

Photo 2

1950 Warehouse, looking East



D. 2011. 5. 206

Eno Cotton Mill

Hillsborough, Orange County, NC

Photo 3

NWest elevation, looking east

I, Joseph Hoffheimer, hereby certify that all property owners within 100 feet of and the owners of PIN 9864646207.006 (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.

4/17/2024

Date

Joseph Hoffheimer, Planner

(for Hillsborough Planning Department)

PIN	OWNER1_LAST	ADDRESS1	ADDRESS2	CITY	STATE	ZIPCODE
9864342119	NORTH CAROLINA RAILROAD	2809 HIGHWOODS BLVD		RALEIGH	NC	27604
9864537896	ENO BANKS PROPERTIES	1905 N ASHLAND DR		BURLINGTON	NC	27217
9864548231	COUNTY LOCK UP	6 CAROLINA MEADOWS	UNIT 208	CHAPEL HILL	NC	27517
9864548420	ENO RIVER MILL LLC	1100 WAKE FOREST RD	STE 100	RALEIGH	NC	27604
9864632758	HILLSBOROUGH TOWN OF	PO BOX 429	PUBLIC SPACE CENTER	HILLSBOROUGH	NC	27278
9864633933	NC DRAINAGE SOLUTIONS	PO BOX 1077		HILLSBOROUGH	NC	27278
9864646207						
9864646207	ENO RIVER MILL LLC	1100 WAKE FOREST RD	STE 100	RALEIGH	NC	27604
9864646207	ENO RIVER MILL LLC	1100 WAKE FOREST RD	STE 100	RALEIGH	NC	27605
9864646207	ENO RIVER MILL LLC	1100 WAKE FOREST RD	STE 100	RALEIGH	NC	27605
9864646207	HEDGEHOG HOLDINGS LLC	1100 WAKE FOREST RD	STE 100	RALEIGH	NC	27605
9864646207	ENO RIVER MILL LLC	1100 WAKE FOREST RD	STE 100	RALEIGH	NC	27605
9864646207	HEDGEHOG HOLDINGS LLC	1100 WAKE FOREST RD	STE 100	RALEIGH	NC	27604
9864745301	HILLSBOROUGH TOWN OF	P O BOX 429	PUBLIC SPACE CENTER	HILLSBOROUGH	NC	27278

