

**TOWN OF CHAPEL HILL  
HISTORIC DISTRICT COMMISSION  
WRITTEN DECISION  
(HDC-23-32)**

**Subject Property:** 211 Hillsborough Street, Chapel Hill, NC  
**PIN#:** 9788-48-9699  
**Historic District:** Franklin-Rosemary Historic District  
**Property Owner:** Scarp Ridge Propco LLC  
**Applicant:** Nicholas Nakos, on behalf of Scarp Ridge Propco LLC,

At its regular meeting on May 14, 2024, after conducting a duly advertised quasi-judicial evidentiary hearing, and after considering the above-referenced application for certificate of appropriateness, the application materials, staff report, testimony, exhibits, and evidence presented at the hearing or otherwise appearing in the record, and the approval criteria established under N.C. Gen. Stat. § 160D-947, Section 3.6.2(e) of the Land Use Management Ordinance (the “LUMO”), and the relevant provisions of the Chapel Hill Historic Districts Design Principles & Standards (the “Principles & Standards”), the Town of Chapel Hill Historic District Commission (the “HDC”) voted 6-0 to **APPROVE** a certificate of appropriateness for all elements of the application on the basis that the proposed work is not incongruous with the special character of the historic district.

**Findings:**

1. The Subject Property is located at 211 Hillsborough Street, Chapel Hill, NC (PIN 9788-48-9699), is located within the Town’s Franklin-Rosemary Historic District and is zoned Residential-3 (R-3).
2. The Subject Property is owned by Scarp Ridge Propco LLC (the “Owner”).
3. The certificate of appropriateness amendment application (the “Application”) was submitted by Nicholas Nakos, on behalf of Scarp Ridge Propco LLC (the “Applicant”) on April 12, 2024.
4. The Application sought approval to:
  - a. Replace the existing four (4) vinyl windows on the basement level with wood, simulated divided light units.
  - b. Replace the fiberglass exterior door on the basement level with a half-glass wood door with flat panel.
  - c. Remove stucco from the side porch foundation wall to expose existing brick beneath.
  - d. Remove the through-wall AC unit in the side porch foundation wall and fill it with brick to match existing.
  - e. Replace the existing wood (pine) siding with new wood siding (clear cedar).

- f. Replace the existing wood (pine) trim at the windows and doors with new wood (mahogany) trim, matching all profiles, materials, and details.
5. The Application was scheduled for hearing by the HDC at its regular meeting on May 14, 2024. Notice of the HDC's regular meeting and evidentiary hearing was provided as required by law.
6. HDC Chair Brian Daniels and HDC Member Duncan Lascelles were absent from the May 14, 2024, meeting and evidentiary hearing. All other HDC members were present. HDC Vice-Chair Polly van de Velde acted as Chair.
7. The staff report, application materials, and presentation materials were all entered into the record.
8. At the evidentiary hearing, HDC Members indicated that they did not have any conflicts of interest and the Applicant did not object to participation in the evidentiary hearing, deliberation, or decision by any Member of the HDC.
9. At the evidentiary hearing, oaths were administered to:
  - a. Nicholas Nakos
10. At the evidentiary hearing, the Applicant presented testimony and a PowerPoint presentation describing the proposed work, and generally provided evidence that:
  - a. The condition of the existing wooden siding is deteriorating in places;
  - b. The structure was originally constructed with exposed brick and stucco was later added;
  - c. The species of wood used for the new siding and trim will look similar to the existing siding and trim in all material respects, but will be more durable;
  - d. The proposed replacement windows will be wooden with true divided lights, which will be more congruous with the special character of the district than the existing vinyl windows;
  - e. The proposed replacement door will be wooden, which will be more congruous with the special character of the district than the existing fiberglass door.
11. No public comment or other witness testimony was received by the HDC.
12. No evidence was presented in opposition to the Application.

### **Conclusions**

1. Based upon the uncontroverted competent, material, and substantial evidence submitted in the record, the approval criteria described in N.C. Gen. Stat. § 160D-947, Section 3.6.2(e) of the LUMO, and in the Principles & Standards, the work proposed in the Application is not incongruous with the special character of the Cameron-McCauley Historic District.

**ACCORDINGLY**, based on the foregoing the Town of Chapel Hill Historic Districts Commission hereby **APPROVES** the Application proposed by the Applicant for the Subject Property and **DIRECTS** Town Staff to issue a Certificate of Occupancy to the Applicant.

This the \_\_\_\_ day of \_\_\_\_\_, 2024.

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Brian Daniels, HDC Chair