

**TOWN OF CHAPEL HILL
HISTORIC DISTRICT COMMISSION
WRITTEN DECISION
(HDC-25-13)**

Subject Property: 208 Hillsborough St, Chapel Hill, NC
PIN#: 9788-58-1761
Historic District: Franklin-Rosemary Historic District
Property Owner: Avery Battle Russell, Trustee of the Avery Battle Russel Trust, dated September 27, 2018, and Alfred Scott McLaren, Trustee of the Alfred Scott McLaren Trust, dated September 27, 2018
Applicant: Jody Brown of Trinity Design Build

At its regular meeting on August 12, 2025, after conducting a duly advertised public meeting, and after considering the above-referenced application for certificate of appropriateness, the application materials, staff report, and exhibits presented at the meeting 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 5 to 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 208 Hillsborough St, Chapel Hill, NC (PIN 9788-58-1761), is located within the Town’s Franklin-Rosemary Historic District and is zoned Residential-2 District (R-2).
2. The Subject Property is owned by Avery Battle Russell, Trustee of the Avery Battle Russel Trust, dated September 27, 2018, and Alfred Scott McLaren, Trustee of the Alfred Scott McLaren Trust, dated September 27, 2018 (the “Owner”).
3. The certificate of appropriateness application (the “Application”) was submitted by Jody Brown of Trinity Design Build (the “Applicant”) on June 19, 2025.
4. The Application sought approval to add a one-story wood-framed addition to the rear of the home, attached to what was likely a previous addition, on the Subject Property. The proposed addition would be clad in wood alp siding with a profile to match the existing home. Windows would be wood double-hung windows with simulated divided lights with a shadow bar and a six-over-one lite pattern to match the original house.
5. The Application was scheduled for hearing by the HDC at its regular meeting on August 12, 2025. Notice of the HDC’s regular meeting was provided as required by law.

6. HDC Members Nancy McCormick and David Hawisher were absent from the meeting. All other HDC Members were present.
7. An oath was administered to the Applicant.
8. The staff report and application materials associated with the August 12, 2025, evidentiary hearing were entered into the record for the meeting.
9. During the August 12, 2025, evidentiary hearing, the Applicant testified and provided evidence showing:
 - a. The proposed addition is located at the rear of the Subject Property and will not be visible from the front right-of-way.
 - b. The proposed addition is designed to be treated as secondary to the main home.
 - c. The proposed addition will be constructed using materials matching the existing home.
 - d. Windows will be six-over-one wooden double-hung windows with simulated divided lites with shadow bar.
 - e. The door will be wood and will match the existing doors.
 - f. Railings will be pressure treated wood to match the existing railings.
 - g. Porch decking will be trex composite decking boards.
 - h. Foundation will be brick to match the existing foundation.
 - i. The stone walkway will be flagstone and gravel to match the existing walkway.
10. Mr. Tim Carey, a resident of 206 Hillsborough Street, Chapel Hill, NC, spoke in support of the Application and noted that the materials in the Application are consistent with the neighborhood. No other public comment was received by the HDC.

Conclusions

1. Based upon the competent, material, and substantial evidence 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 Franklin-Rosemary Historic District.

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

This the 14th day of October, 2025.

[Name], HDC Chair