

A RESOLUTION SPECIFYING FOLLOW-UP TO THE REZONING REQUEST FOR  
102 CENTER STREET  
Resolution No. 101/2007-08

WHEREAS, the Carrboro Board of Aldermen seeks to consider fully policies, plans and regulations pertaining to development opportunities; and

WHEREAS, the Board of Aldermen has received a request to rezone the parcel known as 7.98.H.2 and located at 102 Center Street from R-7.5 to B-2; and

WHEREAS, adopted policies call for protection of historic properties and older neighborhoods and this parcel is located in such an area; and

WHEREAS, adopted policies also call for increased commercial opportunities, particularly downtown developments with a mix of uses.

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen specifies the following:

Option A. Accept the petition, direct staff to prepare an ordinance that rezones 102 Center Street (Orange County TMBL 7.98.H.2) from R-7.5 to B-2, set a public hearing for March 25, 2008 and refer the rezoning petition and draft ordinance to the Planning Board for review; OR

Option B. Accept the petition, expanding the scope slightly by directing staff to prepare an ordinance that rezones 102 and 104 Center Street (Orange County TMBL 7.98.H.2 and 3) from R-7.5 to B-2, set a public hearing for March 25, 2008, and refer the rezoning petition and draft ordinance to the Planning Board for review; OR

Option C. Direct staff to develop rezoning options for all or part of the lots on Center Street, with the expectation that staff will provide such options in time for consideration of a rezoning proposal prior to the 2008 summer break; OR

Option D. Request that the applicants submit a petition to rezone the property as a conditional use district. Consider encouraging the applicants to work with other neighbors on Center Street to submit a joint application for conditional use rezoning that would allow non-residential uses, but retain the historic features and character of the area.

Rec'd 11/15

## TOWN OF CARRBORO

## PETITION FOR CHANGE OF ZONING



PETITIONER

DATE:

CENTER STREET PRESERVATION / JANE HAMBORSKY

11/15/07

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Carrboro to rezone the below-described property from R7.5 to B-2 zoning classification. The Petitioner furthermore submits the following information in support of this petition.

1. PETITIONER'S NAME: CENTER STREET PRESERVATION / JANE HAMBORSKY

ADDRESS: 102 CENTER STREET

TELEPHONE #: (919) 812-3824

2. INTEREST IN PROPERTY(IES): TO REZONE FOR COMMERCIAL USE

3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS: PROPERTY ADJACENT TO PROPERTIES ZONED COMMERCIAL

4. DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:

PETER DELEEUW, BRETT WILSON & RICHARD JAMISFIELD

a. OWNER: JANE HAMBORSKY, MARGARET MIDDLETON, MARIE BRACHE,

TAX MAP: 7.98H BLOCK: 100 LOT: 102 ACREAGE: \_\_\_\_\_ PARCEL: \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: \_\_\_\_\_ DEPTH: \_\_\_\_\_

EXISTING STRUCTURES AND USES: 1 HOUSE USED FOR LIVING & HOME OFFICE

b. OWNER: \_\_\_\_\_

TAX MAP: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ ACREAGE: \_\_\_\_\_ PARCEL: \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: \_\_\_\_\_ DEPTH: \_\_\_\_\_

[illegible]

**EXISTING STRUCTURES AND USES:** \_\_\_\_\_

**EXISTING STRUCTURES AND USES:** \_\_\_\_\_

- ## ADDRESS

[illegible]

6. HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? YES \_\_\_ NO ✓  
IF "YES", WHEN? \_\_\_\_\_
7. PLEASE SET OUT AND EXPLAIN THOSE CIRCUMSTANCES PERTINENT TO THE PROPERTY AND THE MANNER IT RELATES TO THE TOWN THAT DEMONSTRATE THAT THE PROPOSED ZONING

DISTRICT CLASSIFICATION IS CONSISTENT WITH THE TOWN'S COMPREHENSIVE PLAN.  
MORE SPECIFICALLY:

- (a) How do the potential uses in the new district classification relate to the existing character of the area?

THE EXISTING CHARACTER OF THE AREA INCLUDES SEVERAL SIMILAR MILLHOUSE STRUCTURES THAT HAVE COMMERCIAL BUSINESSES OPERATING. THE CLOSEST B-2 USES INCLUDE OFFICES FOR A BUILDER, A CHILDRENS CLOTHING SHOP, A RESTAURANT, A PARKING LOT FOR COMMUNITY REALTY & WEAVER STREET MARKET STAFF, A PET STORE, BANK, HEALTH SERVICES ADMIN, OPTICIAN, COUNSELORS, LAWYER AND SEVERAL SMALL BUSINESSES ON WEAVER STREET. OUR PROPOSED USE IS FOR COMMERCIAL PURPOSES ALLOWED IN THE B-2 ZONING DISTRICT.

- (b) In what way is the property proposed for rezoning peculiarly/particularly suited for the potential uses of the new district?

102 CENTER STREET IS AN ORIGINAL MILLHOUSE ON AN EXTREMELY HIGH TRAFFIC PREDOMINANTLY RESIDENTIAL STREET. REZONING OF THIS PROPERTY TO B-2 FRINGE COMMERCIAL IS IN LINE WITH THE VISION 2020 PLAN FOR CARBORO'S DOWNTOWN ECONOMIC FUTURE. THE HOUSE WILL RETAIN & PRESERVE ITS RESIDENTIAL CHARACTER & HAS A DEEP LOT WHICH PROVIDES PARKING IN THE REAR. THE USES ~~WILL~~ \* GENERATE MINIMAL TRAFFIC AND WILL FIT THE B-2 TRANSITIONAL DISTRICT DESCRIPTION PERFECTLY.

- (c) How will the proposed rezoning affect the value of nearby buildings?

VALUE ON CARBORO RESIDENTIAL & COMMERCIAL PROPERTY IS EXTREMELY HIGH AT THIS TIME. WE WOULD GUESS THE VALUE OF SURROUNDING BUILDINGS TO REMAIN THE SAME.

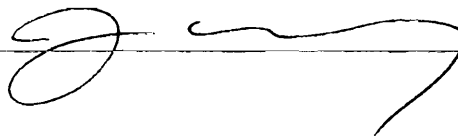
- (d) In what way does the rezoning encourage the most appropriate use of the land in the planning jurisdiction?

\* PERMITTED  
IN THE  
B-2  
ZONING DISTRICT  
BY DESIGNATION  
WILL

THE REZONING OF 102 CENTER ST FROM R2.T TO B-2  
WILL ALLOW MORE FLEXIBILITY IN COMMERCIAL USE. THE  
DOWNTOWN PLAN AS WE UNDERSTAND IT IS TO INCREASE  
COMMERCIAL PROPERTIES AND CREATE THE CURRENT  
TREND FOR RESIDENTIAL AND COMMERCIAL TO COEXIST ALLOWING  
AND ENCOURAGING WALKING OR BICYCLING AS OPPOSED TO  
DRIVING. B-2 WAS CREATED FOR THIS PURPOSE

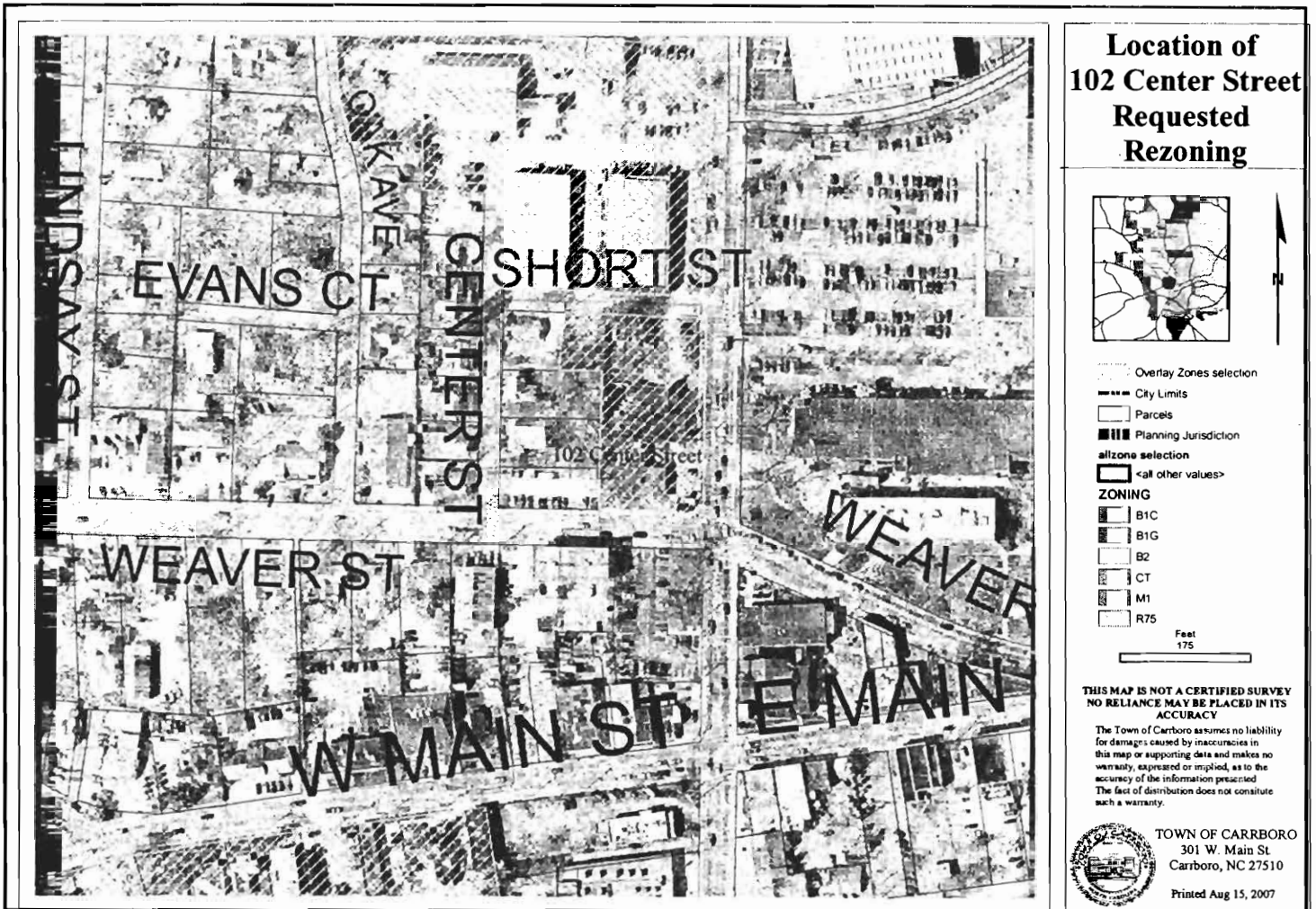
WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS  
SET OUT ABOVE. THIS IS THE 15<sup>th</sup> DAY OF NOVEMBER,  
2007.

PETITIONER'S SIGNATURE: \_\_\_\_\_



### PLEASE NOTE:

For all the persons identified under "5", please attach addressed envelopes with the correct postage. Oversight of this requirement could delay processing your rezoning request.



EXCERPT OF LAND USE ORDINANCE

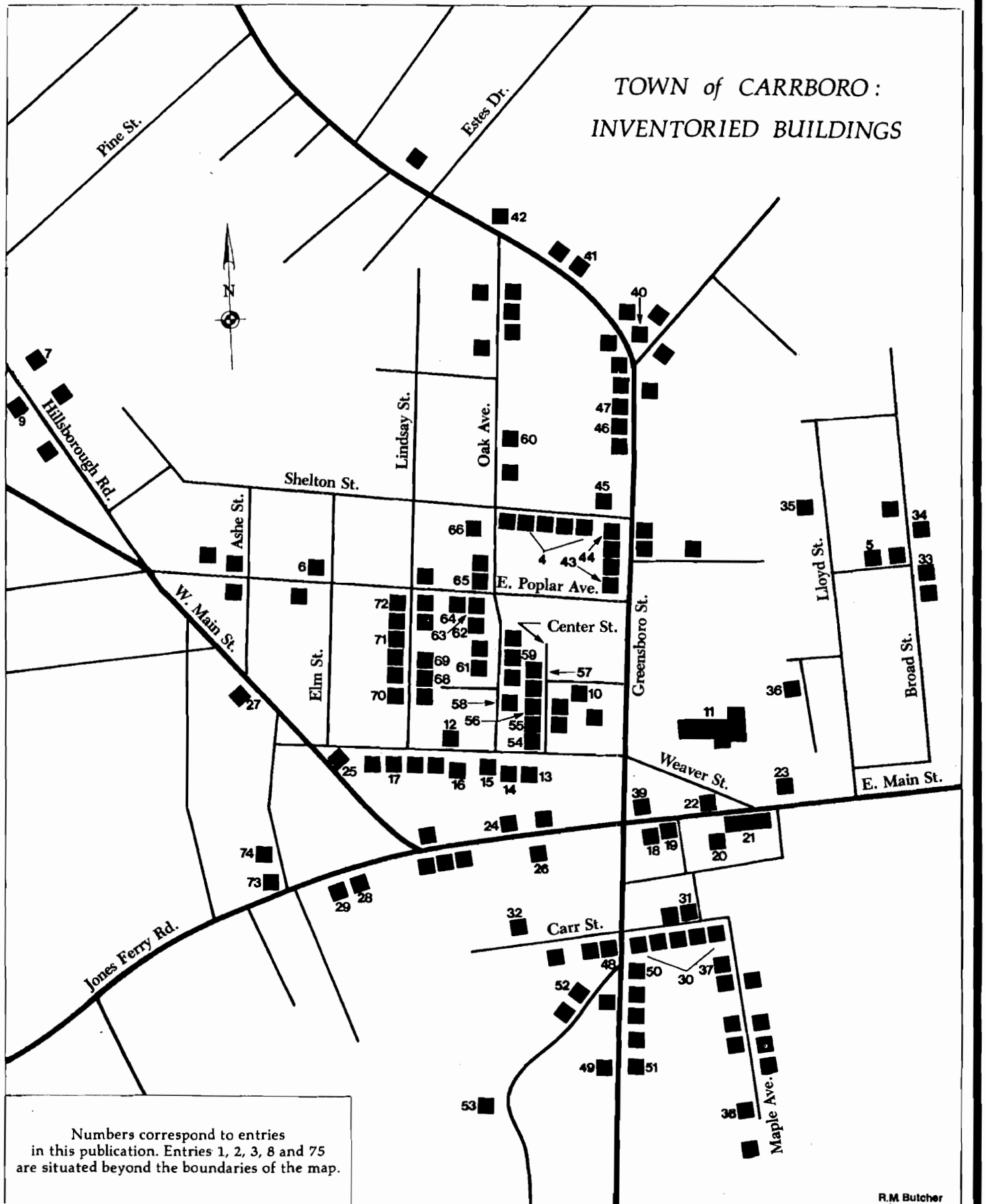
**Section 15-135 Residential Districts Established.**

(a) The following basic residential districts are hereby established: R-20, R-15, R-10, R-7.5, R-3, R-2, R-R, R-S.I.R., and R-S.I.R.-2. The purpose of each of the foregoing residential districts is to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in non-residential districts. (AMENDED 5/12/81; 12/7/83; 2/4/86)

**B-2 FRINGE COMMERCIAL.** This district is a transitional district which is designed to accommodate commercial uses in areas that formerly were residential but that now may be more desirable for commercial activities due to high traffic volumes and proximity to other nonresidential districts. At the same time, continued residential use of existing and nearby structures, and preservation of the existing character and appearance of this area is encouraged. Accordingly, however, whenever the use of the land in this district is changed to commercial, it is intended and desired that existing residential structures be converted and adapted to commercial use rather than new buildings constructed, and to encourage this, the regulations for this district allow development at a lower density than is permitted in the B-1 districts and permit uses that tend to generate minimal traffic. In this way, the B-2 district should provide a smoother transition from the more intensively developed B-1 areas to residential areas. Any development within the B-2 district shall comply with the following requirements: (AMENDED 09/06/88; 06/20/06).

- a. To the extent practicable, development shall otherwise retain, preserve and be compatible with the residential character of the older homes within and immediately adjacent to this district;
- b. To the extent practicable, vehicle accommodation areas associated with uses on lots in this district shall be located in the rear of buildings so that parking areas are not readily visible from the streets; and

# TOWN of CARRBORO : INVENTORIED BUILDINGS





## Inventory of Properties

The properties presented in the 75 entries that follow were chosen from the more than 150 structures examined in the architectural inventory conducted in Carrboro during 1980 and 1981. In addition to Carrboro's architecturally and historically significant buildings, representative examples of the town's characteristic building types and styles are included here. In most instances, the representative examples of characteristic types and styles were selected for their architectural integrity. In a few cases, the availability of photographs affected selection. It should be noted that many of the inventoried structures omitted from this publication contribute positively to Carrboro's built environment.

The building names used in the entries are the names of the original owners or occupants, if known. A later significant name associated with the structure is used if the original name is not known. Multiple names are used when more than one owner or inhabitant has been prominently associated with a building. When a historical designation of a structure is not positively known, the property is entered as "house" or "commercial building." If a structure is no longer used for the purpose its name suggests, "former," in parentheses, precedes the name.

Except for the Weaver House, the Barnstable, Webb's Happy Acres, and St. Paul's A.M.E. Church, the order of presentation of the buildings is geographical: the entries on the streets running east-west are presented first, beginning with the northernmost streets and progressing in a southerly direction. These are followed by entries on the streets running north-south, proceeding from east to west. For each street, the buildings are presented consecutively by street number, the even-numbered buildings preceding the odd-numbered.

### 1. Weaver House 116 Walters Road

The Weaver House is the oldest surviving structure in Carrboro. Originally, the house consisted only of the rear wing of hewn log construction. Members of the Weaver family, who owned the house for most of the 19th century, believe that the story-and-a-half log house (a one-and-one-half-story house without dormers), with a single room on each floor, was built around 1740. The existing fabric does not preclude an 18th-century construction date. According to tradition, the building initially was a tavern on the Hillsborough Wagon Road, the bed of which remains visible today just a few yards to the east.

The earliest known owner of the property was Allan Bubberly, who sold it to Thomas Weaver, a farmer, in 1811. The Weaver family owned the property for almost one

hundred years. For many years, the family of Thomas Weaver, and later that of his son, John, lived in the log house, which was enlarged with a frame one-story shed-roofed kitchen wing along the west elevation at an early date. The most distinctive features of this early construction are the large rubble stone single-shoulder chimneys with freestanding brick stacks on the north elevation. The larger chimney is in the gable end of the log portion and the smaller is attached to the frame kitchen addition.

The exact date of construction of the one-and-one-half-story frame portion which is now the front of the house is not known. This portion, with two rooms on each floor, is quite plain, with exposed rafters in the gable ends. Its most stylish feature is the entrance of narrow double doors, each with a single vertical panel, and a four-pane



1. Weaver House

transom above. The six-over-six double-hung sashes and the two-panel Greek Revival doors throughout suggest a construction date after 1830. According to tradition, the front portion was built around 1861 in order to accommodate the wife and children of a member of the Weaver family who departed to fight in the Civil War. Apparently the original log portion of the house was remodelled at the same time as the front wing was built as it, too, has Greek Revival doors and six-over-six sashes in the first story. The two major wings of the house were connected by a breezeway in which the stairs to the second story of the log portion are located.

Title to the house is not certain after John Weaver's death in 1887. It appears that the house, known very early in this century as the Winfield and Weldon Weaver place, remained in the family. In 1910, the house was purchased by Alexander and Leta Hogan, who sold it to Sara Thomas Watters in 1941. About this time, the dirt road leading to the house, formerly named Old Hillsborough Road, was re-named Watters Road; a cartographer subsequently misinterpreted the name as "Walters," and ever since then the road has been named Walters Road.

Photographs taken in 1941 by Mrs. Watters

reveal that the log portion had been sheathed in weatherboards, perhaps when the frame front portion of the house was constructed. In addition to installing the modern amenities of electricity, running water, and bathrooms, Mrs. Watters replaced the deteriorated kitchen attached to the log wing, while preserving the stone chimney, with a two-story addition. She also removed all of the sheathing on the log wing so that the timbers were exposed on the interior and exterior. To accommodate her children's families, Mrs. Watters also added a front porch upon which a second-story wing extended as a large dormer.

Professor and Mrs. J. Edison Adams, who purchased the house from Mrs. Watters in 1950, must be credited with the careful preservation of the building and its grounds. In the late 1950s, Prof. Adams and his son removed Mrs. Watters' front addition and replaced it with the existing shed dormer and hip-roofed porch. Prof. Adams, who taught in the botany department of the University of North Carolina at Chapel Hill until his retirement in 1969, tended the house and yard, leaving most of the thirty-acre tract in its natural state. Since his death in 1980, Mrs. Adams has successfully continued the family tradition of loving preservation of the property.

house for an apartment, all executed by Mr. Partin.

In 1945, Cliff Partin purchased the Carrboro Cash Store, the town's last true "general store," located in a building dating from 1888 on Lloyd St. Partin and his son, Wilbur, operated the business until 1954 when competition from modern stores forced them to close. (The store building was torn down around 1960.) In 1956, Cliff and Vinnie Partin moved from this house to the country southwest of Carrboro. Later, Mrs. Partin returned to Carrboro to an old house that she refurbished.

52. House  
102 Old Pittsboro Road

This turn-of-the-century house is a fairly intact example of the one-story, one-room-deep form with a triple-A roofline that was so popular across North Carolina during the 19th and early 20th centuries. Detailing is restricted to the molded box cornices with returns, diamond-shaped attic vent, and patterned pressed tin covering the roof. An exterior chimney survives in one of the gable ends. The porch along one side of the rear ell has been enclosed. The most significant alteration to the house was its move to the present location. Originally, the house was situated a couple blocks away at the southwest corner of W. Main St. and S. Greensboro St. Information about its builder and early occupants has not been determined.

53. Sparrow House  
116 Old Pittsboro Road

In the mid-1910s, Jody and Mattie ("Bob") Sparrow built a simple one-story, three-room frame house on this hillcrest. In the next decade, it was completely re-worked as the present one-and-one-half-story, brick-veneered bungalow with the splayed gable roof engaging the porch across the main facade. The sizeable surrounding tract actually is more significant in Carrboro's history than the house. At the close of World War I, the Sparrows built a concrete swimming

pool—a novelty at that time—northwest of the house, across the stream at the foot of the hill. A gravel parking lot was placed at the top of the hill and bath houses and concession stands (run by members of the Partin family) were built near the pool. Admission was charged, and Sparrow's Pool quickly became one of the major recreation spots between Burlington and Raleigh, supplementing Mr. Sparrow's income as an employee of the UNC power plant and Chapel Hill's inspections department. The pool remained open to the public during warm weather until around 1940. In 1961, Mr. and Mrs. Ben Bost purchased the property. They remodelled the interior of the house and removed the parking lot, bath houses and concession stands. They maintain the pool for their private use.

54. House  
101 Center Street

The compact one-story form with the all-encompassing gable-front roof exhibited here is a typical variation of small bungalows. The recessed full-facade front porch with tapered box posts on brick plinths is among the most characteristic bungalow features. A shed addition has been built across the rear facade. Originally, a one-story house owned by the neighboring cotton and hosiery mill occupied the site; around 1920 that house burned and was replaced with the present structure. The builder and occupants of this house have not been identified. In the late 1970s the building was converted from a dwelling to offices.

55. House  
103 Center Street

According to the Sanborn Insurance Maps, the history of this property is similar to that of the neighboring lot at 101 Center St.: 103 Center St. originally was occupied by a one-story dwelling that resembled the majority of houses on this street developed by the cotton and hosiery mill one block away. After a fire around 1920, that house was replaced by the present tiny structure. Off-



51. Partin House



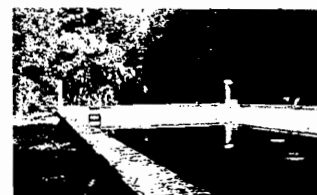
53. Sparrow House



54. 101 Center Street



52. 102 Old Pittsboro Road



53. Sparrow's Pool



55. 103 Center Street

set shingles in the full-facade front gable embellish the diminutive cottage. The present owner of the house is noted for his small yard which he fills with flower beds every spring and summer.



56. 105 Center Street



58. 100 Oak Avenue



60. 404 Oak Avenue

56. House  
105 Center Street

This house represents one of the variations of the simple one-story, one-room-deep houses with rear ells built by the Alberta Cotton Mill (and possibly augmented by the Durham Hosiery Mills when it bought the plant) for rental to its laborers. Here, the front porch is a simple shed extending just beyond the windows and supported by simple posts with spandrels. The spandrels are cut-out curved brackets inscribed with a



57. (Former) Elementary School



59. 202 Oak Avenue

circle containing a four-point star. The main block of the house is arranged in a center hall plan and furnished on the exterior with plain box cornices, frieze boards, and narrow corner boards.

The present owners of the house purchased it in 1981 and immediately embarked upon an extensive renovation that has entailed the preservation of the four main rooms and the replacement of the rear porch with a passive solar living room and a laundry and bathroom.

57. (Former) Elementary School  
109 Center Street

As originally constructed around 1898 by the Alberta Cotton Mill, this house was in the ubiquitous one-room-deep form with a rear ell and a three-bay main facade. The siting of this house—at a slight angle to the street and out of alignment with the other

houses to either side—suggests that it was the first house built on this side of Center St. This typical mill house soon was adapted as the community's first school and served this function until around 1908 when the Carrboro Public School was built at 114 W. Main St. At that time, this building was reconverted to a house, occupied until around 1915 by Nannie Riggsbee Williams. In the late 1910s, the north gable end was extended so that the house now has a wide, four-bay facade. This addition may have been built expressly for industrial purposes. Shortly thereafter, the Durham Hosiery Mills, outgrowing its No. 4 mill as it increased production, installed additional looping machines (for joining the toe to the main body of socks and stockings) in this house. A few years later, after the mill was enlarged, the building was converted once again to a residence. The wide but shallow hip-roofed front porch features slightly chamfered supports and a railing with simple square-in-section balusters. The few alterations to the house include the application of asbestos shingles to the exterior walls.

58. House  
100 Oak Avenue

This house, along with 200 and 202 Oak Ave., was built in the early 1920s by a local contractor, probably for speculative rental to mill hands. The house exhibits the one-story, one-room-deep form with a rear ell that was so popular throughout the 19th century and well in the 20th. Unlike most Carrboro examples of the type, however, this house has a very short rear ell that is only one room deep. The house was built with a center hall plan, an interior chimney serving two fireplaces—one each in the living room and kitchen—and wooden shingles sheathing the roof. The rear porch was enclosed shortly after construction; much later, the front porch was removed. Early occupants of the house included Bryan Hackney. Later the Cheek family lived here for many years. When the Cheek estate was being settled in the late 1970s and it was learned that a prospective buyer planned to

demolish it, the present owners purchased it for use as rental property. In the course of renovating the house, the new owners chose to accent its aspects they found most appealing. They restored the fireplaces and mantelpieces, refinished the pine flooring, doors and trim, and selected an exterior paint scheme that enhances the proportions of the house. For the necessary replacement of the roof, raised seam tin was used.

59. House  
202 Oak Avenue

Built in the early 1920s by a local contractor, this house remains relatively intact on the exterior. The typical one-story, one-room-deep form with a two-room rear ell retains its front porch with a shallow hipped roof supported by slender tapered box posts resting on short brick plinths. After Oak Ave. was widened, the short fence was added for demarcation of the small front yard. Whether the contractor was privately commissioned or built the house for his own speculative sale or rental has not been determined. The present owner has cultivated his yard with carefully landscaped gardens that surround the house.

60. House  
404 Oak Avenue

In recent years, this one-and-one-half-story house has undergone renovations that have modernized its exterior without destroying its original character. It is one of three originally very similar houses (with 400 and 408 Oak Ave.) built in a row on large lots around 1910. It is not known if these privately built houses were constructed by owner-occupants or for speculative sale or rental. They all exhibited the tall hip-roofed form with a center hall, two-room-deep plan and a shed porch across the rear elevation. In spite of the recent alterations, this house remains the most intact of the three, having retained both its original roofline and hip-roofed front porch with turned posts. In addition to enclosure of the rear porch, some of the fenestration has been replaced with single-