

SUMMARY OF A CONCEPT PLAN REVIEW
408 HILLSBOROUGH STREET
HISTORIC DISTRICT COMMISSION
SEPTEMBER 10, 2019

The Historic District Commission (HDC) conducted a concept review for 408 Hillsborough Street on September 10, 2019. The project proposed renovating an existing Mid Century Modern multi-family building. Key points made by members of the Commission about the concept plan include:

- The site is historically significant for its Mid Century Modern buildings, designed by South African architect Terry Wahl. It has architectural significance as an exemplar of a significant style and period.
- The greatest challenge is the terrain of the site due to the ravine and downhill slope. If the applicant were to address the parking lot, they would fix what is unattractive about this site.
- The buildings are simple, symmetrical, and rectangular. Any changes to the facades should emphasize the strong horizontality of the design. Columns, railings, and other upgrades should be visually minimized.
- The Commission was in favor of the preservation of this property; however, its support of the project should not encourage multi-family development in the neighborhood.
- The buildings should maintain their red color.

Submitted by: Bob Epting, Chair-Historic District Commission.

RESPONSE TO CONCEPT PLAN REVIEW COMMENTS

408 HILLSBOROUGH STREET

HISTORIC DISTRICT COMMISSION

SEPTEMBER 10, 2019

1. The site is historically significant for its Mid-Century Modern buildings, designed by South African architect Terry Wahl. It has architectural significance as an exemplar of significant style and period.

- The concept plan is committed to maintain the heritage of the 1960s Mid-Century Modern multi-family buildings and ensuring their vitality and efficiency for the 21st century of family and community life.

2. The greatest challenge is the terrain of the site due to the ravine and downhill slope. If the applicant were to address the parking lot, they would fix what is unattractive about this site.

- The proposed concept has the dumpster/ recycling relocated to the opposite end of the parking lot, concealed by retaining wall and grade from the street elevation. This minimizes the visual impact location of the site approach from Hillsborough Street to the south, fixing a large portion of what is considered "unattractive" about the site.
- Even though the proposed parking location generally stays the same, it will be cleaned up with repaired curbs and entry grade. This is also addressing the unattractive

3. The buildings are simple, symmetrical, and rectangular. Any changes to the facades should emphasize the strong horizontality of the design. Columns, railings, and other upgrades should be visually minimized.

- The basis of the design intent is to maintain and reinforce the horizontality of the facades. This keeps with the character of the mid-century modern structures.
- The proposed 2nd floor balconies on the east elevations and the west (street-facing) elevations have been removed from the concept. The respective columns and railings are, therefore, nonexistent. The existing low railings on the entry decks and stairs in-between buildings will be replaced with horizontal railings/guards that meet the current building code. Any added patio along the west elevations is to be hidden from the street by vegetation.

4. The commission was in favor of the preservation of this property; however, its support of the project should not encourage multi-family development in the neighborhood.

- The site has existed historically as multi-family housing and is not new development. The 1965 multi-family buildings predate over half of the immediate adjacent structures.
- These images below show existing multi-family/Two-family occupancies of the properties immediately surrounding 408 Hillsborough Street. All of these are located within the Franklin-Rosemary Historic District.



415 Hillsborough looking West from Hillsborough Street (TTF Fam Building Type)



413 and 417 Hillsborough looking West from Hillsborough Street (Both are TTF Fam Building Types)



404 and 406 Hillsborough looking East from Hillsborough Street (406 is TTF Fam Building Type)

5. The buildings should maintain their red color.

- This is a COA issue to be addressed at the January 14th Historic District Commission meeting.