



JIM SPENCER ARCHITECTS, PA
109A Brewer Lane | PO Box 385
Carrboro, NC 27510
919.960.6680

August 23, 2018

TOWN OF CHAPEL HILL
COMMUNITY DESIGN COMMISSION
EPHESUS-FORDHAM CERTIFICATE OF APPROPRIATENESS APPLICATION

ELLIOTT SQUARE FAÇADE IMPROVEMENTS – 243-263 SOUTH ELLIOTT ROAD

1. Written Narrative

This project involves façade renovations at the Elliott Square shopping center. The center has undergone several renovations over the years, and is currently in the midst of an accessibility and parking upgrades project. This portion of the proposed work would include replacing portions of existing storefronts to improve consistency, as well as the addition of some new phenolic Stonewood panels on the upper facades. The center has had several different types of fenestration and colors over the years – we propose these changes to bring more harmony and consistency to the buildings' elevations.

We believe the proposed changes will meet the Design Guidelines for the Ephesus-Fordham (Blue Hill) Design district by focusing on the pedestrian experience at the center. Using the warmer materials and more open and welcoming storefronts and canopies will enhance the pedestrian scale. The variety of businesses uses will be featured in the material variety, but the color palette and more consistent storefronts should unify the buildings elevations.

a) The exterior construction materials, including textures and patterns;

The exterior materials of the center are currently primarily painted brick, EIFS cladding, and a combination of wood and aluminum storefront. Columns are a combination of steel and brick clad steel. Vertical corner elements on the existing center contain metal copings and plantation style shutters.

The proposed materials are intended to unify the elevations, but also give them more warmth and color. The new materials include new aluminum storefront at several locations. Additional materials are Stonewood brand phenolic resin panels. These panels would be applied above the existing line of the building's overhang. Some panels would have a wood grain



JIM SPENCER ARCHITECTS, PA
109A Brewer Lane | PO Box 385
Carrboro, NC 27510
919.960.6680

finish (Cask Oak finish – see elevations for locations) and some would have a solid gray finish (Satin Stainless or Fashion Gray). New canopies would be added at the eastern end of the center. These are for Suite 261, a new restaurant called Haw River Grill. The canopy on the south façade of Suite 261 will be a suspended aluminum clad canopy with tie-backs. It is a flat-roofed canopy. On the east side of the building, the new restaurant will have a seamed metal roof canopy, with painted steel columns bearing on a new brick and CMU wall. New planters and accessibility upgrades will be integrated into this work.

Please see attached existing conditions photos and existing and proposed elevations for more details.

- b) The architectural detailing such as lintels, cornices, brick bond, and foundation materials;

There is very little change proposed to the architectural details of the buildings themselves, with the exception of the new canopies and roof. The low walls that will show on the center will be brick to match the rest of the center.

The Stonewood panels will be applied in a 6" reveal pattern with staggered joints to provide visual relief to the long facades.

- c) The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors);

As mentioned above, the new fenestration will attempt to unify the various types of storefront that exist. Currently, there are several different types of doors and windows on the center – some storefront in dark bronze, white and mill finish and some wood site-built windows. Where feasible, new storefront is being installed to make the elevations more consistent. Much of this storefront will be floor/ceiling to allow a more open feel for the tenant's spaces. Colors have been selected to match adjacent spaces where possible – dark bronze and mill finish primarily.

Please see attached elevations for more detail about specific fenestration.



JIM SPENCER ARCHITECTS, PA
109A Brewer Lane | PO Box 385
Carrboro, NC 27510
919.960.6680

- d) The accessory fixtures and other features (including masonry walls, fences, light fixtures, steps and pavement);

Low masonry walls approved previously are brick clad CMU walls. New concrete paving, walks and step are being added from the previously approved ZCP accessibility upgrades project. Existing signage and lighting are to remain in the project.

- e) Elevations and dimensions;

The elevations (heights and dimensions) are not being changed in this project, with the exception of the new canopies and roof.

This is primarily a façade improvements project – upgrading of materials and fenestration.

- f) Interior floor plan

Not applicable for this project.