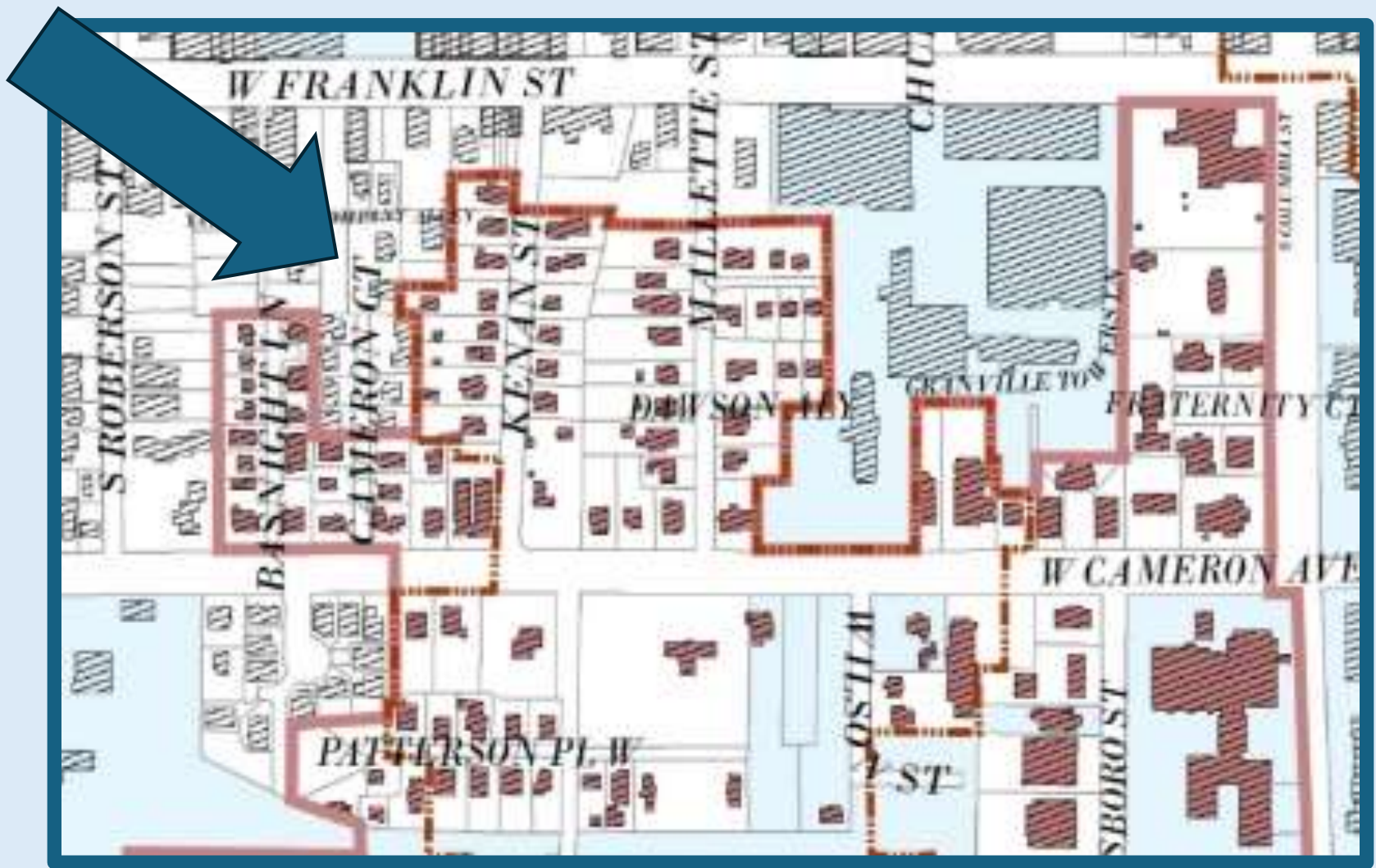
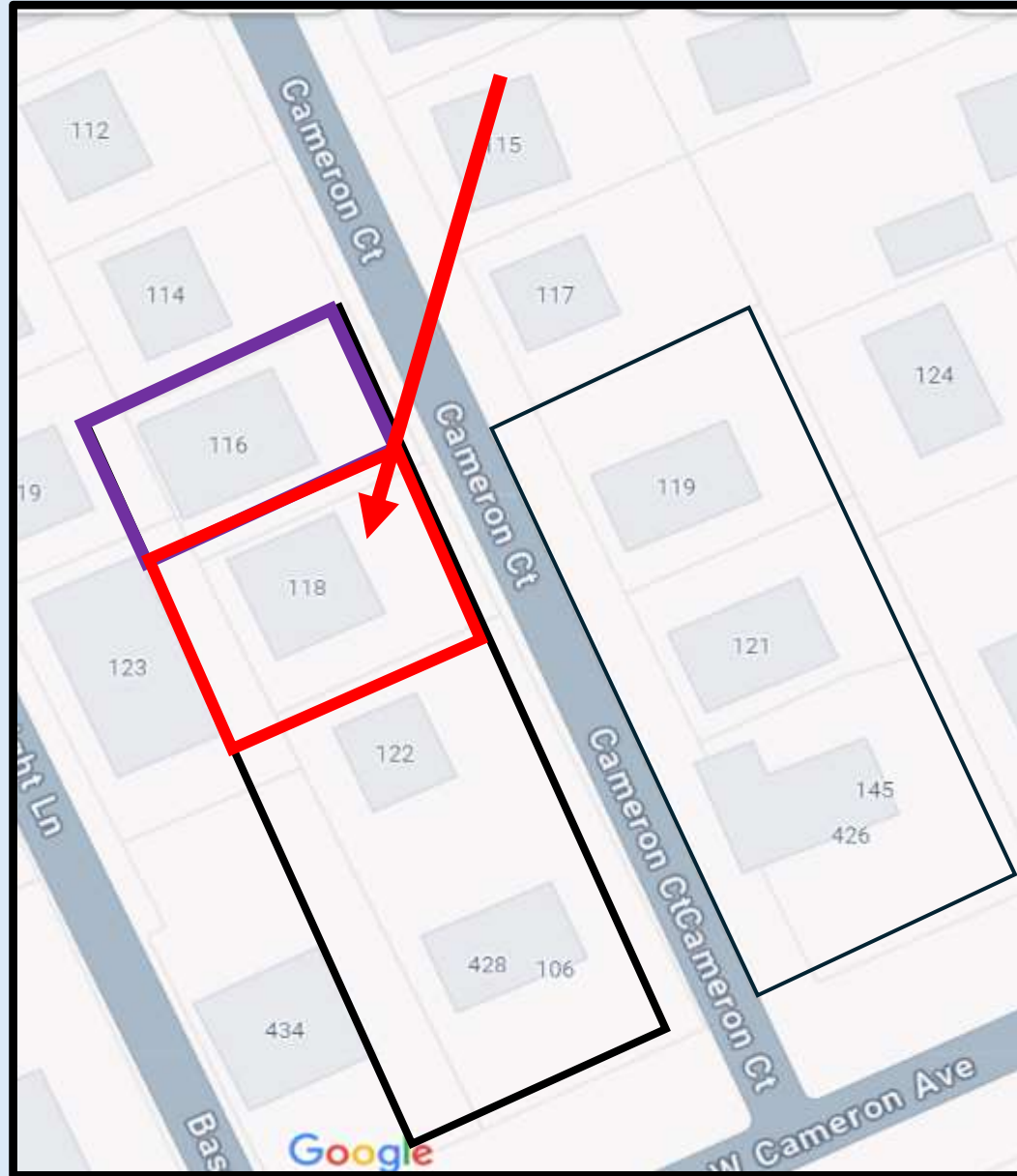
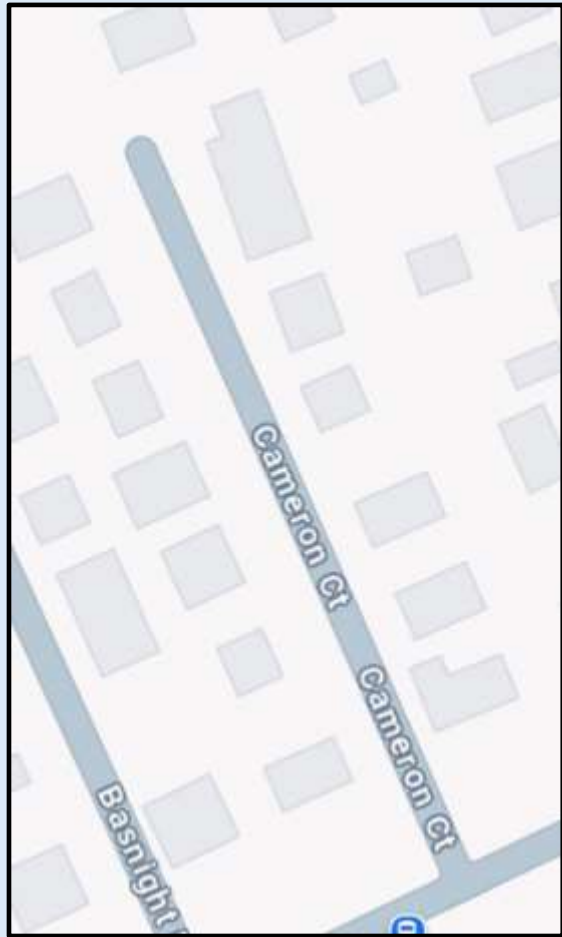


Application for
Certificate of
Appropriateness
118 Cameron Court

Historic District
Commission
May 14, 2024

Application to modify and extend parking area, install plantings and planting beds to prevent parking outside of designated parking area; construction of walkway dividing the parking areas, bordered by planting beds and timber landscape edging secured by landscaping spikes





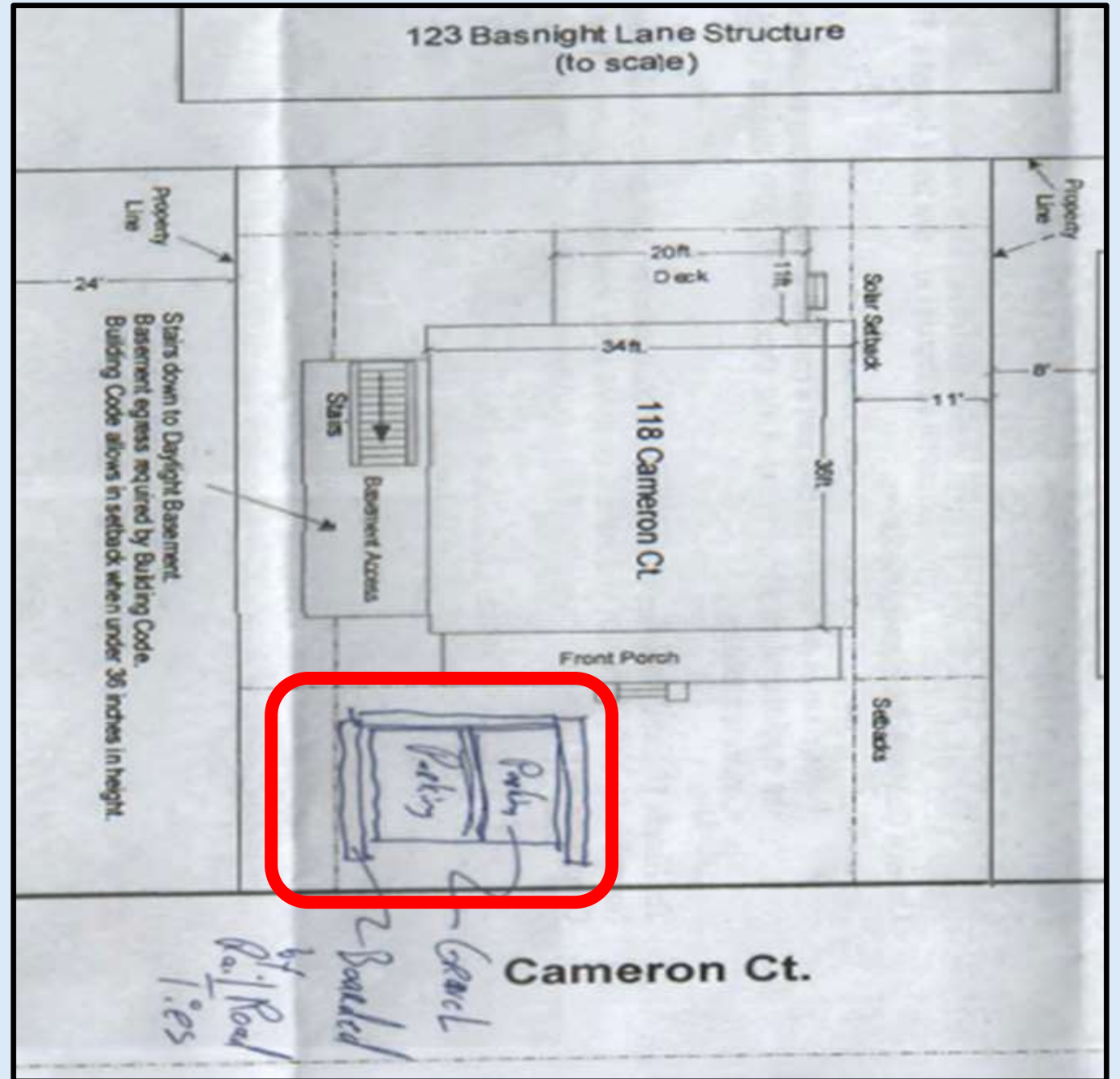
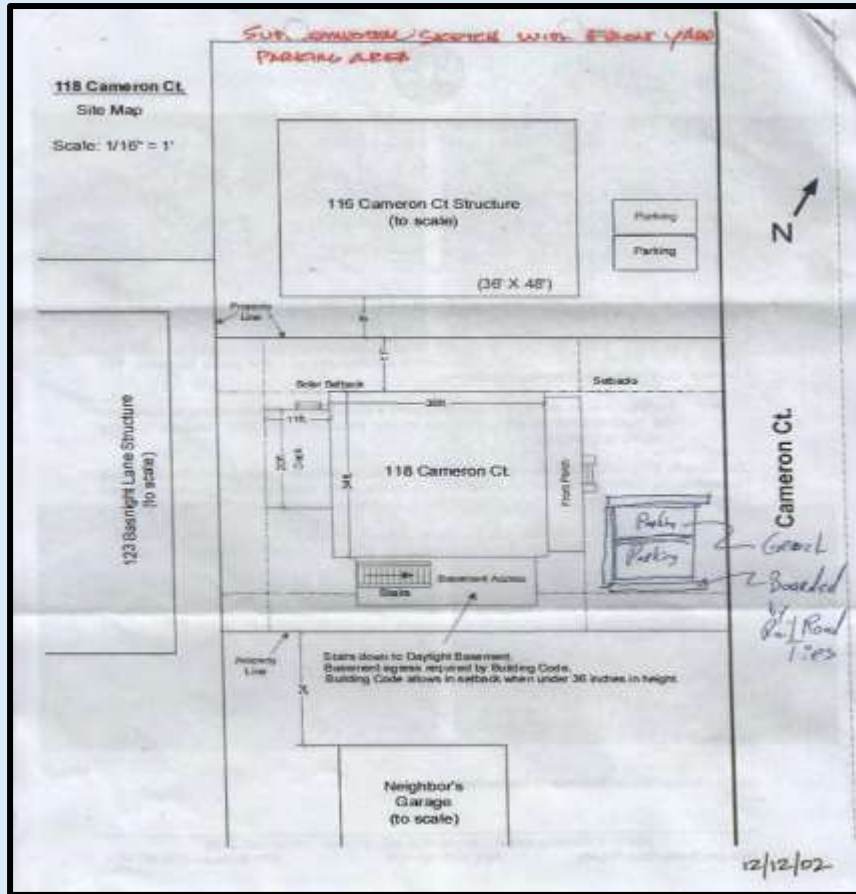
Cameron Court Neighborhood



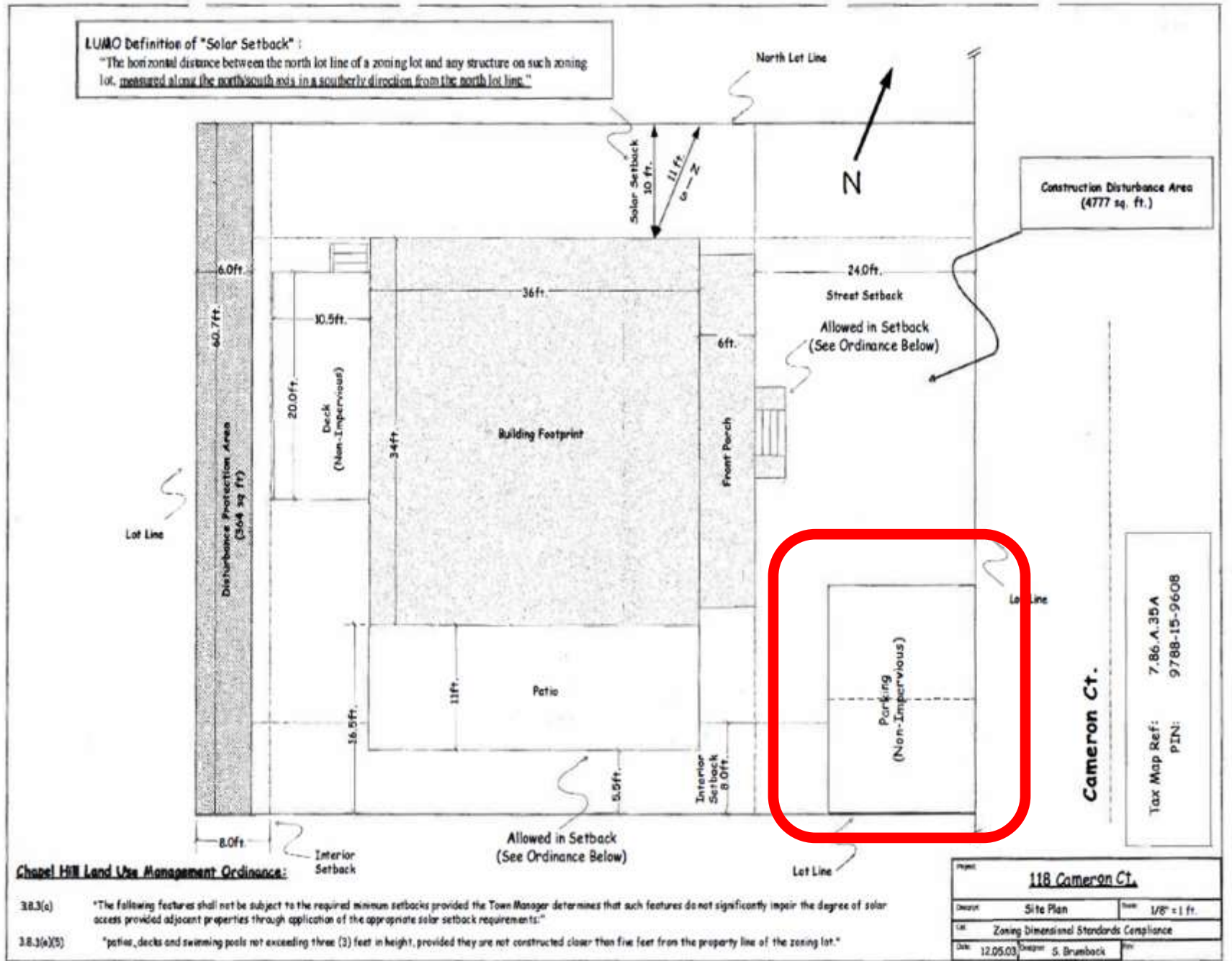
History of Planned Parking

118 Cameron Court

Initial HCD sketch



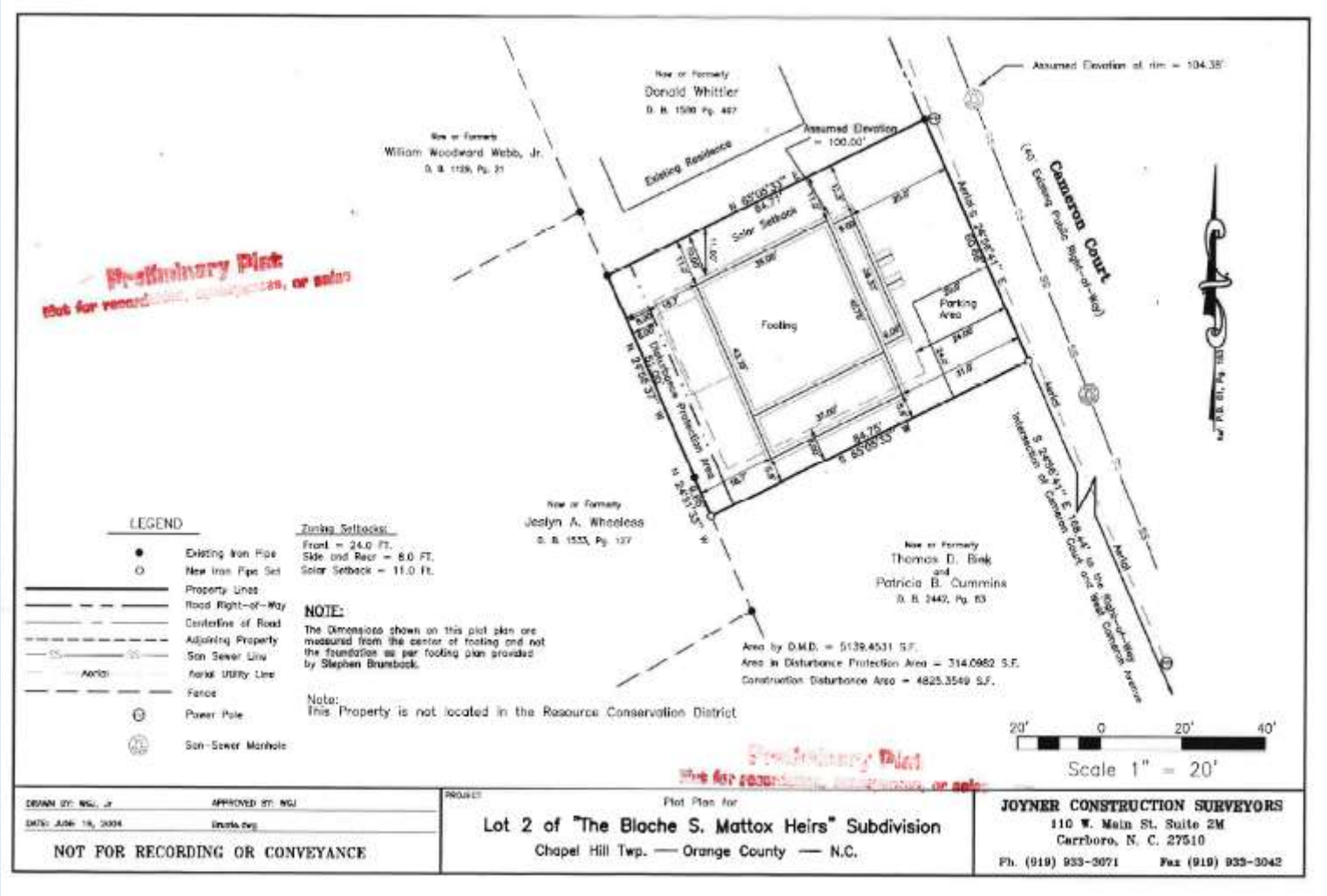
ZCP Plan



Joyner Survey

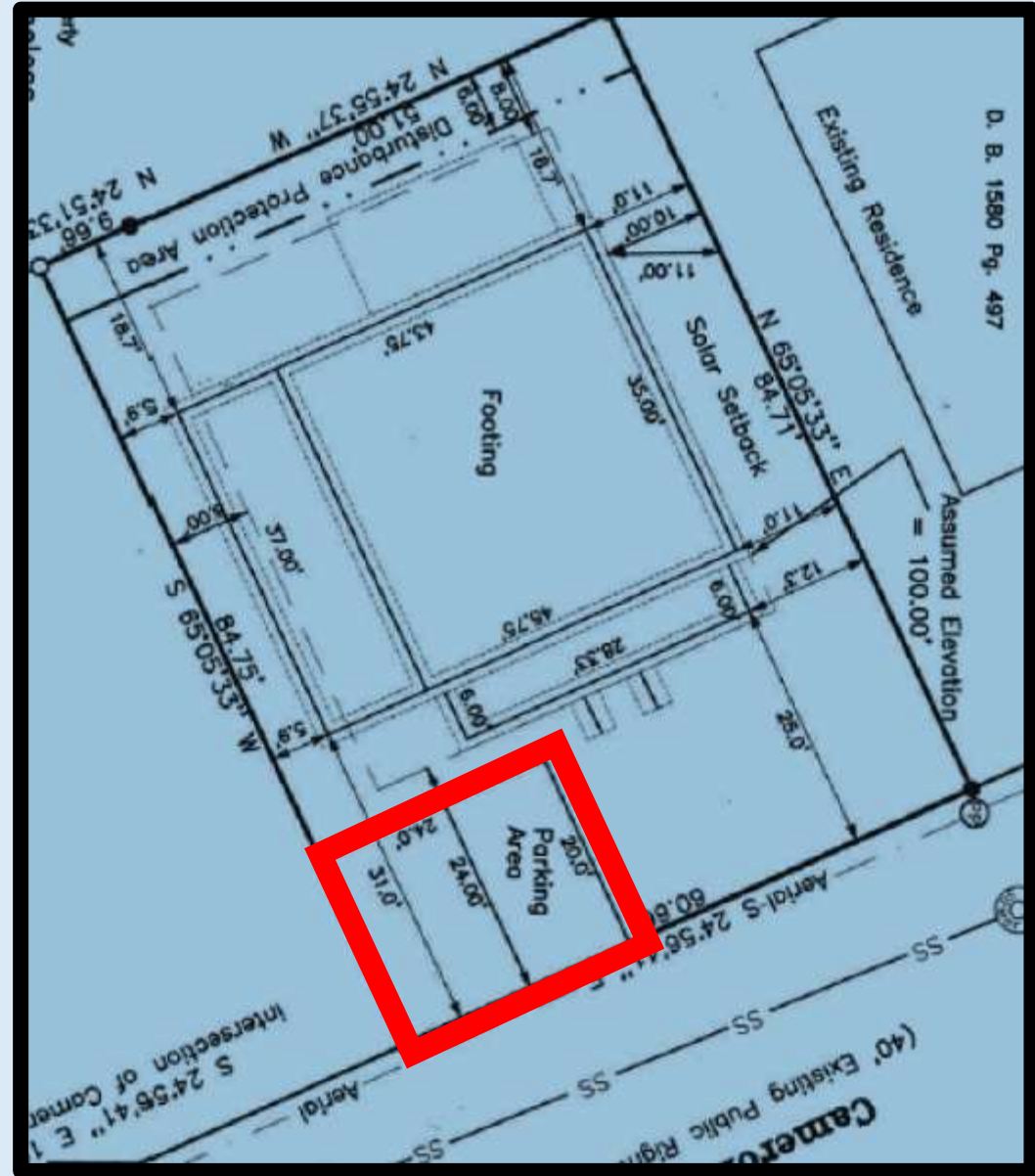
First time parking measured:

- 24 feet wide
- 20 feet deep



Close up of parking spots on Joyner survey

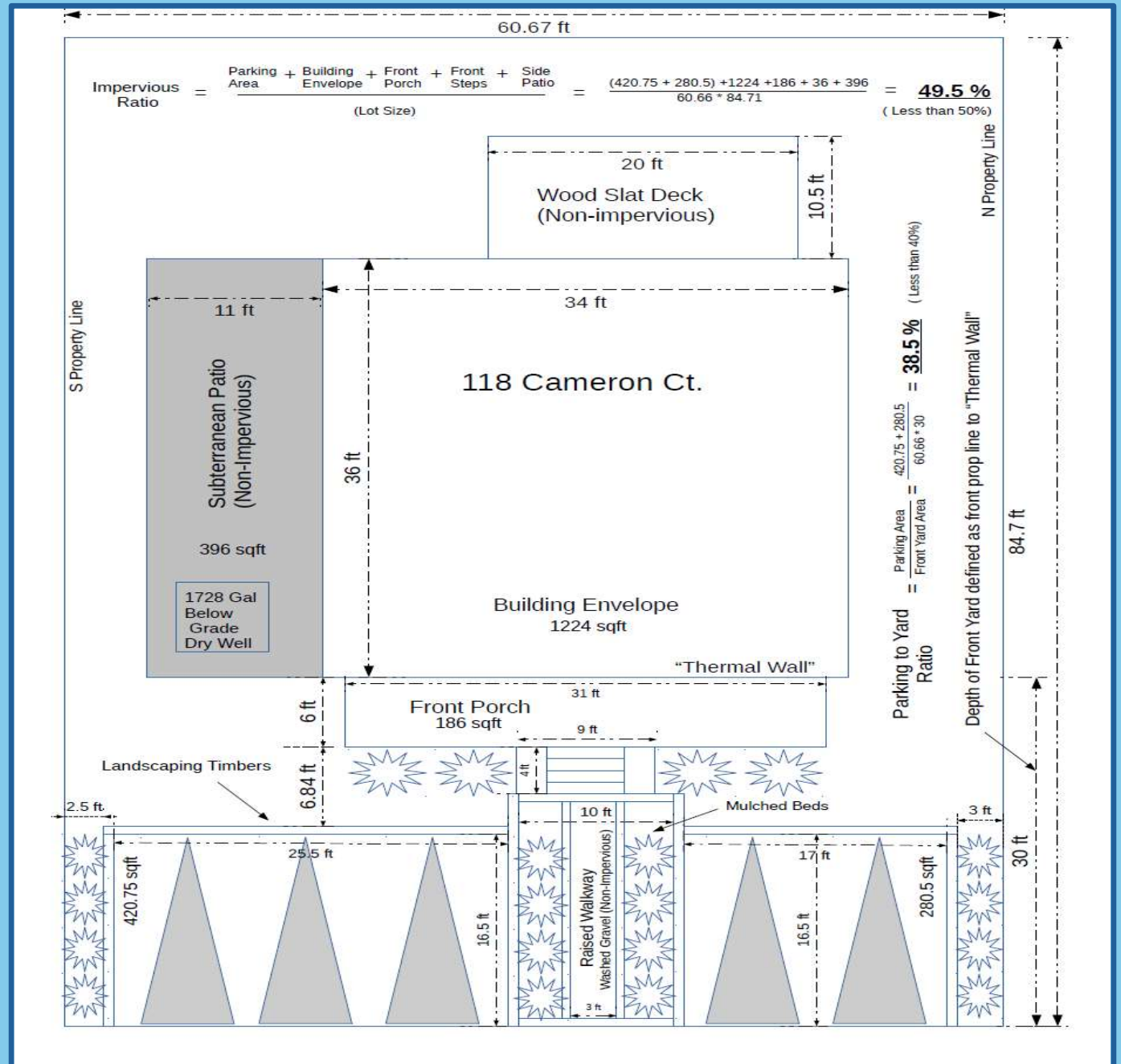
- 480 sq feet parking
- Parking right to property line



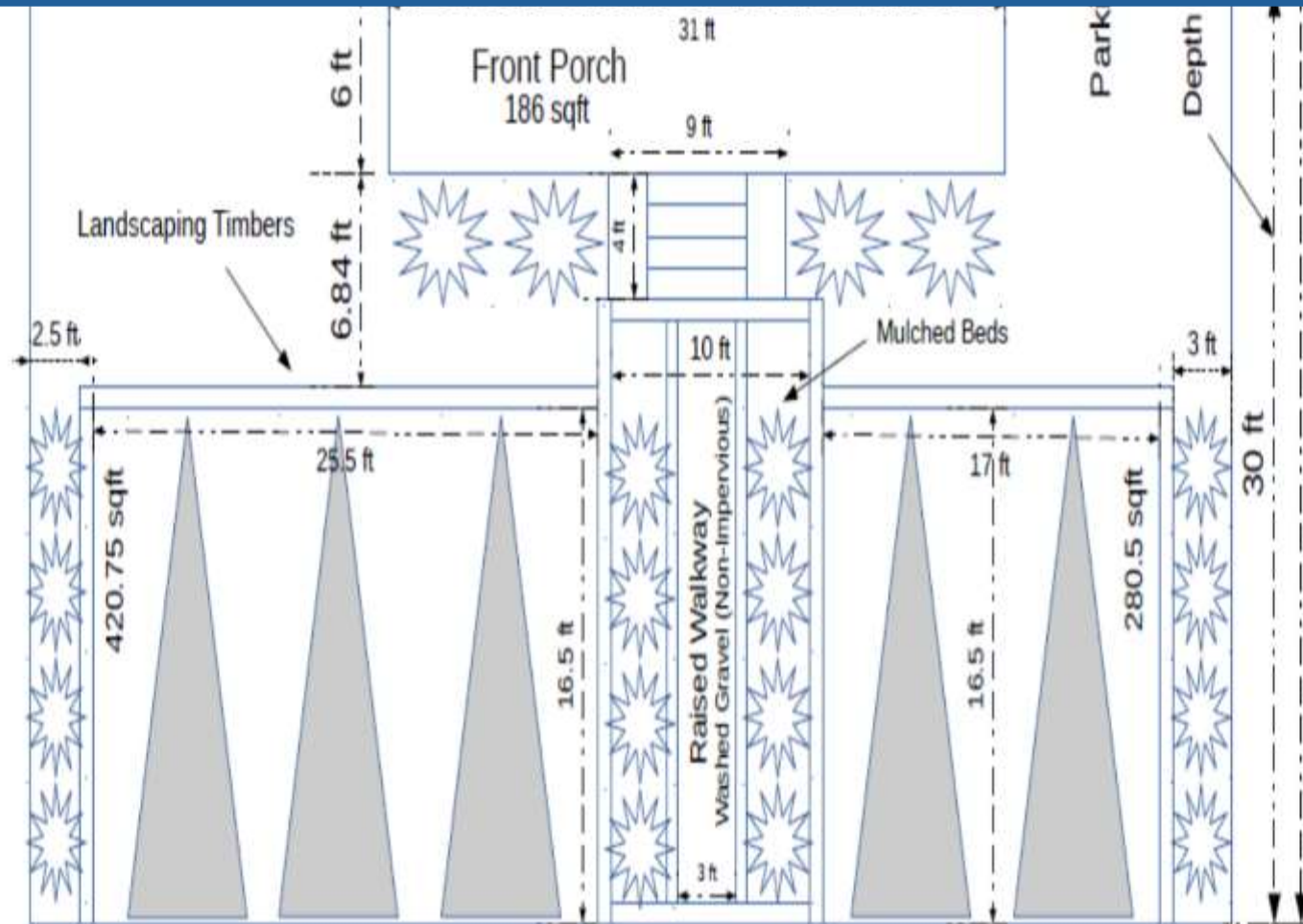
118 Cameron Court



- Shrinks original parking area (from 480 to 420 sq ft)
- Net 221.25 additional sq ft
- Centers parking
- Reduces depth of parking
- Adds walkway
- Adds shrubbery
- Adds landscaping



Detail: parking, landscaping, and walkway



Standard 1.4.6

Site new walkways, driveways, and off-street parking areas in locations that are compatible with the character of the building, site, and district—typically to the side and rear of existing buildings—and locate them so the topography of the site and mature trees and other significant site features are not significantly altered, damaged, or lost.

- **New walkway will be situated in the center of the lot, in a direct path to the front steps and porch (typical entrance point in the district).**
- **Front yard parking that extends the width of the lot typical in district.**
- **No trees or other live plantings will be altered, damaged, or lost.**
- **Additional plantings will be added.**

Standard 1.4.10

Construct new driveways and off-street parking areas in traditional materials and designs that are compatible in configuration, material, scale, and detail with the character of the building, site, and district.

- **New parking area of same materials approved and utilized in district**
- **Similar configuration, material, scale**
- **Meets impervious surface area requirements**

Standard 1.4.11

Utilize perimeter plantings, trees, shrubbery, hedges, and other landscape features—including low stone walls—to screen new driveways and off-street parking areas visually from the street, to buffer adjacent residential properties from their visual impact, and to reduce the solar heat gain of paved surfaces. Further reduce the visual impact of large parking areas by subdividing them with interior planting medians.

- **Interior walkway bordered by planting/shrub beds**
- **New visual screening from adjoining properties**
- **Visual impact reduced by interior planting and walkway**



111 Cameron Court



110 Cameron Court



115 Cameron Court



112 Cameron Court

117 Cameron Court



115 Cameron Court



Front Yard Parking in the District



116 Cameron Court



122 Cameron Court (nearest neighbor)





121 Cameron Court
(directly across street)

426 W. Cameron Ave (from Cameron Court side)
across street from 118 Cameron Court



411 W. Patterson Place



413 W. Cameron Ave





412 W. Patterson Pl

417 W Patterson Pl



413 /413A W
Patterson Place



3 Colony Court



2 Colony Court



309 Ransom Street



308 Ransom Street



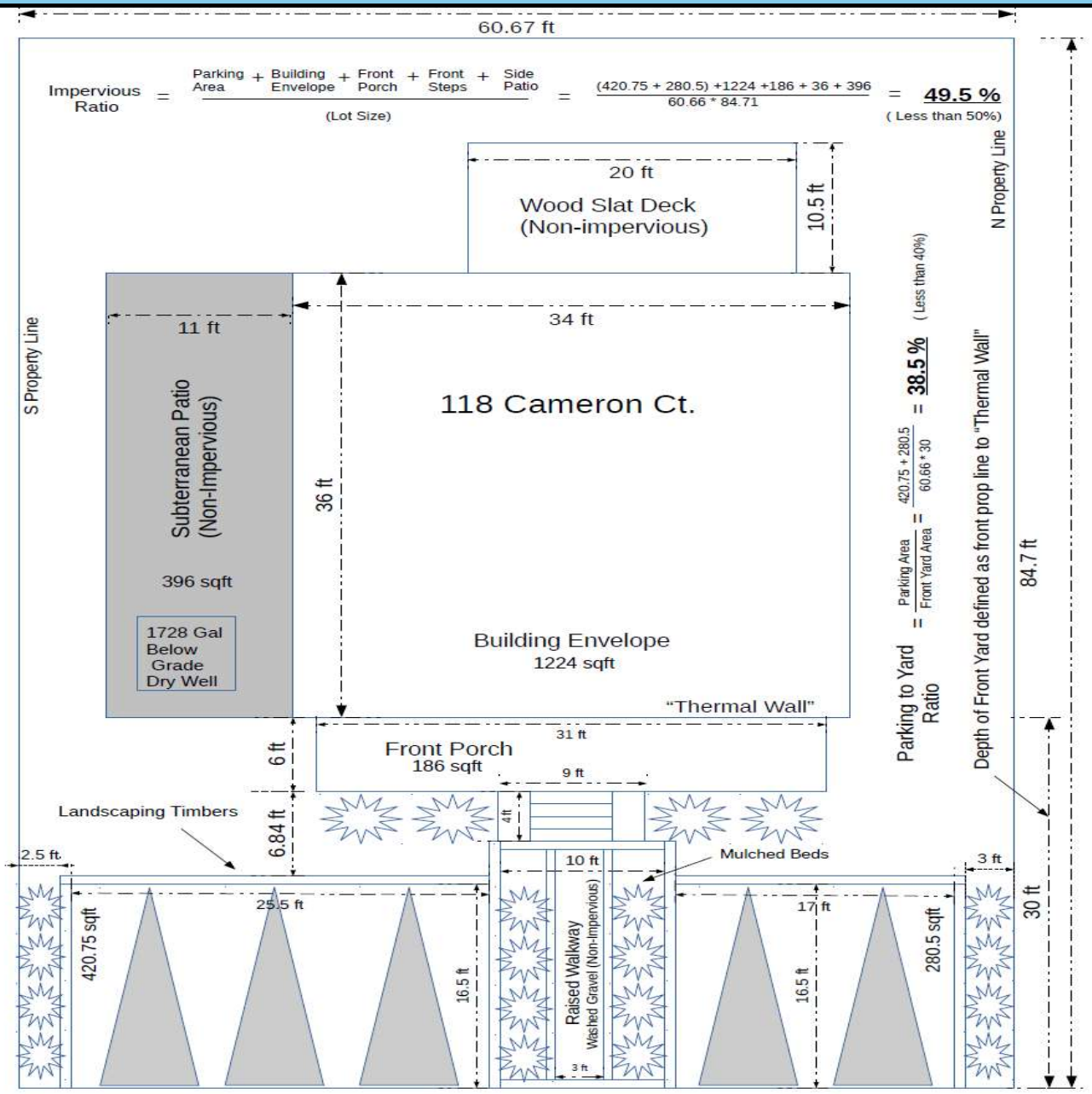
414 Pittsboro Street





504 Pittsboro
Street

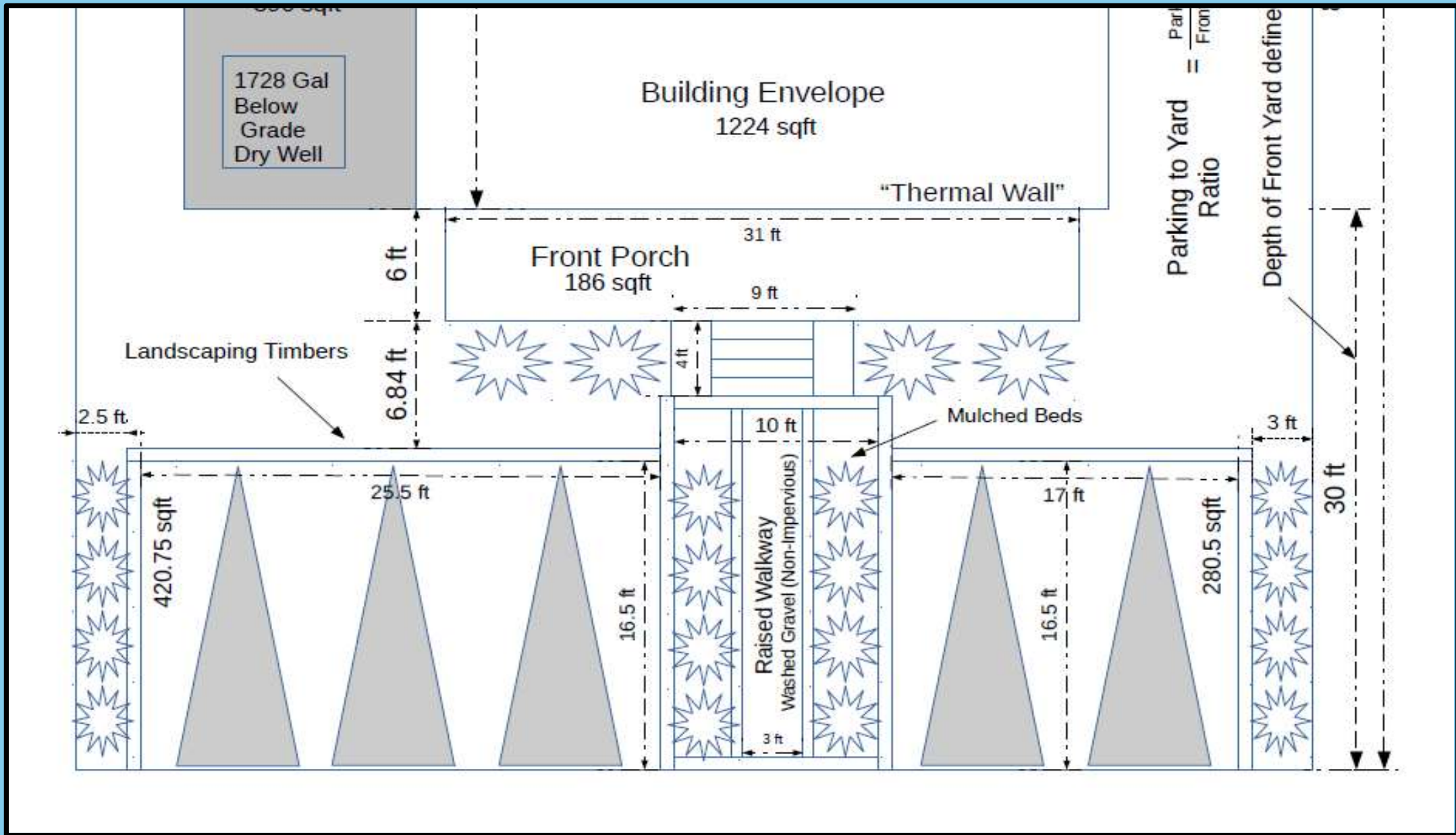




Depth of Front Yard defined as front prop line to "Thermal Wall"

Parking to Yard Ratio = $\frac{\text{Parking Area}}{\text{Front Yard Area}} = \frac{420.75 + 280.5}{60.66 * 30} = 38.5\%$ (Less than 40%)

Impervious Ratio = $\frac{\text{Parking Area} + \text{Building Envelope} + \text{Front Porch} + \text{Front Steps} + \text{Side Patio}}{\text{Lot Size}} = \frac{(420.75 + 280.5) + 1224 + 186 + 36 + 396}{60.66 * 84.71} = 49.5\%$ (Less than 50%)



Materials for parking areas; walkway



Landscape Timber: pressure treated

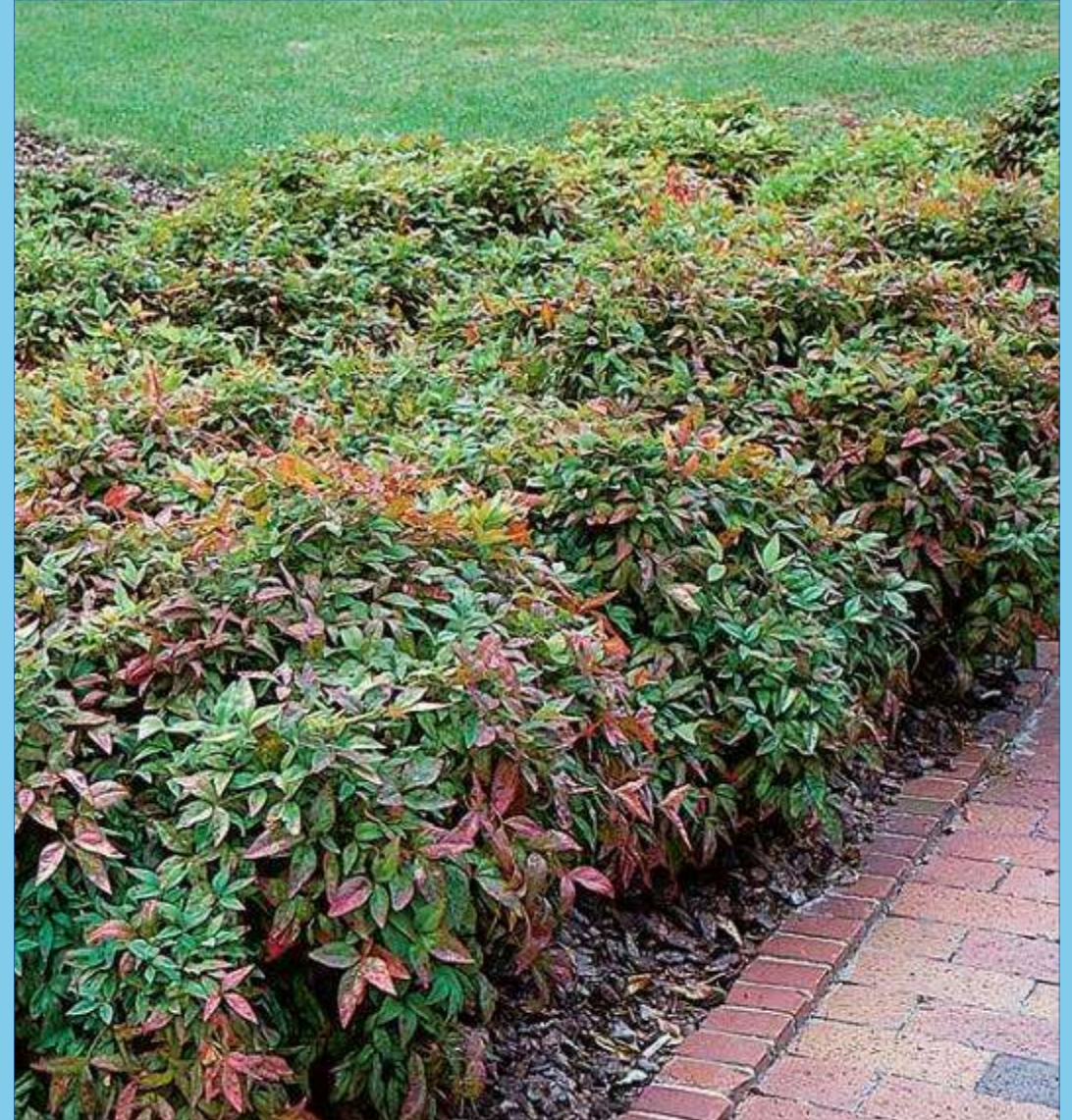


Galvanized Landscape Spikes

Walkway stone: washed stone, “Delaware Blend” round stone or equivalent



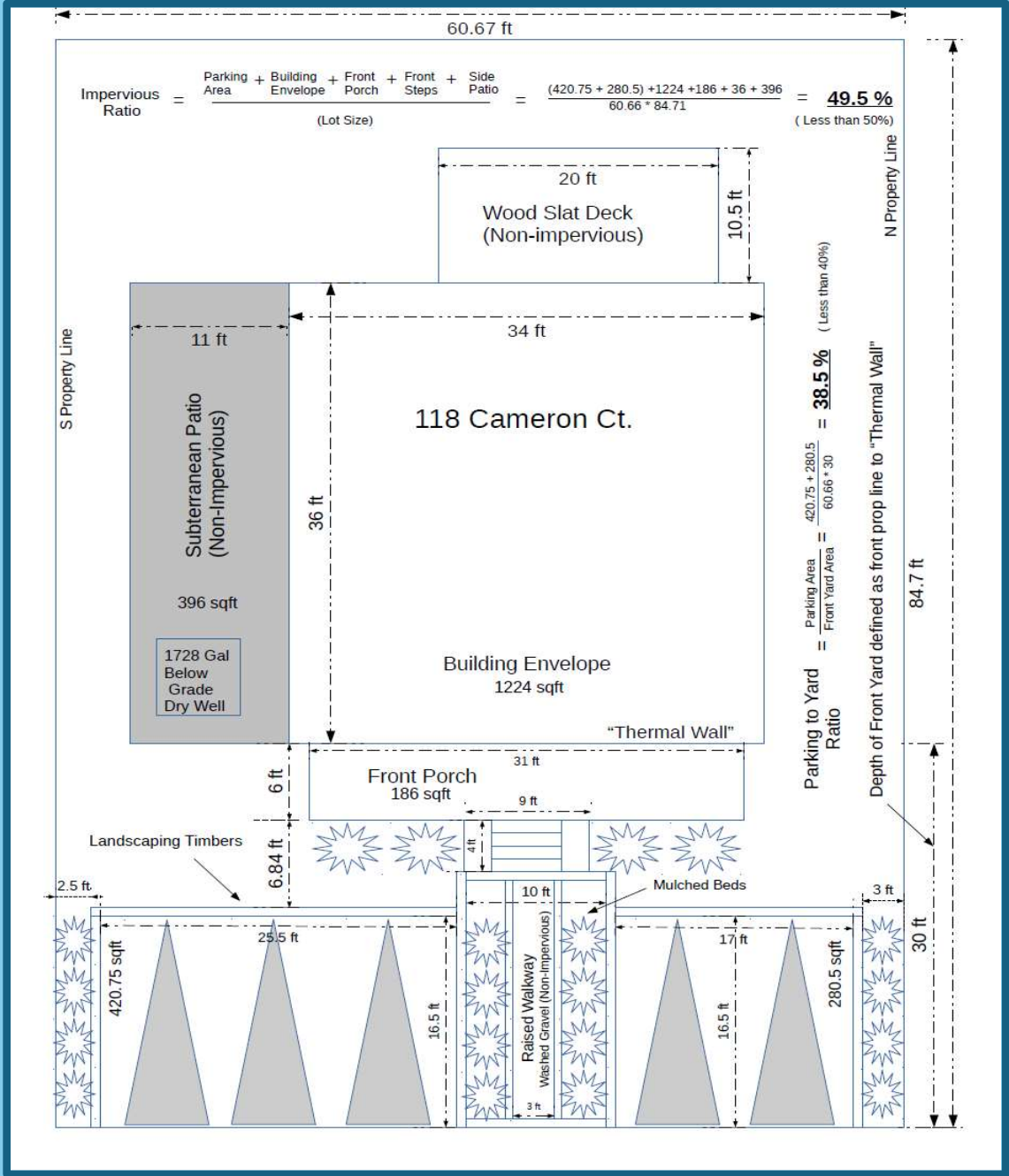
Landscaping: Nandina shrub or equivalent



Border examples



- Better-defined parking area
- Added plantings
- Raised planting beds to prevent illegal parking
- New visually-appealing walkway



118 Cameron Court

Questions?