



Town of Chapel Hill, NC

04/11/2022

COA-22-13**Certificate of Appropriateness for the Historic District****Status:** Active**Date Created:** Apr 1, 2022**Applicant**

RJ Sims Preston
rjsimspreston1@gmail.com
404 Hillsborough Street
Chapel Hill, NC 27514
919 757 4677

Location

404 HILLSBOROUGH ST
CHAPEL HILL, NC 27514

Owner:

PRESTON R J SIMS
404 HILLSBOROUGH ST CHAPEL HILL, NC 27514

Certificate of Appropriateness Form**Historic District**

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Application Type Check all that apply

Minor Work is exterior work that does not involve any substantial alterations, and do not involve additions or removals that could impair the integrity of the property and/or the district as a whole. See Chapel Hill Historic Districts Design Principles & Standards ("Principles & Standards") (p. 9-11) for a list of minor works. Please contact Town Staff to confirm if you believe the project is classified as "minor work."

Historic District Commission Review includes all exterior changes to structures and features other than minor works

Minor Work as defined by Design Standards☐**Historic District Commission Review**☒**Request for Review After Previous Denial**☐**Written Description**

The project consists of a curved
Tennessee/Pennsylvania weathered fieldstone

Describe clearly and in detail the physical changes you are proposing to make. Identify the materials to be used (siding, windows, trim, roofing, pavements, decking, fencing, light fixtures, etc.), specify their dimensions, and provide names of manufacturers, model numbers, and specifications where applicable. Consider including additional materials to illustrate your project, such as: - Photos and specifications for proposed exterior materials such as siding, trim, roof, foundation materials, windows, etc. - Renderings of the proposed work - Spec sheets

retaining wall approximately 19 feet in length, a foot and a half high and 13.5 inches deep.

Behind the wall at one end is a shallow, circular pool. The rigid liner is manufactured by MacCort and is a circle 48 inches in diameter. It is approximately 1 ft deep. The pond is bordered by matching fieldstone. A "bubbler" or re-circulating pump has been placed in the center of the pond. It drives a small fountain of water about 4 inches above the surface to make a pleasing noise. The 27 watt, 45 amp pump is manufactured by Geo Global Partners (model number 52577). It can process 280 gallons per hour.

The project is entirely consistent with HDC standards 1.3.6 and 1.3.7. The fieldstone was selected to match a fieldstone wall that was already onsite. In fact it extends from one end of the old wall and is therefore the same height and depth. The weathered stones were selected to match the existing wall in appearance. The project is not visible from the street or, indeed, to the public at all. It is located in the backyard behind a pre-existing fence.

We would like to run power to the bubbler/pump from our house so that we can switch it on and off using a switch on the wall inside our house.

Applicable HDC Design Standards

Page / Standard

48/1.3.6

Topic

3. District Setting

Brief Description of the Applicable Aspects of Your Proposal

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Page / Standard

48/1.3.7

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Certificate Information

Number of Postcards for Development Notification

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Attachments

 404 Hillsborough Street Information.pdf
Uploaded by RJ Sims Preston on Apr 1, 2022 at 3:02 pm




20220330_152232.jpg
Uploaded by RJ Sims Preston on Apr 1, 2022 at 3:03 pm

History

| Date | Activity |
|--------------------------|---|
| Mar 30, 2022 at 10:36 am | RJ Sims Preston started a draft of Record COA-22-13 |
| Apr 1, 2022 at 3:04 pm | RJ Sims Preston submitted Record COA-22-13 |
| Apr 1, 2022 at 3:04 pm | approval step COA Completeness Check was assigned to Anya Grahn on Record COA-22-13 |
| Apr 4, 2022 at 8:56 am | Anya Grahn assigned approval step COA Completeness Check to Charnika Harrell on Record COA-22-13 |
| Apr 11, 2022 at 4:33 pm | Charnika Harrell changed Minor Work as defined by Design Standards from "true" to "false" on Record COA-22-13 |

Timeline

| Label | Status | Activated | Completed | Assignee | Due Date |
|--|----------|------------------------|-----------|------------------|----------|
|  COA Completeness Check | Active | Apr 1, 2022 at 3:04 pm | - | Charnika Harrell | - |
|  COA Fee | Inactive | - | - | - | - |
|  COA Approval Review | Inactive | - | - | - | - |

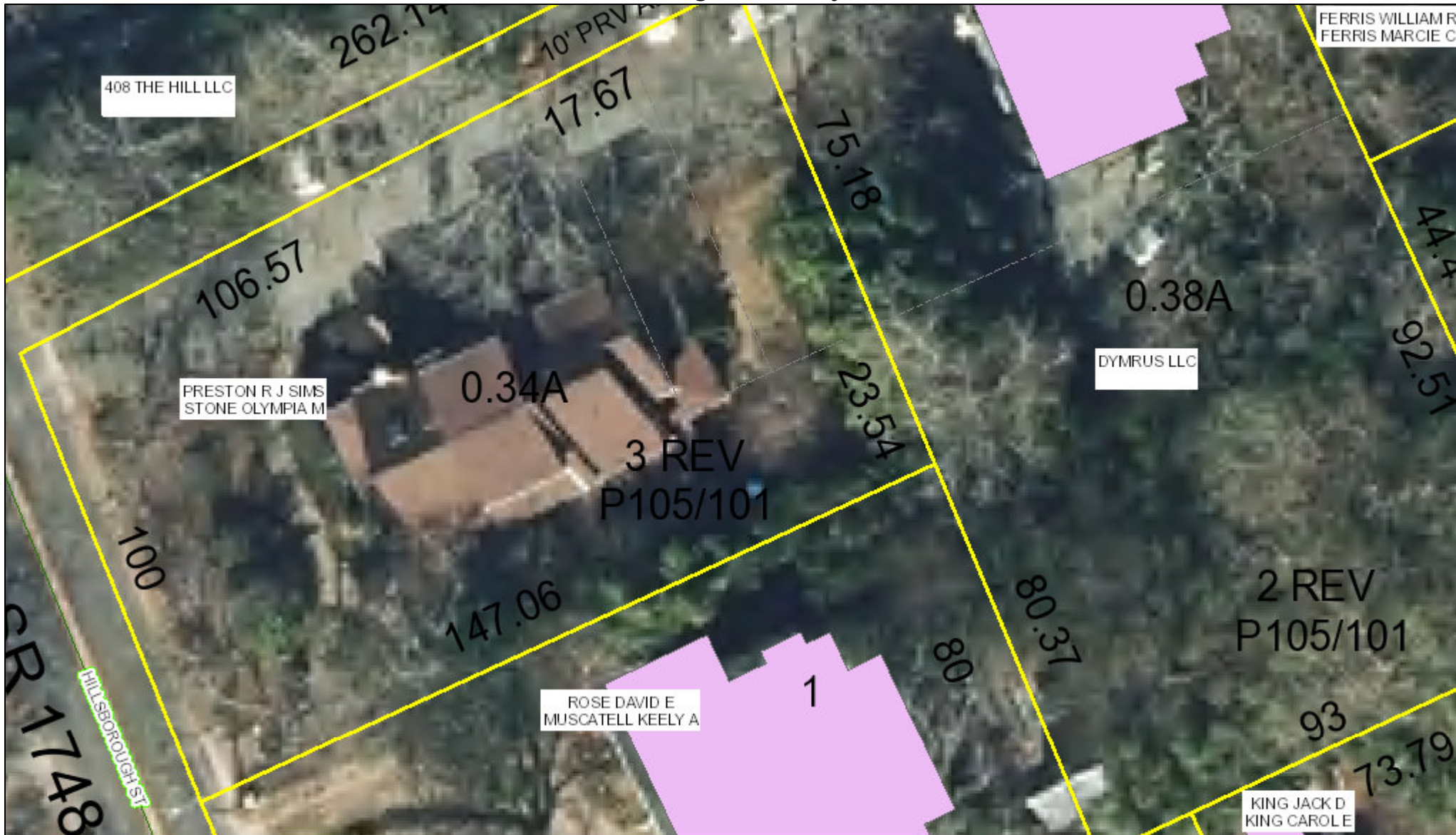
404 Hillsborough Street was built in 2000 and is not included in any inventory of historic Resources in the National Register of Historic places or otherwise. However, the house was built to be consistent with architectural and historic nature of the district.

According to <https://property.spatalest.com/nc/orange/#/property/9788590249>

- The house is located on .34 acres.
- Finished square feet = 3,656 sf
- Quality is Grade B+10
- Year built is 2000
- Full baths = 3
- Half baths = 1
- Bedrooms = 5
- Condition is average
- Exterior Walls are Frame
- Roof cover is Shingle
- HVAC is Combo H&A

There is also a separate 96sf shed on the property.

Orange County



April 1, 2022

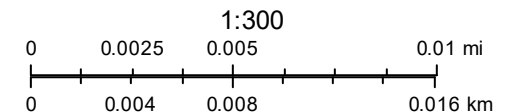
This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information on this map.

PIN: 9788492177

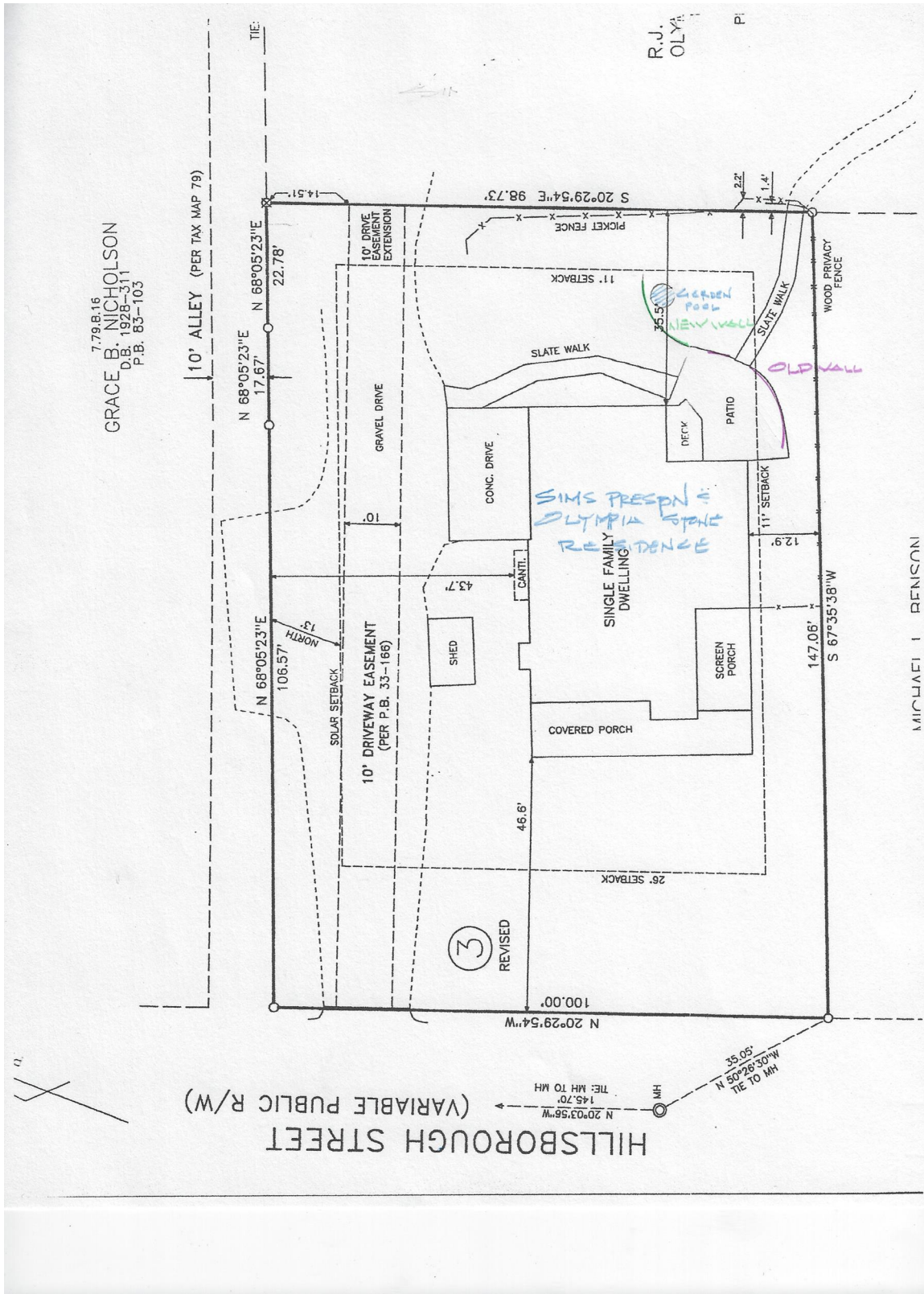
OWNER 1: FREEMAN JIMMY KEITH
OWNER 2: FREEMAN TANYA H
ADDRESS 1: 407 HILLSBOROUGH ST
ADDRESS 2:
CITY: CHAPEL HILL
STATE, ZIP: NC 27514
LEGAL DESC: 3 LAWRENCE W CRAMER JR P72/180

SIZE: 0.47 A
DEED REF: 6707/776
RATECODE: 22
TOWNSHIP: CHAPEL HILL
BLDG SQFT: 3818
YEAR BUILT: 1902

BUILDING COUNT: 2
LAND VALUE: \$380,000
BLDG_VALUE: \$358,700
USE VALUE: \$0
TOTAL VALUE: \$738,700
DATE SOLD: 2/24/2021
TAX STAMPS:



ORANGE COUNTY
NORTH CAROLINA



Preston/ Stone Residence 404 hillsborough site plan with old wall in purple, 18' new wall in green, garden feature in blue.

'gross area' 14,000 square feet.

Garden pool + surface of wall = approximately 42 s' stone work/impervious surface: 18 feet long X 13 inch cap X 17 inch tall Wall constructed of Tennessee/Pennsylvania weathered fieldstone and portland cement/sand mortar. Garden pool 42" diameter MacCourt Pool shell prefab poly liner with 13" cap of stone and mortar.



Exterior view of back garden from Drive easement and neighbors



back garden—upper and midrange garden view-- after landscaping 1 with new wall merging with old wall (far right in picture)



back garden midrange before landscaping 1



back garden upper before landscaping (old wall to be merged with new wall at left end of wall)



figure 1: preexisting flagstone on soil facing south.



fig 2: preexisting stone wall merging new stone wall facing east



fig. 3 new wall and pool facing north



fig. 4 new wall and pool facing south



fig. 5 new wall and fountain facing east

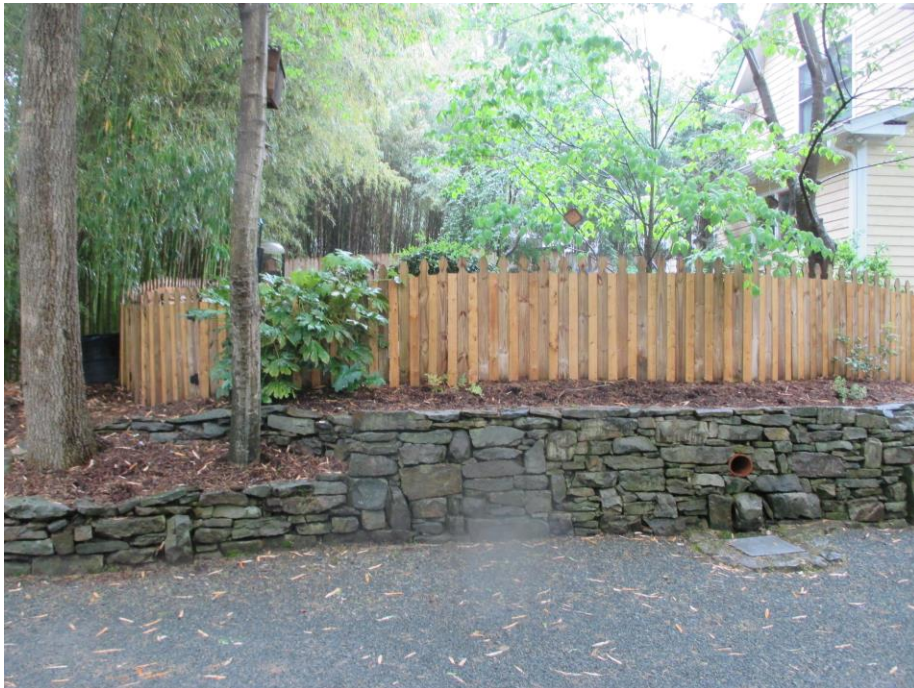


fig. 6 outside (north) of property facing south



fig. 7 outside of property (east) facing west



fig. 8 outside of property (south) facing north



fig. 9 before : facing east



fig. 10 before: facing south



figure 11 after: facing east



fig. 12 after: facing south



figure 13: neighbor's wall on North Street



fig. 14 neighbor's pool on North Street



fig. 15 wall on North street