

211 HILLSBOROUGH ST.
Chapel Hill, NC

Certificate of Appropriateness - Amendment
03.03.2023



WATER STREET
DESIGN ASSOCIATES



HISTORICAL
· CONCEPTS ·
ARCHITECTURE & PLANNING

NARRATIVE OF PROPOSALS

Water Street Design Associates (landscape architect) requests on behalf of the Owner the following amendments to the Certificate of Appropriateness for the renovation and addition at 211 Hillsborough Street:

- Landscape architect requests to change the two retaining walls along the north & west setback lines from stone veneer (approved) to stucco. The proposed change to a stucco finish would match the existing stucco finish on the house and would help unify the landscape features to the house.*
- Landscape architect requests the Board’s consideration & approval for a trash enclosure. The proposed enclosure would provide an area for the owner to store garbage containers. The enclosure would be wooden and tucked into the landscape. The location would provide ease of access getting the containers in and out on collection days.*
- Landscape architect requests the Board’s consideration & approval for the pedestrian gates at the stone walk and public sidewalk. The proposed gates would provide a sense of privacy to the owner.*



IMPERVIOUS SITE COVERAGE - REV. 12/13/22

LOT TOTAL: 12,916 SF
MAX IMPERVIOUS SURFACE RATIO (5): 6,458 SF
EXISTING BUILDING: 1,851 SF
EXISTING ENTRY PORCH: 257 SF
EXISTING GRAVEL PARKING: 952 SF
EXISTING SITE WALLS: 441 SF
EXISTING STEPS: 10 SF
EXISTING HARDSCAPE: 26 SF
PROPOSED SCREEN PORCH: 634 SF
PROPOSED DECK: 269 SF
PROPOSED SITE WALLS: 274 SF
PROPOSED STEPS: 156 SF
PROPOSED HARDSCAPE: 663 SF
PROPOSED TOTAL COVERAGE: 5,643 SF - 43.7%

SITE INFORMATION
PROPERTY IDENTIFICATION NUMBER: 9788489699
ZONING DISTRICT: R-3
LOT SQUARE FOOTAGE: 12,916 SF
PLAT REFERENCE: BOOK-56 PAGE-177
SITE UTILITIES: PUBLIC WATER/SEWER

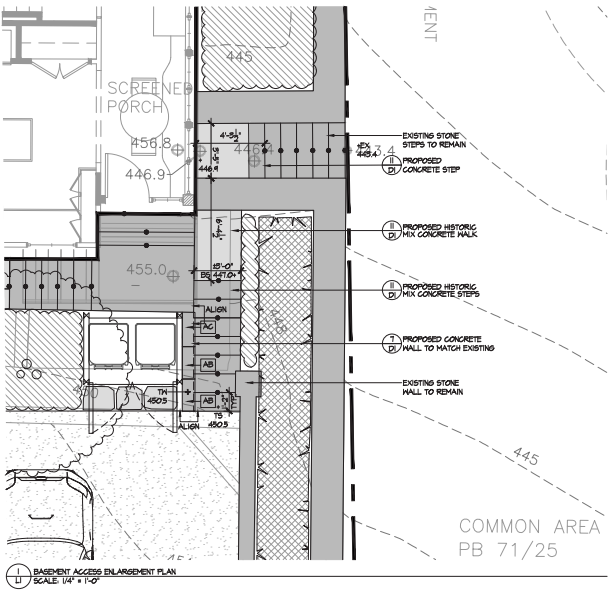
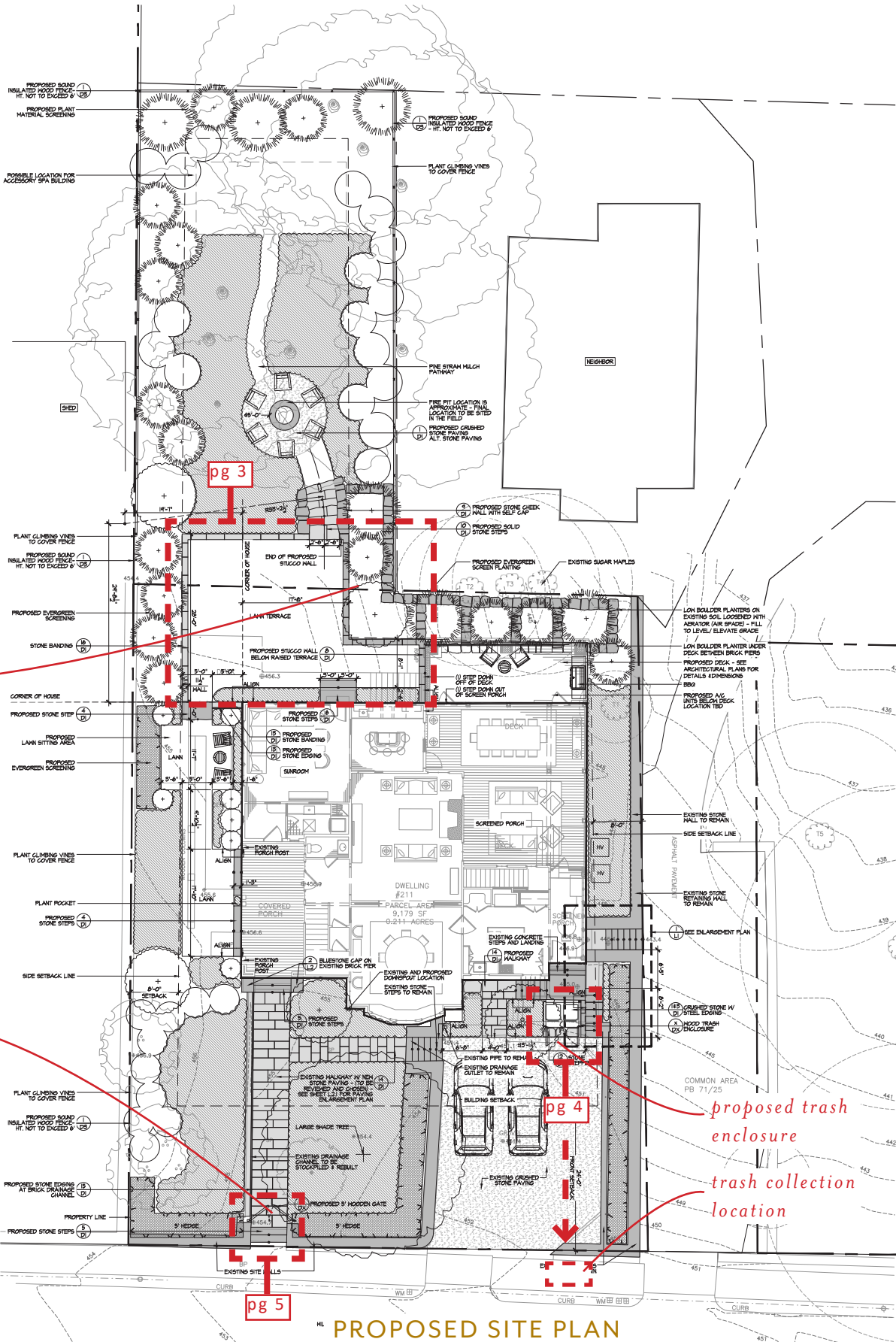
proposed stucco retaining walls

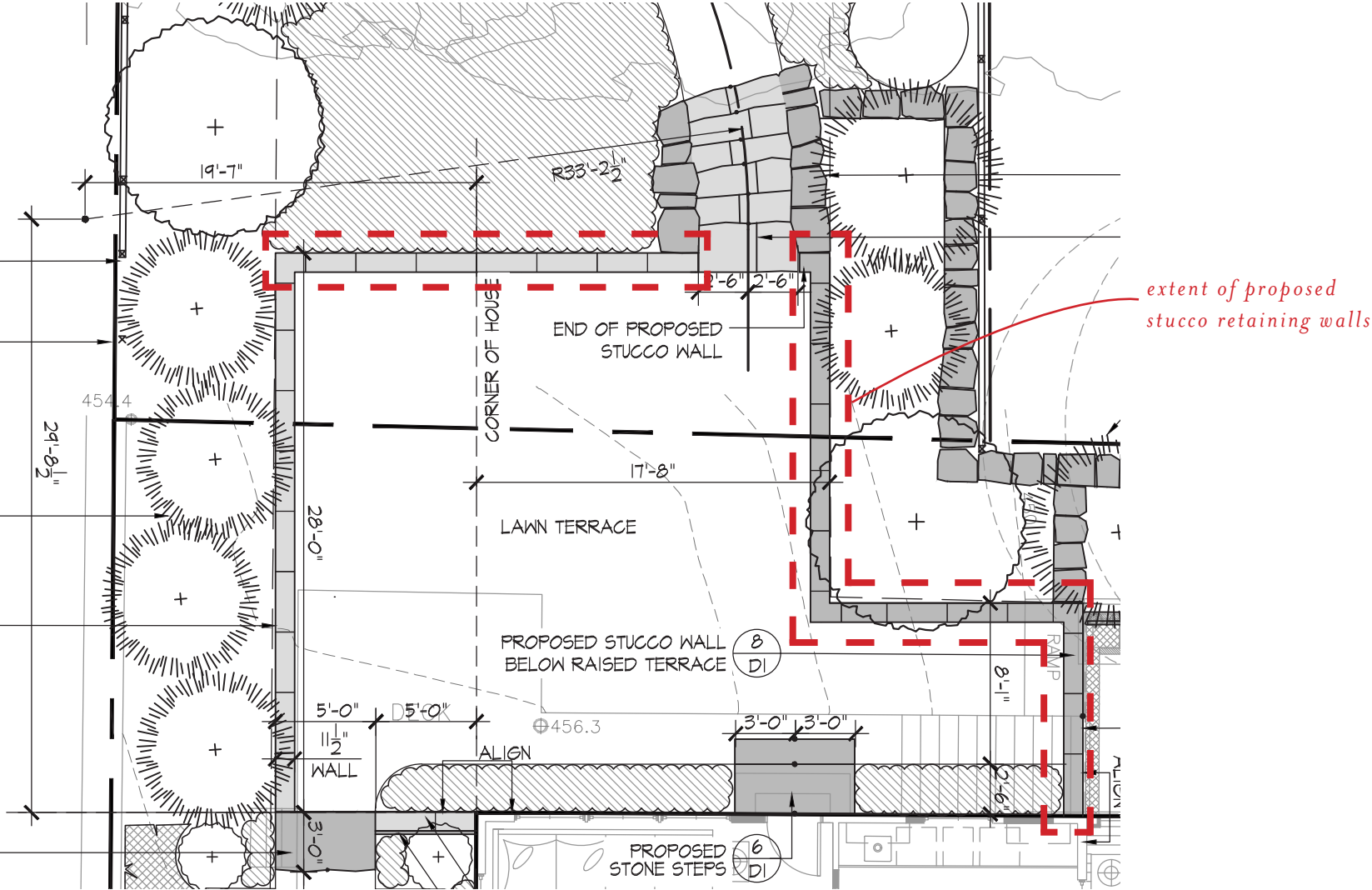
proposed pedestrian gate

proposed trash enclosure

trash collection location

[dashed box] indicates modified area



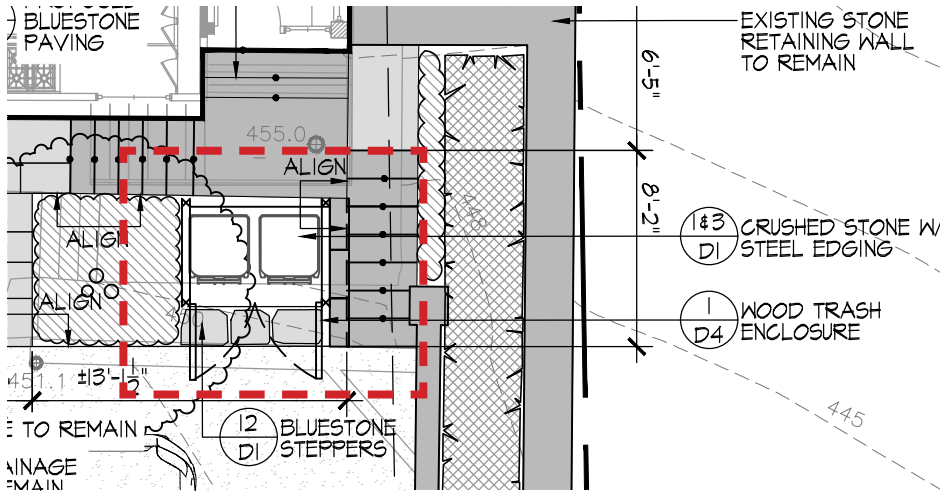
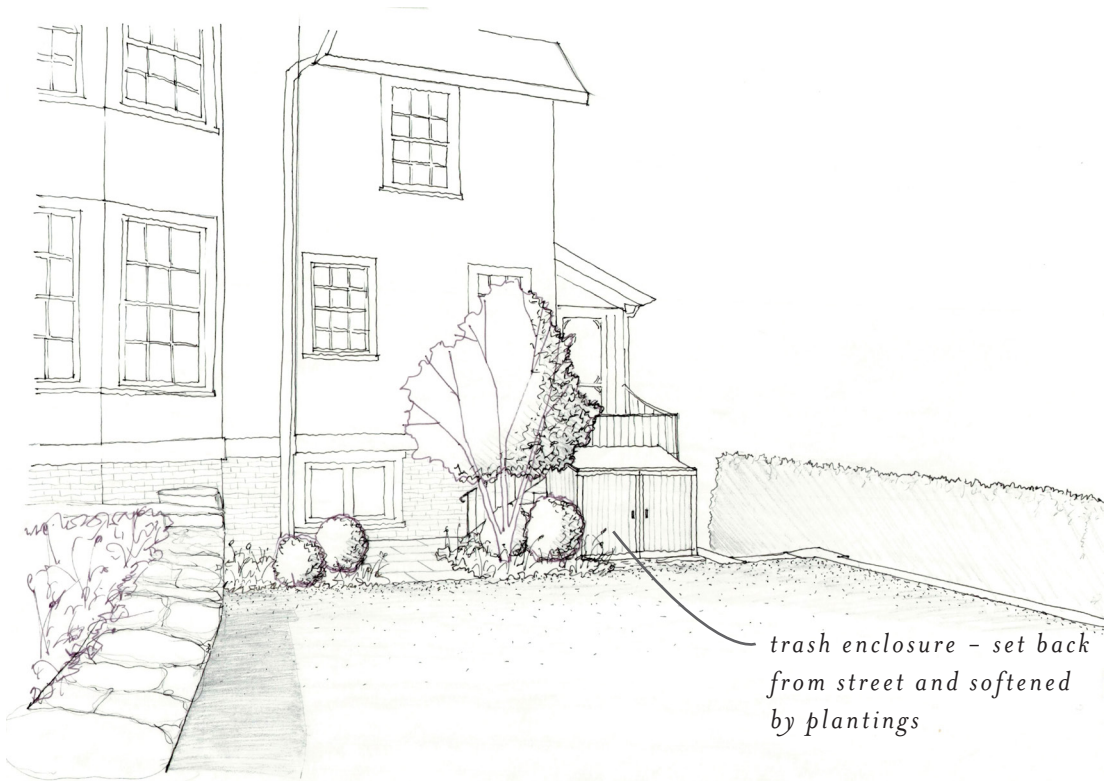


ENLARGED SITE PLAN



EXISTING STUCCO WALLS

PROPOSED STUCCO RETAINING WALLS



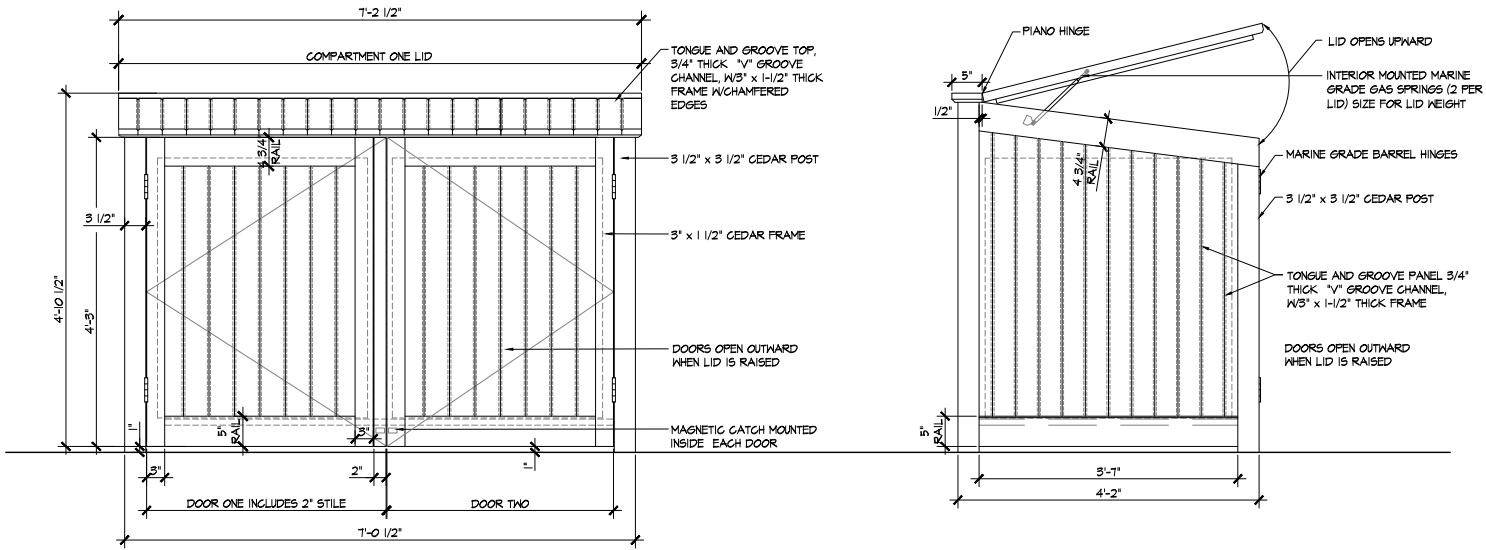
ENLARGED SITE PLAN



EXISTING TRASH ENCLOSURE



SIMILAR DETAILS & MATERIALS



ELEVATIONS

PROPOSED TRASH ENCLOSURE

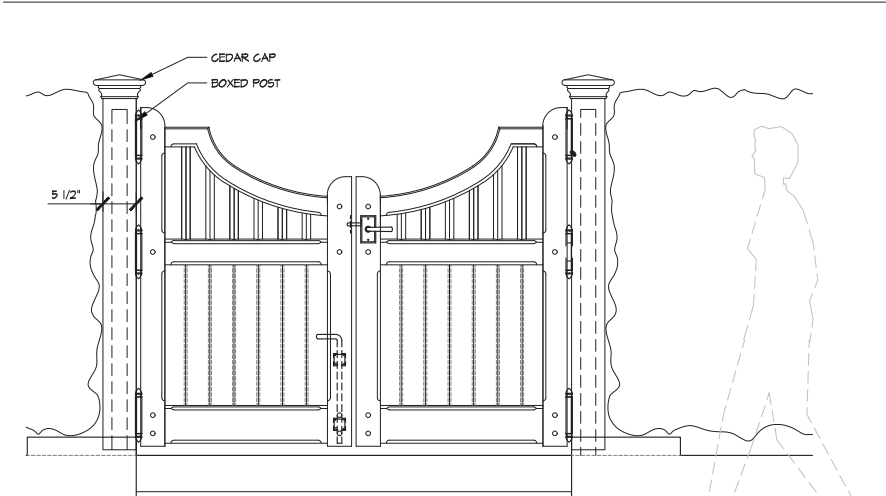


NEIGHBORING TRASH ENCLOSURE

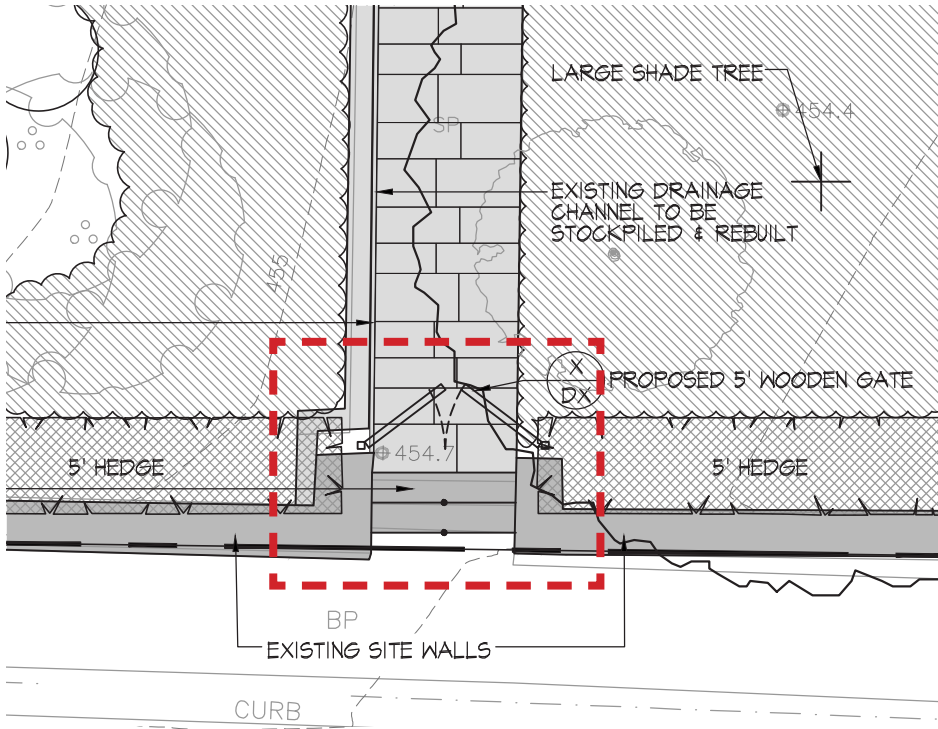




INSPIRATION PHOTO



ELEVATION



ENLARGED SITE PLAN

PROPOSED PEDESTRIAN GATE



NEIGHBORING FRONT GATES