211 HILLSBOROUGH ST.

Chapel Hill, NC

Certificate of Appropriateness - Amendment 03.03.2023





NARRATIVE OF PROPOSALS

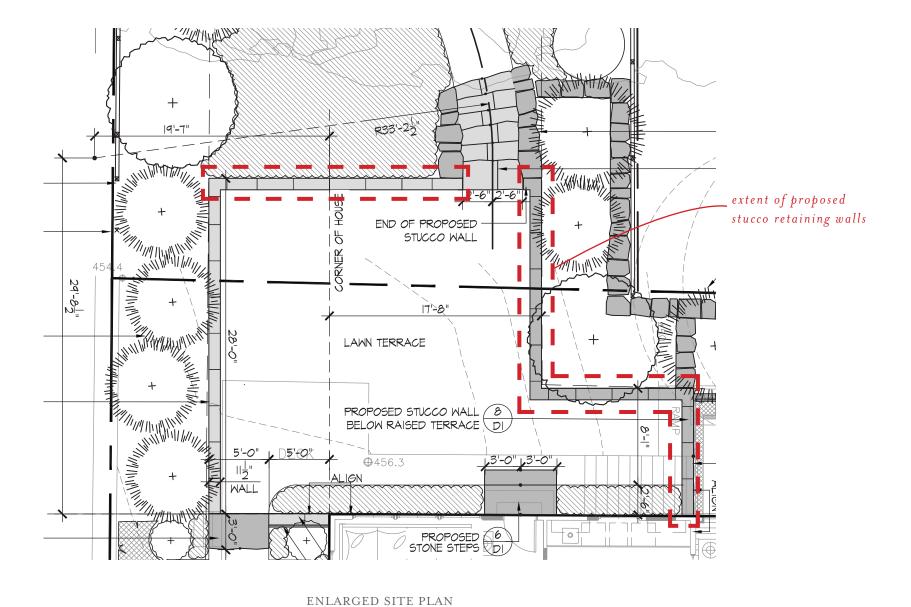
Water Street Design Associates (landscape architect) requests on behalf of the Owner the following amendments to the Certificate of Appropriateness for the renovation and addition at 211 Hillsborough Street:

- 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.

CERTIFICATE OF APPROPRIATENESS - AMENDMENT 03.03.2023 | page 2 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: 452 SF EXISTING SITE WALLS: 441 SF EXISTING SITEPS: 70 SF EXISTING HARDSCAPE: 26 SF PROPOSED SOUND INSULATED WOOD FENCE-HT. NOT TO EXCEED 6' US PROPOSED PLANT PROPOSED SCREEN PORCH: 634 SF PROPOSED DECK: 264 SF PROPOSED SITE WALLS: 274 SF PROPOSED STEPS: 156 SF PROPOSED HARDSCAPE: 663 SF PLANT CLIMBING VINES TO COVER PENCE PROPOSED HISTORIC POSSIBLE LOCATION FOR -ACCESSORY SPA BUILDING B5 447.0+ PROPOSED HISTORIC DI MIX CONCRETE STEPS PROPOSED TOTAL COVERAGE: 5,643 SF - 43.7% SITE INFORMATION PROPERTY IDENTIFICATION NUMBER: 9766469494 ZONING DISTRICT: R-3 LOT SQUARE FOOTAGE: 12,916 9F PLAT REFERENCE: BOOK-56 PAGE-1T7 SITE UTILITIES: PUBLIC WATER/SEWER COMMON AREA - FIRE PIT LOCATION IS APPROXIMATE - FINAL LOCATION TO BE SITED IN THE FIELD PB 71/25 PROPOSED CRUSHED STONE PAVING ALT. STONE PAVING BASEMENT ACCESS EN PROPOSED STONE CHEEK DI PROPOSED SOLID PLANT CLIMBING VINES -TO COVER PENCE PROPOSED SOUND INSULATED HOOD PENCE-HT. NOT TO EXCEED 6" US LOW BOULDER PLANTER UNDED DECK BETWEEN BRICK PERS PROPOSED DECK - SEE ARCHITECTURAL PLANS FOR DETAILS 4DMENSIONS BBQ proposed stucco -PROPOSED A/C UNITS BELOW DECK retaining walls PROPOSED STONE STEP PROPOSED -LAWN SITTING AREA PROPOSED -EVERGREEN SCREENING PLANT CLIMBING VINES EXISTING STONE RETAINING WALL TO REMAIN PROPOSED 4 EXISTING CONCRETE -PROPOSED WALKWAY + EXISTING 2 BLUESTONE CAP ON PORCH 2 EXISTING BRICK PIER BOWER OF LOCATION AB CRUSHED STONE W proposed pedestrian_ X HOOD TRASH DX ENCLOSURE gate PLANT CLIMBING VINES -TO COVER FENCE proposed trash PROPOSED SOUND (1)
INSULATED WOOD FENCEHT, NOT TO EXCEED 6 enclosure EXISTING DRAINAGE CHANNEL TO BE STOCKPILED & REBULT EXISTING CRUSHED trash collection PROPOSED STONE EDGING
AT BRICK DRAINAGE
CHANNEL -location

** PROPOSED SITE PLAN

indicates modified area

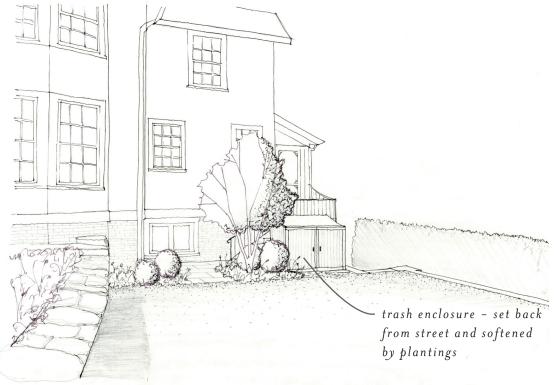


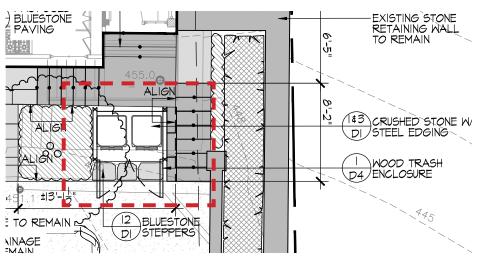






EXISTING STUCCO WALLS





ENLARGED SITE PLAN

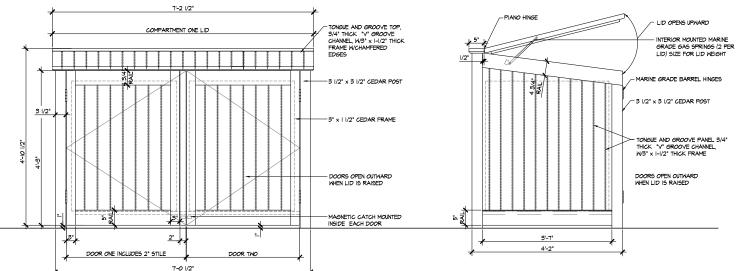




EXISTING TRASH ENCLOSURE



SIMILAR DETAILS & MATERIALS



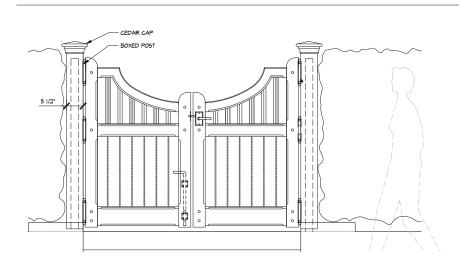
ELEVATIONS



NEIGHBORING TRASH ENCLOSURE

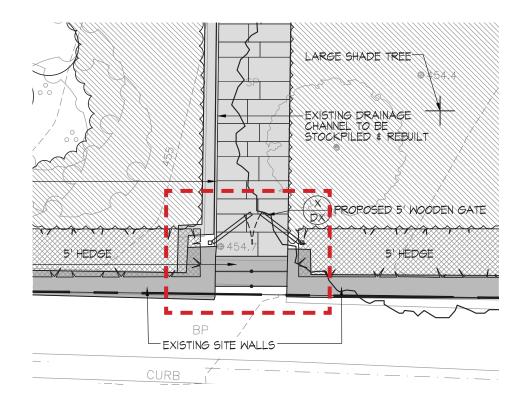






INSPIRATION PHOTO

ELEVATION



ENLARGED SITE PLAN





NEIGHBORING FRONT GATES