

COA Narrative

Date: February 21, 2017

Project #: 16024

Project: Record Store

Attention: Hillsborough HDC

Re: COA Application -- Narrative

As per submittal requirements for COA approval from the Town of Hillsborough Historic Development Commission, we submit the following narrative as a description of the scope of work:

Description: This project consists of an interior up-fit of the existing building to Business occupancy and an addition of a temporary walk-in cooler. This cooler will be located in the back of the existing building, will be a reversible structure, and will be detached from the existing building. It will be built on a pressure treated wood platform that will sit on grade. The ramp to the cooler will be removable so as to keep the existing parking layout as is.

Dimensions: The dimensions of the cooler and platform are as follows:

- Cooler – 7'-8" Wide x 9'-8" Deep.
- Platform – 8'-6" Wide x 9'-11" Deep
- Total Height: 8'-7 ¼" (Platform & Cooler)
- Existing Building Height: 11'-8"
- Total Area: Approximately 84 SF
- Setbacks:
 - Rear: 60'-0" +/- from the rear
 - Side: 2'-6" +/- from the side

Construction & Finishes: The walk-in cooler will be a pre-fabricated metal enclosure with integral top mounted condenser. The cooler exterior finish will be "Galvalume" metal panels with a "stucco" textured finish. There is a cooler condenser located on top of the cooler; it will be screened from view by a painted wood frame with lattice panels, the lattice will be oriented horizontal & vertical with square (not diamond) openings. Both the exterior of the cooler and condenser screen will be painted to match the existing building. The wood platform will be constructed of pressure treated wood joists, tapered to align with grade at the bottom and topped with deck boards that provide a flat support surface at the top. The wood platform and removable ramp will be finished to match the existing wood stoop.

Appropriateness: We feel that the appropriateness of this structure as it pertains to the Historic District will be fulfilled because of the following points:

- The existing historic building will remain unaltered.
- The cooler is located at the rear of the building and out of view from the street.
- The height of the cooler is below the height of the existing building.
- The cooler will be painted to match the existing building.
- The cooler & deck is a reversible structure – it could be removed without altering the existing building.
- The cooler and deck are detached from the existing building.
- The removable ramp will allow the existing parking layout to remain as is.

Because of these criteria we feel the addition will be contextually appropriate and will not distract from the character of the Historic District of the Town of Hillsborough.

* THE DECK AND COOLER ARE INDEPENDENT OF THE BUILDING & ARE REMOVABLE

TOP MOUNTED CONDENSER -
PAINT TO MATCH EXISTING
BUILDING
NEW WALK-IN COOLER
STUCCO TEXTURE
GALVALUME METAL PANELS
- PAINTED TO MATCH
EXISTING BUILDING

EXISTING CLAY TILE
PARAPET CAP

8'-1 1/4"

11'-8"

APPROXIMATE EXISTING
FLOOR LINE

NEW WALK-IN COOLER BUILT
ON WOOD DECK BASE
NEW RAMP TO GRADE

EXISTING BRICK CRAWL
SPACE - STAIR WELL

Left Elevation

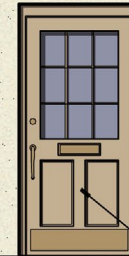
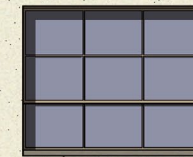
Existing Building - no change

EXISTING METAL WINDOWS
EXISTING PAINTED STUCCO
APPROXIMATE EXISTING
GRADE

Graphic Scale



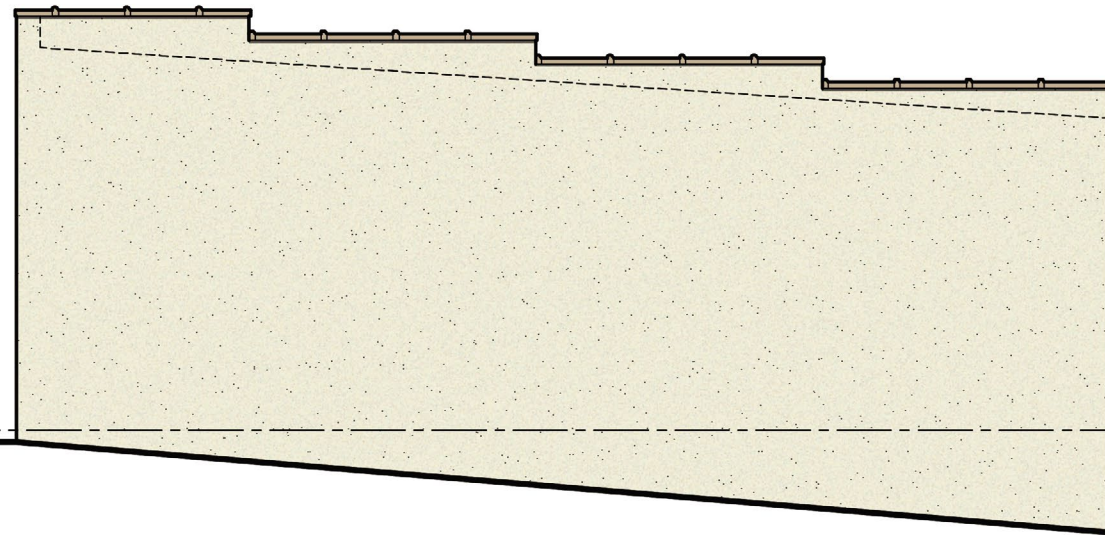
EXISTING SIGNAGE
BRACKET



Front Elevation

Existing Building - no change

EXISTING PAINTED STUCCO
PAINTED WOOD PANELED
DOOR



Existing Building - no change

Right Elevation

New Cooler & Wood Deck

* THE DECK AND COOLER
ARE INDEPENDENT OF THE
BUILDING & ARE
REMOVABLE

TOP MOUNTED CONDENSER -
PAINT TO MATCH EXISTING
BUILDING
NEW WALK-IN COOLER
STUCCO TEXTURE
GALVALUME METAL PANELS
- PAINTED TO MATCH
EXISTING BUILDING

EXISTING METAL
GUARDRAIL

NEW WALK-IN COOLER BUILT
ON WOOD DECK BASE

NEW DOOR TO MATCH
EXISTING

EXISTING ELECTRIC
METER



WOOD DECK STOOP

EXISTING METAL
GUARDRAIL

EXISTING RETAINING WALL

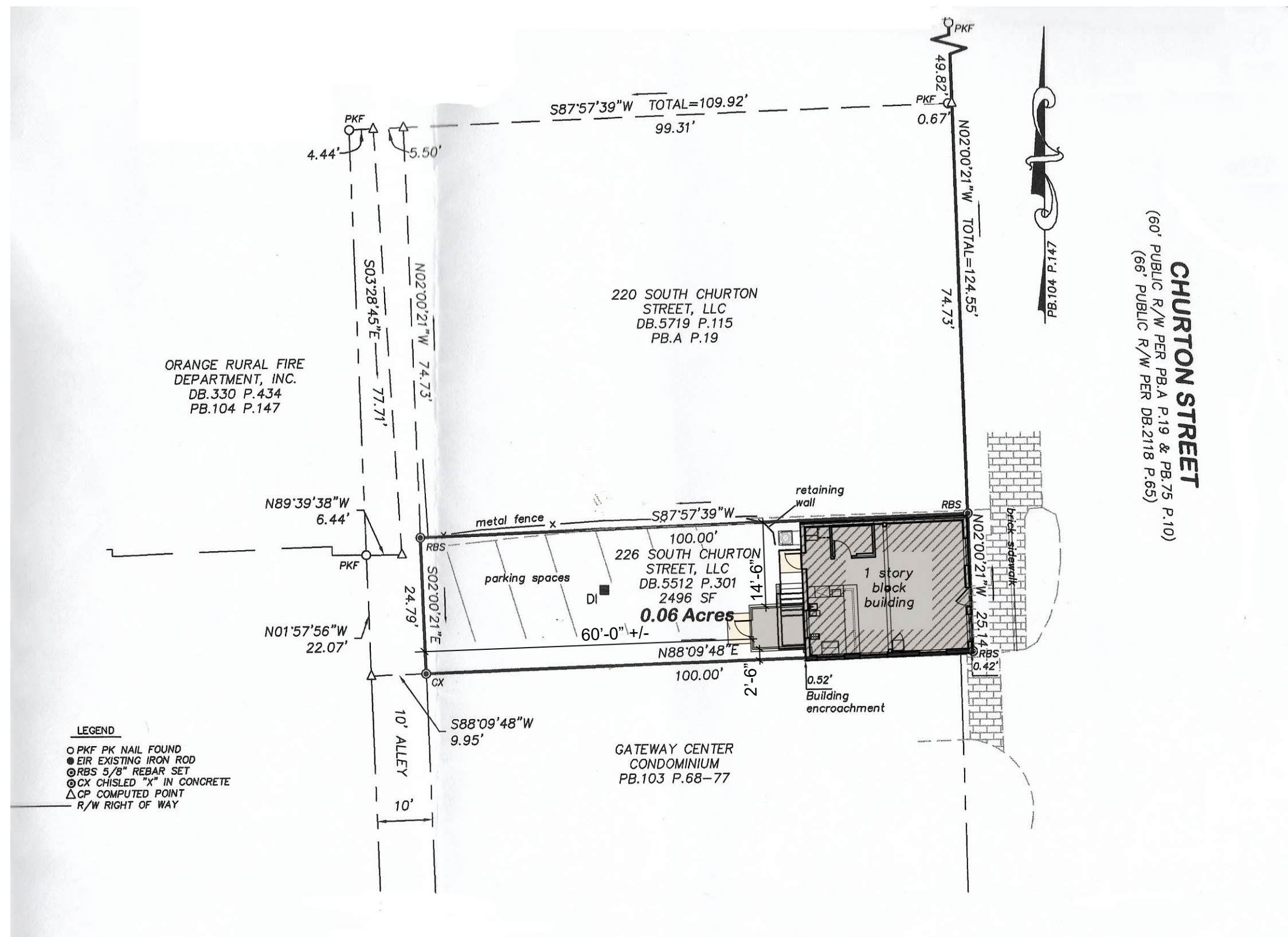
Rear Elevation

REWORK EXISTING BRICK
STAIRWELL TO CRAWL
SPACE

HDC Submittal

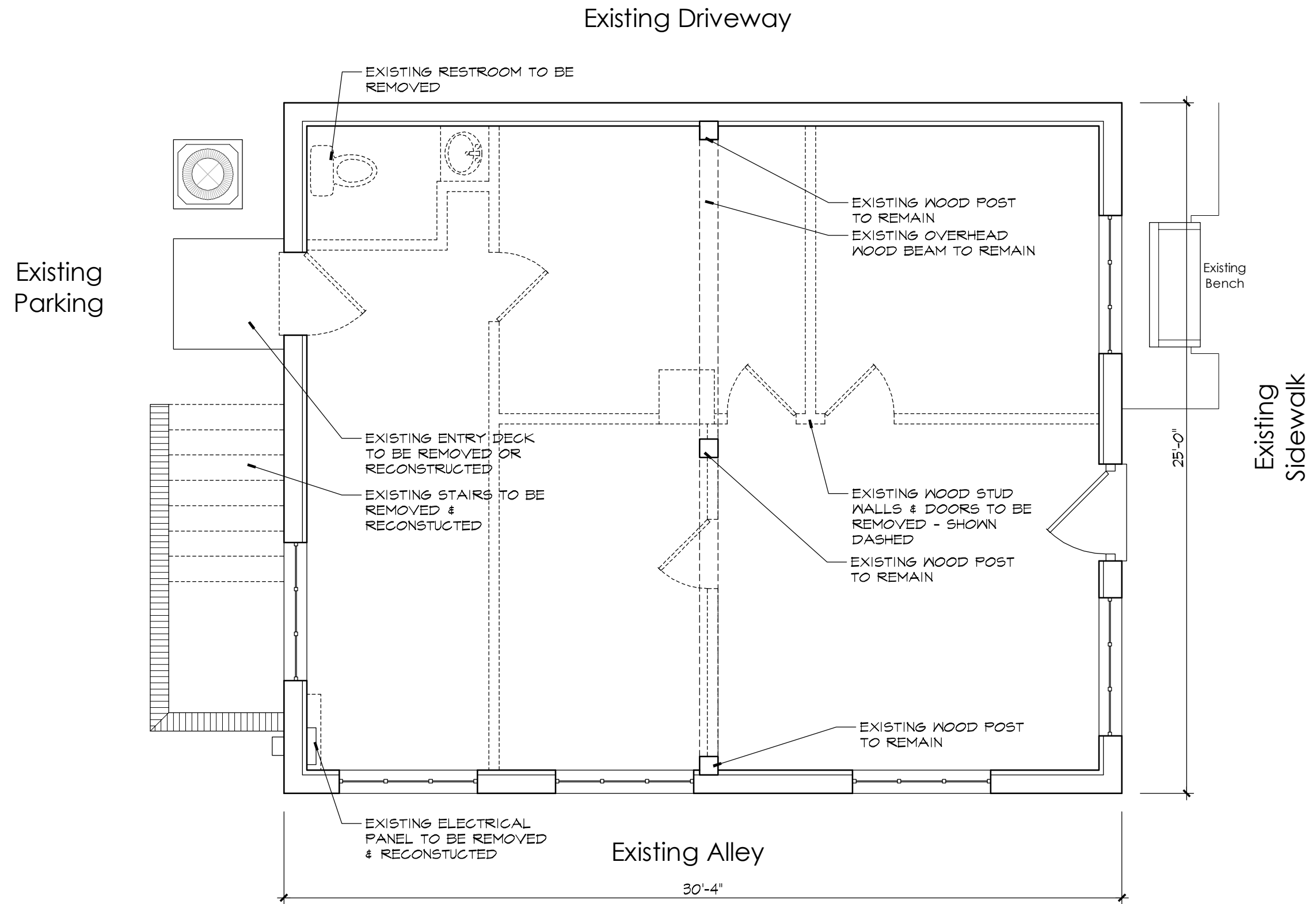
Project # 16024 Date : 2/15/2017 Scale : See Graphic Scale (if printed full size on 11x17)

This drawing is for illustrative purposes only and is subject to change.

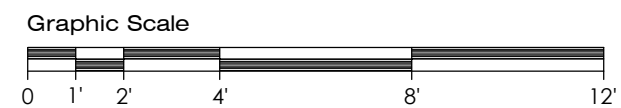


Site Plan
 1"= 20'-0"

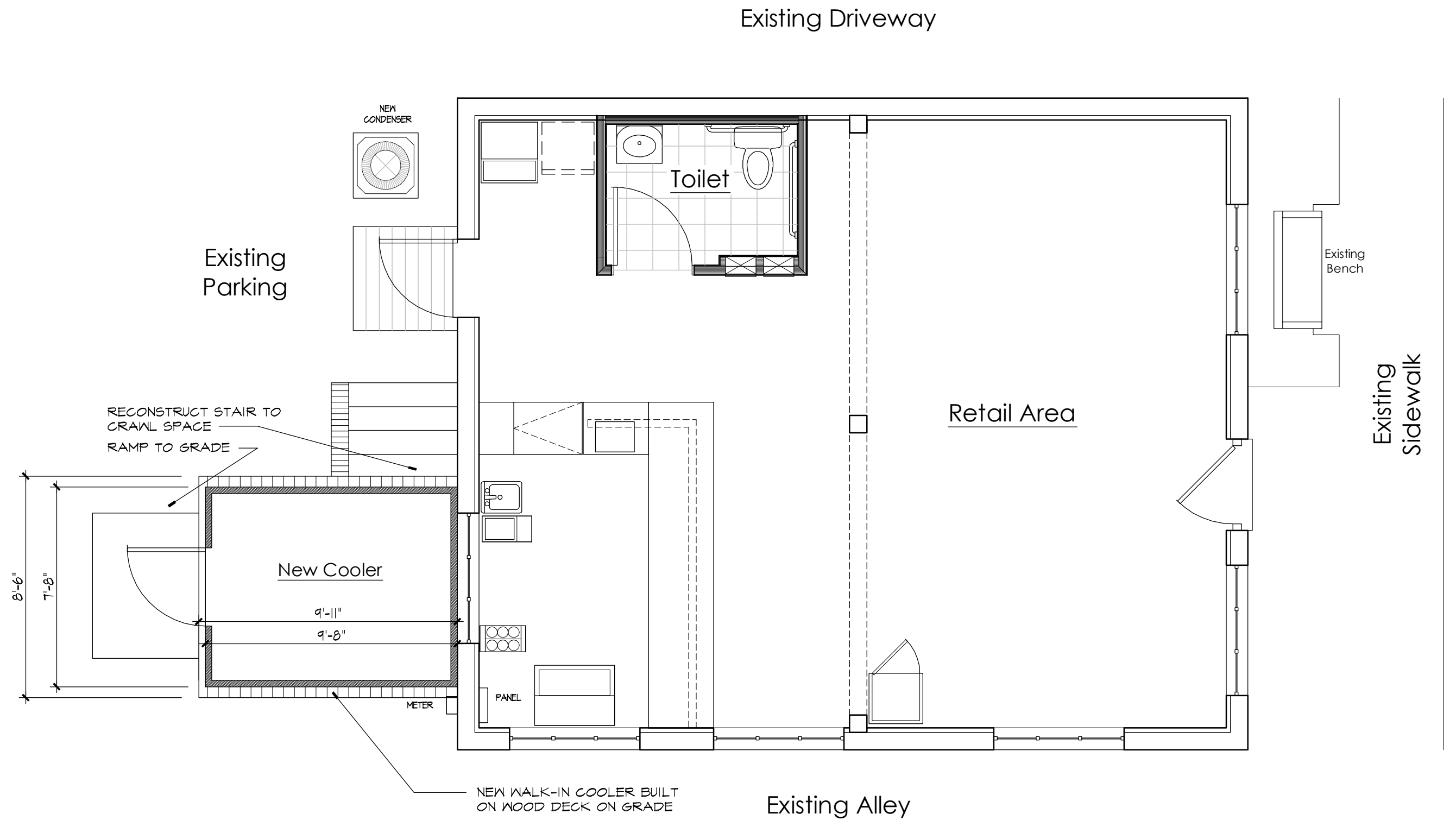
HDC Submittal



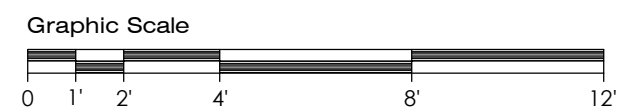
Existing First Floor Plan



HDC Submittal



New First Floor Plan



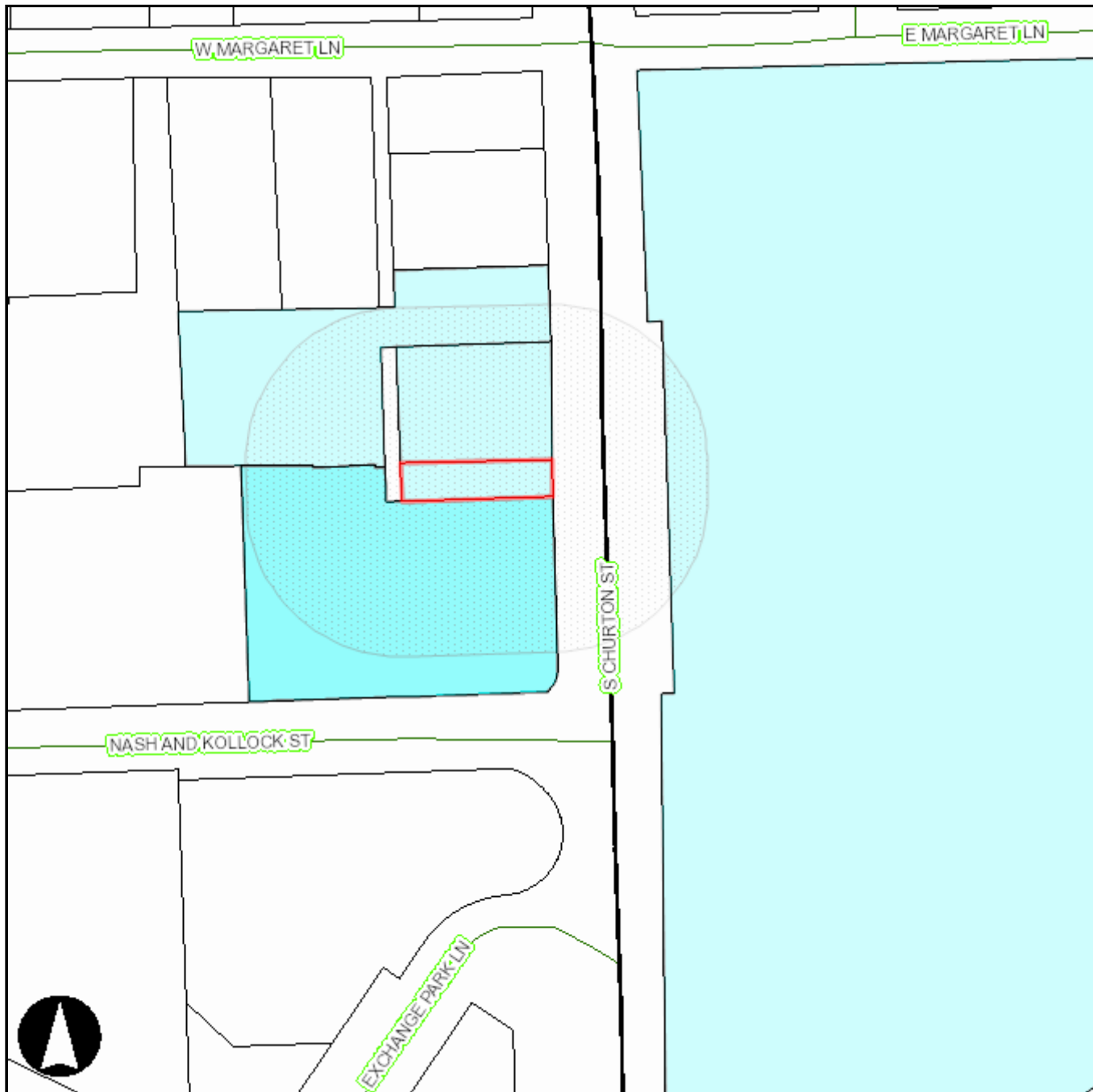
HDC Submittal

Project # 16024 Date : 2/15/2017 Scale : See Graphic Scale (if printed full size on 11x17)
 This drawing is for illustrative purposes only and is subject to change.



Orange County, NC GIS

Map



1 inch = 100 feet

Created on 2/16/2017. Orange County, North Carolina.









