

Addendum to Historic District Certification of Appropriateness Request

212 West Orange Street
Hillsborough, NC 27278

Project Overview

To create a new home in Hillsborough's Historic District while incorporating the best elements of the local architectural traditions—a modest footprint, high ceilings and doorways, a large porch with detailed columns, and a large welcoming front door and large windows throughout. We will trade the closed-off, narrow rooms of the past for an open kitchen and dining room for more fluid living. We chose larger wider windows than in most older homes to bring in more natural light. In the age of air-conditioning, abundant sunshine is no longer such a negative but something we invite inside. The wrap porch is generously wide, an extension of living and visiting and reminiscent of Hillsborough.

Home Description

A simple one-story cottage. The architectural set of plans and elevations are attached.

This cottage is 1608 heated square feet. The front and side porches are 351 square feet, a generous 7 ft in depth for outdoor furniture. The front porch spans 41ft, the entire width of the house. The porch floor will be a traditional wooden decking. The porch columns will be made on site (10x10) with treated lumber (there is a photographic example following). These columns and materials will carry over on the east side as the porch wraps around. The skirting for the porch will be horizontal, an example follows. The porch ceilings will be a soft blue (Icelandic), reminiscent of the days when it was thought to scare away ghosts and serve as a bug and spider protectant.

The covered porch on the right side (East) of the home will serve as the daily entrance from the driveway, closest to the kitchen and laundry rooms. The front doors will be $\frac{3}{4}$ light, 6 glass panes and painted black. The windows are single divided light and have a traditional muntin pattern, two divided panes over one solid pane with raised muntins. These will be clad and black in color on the exterior for a sharp contrast with the white trim. The siding will be a barn red in color – board and batten on the front projection and lap siding on the rest of the house.

The front gable roof pitch is 10/12 with a 12 inch overhang, laid with a composite architectural shingle in black. The main roof of the house is 12/5 as seen on the east side or right elevation. The porch roof has a 12/3 pitch and will be 5V metal with a smooth profile between crimps, in burnished slate.

The driveway will be a small stone gravel $\frac{1}{2}$ " in size, grey granite in color to match the existing drive. There will be a parking area 20ft wide, to fit two cars.

Home Materials

Material	Detail
Shingle	Asphalt Architectural –Charcoal
Metal Roof	5V, aluminum, no striations between crimps – Burnished slate
Foundation	Stucco finish –Hornburg Gray
Windows	Aluminum Clad - simulated divided lite two over one – Black
Front Door	Wood ¾ lite with 6 glass panes, painted black
East Entry Door	Wood ¾ lite with 6 glass panes, painted black
Siding	Fiber cement lap board, smooth finish – Fireweed Red
Siding	Fiber cement board and batten – Fireweed Red
Fascia, trim, soffits	MiraTec or comparable material– Pure White
Porch Columns	Treated wood, 10x10 posts – Pure White
Railings (East)	Treated wood 2x2 square pickets – Pure White
Porch floors	Treated deck boards – natural in color, sealed
Porch step riser	Treated wood – Pure White
Porch skirt board	Horizontal painted wood – Pure White
Foundation skirting	Horizontal painted wood – Hornburg Gray
Gutters	Prefinished aluminum, 5” K-style – white to match trim
Driveway	Gravel drive



This color combination to be used:
dark red siding, white trim, black
windows and doors.

212 W Orange will have an asphalt
architectural shingled roof with a
burnished slate metal roof on the front
porch as shown here.



Southern blue porch ceilings – SW Icelandic



Front porch and side porch
skirting to be horizontal as
shown here.

Timberline Lifetime Architectural
Shingles with StainGuard – Charcoal

Metal roof color – Burnished Slate



#78 Wash Stone (approx. size 1/2")



COLOR: Grey granite

DESCRIPTION: Approximate size is 1/2" in size. Used in both cement and asphalt production. Other applications are roofing, driveways, walkways, landscaping etc.

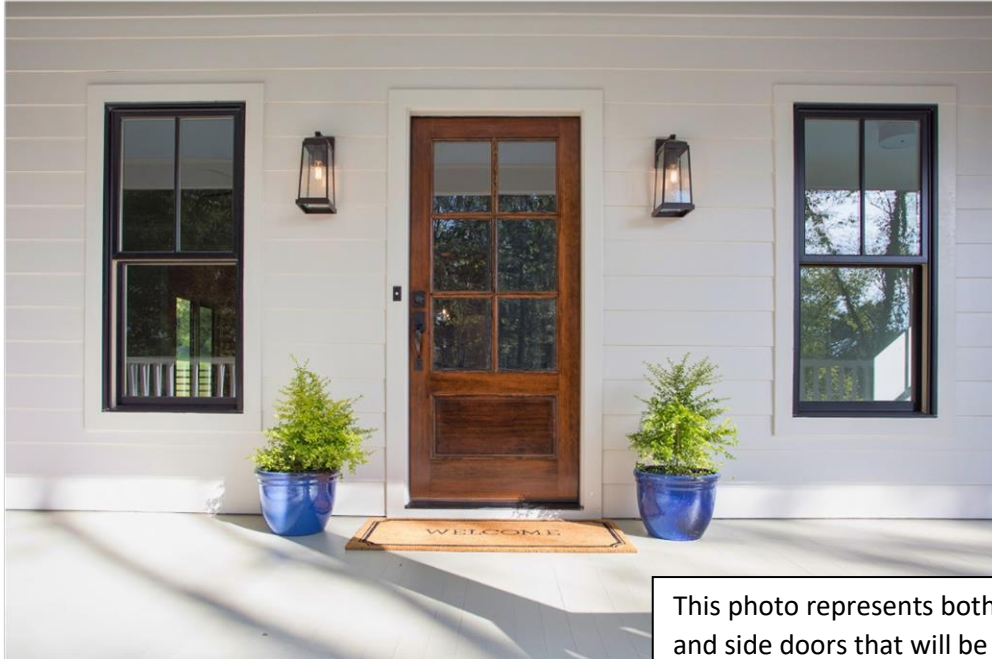
Driveway gravel



This home showcases the window pattern that will be used as well as the trim used around the windows.



Porch floor boards will be as shown here. Natural stain. Same width.



This photo represents both the front and side doors that will be used on the home – but painted black.

The windows here are also representative of the windows that will be used. Same muntin pattern and raised muntins as shown.

KICHLER

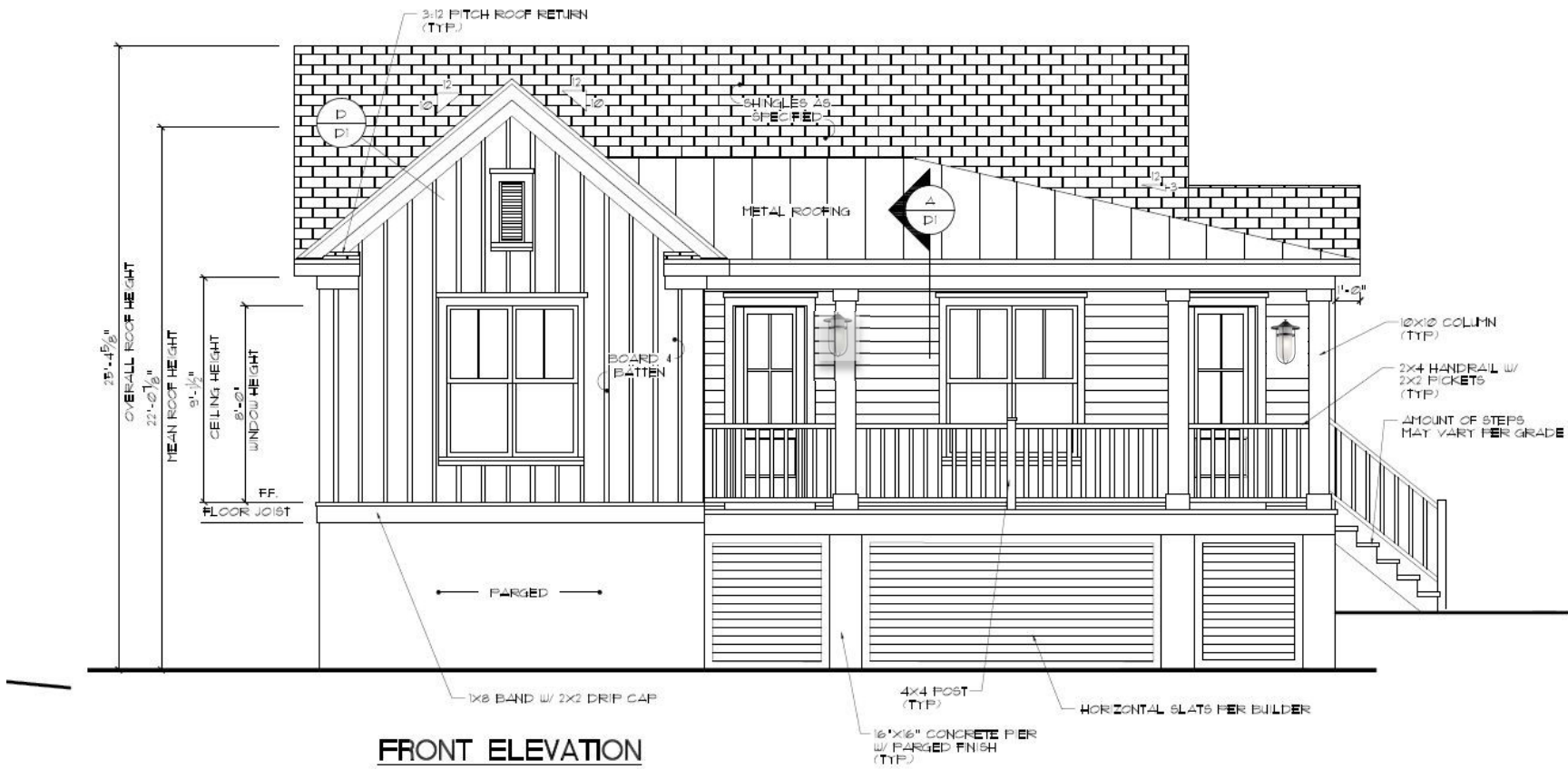


Exterior Wall Scone – 16.25"l x 11"w.
Mounted to the right of both the front and side doors. Frosted glass.

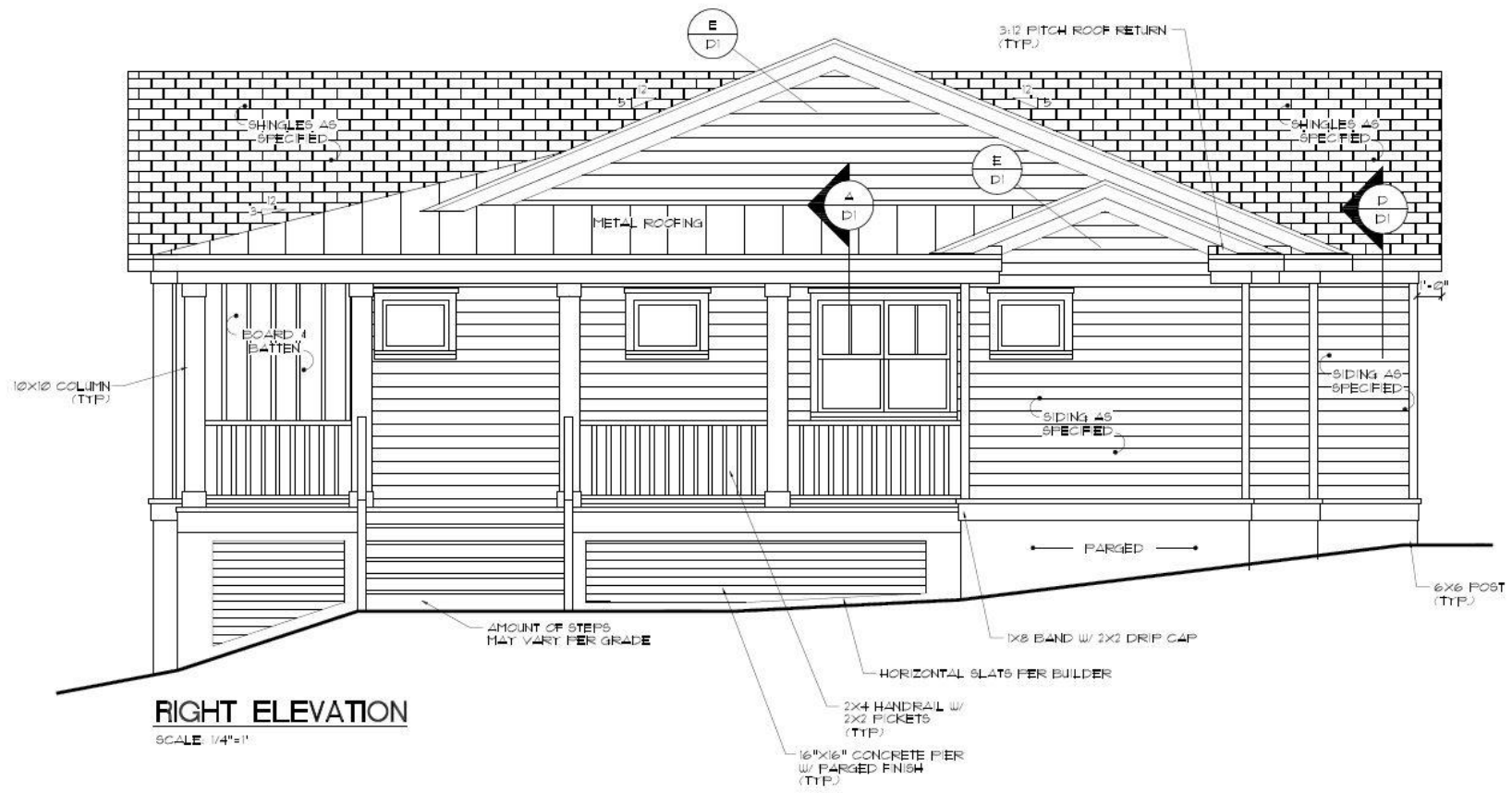


Flood light, white, with adjustable heads, pointed downward. Mounted on the east side of the home, in the far right corner, pointed towards the parking area.

SOUTH ELEVATION



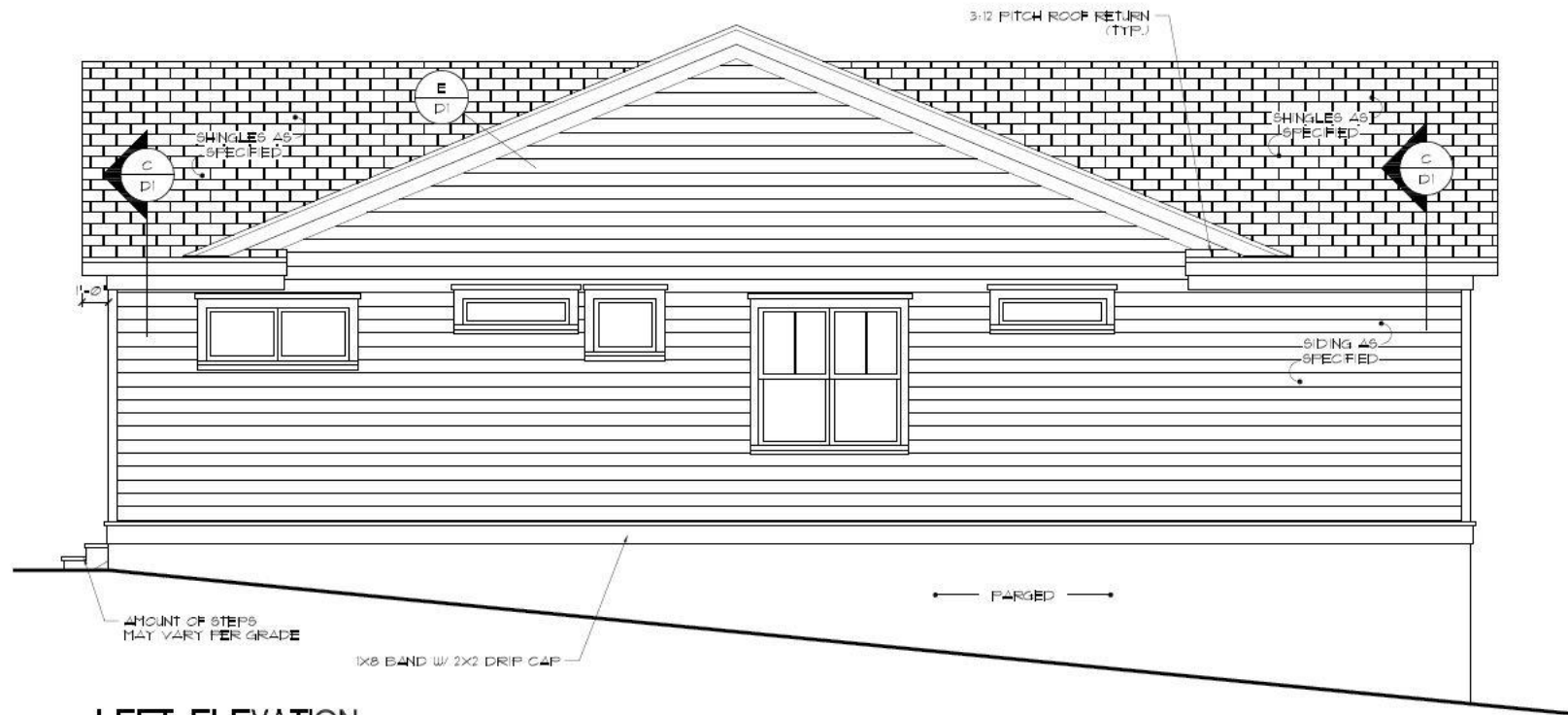
EAST ELEVATION



NORTH ELEVATION

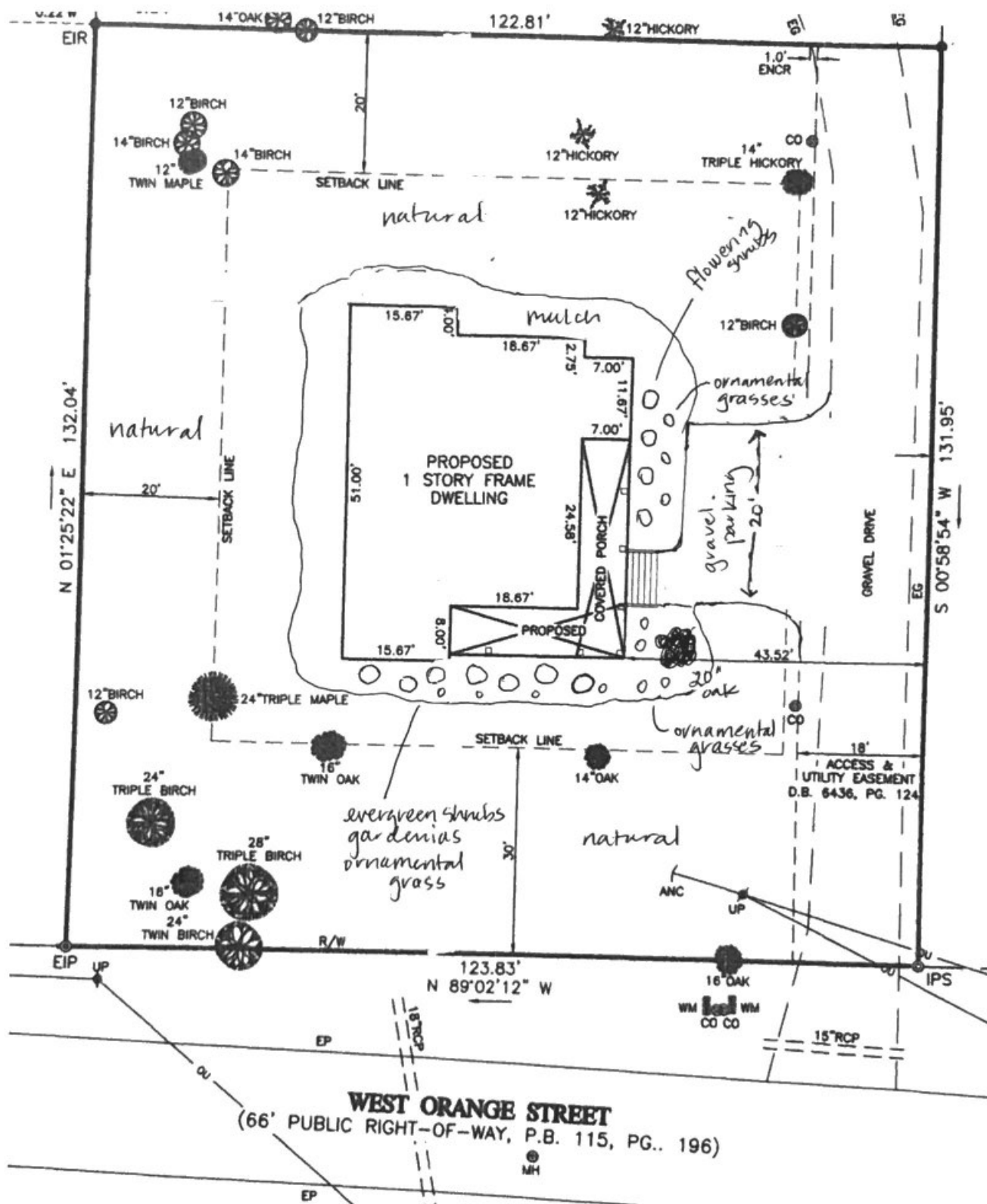


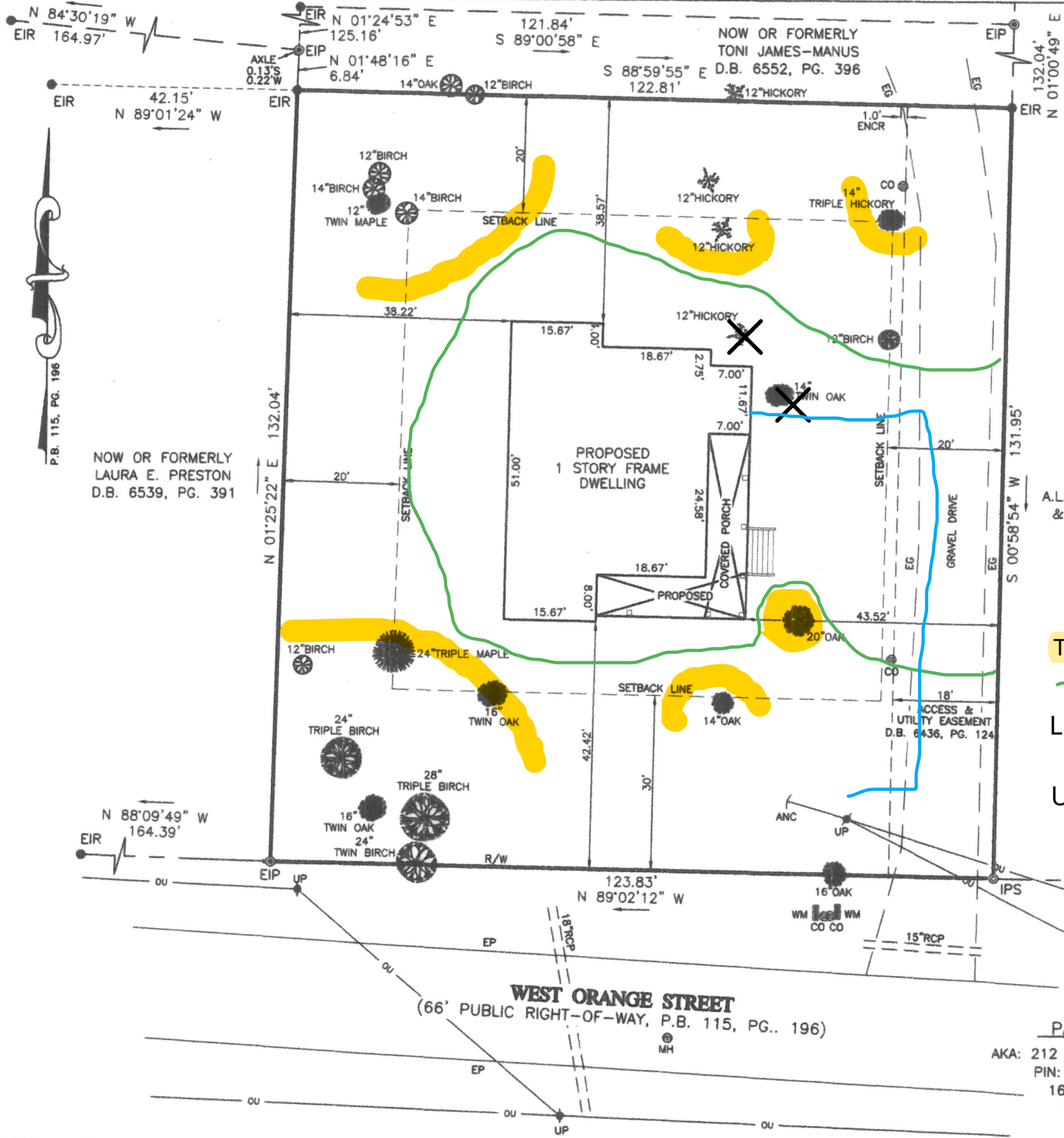
WEST ELEVATION



LEFT ELEVATION

SCALE: 1/4"=1'





NOTES:

1. Distances shown are horizontal ground distances in U.S. Feet.
2. Only evidence of easements or structures thereto which are readily apparent from a casual above ground view of premises are shown.
3. The premises shown and described hereon are subject to any existing easements, right-of-ways, restrictions and setback lines whether or not shown on the plat hereon or whether or not recorded in the public records.
4. No title search was performed for this survey. The field survey is based upon plats and/or deeds.

NOW OR FORMERLY
A.L. STANBACK & L.W. WALKER
& J.M. MURFREE, TRUSTEES
D.B. 193, PG. 322

Tree Protection

Limits of disturbance

Utilities Trench

LEGEND

- EIP Existing Iron Pipe
- EIR Existing Iron Rod
- IPSP Potential Encroachment
- UP Utility Pole
- ANC Anchor
- EP Edge of Pavement
- EG Edge of Gravel
- R/W Right-of-Way
- RCP Reinforced Concrete Pipe
- WM Water Meter Box
- CO Clean Out
- MH Manhole
- PIN Property I.D. Number
- OU- Overhead Utility Line

REFERENCE:

Deed Book 6367, page 487
Standing in the name of Kara Lynn Pittman

Plat Book 115, page 196

I, Donald E Robinson, certify that this map was drawn under my supervision from an actual survey made under my supervision, from information found in Plat Book 115, page 196, and other references shown hereon; that the boundaries not surveyed are indicated as broken lines obtained from information shown hereon; that the ratio of precision or positional accuracy is 1:27,659; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
Witness my hand and seal this 31st day of July, 2020.

Surveyor
L-4497
License Number



BOUNDARY SURVEY, TREE LOCATION
& PLOT PLAN
FOR

KARA LYNN PITTMAN

HILLSBOROUGH TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA

SCALE: 1"= 20' DATE: 07/05/2020

DONALD E. ROBINSON LAND SURVEYING

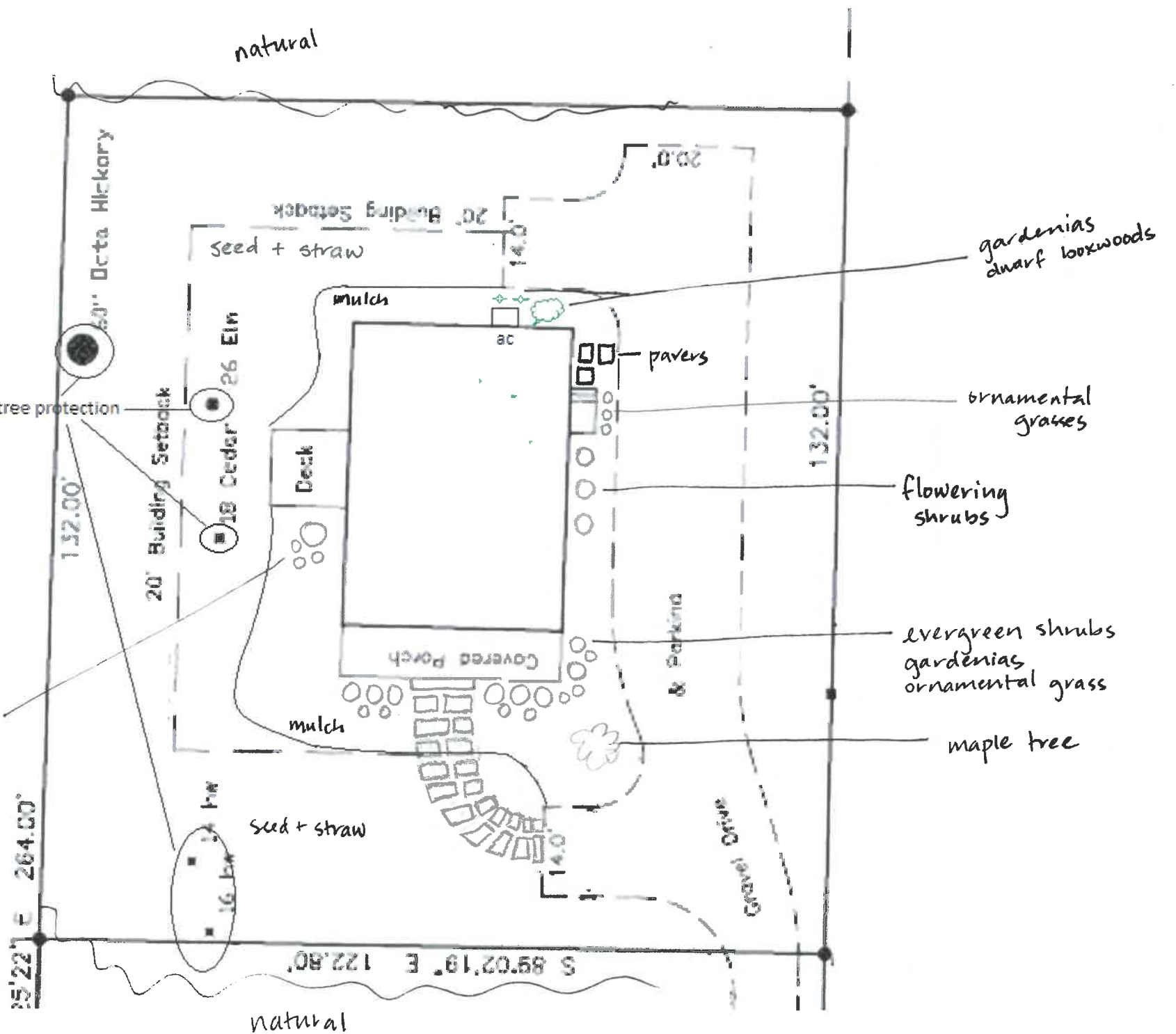
2132 Neese Road • Graham, NC 27253

Office (336) 229-5977 • FAX (336) 525-6311



PARCEL DATA

AKA: 212 WEST ORANGE STREET
PIN: 9864-98-2527
16,277 Sq. Feet
0.374 Acres
BY COMPUTER
CALCULATIONS



natural

20.0' Delta Hickory

20.0'

20' Building Setback

Seed + straw

14.0'

26 Elm

10' Cedar

tree protection

20' Building Setback

132.00'

Deck

ac

pavers

gardenias
dwarf boxwoods

ornamental
grasses

flowering
shrubs

evergreen shrubs
gardenias
ornamental grass

maple tree

parking & parking

mulch

Seed + straw

14' h.w.

16' h.w.

14.0'

264.00' E 35'22"

S 89°02'19" E 122.80'

natural

flowering shrub
smaller evergreens

212 *West Orange*

PALETTE

PURE
WHITE
SW7005

*Trim, Facia,
Soffits, Columns*

ICELANDIC
SW6526

Porch Ceilings

TRICORN
BLACK
SW6258

*Windows, Front &
Side Entry Doors*

FIREWEED
SW6328

*Lap Siding,
Board & Batten*

HORNBURG
GRAY
SW7622

Foundation