



HDC-24-19

Historic District
Certificate of
Appropriateness
Status: Active
Submitted On: 5/9/2024

Primary Location
400 E FRANKLIN ST
CHAPEL HILL, NC 27514
Owner
UNIVERSITY OF N C
UNKNOWN ADDRESS
CHAPEL HILL, NC 27514

Applicant
 David Swanson
 919-929-9000
david@swansonlandscapearchitecture.com
 238 Seminole Drive
david@swansonlandscapearchitecture.com
Chapel Hill, NC 27514

Certificate of Appropriateness Form

Historic District

Franklin-Rosemary

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

Maintenance or Repair Work

Minor Work (Defined by Design Standards)

Historic District Commission Review

COA Amendment

Written Description

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

- New steel fencing in a traditional black finish, 4'-0" high, joined to existing fencing to provide a continuous, secure perimeter enclosure around the site.
 - New decorative steel gates in a traditional black finish: 1 pedestrian gate at the main entrance walkway, and 1 vehicular gate at the new driveway turnaround area.
 - New paved 11'-0" wide vehicular turnaround area adjacent to the existing driveway.
- SEE ATTACHED WRITTEN DESCRIPTION FOR MORE DETAILS.

Is this application for after-the-fact work?*

No

Is this applicaiton a request for review after a previous denial?*

No

Applicable HDC Design Standards

Page / Standard #	Topic
46-49/1.3.6, 1.3.7, 1.3.8 Walls & Fences	1. District Setting

Brief Description of the Applicable Aspects of Your Proposal

"1.3.6. Site new walls and fences in configurations and locations that are compatible with the character of the building, site, and district and consistent with the location and height of other walls and fences in the district.

"1.3.7. Construct new walls using traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district.

a. Walls in front and side yards should generally not exceed 30" and should be constructed of red brick or fieldstone.

b. Walls constructed of cut stone, bare concrete block, or with thin stone veneers applied to concrete or other structural block are not appropriate in locations visible from the street.

"1.3.8. Construct new front- and side-yard fences using traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district.

a. Front- and side-yard fences, in front of the rear corner of the main block of the building, should generally not exceed 30" in height, should be constructed of wood or metal with structural members facing inward to the property, and must be painted or sealed.

b. Temporary, light-gauge wire fencing may be constructed as necessary to keep animals out of gardens, side, and rear yards.

c. Chain link, vinyl, or split rail fences are not appropriate."

The proposed fence and gates will be steel in a traditional black finish with designs and heights compatible with other fences in the district, and will be sited to be consistent with the locations of other fences in the district.

New stone piers at the new walkway gate will be constructed of fieldstone to match the existing nearby stone walls and piers.

The proposed fence and gates will be steel with in a traditional black finish design and heights compatible with other fences in the district.

Page / Standard #

Topic

74 / 2.3.1 Architectural Metals

2. Building Materials

Brief Description of the Applicable Aspects of Your Proposal

"Retain and preserve architectural metal features and surfaces that are important in defining the overall historic character of buildings or site features within the historic districts. These include, but are not limited to, metal roofing and flashing, gutters and downspouts, cornices, railings and porch posts, windows and hardware, light fixtures, and fences and gates."

The proposed metal fence will be steel in a traditional black finish in a style similar to the existing aluminum fence (4'-0" height and picket style). The proposed gates will be steel in a traditional black finish in a design compatible with other metal features and surfaces in the historic district.

Page / Standard #	Topic
52 / 1.4.5, 1.4.6, 1.4.10, 1.4.11 Driveways	1. District Setting

Brief Description of the Applicable Aspects of Your Proposal

"1.4.5. Design new walkways, driveways, and off-street parking to conform with the spacing, width, configuration, and materials of character-defining walkways, driveways, and off-street parking areas in the district."

"1.4.6. Site new walkways, driveways, and off-street parking areas in locations that are compatible with the character of the building, site, and district—typically to the side and rear of existing buildings—and locate them so the topography of the site and mature trees and other significant site features are not significantly altered, damaged, or lost.

a. In residential areas, do not locate off-street parking areas in front yards. Whenever possible, driveways should lead to parking areas to the side or rear of the primary building on the site."

"1.4.10. Construct new driveways and off-street parking areas in traditional materials and designs that are compatible in configuration, material, scale, and detail with the character of the building, site, and district.

a. These include red brick, concrete, asphalt, and Chapel Hill grit. Consider permeable materials—including brick—or install paving strips or concrete runners, to minimize the impervious surface area and thus, reduce runoff from the site.

b. Do not use gravel in sizes larger than one-half inch.

"1.4.11. Utilize perimeter plantings, trees, shrubbery, hedges, and other landscape features—including low stone walls—to screen new driveways and off-street parking areas visually from the street, to buffer adjacent residential properties from their visual impact, and to reduce the solar heat gain of paved surfaces. Further reduce the visual impact of large parking areas by subdividing them with interior planting medians."

The new driveway turnaround area on the west side of the driveway will not be used for parking. Care will be taken not to damage the mature magnolias on either side of the turnaround area. It will be paved with either asphalt (to match the driveway) or Chapel Hill gravel, a common paving material in the Historic District. It will be screened from the street by existing and new trees and plantings.

Page / Standard #	Topic
42 / 1.1.2 Site Features: Standards	1. District Setting

Brief Description of the Applicable Aspects of Your Proposal

"1.1.2. Retain and preserve historic relationships between district buildings, structures, or streetscapes and their site features, including site structures, retaining walls, fences, foundations, driveways, and walkways."

The proposed new fencing and gates will retain and preserve the relationship between the residence and its site features: fences, driveways, and walkways.

Property Owner Information

Property Owner Name

University of North Carolina

Property Owner Signature

✔ Signee to be determined before formal submittal
May 9, 2024

400 East Franklin Street: UNC President's Residence

1. Written Description of Physical Changes Proposed

The scope of work included in this application is the addition of new fencing and gates at the front and sides of the property, which – when joined to existing fencing at the rear, will form a continuous enclosure around the perimeter of the site to provide improved security for occupants in the Residence. The project was initiated in response to recent incidents of individuals walking up the driveway and front walkway, mounting the steps to the porches and looking in windows, and even wandering back to the gardens at the rear of the site, and other private areas.

Fencing. There is an existing 4' high section of dark bronze aluminum fencing which extends around the east and west sides, and rear of the property. This fence was approved by the Chapel Hill Historic District Commission just prior to the beginning of a major renovation and addition to the President's Residence, completed in 2013. An existing field stone wall extends along the front of the lot on East Franklin Street and continues around the corner to the west side of the lot on Raleigh Road. Though this stone wall at 3'-0" high and 3'-0" wide, already provides a strong sense of protection and enclosure from the sidewalk and street, it cannot halt a determined trespasser. Similarly, the existing entryway, with large stone piers at either side of a 9' wide brick walk, provides an almost welcoming gesture to passersby who would be tempted to venture inside.

So, this application includes the addition of new fencing to complete the continuous enclosure around the entire site. The new fencing will be steel in a traditional black finish, in a picket style similar to the existing fence, and will have the same 4'-0" height. This new fence will be set into the site about 12'-0" from the Franklin Street sidewalk on the north side, 6'-0" in from the Raleigh Road sidewalk on the west and will be obscured from view as much as possible with existing and new plantings.

Driveway Gate. The existing driveway leading from Franklin Street into the site is currently open to any motorist who would choose to enter. In this COA application, a new vehicular gate is proposed to be added where the driveway meets the brick parking court, to provide controlled access to the interior of the property. The new gate will be a decorative steel type in a traditional black finish, with double swing leaves, equipped with a keypad for control, and mounted on new fieldstone piers on each side that tie into the new sections of steel fencing. The position of the gate will be approximately 84'-0" from the public sidewalk and 110'-0" from the street.

A new pedestrian gate is proposed adjacent to the proposed vehicular gate; this would serve as the main access/egress for the residents. This gate will also be a decorative steel type swing gate in a traditional black finish, to complement the vehicular gate and perimeter fence. It would be mounted on the new sections of steel fencing. A stepping stone walkway would lead from the parking area to the pedestrian gate.

Vehicular Turnaround. To provide a way for vehicles that are *not* authorized to pass through the new driveway gate to avoid *backing out* into the busy Franklin Street throughfare, the project will include a new 11' wide paved turnaround adjacent to the driveway. (Note: The relatively narrow driveway width (9'-6") and steep apron at the street effectively prohibit vehicles larger than a standard delivery van from entering the driveway.)

The new vehicle turnaround will be paved with either asphalt (to match the driveway) or Chapel Hill gravel. These pavement types will cause less disturbance to the roots of the two (2) mature magnolia trees situated on either side of the proposed turnaround – than other pavement types such as concrete or unit pavers, which would necessitate excavation for a base pavement course.

Front Pedestrian Gate. At the sidewalk on Franklin Street, two existing stone steps flanked by massive stone piers lead up to the existing 9' wide brick walkway extending to the house. The new fencing will cross this existing brick walkway at a point about 15' into the site from the sidewalk. At this crossing, a new decorative steel double swing gate in a traditional black finish is proposed, mounted to two (2) new field stone piers on each side. The new fencing will then extend out sideways – to the east and west – from each of these new stone piers. 18" high black painted metal barrier rails will extend from the existing stone piers at the front steps to the new stone piers at the proposed gate, in front of the existing boxwood hedges.

Refer to the plans in this application, and photos, plans and elevations of existing conditions and proposed elements.

2. History, Context, and Character Information.

The President's residence was designed by architect Frank Milburn (as were numerous other buildings at UNC), and is considered a typical example of the period Colonial Revival style. Construction was completed in 1907. The house was originally constructed for the use of the president of the University of North Carolina in Chapel Hill, and has been used by the UNC system presidents since the first consolidation of the UNC system in 1931.

It is listed in the National Register of Historic Places application and is a contributing resource to the Chapel Hill National Register Historic District and the Chapel Hill Franklin-Rosemary Local Historic District.

3. Justification of Appropriateness

The proposed elements in this project are in character with the Franklin-Rosemary Historic District, being similar in materials, size, and scale to fences and gates in several nearby properties. Refer to the applicable Standards of Appropriateness in the application.

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE North Carolina	
COUNTY Orange	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

7.

page 8

Street, which runs north of and parallel to Franklin. Several styles of architecture are represented--typical nineteenth century gable-roof houses, Greek and Gothic Revival, and the "Colonial Revival" and shingle-style popular in the early twentieth century--but most of the houses are frame and feature wide verandahs, and all blend pleasantly into a harmonious whole

27. The Chapel of the Cross. This small Episcopal chapel, which will be nominated separately, is one of the best examples of the Early Gothic Revival in North Carolina. The main front, facing Franklin Street, features a central crenellated tower entered through a four-centered arch beneath a wooden crocketed ogee molding. The tower is flanked by large windows with two trefoil-headed panels united by a quatrefoil in the point of the arch. The four-bay sides are marked by buttresses between windows like those of the front. The large addition and a parish house were constructed in harmonizing styles. The buildings have an idyllic setting among the magnolia and crepe myrtle trees.

28. The President's House. The President's House at the southeast corner of Franklin and Raleigh streets is closely related to the buildings of the Georgian and Neo-Classic Revivals, but it was probably considered to be "Colonial Revival" at the time of its erection about the turn of the last century. The two-story house with hip roof features a well-executed Corinthian portico with pairs of columns on either side. Beneath the portico runs a one-story verandah supported by Ionic columns which carries around three sides of the house.

29. The Spencer House. The Spencer House east of the President's House is a rambling one-story frame structure with a verandah along the front and part of one side. The picturesque quality of the verandah is heightened by the coupling of the columns and the use of pedimented projections at each of two entrances. These pediments, together with several decorative gables, have given the house the name, "The House of the Seven Gables."

30. Dr. Caldwell's Meridian. To the rear of the Spencer House is a lane leading to what is known as "Dr. Caldwell's Meridian," situated to the rear of the president's house. Here is a bower sheltering two square brick pillars about seven feet high, fourteen inches square, and four feet apart. A nearby tablet bears the inscription, "Meridian pillars built by Joseph Caldwell, President of the University of North Carolina, 1804-1812, 1816-1835, shortly after his return from a trip to England in 1824-1825 for the procurement of Astronomical Instruments and Books."

400 East Franklin Street

PRESIDENT'S HOUSE

1907, 1929, 2014

Impressively sited on a hill overlooking Franklin Street, the President's House is a two-story, hip-roofed, Neoclassical-style house. The house is three bays wide and double-pile with weatherboards, replacement one-over-one windows, a dentil and modillion cornice, standing-seam metal roof, and two interior corbelled brick chimneys. The façade is dominated by a two-story, pedimented portico with dentil and modillion cornice supported by grouped Corinthian columns and two-story, paneled Corinthian pilasters. A one-story, hip-roofed porch with dentil cornice extends across the façade, under the portico, and wraps around the right (west) and left (east) elevations, supported by Ionic columns. The six-panel door, centered on the façade, is flanking by double-hung diamond-paned windows with aprons and has a three-part transom. Above the entrance, a second-story porch under the portico is encircled by a turned railing and accessed by a paired door in a projecting canted bay. Left of the entrance is a one-story, bow window. An entrance on the right elevation is a multi-light-door with sidelights and transom. There are one-story, projecting bays under the porch roof on the right and left elevations, a later second-story projecting bay on the right elevation, and a gabled dormer on the rear.

A one-story, truncated hip-roofed ell extends from the left rear (southeast), encompassing an earlier one-story addition, and with French doors and a porch on Ionic columns extending the depth of this wing. A two-story, hip-roofed ell at the right rear (southwest) has simple dentil molding at the roofline. At the far right rear corner of the house a one-story, flat-roofed wing connects to a one-story, hip-roofed wing with three sets of double-leaf, ten-light French doors with five-light sidelights and three-part transoms on both the east and

west elevations. A stone wall extends along the Franklin and Raleigh street sides of the property and there is raised brick sidewalk along Raleigh Street. This spacious house was erected in 1907 to serve as residence for the university president. It stands on the same lot where an earlier president's house stood until it burned on Christmas Day, 1886. The house was designed by architect Frank P. Milburn and the first occupant of the present building was Francis P. Venable, president from 1900 to 1914. It was remodeled in 1929 by Atwood & Nash, architects. The house was renovated again with the one-story addition at the rear completed in 2014. The rear additions do not significantly impact the historic integrity of the house.

In the 2015 survey, this was deemed a Contributing Building.

GARAGE

post-1949

Two-story, hip-roofed garage with apartment above has weatherboards, six-over-six wood-sash windows, and a pent roof over the two-car garage door on the right (west) elevation. A second-floor entrance on the left (east) elevation is sheltered by a gabled roofed porch and there is a low gabled dormer on the front (north) elevation. The garage apartment has a 402 E. Franklin Street address, though it stands on the same parcel as the President's House. In the 2015 survey, this was deemed a Noncontributing Building.

SOURCE: Heather Wagner Slane, National Register of Historic Places
Nomination: Chapel Hill Historic District Boundary Increase and Additional Documentation, Orange County, OR1750 (Raleigh, NC: North Carolina State Historic Preservation Office, 2015), courtesy of the North Carolina State Historic Preservation Office.

According to Orange County property data as of 2013:

Plot size: 1.549 acres

Building size: 0 sq ft.

Ratio: Building/Plot: 0

For link to this information: <https://property.spatalest.com/nc/orange/#/property/9788123710>

For link to 1925-1959 Sanborn maps and map data for this property:

Cite this Page:

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<https://www.historicchapelhill.org/items/show/1611>.

Published on Sep 14, 2020. Last updated on Jun 29, 2021.









EXISTING CONDITION OF DRIVEWAY



VIEWS FROM EAST FRANKLIN STREET

EXISTING CONDITION OF DRIVEWAY



VIEWS FROM EAST FRANKLIN STREET

EXISTING CONDITION OF DRIVEWAY



VIEWS ALONG DRIVEWAY TOWARD REAR PARKING AREA

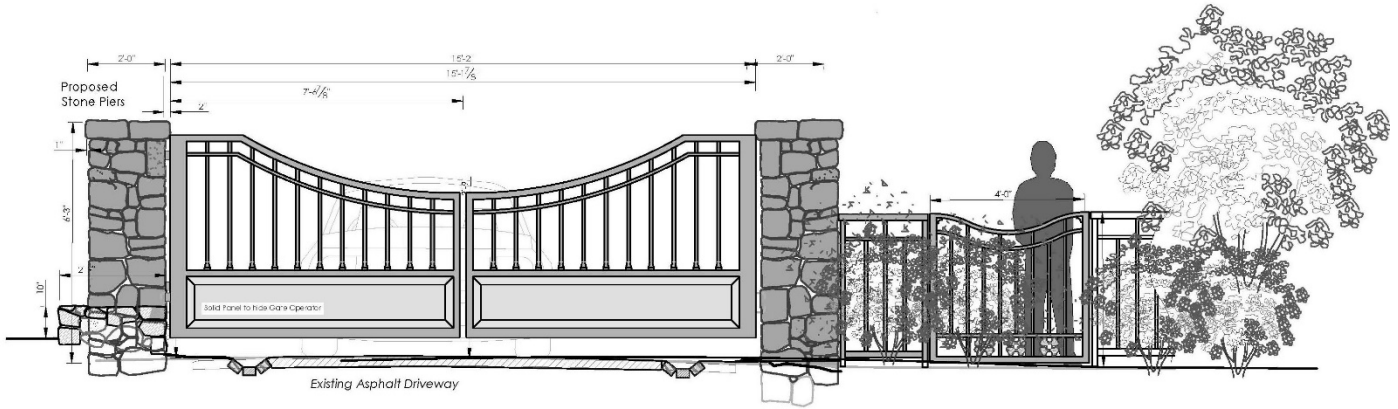
EXISTING CONDITION OF DRIVEWAY



VIEWS TOWARD EAST FRANKLIN STREET

Photos and Precedent Images 400 E Franklin Street: President's Residence

PROPOSED VEHICULAR GATE AND STONE PIERS WITH PEDESTRIAN GATE



VEHICULAR GATE - FRONT VIEW ELEVATION

PRECEDENT STONE PIERS



UNC Campus Entrance Cameron-S Pittsboro



UNC Campus Entrance Raleigh-Country Club Rds



240 Glandon Drive



106 Park Place

PRECEDENT IMAGES OF VEHICULAR GATE STYLE



UNC CHANCELLOR'S RESIDENCE ENTRY GATE ON RALEIGH ROAD

EXISTING CONDITION OF FRONT WALKWAY

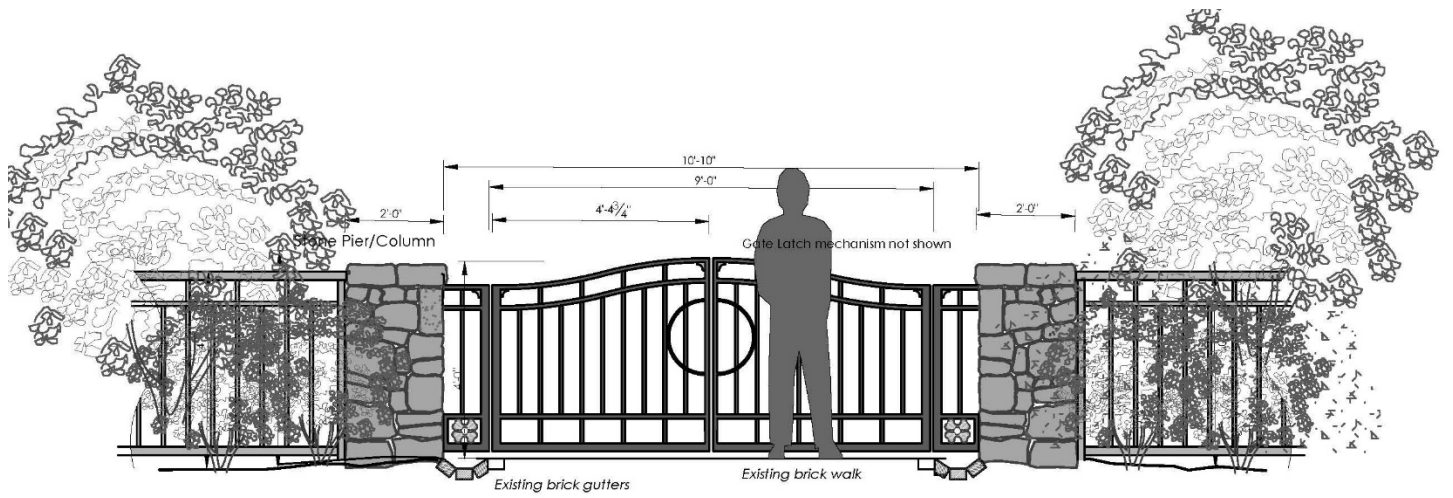


VIEW FROM E. FRANKLIN STREET SIDEWALK



PROPOSED LOCATION OF GATE

PROPOSED FRONT WALKWAY PEDESTRIAN GATE



PEDESTRIAN GATE at MAIN ENTRY WALK - ELEVATION VIEW

FRONT WALKWAY PEDESTRIAN GATE – PRECEDENT IMAGES



COKER ARBORETUM



FRANKLIN-ROSEMARY DISTRICT

FRONT WALKWAY PEDESTRIAN GATE – PRECEDENT IMAGES



GIMGHOUL DISTRICT



DETAIL OF SIMILAR DECORATIVE ELEMENT

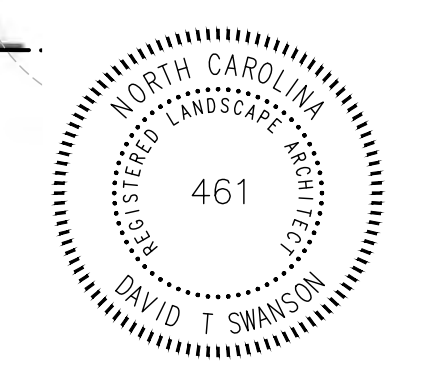
FENCING



PROPOSED TYPE OF LOW BARRIER RAIL ALONG FRONT WALKWAY



**EXISTING CONDITIONS SHOWING 4' HIGH ALUMINUM FENCE
ALONG SIDEWALK ON RALEIGH ROAD**



RALEIGH STREET

E. FRANKLIN STREET

BATTLE LANE

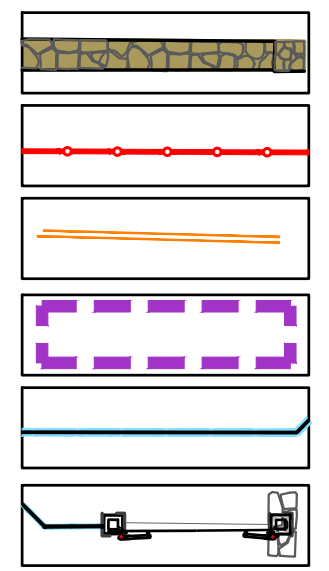
SPENCER DORM

Love House

Hickerson House

LEGEND for Walls Fencing and Gates

- Existing Historic Stone Walls
- Existing 4 ft hgt. Aluminum Fence
- Existing 5 ft. - 6 ft. Wood Panel Fence
- Project Area for proposed Fence and Gates including New Landscape Plantings
- Proposed New Metal Steel Fence
- Proposed New Vehicular Gate and Pedestrian Gate



HOOPER LANE

PRESIDENT'S RESIDENCE

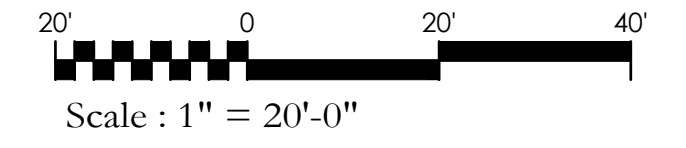
400 E. FRANKLIN ST.
Chapel Hill, NC
The University of North Carolina

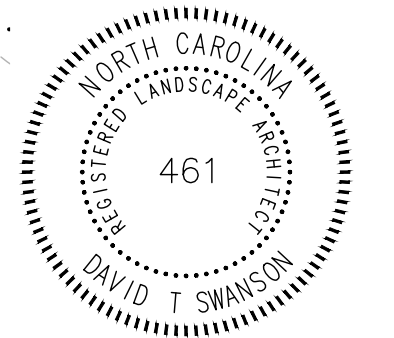
PIN 9788-57-7703

Issued: May 10, 2024
Revised: 1.
2.
3.

Overall Property Site Plan and Context Plan (Rendered)
For HDC Review

L- 1.0





RALEIGH STREET
PRESUMED NO PUBLIC DESIGNATION

BATTLE LANE

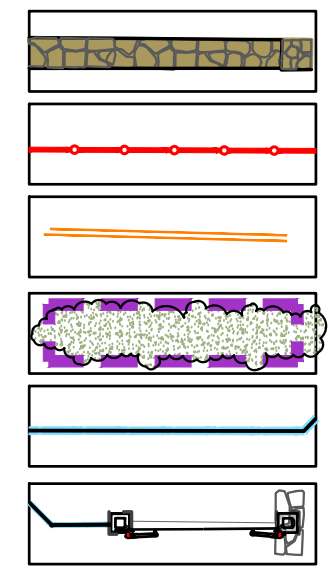
SPENCER DORM

Love House

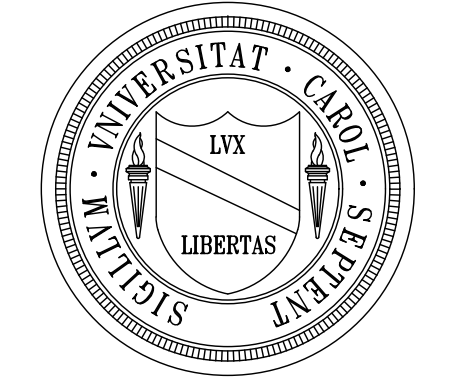
Hickerson House

LEGEND for Walls Fencing and Gates

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- Existing 4 ft hgt. Aluminum Fence
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- Proposed New Metal Steel Fence
- Proposed New Vehicular Gate and Pedestrian Gate



HOOPER LANE



PRESIDENT'S RESIDENCE

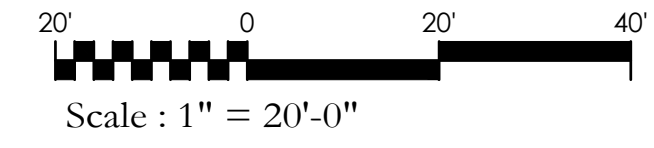
400 E. FRANKLIN ST.
Chapel Hill, NC
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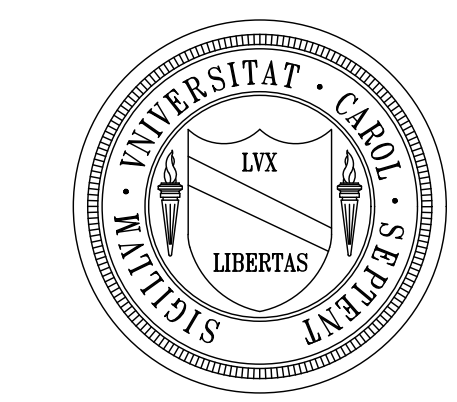
PIN 9788-57-7703

Issued: May 10, 2024
Revised: 1.
2.
3.

Overall Property
Site Plan and
Context Plan

For HDC Review
L- 1.01





PRESIDENT'S RESIDENCE

400 E. FRANKLIN ST.
Chapel Hill, NC

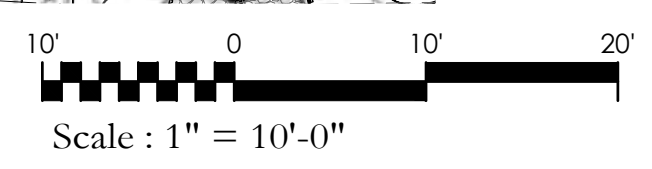
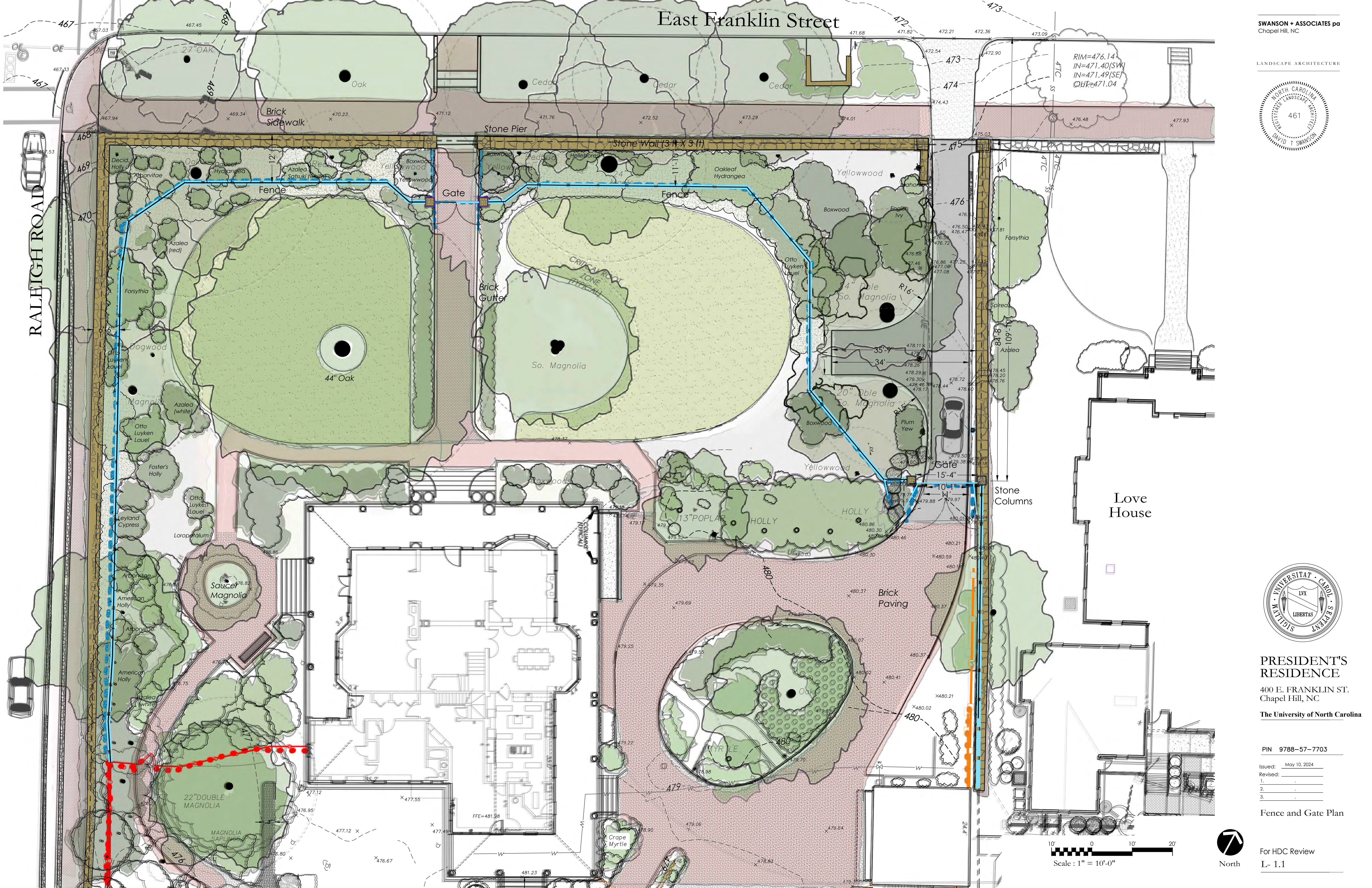
The University of North Carolina

PIN 9788-57-7703

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Revised: _____
1. _____
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Fence and Gate Plan

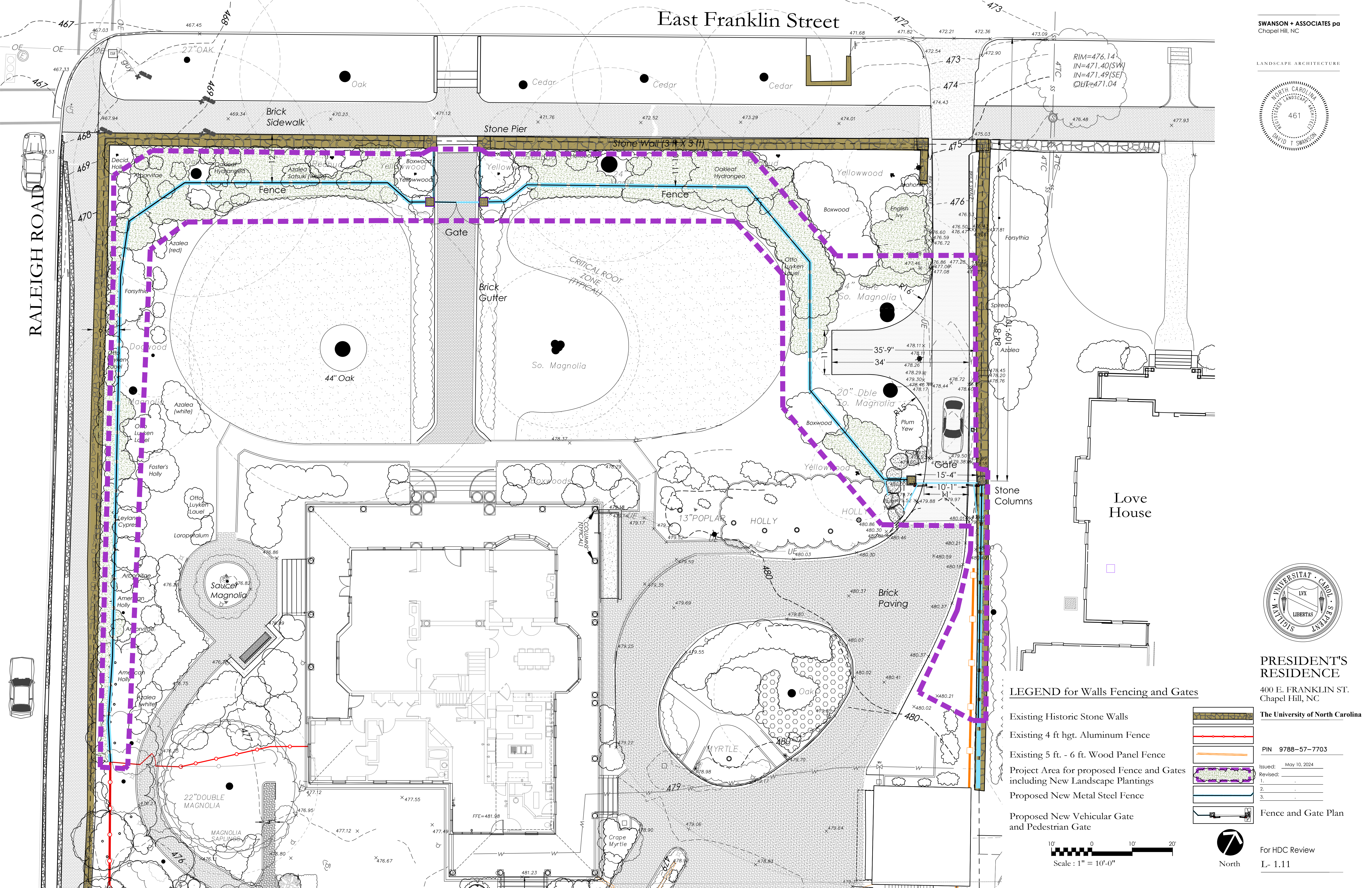
For HDC Review
L- 1.1





East Franklin Street

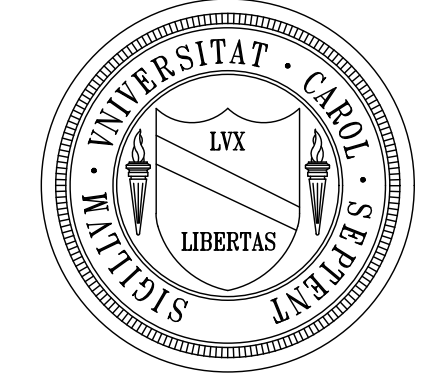
RALEIGH ROAD



RIM=476.14
IN=471.40(SW)
IN=471.49(SE)
@Ht=471.04

Stone Columns

Love House



PRESIDENT'S RESIDENCE

400 E. FRANKLIN ST.
Chapel Hill, NC

The University of North Carolina

PIN 9788-57-7703

Issued: May 10, 2024

Revised: _____

1. _____

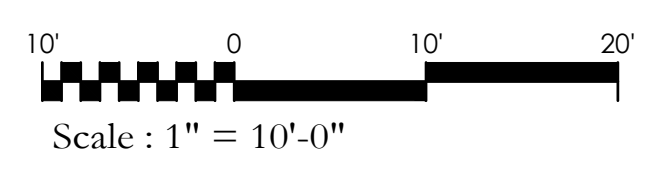
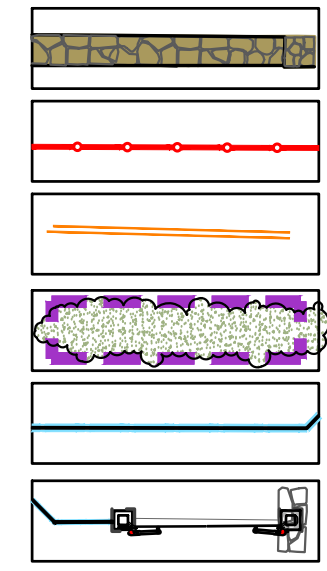
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Fence and Gate Plan

LEGEND for Walls Fencing and Gates

- Existing Historic Stone Walls
- Existing 4 ft hgt. Aluminum Fence
- Existing 5 ft. - 6 ft. Wood Panel Fence
- Project Area for proposed Fence and Gates including New Landscape Plantings
- Proposed New Metal Steel Fence
- Proposed New Vehicular Gate and Pedestrian Gate



For HDC Review
L- 1.11



1. View of Driveway from E. Franklin St.



2. View of Driveway from sidewalk along E. Franklin St.



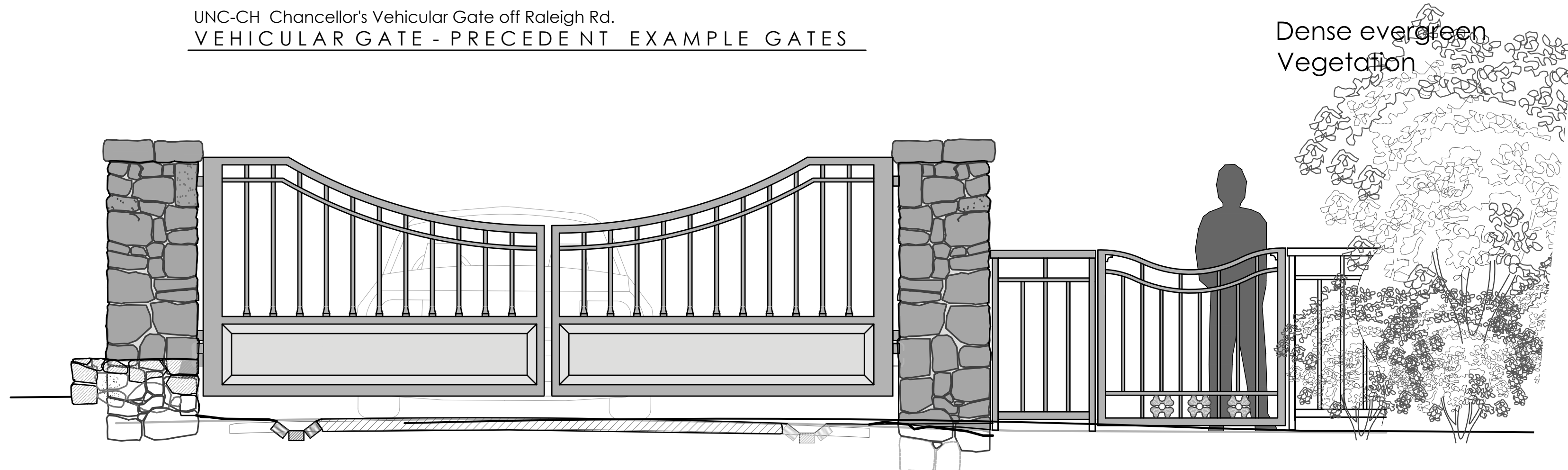
UNC-CH Chancellor's Vehicular Gate off Raleigh Rd.
VEHICULAR GATE - PRECEDENT EXAMPLE GATES



3. View of Driveway from sidewalk along E. Franklin St. showing stone piers



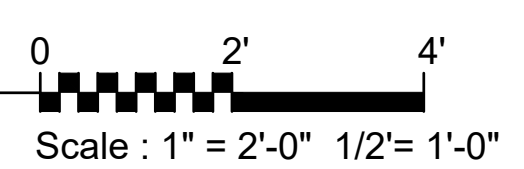
4. View of Driveway looking south with proposed gate located toward rear of drive.



Vehicular Gate with stone entry piers

Pedestrian Gate incorporated into perimeter fence

VEHICULAR GATE - FRONT VIEW ELEVATION Scale: 1" = 2'-0"



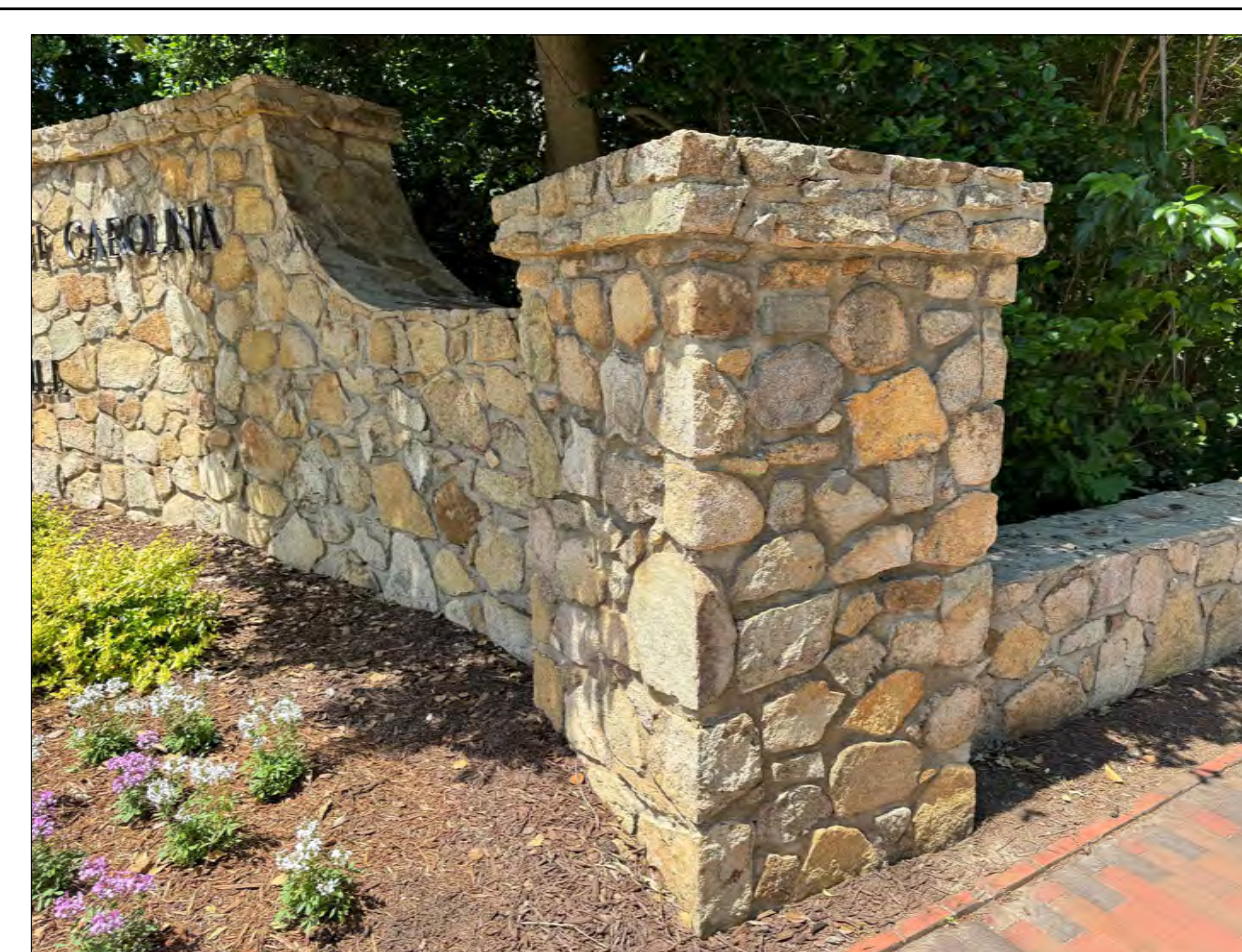
5. View of Driveway looking north showing existing stone wall on eastern perimeter (adjacent to Love House)



6. View of Driveway looking north (existing campus light to be relocated)

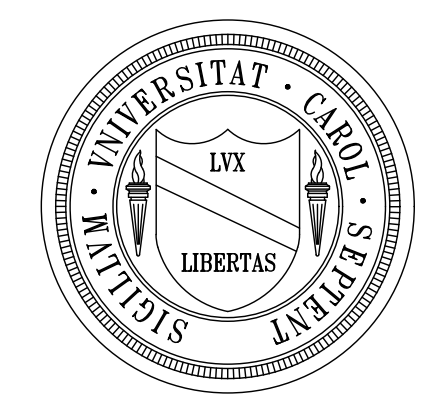


UNC President's Residence Garden Gate (with swooping gate detail - Front Elevation view)



Stone Pier - Campus Entry off Raleigh Rd and Country Club

Stone to match the existing stone on the UNC-CH campus and UNC President's Residence - predominately Chatham County native field stone (weathered look).



PRESIDENT'S RESIDENCE

400 E. FRANKLIN ST.
Chapel Hill, NC

The University of North Carolina

PIN 9788-57-7703

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2. _____
3. _____

Existing Conditions Photos
Precedent Images
Vehicular Gate and Pedestrian Gate
For HDC Review
L- 2.0



7. EXISTING CONDITIONS at DRIVEWAY - 400 E. FRANKLIN ST.



8. View of Driveway looking south in location of proposed gate



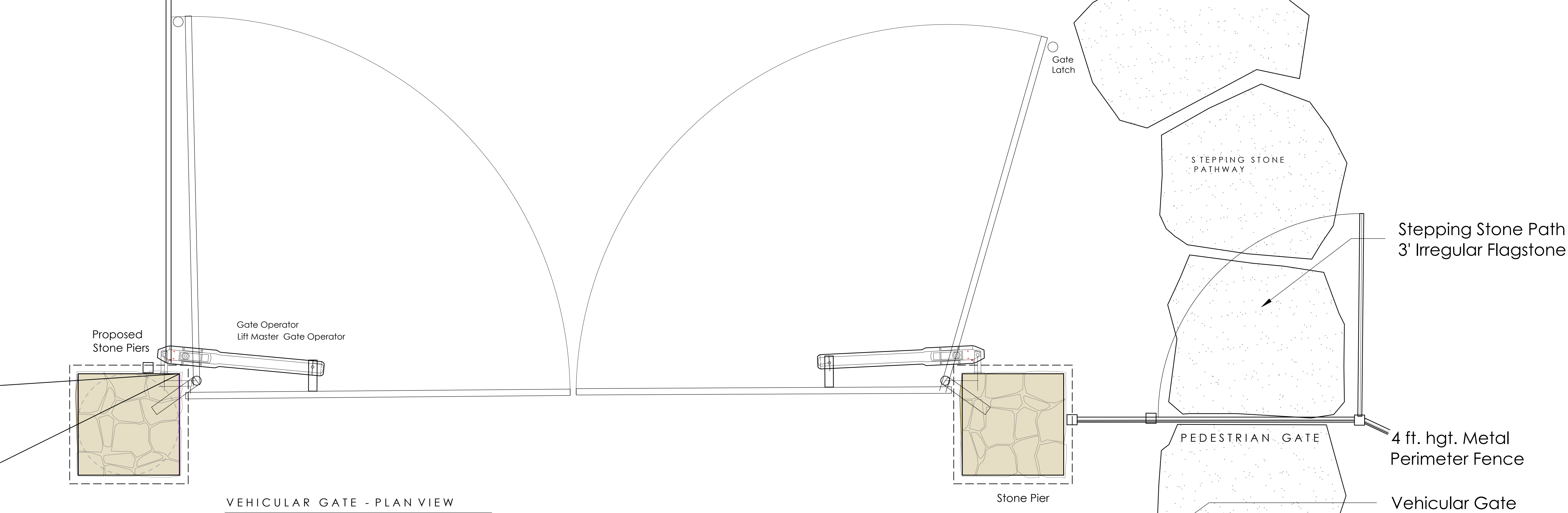
Stone Pier - Campus Entry Cameron Ave at Pittsboro St.



Stone Pier - 240 Glandon Dr 4 ft hgt X 2 ft wide



Stone Pier - 106 Park Place



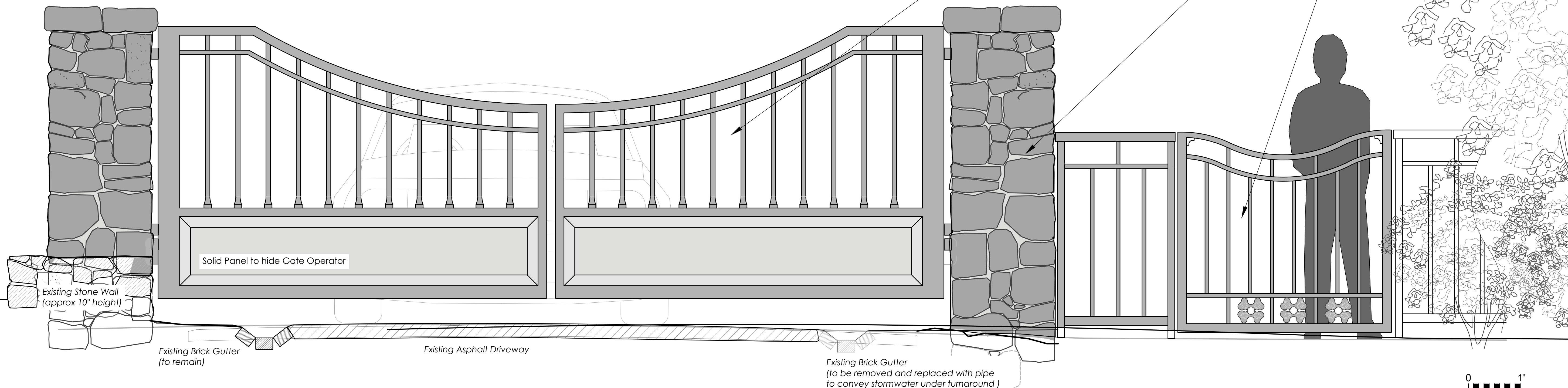
VEHICULAR GATE - PLAN VIEW
Scale: 1"=0'=1'-0"

Proposed Stone Piers

Stone to match the existing stone on the President's House – predominately Chatham County native field stone (weathered look). Flat faced rocks with squared off corners.

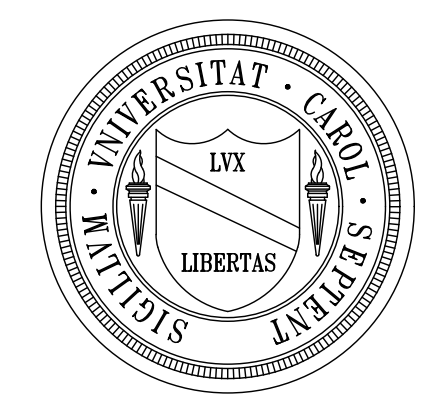
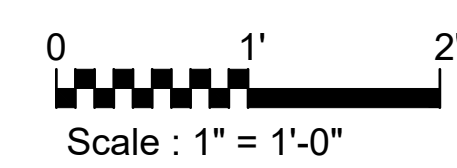
1" wide mortar joints – do not allow extra wide areas of mortar to show.

Large 'Anchor' rocks placed every 3rd or 4th rock to weight wall and provide structural stability for wall.



VEHICULAR GATE - FRONT VIEW ELEVATION
Scale: 1"=0'=1'-0"

PEDESTRIAN GATE - FRONT VIEW ELEVATION
Scale: 1"=0'=1'-0"



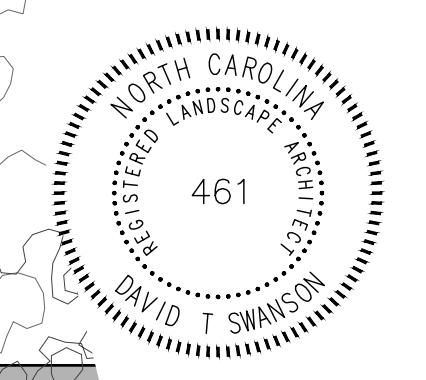
PRESIDENT'S RESIDENCE
400 E. FRANKLIN ST.
Chapel Hill, NC
The University of North Carolina

PIN 9788-57-7703

Issued: May 10, 2024
Revised: _____
1. _____
2. _____
3. _____

Vehicle Gate and Pedestrian Gate

For HDC Review



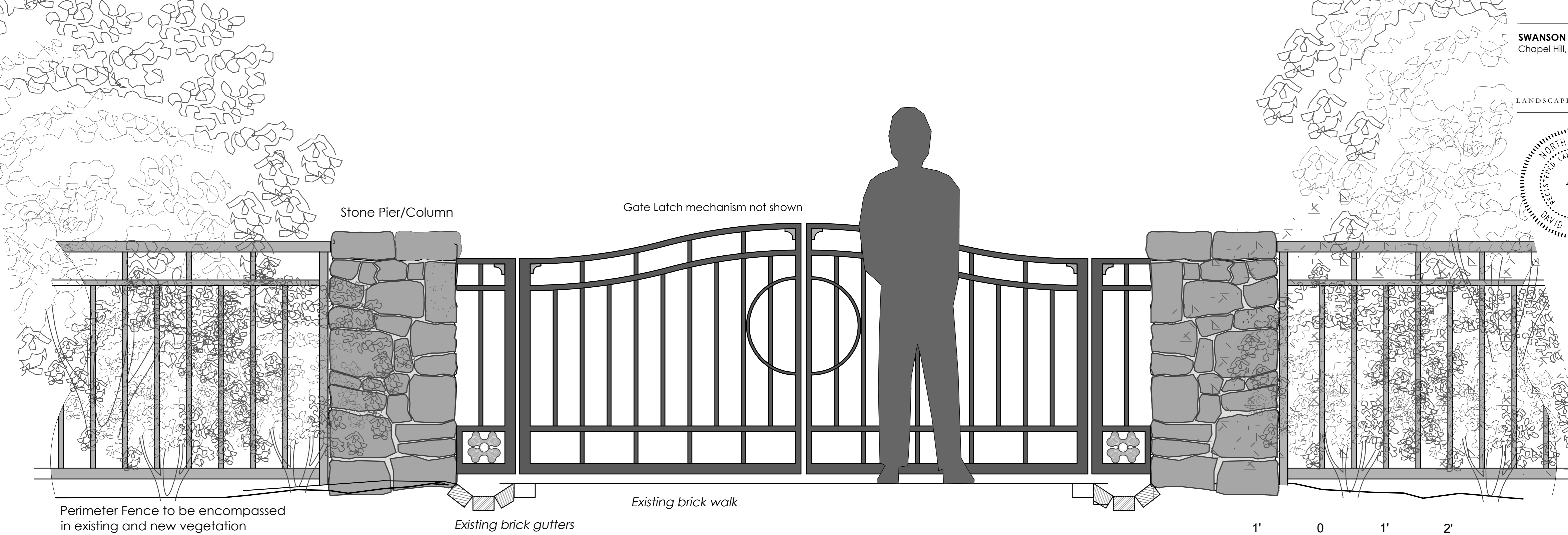
EXISTING CONDITIONS SHOWING EXISTING ALUMINUM 4 FT HEIGHT FENCE along SIDEWALK at RALEIGH ROAD



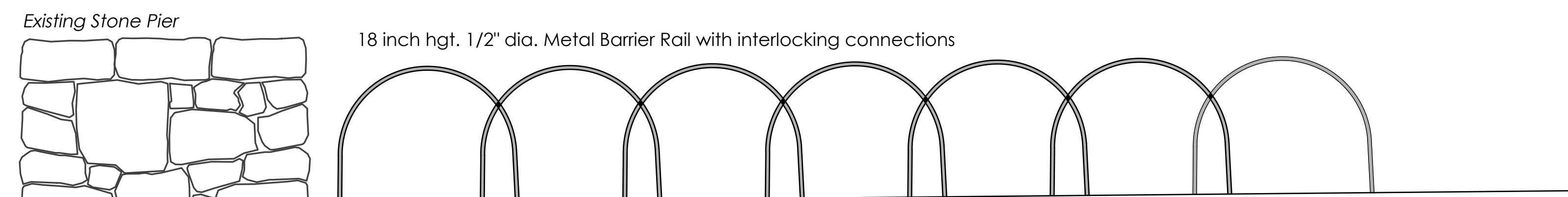
EXISTING CONDITIONS SHOWING PROPOSED LOCATION of GATE VIEW along SIDEWALK at 400 E. FRANKLIN ST.



EXISTING CONDITIONS VIEW along SIDEWALK at 400 E. FRANKLIN ST.



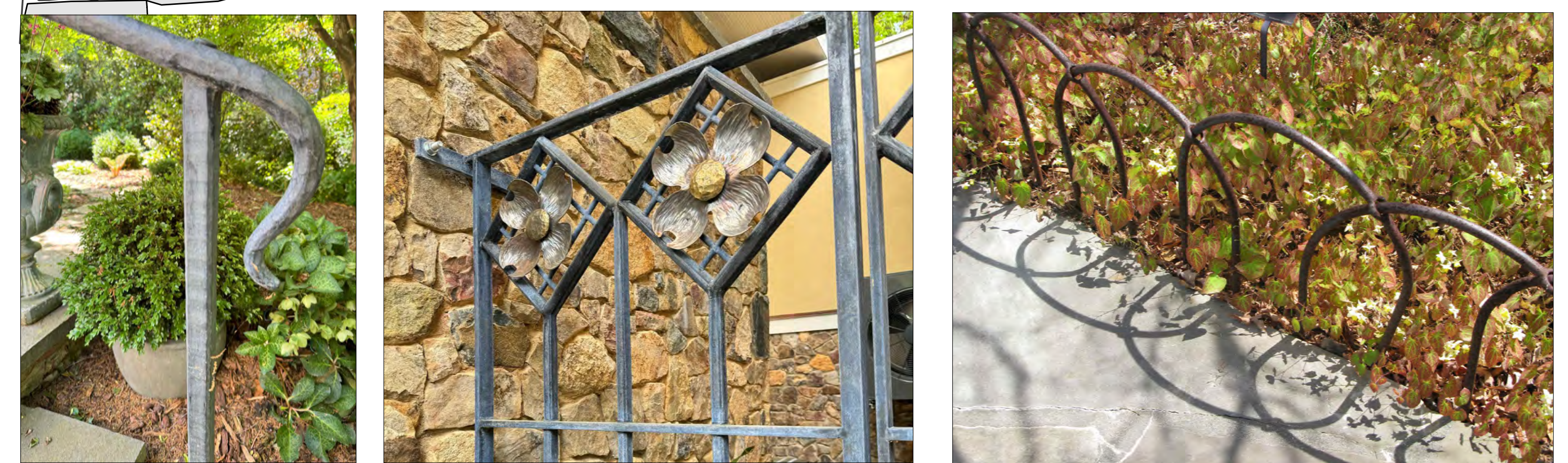
ELEVATION VIEW - PEDESTRIAN GATE at MAIN ENTRY WALK
Scale: 1"=1'-0"



ELEVATION VIEW - BARRIER RAIL at MAIN ENTRY WALK
Scale: 1"=1'-0"



SIDE VIEWS LOOKING EAST and WEST at BOXWOODS

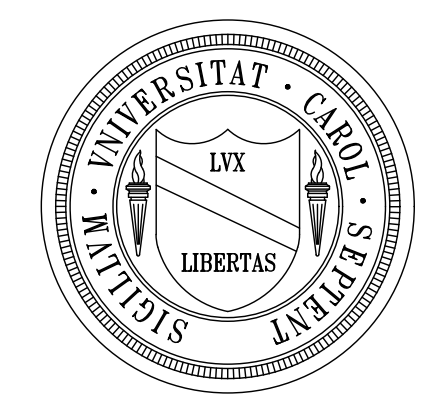


EXAMPLE DETAIL and ORNAMENTATION for GATE

EXAMPLE DETAIL for BARRIER RAIL at Front Entry Walk



PEDESTRIAN ENTRY WALK GATE - PRECEDENT EXAMPLE GATES and FENCE



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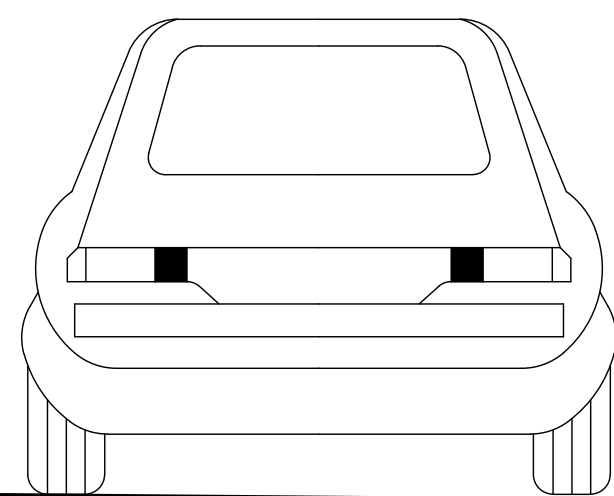
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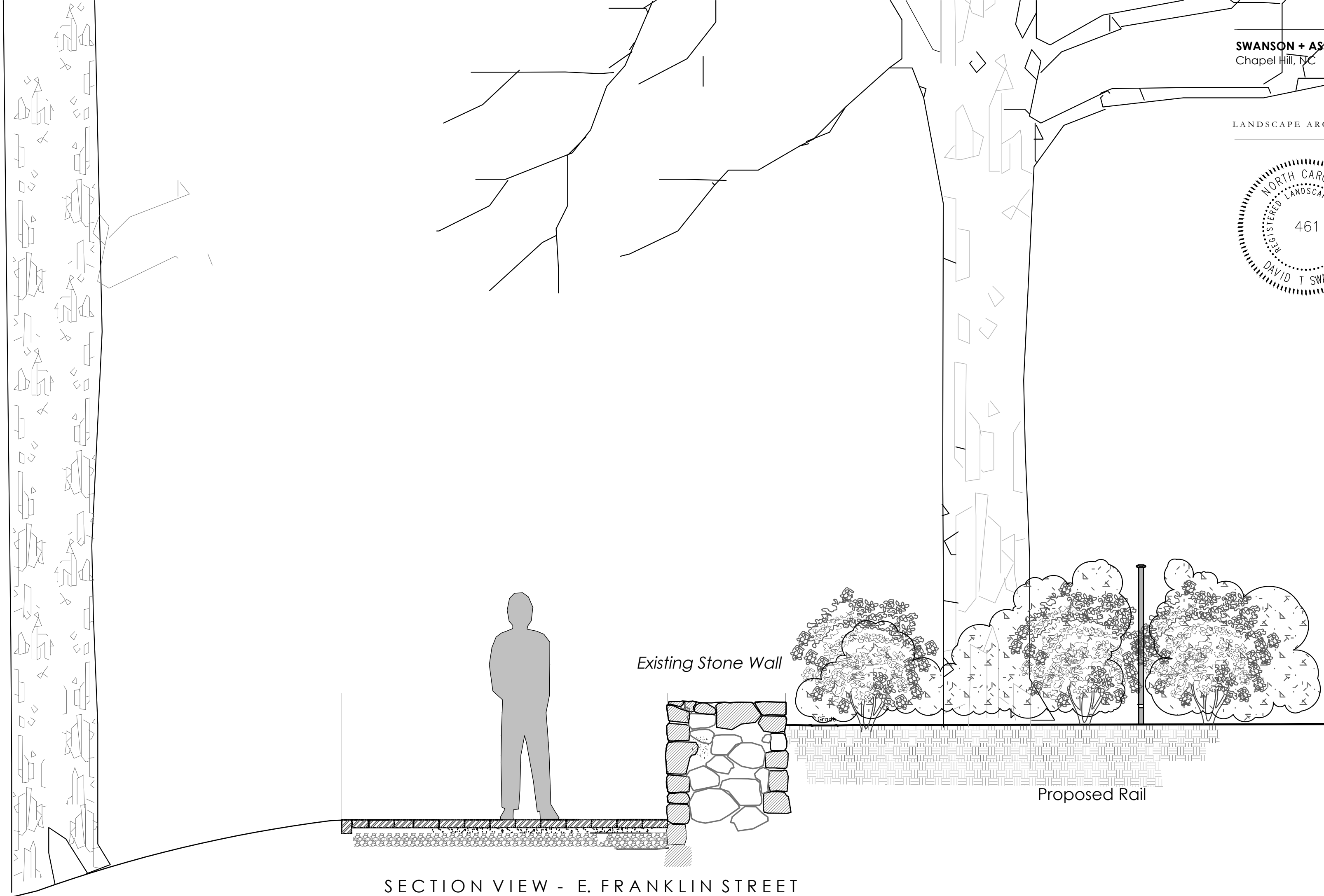
Pedestrian Gate Elevation at Main Entry and Fence Detail Existing Condition Photos and Precedent Examples For HDC Review
L- 2.2



EXISTING CONDITIONS
VIEW along SIDEWALK at 400 E. FRANKLIN ST.

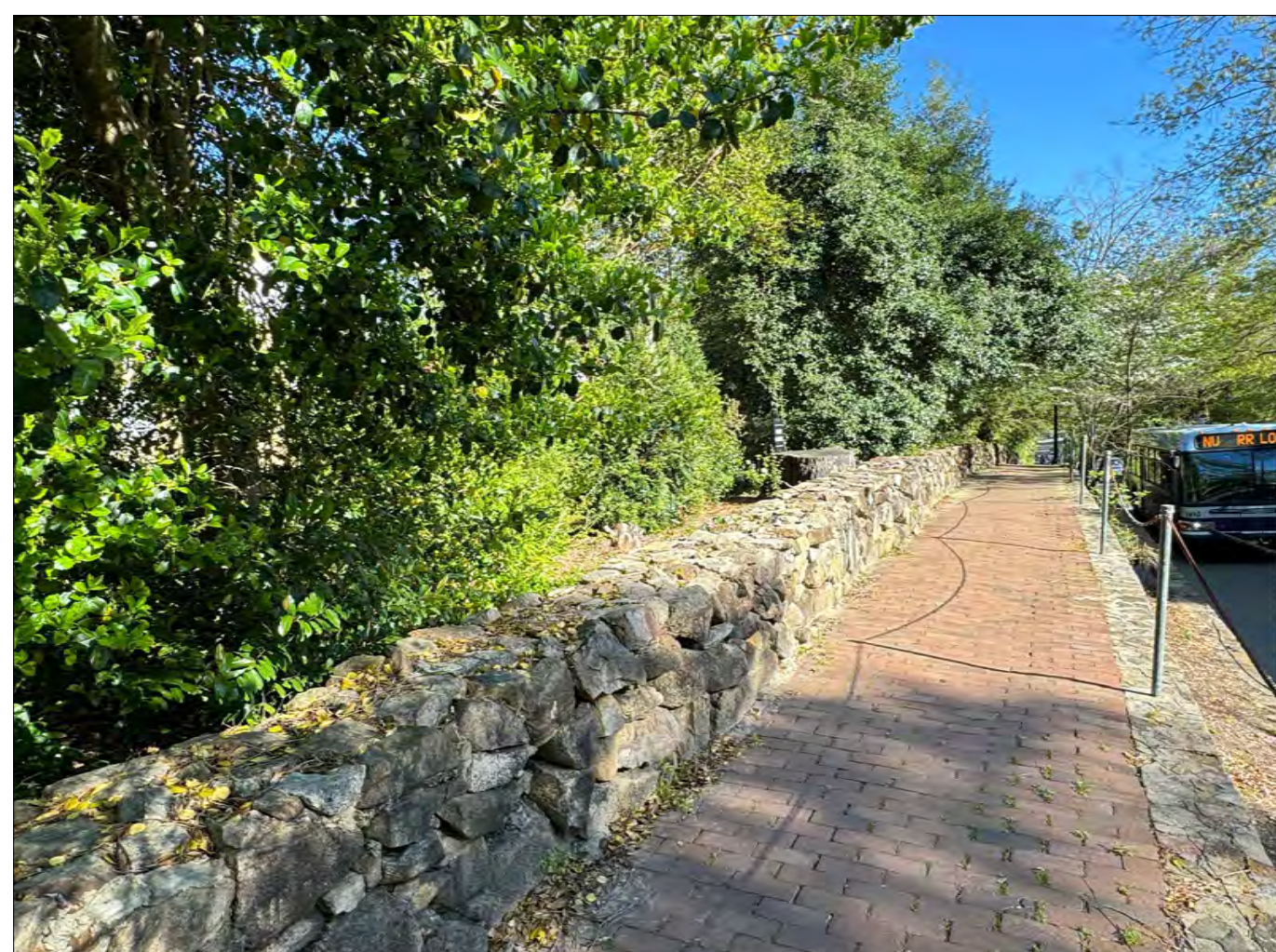


E. FRANKLIN STREET

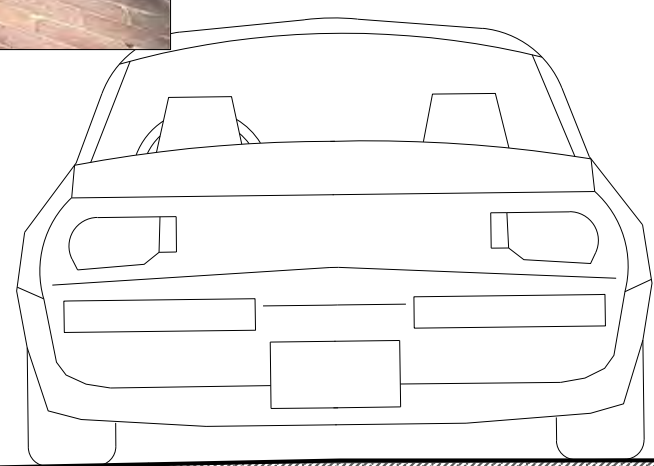


SECTION VIEW - E. FRANKLIN STREET
Scale: 1" = 2'-0"

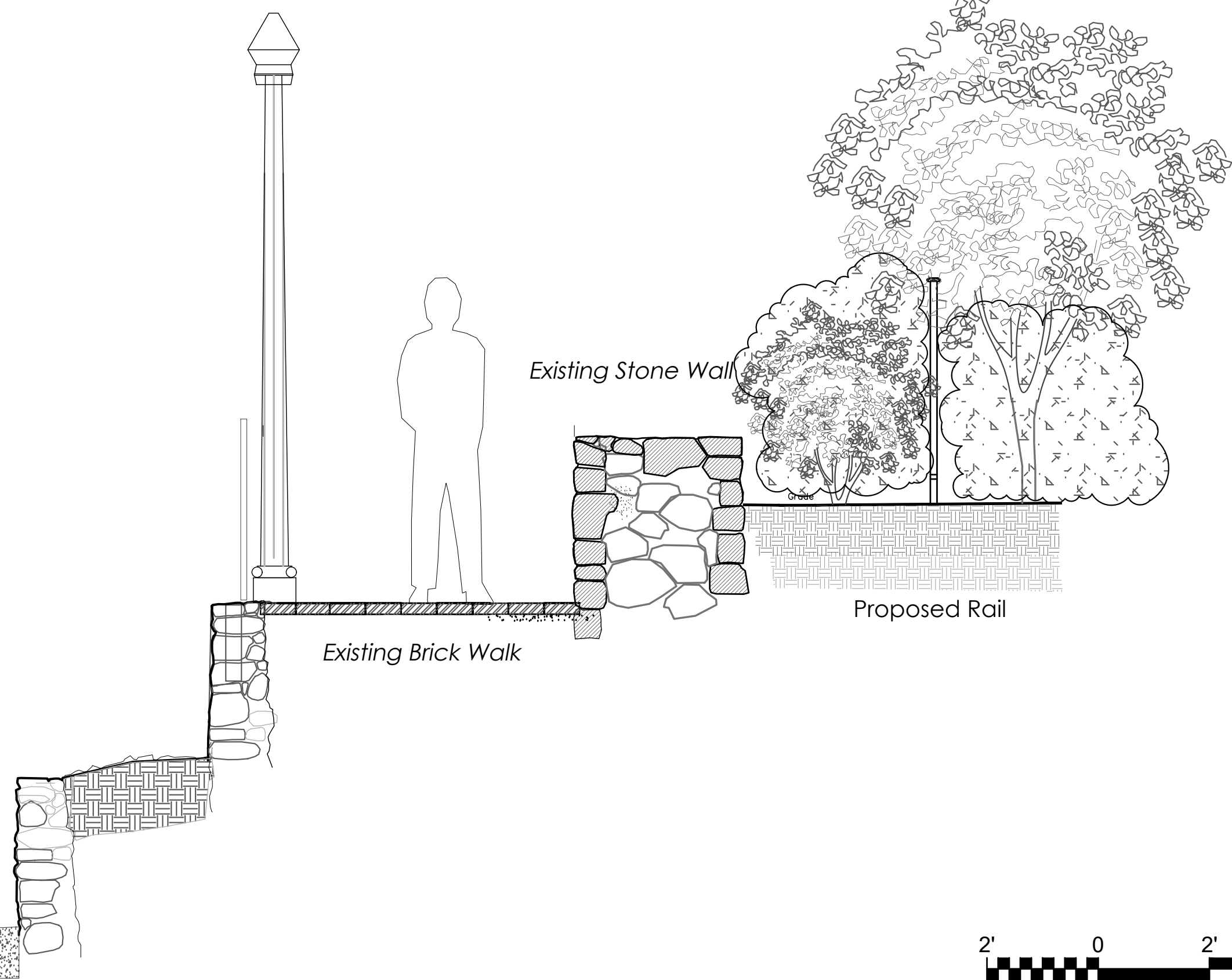
Existing and additional new
evergreen shrub level screening Plantings



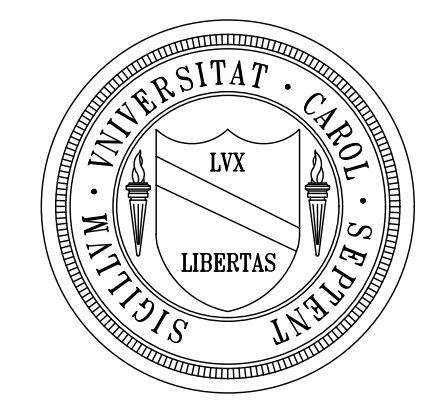
EXISTING CONDITIONS
VIEW along SIDEWALK at RALEIGH ROAD



RALEIGH ROAD



SECTION VIEW - RALEIGH STREET
Scale: 1" = 2'-0"



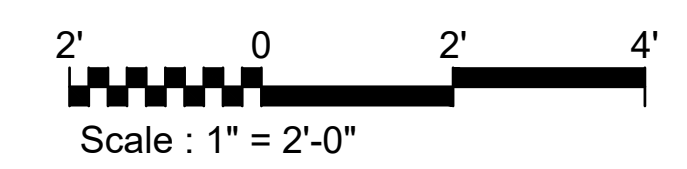
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RESIDENCE
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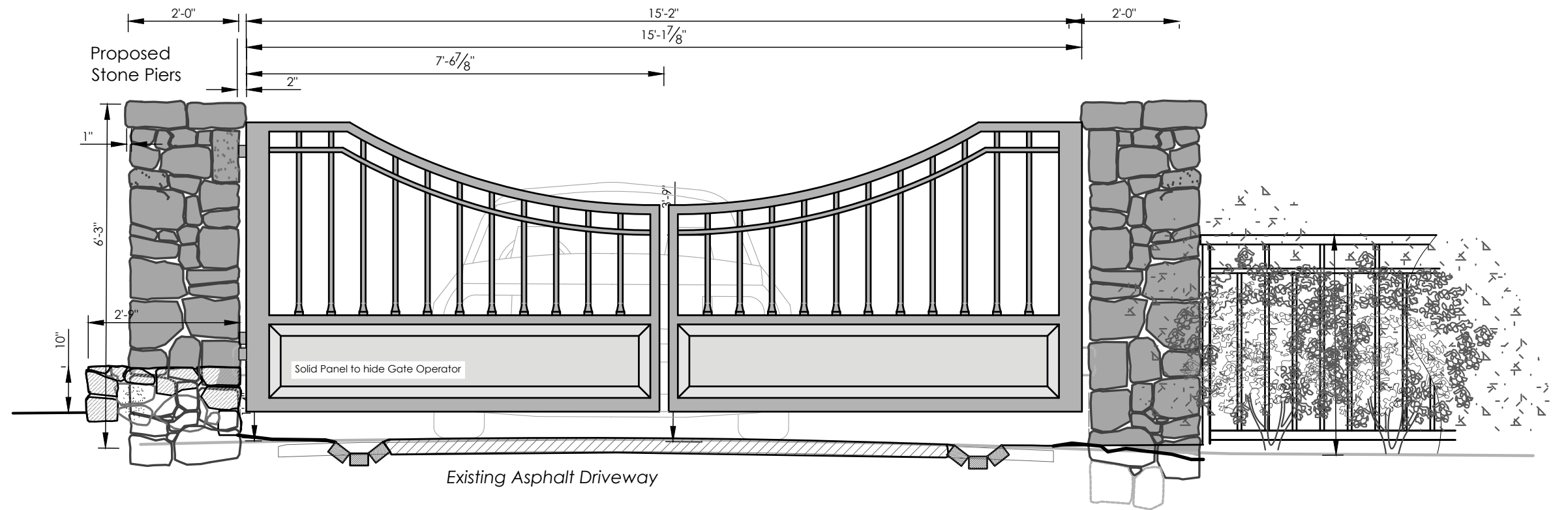
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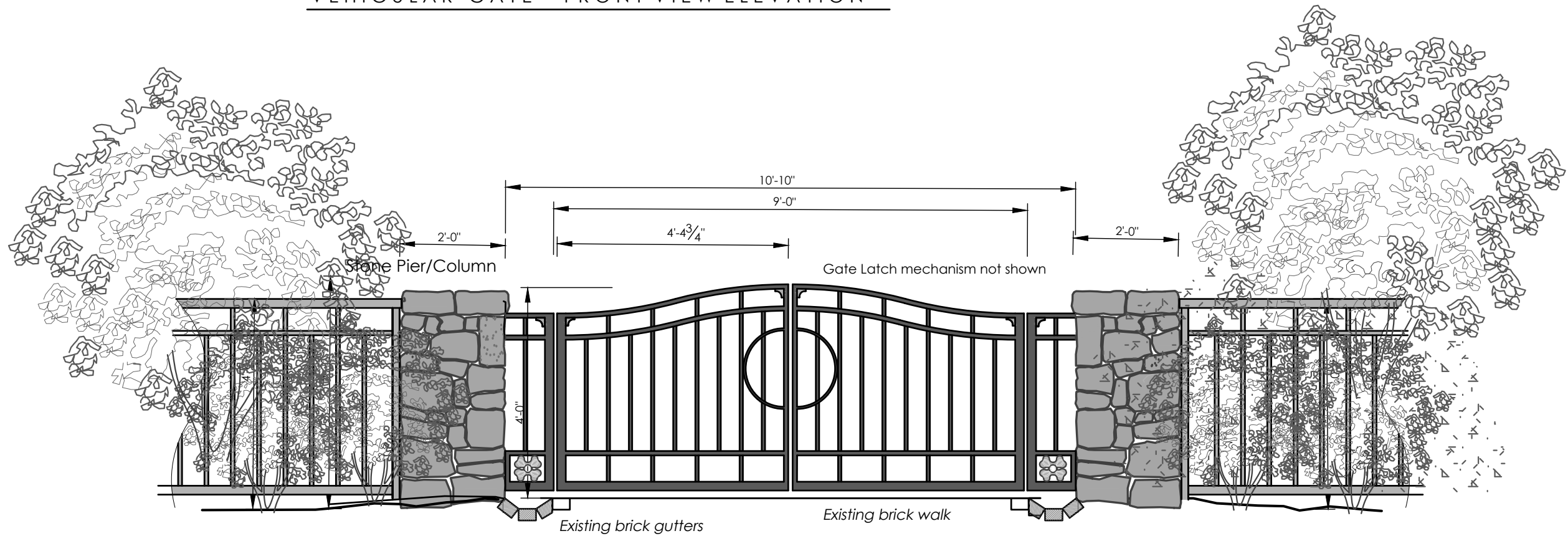
Section Studies for
Fence along perimeter
of Franklin St and
Raleigh Rd

For HDC Review
L- 3.0





VEHICULAR GATE - FRONT VIEW ELEVATION



PEDESTRIAN GATE at MAIN ENTRY WALK - ELEVATION VIEW