



QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

Chapel Hill Historic District Certificate of Appropriateness Application	Project:	#21-026
	Permit:	
	STAFF REVIEW	
	<input checked="" type="checkbox"/> Application complete and accepted	
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
Project Description: Add a ramp and automatic door opener to the Rosemary St. entrance of 201 E. Rosemary to ensure handicap accessibility. Add signage to Rosemary Street face (simple wood cantilevered ground sign in front of brick wall facing Rosemary St, and stick-on vinyl office identification sign on Rosemary St entrance door). Add mail slot to Rosemary St entrance door.	BY:	Anya Grahn,
	DATE:	3/23/2021
Instructions: Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred)		
Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date.		
Note: Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not complete will be returned with a notation of deficiencies.		

A: Property Information			
Property Address:	201 E. Rosemary Street	Parcel ID Number:	9788481015
Property Owner(s):	Unity Properties LLC	Email:	bb@telesage.com
Property Owner Address: 716 Gimghoul Road			
City:	Chapel Hill	State:	NC
Zip:	27514	Phone:	919-323-5511
Historic District: <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul			Zoning District: TC-2

B: Applicant Information			
Applicant: Ryan G. Spurrier		Role (owner, architect, other): Tenant	
Address (if different from above): 201 E. Rosemary St, Ste. 100			
City:	Chapel Hill	State:	NC
Zip:	27514		



QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

Email: ryan@uncwesley.org

Phone: (919)808-
6339

C. Application Type (check all boxes that apply)

☐ **Minor Work** Exterior works that do 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 [Design Guidelines](#) (p. 69) for a list of minor works.

☒ **Historic District Commission Review** Includes all exterior changes to structures and features other than minor works

☒ **Site-work only** (walkways, fencing, walls, etc.) ☐ **After-the-fact application** (for unauthorized work already performed).

☐ **Restoration or alteration**

☐ **Demolition or moving of a site feature.**

☐ **New construction or additions**

☐ **Request for review of new application after previous denial**

☒ **Sign**

D. Basic information about size, scale, and lot placement.

Provide measurements in feet and square feet where applicable. Where possible, please provide accurate measurements from a licensed surveyor, architect, engineer, etc. If exact measurements are not available, please provide estimated information. Current estimated information about lots and buildings can be found on the [Orange County Real Estate Data](#) website. Information about lot placement can be found on the [Chapel Hill](#) and [Orange County Interactive GIS](#) portals.

Zoning District: TC-2	Minimum setbacks			Maximum heights			Lot size
	Street	Interior	Solar	Primary	Secondary		0.19A
Required by zoning	0	0	6				
Proposed	10.5'/1 4.0'	NA	NA	NA	NA		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	4512	0	4512	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	500	0	500			Existing	Proposed
Impervious Surface Area (ISA)		0					
New Land Disturbance			14				



QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

E: Applicable Design Guidelines

The Town's [Design Guidelines for the Chapel Hill Historic Districts](#) are integral to the application and review process. These guidelines supplement the required review criteria for Certificate of Appropriateness applications (provided in [Section 3.6.2\(e\)\(4\)](#) of the Land Use Management Ordinance) by providing detailed, practical considerations for how to make changes to properties while preserving the special character of their Historic District context. Please review the Design Guidelines and consider their applicability to your proposed project. (Attach additional sheets, as necessary.)

Section/Page	Topic	Brief description of the applicable aspect of your proposal
sec. 1.4/ p. 52	Walkways	Footings of our proposed ADA ramp would require the removal of some bricks from the walkway located between the brick wall and the building, and the ramp would be located above this walkway.
sec. 1.7/ p. 60	Signage	We are requesting two signs: a wooden cantilever ground sign in front of the brick wall, and an identification sign (easily reversible vinyl identification sign on the E. Rosemary St. Entrance door)
sec. 3.8/ p. 104	Accessibility & Life Safety	We are proposing an ADA ramp on the Rosemary St. Entrance to provide accessibility for our new usage of the building.



QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

F. Checklist of Application Materials

Attach the required elements in the order indicated.

**ATTACHED?
TO BE
COMPLETED
BY
APPLICANT**

**TO BE COMPLETED BY
TOWN STAFF**

YES

N/A

YES

N/A

NO

1. Written description of physical changes proposed. 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.



2. History, context, and character information. Please include a summary of what information you have relied on to understand the relevant character and history of the district and subject property—and briefly summarize that information. At a minimum, include:

- ☒ Current property information for the lot and all structures, including Building Sketches and Building Details, from [Orange County Real Estate Data](#).
- ☒ The entry of your property on the most recent inventory of historic resources in the relevant National Register for Historic Places filing, available via the NC State Historic Preservation Office website: for McCauley-Cameron see [West Chapel Hill](#), for Franklin-Rosemary see [Chapel Hill Historic District](#), for Gimghoul see [Gimghoul](#). (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.)



3. Justification of appropriateness. Attach an annotated statement explaining how the proposed change(s) meets the following standards of appropriateness that the Commission considers in making findings of fact indicating the extent to which the application is or is not congruous with the historic aspects of the historic district. If a standard is not applicable, type "not applicable".

- A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.
- B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings.
- C. Exterior construction materials, including texture and pattern.
- D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.
- E. Roof shapes, forms, and materials.
- F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.
- G. General form and proportions of buildings and structures.
- H. Appurtenant fixtures and other features such as lighting.
- I. Structural conditions and soundness.





QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

J. Architectural scale.					
4. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed or the digital equivalent. Maximum 2 images per page.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.) <input type="checkbox"/> Site plans must show the relationships between, and dimensions of, existing and proposed buildings, additions, sidewalks, walls, fences, driveways, and/or other structures on the property, as well as property lines and applicable zoning setbacks. <input type="checkbox"/> Include both written and drawn scales and show accurate measurements. You may also use a copy of a survey with surveyor's seal deleted. Revise the copy as needed to show existing conditions and your proposed work. <input type="checkbox"/> Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Elevation Drawings showing existing structural facades and proposed changes. Drawings should be submitted as 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. All details should be reasonably legible. Photographs are okay for facades with no changes. <input type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides. <input type="checkbox"/> Include scale bar, written scale, and label major dimensions (including width of structures and heights from finished grade to fascia/eaves and heights to top of roofs). <input type="checkbox"/> Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Information about context (required for all construction of new structures, proposed impervious surfaces greater than 1500 SF, additions greater than 150 SF, and/or proposed land disturbance greater than 5000 SF.) Detailed information about lots and structures can be found on the Orange County Real Estate Data website; information about lot placement can be found on the Chapel Hill and Orange County GIS portals. For each of the nearest adjacent and opposite properties, provide: <input type="checkbox"/> The height of each building (if an estimate, indicate that). <input type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). <input type="checkbox"/> The size of each lot (net land area in square feet). <input type="checkbox"/> The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from Orange County Real Estate Data ; indicate any corrections for accuracy you believe necessary and your basis for doing so.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

<input type="checkbox"/> Provide a written description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property.					
<input type="checkbox"/> Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons and/or families associated with the property. Provide current exterior photographs of the property (4" x 6" as printed or the digital equivalent). If information is unknown, please provide a summary of sources consulted.					
<input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer.					
<input type="checkbox"/> As necessary, attach a statement explaining how a delay in demolition would cause the property owner to suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay.					
<input type="checkbox"/> Provide any records about the structure to be demolished.					
9. Mailing notification fee per Planning & Sustainability Fee Schedule . For a list of addresses, please refer to the Town's Development Notification Tool .	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

G: Applicant signature

I hereby certify that I am authorized to submit this application; that all information is correct to the best of my knowledge, and all work will comply with the State Building Code and all other applicable State and local laws, ordinances, and regulations.

I acknowledge and agree that the Historic District Commission members, Town employees, and Town agents may enter, solely in performance of their official duties and only at reasonable times, upon the applicant's property for examination or survey thereof pursuant to North Carolina General Statute 160A-400.8. However, no member, employee, or agent of the Historic District Commission may enter any private building or structure without the express consent of the owner or occupant thereof.

I understand and agree that an approved Certificate of Appropriateness is valid only for the particular application, plans, specifications and related project details presented to, and approved by, the Historic District Commission. If any of the data contained in this application, any plans or any specifications presented to the Commission are changed or altered for any reason, including, but not limited to, changes or alternations deemed practically necessary during construction, required due to subsequent Town reviews, or otherwise, a new hearing before the Historic District may be required. By signing below, the applicant agrees to notify the Development Services Center of any changes or alternations in the data contained in this application, the approved plans or the approved specifications related to the project that is the subject of this application.

Hearings on Certificate of Appropriateness applications before the Commission are quasi-judicial proceedings. Therefore, Historic District Commission members are not permitted to discuss a pending application with the applicant or other party. By signing below, the applicant agrees to refrain from speaking with or contacting any member of the Historic District Commission about an application outside of the formal evidentiary hearing on the application.

Ryan G. Spurrier

Ryan G. Spurrier

3/22/2021

Applicant (printed name)

Signature

Date

Benjamin Brodey

Benjamin Brodey

3-22-21

Property Owner

Signature

Date

(if different from above)



QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

Certificate of Appropriateness Supplemental Requirements

***In addition to Residential Zoning OR Administrative Zoning Compliance Permit Requirements**

Certificate of Appropriateness applications are subject to review and approval by the Historic District Commission as well as by Town staff. For assistance with this application, please contact the Chapel Hill Planning Department.

Please submit **all** materials listed **on this sheet**. The Historic District Commission meets on the second Tuesday of each month at 6:30 pm. For confirmation of a meeting date and the placement of your request on the agenda, please call the Planning Department. **Applications are due one month in advance of meeting.**

Application Process:

1. Historic District Commission Review of Certificate of Appropriateness (COA) Supplemental materials
2. Staff review of Residential / Administrative Zoning Compliance Permit (ZCP) materials

****COA (step 1) and ZCP (step 2) materials may be submitted simultaneously or separately.**

Required Application Materials

(In addition to Residential Zoning Compliance Permit or Administrative Zoning Compliance Permit Requirements)

An Electronic copy of each document is required in addition to paper copies.

Provide a single set of the following materials:

- | | |
|--|---|
| | 1. Application Form. Either <u>Residential</u> Zoning Compliance or <u>Administrative</u> Zoning Compliance. |
| | 2. Recorded plat or deed verifying property's current ownership |
| | 3. Recorded plat of easements, right-of-way, and dedications, if applicable |
| | 4. <u>Mailing List of Property Owners</u> , applicable within 100 feet of property boundaries
The Town will prepare a formal notice to be mailed to surrounding property owners about the application. You may find it helpful to discuss the proposed changes with your neighbors in person so you can address their concerns both in your planning and presentation. |
| | 5. Mailing notification fee. The fee per address can be found on the <u>Planning Department's Fee Schedule</u> . |
| | 6. Certificate of Appropriateness fee per <u>Planning Department's Fee Schedule</u> |
| | 7. Reduced Site Plan Set (reduced to 8.5" x 11") |
| | 8. Building Elevations (label building height from top of roof to finished grade line) |
| | 9. Floor Plan, only if accessory apartment, duplex, or commercial application. |

(Continued)



QUESTIONS?
Call or email us!

Town of Chapel Hill
Planning Department
919-969-5040
planning@townofchapelhill.org

☐ **10. Written Description**

Describe all proposed changes to the property, list all materials to be used, and address the criteria (listed below) that the Commission uses to determine appropriateness. Presenting your proposal with these criteria in mind will provide a clear basis for the Commission's deliberations.

- a) The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
- b) The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite buildings;
- c) The exterior construction materials, including textures and patterns;
- d) The architectural detailing such as lintels, cornices, brick bond, and foundation materials;
- e) The roof shape, form, and materials;
- f) The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors);
- g) The general form and proportion of the buildings;
- h) The accessory fixture and other features (including lighting fixtures, hardware, awnings, etc.);
- i) The architectural scale in relation to existing structures and surrounding buildings; and
- j) Structural conditions and soundness.

Provide photographs of existing property and elevation drawings of the proposed changes. Depict changes in as much detail as possible, paying special attention to those features which the Commission uses to determine appropriateness. This section of the application allows the Commission to see the current state of the property, to visualize the proposed changes, and to assess the impact. The visual description must include dimensions. For new buildings and major additions, the visual description must include the interior floor plan.

☐ **11. Information Regarding Surrounding Properties**

For new construction or large projects, the applicant is required to provide information on:

- The height of the nearest adjacent and opposite buildings;
- The setback and placement of the nearest adjacent and opposite buildings;
- The scale of the nearest adjacent and opposite buildings, including percentage of lot coverage.

☐ **12. Demolition Information (if applicable)**

Provide a description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property. Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons, and/or families associate with the property.

**Chapel Hill Historic District Certificate of Appropriateness Application
UNC Wesley Campus Ministry (201 E. Rosemary St.)**

1. Written Description of Physical Changes Proposed to 201 E. Rosemary St.

We are proposing three physical changes to the exterior of 201 E. Rosemary St.:

- 1) Adding a handicap accessible ramp to the Rosemary St. Entrance with a push-plate door opener**
- 2) Adding a wood cantilevered ground sign in front of the brick wall along E. Rosemary St. (10.5' setback from curb)**
- 3) Adding an identification sign (removable vinyl logo and letters) and mail slot to doors of Rosemary St. Entrance**

Handicap Accessible Ramp on E. Rosemary St Entrance with Push-Plate Door Opener

Our proposed ramp has been designed to significantly increase handicap accessibility to 201 E. Rosemary St. while being sensitive to the character-defining elevations and features of the historic building. The ground floor of 201 E. Rosemary St. sits 16" above grade on the E. Rosemary side necessitating the ramp for the entrance to be accessible. The ramp has been designed to be easily reversible without damage to the historic building and to be predominantly screened from Rosemary St. by the existing brick wall and landscaping. Further, neither the wall nor landscaping visible from the street will be disturbed by the ramp's construction (Guidelines 1.1.1, 1.1.2, 1.3.1, 3.8.4, 3.8.2).

The ramp will be constructed of wood, the most prevalent building material in the Franklin-Rosemary Historic District, popular in the 19th century when 201 E. Rosemary was constructed (1853), and the material of the building's windows and trim. Further, wood construction allows for the ramp to be easily painted cream and green to further match and blend into the building, using pigment exterior stains (Guideline 2.4.7).

The ramp will be comprised of a small landing proceeding out of the E. Rosemary Street Entrance, ramps sloping to grade to the East and West and wooden steps with kickboards descending to grade on the South (see attached design). The double ramp design is necessitated by two factors.

- 1) A set of stairs in the SE corner of the property as well as steep grade from the building to Rosemary St. and along the East face result in the building only being approachable by wheelchair from its SW corner (the intersection of Rosemary and Henderson Streets). Thus, to access the Rosemary St Entrance via wheelchair a West sloping ramp is required.
- 2) The West sloping ramp will block wheelchair access to the accessibility ramp in the alley on the East side of the building which services the remainder of 201 E. Rosemary (see the notes below on the necessity of a second ramp). Thus, the East sloping ramp is necessary so that a person in a wheelchair could proceed up the West sloping ramp and down the East sloping ramp to access other suites in 201 E. Rosemary via the alleyway ramp.

A push-plate will be installed at the juncture of the landing and ramps to allow wheel-chaired self-entry to the Rosemary St Entrance. The portion of the ramp closest to the street (the South descending steps) would be setback 14' from the curb, such that the entirety of the ramp would be behind the brick wall.

The steps descending to the South are designed to further limit visibility of the ramp from the street. Without these steps, an ADA compliant handrail would span the break in the brick wall, blocking view of the historic entrance. By contrast, the steps will be below the entrance's threshold, minimizing visual obstruction of the entrance (Guideline 3.8.3).

The ramp would be built over the brick walkway that is located behind the brick wall (see picture below); however, as noted above, the structure would be reversible. The only impact on the walkway would be that some bricks would be removed in order to pour footings for the ramp's support posts. These bricks would be easily replaced in the event that the ramp is removed (Guideline 1.4.1).

E. Rosemary Street Entrance



View of Wall and Landscaping behind which the Ramp would be Constructed



Necessity of an additional ADA Compliant Ramp

As noted above, there is an existing ADA ramp in the alley on the East side of the building that provides a basic level of accessibility for the entirety of 201 E. Rosemary St. This ramp provided sufficient accessibility for the previous tenant of 201 E. Rosemary St, Ste. 100 (the historic Methodist sanctuary portion of the building). This tenant was a private business. We contend that the ramp is not sufficient for us, a UNC student organization and United Methodist ministry seeking to accommodate the entirety of the UNC student body in a public, institutional space.

We appreciate your guidance that institutional buildings, including churches, need to be available to the entirety of the community and your guidance that ramps and handrails be located on side or rear elevations (Guideline 3.8.5). However, the current ramp on the side elevation will create a significant disparity in how students access our space for programming, based on their ability level.

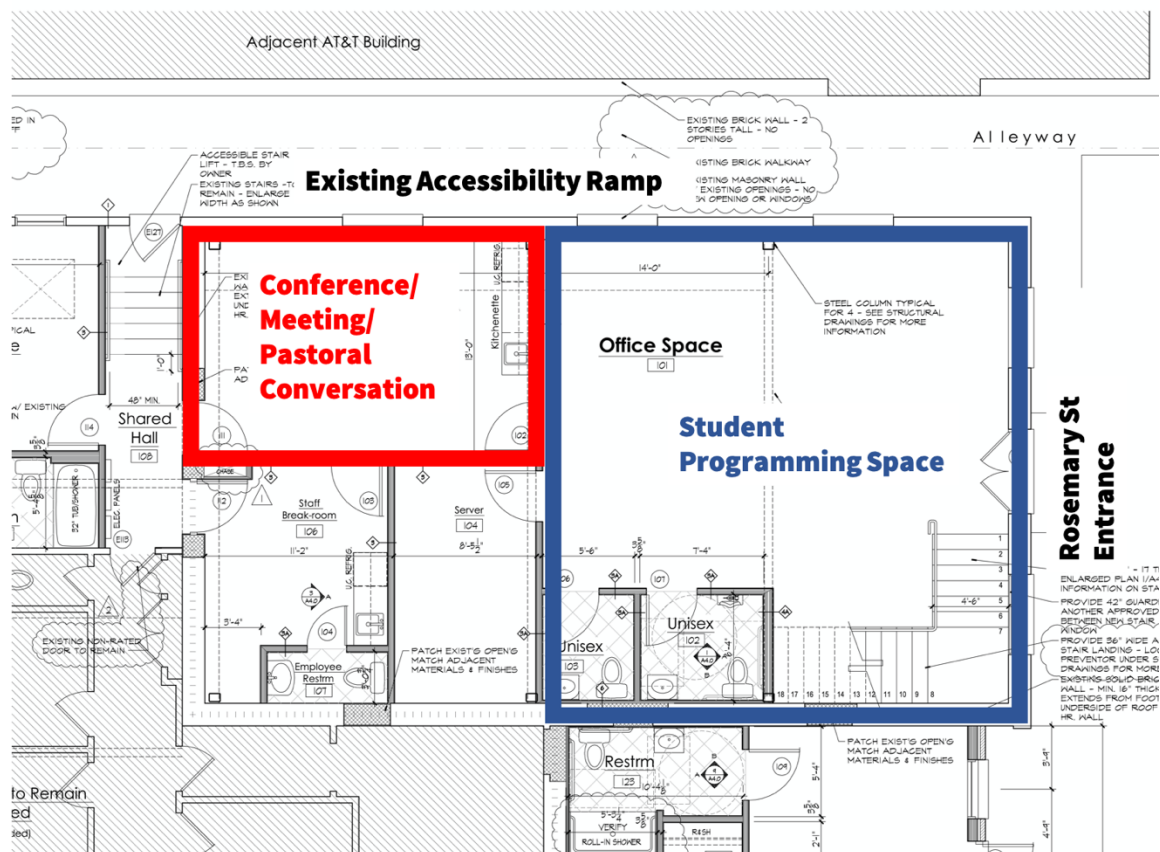
As you can see in the diagram below, the existing accessibility ramp provides access to a common hallway off the alleyway. To access our student programming space, a student would have to proceed through the common hallway and then through our combined conference and

meeting room. Given the building's open floorplan (which retains, to a large extent, the historic character of a church nave) the conference room is the only enclosed room in the space, and so, will also be used for confidential, pastoral conversation.

Thus, a student who needs a ramp to enter the space will routinely have to disrupt meetings and/or confidential pastoral conversation in order to reach the programming space, a situation that will be embarrassing and off-putting to that student. Further, if complete confidentiality is needed for a pastoral conversation, we would have to temporarily suspend handicap access to our space by locking the door between the Conference Room and common hallway.

By contrast, the Rosemary St. Entrance enters directly into the portion of the building which is a student lounge, designated for student programming. A ramp on this entrance would allow all students to access this historic building at all times, without concern of interrupting sensitive conversation.

Diagram of use of 201. E. Rosemary St., Ste. 100



Although a ramp at the Rosemary St. Entrance would be located on the street facing elevation, we content that our design is in the spirit of Guideline 3.8.5, as it will be "minimally visible from the street," due to both landscaping and the pre-existing brick wall.

We understand from your guidelines that the Historic District Commission “does not review or control the use of a historic building,” but we believe that you will be pleased with the historical significance of our use of 201 E. Rosemary.

The oldest part of the structure, which UNC Wesley Campus Ministry now occupies, was built in 1853 as the first Methodist Church building in Chapel Hill. From the beginning, that congregation was inextricably tied to ministry with and by students of UNC. In fact, Samuel Milton Frost, the pastor who raised funds to construct 201 E. Rosemary, had previously served as the church’s pastor from 1850-52 while a student at the university.

Methodists left the building in 1889 to build on Franklin Street, and now, 132 years later, Methodists again occupy the space and will again utilize it to extend ministry and Christian leadership formation to UNC students. Thus, in addition to designing the ramp to preserve the historical features of the building and to minimize its view from the street, we are also desiring to utilize the ramp to maximize the building’s ability to serve its original function by making it equally accessible to all UNC students.

Wood Cantilevered Ground Sign in Front of Brick Wall along E. Rosemary

The sign would be constructed out of wood (the same material as the building’s trim) and placed immediately in front of the brick wall (setback 10.5 ft from the curb) (Guideline 1.7.8).

The signboard would be no larger than 3’ wide by 2’ high and attached by metal chain, eye- and s-hooks to a wood cantiever. The top of the sign board would hang no more than 4’ above grade with the top of the support arm not exceeding 4’8” above grade and the vertical support post not exceeding 5’4” above. This placement would largely prevent the sign from obscuring the building or landscaping, as the brick wall is 38” above grade at this point. The sign would further be softened by the existing landscaping both in front and behind the brick wall.

Utilizing this style of sign, combined with the vinyl identification sign on the door (described below) will also avoid risking damage to the building and avoid obscuring the building’s key architectural features that would result from attaching a sign directly to the building’s stuccoed exterior (Guideline 1.7.5, 1.7.10).

The cantilever would be painted white. This combination of sign-type and color makes it compatible with other church signs in and adjacent to the Franklin-Rosemary Historic District, the majority of which are white in color and the majority of which are installed on posts (see pictures below). It is worth noting that the two post signs present at many of the churches are no longer allowed by Chapel Hill’s Code of Ordinances. The cantilever sign is the most similar design currently allowed. Therefore, the sign will neither compromise nor diminish the historic character of the district (Guideline 1.7.5).

The sign will include our logo; street address, complete with suite number; website; and phone number. The colors of the logo and text will be the red and black of the United Methodist

Church Cross and Flame logo and the Carolina blue of our ministry branding (see Signage & Mail Slot Mock-up below). The logos and text will be vinyl stick-on.

University Presbyterian Church Sign



University United Methodist Church Sign



Holy Trinity Lutheran Church Signs



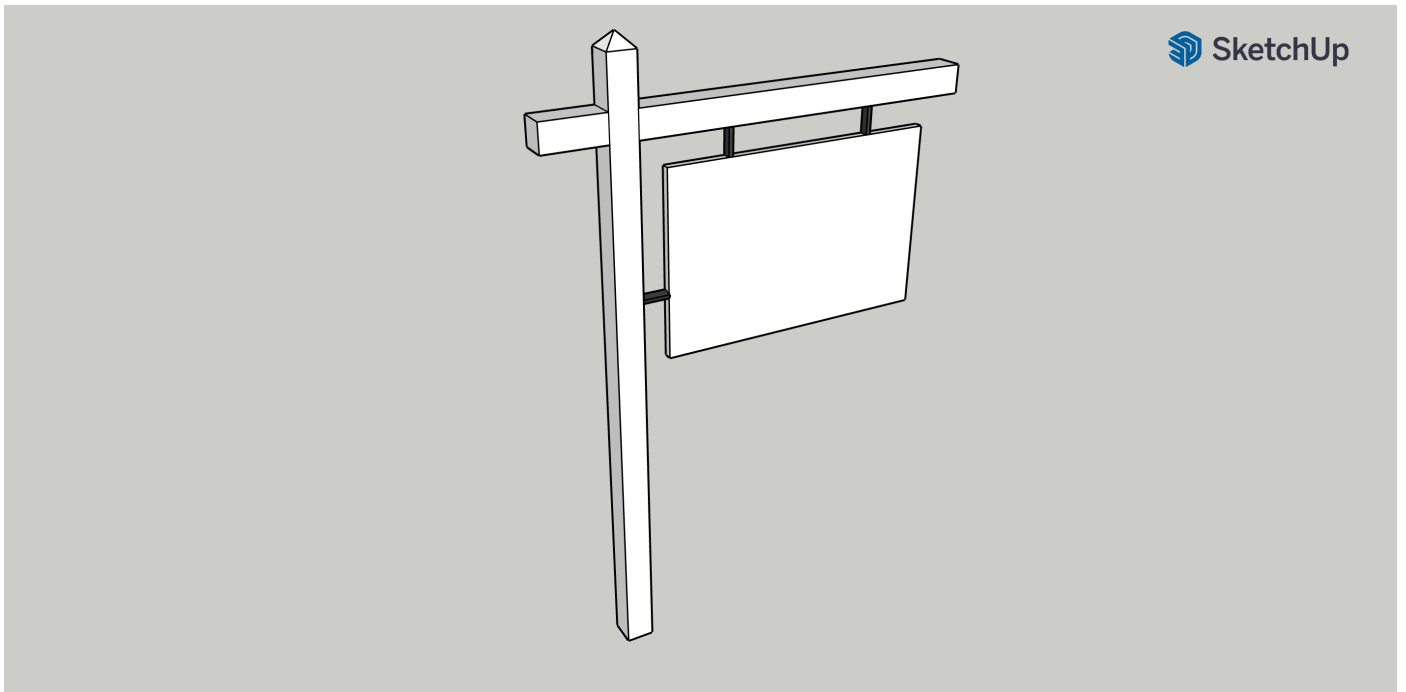
Chapel of the Cross Episcopal Church Sign



University Baptist Church Sign



Proposed UNC Wesley Campus Ministry Sign



Sign Board not to exceed 3'x2'
Support constructed of wood 4x4s,
Sign Board Attached to support with eye hooks/s-hooks and metal chain
Footing will be post hole with a bag of concrete
Footing dug such that the top of the sign board does not exceed 4' above grade.
Support height will not exceed 5'4" above grade
Top of support arm will not exceed 4'8" above grade

Proposed Sign Logo and Text



Identification Sign (Removable Vinyl Letters) and Mail Slot in E. Rosemary Entrance Door

In addition to the sign in front of the brick wall, an identification sign will be placed on the Rosemary Street Entrance door to alleviate confusion between suites 100 and 110, both of which have entrances on Rosemary Street. This sign will be no larger than 14" by 14" and will be applied to a single panel of a single door of the double-leaf pair. This sign will be either Carolina blue or white to match our branding.

This placement was selected to avoid risking damage to the building and to avoid obscuring architectural features of the building, which would result from attaching a sign to the building's façade (Guideline 1.7.5). The stick-on vinyl signage is easily reversible and removable without damage to the building, and its location on a single panel of a door will not obscure the features of the panel door (Guideline 1.7.7.b)

The mail slot is necessitated because pastoral duties do not always allow for regular office hours to receive mail. The slot is requested instead of an external mail box in order to not obscure or distract from the architectural and historic features of the buildings or streetscape. The slot will also be consistent with the mail slot already located at Ste. 110 (see picture below). The mail slot will match the Suite 110 mail slot in appearance. The mail slot will be located within a panel of the door to not impact the overall integrity of the door (Guideline 1.2.7).

201 E. Rosemary St., Suite 110 Mail Slot



Signage & Mail Slot Mock-up



2. History, Context, and Character Information

The history of 201 E. Rosemary St. is of particular importance to us as we (UNC Wesley Campus Ministry) spun-off of the congregation that originally constructed 201. E. Rosemary. In addition to information on the building's history available from Orange County Real Estate Data and the National Register of Historic Places, we have consulted:

- Gordon Johnson, former University UMC member who researched 201 E. Rosemary for a painting of its opening day (<https://chapelboro.com/town-square/story-behind-painting-one-snapshot-chapel-hill-old-methodist-church-opening-day-1853>)
- Benjamin Brodey and Matthieu Campbell, Mr. Brodey purchased 201 E. rosemary in 2011 and did substantial renovations with attention to the space's history. Mr. Campbell was the general contractor for those renovations and will serve as such for our work as well. These conversations were particularly important in devising a plan that would not affect the building's integrity.

- Drawings prepared for the renovations after the 2011 purchase and the plat filed with the 2011 deed, which delineate the various sections of the building.
- Various University UMC Histories (unfortunately, their period documents have been lost):
 - <https://nccumc.org/history/files/University-UMC-History.pdf>
 - <http://divinityarchive.com/bitstream/handle/11258/8058/fiftiethanniversuniv.pdf?sequence=1&isAllowed=y>
- Kemp P. Battle's *History of the University of North Carolina, Volumes I and II*
- Research librarians at both the Wilson Library and the American Missionary Association (which owned the building from 1889-1900)

Information on both the architecture and use of the building are limited, and we have discovered more about the building's use than its construction. The most helpful information about the building's architecture comes from the National Register of Historic Places (<https://www.townofchapelhill.org/home/showdocument?id=44725>)

Most pertinent to our proposed changes is the listing of significant architectural features in the National Register of Historic Places description:

The original, Greek Revival-style, front-gabled church remains largely intact. It is three bays wide and three bays deep with a stuccoed exterior and a prominent pediment with a sawn modillion cornice. The centered entrance consists of double-leaf two-panel doors with an eight-light transom in an inset, paneled surround. It is flanked by sixteen-over-sixteen wood-sash windows. Original wood-sash windows also remain on the right (east) elevation. . . . There is also a low brick lattice wall along the sidewalk in front of the 1853 building on East Rosemary Street.

This description was most helpful in identifying the building's chief architectural features so we could ensure that our proposed plans do not obscure them.

3. Justification of Appropriateness

A. Height of the building in relation to the average height of the nearest adjacent and opposite buildings.

Not Applicable: no change to the building's height

B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings

The proposed ramp will be behind the existing brick wall and the wood cantilevered ground sign will be immediately in front of this wall such that we are not adjusting the overall setback of the property. The sign location, in addition to being immediately in front of the brick wall, is in compliance with zoning setbacks for Zone TC-2.

C. Exterior Construction materials including texture and pattern

The ramp will be constructed of wood, the most prevalent building material in the Franklin-Rosemary Historic District, popular in the 19th century when 201 E. Rosemary was constructed (1853), and the material used for the building's windows and trim. Further, wood construction allows the ramp to be easily painted cream and green to further match and blend into the building, using pigment exterior stains (Guideline 2.4.7).

D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials

Not Applicable: no change to these features

E. Roof Shapes, forms, and material

Not Applicable: no change to these features

F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration

The only changes in fenestration are the 1) proposed addition of a mail slot to the E. Rosemary Entrance of 201 E. Rosemary, Ste 100, which would be made compatible to the mail slot in the door of 201 E. Rosemary, Ste 110, and 2) the stick-on vinyl identification sign to be added to an entrance door, which is easily removable.

G. General form and proportions of building and structures

The ramp is being designed such that it is generally hidden from street-view by the existing brick wall and landscaping.

H. Appurtenant fixtures and other features such as lighting

The only fixtures will be the mail slot, noted above, and the push-plate ADA door opener which will be positioned at the juncture of the ramps and landing.

I. Structural conditions and Soundness

The ramp will be constructed free-standing so that it does not affect the structural condition or soundness of 201 E. Rosemary.

J. Architectural Scale

The ramp is being designed such that it is generally hidden from street view by the existing brick wall and landscaping.

4. Photographs

South Face (E. Rosemary St.)



South Face (E. Rosemary St.)



West Face (Henderson St.)



North Face (Rear)



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)

8.

page 14

41. The Hooper-Kyser House. Shortly after the turn of the nineteenth century Helen Hogg Hooper moved to Chapel Hill. She was daughter of the James Hogg who had been influential in locating the university at Chapel Hill and widow of William Hooper, son of the prominent North Carolina lawyer who had been one of the signers of the Declaration of Independence. It is said that she came to Chapel Hill from Hillsborough so that her two sons could attend the university. Some years later Mrs. Hooper married Joseph Caldwell, a widower who was president of the university. Her son, William Hooper, became the first professor of ancient languages there. Upon William's graduation from the university in 1814, his stepfather, President Caldwell, bequeathed him the property at the southeast corner of Franklin Street and Battle Lane, where Hooper soon began to build the house that still stands there. This house and the president's house (now gone) were until after the Civil War the only houses on the south side of East Franklin Street. Hooper moved away to South Carolina and later became president of Wake Forest College (1846). He is buried on the university campus near the Caldwell Monument. The house has had several owners, and it is currently owned by Kay Kyser, popular band leader.

42. Dey House. No definite building date is known, but it seems likely that this house was probably built between 1875 and 1885, by Joseph B. Martin, who purchased the property where it stands, along with two other lots in 1871 and left it to his wife in 1898. Since then it has been held by several owners, including W. M. Dey, whose heirs now own the house.

43. Mangum-Smith House. The house seems to have been built between 1853 and 1858, probably by Isaac Collier, who is thought to have been one of the supervisors of the additions to Old East and Old West, and may have been given the land as part payment. In 1858 Andrew Mickle was given the land, but he seems to have resided there the year before. An 1866 conveyance of the property definitely mentions a house there. From 1885 to 1890 it was owned by Dr. Adolphus Mangum, a professor, and in 1944 it was purchased from his heirs by Betty Smith Jones, a novelist best known for A Tree Grows in Brooklyn.

44. The Huskey House. Apparently the earliest part of this house was built in the first third of the nineteenth century. It was later owned by John Huskey, who served as the village blacksmith in the mid-nineteenth century.

45. Old Methodist Church. This building was constructed in 1853. The first pastor was the Reverend J. Milton Frost. Originally the church had a small belfry, now stored in the attic. In 1922 the building was purchased by I. M. Tull, who used it as a garage, and it continued this use under a Mr. Pickles for many years. Since 1963 it has been used for offices.

East Face (Alleyway)

Taken from Rosemary Street



Taken from Rear



5. Site Plan

See included plat, proposed ramp and steps noted in blue.

2011118000241470
RB5258 552 4/4

HENDERSON STREET
HOUSE FOUNDATION
D.B. 823-280

210 HENDERSON STREET
PIN: 9788-48-0253
P.B. 50-25

HENDERSON STREET
HOUSE FOUNDATION
D.B. 823-280

UPD
N 28°22'12"W 71.61'
TIE: EI TO EI

STONE WALL

N 63°48'31"E 81'

N 64°48'36"E 60.38'
TIE: EI TO PK NAIL

PK NAIL

A street map showing the intersection of North St. and Henderson St. The map includes labels for MLK Blvd. (Airport Rd.), North St., Henderson St., Spring Ln., Friendly Ln., E. Rosemary St., E. Franklin St., N. Columbia St., and a 'SITE' marker.

LOCATION MAP

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES
SURVEYED:
I CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL
FIELD SURVEY PERFORMED UNDER MY DIRECTION AND
SUPERVISION (REFERENCE OF RECORD: D.B. 227-1743
ORANGE COUNTY REGISTRY).



This map is not a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations.

207 EAST ROSEMARY STREET
PIN: 9788-48-1291

SOUTHERN BELL TELEPHONE COMPANY
D.B. 301-309

201 E. ROSEMARY ST.
8,328 S.Q. FT.
BRICK FRAME
OFFICE BUILDING

HENDERSON STREET
40.0' PUBLIC R/W
P.B. 50-25
167.30'00" W 167.32' [BRIDGE]

00'W 49.81' CONCRETE SIDEWALK

BRICK SIDEWALK

BRICK WALL

EAST ROSEMARY STREET

45.0' PUBLIC R/W

P.B. 50-25

PROPERTY OF
UNITY PROPERTIES, LLC

201 EAST ROSEMARY STREET
PIN: 9788-48-1015
CHAPEL HILL TWP. ORANGE CO.
NORTH CAROLINA

SCALE 1" = 30'

JULY 05, 2011

FREEHOLD LAND SURVEYS, INC.

P.O. BOX 188 CARRBORO NORTH CAROLINA 27510

LEGEND:

- IRON FOUND
 ⊗ IRON SET
 △ CALC. CORNER
 □ CONC. MONU.

RATIO OF CLOSURE 1:10,000+

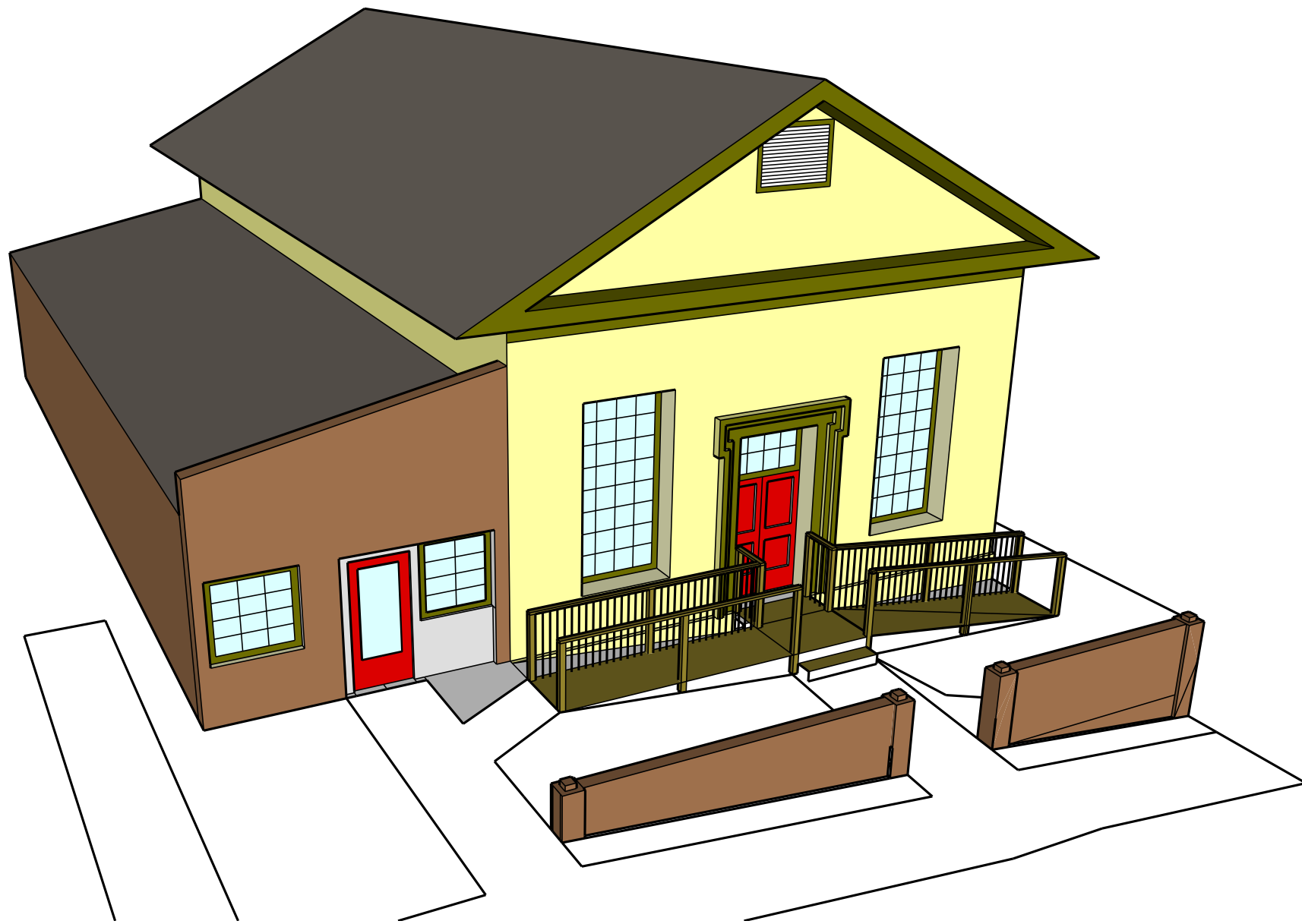
J23359

6. Elevation Drawings

See included drawings.

Note: The computer-generated drawings do not show pickets on the South railing. This was a computer glitch. The ramp will have pickets on all handrails







Recorded Plat or Deed

See included Deed and Plat from Unity Properties' acquisition of the building in 2011.

AK



20111118000241470 1/4

20111118000241470 TR/D
Bk:RB5258 Pg:549
11/18/2011 09:01:08 AM 1/4

FILED Deborah B. Brooks
Register of Deeds, Orange Co., NC
Recording Fee: \$26.00
NC Real Estate TX: \$1094.00

SC

1
mu

**NORTH CAROLINA
TRUSTEE'S DEED**

Prepared by: Beemer, Hadler & Willett, P.A.

Excise Tax: \$ 1094.⁰⁰

Return to: Grantee

Parcel Identifier No. 9788481015

THIS DEED made this 17th day of November, 2011 by and between

GRANTOR

ROBERT EPTING

Trustee of the KELLY-WEBB TRUST

410 Martin Luther King Jr. Blvd., Chapel Hill, NC 27514

☐ If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE

UNITY PROPERTIES, LLC

716 Gimghoul Road, Chapel Hill, NC 27514

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WHEREAS, James Murray Webb died testate on January 1, 2000;

AND WHEREAS, Article III of the Last Will and Testament of James Murray Webb devises the herein described property to Robert Epting as trustee of the KELLY-WEBB TRUST, and Article VIII empowers said trustee to dispose of the real property;

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain,



sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the County of Orange, North Carolina, and more particularly described as follows: See Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 227, Page 1743, Orange County Registry.

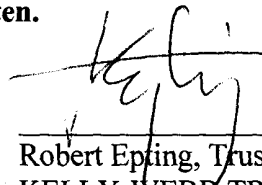
A map showing the above described property is recorded in Plat Book _____, Page _____, and referenced within this instrument.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging, or in any wise appertaining, unto said Grantee, their heirs, successors, and assigns, in as full and ample a manner as said Trustee is authorized to convey, in fee simple, forever free of trust.

Title to the property hereinabove described is subject to the following exceptions:

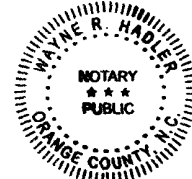
Subject to 2011 taxes, easements, conditions and restrictions of record, if any.

INWITNESS WHEREOF, Grantor, Robert Epting, Trustee has set his hand and seal on the day and year first above written.

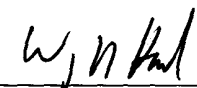

_____(SEAL)
Robert Epting, Trustee of the
KELLY-WEBB TRUST under the
Last Will and Testament of
James Murray Webb

NORTH CAROLINA

COUNTY OF ORANGE



I, Wayne R. Hadler, Notary Public for the County of Orange, State of North Carolina, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Robert Epting, Trustee of the Kelly-Webb Trust, Grantors(s). Witness my hand and official stamp or seal, this the 9th day of November, 2011.



Notary Public
My Commission Expires: 5/22/2015

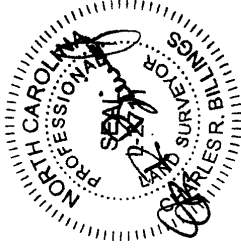
EXHIBIT "A"



All that parcel of land located in the Town of Chapel Hill, County of Orange, North Carolina, and more particularly described as:

BEGINNING at a calculated corner at the intersection of Henderson Street and East Rosemary Street in the Town of Chapel Hill and running thence along and with the east property line of Henderson Street North $26^{\circ} 30' 00''$ West 167.32 feet to an iron found, the Henderson Street House Foundation southwest corner; running thence with the Henderson Street House Foundation common line North $63^{\circ} 48' 31''$ East 49.81 feet to an iron found; running thence South $26^{\circ} 30' 00''$ East 167.05 feet to an iron found, the north property line of Rosemary Street; running thence along the north property line of the said street South $63^{\circ} 30' 00''$ West 49.81 feet to the point and place of BEGINNING, and being the same property as shown in Deed Book 206, Page 811 and Deed Book 227, Page 1743, Orange County Registry, and further shown in an unrecorded survey entitled "PROPERTY OF UNITY PROPERTIES, LLC", dated July 05, 2011, and prepared by Charles R. Billings, Professional Land Surveyor, attached hereto and marked as EXHIBIT "B" for further reference.

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:
 I CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION (REFERENCE OF RECORD: D.B. 227-1743 ORANGE COUNTY REGISTRY).



This map is not a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations.

PROPERTY OF
UNITY PROPERTIES, LLC

201 EAST ROSEMARY STREET
 PIN: 9788-48-1015
 CHAPEL HILL TWP. ORANGE CO.
 NORTH CAROLINA

SCALE 1" = 30'
 JULY 05, 2011

FREEHOLD LAND SURVEYS, INC.

P.O. BOX 188 CARRBORO NORTH CAROLINA 27510

J23359

