

Chapel Hill Historic District  
Certificate of Appropriateness Application Amendment

UNC Wesley Campus Ministry  
Project #21-026

Sign

Following the April 13, 2021 Chapel Hill Historic District Commission Meeting, we have reassessed both the design and location of our proposed sign. Our current proposal is based on additional historical photos that we have discovered in the interim period.

May 1959: James M. Webb utilizing the corner space for his architecture office (Photo from UNC Archives)





1973: James M. Webb has renovated old church for his office and rental offices (Photo from NC State University Archives)



Ca. 2006: Photo from M. Ruth Little's *The Town and Gown Architecture of Chapel Hill*, 2006.



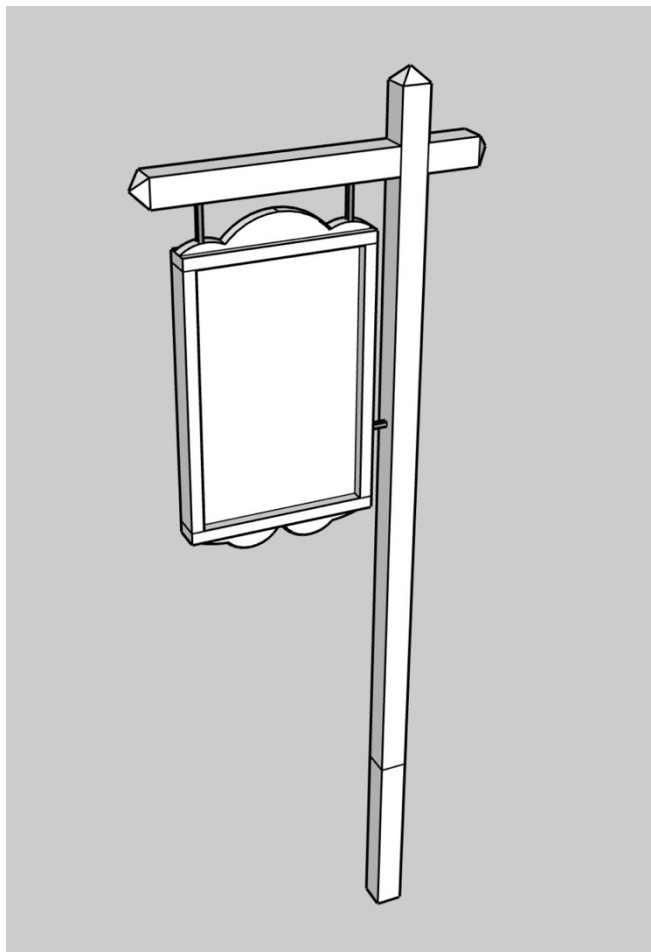
The pictures show that many of the building's current features date to between 1959 and 1973, and presumably to James Webb's renovation of the building in or around 1973. These include:

- The current transom and door height at the Rosemary St. Entrance of the old church
- The sloped façade of the corner space and coordinating reduction of the dividing partition between units along Henderson Street
- The brick lattice wall, built upon the earlier low brick wall
- The attic vent on the Rosemary St. façade of the old church

The 1973 photograph also shows a sign-post for a cantilevered sign, which is still present in the same location in 2006.

Thus, we are proposing to install a new cantilever sign built to match both the 1973/2006 sign post and the 2006 sign design (the only picture we have of the sign). The sign will be located in the same location, most clearly seen in the 2006 photograph: immediately in front of the building, centered between the corner space and the western 16 over 16 pane window. This design is consistent with HDC Standard 1.7.4, of replacing a historical sign with "one that matches the original."

#### Proposed Sign Design:



The sign and support will be constructed of wood and painted white.

The sign board will be attached with metal chain, eye-hooks, and s-hooks.

The top of the sign support will be approximately 8' above grade.

The sign board will be 2' x 3', exclusive of top and bottom decorative trim.

The cross bar will be approximately 44" wide.

Dimensions of sign board and support are based off scale-calculations made from the 2006 photograph and conform to Chapel Hill Sign Code.

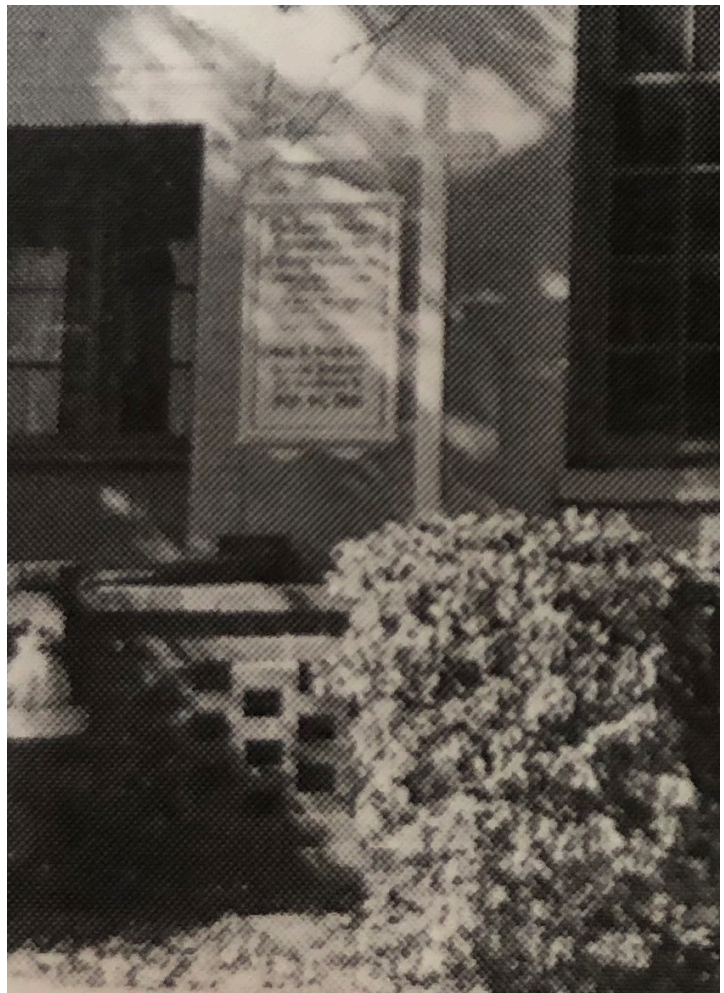


Proposed Sign Content:

Logos and wording will be vinyl applied to the wooden signboard.

This design fulfills the Chapel Hill sign code requirement of 9" street numerals without necessitating an additional panel specifically for the numerals. Thus, including the numerals on this sign board preserves the sign's historic shape.

The design reflects the 2006 sign which has upper and lower sections of text separated by a partial dividing line.

Close-Up View of 2006 Sign Board & Location:

### Ramp on Rosemary Street Entrance

Following the April 13, 2021 Chapel Hill Historic District Commission Meeting, we consulted with Tom DiBenedetto of Town of Chapel Hill Building Inspections to clarify Town Code and ADA requirements for ramps. Mr. DiBenedetto confirmed several points with NC Building Inspections.

Key considerations are as follows:

- In order to not require a handrail, a ramp's rise must be no more than 6" between landings.
- Since our entire proposed ramp is lower than 30" in height, guardrails and pickets/balusters are not required.
- Architectural drawings/elevations are not required for building permits for ramps; sketches suffice.

Further consultation of ADA code yields the following requirements:

#### 4.8.1\* General

Any part of an accessible route with a slope greater than 1:20 shall be considered a ramp and shall comply with 4.8.

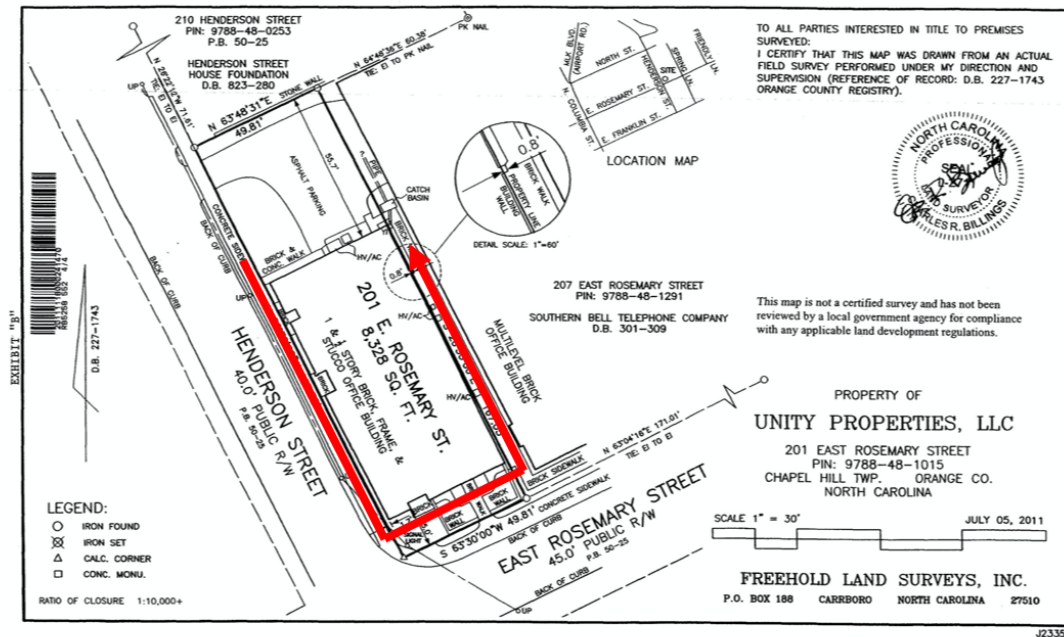
#### 4.8.5\* Handrails

If a ramp run has a rise greater than 6 in (150 mm) or a horizontal projection greater than 72 in (1830 mm), then it shall have handrails on both sides. Handrails are not required on curb ramps or adjacent to seating in assembly areas. Handrails shall comply with 4.26 and shall have the following features:

(1) Handrails shall be provided along both sides of ramp segments. The inside handrail on switchback or dogleg ramps shall always be continuous.

...

The current accessible route for 201 E. Rosemary Street proceeds from the handicap parking space on Henderson Street, across the front of 201 E. Rosemary, and through the alley on the east side of the building (see red arrow).



Thus, to avoid a handrail, a new ramp must have:

1. A rise of no more than 6"
2. A horizontal projection of no more than 72" (or 6')
3. Not create a new slope more than 1:20 along the succeeding section of the accessible route, which would then require a handrail of its own.

We contend that such a ramp is not possible on the right side of 201 E. Rosemary.

#### Scenario 1:

Given the contours of the land at 201 E. Rosemary St, a 6' ramp with a rise of 6" on the right side of the building would leave a rise of 15" between the end of the ramp and the southeast corner of the building. The remaining horizontal projection would be 6' 7.5." Thus, such a ramp would create a 1:5.3 slope between the ramp and the building's corner. This slope would, itself, be considered a ramp that requires a handrail.

#### Scenario 2:

If the ramp on the right of the building were built at 1:20 slope to no longer be a considered a ramp, and therefore, not necessitate a handrail, the slope at the end of the ramp would be even steeper. A 1:20 ramp would be 10' with the same 6" rise, leaving 30" of horizontal projection to the corner of the building with the same 15" of rise remaining. This would necessitate steps at the end of the ramp, which would impede the accessible route



The new ramp cannot extend beyond the corner of the building, as the property line is 6" east of the building's southeast corner, such that any ramp extending beyond the corner or wrapping around the corner would impede the alley, the neighboring property, and the existing steps that access the alley from the east (see photos below).



Given the floor height of 201 E. Rosemary, the ramp's landing will be 3" above the lip of the lower brick trim (21" on the tape measure). A ramp with a 6" rise would end at a height of 15" on the tape measure—meaning that 15" of rise would have to be navigated between the end of the ramp and the corner of the building.



Views of the Southeast Corner of 201 E. Rosemary St. from the Alley



View of the Southeast Corner of 201 E. Rosemary St. from Rosemary Street Face of Building





### Proposed Ramp Design

Thus, we contend that a handrail is required for the ramp on the right of the building, and so we propose a handrail on both the right and left ramps due to the principle of symmetry intrinsic to Greek Revival architecture.<sup>1</sup>

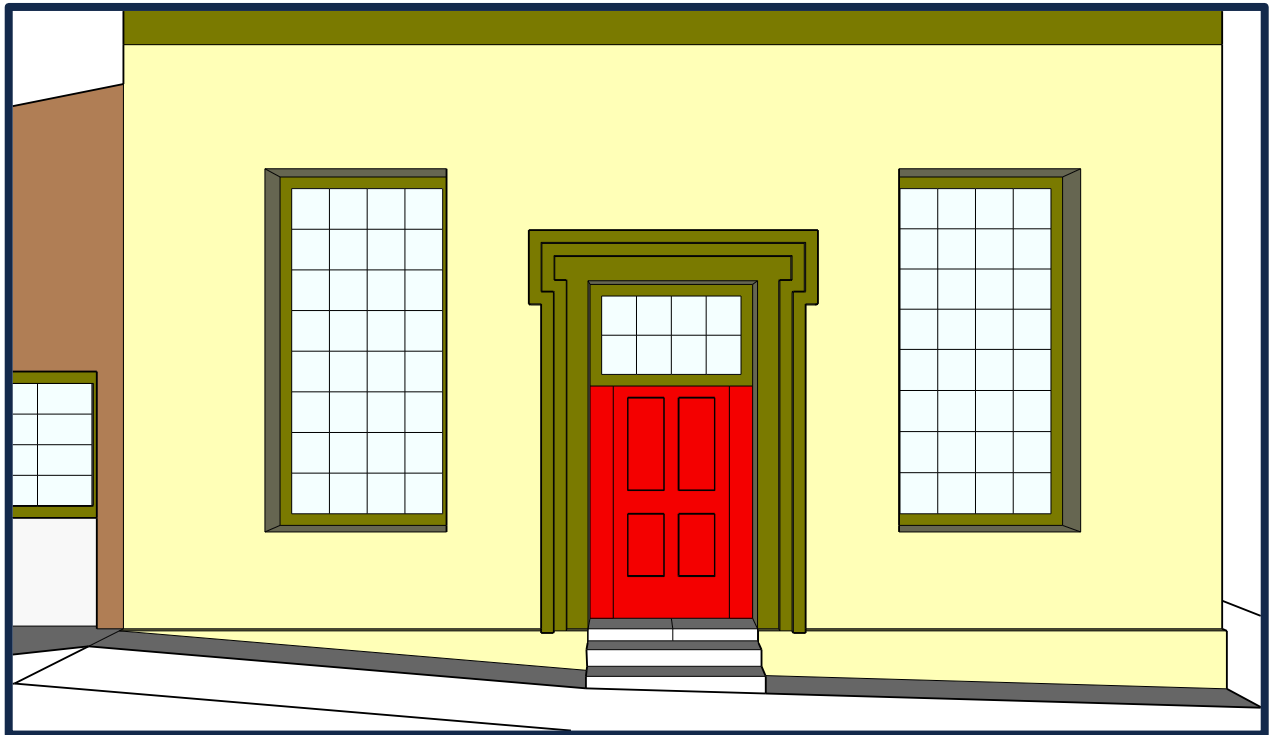
However, since our proposed ramps will not exceed 30" in height, guardrails and balusters are not required. A simple wooden handrail will suffice. Thus, we are able to eliminate the majority of the mass from our original design, and particularly eliminate the mass that would be visible above the brick lattice wall.

The simple handrail will be painted black to help it "disappear" and will be greatly softened by the existing landscaping present behind the brick lattice wall. Thus, we contend that our proposed design greatly limits any compromise to the historical and architectural features of the site and building (HDC Standard 3.8.2&3), while being predominantly shielded from the street by the lattice wall and vegetation (HDC Standard 3.8.5)



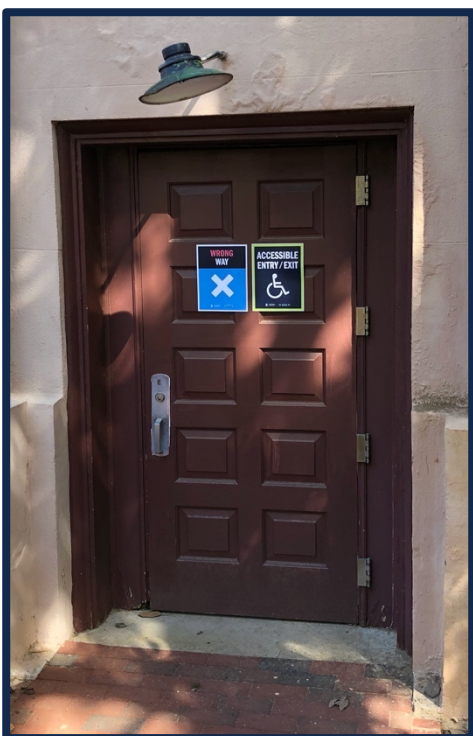
<sup>1</sup> As noted at the 4/13/21 meeting, dual ramps are needed to not impede the accessible route to the entire building as noted in the diagram above. Our new ramps must not intersect this path, but must rather be along it. A person requiring a ramp to enter the rear of the building must still be able to proceed from the handicap parking space on Henderson St, across the front of 201 E. Rosemary and through the alley to the existing accessible ramp.

As noted at the 4/13/21 meeting, the existing doors to the old church are not compatible with commercial electronic door openers. Thus, we propose rebuilding the entry with a 40" door, paneled to match the existing doors, set beside two plain side panels.



This is the method used on multiple historic buildings on campus, including our sister building, Historic Playmakers Theatre:

Accessible Entrance at Historic Playmakers Theatre

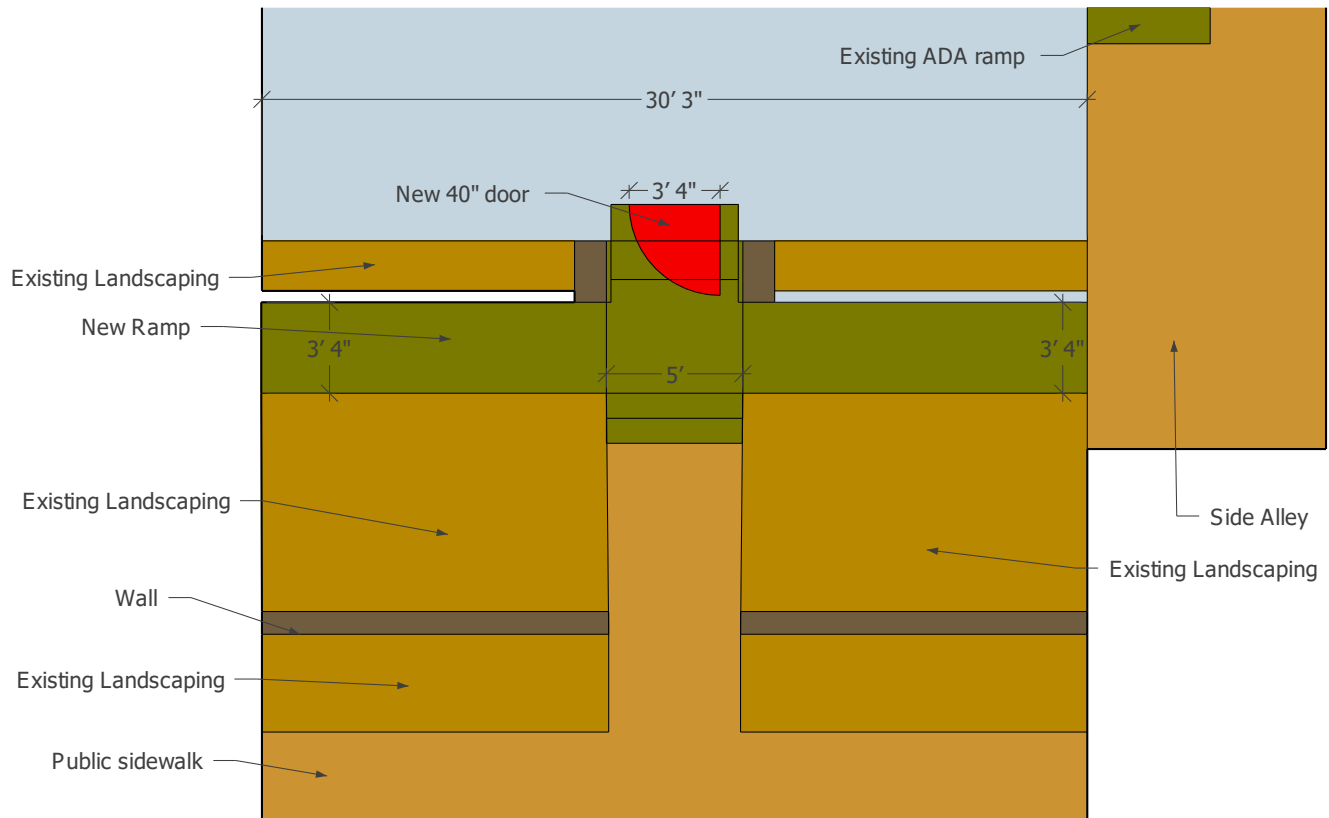




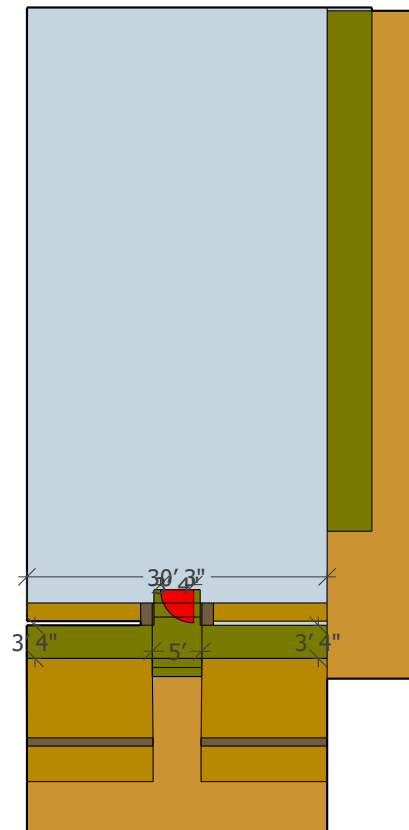
As was noted in discussion at the 4/13/21 meeting, the door will need to be out-swinging and the ramps must be configured such that the door, when open, does not obstruct the ramps.

The drawings below display this door-swing. As noted above, a building permit will not require full architectural drawings for a ramp. The drawings in this document are the same drawings we intend to submit for permitting.

#### Ramp Location and Dimensions



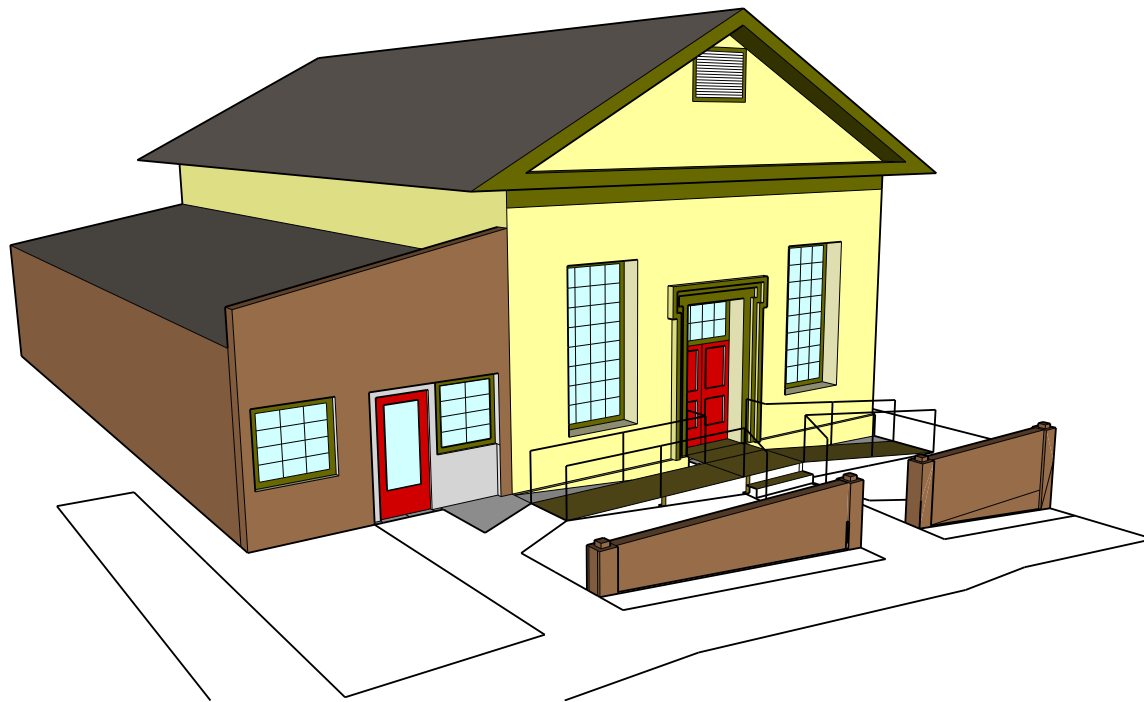
Overview of Entire Old Church and Alley



Street View (w/out Landscaping)





Elevated View from Southwest Corner

There has been no change in our proposed location of a vinyl sign and mail slot on the front door; however, it is worth noting that our proposed location for the vinyl sign is consistent with the location of a sign on the front door in the 2006 photograph.