



QUESTIONS?
Call or email us!

Town of Chapel Hill
Office of Planning and Sustainability
Development Services 919-969-5066
planning@townofchapelhill.org

Chapel Hill Historic District Certificate of Appropriateness Application	Project:	19-020
Project Description: The Carolina Inn: Yard Improvements	Permit:	
	STAFF REVIEW	
	<input checked="" type="checkbox"/> Application complete and accepted	
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
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.		



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A: Property Information

Property Address: 211 Pittsboro Street Parcel ID Number: 9788357985

Property Owner(s): The Carolina Inn Email: see below

Property Owner Address: 211 Pittsboro Street

City: Chapel Hill State: NC Zip: 27516 Phone: see below

Historic District: ☒ Cameron-McCauley ☐ Franklin-Rosemary ☐ Gimghoul Zoning District: O&I-4

B: Applicant Information

Applicant: Gordon Merklein Role (owner, architect, other): Assoc Vice Chancellor for Real Estate Operations

Address (if different from above): 300 South Building, CB 1000

City: Chapel Hill State: NC Zip: 27599-1000

Email: merklein@unc.edu Phone: 919-962-6172

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:	Minimum setbacks	Maximum heights		Lot size
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	Street	Interior	Solar	Primary	Secondary		
Required by zoning	n/a	n/a	n/a	n/a	n/a		
Proposed							
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	n/a	n/a	n/a	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	n/a	n/a	n/a	n/a	n/a	Existing	Proposed
Impervious Surface Area (ISA)		n/a	n/a				
New Land Disturbance			2884				

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
16 32	Walls & Fences Architectural Metals	Low stone retaining walls for ADA ramp to match existing. ADA railing is campus standard 'Julius Blum' type used elsewhere on the property.
18	Walkways	Entrance landing and new ADA compliant walkway use same materials as existing campus standard brick walkways.
46	Accessibility & Life Safety Issues	New ADA compliant walkway does not compromise integrity of significant building and site features.



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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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: <ul style="list-style-type: none"> <input type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. <input type="checkbox"/> 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.) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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”. <ul style="list-style-type: none"> 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. 	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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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"/> Provide a written description of architectural features, additions,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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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 checked="" 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"/>



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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.

Gordon Merklein
UNC Endowment

2/8/19

Applicant (printed name)

Signature

Date

same

Property Owner

Signature

Date

(if different from above)

Certificate of Appropriateness Application – February 8, 2019

PROJECT: 211 PITTSBORO STREET – CAROLINA INN YARD IMPROVEMENTS

1. Written description of changes proposed.

New hardscape to improve ADA and service accessibility to the front of the Inn and the front yard. These improvements include: an at-grade brick sidewalk along Cameron Avenue adjacent to an existing brick wall to the existing stage pad; a new ADA-accessible ramp and brick walk from the South Columbia Street sidewalk up to the main entrance of the building.

2. History, context, and character information

The Carolina Inn was entered into the *National Register for Historic Places* in 1999. The proposed changes will not alter the character of the existing building and site.

3. Justification of appropriateness.

The proposed changes meet the following standards of appropriateness, as referenced in the *Design Guidelines for the Chapel Hill Historic Districts*. The proposed changes preserve the historic character of the Carolina Inn while improving accessibility and safety.

A. Height of building:

Not applicable.

B. Setback and placement of building:

Not applicable.

C. Exterior construction materials, including texture and pattern:

Standards:

Page 9 Settings, Guideline 3.

Justification: The materials of the proposed elements will closely match the existing campus-standard materials and elements of the building.

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

Standards:

Page 17 Walls & Fences, Guidelines 3, 4, 7, and 8.

Page 19 Walkways, Guidelines 7 and 9.

Justification: The brick walkways will match the existing bond pattern; the expanded entrance landing will incorporate a motif of the Carolina Inn logo. The stone wall will be of a scale and material similar to the existing stone walls on the property.

E. Roof shapes, forms, and materials:

Not applicable.

F. Fenestration:

Not applicable.

G. General form and proportions of buildings and structures:

Not applicable.

H. Appurtenant fixtures and other features such as lighting:

Standards:

Page 32 Architectural Metals, Guideline 6.

Justification: The ADA-required railing will be the campus-standard “Julius Blum” type black metal railing found elsewhere on the property.

I. Structural conditions and soundness.

Standards:

Page 46 Accessibility & Life Safety Considerations, Guidelines 1, 2, 3, 4, 5, and 6.

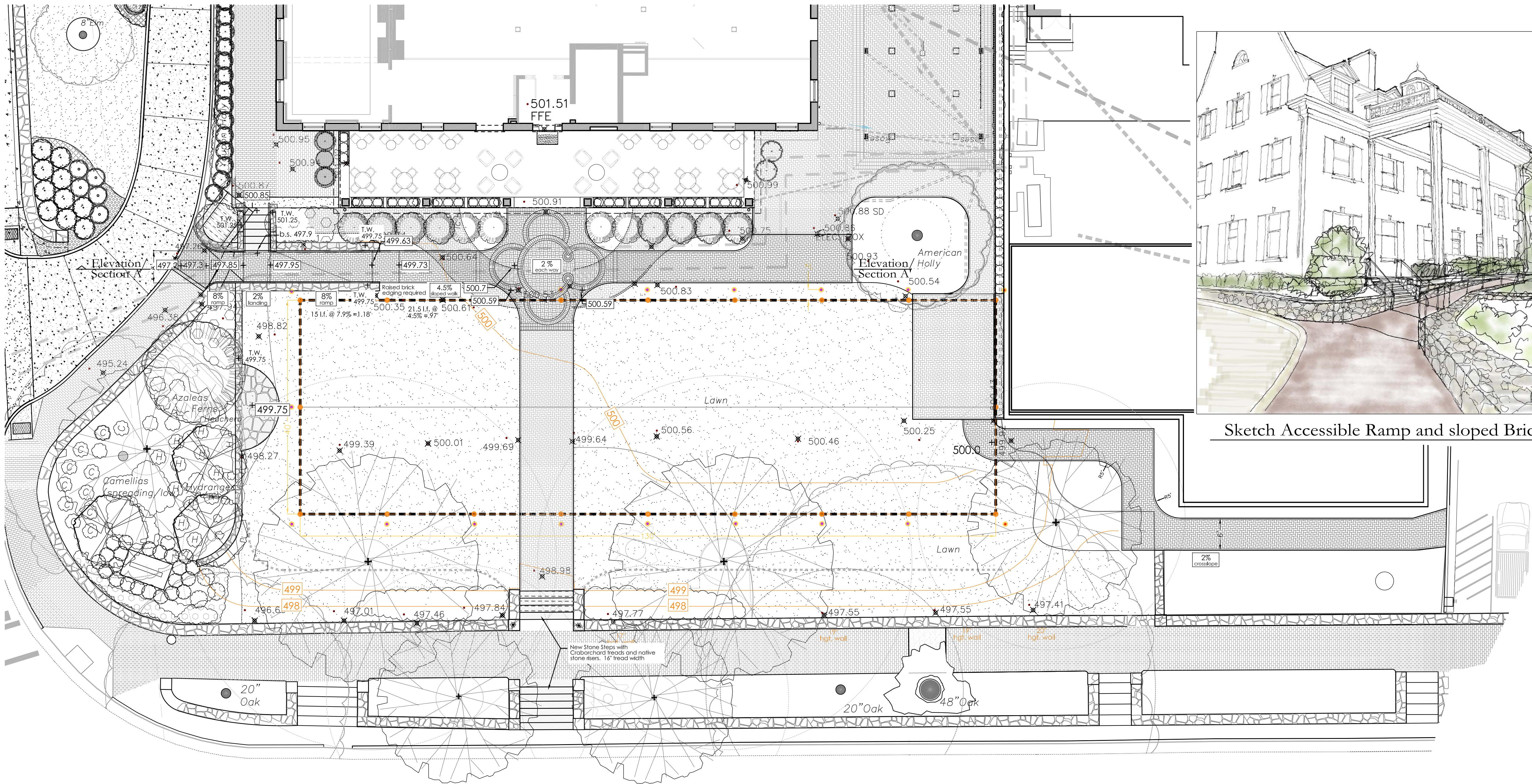
Justification: The proposed ADA-compliant ramp will allow accessibility from the South Columbia Street sidewalk and the portcochere directly to the Cameron Avenue porch and entrance. The stone cap on steps from the Cameron Avenue sidewalk will improve their safety. The new brick sidewalk along the wall on the Cameron Avenue side will improve service access.

J. Architectural Scale.

Not applicable.

REFER TO ATTACHED PHOTOS OF EXISTING CONDITIONS.





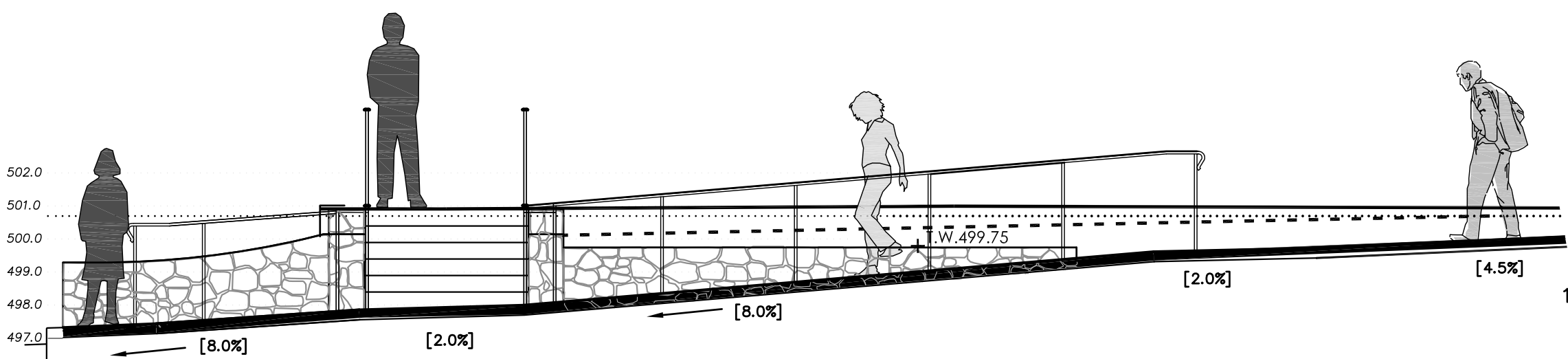
Front Yard - Plan

W. Cameron Avenue



Accessible Ramp and sloped Brick Walk / Front Elevation of The Carolina Inn

SCALE: 1"=10'-0"



Accessible Ramp and sloped Brick Walk

SCALE: 1/4"=1'-0"



Sketch Accessible Ramp and sloped Brick Walk

THE
CAROLINA INN
EST. 1924

The University
of North Carolina
at Chapel Hill

211 Pittsboro Street
Chapel Hill, NC

revisions

date
February 06, 2019

Sheet Name
Front Yard EventTent
Plan and Details
For Review

NORTH
SCALE: 1"=10' or as shown
Sheet Number L2.2

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name The Carolina Inn

other names/site number _____

2. Location

street & number 211 Pittsboro Street ☒ not for publication

city or town Chapel Hill ☒ vicinity

state North Carolina code NC county Orange code 135 zip code 27599

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Stephen J. Cron SHPO
Signature of certifying official/Title

7/10/99
Date

State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☐ entered in the National Register.
 - ☐ See continuation sheet.
- ☐ determined eligible for the National Register
 - ☐ See continuation sheet.
- ☐ determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other, (explain): _____

Signature of the Keeper

Date of Action

The Carolina Inn
Name of Property

Orange/NC
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☐ private
☐ public-local
☒ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing
<u>1</u>	
	<u> </u> buildings
	<u> </u> sites
	<u> </u> structures
	<u> </u> objects
<u>1</u>	<u> </u> Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/ Hotel

SOCIAL/ Meeting Hall

Current Functions

(Enter categories from instructions)

DOMESTIC/ Hotel

SOCIAL/ Meeting Hall

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th & Early 20th Century

Revivals/ Colonial Revival,

Classical Revival

Materials

(Enter categories from instructions)

foundation BRICK

walls BRICK

roof OTHER: built-up

other STONE/ Sandstone

WOOD/ Weatherboard

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

The Carolina Inn
Name of Property

Orange/NC
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

SOCIAL HISTORY

ARCHITECTURE

Period of Significance

1923-1949

Significant Dates

1923-1924

1939-1940

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Nash, Arthur C. (1922-1924)

Carr, George W. (1939-1940)

Davis, Archie R. (1969-1970)

Glave, James (1995)

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☒ University
- ☐ Other

Name of repository:

University Archives, The University of North Carolina at Chapel Hill

The Carolina Inn
Name of Property

Orange/ NC
County and State

10. Geographical Data

Acreage of Property 4.53 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 1 7 6 7 5 5 2 0 3 9 7 5 5 0 0
Zone Easting Northing
2

3 4
Zone Easting Northing

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Kenneth Joel Zogry/ Consultant

organization date February 1, 1999

street & number 2501 Greenway Avenue telephone (919) 783-8335

city or town Raleigh state NC zip code 27608

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name The University of North Carolina at Chapel Hill c/o Carolyn Elfland

street & number 305 South Building, Box 1000, UNC-CH telephone (919) 962-7244

city or town Chapel Hill state NC zip code 27599

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

The Carolina Inn
Orange County, NC

7. Narrative Description

The Carolina Inn stands on the southwest corner of Cameron and South Columbia Streets opposite the west gate of the University of North Carolina at Chapel Hill. It is bounded on the north, south, and east by the university, and on the west by the West Chapel Hill Historic District (NR, 1998), a neighborhood containing predominantly twentieth century residences. It is separated from the West Chapel Hill Historic District by Pittsboro Street. The three-story brick building is an excellent example of Colonial Revival architecture, featuring elements of Georgian and Neoclassical-Revival design. The Carolina Inn as it stands today is the result of four major construction periods: the original structure completed in 1924, and wings added in 1939-1940, 1969-1970, and 1995. The Carolina Inn is surrounded on the north, south, and east sides by a grass lawn with decorative plantings and walkways. There is a small circular driveway on the South Columbia Street (east) side leading through the 1924 Carriage Porch, and a larger circular drive, parking lot, and paved service area on the Pittsboro Street (west) side.

The entire composition is unified by a consistent exterior treatment, for five major sections (1923-1924, 1939-1940, 1969-1970, and 1995) are constructed of red brick laid in Flemish bond, accented with stone wall caps, lintels, and keystones. All facades (with one exception to be described) are two full stories in brick with, with a third story incorporating a gambrel roof and punctuated with wooden dormer windows. The terminal ends of all the sections are three full stories in brick capped in stone, with the top story in the shape of a gable with two incorporated chimney stacks just above one centrally placed semicircular window.

The original section, constructed in 1923-1924, is roughly square in plan with a short three story wing flanked by one-story portions on the west side. The original section is now the northeastern portion of the expanded building (#1 on the sketch map). The north elevation, or original 1924 front facade, is nine bays across and features a two-story piazza supported by six tall paneled wooden posts and crowned with a Neoclassical-Revival balustrade. A centrally-placed cupola sits atop this original block. The east facade is also nine bays across and is ornamented with a one-story wooden "carriage

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

**The Carolina Inn
Orange County, NC**

porch" (as the original architect termed it) with crowning balustrade. The original eight-over-twelve wooden window sash survive on the first floor of the 1923-1924 section and the second and third floor sash were replaced in 1995 with sympathetic replicas. The south and west facades of the original 1923-1924 sections have been largely obscured by subsequent renovations which have been sympathetic to the Colonial Revival design.

The first major addition, constructed in 1939-1940 (#2 on sketch map), consists of an "L" shaped wing added onto the back (southern) side of the 1924 structure. This created a three-sided courtyard facing South Columbia Street, which is entered on the east facade through a semi-circular Neoclassical-Revival portico supported by columns with Ionic capitals. The primary east and north facades of the 1939-1940 section are both nine bays across, and retain the original eight-over-twelve window sash on the first floor (the second and third floor sash were replaced in 1995 with sympathetic originals). As on the 1923-1924 section, the back (or south and west) facades of the 1939-1940 section have been largely obscured by subsequent additions.

The second major addition to the Carolina Inn consists of two separate wings built between 1969 and 1970 (marked as #3a and #3b on sketch map). The larger wing (#3a) was built on the western side of the 1923-1924 section. It is square in plan, and unlike the rest of the building has brick walls only one story high, topped by a gable roof that is void of dormer windows. It is three bays across on the north facade, six bays across on the west facade, and features a one-story glassed-enclosed porch along the entire south facade. The smaller wing (#3b), built at the "elbow" of the 1939-1940 section, is three stories high and follows the overall configuration of the earlier sections. The two 1969 and 1970 additions face each other to form a three-sided courtyard with the back (western) facade of the 1939-1940 section at the center. In 1970 the original main entrance of the Inn was moved from Cameron Avenue to this courtyard facing Pittsboro Street. A two-story portico crowned by a Neoclassical-Revival balustrade and supported by square posts was placed on this facade, closely imitating the portico and balustrade on the original 1923-1924 section, and linking the two new wings with the new front entrance.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

The Carolina Inn
Orange County, NC

In 1995 another large wing (#4 on the sketch map) was added to the south side of the 1939-1940 section. This is a rectangular structure, which forms a courtyard on the south side of the building by facing the back (east side) of the smaller 1969-1970 wing (#3b), and being connected to it by a portion of the 1939-1940 section. This wing is twelve bays across on the eastern side, and five bays across on the southern side. An enclosed glass porch with Neoclassical balustrade, imitating that of the 1969-1970 section, was constructed on the south side of the 1939-1940 section to visually connect the 1969-1970 smaller wing to the 1995 wing.

Interior

As might be assumed from the number of large additions to the building, the interior of the Carolina Inn is complex. Originally the main entrance to the Carolina Inn was through three sets of French doors under the piazza on Cameron Avenue into the lobby, which featured wall paneling and a fireplace in a restrained neoclassical design. Although the lobby was moved to the Pittsboro Street entrance in 1970, much of the original woodwork survives in the space, which is now part of the restaurant. Original 1924 neoclassical mantel surrounds also survive in two adjoining rooms, now known as the North and South Parlors. Between these two rooms the hallway leading from the carriage porch retains its 1924 wooden cornice, chairrail and molding, and features reproduction panels of the famous Zuber "Scenes of North America" wallpaper installed in 1946. The 1924 ballroom, now known as the Old Well Room, retains its dimensions and much of its original detailing, including stylized columns, cornice, and railing which are modernized and streamlined versions of classical elements. Beyond the 1924 ballroom is what is now known as the Alumni Room. Added in 1939-1940, this room features arched fanlights over its two doors, a fully paneled fireplace surround in the Georgian Revival style, and built-in book niches. All of these are original architectural elements.

The main entrance to the Carolina Inn today is through the courtyard and drive facing Pittsboro Street on the western side of the building, created by the additions of

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**The Carolina Inn
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1969-1970. The front door leads into what is now the lobby, originally built in 1939-1940 as the cafeteria. Despite the change in function, this space retains its original large paneled central support posts, and most of the original wood and plaster work in the Colonial Revival style. The front desk is off to the right (south) side of the lobby, and beyond that are the 1969-1970 and 1995 guest room wings, each with an elevator bank and stairwells. To the left (north) of the lobby is an elevator bank which serves the guest rooms in the 1924 and 1939-1940 sections. Beyond the elevator bank is the larger 1969-1970 wing, which today houses two large ballrooms that can be subdivided, and enclosed glass walkway, public rest rooms, and the kitchen facilities.

All guest rooms and suites of the Carolina Inn are located on the second and third floors of the 1924 and 1939-1940 sections, and on all three floors of the smaller 1969-1970 wing and the 1995 wing. Built originally with fifty-two guest rooms (each with a private bath), the Carolina Inn now has one-hundred-eighty-four guest rooms and suites. For safety and convenience, the bathrooms, stairwells and elevators of the 1924 and 1939-1940 sections were all replaced in the renovations of 1969-1970 and 1995.

Integrity Statement

The Carolina Inn retains its historic exterior character and has continued in its original primary use as a hotel since its construction. To remain a viable commercial concern it has been enlarged and renovated several times, including the complete replacement of kitchen and guest bathroom facilities. However, all additions and renovations have been extremely sympathetic to the original architectural intent, and the principal exterior facades and several of the interior public spaces remain recognizable to long-time patrons. The Carolina Inn retains overall integrity as a substantial and distinctive 1920s Colonial Revival hotel still functioning in its primary original use.

The original (1923-1924) section of the inn, with its tall portico on the north elevation and a carriage porch on the east side, occupies the prominent northeast corner of the block; and it is the original section that still defines the principal public presence of

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The Carolina Inn Orange County, NC

the inn. The main facades of this section face north down South Columbia Street, the principal street axis into the University of North Carolina. The present guest and automobile parking entrance has been shifted to the west side, a change that preserves the lawn, trees, and sense of ordered approach to the main portico and carriage porch. This orientation, together with the maintenance of the architectural character of the 1920s inn, and the placement of additions toward the lesser streets assure that the Carolina Inn continues to assert visually its historic orientation to both town and university as a meeting place and landmark for the two principal communities of Chapel Hill.

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8. Statement of Significance

Summary

The Carolina Inn is significant as a substantial, well-detailed Colonial Revival hotel which incorporates commercial space with domestic scale and architectural ornament. It is one of the first of a group of surviving buildings of this type both on the campus of the University of North Carolina and in Chapel Hill, constructed at a time when this style was not only popular among wealthy southerners but was considered appropriate for institutions of higher learning. The 1923-24 original portion of the Carolina Inn was designed by Arthur C. Nash of the T.C. Atwood Company in Durham, North Carolina, and was one of his first major commissions. The building was expanded to meet the growing needs of the university and the town in 1939-1940 (George W. Carr, architect), 1969-1970 (Archie R. Davis, architect), and 1995 (James Glave, architect). The structure is also significant for its historical associations with important events and personalities in North Carolina since the 1920s, along with the role it has played in the history of the University of North Carolina at Chapel Hill, including the financial support it has provided for the special collections at the university library (specifically the respected North Carolina Collection). Since the 1920s the Carolina Inn has occupied a prominent location both physically and conceptually within the university, the town of Chapel Hill, and the state of North Carolina.

The original (1923-1924) section of the inn, with its tall portico on the north elevation and a carriage porch on the east side, occupies the prominent northeast corner of the block; and it is the original section that still defines the principal public presence of the inn. The main facades of this section face north down South Columbia Street toward Franklin Street, Chapel Hill's main street, and east across South Columbia Street, the principal street axis into the University of North Carolina. The present guest and automobile parking entrance has been shifted to the west side, a change that preserves the lawn, trees, and sense of ordered approach to the main portico and carriage porch. This orientation, together with the maintenance of the architectural character of the 1920s inn, and the placement of additions toward the lesser streets, assure that the Carolina Inn continues to assert visually its historic orientation to both town and university, a meeting place and landmark for the two principal communities of Chapel Hill.

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Architectural Context

The Carolina Inn is a sophisticated example of the Colonial Revival architectural style which was popular throughout the United States during the late nineteenth and early twentieth centuries. A regional version of the style, which the Carolina Inn typifies, incorporates elements of antebellum Southern plantation houses with Georgian and Neoclassical elements found in the Northeast and England. Arthur C. Nash, the original architect of the Carolina Inn, called this the "Southern Colonial Style" (*The Chapel Hill Weekly*, 11/20/24). Architectural historian Catherine Bishir has shown that the Southern Colonial style was used by prominent white Southerners beginning in the 1890s in an effort to establish and maintain tangible links with the social hierarchy and traditions of the antebellum South (Bishir, 1993, *passim*).

Aside from, and perhaps because of, its social overtones, the Southern Colonial style was considered appropriate for collegiate architecture. In 1919 the University of North Carolina retained the firm of Aberthaw & Company of Atlanta, Georgia, as consultants to create a master architectural plan for the campus (Bishir, et al, 1990, p. 327). Among other suggestions, the firm recommended that all new structures be built in a colonial style with red brick and white trim. To carry out these suggestions, the university retained the famous New York architectural firm of McKim, Mead, and White. In 1921 the T.C. Atwood Company of Durham, North Carolina, was hired to build the new structures designed by McKim, Mead and White. The T.C. Atwood Company designed and built many prominent private homes and public projects in North Carolina during the 1920s and 1930s, including the renovation of the State Capitol and the construction of Memorial Auditorium in Raleigh (Atwood & Weeks, *passim*).

The on-site architect for the T.C. Atwood Company was recently-hired Arthur C. Nash, who was trained at Harvard and the Ecole des Beaux Arts. In 1922 Nash was asked to draw up plans for what would become the Carolina Inn by John Sprunt Hill, a wealthy alumnus (Long, p. 93). Although not initially part of the University of North Carolina at Chapel Hill campus, the Carolina Inn was designed by Nash to harmonize with the other new buildings being constructed there during the 1920s (such as Spencer Dormitory and Saunders Hall). It was the first non-university

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commercial building in Chapel Hill to be designed in this style, though it appears to blend-in so well today because in the 1940s the town “mandated conformity to the scale and details of the ‘colonial’ campus” for new business constructed along the main streets (Bishir, et al, 1990, p. 299).

Of all the buildings Nash worked on in Chapel Hill, the Carolina Inn appears to be the only one of entirely his own design. As mentioned, Nash himself called the design “Southern Colonial Style,” which is actually a mixture of stylistic and regional elements. The Flemish bond brickwork, window sash, and grand two-story piazza (patterned after Mount Vernon) are all Georgian elements found in the colonial South, but much of the woodwork both inside (e.g. the fireplace surrounds) and out (e.g. the carriage porch) feature Neoclassical motifs found mostly in the Northeast after

1790. In contrast to these historical elements, Nash’s exposure to modern European taste at the turn-of-the- century (which would lead to the so-called “Art Deco” style in the 1920s), is evident in the severely rectilinear and stylized columns, railings, and details in the original ballroom of the Carolina Inn.

Historical Background / Social History Context

The Carolina Inn is historically significant to the University of North Carolina at Chapel Hill, the town of Chapel Hill, and the state of North Carolina. The original portion of the inn was built by John Sprunt Hill (1869-1961), who was born in Faison, North Carolina, and who graduated from the university in 1889. He became a successful businessman, and founded Central Carolina Bank in Durham (Powell, 137). Hill was part of a generation of prominent alumni who actively supported the university, including John Motley Morehead and William Rand Kenan. Displeased with the lack of adequate accommodations for returning alumni and university guests on or near the campus, Hill proposed in 1921 a plan to build an inn for such a purpose, funded by a small number of sponsors. When he was unable to interest any other investors, he decided to proceed with the project on his own (*The Alumni Review*, 2/36). After acquiring a piece of land immediately adjacent to the west side of the campus on Cameron Avenue in 1922, Hill engaged T.C. Atwood and Company and their principal architect, Arthur C. Nash, to design and build the structure for him

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(*The Alumni Review*, 12/24). Although no records survive as to why he made this choice, it seems logical as this firm had recently been engaged to oversee the major additions the university campus designed by McKim, Mead, and White. Work began on the inn in 1923, and it opened for business in December of 1924. Despite its Colonial Revival design and decor, the Carolina Inn boasted a host of modern amenities, including an elevator, private bathrooms for all of the fifty-two guest rooms, and an ice maker in the kitchen (*The Chapel Hill Weekly*, 11/20/24).

After operating the Inn as a private enterprise for a decade, Hill donated the property to the University in 1935. In 1936 the university moved its alumni offices to the inn, and began that year to hire professional hotel managers to run the food service and lodging operations (*News & Observer*, 1/19/36). Hill's gift of the inn stipulated that after meeting expenses, the profit generated from the facility should go to support the university library, specifically a branch now known as the North Carolina Collection (*The Alumni Review*, 1/36). Hill had supported the university library for many years, and the North Carolina Collection was a special interest of his. Begun in 1844 as the North Carolina Historical Society, the collection was reorganized in 1917 under the management of a curator whose salary was funded from an endowment given by Hill (*The Charlotte Observer*, 5/20/34). The purpose of this collection is to acquire all materials published in North Carolina, as well as all materials about the state and its people published elsewhere. It is the largest collection of its type in existence, and profit from the operation of the Carolina Inn has contributed nearly half-a-million dollars to its upkeep since 1936.

Former University of North Carolina system President William Friday has called the Carolina Inn "the University's living room" (Friday interview, 7/15/98). From the day it opened, the inn has been a gathering place for students, faculty, returning alumni, and local townspeople. In fact, it was the one place in Chapel Hill during the 1920s, 1930s, and 1940s where all these diverse groups could meet and socialize, and it was the first choice for weddings and special receptions. During World War II the inn became a center of activity, pressed into service by housing and feeding enlisted personnel, officers, and their families attached to the Navy Pre-Flight Training Facility located on campus. In a September 1946 article, the *Raleigh News & Observer* called the Inn an "ideal situation" which hosted "celebrated visitors" and was a "noted meeting place" for such state-wide organizations as the Carolinas

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Banker's Association, the Carolina Press Association, and the University of North Carolina General Alumni Association (*News & Observer*, 9/22/46). Since the 1940s the inn has been the site for numerous founding meetings for organizations with state and even regional significance. For example, the Atlantic Coast Conference Athletic Association, North Carolina Public Television, and the North Carolina Head Start Program were all founded at meetings at the Carolina Inn (Friday interview, 7/15/98).

The Carolina Inn has also been the home-away-from-home for numerous national and state figures and celebrities from the worlds of politics, the arts, and sports. Every North Carolina governor since the 1920s has been a guest, along with United States Presidents Richard Nixon, Jimmy Carter, and George Bush, and First Lady Eleanor Roosevelt. The original Mercury astronauts stayed there while studying at the university's Morehead Planetarium. Sports celebrities who have frequented the inn include Charlie "Choo-Choo" Justice, Dean Smith, and Michael Jordan. The list of prominent national journalists who have stayed at the inn is particularly long because of the renowned School of Journalism at the university, including, among others: David Brinkley, Charles Kuralt, Tom Wicker, Vermont Royster, and cartoonist Jeff McNelly. Celebrities from the fields of film, television, and music, have also been guests, including Charles Laughton, Bette Davis, Richard Chamberlain, Johnny Mathis, Kay Kyser, Andy Griffith, and James Taylor. Most recently, academy-award winning actor Robin Williams stayed in a suite at the Carolina Inn during the location shooting of the 1998 motion picture, *Patch Adams*.

Because of the continued expansion of the university, Chapel Hill, and what is today the Research Triangle Park, The Carolina Inn has undergone three major additions and several smaller-scale renovations since 1924, all of which have been extremely sympathetic to the original design. As previously described, the first was undertaken between 1939 and 1940 and designed by George Watts Carr, in consultation with Arthur Nash. This included construction of a "L" shaped addition creating a courtyard on the South Columbia Street side of the inn, which housed a large cafeteria, the Faculty Club Room, alumni offices, and over forty new guest rooms. A separate building containing small apartments for graduate students was also constructed at this time; it was demolished in 1995. The next major addition was designed by Archie Royal Davis in 1969, and was largely completed in time for graduation exercises in May of 1970. Two new wings were added to the Pittsboro

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Street side of the inn, one which housed a new cafeteria, new ballroom, and expanded kitchen, and the other which added forty-five new guest rooms. The main entrance was also shifted at this time from Cameron Avenue to Pittsboro Street, with a new lobby occupying the 1939-40 cafeteria space. In 1995 the inn underwent a \$16.5 million dollar overhaul, which included renovation and refurbishment of the existing space and the addition of a new wing of guest rooms on the South Columbia Street side (designed by James Glave), bringing the total number of rooms to one-hundred-eighty-four. The 1969-70 cafeteria was remodeled into the large John Sprunt Hill Ballroom, and cafeteria service at the inn ceased after seventy years. With all of the additions and renovations, necessary for an efficient and profitable hotel, the building continues to function for the purposes for which it was originally designed.

The university turned over management of the Carolina Inn to Doubletree Hotels, Inc., in 1993, and the recent refurbishment and new management has assured the Inn's future well into the next century. After nearly seventy-five years, the Carolina Inn is an important landmark that fulfills John Sprunt Hill's vision "to provide for the special wants of the University alumni, friends of the University...and visitors," as well as providing vital financial support for the continuation and expansion of the respected North Carolina Collection (*The Alumni Review*, 1/36).

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10. GEOGRAPHICAL DATA

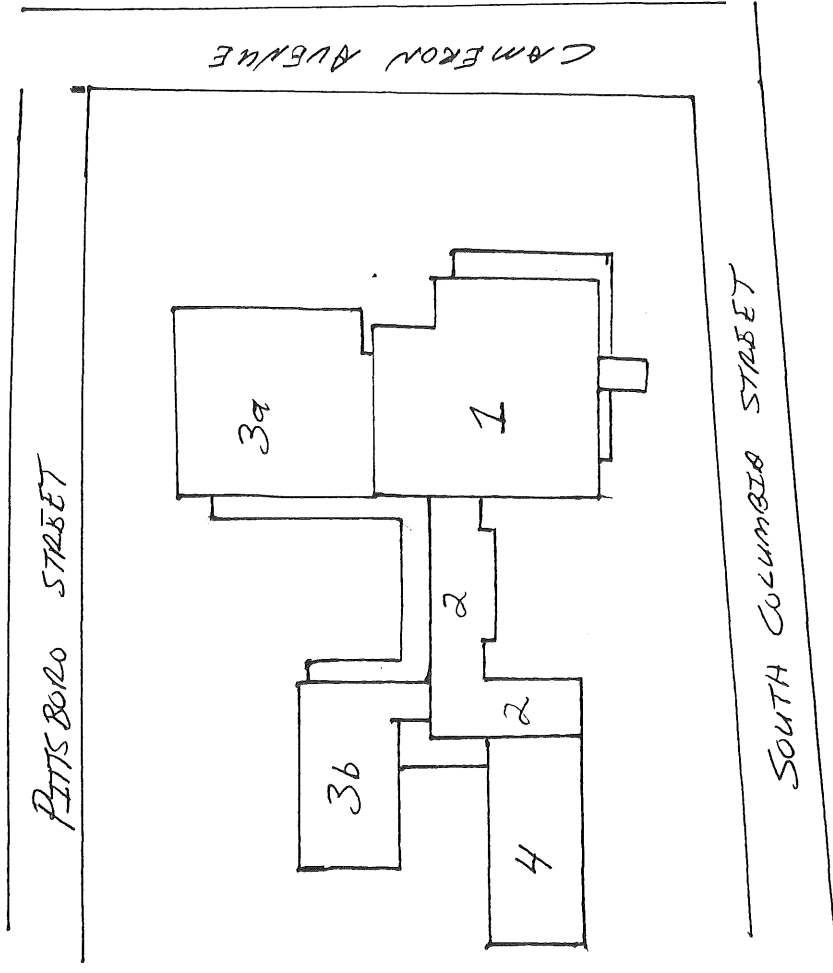
Verbal Boundary Description

The nominated property, at Cameron Avenue between Pittsboro and South Columbia Streets, consists of Orange County tax parcels 7985 and 9888, as demarcated on the enclosed Orange County, NC tax map drawn to scale of 1" = 100'.

Boundary Justification

The boundary encompasses the original site of the 1924 Carolina Inn, with additional parcels added by 1969.

THE CAROLINA INN SKETCH MAP SHOWING PHASES OF CONSTRUCTION



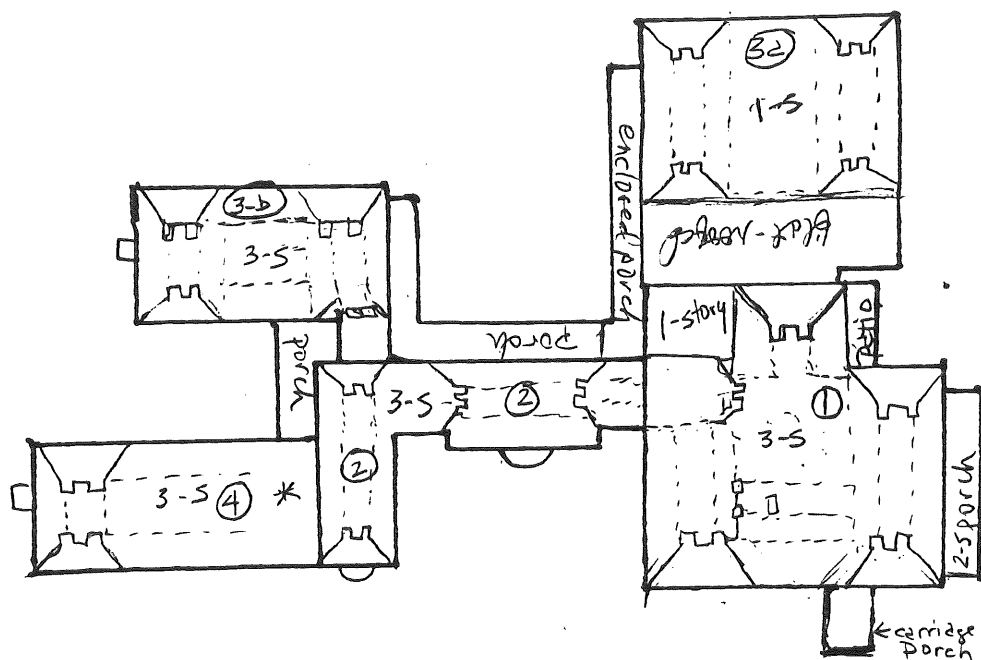
- 1 = 1923-1924
- 2 = 1939-1940
- 3a = 1969-1970
- 3b = 1969-1970
- 4/ = 1995

CAROLINA INN

Chapel Hill, N.C.
(Orange County)



PITTSBORO STREET

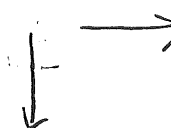


* not sure of roofline
in this area

SOUTH COLUMBIA STREET

CAMERON AVENUE

Fraternity
Houses



① = 1923-1924

② = 1939-1940

③ = 1969-1970

④ = 1969-1970

⑤ = 1995

← UNC campus →





Unofficial Property Record Card - Orange County, NC

General Property Data

Parcel ID **9788357985**
 Property Owner **UNIVERSITY OF N C**
 Mailing Address **UNKNOWN ADDRESS**
 City **CHAPEL HILL**
 State **NC**
 Zipcode **27514**

Property Location **201 PITTSBORO ST**
 Property Use
 Most Recent Sale Date **2/2/1961**
 Legal Reference **180/91**
 Grantor
 Sale Price **36,000**
 Land Area **4.59 AC**

Current Property Assessment

Card 1 Value Building Value **0** Other Features Value **0** Land Value **45,900** Total Value **45,900**

Building Description

Building Style **N/A**
 # of Living Units **N/A**
 Year Built **N/A**
 Finished Area (SF)
 Full Baths **0**
 # of Other Fixtures **0**

Foundation Type **N/A**
 Roof Structure **N/A**
 Roof Cover **N/A**
 Siding **N/A**
 1/2 Baths **0**

Heating Type **N/A**
 Heating Fuel **N/A**
 Air Conditioning **0%**
 # of Bsmt Garages **0**
 3/4 Baths **0**

Legal Description

CAMERON AVE & S COLUMBIA ST CAROLINA INN

Narrative Description of Property

This property contains 4.59 AC of land mainly classified as with a(n) **N/A** style building, built about **N/A** , having a finished area of square feet, with **N/A** exterior and **N/A** roof cover, with **N/A** unit(s).

Property Sketch



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

211 PITTSBORO STREET - LIST OF SURROUNDING PROPERTY OWNERS WITHIN 100'

UNIVERSITY OF N C	UNKNOWN ADDRESS	CHAPEL HILL	NC	27514
BURBIDGE MICHAEL F BISHOP	7200 STONEHENGE DR	RALEIGH	NC	27613
NORTH CAROLINA STATE OF	116 W JONES ST	RALEIGH	NC	27611
ST ANTHONY ASSOC OF NC INC	P.O. BOX 1271	CHAPEL HILL	NC	27514
ROMAN CATHOLIC DIOCESE	7200 STONEHENGE DR	RALEIGH	NC	27613
HALPERN ADRIAN R	200 MCCAULEY ST	CHAPEL HILL	NC	27516
N C DELTA ALUMNI BD OF SIGMA PHI EPSILON INC	2811 BECKETTS RIDGE	HILLSBOROUGH	NC	27278
PILLER SANTRA TRUSTEE	12424 WILSHIRE BLVD #1150	LOS ANGELES	CA	90025
EPSILON OF PHI GAMMA DELTA INC	1801 GREAT OAKS DR	RALEIGH	NC	27608
BETA OF DELTA KAPPA EPSILON FRATERNITY	P O BOX 14	CARRBORO	NC	27510

