



QUESTIONS?
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<p>Chapel Hill Historic District Certificate of Appropriateness Application</p>	<p>Project:</p>	
<p>Project Description:</p> <p>Improvements to the Post Office Alley.</p>	<p>Permit:</p>	
		<p>STAFF REVIEW</p>
		<p><input type="checkbox"/> Application complete and accepted</p>
		<p><input type="checkbox"/> Application not complete and returned with a notation of deficiencies</p>
		<p>BY:</p>
<p>Instructions: Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred)</p> <p>Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date.</p> <p>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.</p>		



Town of Chapel Hill
Office of Planning and Sustainability

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Development Services 919-969-5066
planning@townofchapelhill.org

A: Property Information					
Property Address:	179 E Franklin Street (alleyway)			Parcel ID Number:	9788471649 (Post Office)
Property Owner(s):	Town of Chapel Hill			Email:	spoulton@townofchapelhill.org
Property Owner Address: 405 Martin Luther King Jr. Drive					
City:	Chapel Hill	State:	NC	Zip:	27514
		Phone:	919-969-5009		
Historic District: <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul				Zoning District: TC-1	
B: Applicant Information					
Applicant: Sarah Poulton, downtown Special Projects Manager			Role (owner, architect, other): Owner's Representative		
Address (if different from above): same as above					
City:		State:		Zip:	
Email:				Phone:	

C. Application Type (check all boxes that apply)	
<input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> Historic District Commission Review Includes all exterior changes to structures and features other than minor works	
<input checked="" type="checkbox"/> Site-work only (walkways, fencing, walls, etc.)	<input type="checkbox"/> After-the-fact application (for unauthorized work already performed).
<input checked="" type="checkbox"/> Restoration or alteration	<input checked="" type="checkbox"/> Demolition or moving of a site feature.
<input checked="" type="checkbox"/> New construction or additions	<input type="checkbox"/> Request for review of new application after previous denial
<input checked="" type="checkbox"/> 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:	<i>Minimum setbacks</i>			<i>Maximum heights</i>			Lot size
	Street	Interior	Solar	Primary	Secondary		



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Required by zoning	0	0	0	44	60		
Proposed	0	0	0	n/a	n/a		
	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)	1500 sf	n/a	n/a	n/a	n/a	1180 sf	1270 sf
New Land Disturbance			2450 sf				

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
3.6.2(b)(1)	Exterior features erected, altered, restored or demolished	Deteriorated pavement, planters and the wood fence need replacement; the existing railing is a safety hazard. Other elements are being introduced to enhance safety, wayfinding, and placemaking and to respect the history of Post Office Alley. A change in grade along the walkway will mitigate drainage issues.
3.6.2.(b)(3)	COA required for all changes to Town-owned property	This project is part of the Town's ongoing Streetscape Improvements project.
		REFER TO ATTACHED "SECTION F WRITTEN APPLICATION MATERIALS" FOR REFERENCES TO DESIGN GUIDELINES IN THE JUSTIFICATION OF APPROPRIATENESS



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F. Checklist of Application Materials					
<i>Attach the required elements in the order indicated.</i>	ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
	YES	N/A	YES	N/A	NO
<p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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:</p> <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"/>
<p>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”.</p> <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"/>	<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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<p>remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property.</p> <ul style="list-style-type: none"> <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. 					
<p>9. Mailing notification fee per Planning & Sustainability Fee Schedule. For a list of addresses, please refer to the Town's Development Notification Tool.</p>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule</p>	n/a <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.

Applicant (printed name)	Signature	Date
Property Owner (if different from above)	Signature	Date



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:

X	1. Application Form. Either Residential Zoning Compliance or Administrative Zoning Compliance.
X	2. Recorded plat or deed verifying property's current ownership
X	3. Recorded plat of easements, right-of-way, and dedications, if applicable
X	4. Mailing List of Property Owners , 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.
X	5. Mailing notification fee. The fee per address can be found on the Planning Department's Fee Schedule .
n/a	6. Certificate of Appropriateness fee per Planning Department's Fee Schedule
X	7. Reduced Site Plan Set (reduced to 8.5" x 11")
X	8. Building Elevations (label building height from top of roof to finished grade line)
n/a	9. Floor Plan, only if accessory apartment, duplex, or commercial application.

(Continued)



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X

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.

X

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.

X

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 – February 13, 2018
PROJECT: POST OFFICE ALLEY IMPROVEMENTS, 173-175-179 E. FRANKLIN STREET

Section F – Written Application Materials

This proposed project is unique in the Chapel Hill Historic Districts in that it does not involve buildings, but a pedestrian passageway between two buildings, one of which is not in a historic district. We have addressed the proposed changes to Post Office Alley using, as far as is applicable, the *Design Guidelines for the Chapel Hill Historic Districts* for the Justification of Appropriateness (see Item #3 below.)

1. History, context, and character information.

(Please also refer to the context aerial map, existing conditions map, plan view, elevations, and photos included in the packet.)

Post Office Alley is located between the Post Office Building and the Tankersley Building. The alley has existed at least since construction of the Post Office in 1937. The Town of Chapel Hill owns the Post Office Building, which houses the US Post Office, Orange County Court facilities and the Teen Center; the building and the alley are in the Franklin-Rosemary Historic District. The Tankersley Building, which is privately owned, is not in the historic district.

Before construction of the Rosemary Parking Deck in 1991, the alley sloped from a high point at Franklin Street down to Rosemary Street. After construction of the parking deck, the alley's elevation was raised at the north end, creating a low point midway through the alley. Post Office Alley, Amber Alley, and Varsity Alley are the three main pedestrian routes between Franklin Street and the Rosemary Parking Deck and Parking Lot #2. The Franklin Street entrance to Post Office Alley is adjacent to the Peace and Justice Plaza.

Brick planters were added along the alley as part of a streetscape project at the same time improvements were made to the Peace and Justice Plaza, and area lighting was installed on the side of the Post Office building to improve safety and visibility in the alley. About ten years ago in the Tankersley Building, a side entrance with metal steps leading into the alley was constructed for the Four Corners Restaurant as required by the Fire Department.

Currently, several structural elements in the alley are failing, and the Town of Chapel Hill desires to improve pedestrian safety, wayfinding, and placemaking as part of its ongoing Streetscape Improvements project. Swanson + Associates Landscape Architecture was engaged by the Town in 2016 to develop concept plans to improve safety and wayfinding in Post Office Alley (and in Varsity Alley, not in the historic district). The plans for Post Office Alley being presented to the Historic District Commission are the result of a year-long design process involving four public workshops and meetings with stakeholders including members of the Town's Planning, Public Safety, Public Works, and Arts Commission.

The purposes of this project are to: 1) improve public safety by opening visibility through the alley by widening the area of pedestrian circulation and adding accent lighting, 2) improve deteriorated and inappropriate structural elements and correct stormwater runoff issues, and 3) improve pedestrian wayfinding and placemaking by adding signage and art elements to guide people between Franklin Street and the Rosemary Parking Deck.

The alley is 146' long and the width between the buildings is 16'. The current paved walkway is 5' wide. The limits of project construction are from the Franklin Street sidewalk to the rear of the alley at the service drive. Some proposed elements, such as trellises for plantings, will be attached to the Tankersley Building. An improved railing including an art element is proposed for the wall at the stairwell to the basement level of the Post Office/Courthouse Building. The owners or representatives of both buildings have been a part of the ongoing discussions.

2. Written Description of physical changes proposed.

(Please also refer to the photos of existing conditions, and the Site Plan and Elevations for graphic depictions of these elements.)

- a. *Entry Portal.* A portal entry structure is proposed at the north entrance from the rear service alley to improve wayfinding from the Rosemary Parking Deck. The portal, 11'-8" wide by 10' high, will complement the surrounding building elements, with two brick piers surmounted by metal trellis columns that support a sign stating "Post Office Alley". There will be opportunities for artistic elements in the piers, columns, and sign.
- b. *Entry Post.* No entry portal is proposed for the Franklin Street entrance as it will interfere with the openness of the Peace and Justice Plaza. A metal wayfinding post is proposed, 8" square by 6'-5" high, similar to a "peace post". One face of the post will state "Post Office Alley" and another face will state "Peace and Justice Plaza".
- c. *Art Elements.* The Post Office chimney has long been a nesting place for migratory chimney swifts. A placemaking art element is proposed consisting of crafted metal depictions of the birds mounted on the side of the chimney facing the alley. The pieces will vary between 8" and 10". There is an opportunity to wash light onto the chimney at night to create shadows.
- d. *Railing.* The current railing at the rear of the alley was built as a barrier to the stairwell leading to the basement of the Post Office; however, it is not ADA code compliant and its openness poses a safety risk. A proposed 1" mesh metal fence, at an average height of 42", will meet ADA code and will have a swooping curved railing to accentuate placemaking and wayfinding and to create an artistic element. Cutouts of swifts can be included to complement the art element on the Post Office chimney. There is an opportunity to light the underside of the railing to enhance nighttime safety.
- e. *Lighting.* Currently the alley is adequately lit by four LED area floodlight fixtures mounted on the Post Office building, and these are to remain. It is proposed to add approximately seven catenary light globes running down the center of the alley at an average height of 10' to create an artistic light element; the metal globes might include cutouts depicting swifts or other images to project shadows onto the pavement. The light cables will be attached to freestanding metal posts on each side of the alley and attached to the buildings.
- f. *Drainage.* The alley has long had stormwater drainage issues; the middle section of the alley slopes down to a point lower than the rest of the alley and the existing slot drain is inadequate. Since the planters along the alley are also failing and must be removed (see "g" and "h" below), it is proposed to raise the grade of the middle section of the alley to allow stormwater to run off toward Franklin Street and toward the rear service alley. This grade change can be accomplished without compromising the foundation of the Post Office building, and will have the added benefit of reducing the height of the metal steps leading to the side door of the Tankersley Building.
- g. *Planters.* The brick planters currently on both sides of the alley are failing, having been built directly on top of existing concrete pavement without proper footings. It is proposed to remove the planters on both sides of the alley, except for a section to be reconstructed on the Post Office side around the existing Japanese Maple. Lower brick planters along the Post Office Building wall will be constructed and replanted to maintain the green space. The planters in the Peace and Justice Plaza will remain as is, and a planter next to the Holly that is currently bare dirt will be replanted.
- h. *Trellises.* Along the Tankersley Building wall, two lower, narrower brick planters will be constructed to hold vines for two metal trellises to be attached to the building. One trellis,

7' high by 13' wide, will be installed next to the large picture window near the Franklin Street entrance. The other trellis, 12' high by 22' wide, will be installed on the 1-story rear section of the building. The narrower planters have the added benefit of increasing the walkway width from 5' to 8', improving pedestrian circulation and visually opening up the alley.

- i. *Pavement.* The current pavement is failing and the two brick steps at the Peace and Justice Plaza pose a barrier for wheelchairs and strollers. It is proposed to replace the steps with a sloped ramp and install new concrete pavement along the entire length of the alley from the Franklin Street sidewalk to the rear service alley. A creative paving motif can be embedded in the pavement at each end of the alley stating "Post Office Alley" for placemaking and wayfinding.
- j. *Brick Screen Wall.* The current wooden fence at the rear of the alley screens the trash and recycling containers used by the Tankersley Building tenants. The fence is unattractive and failing. A pierced brick wall, 6'-6" high by 28' long (approximately the same dimensions as the fence) will replace it, with opportunities for bas-relief artistic elements in the brick piers.
- k. *Relocation of Existing Trash and Recycling Containers.* The trash and recycling containers currently at the southwest corner of the Post Office Building will be relocated to the north end of the alley in a niche by the new brick screen wall, to discourage littering in the alley by anyone approaching from that direction.

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 Post Office Alley while improving safety, security, and historic context, in that they will protect and maintain the visual and associative characteristics of the district setting, and the new site features are compatible with the setting. See *Guidelines*, page 9 Settings, page 15 Public Right-of-Way, page 19 Walkways, Driveways & Offstreet Parking, and page 47 Accessibility & Life Safety Considerations. More specific *Guidelines* references are listed below.

- A. *Height of building:* Not applicable; no structural changes are being made to the adjacent buildings.
- B. *Setback and placement of building:* Not applicable; no structural changes are being made to the adjacent buildings.
- C. *Exterior construction materials, including texture and pattern:* The proposed elements respect and enhance the history of the alley and are similar to the materials and elements of the adjacent buildings, in particular the pierced brick screen wall at the north end of the alley. See page 29 Masonry.
- D. *Architectural detailing, such as lintels, cornices, brick bond, and foundation materials:* The pavement and planters will be of the same material as existing. The brick piers of the entry portal and pierced wall reflect the style of the window surrounds on the Post Office Building. See page 17 Walls & Fences, and page 29 Masonry.
- E. *Roof shapes, forms, and materials:* Not applicable; no roofs are being introduced or altered.
- F. *Fenestration:* Not applicable; no windows and doors are being introduced or altered.
- G. *General form and proportions of buildings and structures:* The entry portal, entry post, trellises, and artistic elements will enhance placemaking and wayfinding without overwhelming the structure of the alley. Scaling back the size of the existing planters will open up the alley to make it feel safer and more inviting, especially at night. See page 15 Public Right-of-Way, and page 25 Signage.
- H. *Appurtenant fixtures and other features such as lighting:* The catenary lights and lighting under the mesh fence railing, besides adding an extra measure of safety at night, will improve the ambience of

the alley by supplementing the existing security lighting with more artistic lighting elements (see page 23 Exterior Lighting.) The trellises and the smaller-scale planters will have appropriate, low-maintenance plants to soften the hardscape elements (see page 11 Site Features & Plantings.) Relocating the trash and recycling containers currently at the southwest corner of the Post Office Building to the north end of the alley will discourage littering in the alley by anyone approaching from that direction (see page 15 Public Right-of-Way.)

- I. *Structural conditions and soundness.* Improving drainage by raising the grade in the middle of the alley, and replacing the pavement, planters, railing, and screen fence will improve the safety and appearance of the alley. See page 11 Site Features & Settings, page 15 Public Right-of-Way, page 17 Walls & Fences, page 19 Walkways, Driveways & Offstreet Parking, and page 29 Masonry.
- J. *Architectural Scale.* The entry portal, entry post, trellises, and artistic elements will enhance placemaking and wayfinding without overwhelming the structure of the alley. Scaling back the size of the existing planters will open up the alley to make it feel safer and more inviting, especially at night. See page 15 *Public Right-of-Way*.

4. Photographs.

Please refer to the packet for photos of existing conditions and to the plans and elevations for graphic depictions of the proposed elements.

5. Site Plan Set.

Please refer to the packet for plans and elevations showing the existing and proposed conditions.

6. Elevation Drawings.

Please refer to the packet for plans and elevations showing the existing and proposed conditions.

7. Information about context.

The project does not involve alterations to the adjacent buildings other than the installation of the trellises, light cables, and art elements. Replacement of the existing pavement involves an impervious surface area less than the 1500 SF threshold, and proposed land disturbance is much less than the 5000 SF threshold.

8. Demolition/Relocation Information.

The existing wood screen fence will be demolished and replaced by a pierced brick wall of approximately the same dimensions. The existing brick planters will be removed and replaced by smaller planters. The existing concrete pavement in the alley will be replaced by similar concrete pavement and the grade at the middle portion of the alley will be raised to achieve positive stormwater runoff.

9. Mailing Notification.

Please see the attached list of addresses and map of surrounding properties.

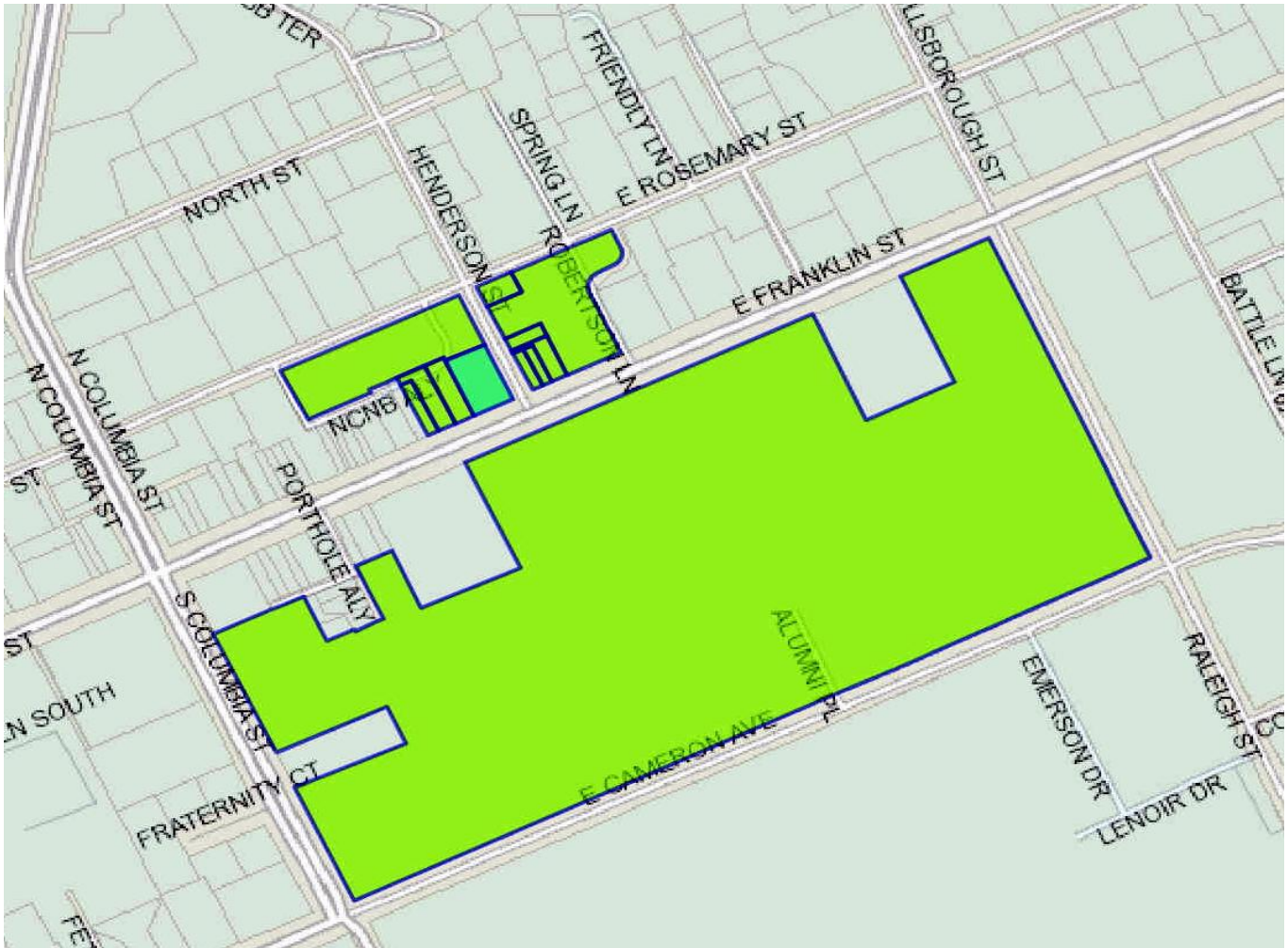
10. Certificate of Appropriateness fee.

Waived; the Owner is the Town of Chapel Hill.

Chapel Hill Historic District Certificate of Appropriateness Application
Section 9, Notification of Surrounding Property Owners

PROJECT: POST OFFICE ALLEY, 179 E. FRANKLIN STREET

<u>PIN</u>	<u>PROPERTY OWNER</u>	<u>ADDRESS</u>			
9788470614	COBB CAROLYN R ETLA	3030 RANDOLPH DR	RALEIGH	NC	27609
9788470645	LILLY PROPERTIES LLC	3030 RANDOLPH DR	RALEIGH	NC	27609
9788470687	CHRIS LINDA K TRUSTEE	P O BOX 0469	CHAPEL HILL	NC	27514
9788471994	BULLARD LUBIN F JR	PO BOX 10067	WILMINGTON	NC	28404
9788472753	PALIOURAS ENTERPRISES LLC	BOX 715	CHAPEL HILL	NC	27514
9788472773	WILLIAMS LINDA	128 DIXIE DR	CHAPEL HILL	NC	27514
9788472795	DPM PROPERTIES LLC	194 FINLEY GOLF COURSE RD	CHAPEL HILL	NC	27517
9788472841	WORLD WIDE WEALTY LLC	PO BOX 3051	CHAPEL HILL	NC	27515
9788474927	UNIVERSITY PRESBYTERIAN CHURCH	209 E FRANKLIN ST	CHAPEL HILL	NC	27514
9788543697	UNIVERSITY OF N C	PROPERTY OFFICE UNC	CHAPEL HILL	NC	27599



Existing Conditions: Views from Franklin Street Looking North



Existing Conditions: Views from Franklin Street Looking North



Existing Conditions: Views from Rear Service Alley Looking South



Existing Conditions: Views from Rear Service Alley Looking South



Post Office Building Chimney



Existing Conditions: Night Views



Existing Conditions: Deteriorating Pavement



Existing Conditions: Deteriorating Pavement



Brick Steps at Franklin Street



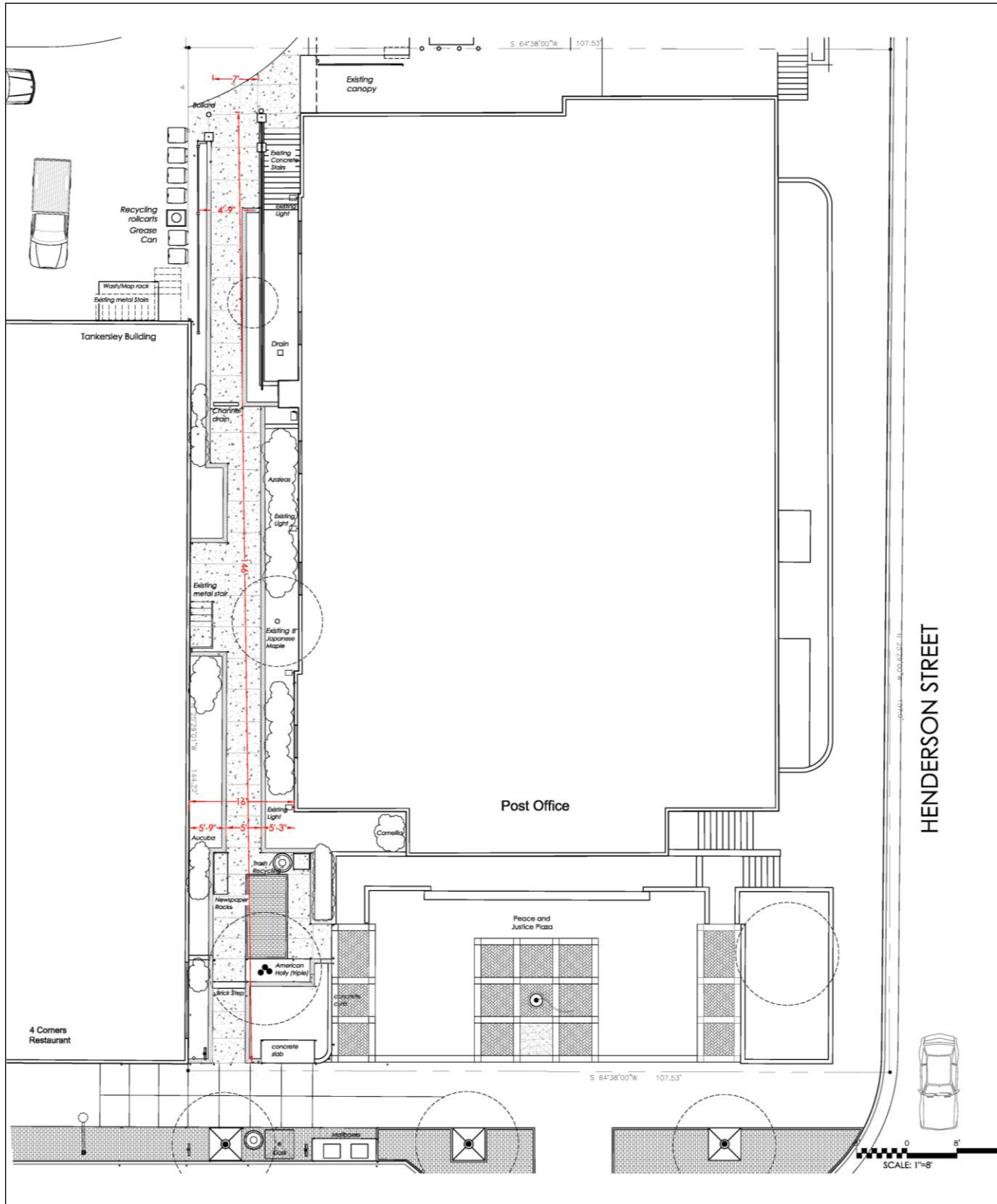
Existing Conditions: Inadequate Drainage



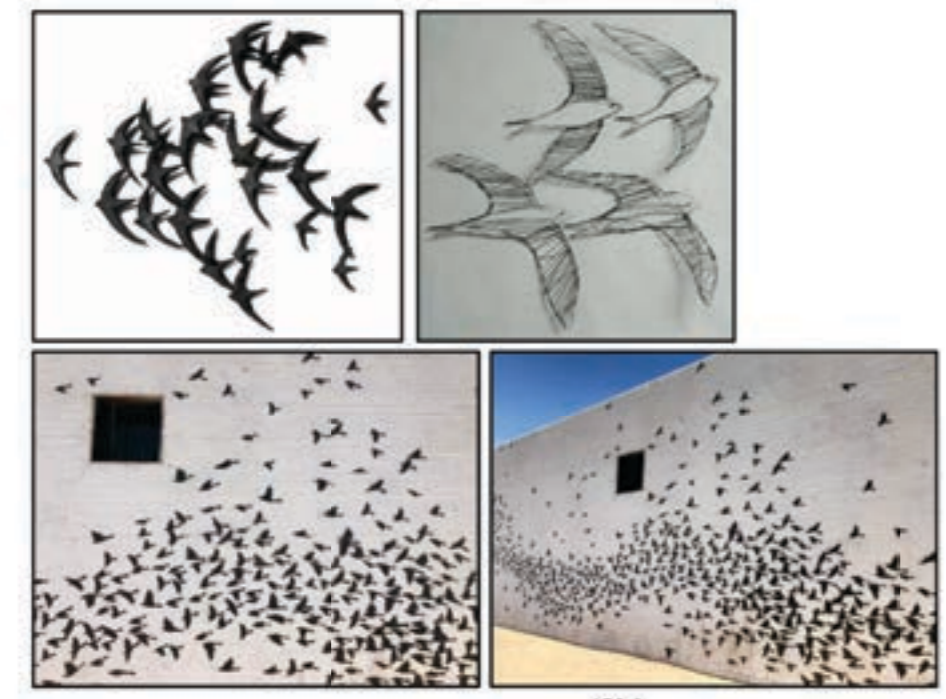
Existing Conditions: Failing Planters and Unattractive Screen Fence



Plan View of Existing Conditions

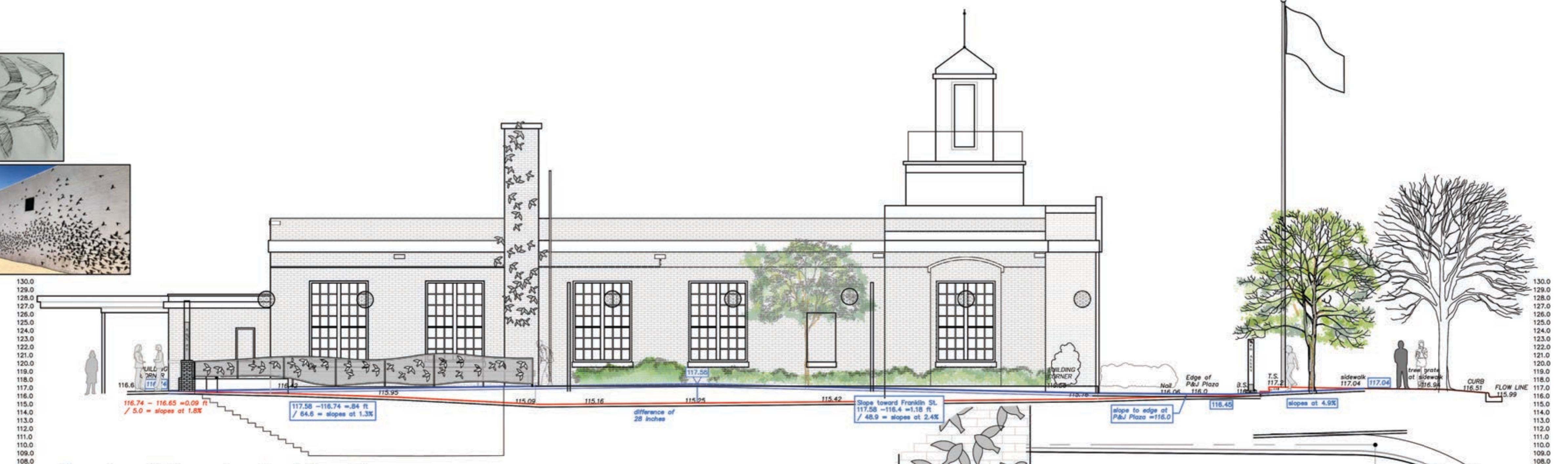


POST OFFICE ALLEY
Precedent images of Art Elements



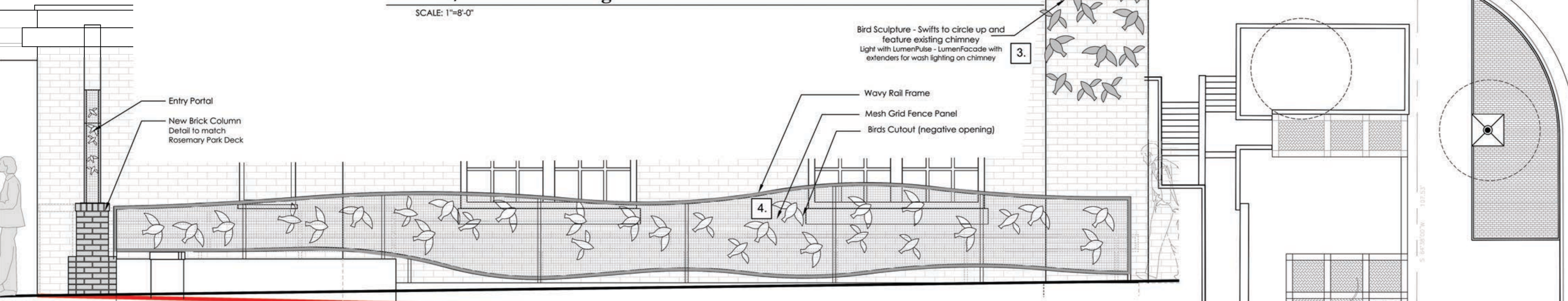
Birds in flight - Swifts circling up chimney to create pattern and emphasize the connection of nature to the site.

Railing - ADA code-compliant railing
Mesh with wavy, serpentine pattern to accentuate movement and capture the flight of the birds



Section/Elevation looking East

SCALE: 1"=8'-0"

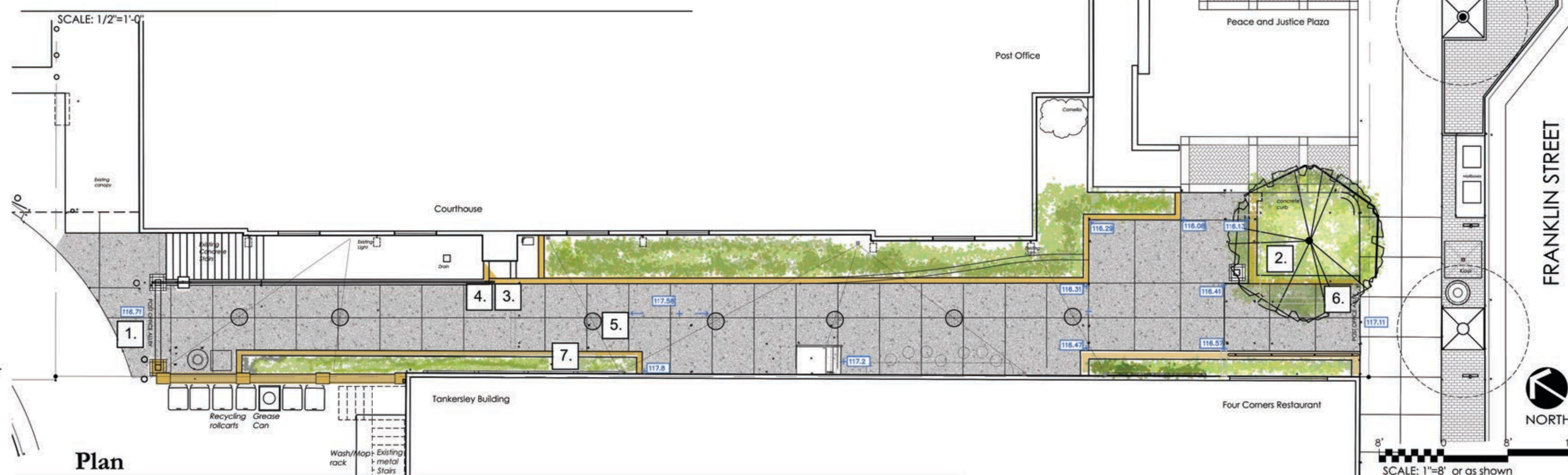


Guard Rail Elevation Detail at Stairwell looking South

POST OFFICE ALLEY
Partial List of Art Elements

Existing Brick Wall (to remain)

- Portal Entry Structure at Rosemary Parking Deck entry:
 - Columns/Brick Posts to include brick relief.
 - Columns to include migrating swift birds in mesh.
 - Opportunity for artistic elements in sign and panel.
- Wayfinding Post to identify P.O. Alley at Franklin St.:
- Multiple images of Swifts circling up chimney to create pattern and emphasize the connection of nature to the site:
 - Birds to be crafted metal objects mounted to the chimney.
 - Opportunity to wash light on chimney for shadows.
- New railing along wall of stairwell chase with bird motif:
 - Railing to be ADA code compliant with 1" square mesh.
 - Railing to have swooping curved rails to accentuate the wayfinding and create an artistic element.
- Light globes in center of alley:
 - Catenary light globes to create artistic light elements.
 - Consider shadows of birds to be projected onto paving.
- Paving motif in alley paving:
 - Alleys to be named with creative paving at entries of alley for placemaking and wayfinding.
- Metal trellis element on blank wall with vine growth:
 - Reinforce Image Wall theme.



Plan

POST OFFICE ALLEY

Town of Chapel Hill
179 E. Franklin Street
Chapel Hill, NC

Revisions

date November 07, 2017

Alley Improvements Plan

Sheet Name Site Plan Site Section

Sheet Number L3.1

PROGRESS For Review

FRANKLIN STREET
(100' PUBLIC R/W)



SCALE: 1"=8' or as shown

