

TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS STAFF REPORT

Application Number: 19-055  
Subject Property Location: 203 Battle Lane  
Applicant: Bret Horton, Architect  
Filing Date: 5/10/2019  
Meeting Dates: 6/11/2019, 7/9/2019

I. INTRODUCTION TO THE APPLICATION

Historic District: Franklin-Rosemary Historic District

Zoning District: Residential – 2 (R-2)

Nature of Project: Repairs to the historic house, renovation of a non-historic addition, construction of a new terrace, and improved accessibility upgrades.

II. PROPOSED FINDINGS OF FACTS

1. This is an Application to make repairs to the existing historic house at 203 Battle Lane as well as renovate a c.1968 rear addition, construct a new terrace on the east elevation, and make accessibility upgrades to the site.
2. Proposed Findings of Fact applicable to this application:
  - A. The existing asphalt shingle roof will be replaced with a new architectural grade asphalt shingle roof on the two-story central mass. The asphalt shingle roof of the two one-story wings will be replaced with a standing seam metal roof with factory-applied gray finish. The low-pitch porch roof will also be replaced with standing seam metal roofing.
  - B. All of the existing gutters and downspouts will be replaced in-kind with new white aluminum gutters and downspouts as well as new painted aluminum collector boxes to match those existing.
  - C. The existing aluminum siding and trim will be removed to restore the original wood siding beneath.
  - D. The missing cornice above the four-over-four windows on the south elevation will be replaced with new wood cornice to match cornices found on other parts of the house.
  - E. The existing windows will be replaced with Marvin Integrity Wood Ultrex (fiberglass exterior, wood interior) windows with simulated divided light and shadow bars. All lite patterns will match the existing. On the south elevation, the existing 32” by 60” second level double-hung windows will be replaced with new 32” by 52” double-hung windows.
  - F. Where it is necessary to remove the window casings, the applicant proposes to replace the casing with new Miratec wood composite trim that will match the existing casings in size, proportion, and profile.
  - G. All of the existing shutters are to be replaced with new painted wood, louvered shutters to match the existing. The shutters will be sized to align with the head and

sill of each window, and the width of the shutter will be half of the width of the window. They are to be mounted with new hinges and shutter dogs.

- H. The box bay windows that were visible on the one-story wings of the façade that were visible in early photographs of the house will be restored. The box bays will include windows and panels to match those seen in the historic photograph, but the eaves are proposed to be boxed to match those on the house.
- I. The existing six-panel doors and screen doors beneath the porch will be replaced with new three-fourths paneled wood doors with new screen doors.
- J. The bases of the porch columns show signs of deterioration, and will be repaired, replacing the wood detailing in kind as necessary.
- K. A new black, wrought iron guardrail will be installed along the walkway.
- L. The roof and wall structures of the post-1949, one-story addition along the rear and south elevations will be removed, and a new addition will be constructed atop the existing concrete floor and foundation that will be clad in wood lap siding, similar in profile to the existing wood siding of the house. The addition will feature Marvin Integrity Wood Ultrex simulated divided light windows and full-lite Marvin Integrity Wood Ultrex doors. The new addition will have a standing seam metal roof, aluminum ogee gutters with rectangular downspouts, and boxed eaves.
- M. A second 15'6" by 12'0" addition will be constructed on the northeast corner of the house. It will have a brick foundation, matching that of the existing house. It will also have wood lap siding, matching that of the existing house; Marvin Integrity Wood Ultrex simulated divided light windows; standing seam metal roof; aluminum ogee gutters and downspouts; and boxed eaves.
- N. An elevated terrace will be constructed measuring 23 ft. by 38 ft. on the south elevation. Two-thirds of the bluestone terrace will be covered with a standing seam metal roof supported by 14" wood columns. There will also be a new 38'9" brick ramp featuring a wrought iron handrail. A brick chimney, cabinets, guardrails, planters, and brick seat wall will surround the terrace.
- O. A new brick border will be added to both sides of the existing Chapel Hill gravel walkway at the front of the house. A new brick ADA ramp with wrought iron handrail will be constructed on the north end of the house. A new brick walkway will extend across the front of the house, connecting the new brick ADA ramp to the elevated terrace. Four new bicycle loop wracks on a brick pad will also be constructed on the north side of the house.
- P. There are four existing HVAC condenser units on the northeast corner of the house; the applicant proposes to replace these with six new condenser units in the same location.
- Q. Trash and recycling rollout containers will be screened with a new four-sided wood slat screen fence on the northeast corner of the property. The screening will feature a double gate.
- R. The existing asphalt accessible parking pad on the northeast corner of the house will be removed and replaced with new asphalt accessible parking adjacent on the southeast corner of the elevated terrace. The asphalt aprons connecting the existing gravel parking lot to South Boundary and Senlac Streets will be replaced with new asphalt aprons.

- S. At the south end of the house, an existing hickory tree will be removed and replaced with a new native successional tree, such as oak or hickory. Additional new successional trees will be added throughout the site to replacing dying trees.
  - T. There is an existing corrugated metal shed on the southeast corner of the property that measures 5 ft. by 8 ft. The applicant will demolish this shed and replace it with a new 10 ft. by 12 ft. storage shed. The new shed will feature fiber cement lap siding, similar to the profile of the house's wood siding. The roof pitch will match the gable roof pitch of the house. The shed will have two doors and no windows.
3. The Design Guidelines for *Site Features and Plantings* in the Historic District provide on page 11, Guidelines 6 & 7:
- 6. Replace damaged or diseased plantings, including mature trees, hedges, and foundation plantings, that are important to the historic character of the site or district with new plantings that are the same or similar in species.
  - 7. Introduce compatible, new site features or plantings with care so that the overall historic character of the site or district is not diminished or compromised. It is not appropriate to introduce incompatible site features or equipment—including raised planting beds, landscape timbers and other contemporary edging materials, swimming pools, satellite dishes, solar collectors, mechanical equipment, transformers, or “hot boxes”—in locations that compromise the overall historic character of the building, site, or surrounding streetscape.
4. The Design Guidelines for *Walls and Fences* in the Historic District provide on page 17, Guidelines 7, 8, & 9:
- 7. Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site new fences and walls in configurations and locations that are compatible with the character of the building, site, and district.
  - 8. Construct new walls and fences in traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district.
  - 9. Introduce contemporary utilitarian walls and fences, if necessary, in rear and side yard locations only and where they do not compromise the historic character of the building, site, or district. It is not appropriate to introduce contemporary vinyl or metal chain link fences in locations that are visible from the street.
5. The Design Guidelines for *Walkways, Driveways, and Off-Street Parking* in the Historic District provide on page 19, Guideline 5:
- 5. Replace in kind historic walkways, driveways, and offstreet parking areas that are too deteriorated to repair, matching the original in material, design, dimension, configuration, detail, texture, and pattern. Consider a compatible substitute material only if it is not feasible to replace in kind.
6. The Design Guidelines for *Garages & Accessory Structures* in the Historic District provide on page 21, Guidelines 7 & 8:

7. Introduce compatible new garages and accessory structures, as needed, in ways that do not compromise the historic character of the site or district. Site new garages or accessory structures in traditional locations that are compatible with the character of the building and site. Design them to be compatible with the main house in material, form, scale, and detail. Maintain the traditional height, proportion, and orientation of garages and accessory structures in the district.
  8. Locate new utilitarian storage buildings in rear or side yard locations that are visually screened from the street.
7. The Design Guidelines for *Exterior Lighting* in the Historic District provide on page 23, Guidelines 5:
5. Introduce new exterior lighting fixtures with care so that the overall historic character of the building, site, and district is not compromised or diminished. Select and site new lighting fixtures so their location, orientation, height, brightness, scale, and design are compatible with the historic district and its human scale.
8. The Design Guidelines for *Wood* in the Historic District provide on page 31, Guidelines 1, 2, 3, 4, 5, 6, & 7:
1. Retain and preserve wood features that are important in defining the overall historic character of buildings or site features within the historic districts.
  2. Retain and preserve the details and finishes of historic wood features and surfaces.
  3. Protect and maintain wood features and surfaces through appropriate methods.
  4. Replace deteriorated or damaged wood features and surfaces through recognized preservation methods, such as patching, splicing, consolidating, and reinforcing.
  5. Replace in kind wood features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, detail, and finish. Consider a compatible substitute material only if replacement in kind is not technically feasible.
  6. If a wood feature is missing either replace it to match the original feature, based upon physical and documentary evidence, or replace it with a new feature that is compatible in material, design, size, and scale with the building or site.
  7. It is not appropriate to cover over, conceal, or replace a historic wood feature or surface with a contemporary substitute material such as vinyl or aluminum.
9. The Design Guidelines for *Roofs* in the Historic District provide on page 37, Guidelines 4 & 7:
4. Replace in kind roof features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, pattern, detail, texture, and color. Consider a compatible substitute material only if replacement in kind is not technically feasible.
  7. Introduce new gutters and downspouts, as needed, with care so that no architectural features are damaged or lost. Select gutters and downspouts that are painted or coated with a factory finish in a color that is appropriate to the building (unless they are copper). Replace half-found gutters and cylindrical downspouts in kind.

10. The Design Guidelines for *Exterior Walls* in the Historic District provide on page 39, Guidelines 1, 2, 3, 4, 5, 6, 7, 8, 9, & 10:

1. Retain and preserve exterior walls that are important in defining the overall historic character of buildings within the historic districts.
2. Retain and preserve the details, features, and material surfaces of historic exterior walls.
3. Protect and maintain the details, features, and surfaces of historic exterior walls through appropriate methods.
4. Repair deteriorated or damaged exterior wall features and surfaces through recognized preservation methods for the specific feature or material.
5. Replace in kind exterior wall features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, pattern, detail, and texture. Consider a compatible substitute material only if replacement in kind is not technically feasible.
6. If an exterior wall feature is missing either replace it to match the original feature, based on physical and documentary evidence, or replace it with a new feature that is compatible in material, design, size, and scale with the building.
7. It is not appropriate to remove historic features and details—such as windows, doors, chimneys, bays, band boards, corner boards, wood shingles, bracket and decorative trimwork—on character-defining exterior walls.
8. It is not appropriate to introduce new exterior wall features—such as windows, doors, chimneys, bays, and communication or mechanical equipment—on exterior walls that are visible from the street or in locations that compromise the architectural integrity of the building.
9. It is not appropriate to cover over or replace historic exterior wall materials—such as clapboards, shingles, bricks, or stucco—with contemporary synthetic coatings or substitute sidings including aluminum, vinyl, and fiber-reinforced cement siding.
10. It is not appropriate to introduce exterior wall features or details to a historic property in an attempt to create a false historical appearance.

11. The Design Guidelines for *Windows & Doors* in the Historic District provide on page 41, Guidelines 1, 2, 3, 4, 5, 6, 7, 8, & 9:

1. Retain and preserve windows and doors that are important in defining the overall historic character of buildings within the historic districts.
2. Retain and preserve the details, features, and material surfaces of historic windows and doors.
3. Protect and maintain the details, features, and surfaces of historic exterior windows and doors through appropriate methods.
4. Repair deteriorated or damaged exterior windows and doors through recognized preservation methods.
5. Replace in kind exterior windows and doors that are too deteriorated to repair, matching the original in material, design, dimension, configuration, detail, and texture. Consider a compatible substitute material only if replacement in kind is not technically feasible.

6. If an exterior window or door is missing either replace it to match the original feature, based upon physical and documentary evidence, or replace it with a new feature that is compatible in material, design, size, and scale with the building.
  7. It is not appropriate to eliminate or introduce window and door openings on character-defining exterior walls.
  8. It is not appropriate to remove or cover materials or details of historic windows and doors—such as beveled glass, art glass, sidelights, transoms, shutters, and decorative trim work.
  9. It is not appropriate to introduce exterior window or door features or details, including shutters, to a historic property in an attempt to create a false historical appearance.
12. The Design Guidelines for *Porches, Entrances & Balconies* in the Historic District provide on page 43, Guidelines 3, 4 & 5:
3. Protect and maintain the details, features, and surfaces of historic porches, entrances, and balconies through appropriate methods.
  4. Repair deteriorated or damaged porches, entrances, and balconies through recognized preservation methods.
  5. Replace in kind any feature or portion of a porch, entrance, or balcony that is too deteriorated to repair, matching the original in material, design, dimension, configuration, detail, and texture. Consider a compatible substitute material only if replacement in kind is not technically feasible.
13. The Design Guidelines for *Utilities & Energy Retrofit* in the Historic District provide on page 49, Guidelines 4, 5 & 9.
4. Minimize the visual impact of screen/storm doors by selecting full-light wood or aluminum doors and installing them so they do not obscure or damage the existing door or frame. It is not appropriate to install storm or screen doors with a bare aluminum finish in the historic districts.
  5. Replace missing or deteriorated wooden shutters with new shutters that match the originals, are sized to fit the opening, and are mounted to the sash side of the window casing so they could be operated. It not appropriate to install shutters in locations where they were not used originally.
  9. Minimize the visual impact of new mechanical and communication equipment and utilities by installing them in inconspicuous locations that are not visible from the street and by screening them from view. It is not appropriate to install condensers, skylights, ventilators, solar collectors, and mechanical or communication equipment on roof slopes or building elevations that are visible from the street or in locations that visually compromise the historic character of the historic building.
14. The Design Guidelines for *Additions* in the Historic District provide on page 55, Guidelines 1, 2, 3, 4, 5, 6, & 7.
1. Introduce additions in locations that are not visible from the street—usually on rear elevations, inset from either rear building corner. Locate additions carefully so they do not damage or conceal significant building features or details. It is not appropriate

to introduce an addition if it requires the loss of a character-defining building or site feature, such as a porch or a mature tree.

2. Minimize damage to the historic building by constructing additions to be structurally self-supporting, where feasible, and attach them to the original building carefully to minimize the loss of historic fabric.
  3. Limit the size and scale of an addition to minimize its visual impact. It is not appropriate to introduce an addition if it will visually overpower the building or site or substantially alter the proportion of constructed area to unbuilt area on the site.
  4. Design an addition so it is compatible with the historic building in roof form, massing, and overall proportion.
  5. Design an addition and its features so they are compatible in scale, materials, proportions, and details with the historic building. Select exterior surface materials that are compatible with those of the historic building in terms of module, composition, texture, pattern, color, and detail.
  6. Design an addition so it is compatible with yet discernible from the historic building.
  7. Maintain and protect significant site features from damage during or as a consequence of related site work or construction.
15. The Design Guidelines for *Decks* in the Historic District provide on page 57, Guidelines 1, 2, 3, 4, 5, & 6:
1. Introduce decks in inconspicuous areas that are not visible from the street- usually on rear elevations, inset from either rear building corner. Locate the deck carefully so it does not damage or conceal significant building features or details. It is not appropriate to introduce a deck if it requires the loss of a character-defining building or site feature, such as a porch or mature tree.
  2. Minimize damage to the historic building by constructing decks to be structurally self-supporting and attach them to the building carefully to minimize the loss of historic fabric.
  3. Limit the size and scale of a deck to minimize its visual impact. It is not appropriate to introduce a deck if it will visually overpower the building or site or substantially alter the proportion of constructed area to unbuilt area on the site.
  4. Align decks generally with the building's first floor and screen the deck's structural framing with foundation plantings, lattice, or other compatible screening materials.
  5. Design and detail decks and any related steps and railings so they are compatible with the historic building in scale, material, configuration, and proportion.
  6. Maintain and protect significant site features from damage during or as a consequence of deck-related site work or construction.
16. Based on the foregoing Findings of Fact and the relevant Design Guidelines, the Commission proposes congruity findings for the following Criteria as specified per LUMO Section 3.6.2(e):
- a. Criterion A: The height of the building is *congruous/incongruous* in relation to the average height of the nearest adjacent and opposite buildings.

- b. Criterion B: The new additions' and shed's setback and placement on the lot are *congruous/incongruous* in relation to the average setback and placement of the nearest adjacent and opposite buildings.
- c. Criterion C: The proposed exterior construction materials, including texture and patterns, will be *congruous/incongruous* with those found on the historic house and complimentary to those found on neighboring historic houses within the district.
- d. Criterion D: Architectural detailing, such as lintels, cornices, brick bond, and foundation materials are *congruous/incongruous* with the historic house and complimentary to those found on neighboring historic houses within the district.
- e. Criterion E: Roof shapes, forms, and materials are *congruous/incongruous* with those the historic house and complimentary to those found on neighboring historic houses within the district.
- f. Criterion F: The proportion, shape, positioning and location, pattern, and size of any elements of fenestration is *congruous/incongruous* with those patterns established by existing historic houses in the district.
- g. Criterion G: The general form and proportions of the proposed addition and shed are *congruous/incongruous* with the historic house and complimentary to those found on neighboring historic houses within the district.
- h. Criterion H: The appurtenant fixtures, including site features such as terrace, retaining walls, and paths are *congruous/incongruous* in size, scale, detailing, and materials to those found within the district and neighboring sites.
- i. Criterion I: The structural conditions and soundness of existing site features *will be/will not* be damaged as part of the construction.
- j. Criterion J: The architectural scale of the proposed addition, shed, and new sites features are *congruous/incongruous* with the architectural scale established by neighboring houses within the historic district.

17. Based on the foregoing findings of fact and conclusions of law, the Historic District Commission **approves/denies** the Application for a Certificate of Appropriateness as referenced in Section I of this document on the basis that it **would be/not be incongruous** with the special character of the district.