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<p>Chapel Hill Historic District          Certificate of Appropriateness Application</p>	<p>Project:</p>	
<p><b>Project Description:</b> "Senlac" was built in 1843 by William Horn Battle, founder of the UNC Law School. Battle's son, Kemp, later lived in the home while serving as president of the University. It remained a single-family residence until 1964, when it was purchased by the Baptist State Convention of NC. The house underwent an addition and renovation, sometime after 1949. It was likely to have been done by the Baptist Convention in the 1960's, and the house was used as the Baptist Campus Ministry facility for many decades. The building was sold in 2015 to the North Carolina Study Center, a non-denominational Christian ministry center and place of worship. The goals of the NC Study Center in this proposed work are as follows:</p> <ol style="list-style-type: none"> <li>1) Preserve and restore the original house, making repairs, upgrading systems, and adding modern bathrooms, so that the house can continue to be of service to the community for decades to come.</li> <li>2) Renovate the post-1949 addition to the house so that its detailing, materials, and ceiling heights are more congruent with the original house.</li> <li>3) Add a terrace to provide new outdoor covered and uncovered sitting areas</li> <li>4) Make accessibility upgrades within the house and to the site.</li> </ol>	<p>Permit:</p>	<p>19-055</p>
<p>STAFF REVIEW</p>		
<p><input checked="" type="checkbox"/> Application complete and accepted</p>		
<p><input type="checkbox"/> Application not complete and returned with a notation of deficiencies</p>		
<p>BY: Anya Grahn          DATE: 5.10.19</p>		
<p><b>Instructions:</b> Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred)</p> <p><b>Deadlines:</b> Applications are due by the close of business 30 calendar days prior to the scheduled meeting date.</p> <p><b>Note:</b> 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>		



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A: Property Information			
<b>Property Address:</b>	203 Battle Lane	<b>Parcel ID Number:</b>	9788672508
<b>Property Owner(s):</b>	Carolina Christian Study Center Inc. Contact Person: Madison Perry, Executive Director	<b>Email:</b>	madison@ncstudycenter.org
<b>Property Owner Address: 203 Battle Lane</b>			
<b>City:</b>	Chapel Hill	<b>State:</b>	NC
<b>Zip:</b>	27705	<b>Phone:</b>	(919) 391-8394
<b>Historic District:</b> <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul			<b>Zoning District: R-2, HD-1</b>
B: Applicant Information			
<b>Applicant: Bret Horton</b>		<b>Role (owner, architect, other):</b> Architect	
<b>Address (if different from above): 1308 Broad Street</b>			
<b>City:</b>	Durham	<b>State:</b>	NC
<b>Zip:</b>	27705	<b>Phone:</b>	(919) 619-2258
<b>Email: bret@brethorton.com</b>			

C. Application Type <i>(check all boxes that apply)</i>	
<input type="checkbox"/> <b>Minor Work</b> 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 <a href="#">Design Guidelines</a> (p. 69) for a list of minor works.	
<input checked="" type="checkbox"/> <b>Historic District Commission Review</b> Includes all exterior changes to structures and features other than minor works	
<input type="checkbox"/> <b>Site-work only (walkways, fencing, walls, etc.)</b>	<input type="checkbox"/> <b>After-the-fact application</b> (for unauthorized work already performed).
<input checked="" type="checkbox"/> <b>Restoration or alteration</b>	<input type="checkbox"/> <b>Demolition or moving of a site feature.</b>
<input checked="" type="checkbox"/> <b>New construction or additions</b>	<input type="checkbox"/> <b>Request for review of new application after previous denial</b>
<input type="checkbox"/> <b>Sign</b>	

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 <a href="#">Orange County Real Estate Data</a> website. Information about lot placement can be found on the <a href="#">Chapel Hill</a> and <a href="#">Orange County Interactive GIS</a> portals.



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Zoning District:	Minimum setbacks			Maximum heights		Lot size	
	Street	Interior	Solar	Primary	Secondary		
Required by zoning	26'	11'	13'	29'	50'		
Proposed	Senlac: 58.2', Battle: 197.0', S. Bound ary: 130.8'	44.4'	58.2'	23'-1"	31'-2 1/2"		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	5,856	+226	6,082	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	-41	+120	79	0.061	0.063	Existing	Proposed
Impervious Surface Area (ISA)	21,250	+1,322	22,572			0.22	0.24
New Land Disturbance			+/-7,745				

### 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
		Please see attached sheets.



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F. Checklist of Application Materials					
<i>Attach the required elements in the order indicated.</i>	<b>ATTACHED? TO BE COMPLETED BY APPLICANT</b>		<b>TO BE COMPLETED BY TOWN STAFF</b>		
	YES	N/A	YES	N/A	NO
<p><b>1. Written description of physical changes proposed.</b> 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><b>2. History, context, and character information.</b> 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"> <li><input checked="" type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from <a href="#">Orange County Real Estate Data</a>.</li> <li><input checked="" 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 <a href="#">West Chapel Hill</a>, for Franklin-Rosemary see <a href="#">Chapel Hill Historic District</a>, for Gimghoul see <a href="#">Gimghoul</a>. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.)</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3. Justification of appropriateness.</b> 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"> <li>A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.</li> <li>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.</li> <li>C. Exterior construction materials, including texture and pattern.</li> <li>D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.</li> <li>E. Roof shapes, forms, and materials.</li> <li>F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.</li> <li>G. General form and proportions of buildings and structures.</li> <li>H. Appurtenant fixtures and other features such as lighting.</li> <li>I. Structural conditions and soundness.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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J. Architectural scale.					
4. <b>Photographs</b> 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. <b>Site Plan Set</b> 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 checked="" 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 checked="" 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. <b>Elevation Drawings</b> 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 checked="" 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 checked="" 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. <b>Information about context</b> (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 <a href="#">Orange County Real Estate Data</a> website; information about lot placement can be found on the <a href="#">Chapel Hill</a> and <a href="#">Orange County</a> GIS portals.  For each of the nearest adjacent and opposite properties, provide: <input checked="" type="checkbox"/> The height of each building (if an estimate, indicate that). <input checked="" type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). <input checked="" type="checkbox"/> The size of each lot (net land area in square feet). <input checked="" 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 <a href="#">Orange County Real Estate Data</a> ; indicate any corrections for accuracy you believe necessary and your basis for doing so.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. <b>Demolition/Relocation Information</b> (required only if demolition or relocation of a feature is proposed).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<ul style="list-style-type: none"> <li><input type="checkbox"/> Provide a written description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property.</li> <li><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.</li> <li><input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer.</li> <li><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.</li> <li><input type="checkbox"/> Provide any records about the structure to be demolished.</li> </ul>					
<p><b>9.</b> Mailing notification fee per <a href="#">Planning &amp; Sustainability Fee Schedule</a>. For a list of addresses, please refer to the Town's <a href="#">Development Notification Tool</a>.</p>	☒		☐	☐	☐
<p><b>10.</b> Certificate of Appropriateness fee per <a href="#">Planning &amp; Sustainability Fee Schedule</a></p>	☒		☐	☐	☐



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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.

Bret Horton		6.21.19
Applicant (printed name)	Signature	Date
Madison Perry		6/21/19
Property Owner (if different from above)	Signature	Date
ED, NC Study Center		



# Not applicable, per Planning staff

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## Certificate of Appropriateness Supplemental Requirements

**\*In addition to [Residential](#) Zoning OR [Administrative](#) Zoning Compliance Permit Requirements**

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

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

### Application Process:

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

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

### Required Application Materials

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

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

**Provide a single set of the following materials:**

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

**(Continued)**





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## 10. Written Description

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

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

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

## 11. Information Regarding Surrounding Properties

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

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

## 12. Demolition Information (if applicable)

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

## F1. Written description of physical changes proposed

1. We propose to make the following changes to the existing house:

- Replace the existing architectural asphalt shingle roof over the side-gable, two-story portion of the house with new architectural asphalt shingles.
- Replace the existing architectural asphalt shingles over the one-story, hip-roofed wings with standing-seam metal roofing with a factory-applied gray finish.
- Replace the existing low-slope membrane roof over the front porch with standing-seam metal roofing with a factory-applied gray finish.
- Replace all the gutters and downspouts with white aluminum gutters and downspouts, finish and profile to match existing. The integral detailing of the gutter along the front elevation of the two-story side-gabled portion of the house will be maintained, with new painted aluminum collector boxes at either end of the gutter to match existing. The semi-integral detailing of the gutters around the one-story, hip-roofed wings and along the front porch will be maintained.
- Remove all the existing aluminum siding and trim and restore existing wood beneath. Window replacements are proposed. If it is necessary to remove exterior window casing to remove the windows, then the casing will be replaced with Miratec wood-composite trim with thickness and profiles to match existing. This wood composite trim very closely approximates the look of wood and should extend the life span of the windows.
- Replace missing cornice above four-over-four windows in south elevation of one-story, hip-roofed wings with new wood cornice, profile to match existing on opposite end of house.
- Replace all existing windows with new Marvin Integrity Wood-Ultrex (fiberglass exterior, wood interior) windows with simulated divided light and shadow bars. All lite patterns are to match existing. Four 32"x60", double-hung second-story windows on the south elevation are to be replaced with 32"x52" double-hung windows.
- Replace all existing shutters, including the five pairs on the second-story windows of the front elevation, the four pairs on the north and south elevation of the one-story, hip-roofed wings. Shutters are to be painted wood and louvered in a configuration to match existing. Shutters are to be sized to align with the head and sill of each window and to be half the width of the window. They are to be mounted with new hinges and shutter dogs.
- Remove existing windows in the front elevation of the one-story, hip-roofed wings. Provide new box-bay windows in location of removed windows. Box-bay windows are to replicate the design of box bay windows that are visible in early photos of the house, before its colonial-revival renovation in the 1920's. Windows are to be Marvin Integrity as mentioned above. Lite patterns are to match the six-over-six patterns of the existing windows on the front elevation. Panels below windows are to match those in the photo, while the eaves are to be boxed, similar to the eaves presently on the house.
- Remove the existing six-panel front door and two existing six-panel doors at either end of the front porch, and replace them with wood doors with new wood 3/4 lite doors

with true divided light. A full-lite, painted wood screen door is proposed at the doorway at either end of the front porch, replacing two screen doors which do not function well.

- The bases of two front porch columns show signs of water damage and are to be repaired. Any necessary replacement of wood will have detailing to match existing.
  - Along the existing elevated walk, a new, wrought-iron guard rail is to be placed. It is to be black in finish with 2"x2" posts, a bottom rail, two top rails, and narrow, square, vertical pickets.
2. We propose to remove much of the post-1949, one-story addition along the rear elevation and south elevation. We propose to remove this addition's low-slope membrane roofing and its roof structure, ceiling structure, and wall structure, leaving the concrete floor and foundation of the addition, along with the concrete and brick elevated walk. We propose the following for the new work built atop the existing concrete floor and in the footprint of the earlier addition:
- New walls with wood lap siding, profile and exposure to match the existing wood siding of the house.
  - Marvin Integrity Wood-Ultrex (fiberglass exterior, wood interior) windows with simulated divided light and shadow bars.
  - Two new, full-lite doors along the rear elevation and three new, full-lite double doors along the south elevation. These doors will be Marvin Integrity Wood-Ultrex (fiberglass exterior, wood interior, with SDLs and shadow bar).
  - A standing seam-metal roof
  - Ogee gutters and rectangular downspouts, aluminum and painted to match trim and siding.
  - Boxed eaves with wood trim
  - Miratec wood-composite window and door casing and cornerboards to match dimensions and profile of existing.
3. We propose a +/- 15'-6" x 12'-0" addition at the northeast corner of the house to allow an expansion of toilet facilities. For this addition, we propose the following:
- A brick foundation, brick to match existing.
  - New walls with wood lap siding, profile and exposure to match the existing wood siding of the house.
  - One Marvin Integrity Wood-Ultrex (fiberglass exterior, wood interior) window with simulated divided light and shadow bars.
  - A standing-seam metal roof to match the adjacent proposed roof over the post-1949 renovation
  - Ogee gutters and rectangular downspouts, aluminum and painted to match trim and siding.
  - Boxed eaves with wood trim
  - Miratec wood-composite window and door casing and cornerboards to match dimensions and profile of existing.
4. We propose an elevated terrace to the south of the house. Its overall dimensions will be 23 feet wide by 38 feet long. Approximately 2/3 of the terrace will be covered and 1/3 of it will be

uncovered. Connected to the terrace will be a new, 23-foot wide run of brick steps, a new 40-inch wide planter, and a new 38-foot long by 9-foot wide brick ramp. The existing concrete and brick elevated walk will be extended along the east end of the terrace, leading to a new set of brick steps. For this work, we propose the following:

- A standing seam metal roof over the covered portion of the terrace
- Ogee gutters and rectangular downspouts, aluminum and painted to match trim and siding.
- Wood, 14-inch square columns supporting the roof
- A painted wood, 1x6 v-groove board ceiling
- A framed wall along the east end of the terrace, clad on both sides with wood-lap siding, exposure to match existing, on the east and west face of this wall.
- A brick fireplace and chimney with a brick hearth and stained wood mantel
- Painted wood, 36-inch tall base cabinets to the south of the fireplace, with a honed bluestone countertop.
- A 29-foot long by 18" wide by 18" tall brick seat wall with bluestone seat top along the south wall of the terrace.
- A bluestone floor inset in an 8-inch brick border.
- The new steps will have wrought-iron handrails with 1-inch square posts and a 1-3/4" wide molded handrail. Along the southern edge of the new steps, will be a guard rail with 1-inch square posts, half-inch square pickets, a 1"x 5/16" bottom rail and a 1"x 5/16" top rail, and a 1-3/4" wide molded handrail.
- The planter will have a brick border and retention wall along its south and east borders
- The ramp will have a guard rail along its east, south, and west perimeter with 1-inch square posts, half-inch square pickets, a 1"x 5/16" bottom rail, a 1"x 5/16" top rail, and a 1-3/4" wide molded handrail. Along its north perimeter it will have a 36" high, wrought-iron handrail with 1-inch square posts and a 1-3/4" wide molded handrail.

5. We propose the following work to the site:

- A brick border will be added to both sides of an existing Chapel Hill gravel walkway leading from the front of the house to Battle Lane. A coating of stabilizer will be added to the Chapel Hill gravel to stabilize the gravel and meet accessibility requirements.
- To meet accessibility requirements, a new ramp at the north end of the house, in the location and footprint of an existing ramp, is proposed. It will be all brick, 58 inches wide and 27 feet long, with a wrought-iron handrail with 1-inch square posts and a 1-3/4" wide molded handrail.
- A new five-foot wide brick walkway is proposed to extend across the front of the house, connecting to the proposed new brick ramp at the north end of the house and connecting to the proposed new ramp at the south end of the proposed elevated terrace.
- Four new bicycle loops, on a new 7'x15' brick pad, are proposed at the north end of the house.
- Four existing HVAC condenser units will be replaced by six new condenser units, in the same location as existing units, in an interior corner along the northeast perimeter of the house.

- A new, four-sided wood-slat screen with double gate (4'Hx18'Lx8'D, with a gate to match) is proposed at the northeastern corner of the property to screen a combination of (6) trash and recycling rollout containers. This enclosure will be similar to the trash/recycling enclosure across the street at 519 Senlac.
- An existing asphalt accessible parking pad at the northeast corner of the house is to be removed and replaced with a new 22'-0" x 17'-6" asphalt accessible parking pad at the southeast corner of the proposed elevated terrace.
- An existing asphalt apron connecting the existing gravel parking lot to South Boundary Street, and another existing asphalt apron connecting the lot to Senlac, are to be replaced with new asphalt aprons in the same location and footprints as the existing ones.
- One 30" diameter hickory tree is proposed to be removed along the south end of the existing building as it is in the footprint of a proposed new ramp. It will be replaced with an in-kind native successional tree (Oak or Hickory), and new successional trees (Oak and Hickory) will be added throughout the site to replace dying trees. All other trees are to remain, and those near the work area envelope are to be protected from damage.
- In the southeast corner of the property, an existing corrugated metal 5'x8' storage shed is to be removed. In its location is to be a 10'X12' storage shed. The new shed is to be clad in fiber-cement lap siding, exposure to match that of the siding of the house. Its roof pitch will match that of the two-story gable running east west. It will have a double door and no windows.