F3. Justification of Appropriateness

A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.

Response: None of the new work impacts the overall height of the building; all new work is one story in height, while the existing house is two stories. The calculated height of the existing building, taking into consideration the change to the mean natural grade as effected by the new covered terrace, is about 31' - 3". The approximated average height of the neighboring residential properties (511 Senlac Road, 514 Senlac Road, 515 Senlac Road, and 124 S. Boundary Street) is about 36 feet.

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.

Response: The existing house sits on a very large parcel of land, approximately two acres in size. With the addition of the proposed bay windows, the house will have a front setback of approximately 197 feet. The approximated average front setback of the neighboring residential properties (511 Senlac Road, 514 Senlac Road, 515 Senlac Road, and 124 S. Boundary Street) is about 36 and a half feet. The proposed terrace roof structure is set back approximately 234 feet from Battle Lane, and approximately 130 feet from South Boundary Street. Please see the image below for an approximation of the visual impact of the terrace and its roof structure as viewed from Battle Lane.

Photo montage showing the Battle House as viewed from Battle Lane, with proposed terrace and its roof structure added. Majority of terrace and its roof structure are obscured by mature magnolia trees.

C. Exterior construction materials, including texture and pattern.

Response: The exterior construction materials include: brick paths; brick foundation walls; bluestone for the terrace floor; a small amount of concrete along the elevated walk; wood lap siding for the walls; a

combination of wood doors and fiberglass doors, fiberglass/wood windows; and a combination of standing-seam metal roofing and asphalt architectural shingles. All materials and their patterns, with the exception of the bluestone and fiberglass/wood windows and doors, are found throughout the town's historic districts and are either currently found on the existing house or have been present on the house in the past, as evidenced in historic photographs. We cite 604 E. Franklin as a precedent for bluestone paving in the district.

604 E. Franklin Street

We justify the selection of fiberglass/wood as a door and window material by arguing that the doors and windows of this composition are virtually unmistakable from solid wood doors and windows, will require significantly less maintenance for the owner than solid wood, and will likely last much longer than the fast-growth wood commonly used in new wood windows and doors.

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

Response: All detailing, including cornices, brick bond, and foundation materials will match or be very similar to existing, and are found on structures throughout the town's historic districts.

E. Roof shapes, forms, and materials.

Response: The proposed new roofs over the renovated post-1949 addition will have a shape and form very similar to the shape and form of the post-1949 addition. The proposed roof over the terrace will be hipped, similar to the roofs over the one-story wings. The roof of the proposed shed will have a shape and form that matches the shape and form of the front-facing, two-story, side-gabled portion of the original house. The materials, as mentioned above, are either a replacement of what is currently on the house (asphalt architectural shingles) or a material that has been present on the house in the past (standing-seam metal).

F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.

Response: The large majority of fenestration is a replacement of existing fenestration and will match existing in terms of proportion, shape, positioning and location, pattern, and size. The proposed new fenestration along the rear elevation will be very similar to proportion, shape, positioning and location, pattern, and size of existing windows. For the proposed fenestration along the south elevation, at the

terrace, we cite as a precedent the UNC System President's Residence and its fenestration as seen in the picture below.

UNC System President's Residence

The proposed fiberglass/wood doors will have lite patterns similar to other doors in the Town's historic districts. We cite as precedents the glass and wood front doors, along with their transoms and sidelites, at 214 Henderson Street, in the same historic district, and at 405 Ransom Street, in the Cameron-McCauley historic district.

214 Henderson Street and 405 Ransom Street. Pictures by M. Ruth Little in her The Town and Gown Architecture of Chapel Hill

G. General form and proportions of buildings and structures.

Response: The renovation of the post-1949 addition, along with the bathroom addition to the north, will be very similar to the general form and proportion of the post-1949 addition; they will have a relatively small impact on the appearance of the house. The bay window additions are near replications of bay windows seen in early photos of the house. The terrace roof structure has a form and proportion which is very similar to the existing, one-story wings of the house. Its form, a three-sided, square-in-plan

extension of the house with a hipped roof, is almost exactly like the. Proportionally, it is very similar to the existing, one-story wings: 23'x23' for the terrace roof structure and 19'x21' for the existing one-story wings. We cite as a precedent the carport at the neighboring 124 S. Boundary Street, which was added to the existing house within the past ten years. We also cite as a precedent the covered structure added recently to the Carolina Inn.

124 S. Boundary Street

The Carolina Inn

H. Appurtenant fixtures and other features such as lighting.

Response: The proposed exterior lighting is designed to be as discreet as possible, with mostly small fixtures in out-of-sight places. The majority of the fixtures are downlights, with the exception of a few fixtures on the front of the house, which will gently illuminate the front facade at night, and a few sconces along the rear elevation of the house.

I. Structural conditions and soundness.

Response: Not applicable

J. Architectural Scale.

Response: The 186 square foot restroom addition gives the house 5,272 square feet of conditioned square feet, not quite 25% more than neighboring houses within 100 feet of the property, which have an average conditioned square footage of about 4,250 square feet. The Battle House sits on an 87,736 sf lot, more than 380% larger than the average lot size of 23,087 square feet of the neighboring houses within 100 feet of the property. The 529 square foot covered terrace is similar in size to the covered carport of neighboring 124 South Boundary Street (see image, above). The footprint of that carport is roughly 12% of the conditioned square footage of that house, whereas the footprint of our proposed covered terrace is about 10% of the conditioned square footage of the Battle House. The scale of the other site features (terrace, paving) is similar to the scale of the UNC President's house nearby.