



### HDC-24-37

Historic District

Certificate of

Appropriateness

Status: Active

Submitted On: 10/29/2024

### Primary Location

107 BATTLE LN

CHAPEL HILL, NC 27514

### Owner

KYSER KIMBERLY

Battle Lane 107 CHAPEL HILL,

NC 27514

### Applicant

kimberly Kyser

919-942-0222

kimberlykyser@gmail.com

107Battle Lane

Chapel Hill, North Carolina 27514

## Certificate of Appropriateness Form

### Historic District

Franklin-Rosemary

### Application Type Check all that apply

Minor Work is exterior work that does 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 Chapel Hill Historic Districts Design Principles & Standards (“Principles & Standards”) (p. 9-11) for a list of minor works. Please contact Town Staff to confirm if you believe the project is classified as “minor work.”

Historic District Commission Review includes all exterior changes to structures and features other than minor works

Maintenance or Repair Work

Minor Work (Defined by Design Standards)

Historic District Commission Review

COA Amendment

### Written Description

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. Consider including additional materials to illustrate your project, such as: - Photos and specifications for proposed exterior materials such as siding, trim, roof, foundation materials, windows, etc. - Renderings of the proposed work - Spec sheets

The privacy fence completes the existing privacy fence that was approved twenty years ago. The fence is 32 feet wide and six feet tall constructed of wood, the same material, architectural style ,and paint color as is the adjacent fence and on the property.

The original fence design was approved in 2003 and built in late 2004 or early 2005.

Is this application for after-the-fact work?\*

Yes

Is this applicaiton a request for review after a previous denial?\*

No

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### Applicable HDC Design Standards

Page / Standard #	Topic
46-49/1.3	1. District Setting

### Brief Description of the Applicable Aspects of Your Proposal

1.3.6. Site new walls and fences in configurations and locations that are compatible with the character of the building, site, and district and consistent with the location and height of other walls and fences in the district.

1.3.8. Construct new front- and side-yard fences using traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district. a. Front- and side-yard fences, in front of the rear corner of the main block of the building, should generally not exceed 30” in height, should be constructed of wood or metal with structural members facing inward to the property, and must be painted or sealed. b. Temporary, light-gauge wire fencing may be constructed as necessary to keep animals out of gardens, side, and rear yards. c. Chain link, vinyl, or split rail fences are not appropriate.

1.3.9. Introduce contemporary utilitarian walls and fences in rear yards only where they do not compromise the historic character of the building, site, or district. a. Wood, composite, or chain link fences exceeding 30” in height should be relegated to rear yards, beginning beyond the rear corner of the main block of the building and should be screened with landscaping materials as much as possible. b. Sites with significant variations in topography should consider segmented walls and fences that step up and down to follow the topography.

## Property Owner Information


Property Owner Name

Kimberly Kyser

Property Owner Signature

 Kimberly Ann Kyser  
Oct 22, 2024

## Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 COA Completeness Check	10/29/2024, 10:00:01 AM	10/29/2024, 10:36:39 AM	Anya Grahn-Federmack	-	Completed
 COA Fee	10/29/2024, 10:36:39 AM	10/29/2024, 11:39:06 AM	kimberly Kyser	-	Completed

Label	Activated	Completed	Assignee	Due Date	Status
✓ COA Approval Review	10/29/2024, 11:39:07 AM	-	Anya Grahn-Federmack	-	Active



# 107 Battle Lane

## Project Description

107 Battle Lane  
Franklin-Rosemary Historic District  
Application for COA  
Privacy fence

The privacy fence completes the existing privacy fence that was approved twenty years ago.

The fence is 32 feet wide and six feet tall constructed of wood, the same material, architectural style, and paint color as is the adjacent fence and on the property.

The original fence design was approved in 2003 and built in late 2004 or early 2005.

## Compliance with Design Standards

1.3.6: The fence addition is part of a privacy fence that was approved in 2002. The design is compatible with the other fencing and character of my property.

The pool area, which now includes my house, was built in the 1950s before there was an historic district. The pool area was and is fenced in accordance with North Carolina law.

1.3.8. The architecture of the fence addition to the original privacy fence is consistent with the original one. It is made of high quality wood and painted with layers of high quality paint the same color as all the wooden fences on the property. It is the same height, as the original privacy fence, and it follows the design of the fences on the property. There are no structural members exposed on either side of the fence.

1.3.9. Sections of chain link fences have been surrounding some parts of the pool area since the 1950s when the pool was built. A chain link fence about 5 feet tall was installed in the back yard of the new house. It replaced a chain link fence that was there since the 1950s when the pool was built. Topography has influenced fencing on my property. A few fences were segmented for this reason.

## Photos



The stone wall on the left is my property.  
On the right is the stone fence of 111 Battle Lane.





This is the privacy fence, and the picture above is of the fence and entrance to my house and pool.







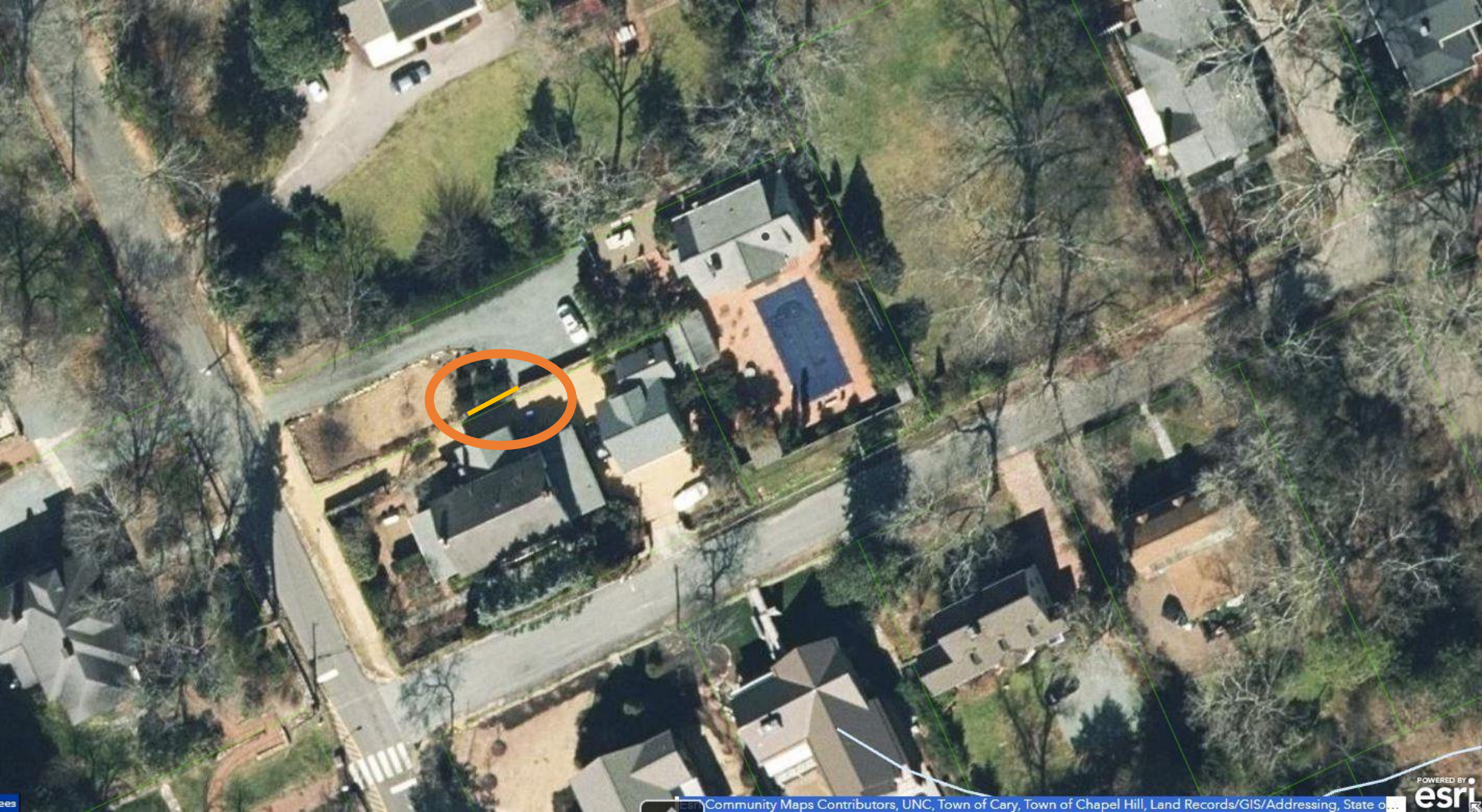








Site Plan



Yellow line depicts the location of the new fence segment



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 31Chapel Hill Historic District Boundary Increase and  
Additional Documentation  
Orange County, North Carolina

slate leaf motif at the center. It is surrounded by a low stone wall and serves as the entrance to the wisteria arbor.

**Battle Lane****107 Battle – House – c. 2004****NC – Building**

Located on a flag lot behind the house at 111 Battle Lane, the house is largely obscured by a high fence that surrounds the property. The one-and-a-half-story, front-gabled house is three bays wide and triple-pile. It has fiber cement siding, vinyl six-over-six windows, an interior brick chimney, and a single-bay-wide, shed-roofed porch supported by square columns. There is a projecting one-and-a-half-story, gabled bay on the right (south) elevation facing Hooper Lane. The gabled bay has a one-story, pent roof with a fabric awning sheltering an entrance on the bay and is flanked by shed-roofed dormers with diagonal sheathing. A shed-roofed dormer extends the depth of the left (north) elevation. Windows in the gables and dormers are eight- and nine-light vinyl casement windows. County tax records date the building to 2004.

**NC-Building – Shed, c. 2004** – Front-gabled frame shed at the southwest corner of the lot has lattice in the gables and a double-leaf entrance on the south elevation.

**108 Battle – Thomas Felix Hickerson House – c. 1915, c. 1990****C – Building**

This two-story, hip-roofed Craftsman-style house is five bays wide and double-pile with plain weatherboards, deep eaves, and two interior brick chimneys. It has six-over-one windows on the façade, and six-over-six wood-sash windows on the side and rear elevations with a number of replacement fixed nine-light windows on that façade and rear elevation, installed between 1974 and 1992 to accommodate window air conditioning units. The entrance, located near the right (north) end of the façade, has a six-panel door flanked by three-light-over-one-panel sidelights and is sheltered by a truncated-hip-roofed porch supported by paneled square columns. A one-story, projecting, hip-roofed bay near the left end of the façade has a group of three six-over-one windows and a similar projecting bay on the right elevation has a later metal-framed pictures window flanked by operable casements. There are hip-roofed dormers on the façade and right elevation, three and two nine-light windows, respectively. A two-story, hip-roofed wing on the left (south) elevation has an open porch at the first-floor level with the second floor supported by paneled square columns matching those on the front porch. The porch is accessed by two pairs of ten-light French doors and is encircled by a matchstick railing. The second-floor level is fully enclosed with groups of three six-over-six windows on all elevations. The rear of the building features a two-story hip-roofed wing at the right rear (northwest) and a one-story, hip-roofed, porch at the left rear (southwest) that has been enclosed with four-over-four windows on a knee wall. A small projecting, gabled room raised on brick piers, near the center of the rear elevation has a single six-light window in the gable and a sloping roof that shelters a first-floor door on the rear enclosed porch. There is a low stone wall and stone steps at the front and left elevations. According to Sanborn maps, the house was constructed between 1915 and 1925. It was constructed by Thomas Felix Hickerson, a member of the

# 107 Battle Lane

## HOUSE

c. 2004

Located on a flag lot behind the house at 111 Battle Lane, the house is largely obscured by a high fence that surrounds the property. The one-and-a-half-story, front-gabled house is three bays wide and triple-pile. It has fiber cement siding, vinyl six-over-six windows, an interior brick chimney, and a single-bay-wide, shed-roofed porch supported by square columns. There is a projecting one-and-a-half-story, gabled bay on the right (south) elevation facing Hooper Lane. The gabled bay has a one-story, pent roof with a fabric awning sheltering an entrance on the bay and is flanked by shed-roofed dormers with diagonal sheathing. A shed-roofed dormer extends the depth of the left (north) elevation. Windows in the gables and dormers are eight- and nine-light vinyl casement windows. County tax records date the building to 2004.

In the 2015 survey, this was deemed a Noncontributing Building.

## SHED

c. 2004

Front-gabled frame shed at the southwest corner of the lot has lattice in the gables and a double-leaf entrance on the south elevation. In the 2015 survey, this was deemed a Noncontributing Building.

SOURCE: Heather Wagner Slane, National Register of Historic Places

Nomination: Chapel Hill Historic District Boundary Increase and Additional Documentation, Orange County, OR1750 (Raleigh, NC: North Carolina State

Historic Preservation Office, 2015), courtesy of the North Carolina State Historic Preservation Office.

According to Orange County property data as of 2021:

Plot size: 0.37 acres

For link to 1925-1959 Sanborn maps and map data for this property:

<https://unc.maps.arcgis.com/apps/webappviewer/index.html?id=711a3b4017eb48c0acffc90cf2472f57&level=8&center=-79.0470,35.91573>

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**Code Enforcement Photographs**





Code Enforcement Photographs





107

DO NOT DELIVER ABOVE LEVEL OF FENCE  
LAYERS OR PACKAGES BY THE GROUND  
DO NOT DELIVER BY TOP OF THE GROUND  
PLEASE, PACKAGES MAY BE OPENED  
FROM THE TOP OF THE GROUND

**Code Enforcement Photographs**





**Code Enforcement Photographs**





Code Enforcement Photographs





Code Enforcement Photographs





Code Enforcement Photographs