

F2. History, Context, and Character Information

Senlac, commonly referred to today as the Battle House, was built in 1843 by William Horn Battle, founder of the University of North Carolina law school.¹ When first constructed, it was a modest two-story, frame, side-gable house.

“The house was the childhood home of William Battle’s son Kemp, who was later to become president of the university. Kemp Battle returned to Chapel Hill to assume the office of president after living in Raleigh for several years where he had been a lawyer prominent in political affairs. He decided to purchase the house he had grown up in, to which he was “greatly attached,” rather than live in the university-owned residence that usually served as the president’s home. He named the house, which he had considerably enlarged and remodeled in 1876, Senlac after the hill where Harold surrendered to William the Conqueror.”² Kemp Battle “hired an architect named Mr. Keith to add flanking bedroom and parlor wings with bay windows and a front porch in the bracketed Italiante style that was still popular.”³



Senlac, circa 1884 (Courtesy of the North Carolina Collection, University of North Carolina, Chapel Hill)

¹ National Register of Historic Places Continuation Sheet for the Chapel Hill Historic District Boundary Increase and Additional Documentation, section Number 7, page 33

² Ibid.

³ M. Ruth Little, *The Town and Gown Architecture of Chapel Hill, North Carolina*, 33

In the early 1920s the house was further remodeled by Dr. John Booker, husband of Kemp Battle's granddaughter. Many of the Italianate details were removed and the house was given a colonial-revival style. Eaves were boxed in, the layout of the upper windows was reconfigured, front porch columns were replaced with classical columns to create a five-bay front porch, and shutters were added.



Photo showing the southern end of the front elevation, likely taken in the early 1960's, near the time of purchase (2/27/1964) by the Baptist State Convention of North Carolina.



Photo showing the rear elevation, likely taken in the early 1960's, near the time of purchase (2/27/1964) by the Baptist State Convention of North Carolina.

The one- and two-story rear wings were added after 1949. [Sanborn 1925, 1932, 1949].⁴

⁴ National Register of Historic Places Continuation Sheet for the Chapel Hill Historic District Boundary Increase and Additional Documentation, section Number 7, page 33



The house today, showing the front elevation.



The house today, showing the south and rear elevations and showing the post-1949 addition.

Unofficial Property Record Card - Orange County, NC

General Property Data

Parcel ID **9788672508**
 Property Owner **CAROLINA CHRISTIAN STUDY CENTER INC**
 Mailing Address **203 BATTLE LN**
 City **CHAPEL HILL**
 State **NC**
 Zipcode **27514**

Property Location **203 BATTLE LN**
 Property Use
 Most Recent Sale Date **11/20/2015**
 Legal Reference **6044/61**
 Grantor **BAPTIST STATE CONVENTION OF N C**
 Sale Price **1,550,000**
 Land Area **2.04 AC**

Current Property Assessment

Card 1 Value Building Value **533,000** Other Features Value **0** Land Value **30,600** Total Value **563,600**

Building Description

Building Style **Single Fam**
 # of Living Units **1**
 Year Built **1950**
 Finished Area (SF) **5984**
 Full Baths **5**
 # of Other Fixtures **0**

Foundation Type **Masonry**
 Roof Structure **Gable**
 Roof Cover **Shingle**
 Siding **Frame**
 1/2 Baths **0**

Heating Type **Combo H&A**
 Heating Fuel **N/A**
 Air Conditioning **100%**
 # of Bsmt Garages **0**
 3/4 Baths **0**

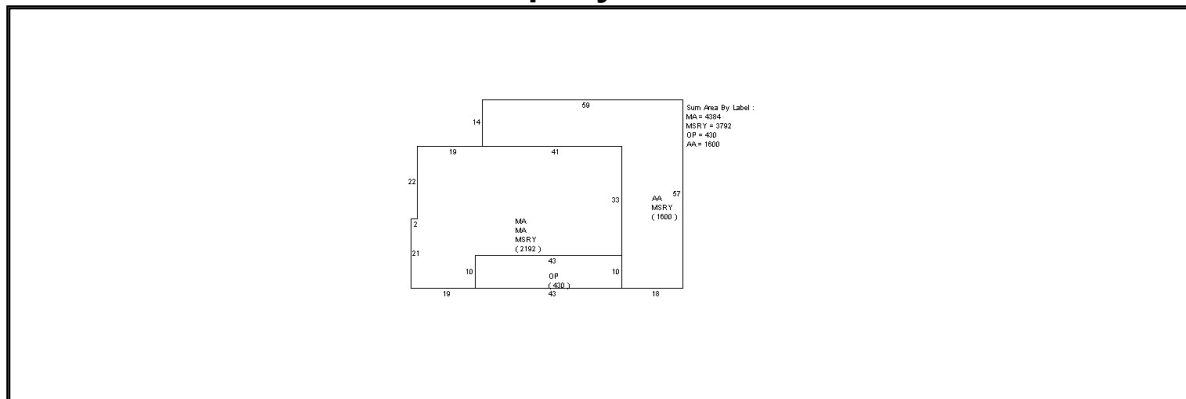
Legal Description

N/E INT CAMERON & BATTLE LANE

Narrative Description of Property

This property contains 2.04 AC of land mainly classified as with a(n) Single Fam style building, built about 1950 , having a finished area of 5984 square feet, with Frame exterior and Shingle roof cover, with 1 unit(s).

Property Sketch



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Building Areas with Alternative Finishes

Area	Percent Usable	Alternate Type	Alternate Percent	Quality	# of Tenants
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Building Areas

Sub Area	Sub Area Description	Sketched Area	Finished Area	Perimeter
AA	Attached Addition	1,600	1,600	232
MA	Main	2,192	2,192	210
MA	Main	2,192	2,192	210
MSRY	Masonry Foundation	2,192	0	210
MSRY	Masonry Foundation	1,600	0	232
OP	Open Porch	430	0	106

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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Chapel Hill Historic District Boundary Increase and
Additional Documentation
Orange County, North Carolina

119 Battle – VACANT

This flag lot is located behind 115 Battle Lane.

203 Battle – Senlac (No. 46) – 1843, 1876, 1920s, 1950s

C – Building

Senlac is impressively sited on a large lot on the east side of Battle Lane, set far back from the street, and facing UNC campus to the west. The two-story, side-gabled house is five bays wide and is flanked by one-story, hip-roofed wings with wide cornices that project beyond the façade of the house. The house has vinyl siding, boxed eaves on the façade and rear elevation, flush eaves on the gable ends, and three interior brick chimneys. It has six-over-six wood-sash windows and a six-panel door with four-light-over-one-panel sidelights and a multi-light, three-part transom centered on the façade. The full-width hip-roofed porch is supported by columns and has a brick floor and steps with a modern accessible ramp on its left (north) side. The one-story, hip-roofed wings each have original six-over-six wood-sash windows with drip molding on the façade, replacement four-over-four windows on the side elevations, interior brick chimneys, and full cornice returns on the gable end facing the main house. Entrances from the porch to each wing are six-panel doors with three-light transoms. Behind the left wing is an original one-story, hip-roofed enclosed porch; it has vinyl siding between narrow posts, a fifteen-light French door on the north elevation and a pair of four-over-four windows on the east elevation. A near-full-width, two-story gabled rear addition, constructed after 1949, features a combination of six-over-six and eight-over-eight windows. A one-story, hip-roofed wing wraps around the southeast corner of the house and rear ell. The south portion was originally an open porch matching that on the northeast corner of the house, but has been integrated into the flat-roofed addition. It has vinyl siding, nine-over-nine windows on the south elevation, and six-over-six windows and a modern loading dock on the east elevation.

Built in 1843 by William Horn Battle, founder of the University of North Carolina law school, the house was the childhood home of William Battle's son Kemp, who was later to become president of the university. Kemp Battle returned to Chapel Hill to assume the office of president after living in Raleigh for several years where he had been a lawyer prominent in political affairs. He decided to purchase the house he had grown up in, to which he was "greatly attached," rather than live in the university-owned residence that usually served as the president's home. He named the house, which he had considerably enlarged and remodeled in 1876, Senlac after the hill where Harold surrendered to William the Conqueror. In the early 1920s the house was further remodeled by Dr. John Booker, husband of Kemp Battle's granddaughter. The one- and two-story rear wings at the rear were added after 1949 [Sanborn 1925, 1932, 1949]. It is now used as the Baptist Campus Ministry.

North Boundary Street

104 N. Boundary – Milton and Carrie Hogan House – 1927

C – Building

This two-story, side-gabled, brick Colonial Revival-style house is three bays wide and double-pile with one-story, hip-roofed wings flanking the main section. The house has nine-over-nine wood-sash windows with granite windowsills, soldier-course brick headers on the first floor, and a modillion cornice. It has partial gable returns with hipped roofs that wrap the corners of the building and an exterior

F7. Information About Context

511 Senlac Road

Height of Building: +/- 42'

Setbacks and Lot Placements: 43'

Size of Lot: 30,056.4 sf

Size of Building

Footprint Area: 4,420 sf

Floor Area: 4,134.00 sf

Floor Area Ratio: 0.137



511 Senlac Road from Senlac Road

515 Senlac Road

Height of Building: +/- 35'

Setbacks and Lot Placements: 27'

Size of Lot: 16,117.2 sf

Size of Building

Footprint Area: 3,607 sf

Floor Area: 3,999.80 sf

Floor Area Ratio: 0.248



515 Senlac Road from Senlac Road

514 Senlac Road

Height of Building: +/- 28'

Setbacks and Lot Placements: 31'

Size of Lot: 22,215.6 sf

Size of Building

Footprint Area: 3,385 sf

Floor Area: 4,577 sf

Floor Area Ratio: 0.206



514 Senlac Road from 203 Battle Lane



514 Senlac Road from 203 Battle Lane



514 Senlac Road from Senlac Road

124 S. Boundary Street

Height of Building: +/- 42'

Setbacks and Lot Placements: 45'

Size of Lot: 23,958 sf

Size of Building

Footprint Area: 2,800 sf

Floor Area: 4,050.82 sf

Floor Area Ratio: 0.169



124 S. Boundary Street from 203 Battle Lane



124 S. Boundary Street from S. Boundary Street

Kenan Hall

Height of Building: +/- 55'

Setbacks and Lot Placements: 32'

Size of Lot: 282,704.4 sf

Size of Building

Footprint Area: 10,260 sf

Floor Area: 4,050.82 sf

Floor Area Ratio: 0.014



Kenan Hall from Battle Lane

Mailing List of Property Owners Within 100' of Property Boundaries

Earl Jr. and Kimberly Phillips

511 Senlac

Chapel Hill, NC 27514

Anna Hayes

515 Senlac

Chapel Hill, NC 27514

Mahendra S. Patel

514 Senlac Road

Chapel Hill, NC 27514

VJV Sage LLC

PO Box 99507

Raleigh, NC 27624

(for 124 S. Boundary Street)

Property Office UNC

Chapel Hill, NC 27599

(for the Forest Theater property, Graham Hall property, and the Kenan Hall property)