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Town of Chapel Hill
Office of Planning and Sustainability
Development Services 919-969-5066
planning@townofchapelhill.org

Chapel Hill Historic District Certificate of Appropriateness Application	Project: 19-055	
<p>Project Description: "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.</p> <p>This project has already received a COA for all of its scope except for one code-required accessibility ramp. The proposed work for which we are seeking this COA involves a new design for that ramp. This ramp begins on the rear (east) elevation of the house and wraps along the southern edge of the terrace. Because it does not switch back, like the earlier design, it will have a smaller visual impact. However like the earlier design, it still connects to the front elevation of the house, from where the majority of the Study Centers visitors arrive. Accessible parking is also made more equitable, splitting up the two required spaces between the north side of the building (providing easy access to the front porch) and the south side of the building (providing access to the terrace and rear entrances).</p> <p>We also seek approval for an alternate landscape buffer and two backflow preventers, which will have a small visual impact upon the site.</p>	Permit:	
	STAFF REVIEW	
	<input checked="" type="checkbox"/> Application complete and accepted	
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
<p>Instructions: Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred)</p> <p>Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date.</p> <p>Note: 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

Property Address:	203 Battle Lane	Parcel ID Number:	9788672508
Property Owner(s):	Carolina Christian Study Center Inc.	Email:	madison@ncstudycenter.org
	Contact Person: Madison Perry, Executive Director		
Property Owner Address: 203 Battle Lane			
City:	Chapel Hill	State:	NC
Zip:	27705	Phone:	(919) 391-8394
Historic District: <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul			Zoning District: R-2, HD-1

B: Applicant Information

Applicant: Bret Horton	Role (owner, architect, other):	Architect	
Address (if different from above): 1308 Broad Street			
City:	Durham	State:	NC
Zip:	27705	Phone:	(919) 619-2258
Email: bret@brethorton.com			

C. Application Type (check all boxes that apply)

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

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 [Orange County Real Estate Data](#) website. Information about lot placement can be found on the [Chapel Hill](#) and [Orange County Interactive GIS](#) 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	+230	6,086	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	41	+120	79	0.061	0.063	Existing	Proposed
Impervious Surface Area (ISA)	21,314	+2,200	+/- 23,514			0.22	0.24
New Land Disturbance							

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					
Attach the required elements in the order indicated.	ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
	YES	N/A	YES	N/A	NO
1. Written description of physical changes proposed. 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. History, context, and character information. 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: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. <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 West Chapel Hill, for Franklin-Rosemary see Chapel Hill Historic District, for Gimghoul see Gimghoul. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Justification of appropriateness. 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”. <ul style="list-style-type: none"> A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings. 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. C. Exterior construction materials, including texture and pattern. D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials. E. Roof shapes, forms, and materials. F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration. G. General form and proportions of buildings and structures. H. Appurtenant fixtures and other features such as lighting. I. Structural conditions and soundness. 	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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J. Architectural scale.					
4. Photographs 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. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.) <input checked="" 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. Elevation Drawings 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 checked="" 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. Information about context (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 Orange County Real Estate Data website; information about lot placement can be found on the Chapel Hill and Orange County 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 Orange County Real Estate Data ; 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. Demolition/Relocation Information (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"/>

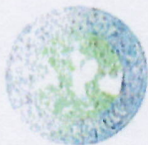


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<input type="checkbox"/> Provide a written description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property.					
<input type="checkbox"/> Provide 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.					
<input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer.					
<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.					
<input type="checkbox"/> Provide any records about the structure to be demolished.					
9. Mailing notification fee per Planning & Sustainability Fee Schedule . For a list of addresses, please refer to the Town's Development Notification Tool .	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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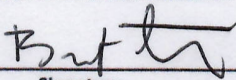
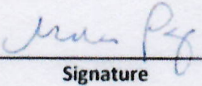
G. Applicant signature

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		8/9/19
Applicant (printed name)	Signature	Date
Madison Perry		8/9/19
Property Owner	Signature	Date
(if different from above)		



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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. Application Form. Either Residential Zoning Compliance or Administrative Zoning Compliance. |
| | 2. Recorded plat or deed verifying property's current ownership |
| | 3. Recorded plat of easements, right-of-way, and dedications, if applicable |
| | 4. Mailing List of Property Owners , applicable within 100 feet of property boundaries
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. Mailing notification fee. The fee per address can be found on the Planning Department's Fee Schedule . |
| | 6. Certificate of Appropriateness fee per Planning Department's Fee Schedule |
| | 7. Reduced Site Plan Set (reduced to 8.5" x 11") |
| | 8. Building Elevations (label building height from top of roof to finished grade line) |
| | 9. Floor Plan, 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.

E. Applicable Design Guidelines

Section/Page	Topic	Brief description of the applicable aspect of your proposal
II/8	Setting	See topics below.
II/11	Site Features & Plantings	<p>Site topography will only be minimally altered to accommodate the proposed work. A 28" diameter willow oak tree is proposed to be removed at the northeast corner of the house. We believe its health will be adversely affected by the previously-COA-approved restroom addition, and it is in the way of a proposed walkway connecting the rear entrance to one of the accessible parking spaces. This tree will be replaced an in-kind native successional tree, and new successional trees (Oak and Hickory) will be added throughout the site to replace dying trees. All other trees, except for the 30" hickory to be removed as part of the previously COA-approved scope of work, are to remain, and those near the work area envelope are to be protected from damage.</p> <p>An alternate landscape buffer is proposed, other than what the LUMO requires. We believe the existing stone walls and existing trees along the south, west, and north perimeter of the site provide a natural buffer while allowing some views to the significant historic structure. Along the east perimeter of the site is an existing 6 foot tall wood fence which screens the parking lot from the two neighboring properties to the east.</p> <p>We propose two backflow preventers, which will have an insulated, above-ground enclosure. One for domestic water must be located along Senlac, and it will be very small. The other backflow preventer, for a new fire protection sprinkler service, will be located along S. Boundary Street and will be adjacent to the new driveway apron.</p>
II/19	Walkways, Driveways & Offstreet Parking	To meet accessibility requirements, a new brick walkway is proposed to connect the rear entrance to a proposed accessible parking space at the north side of the house. This proposed accessible parking space will be paved in asphalt, will be sized for a van and for an access aisle, and will be 16'-0" wide by 18'-0" deep. It is near the location of an existing asphalt accessible parking pad at the northeast corner of the house, which is to be removed. Another accessible parking space and access aisle is proposed at the south side of the terrace and proposed terrace ramp. It will be paved in asphalt and will be 13'-6" wide by 18'-0" deep.
II/23	Exterior Lighting	The proposed exterior lighting along the new ramp and steps is designed to be as discreet as possible, with small downlighting fixtures in out-of-sight places.
11/28	Masonry	The proposed ramp and proposed steps at the southeast corner of the house are to have a brick foundation wall and a brick paver surface.

III/32	Architectural Metals	The proposed ramp and steps are to have new wrought-iron guard rails and handrails to match the design shown in the previously approved COA.
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F1. Written description of physical changes proposed

We propose the following work:

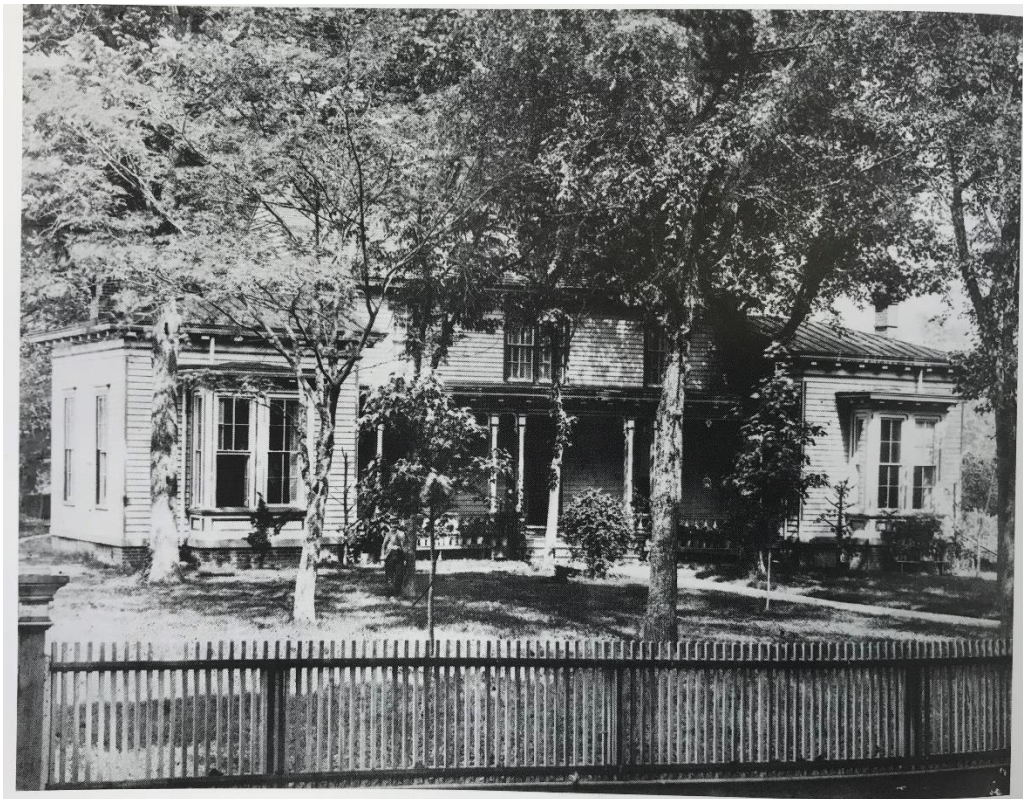
- A new +/- 60" wide, brick-paved ramp, composed of three runs, will begin its descent towards grade along the east elevation of the terrace roof structure (the rear elevation of the house, alongside the existing parking lot). A brick-paved landing at the bottom of this first run connects to the second ramp run and to a set of brick steps, which are approximately 60" wide. The second ramp run will extend along the south elevation of the terrace, separated from the terrace by a previously-COA-approved brick-bordered planter. The second run terminates in a second brick-paved landing, which connects to the final ramp run. This final ramp run terminates at a brick-paved landing, which is at the same elevation as the landing of the west-facing terrace steps. Leading off this landing is a brick-paved walkway, which leads to an accessible parking space and to the above-mentioned steps leading off the first landing. An additional brick-edged planter is proposed along the south edge of the south-facing ramp runs.
- The first ramp run, the first landing, and the steps leading off the first landing will have a 42" high guard rail along their east and south edge, with 1-3/4" 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 their north and west edges, they will have a 36" high, wrought-iron handrail, with 1-3/4" square posts and a 1-3/4" wide molded handrail. The second ramp run, the second landing, and the third ramp run will have a 36" high, wrought-iron handrail on both their north and south edge, with 1-3/4" square posts and a 1-3/4" wide molded handrail.
- The accessible parking space and access aisle mentioned above, at the south side of the terrace and proposed ramps and walkways, will be paved in asphalt and will be 13'-6" wide by 18'-0" deep.
- At the northeast corner of the house, we propose a +/- 56" wide brick-paved walkway which connects an existing run of steps to a proposed accessible van parking space. The van parking space and its access aisle will be paved in asphalt and be 16'-0" wide by 18'-0" deep.
- A 28" diameter willow oak tree is proposed to be removed at the northeast corner of the house. We have come to believe its health will be adversely affected by the previously-COA-approved restroom addition. And it is in the way of the proposed walkway connecting to the accessible van parking space. We believe this walkway is important to provide access from this accessible van parking space to the rear entrance of the house and the terrace for a disabled person not in a wheelchair, who is able to climb steps.
- An alternate landscape buffer is proposed, other than what the LUMO requires. We believe the existing stone walls and existing trees along the south, west, and north perimeter of the site provide a natural buffer while allowing some views to the significant historic structure. Along the east perimeter of the site is an existing 6 foot tall wood fence which screens the parking lot from the two neighboring properties to the east.

- We propose two backflow preventers, which will have an insulated, above-ground enclosure. One for domestic water must be located along Senlac, and it will be very small. The other backflow preventer, for a new fire protection sprinkler service, will be located along S. Boundary Street and will be adjacent to the new driveway apron.

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 Italianate 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.

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

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
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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**

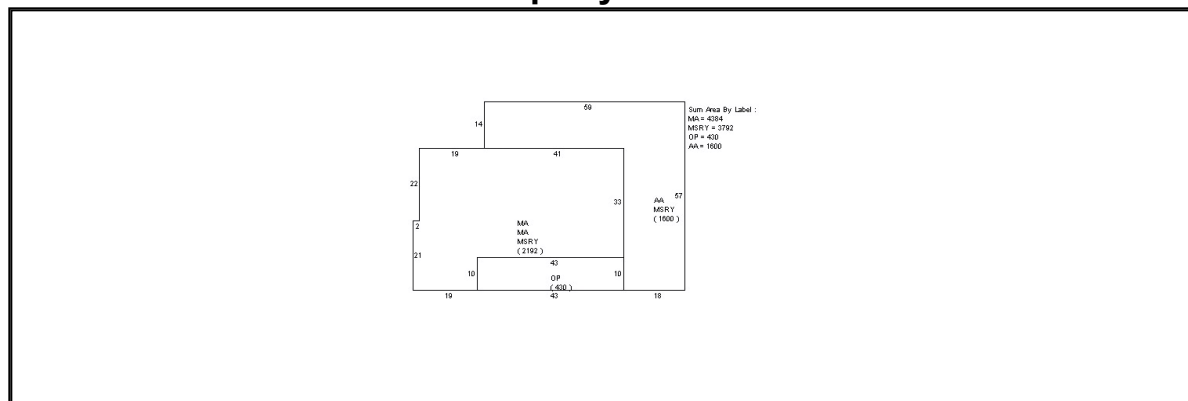
Legal Description

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.

[Print page 1 of 1](#)

Click on the Column Headings to sort accordingly. Click on the Owner Name to get all parcels owned by that owner.

Click on the Parcel ID (PIN) to view the parcel detail. Click on Street name under Location heading to get all parcels on that street.

***Please allow a 5% variance in reported heated square feet.**

****Please allow 5% range of value for your property.**

Parcel ID (PIN)	Location	Owner	Built Type	Assessed Value	Bathrooms	Lot size Fin area	LUC Description	Neighborhood	Sale date Sale price	Book Page
9788672508	203 BATTLE LN	CAROLINA CHRISTIAN STUDY CENTER INC	1950 Single Fam	\$563,600	5	2.04000 AC 5,984		7172	11/20/2015 \$1,550,000	6044/61

[Print page 1 of 1](#)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 33Chapel 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

F3. Justification of Appropriateness

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

Response: N/A

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 southern edge of the proposed steps leading to the south-most accessible parking space is set back approximately 114 feet from S. Boundary Street, the closest street to any of the proposed work. 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.

C. Exterior construction materials, including texture and pattern.

Response: The exterior construction materials include: brick pavers; brick foundation walls; wrought-iron railings, and asphalt paving for the two accessible parking spaces. All materials and their texture and pattern are currently found on the existing house and are found frequently throughout the town's historic districts.

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

Response: All detailing, including brick bond for the foundation walls of the ramps and steps, will match or be very similar to existing.

E. Roof shapes, forms, and materials.

Response: N/A

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

Response: N/A

G. General form and proportions of buildings and structures.

Response: The form and proportions of the proposed work should not be incongruous with any other accessibility upgrades that have been required to be made to other historic structures in the historic districts. The form and proportions are significantly driven by accessibility requirements.

H. Appurtenant fixtures and other features such as lighting.

Response: The proposed exterior lighting along the new ramp and steps is designed to be as discreet as possible, with small downlighting fixtures in out-of-sight places.

I. Structural conditions and soundness.

Response: N/A

F4. Photographs of Existing Conditions



View of west elevation of 203 Battle



View of west elevation and south elevation of 203 Battle



View of south elevation and east elevation of 203 Battle



View of east elevation of 203 Battle



View of east elevation and north elevation of 203 Battle



View of east elevation of 203 Battle



View of north elevation of 203 Battle



View of north elevation and west elevation of 203 Battle



View of 203 Battle looking south from Senlac Road, showing driveway



View of 203 Battle looking west along Senlac Road



View of 203 Battle from corner of Senlac Road and Battle Lane



View of 203 Battle looking south down Battle Lane



View of 203 Battle from Battle Lane, showing main Chapel Hill gravel walk



View of 203 Battle from corner of Battle Lane and S. Boundary Street



View of 203 Battle from corner of Battle Lane and S. Boundary Street



View of 203 Battle from S. Boundary Street, showing driveway



View of 203 Battle looking west along S. Boundary Street

Existing Impervious Surface

House (incl. porch & brick steps)	4,161 s.f.
Brick & concrete stoop & steps	185
Asphalt parking	321
Brick walk	431
Hicks (total)	36
Gravel parking	11,312
Chapel Hill gravel walk	1,951
Rock pile walls (total)	2,674
Shed	41
Encroaching pavement	64
Existing total =	21,176 s.f.

SITE NOTES:

Base Map from survey and GIS data.

Topo and Tree locations are traced from GIS data and not survey quality. Information is for preliminary purposes only.



The Battle House
NC STUDY CENTER
203 Battle Lane
Chapel Hill, North Carolina

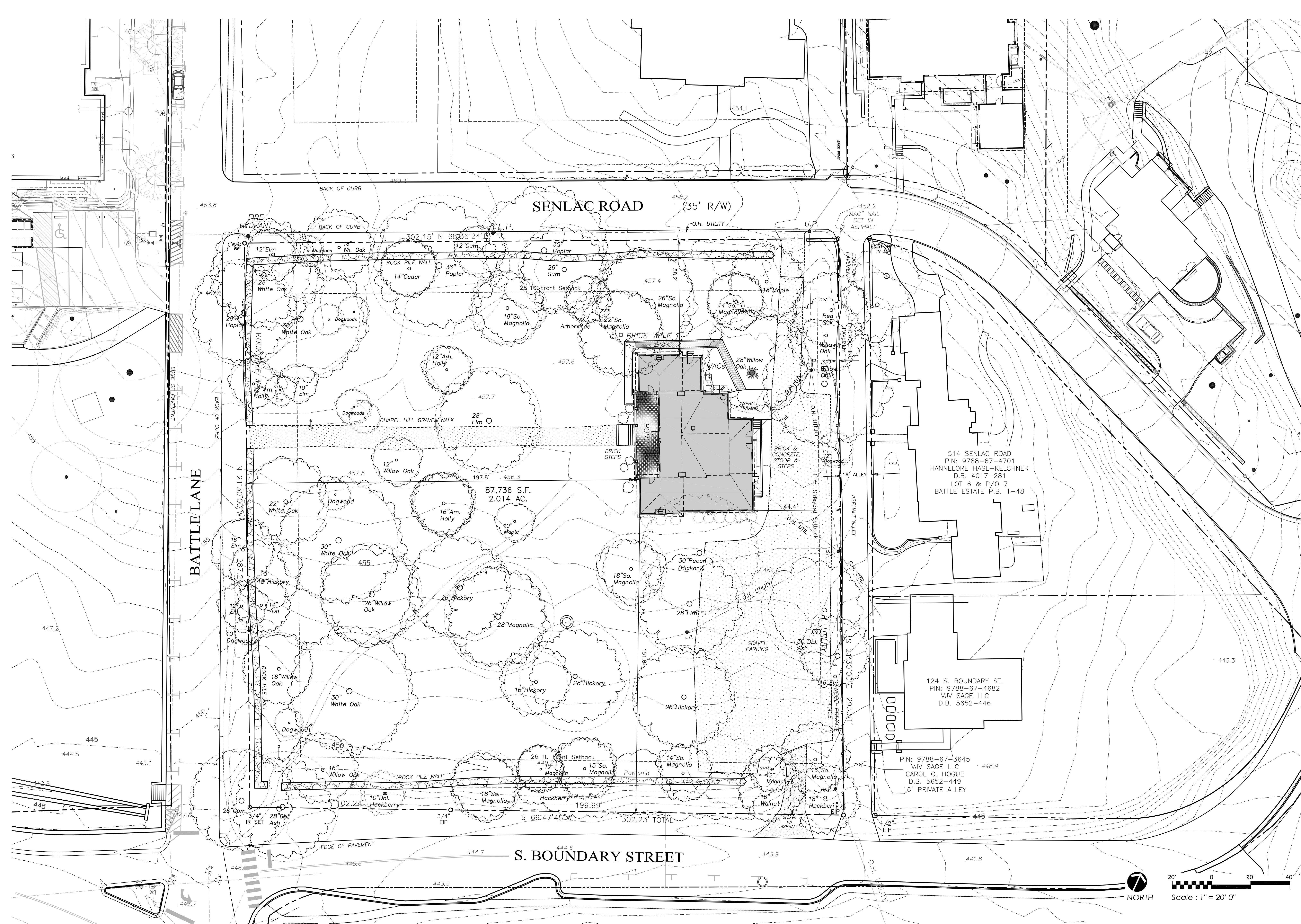
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DEED REF.: 407-449
PLAT REF.: 1-48

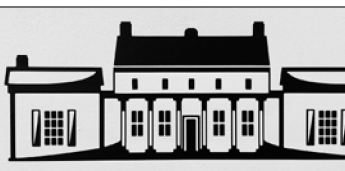
Historic District
Commission Review

Issued: 05-10-19
Revised:

Existing Conditions
Map

L 1.0





The Battle House
NC STUDY CENTER
203 Battle Lane
Chapel Hill, North Carolina

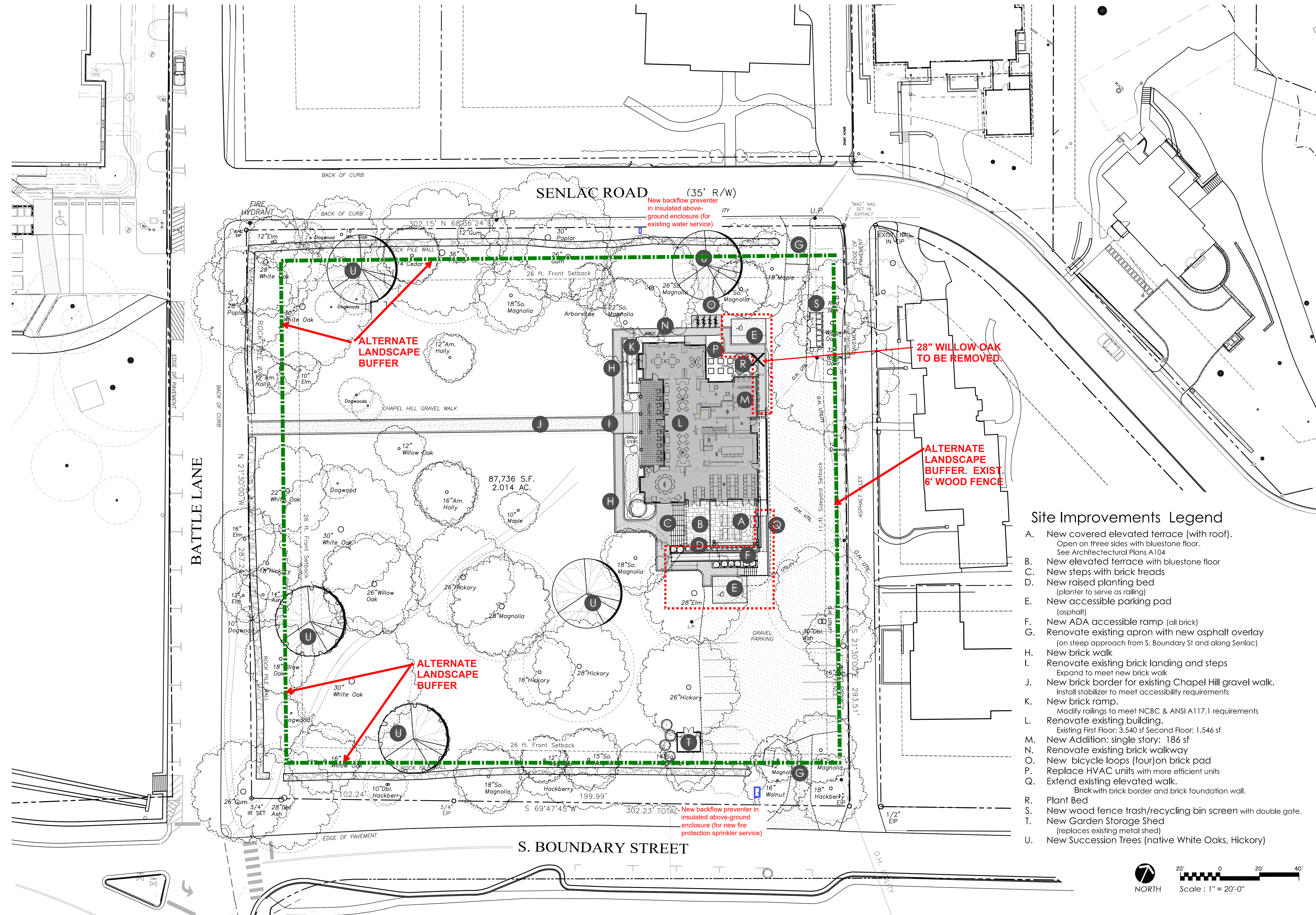
PIN REF.: 9788-67-2508
DEED REF.: 407-449
PLAT REF.: 1-48
Zoning: R-2

Historic District
Commission Review

Issued: 05-10-19
Revised: 06-20-19
07-30-19

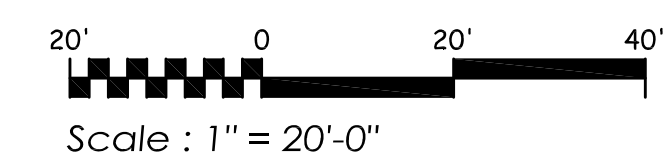
Site Map

L 2.1



Site Improvements Legend

- A. New covered elevated terrace (with roof).
Open on three sides with bluestone floor.
See Architectural Plans A104
- B. New elevated terrace with bluestone floor
- C. New steps with brick treads
- D. New raised planting bed
(planter to serve as railing)
- E. New accessible parking pad
(asphalt)
- F. New ADA accessible ramp (all brick)
- G. Renovate existing apron with new asphalt overlay
(on steep approach from S. Boundary St and along Senlac)
- H. New brick walk
- I. Renovate existing brick landing and steps
Expand to meet new brick walk
- J. New brick border for existing Chapel Hill gravel walk.
Install stabilizer to meet accessibility requirements
- K. New brick ramp.
Modify railings to meet NCBC & ANSI A117.1 requirements
- L. Renovate existing building.
Existing First Floor: 3,540 sf Second Floor: 1,546 sf
- M. New Addition: single story: 186 sf
- N. Renovate existing brick walkway
- O. New bicycle loops (four) on brick pad
- P. Replace HVAC units with more efficient units
- Q. Extend existing elevated walk.
Brick with brick border and brick foundation wall.
- R. Plant Bed
- S. New wood fence trash/recycling bin screen with double gate.
- T. New Garden Storage Shed
(replaces existing metal shed)
- U. New Succession Trees (native White Oaks, Hickory)



MARK	IMAGE	SITE LIGHT FIXTURE SCHEDULE MANUFACTURER & MODEL SEE ATTACHED CUT SHEETS FOR MANUFACTURER & MODEL OF FIXTURES	GENERAL DESCRIPTION & NOTES
A			POST LAMP TO MATCH EXISTING TWO POST LAMPS
B			TO BE RECESSED INTO BRICK BORDER OF CHAPEL HILL GRAVEL WALK
C			PATHLIGHT
D			"BULLET" FIXTURE WHICH GENTLY WASHES A WALL
E			PATH LIGHT, ON A STEM, TO ILLUMINATE STEPS AND RAMP
F			"LEDGE LIGHT" WHICH WILL ILLUMINATE RAMP
G			
H			RECESSED LIGHTING IN TERRACE CEILING
I			CEILING FAN
J			SCONCE
K			SCONCE
L			SEMI-FLUSHMOUNT
M			DOWNLIGHT TO WASH TERRACE COLUMNS AND ILLUMINATE TERRACE, RAMP, AND STEPS
N			SMALL FIXTURE WHICH WILL MOUNT TO THE INSIDE OF THE PORCH ROOF GUTTER AND WILL GENTLY WASH THE UPPER STORY FACADE
O			FLOOD LIGHT WITH MOTION SENSOR

Outdoor Lighting
Shoebox "S" Pedestrian LED

The energy-efficient Shoebox "S" Pedestrian LED combines a decorative, contemporary style with versatility and ample lighting effect that is perfect for streets, parking lots, commercial buildings and residential communities. The Shoebox "S" Pedestrian LED provides excellent color rendition along with a controlled light pattern that reduces glare and keeps the light directed only where you want it.

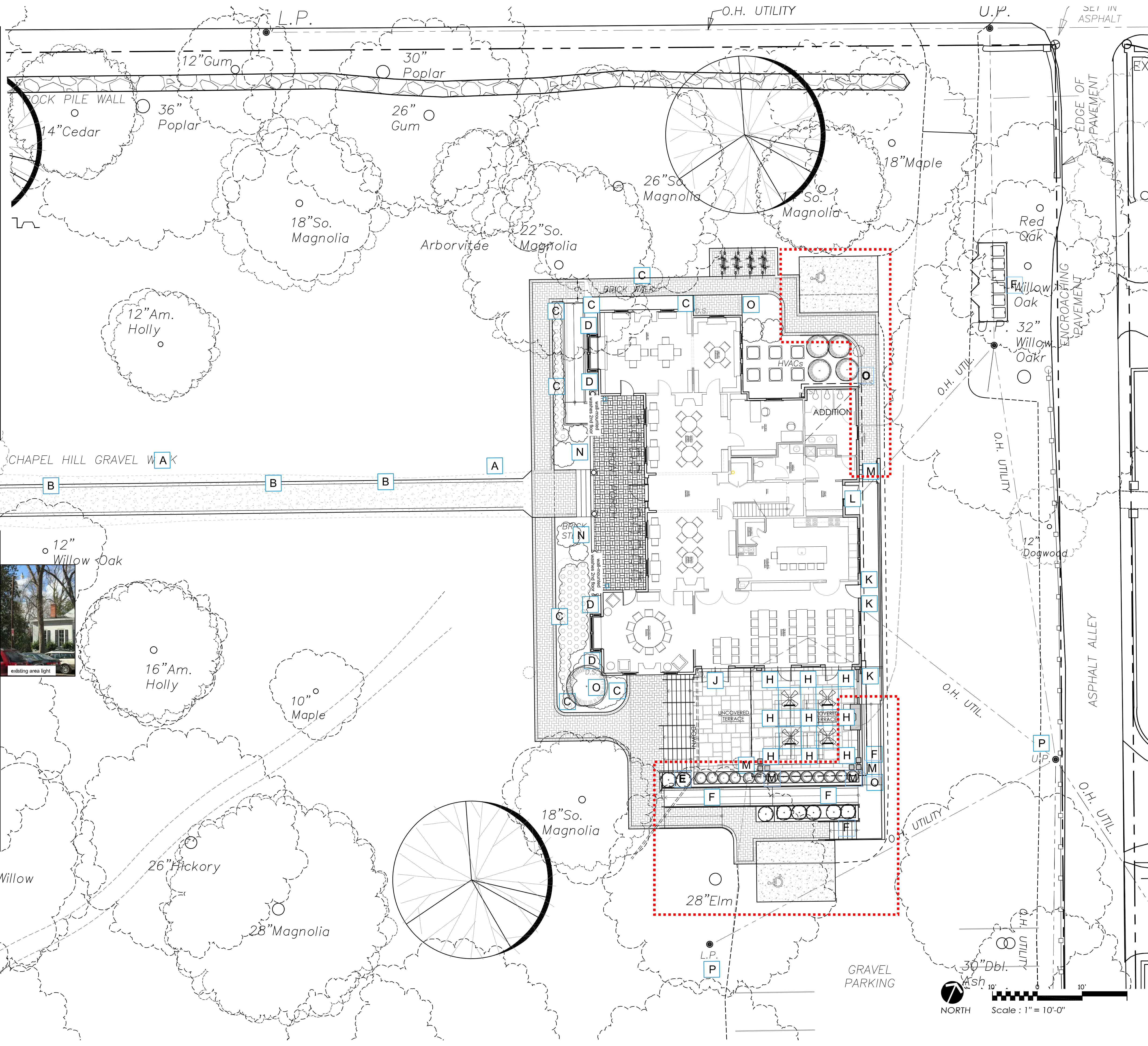
LED	50 watts <i>(Light Emitting Diodes)</i>
Mounting heights	12', 13', 16'
Color	Black
Poles	Smooth round concrete Fluted concrete Fiberglass Decorative aluminum

Light source: LED (white)
Wattage: 50
Lumens: 3,730

Light pattern: IESNA Type III (oval)
IESNA Backlight – Uplight – Glare (BUG) Rating: B1-U0-G1
Color temperature: 4,000K

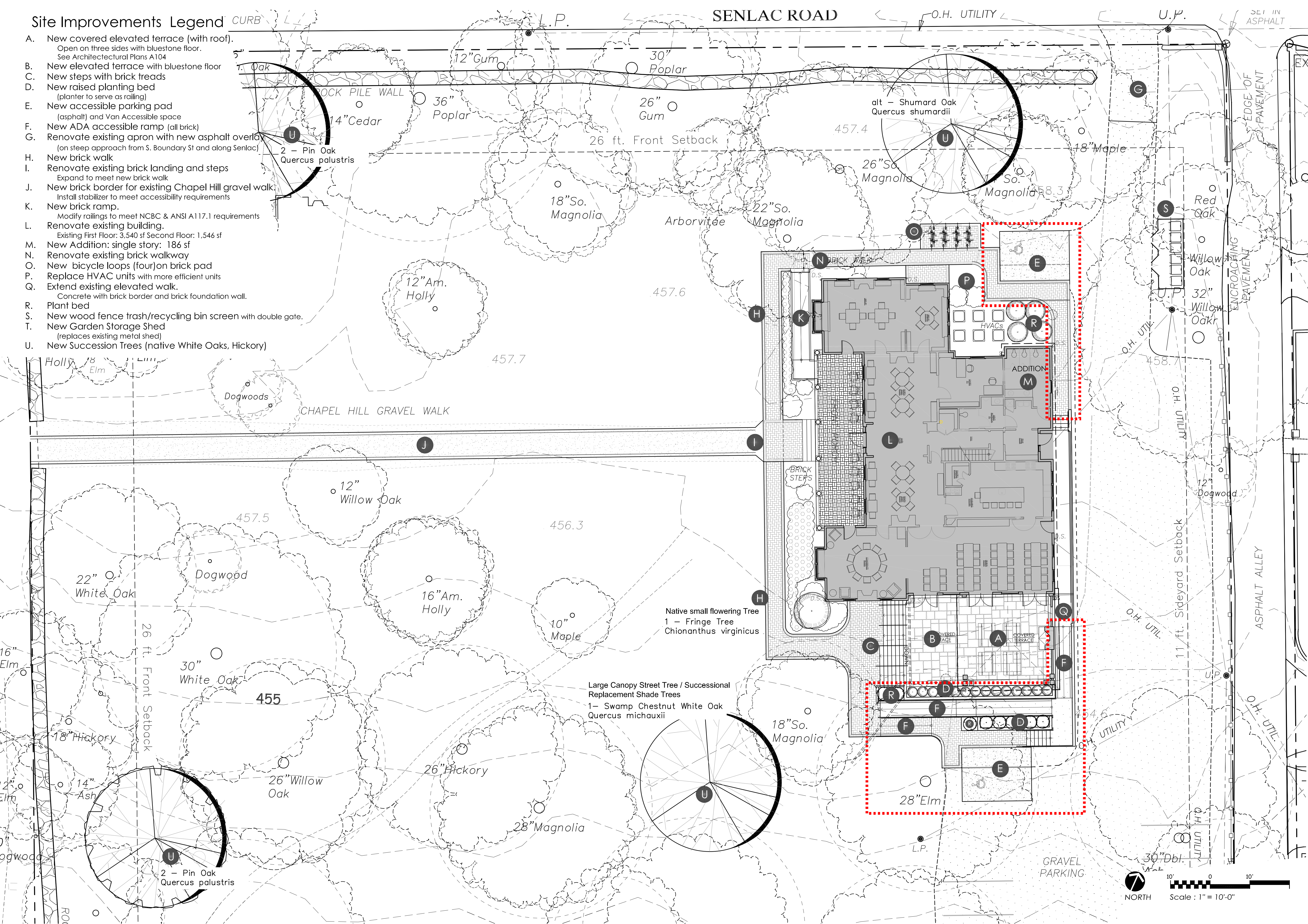
light distribution pattern

Replacement Light for current parking lot area lights
(existing fixtures on wood poles)



Site Improvements Legend

- A. New covered elevated terrace (with roof).
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See Architectural Plans A104
- B. New elevated terrace with bluestone floor
- C. New steps with brick treads
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(planter to serve as railing)
- E. New accessible parking pad
(asphalt) and Van Accessible space
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- R. Plant bed
- S. New wood fence trash/recycling bin screen with double gate.
- T. New Garden Storage Shed
(replaces existing metal shed)
- U. New Succession Trees (native White Oaks, Hickory)



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The Battle House
NC STUDY CENTER
203 Battle Lane
Chapel Hill, North Carolina

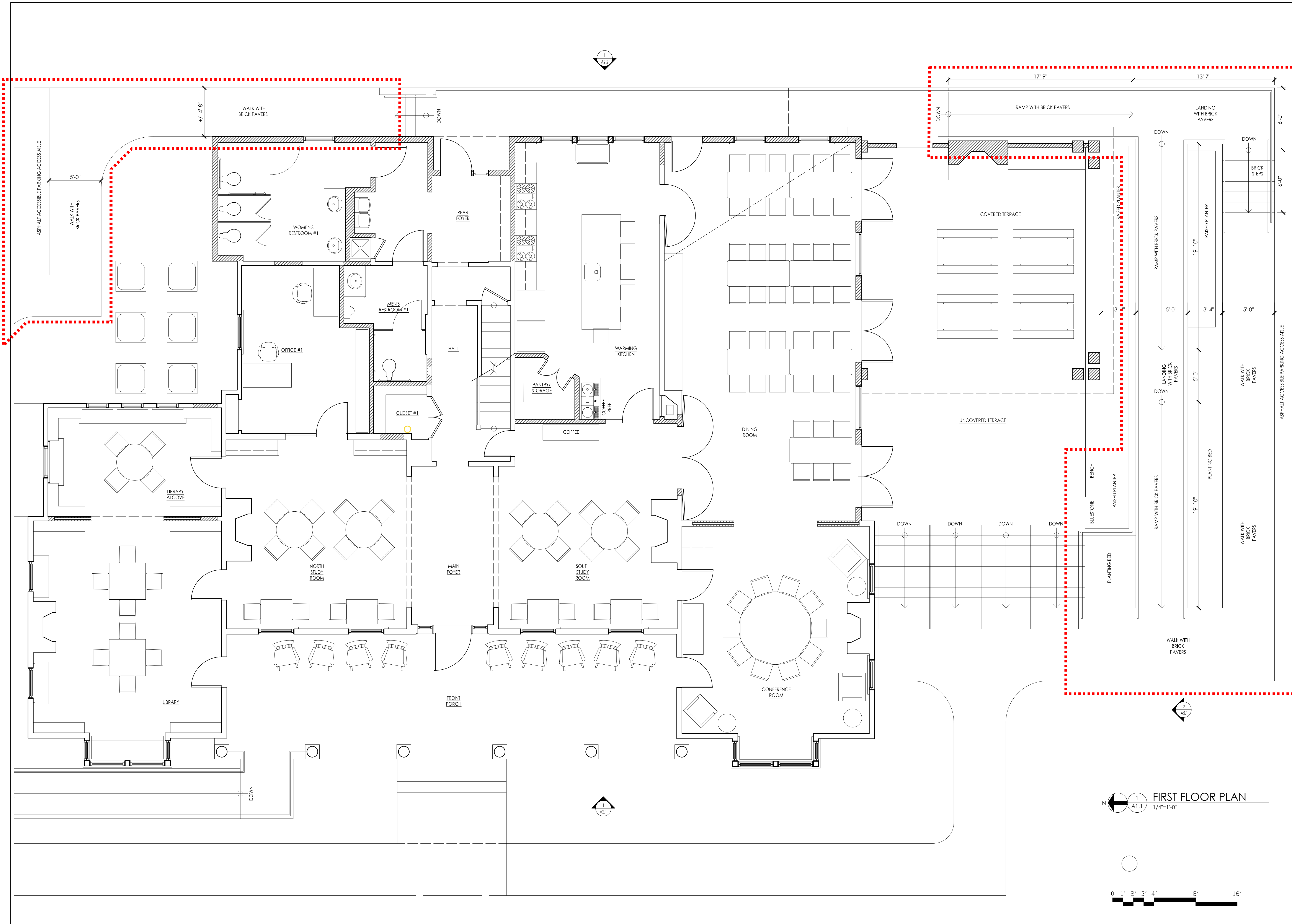
PIN REF.: 9788-67-2508
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PLAT REF.: 1-48

Historic District
Commission Review

Issued: 05-10-19
Revised: 06-20-19
07-30-19

Detailed Site Map

L 2.4



Bret Horton Architect

1308 Broad Street
Durham, NC 27705
919.619.2258

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Addition &
Renovations to
The Battle House

NC STUDY CENTER

203 Battle Lane
Chapel Hill, NC 27514

HISTORIC DISTRICT
COMMISSION REVIEW

Not For Construction

ISSUED

REVISIONS

NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE

FIRST FLOOR
PLAN

DATE 8.9.19 SHEET

SCALE AS NOTED

DRAWN BH

PROJECT NUMBER

A1.1



Bret Horton Architect

1308 Broad Street
Durham, NC 27705
919.619.2258

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Addition &
Renovations to
The Battle House

NC STUDY CENTER

203 Battle Lane
Chapel Hill, NC 27514

HISTORIC DISTRICT
COMMISSION REVIEW

Not For Construction

ISSUED

REVISIONS

NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE

EXTERIOR
ELEVATIONS

DATE 8.9.19 SHEET
SCALE AS NOTED
DRAWN BH
PROJECT NUMBER

A2.1

Bret Horton Architect

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Addition &
Renovations to
The Battle House

NC STUDY CENTER

203 Battle Lane
Chapel Hill, NC 27514

HISTORIC DISTRICT
COMMISSION REVIEW

Not For Construction

ISSUED

REVISIONS

NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE
NO.	DATE

EXTERIOR
ELEVATIONS

DATE	8.9.19	SHEET
SCALE	AS NOTED	A2.2
DRAWN	BH	
PROJECT NUMBER		



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