



QUESTIONS?  
Call or email us!

Town of Chapel Hill  
Planning Department

919-969-5040

[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

<b>Chapel Hill Historic District</b> <b>Certificate of Appropriateness Application</b>	Project: PIN 9788-68-0090 119 Battle Lane
<b>Project Description: Tise House - 119 Battle Lane</b> <b>119 Battle is a new home built on a flag lot. The drive is off Battle and the house faces Hooper. Hopper runs along the north side of the property. This property received a COA on Oct. 10, 2017.</b> <b>This ammended application is for the placement of three pieces of mechaincal equipment located along the east property line.</b> <b>The equipment was placed adjacent to the existing mechanical equipment owned by our neighbors along the shared east property line; the Bells. The placement of our equipment directly next to the Bell's equipment consolidates all the noisy stuff into one location. See the letter from Dr. Bell approving this location.</b> <b>If we keep the equipment in its current location it will be screened by bamboo, that is already growing, and other plant materials.</b> <b>If we move the equipment within the set back lines, it will have to move closer to Hooper Lane into the front yard. This would not be acoustically or visually attractive to the neighbors or appropriate for the neighborhood.</b>	Permit: #17-079 See attached COA STAFF REVIEW <input checked="" type="checkbox"/> Application complete and accepted <input type="checkbox"/> Application not complete and returned with a notation of deficiencies BY:  Anya Grahn, 10.25.19
<b>Instructions:</b> Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred) <b>Deadlines:</b> Applications are due by the close of business 30 calendar days prior to the scheduled meeting date. <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.	



Town of Chapel Hill  
Planning Department

919-969-5040

[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

QUESTIONS?

Call or email us!

**A: Property Information**

Property Address: 119 Battle Lane, Chapel Hill, NC 27514 Parcel ID Number: 9788-68-0090

Property Owner(s): Donald & Susan Tise Email: dtise@tisekiester.com

Property Owner Address: 119 Battle Lane

City: Chapel Hill State: NC Zip: 27514 Phone: 919.219.1259

Historic District: ☐ Cameron-McCauley ☒ Franklin-Rosemary ☐ Gimghoul Zoning District: R-2

**B: Applicant Information**

Applicant: Donald & Susan Tise Role (owner, architect, other): Owner / architect

Address (if different from above):

City: State: Zip:

Email: dtise@tisekiester.com Phone: 919.219.1259

**C. Application Type (check all boxes that apply)**

☐ **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.

☐ **Historic District Commission Review** Includes all exterior changes to structures and features other than minor works

☐ **Site-work only (walkways, fencing, walls, etc.)** ☒ **After-the-fact application** (for unauthorized work already performed).

☐ **Restoration or alteration** ☐ **Demolition or moving of a site feature.**

☐ **New construction or additions** ☐ **Request for review of new application after previous denial**

☐ **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.

Zoning District:	Minimum setbacks	Maximum heights		Lot size
------------------	------------------	-----------------	--	----------



Town of Chapel Hill  
Planning Department

919-969-5040

[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

**QUESTIONS?**  
Call or email us!

	Street	Interior	Solar	Primary	Secondary		
Required by zoning	26'	11	13	29	50		
Proposed	26	11	13	29	50		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)				Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)						Existing	Proposed
Impervious Surface Area (ISA)							
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



**QUESTIONS?**  
Call or email us!

Town of Chapel Hill  
Planning Department

919-969-5040

[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

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
<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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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: <ul style="list-style-type: none"> <li><input 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 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"/>
<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”. <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"/>





**QUESTIONS?**  
Call or email us!

Town of Chapel Hill  
Planning Department

919-969-5040

[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

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 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 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 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 type="checkbox"/> Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/> The height of each building (if an estimate, indicate that).  <input type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient).  <input type="checkbox"/> The size of each lot (net land area in square feet).  <input 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 type="checkbox"/>	<input checked="" 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"/> Provide a written description of architectural features, additions,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Town of Chapel Hill  
Planning Department

919-969-5040

[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

**QUESTIONS?**  
Call or email us!

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 <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> .	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Certificate of Appropriateness fee per <a href="#">Planning &amp; Sustainability Fee Schedule</a>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



QUESTIONS?  
Call or email us!

Town of Chapel Hill  
Planning Department

919-969-5040

[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

### 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.

Donald O. Tise, Jr.

2019-  
1024

Applicant (printed name)

Signature

Date

Donald O. Tise, Jr.

2019-1024

Property Owner

Signature

Date

(if different from above)



QUESTIONS?  
Call or email us!

## 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 <a href="#">Residential</a> Zoning Compliance or <a href="#">Administrative</a> 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. <a href="#">Mailing List of Property Owners</a> , 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. Mailing notification fee. The fee per address can be found on the <a href="#">Planning Department's Fee Schedule</a> .                                                                                                                                                                                                                                                          |
|  | 6. Certificate of Appropriateness fee per <a href="#">Planning Department's Fee Schedule</a>                                                                                                                                                                                                                                                                                       |
|  | 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)**



Town of Chapel Hill  
Planning Department

919-969-5040

[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

**QUESTIONS?**  
Call or email us!

☐ **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.

## Attachment to COA Application

Response to sections E & F  
October 24, 2019

**Project:** *119 Battle Lane - Tise House*

**Re:** *Responses to items E & F*

### **E: Applicable Design Guidelines**

This section is in response to the *"Guidelines: Utilities & Energy Retrofit", page 49 in the 'Design Guidelines Chapel Hill Historic Districts.*

Item #8: As per item #8, we have installed the mechanical equipment in a space that requires the least amount of alteration to the appearance of the building.

Item #9: As per item #9, we have minimized the impact of new mechanical and communication equipment by installing them in an inconspicuous location along the east property line, away from Hooper Lane, adjacent to similar size and type equipment on the neighboring property. Bamboo and other plantings will provide screening that will hide the equipment completely from the view of the street.

Item #9 also states the following, "It is not appropriate to install condensers, skylights, ventilators, solar collectors, and mechanical or communication equipment on roof slopes or building elevations that are visible from the street or in locations that visually compromise the architectural character of the historic building." In order to meet the strict LUMO standards, we would have to move the equipment to the front yard between our house and Hooper. This would not meet the design guideline stated above.

Moving the equipment to the south property line will result in noise that will impact the Phillips and the Lindsey's. These potential locations could also make the equipment visible from Battle Lane.

### **F: Checklist for Application Materials**

This section is in response to the eight items listed on the Application.

1. N/A
2. Information on the specific site has included a new site land survey, conversations with OWASA and acquiring a stream determination. We have also worked with Phil Post, a civil engineer, to improve the flow of water across the site so that water would not negatively impact the Bell property.

Information on the buildings has been gathered over time while living in Chapel Hill and while working as a historic restoration architect.

Information on the neighborhood has been gathered from the land use ordinances and other Town documents. We are also working with David Swanson, landscape architect, to develop the grounds around the house.





## Attachment to COA Application

Response to sections E & F  
October 24, 2019

3. In order to develop a house that had a small footprint (14% of the site area) and would fit comfortably within the fabric of the neighborhood. This footprint is centered on the site and does not leave room between the house and the setbacks. It would be inappropriate to place mechanical units in the front yard (north property line). It would be equally inappropriate to place the units to the south or west. These locations can be seen from Battle Lane and also would inconvenience our neighbors to the west and south. The current equipment placement is directly adjacent to the equipment belonging to our neighbor who shares the east property line. This places all of the equipment from both houses in one area.
4. See attached photos.
5. Site plans are included in application
6. N/A
7. N/A
8. N/A
9. Fee paid
10. N/A

## Attachment to COA Application

Response to sections E & F

October 24, 2019

**Project:** *119 Battle Lane - Tise House*

**Re:** *Responses to item F – Item #4*



Walking from Battle towards South Boundary



Walking from Battle towards South Boundary - Entry walk way



## Attachment to COA Application

Response to sections E & F

October 24, 2019



Walking from Battle towards South Boundary - Looking down east boundary line



Walking from Battle towards South Boundary - Looking straight into site down east property line.



## Attachment to COA Application

Response to sections E & F

October 24, 2019



Walking from Battle towards South Boundary - Looking back over Kitty's front yard.



Looking down at the equipment; Neighboring equipment at the top left quadrant of photograph.



## Attachment to COA Application

Response to sections E & F

October 24, 2019



Looking down at the equipment including the small condensing unit.



September 25, 2019

Catherine Callemyn, CZO  
Planning Technician/ Zoning Inspector  
Planning & Development Services  
405 Martin Luther King Jr Blvd.  
Chapel Hill NC 27514

Dear Catherine,

Hi, I hope you all had a wonderful weekend. On behalf of the Bell family/Dr. Gerald Bell (the neighbor at 508 Hooper Lane), we do not have issues with the two site improvements pending for the Tise's project next door. The location of the HVAC units or the energy dissipater are both acceptable to us.

Please let me know if you have any further questions or concerns.

Very best regards,

A handwritten signature in black ink that reads "Leslie Brock".

Leslie C. Brock  
Managing Director/Broker in Charge  
Madison Partners, LLC  
Bell Family Partners, LLC/dba  
Hilltop Properties  
PO Box 1113  
Chapel Hill, NC 27514  
(919) 968-6939

214 West Cameron Avenue  
Chapel Hill, NC  
27516

---

Phone: 919-967-7904

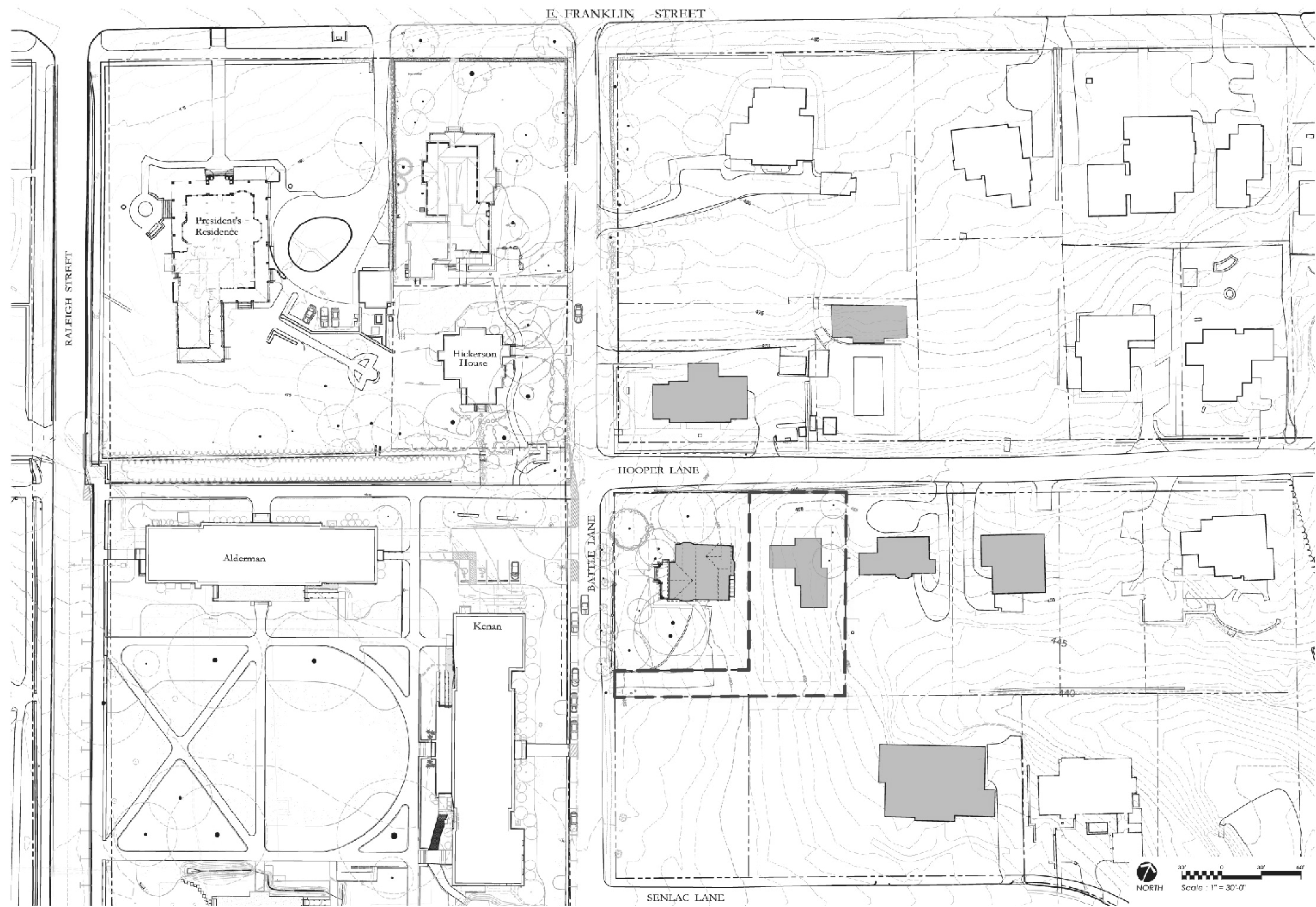
Fax: 919-967-3484

[www.bellleadership.com](http://www.bellleadership.com)



# TISE RESIDENCE

## 119 BATTLE LANE



CHAPEL HILL, NC

### DESIGN TEAM

#### OWNER

SUSAN & DON TISE  
201 BROOKGREEN DRIVE  
CHAPEL HILL, NC 27516  
PHONE: 919.219.1259  
EMAIL: DTISE@TISEKIESTER.COM  
CONTACT: DON TISE

#### STRUCTURAL ENGINEER

AUSER CREECH  
ZEBULON, NC  
PHONE: 919.817.7579  
EMAIL: GABRIEL@HAUSER-CREECH.COM  
CONTACT: GABRIEL HAUSER

#### ARCHITECT

TISE-KIESTER ARCHITECTS, PA  
P.O. BOX 3296  
CHAPEL HILL, NC 27515  
PHONE: 828.338.8350  
EMAIL: DTISE@TISEKIESTER.COM  
CONTACT: DON TISE

#### LANDSCAPE ARCHITECT

DAVID SWANSON  
CHAPEL HILL, NC  
PHONE: 919.929.9900  
EMAIL: DAVID@SWANSONLANDSCAPEARCHITECTURE.COM  
CONTACT: DAVID SWANSON

#### CONTRACTOR

KRICHCO CONSTRUCTION  
P O BOX 9400  
CHAPEL HILL, NC 27515  
PHONE: 919.933.1211  
EMAIL: ANDY@KRICHCO.COM  
CONTACT: ANDY KRICHMAN

### VICINITY MAP



### TISE RESIDENCE

119 BATTLE LANE  
CHAPEL HILL, NC

Job Number:

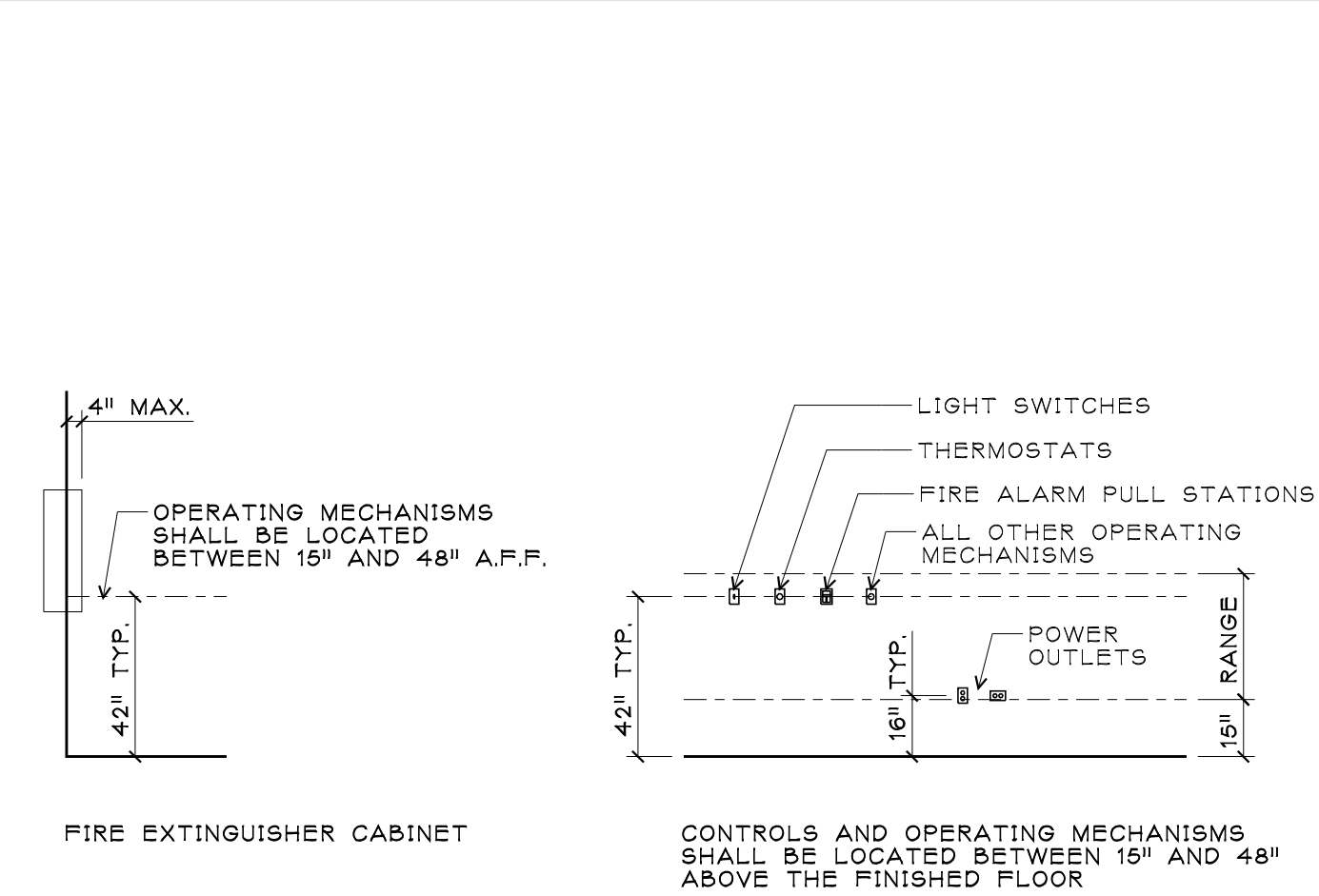
Date: 01.14.18

Revisions:


### STANDARD ABBREVIATIONS

A	AT	M	MAS	MASONRY
AB	ANCHOR BOLT	MAX	MAX	MAXIMUM
A/C	AIR CONDITIONING	MECH	MECH	MECHANICAL
ACI	AMERICAN CONCRETE INSTITUTE	MFR	MFR	MANUFACTURER
ADJ	ADJACENT OR ADJUSTABLE	MIN	MIN	MINIMUM
APF	ABOVE FINISHED FLOOR	MISC	MISC	MISCELLANEOUS
ALUM	ALUMINUM	MO	MO	MASONRY OPENING
APPROX	APPROXIMATELY	MTO	MTO	MOUNTED
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MTL	MTL	METAL
B	BLDG	N	NEC	NATIONAL ELECTRICAL CODE
BLK	BLOCKING	NEMA	NEMA	NATIONAL ELECTRIC MFR'S ASSOCIATION
BM	BEAM OR BENCH MARK	NFPA	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
BOT	BOTTOM	NIC	NIC	COT IN CONTRACT
BRG	BEARING	NO	NO	NUMBER
C	CI	NOM	NOM	NOMINAL
CJ	CONTROL JOINT	NTS	NTS	NOT TO SCALE
CL	CENTER LINE	O	OC	ON CENTER
CLG	CEILING	OD	OD	OUTSIDE DIAMETER
CLO	CLOSET	OPC	OPC	OFFICE
CLR	CLEAR	OH	OH	OPPOSITE HAND
CMU	CONCRETE MASONRY UNIT	OPNG	OPNG	OPENING
COL	COLUMN	OZ	OZ	OUNCE
CONC	CONCRETE	P	PL	PLATE OR PROPERTY LINE
CONST	CONSTRUCTION	PLAS	PLAS	PLASTIC
CONT	CONTINUOUS	PLBG	PLBG	PLUMBING
CORR	CORRIDOR	PLWD	PLWD	PLYWOOD
CPT	CARPET	PNL	PNL	PANEL
CT	CERAMIC TILE	PSF	PSF	POUNDS PER SQUARE FOOT
CTR	CENTER	PSI	PSI	POUNDS PER SQUARE INCH
CW	COLD WATER	PT	PT	PRESSURE TREATED
D	DTL	PTD	PTD	PAINTED OR PAPER TOWEL DISPENSER
DIA	DIAMETER	PVC	PVC	POLYVINYL CHLORIDE
DIM	DIMENSION(ED)	R	R	RADIUS OR RISER
DN	DOWN	RCP	RCP	REFLECTED CEILING PLAN
DWG	DRAWING	RD	RD	ROOF DRAIN
E	EA	RECPT	RECPT	RECEPTACLE
EJ	EXPANSION JOINT	REINF	REINF	REINFORCED
ELEC	ELECTRICAL	REQD	REQD	REQUIRED
ELEV	ELEVATION OR ELEVATOR	RM	RM	ROOM
EOS	EDGE OF SLAB	ROW	ROW	RIGHT-OF-WAY
EQ	EQUAL	RP	RP	REFERENCE POINT
EQUIP	EQUIPMENT	S	SATC	SUSPENDED ACOUSTICAL TILE CEILING
EW	ELECTRIC WATER COOLER	SECT	SECT	SECTION
EW	ELECTRIC WATER HEATER	SF	SF	SQUARE FOOT OR FEET
EXT	EXHAUST	SHT	SHT	SHEET
EXT	EXTERIOR OR EXTERNAL	SIM	SIM	SIMILAR
F	FD	SPEC	SPEC	SPECIFICATION(S)
FD	FLOOR DRAIN	SS	SS	STAINLESS STEEL
FEC	FIRE EXTINGUISHER CABINET	STD	STD	STANDARD
FPE	FINISHED FLOOR ELEVATION	STC	STC	SOUND TRANSMISSION CLASS
FHC	FIRE HOSE CABINET	STL	STL	STEEL
FLUOR	FLUORESCENT	STRUCT	STRUCT	STRUCTURE OR STRUCTURAL
FOM	FACE OF MASONRY	SQ	SQ	SQUARE
FT	FOOT OR FEET	SV	SV	SHEET VINYL
FTG	FOOTING	T	T	TREAD
G	GA	TA	TA	TOILET ACCESSORY
GA	GAUGE	TEL	TEL	TELEPHONE
GALV	GALVANIZED	T&G	T&G	TONGUE AND GROOVE
GB	GRAB BAR	TOB	TOB	TOP OF BEAM
GL	GLASS OR GLAZING	TOC	TOC	TOP OF CONCRETE
GWB	GYPSON WALL BOARD	TOF	TOF	TOP OF FOOTING
GTP	GYPSON	TOS	TOS	TOP OF SLAB OR STEEL
H	HB	TOW	TOW	TOP OF WALL
HCP	HANDICAP	TP	TP	TEXTURED PRODUCT
HDW	HARDWARE	TPD	TPD	TOILET PAPER DISPENSER
HD	HIGH INTENSITY DISCHARGE	TYP	TYP	TYPICAL
HM	HOLLOW METAL	U	UL	UNDERWRITER'S LABORATORY
HORIZ	HORIZONTAL	UNO	UNO	UNLESS NOTED OTHERWISE
HR	HOUR	V	VCT	VINYL COMPOSITION TILE
HT	HEIGHT	VERT	VERT	VERTICAL
HTG	HEATING	VTR	VTR	VENT TO ROOF
HTR	HEATER	VWC	VWC	VINYL WALL COVERING
HVAC	HEATING, VENTILATION & AIR CONDITIONING	W	W	WITH
HW	HOT WATER	WC	WC	WATER CLOSET
I	ID	WD	WD	WOOD
INCAN	INCANDESCENT	WH	WH	WATER HEATER
INCL	INCLUDING	W/O	W/O	WITHOUT
INSUL	INSULATION	WP	WP	WATERPROOFING
INT	INTERIOR OR INTERNAL	WWF	WWF	WELDER WIRE FABRIC
J	JAN	Y	YD	YARD(S)
JT	JANITOR			
JST	JOINT			
JST	JOIST			
K	KIT			
KIT	KITCHEN			
L	LAM			
LAM	LAMINATE OR LAMINATED			
LAV	LAVATORY			
LBS	POUNDS			
LTG	LIGHTING			
LVR	LOUVER			

### STANDARD MOUNTING HEIGHTS



### LUMO NOTES

- ZONING DISTRICT = R2
- SETBACKS  
FRONT YARD (HOOPER) 26'-0"  
SIDE YARD 11'-0"  
REAR YARD 13'-0"
- (F) MAX BUILDING HEIGHT @ SETBACK = 29'-0"  
(G) MAX BUILDING HEIGHT @ INTERIOR CORE = 50'-0"
- BUILDING HEIGHT CALCULATION  
9'-0" BACK FROM FRONT SETBACK = 4.5' OF ADDITIONAL HEIGHT  
MAX ALLOWABLE BUILDING HEIGHT = 29'-0" + 4'-6" = 33'-6"

### INDEX OF DRAWINGS

#### COVER SHEETS

CS1 Cover Sheet, Standards, and Index

#### ARCHITECTURAL

C1.0 Existing Conditions Survey  
C1.0A Utility and Site Disturbance  
C1.1 Site Plan  
A1.1 First Floor Plan  
A1.2 Second Floor Plan  
A1.3 Loft/Attic Plan

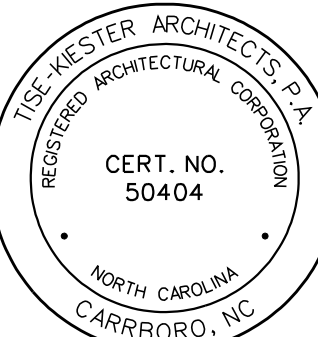
E1.1 Power & Lighting  
M1.1 Mechanical

A2.1 Roof Plan

A3.1 Exterior Elevations  
A3.2 Exterior Elevations  
A4.1 Building Section  
A4.2 Building Section

S1 Foundation Plan  
S2 First Floor Framing Plan  
S3 Attic/Loft Framing Plan  
S4 Roof Plan  
S5 Details  
S6 Details  
S7 Details  
S8 Details  
S9 Details  
S10 Details

A5.1 Details  
A5.2 Railing Details  
A7.1 Interior Elevations  
A7.2 Interior Elevations  
A7.3 Interior Elevations  
A9.1 Schedules



Cover Sheet, Standards, and Index

Sheet

# CS1



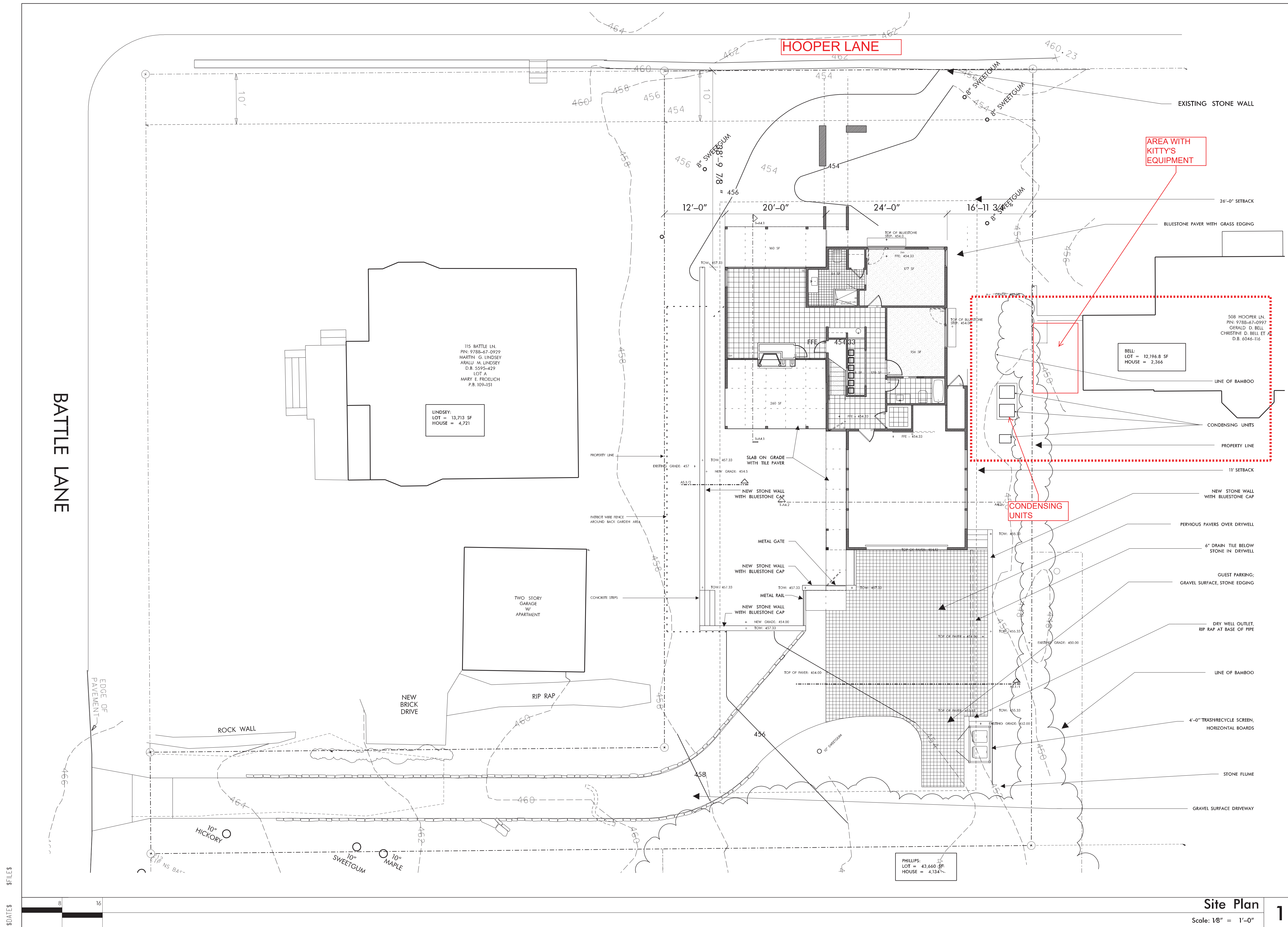
119 BATTLE LANE  
CHAPEL HILL, NC

■ Job Number: —

■ Date: 09.11.19

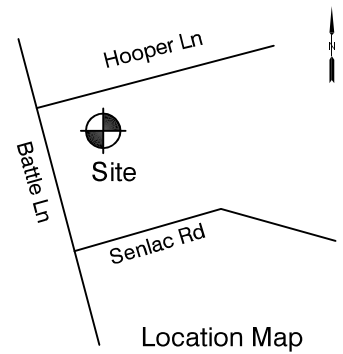
■ Revisions:

## C1.3



### Notes

- 1) Area by Coordinate Method
- 2) All distances are horizontal ground distances in U.S. survey feet.
- 3) This survey performed without benefit of title examination and is made subject to any document which may affect subject property.
- 4) Surface and subsurface utilities depicted hereon are based on visible evidence only. Utility companies should be contacted for information regarding any utilities.



### Impervious surface data

dwelling 2426 sf  
walls 245 sf  
stone pavers 69 sf  
brick pavers 80 sf  
gravel drive 1393 sf  
hvac & generator 22 sf  
total 4219 sf  
31.8% of lot area

pervious pavers area=1187 sf

### Building Setbacks

front 26'  
interior 11'  
solar 13'

### Surveyor's Certificate State of N.C.

I certify that this plat was drawn under my supervision from an actual survey made under my supervision, deed description recorded in (see deed reference); that the ratio of precision is 1:15,000'; and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). This 9th day of September, 2019.

Stephen M. Puckett  
Professional Land Surveyor L-3991



Sheet 1 of 2

### Legend (unless noted otherwise)

5/8" Rod Found	●	Electrical Transformer	ET
#5 Rebar Set	○	Telephone Pedestal	TP
Calculated Point	▲	Covered Porch	CP
Electrical Pedestal	EP	Cable T.V. Pedestal	CT
Utility Pole	⊗	Water Meter	WM
Area Light	⊗	Property Line	_____
Clean Out	CO	Right of Way Line	_____
Power Meter	PM	Deed Line	_____
Gas Meter	GM	Property Line Tie	_____
Screened Porch	SP	Aerial Utility Line	_____
H.V.A.C.	HV	Sanitary Sewer MH	Ⓢ
Overhead Utilities	OHU	Manhole	MH
Septic Utilities	SU	Fire Hydrant	Ⓜ
Retaining Wall	RW	Septic Tank	ST

Date: September 2, 2019

### Parcel Data

Address: 119 Battle Ln  
Chapel Hill, NC 27514  
Subdivision: Mary E. Froelich  
Lot: B  
Plat Book: 109/151  
Deed Book: 5852/225  
Township: Chapel Hill  
County: Orange  
State: N.C.  
PIN: 9788680090

As-built survey for:

**Krichco  
Construction**

***Puckett Surveyors, PLLC***  
***Professional Land Surveyors***

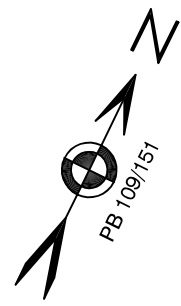
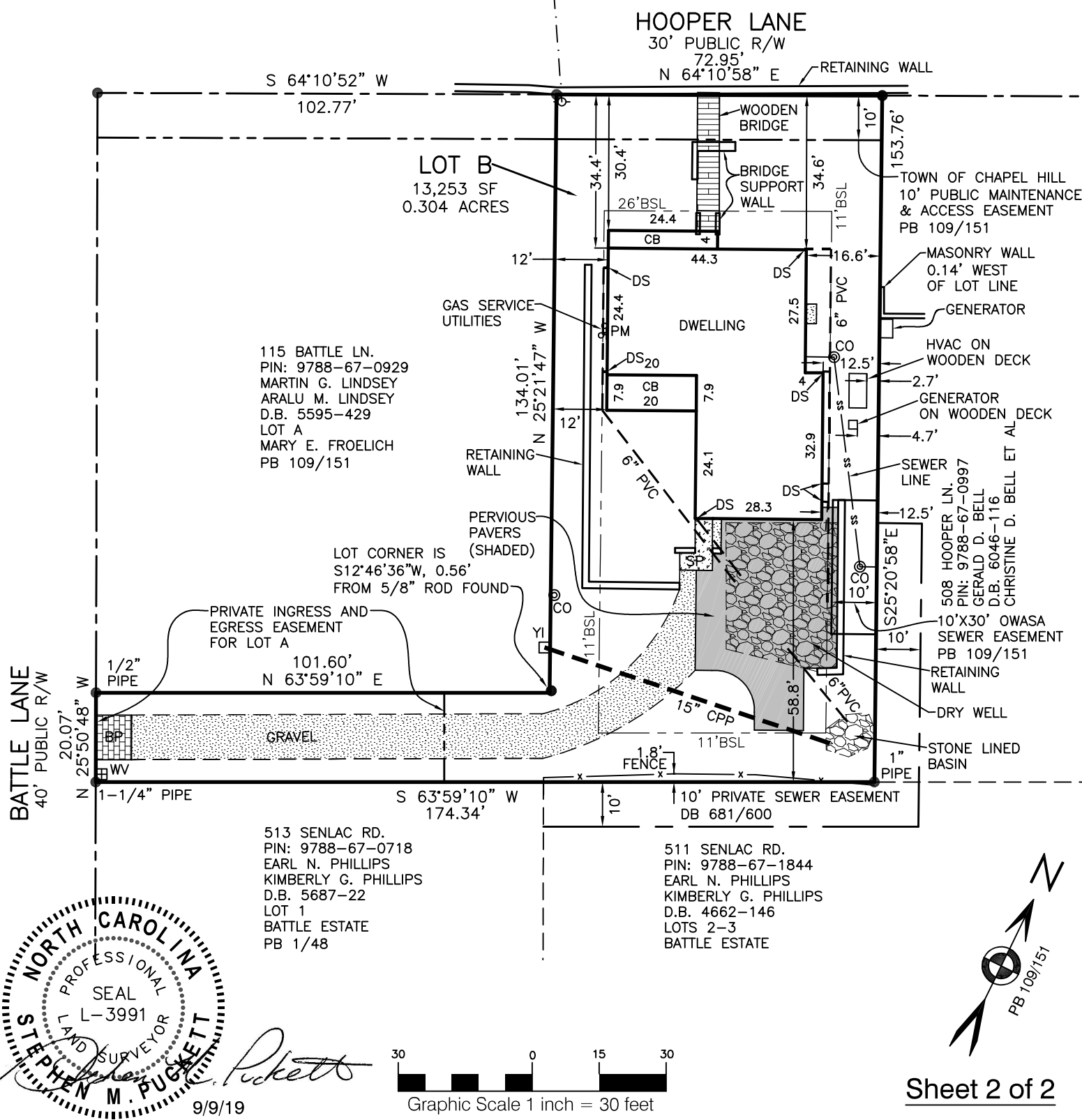
*Firm License No. (P-1168)*

*1555 N.C. 56 Suite B2*

*Creedmoor, N.C. 27522*

*P. 919.528.8900*

File:18093



Sheet 2 of 2

Legend (unless noted otherwise)

5/8" Rod Found	●	Building Setback Line	SBL
#5 Rebar Set	○	Telephone Pedestal	TP
Calculated Point	▲	Covered Porch	CP
Electrical Pedestal	EP	Stone Pavers	SP
Utility Pole	⊗	Water Meter	WM
Area Light	⊗	Property Line	———
Clean Out	CO	Right of Way Line	- - - - -
Power Meter	PM	Deed Line	- - - - -
Gas Meter	GM	Property Line Tie	———
Pervious Pavers	PP	Aerial Utility Line	- - - - -
H.V.A.C.	HV	Sanitary Sewer MH	Ⓢ
Overhead Utilities	OHU	Covered Balcony	CB
Down Spout	DS	Fire Hydrant	Ⓜ
Retaining Wall	RW	Brick Pavers	BP

Date: September 2, 2019

Parcel Data

Address: 119 Battle Ln  
Chapel Hill, NC 27514

Subdivision: Mary E. Froelich

Lot: B

Plat Book: 109/151

Deed Book: 5852/225

Township: Chapel Hill

County: Orange

State: N.C.

PIN: 9788680090

As-built survey for:

**Krichco Construction**

**Puckett Surveyors, PLLC**  
Professional Land Surveyors

Firm License No. (P-1168)

1555 N.C. 56 Suite 2  
Creedmoor, N.C. 27522  
P. 919.528.8900

File:18093



Town of Chapel Hill, North Carolina

# CERTIFICATE OF APPROPRIATENESS

HAS BEEN ISSUED FOR

PIN 9788-68-0090; Project #17-079

Date: October 10, 2017

☐ Alteration-Repair of Existing Structure(s)  
☒ Construction of New Structure(s)  
– new 2-story wood house, with conditions  
☐ Other

Located at: 119 Battle Ln

  
Robert Epting, Commission Chair

Donald & Susan Tise  
Property Owners

Donald Tise  
Applicant

This card must be kept posted in a conspicuous location until all phases of the described project are completed. The work must conform with the Code of Ordinances of the Town of Chapel Hill and laws of the State of North Carolina. This Certificate of Appropriateness has been issued consistent with the proposal found in the attached application materials.



DEPARTMENT OF PLANNING &  
DEVELOPMENT SERVICES  
Town of Chapel Hill  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514

phone (919) 969-5066 fax (919) 969-2014  
www.townofchapelhill.org

October 10, 2017

Mr. Donald Tise  
201 Brookgreen Dr  
Chapel Hill, NC 27516

Re: 119 Battle Ln (PIN 9788-67-5955; Project #17-079) - Certificate of Appropriateness

Dear Mr. Tise:

At its September 12, 2017 meeting, the Chapel Hill Historic District Commission voted to approve a conditional Certificate of Appropriateness (project #17-079) for your proposal to construct a new two story wood house at 119 Battle Ln.

The Historic District Commission based its action on plans submitted with the application, materials presented at the meeting, and discussion. In its action, the Commission noted that a conditional Certificate of Appropriateness would be issued based the findings that the proposed project is not incongruent with the special historic character of the District, and in particular, that it satisfies New Construction Design Guidelines 1, 2, 3, 4, 5, 6, 7, 9, and Historic District Commission review criteria a, b, c, d, e, f, g, j. The approval is conditioned upon changing the metal rail material on the bridge to chord, and shifting the driveway location to the south as discussed and agreed in the public hearing.

Attached is the Certificate of Appropriateness placard filed today, which must be displayed at the site during construction activities, as well as a copy of the plans approved for a Certificate of Appropriateness. Any further changes to the approved plans may require review and approval by the Historic District Commission. At this point, you should now contact the Town's Development Services Division if you have not done so already to submit the necessary documentation for securing any required zoning and/or building permit(s). As discussed with Planning and Public Works staff, additional approvals may be required as part of the zoning process (i.e., modification of an existing maintenance easement and a structure greater than 6' in height located within a setback).

Any decision of the Historic District Commission in granting or denying a certificate of appropriateness may be appealed to the board of adjustment and shall be reviewed on the record. An application for appeal shall be filed, with the town clerk, within thirty (30) days of the filing of the decision being appealed or the delivery of any required written notice of the decision, whichever is later. If any application for appeal to the above referenced Certificate of Appropriateness is filed with the Town clerk, we will be sure to contact you. If you have any questions, please call John Richardson, who is the Interim Planning Operations Manager for Planning & Development Services, at 919-969-5075.

Sincerely,

Bob Epting, Chair of the Chapel Hill Historic District Commission

cc: Planning & Development Services, Inspections Division