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Town of Chapel Hill  
Office of Planning and Sustainability  
Development Services 919-969-5066  
[planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

<b>Chapel Hill Historic District</b> <b>Certificate of Appropriateness Application</b>	Project:	<b>19-055</b>
<p><b>Project Description:</b> "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. The proposed work for which we are seeking another COA involves: a new landscape gathering area on the north side of the property; a new exterior doorway connecting the house to this new area; an alteration to a brick walkway along the north side of the house; a relocation of the HVAC units and a new enclosure around them; a new exterior doorway on the south side of the house connecting the house to a new terrace extension; a new location for bike parking; a proposed change to some of the windows and doors from fiberglass/wood (previously approved) to aluminum/wood; and a proposed change of roofing material over the existing one-story wings of the house from standing seam metal (previously approved) to architectural asphalt shingles</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><b>Instructions:</b> Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred)</p> <p><b>Deadlines:</b> Applications are due by the close of business 30 calendar days prior to the scheduled meeting date.</p> <p><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.</p>	<p>BY:</p> <p>DATE: <b>Anya Grahn,</b> <b>8/12/2019</b></p> <p><b>Amendment submitted</b> <b>2/10/2020</b></p>	



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#### A: Property Information

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

#### B: Applicant Information

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

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

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

#### 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'	64.1'	23'-1"	30'-10"		
	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)	42	+152	194	0.061	0.065	Existing	Proposed
Impervious Surface Area (ISA)	19,050	+ 2,394	21,444			0.22	0.24
New Land Disturbance			18,762				

### 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
<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 checked="" type="checkbox"/>	<input 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 checked="" 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 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 <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"/>





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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 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. <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 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. <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 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 <a href="#">Orange County Real Estate Data</a> ; 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. <b>Demolition/Relocation Information</b> (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.					
<b>9.</b> 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"/>
<b>10.</b> Certificate of Appropriateness fee per <a href="#">Planning &amp; Sustainability Fee Schedule</a>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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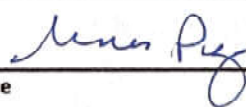
**G: Applicant signature**

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		2/6/20
Applicant (printed name)	Signature	Date
Meredith Perry, North Carolina Study Center		2/6/20
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 <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)**



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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	The proposed work retains and preserves existing site features and plantings. A new brick walkway, which replaces an existing brick walkway, is given a gentle curve. New site features include: Chapel Hill gravel, which is already present on the property; wood benches, similar to ones at the Coker Arboretum; and half-buried boulders, similar in nature to the existing rubble stone wall.
II/17	Walls & Fences	A new wood-slat enclosure screen around the HVAC units is proposed. Its design is similar to other enclosures in the district. Its horizontal slats and its paint color will have a relationship with the wood-lap siding of the house, allowing it to disappear as much as possible. As part of the terrace extension, the western-most end of the brick bench with bluestone top has been shifted to the west. In order to break up the mass and length of that bench, a 5' wide opening has been created in the bench.
II/19	Walkways, Driveways & Offstreet Parking	The proposed changes involve: adding a gentle curve to the previously approved brick walkway along the north side of the house; tweaking the brick walkway at the northern-most ADA parking spot; shifting a previously approved brick walkway to the south which connects the bottom of the terrace ramp to the southern-most parking spot in order to make room for a new planting bed at the southwestern end of the terrace ramp; and moving the previously approved bike parking pad to the south of the terrace.
II/23	Exterior Lighting	The proposed new exterior lighting is designed to be as discreet as possible, with small downlighting fixtures in out-of-sight places.
11/28	Masonry	The extension of the terrace, terrace bench, and ramp are to be of previously approved brick, in addition to new bluestone paving for the terrace extension.
III/32	Architectural Metals	The proposed ramp extension has previously approved wrought-iron handrails. The new steps to the north have similar wrought-iron handrails.
III/37	Roofs	The proposed change of roofing over the one-story wings from previously approved standing-seam metal to asphalt architectural shingles will be an in-kind replacement of roofing material since the current roof over those wings is asphalt architectural shingles. The roof of a small proposed addition to the garden storage shed will be asphalt architectural shingles to match the roof of the previously approved shed.
III/41	Windows & Doors	The proposed changes to window and door materials, from previously approved fiberglass / wood to aluminum / wood, will allow for an in-

		kind material replacement. The majority of the existing windows (23 out of a total of 42) currently have aluminum-clad replacement sashes.
IV/54	Additions	A 7'-3" long by 4'-2" deep by 5'-6" tall addition is proposed to the previously approved new garden storage shed. This addition will allow long-term bicycle storage for two bicycles. Its detailing will match the detailing of the storage shed.

## **F1. Written description of physical changes proposed**

1. We propose to make the following changes to the north side of the house and property:
  - Add a small gathering space where a group of up to 20 students could meet in a quiet but secluded location. The intent is that this space will be comfortable for this size group (infrequent) but more often it will be used by two to five students as a quiet 'get-away' space.
  - The gathering space is approx. 25 ft X 55 ft with an organic, informal shape and curved lines. The materials will be very low-key and historically appropriate gravel surface of either Chapel hill gravel or Delaware Valley Pea gravel to be contained by a stone edging. Informal layout of four to five large stone boulders are proposed to provide definition and space containment and allow for the space to 'grow' from the site.
  - Benches are proposed that can be moved for flexible seating, but the intent is to have the benches oriented toward the Battle House. The benches will be six traditional wood benches similar to the campus standard benches found at the nearby Coker Arboretum. In addition, a stone bench is proposed that will be incorporated into one of the boulders.
  - Additional evergreen landscaping for buffer and screening between the north side of the Battle House and Senlac Lane. These plantings are shown in an informal and naturalized layout with varying heights and density of plantings for an opaque screen (plantings as spaced to allow for full maturity and additional growth). The intent is to provide naturalized screening to separate the space from the public view along Senlac Lane.
  - Moonlighting and up lighting of trees and simple landscape path lighting will provide low key ambient lighting for evening use.
  - There will be access directly out of the Battle House via a separate access entry door and landing. The door, to replace an existing wood and glass door and aluminum storm door, will be a new wood door, full-lite, with SDL's and shadow bars. Two sidelite windows will flank the doorway and will also be wood with SDL's and shadow bars. The landing will be brick, with two brick treads taking you down to grade.
  - The design of a previously approved brick walkway will be given a gentle curve to accommodate the new stoop and steps.
  - The six HVAC units have been shifted to the east to provide more of a buffer between them and the library spaces. An enclosure for the HVAC units is proposed, which will be approximately 4 feet tall, with horizontal wood slats, painted to match the siding of the house.
  - The brick walkway adjacent to the ADA parking pad has been extended to the northwestern corner of the parking pad.
2. We propose the following changes to the south side of the house and property:
  - A new doorway in the location of an existing double-hung window within the southernmost one-story wing. This doorway will allow access from the conference room to a proposed terrace expansion. The doorway and the transom above it have been designed to closely resemble the window they replace, with lite patterns



replicating that of the window it replaces and shutters to give the appearance of a window opening. The door and transom will be aluminum / wood with SDLs and shadow bars.

- The terrace, steps, and ramps have been pulled approximately 7'-6" closer to the west. The additional terrace space will be bluestone, with brick border (as previously approved) and the additional ramp length will be brick with wrought-iron handrails (as previously approved). The additional length of bench will be brick with bluestone seat top (as previously approved). In order to break up the mass and length of the bench, a 5' wide opening in the length of the bench has been added.
- A new, 3'-4" wide raised planter has been added at the southwest corner of the house. This raised planter will have brick walls and will provide a buffer between the new hardscape and the existing foundation wall of the house.
- A new planting bed has been added to the southwestern end of the terrace ramp, and the brick walkway connecting the end of the ramp to the ADA parking pad has been accordingly shifted to the south. A previously approved small tail of brick walkway at the western end of the ADA has been eliminated.
- The previously approved brick pad for bike parking, now slightly expanded to 7' x 18', has been shifted to the south end of the house to make way for the proposed gathering area along Senlac Road.
- One step has been added to the steps leading off the ADA parking pad.

3. We propose the following changes to the windows and doors:

- Because we have learned that some of the window and door sizes we have proposed, including new doors and windows and windows to be replaced, are not available as fiberglass / wood, we propose aluminum / wood windows and doors by Marvin for most of the new windows, all the new doors, and the windows to be replaced which currently have aluminum-clad replacement sashes. These windows and doors will be Marvin Signature Ultimate, will be aluminum on the exterior and wood on the interior, and will have SDLs with shadow bars. We've learned these same windows are being used for the Colonial Inn renovation in Hillsborough. This product seems like a good, weather resistant, long-lasting, historically-sensitive product for this historic property. Please refer to the exterior elevations and Sheet A2.3 for further detail.

4. We propose the following changes to the roof:

- The roof over the two one-story wings, which had previously been approved as standing-seam metal, will instead be asphalt architectural shingles. They will replace existing asphalt architectural shingles.

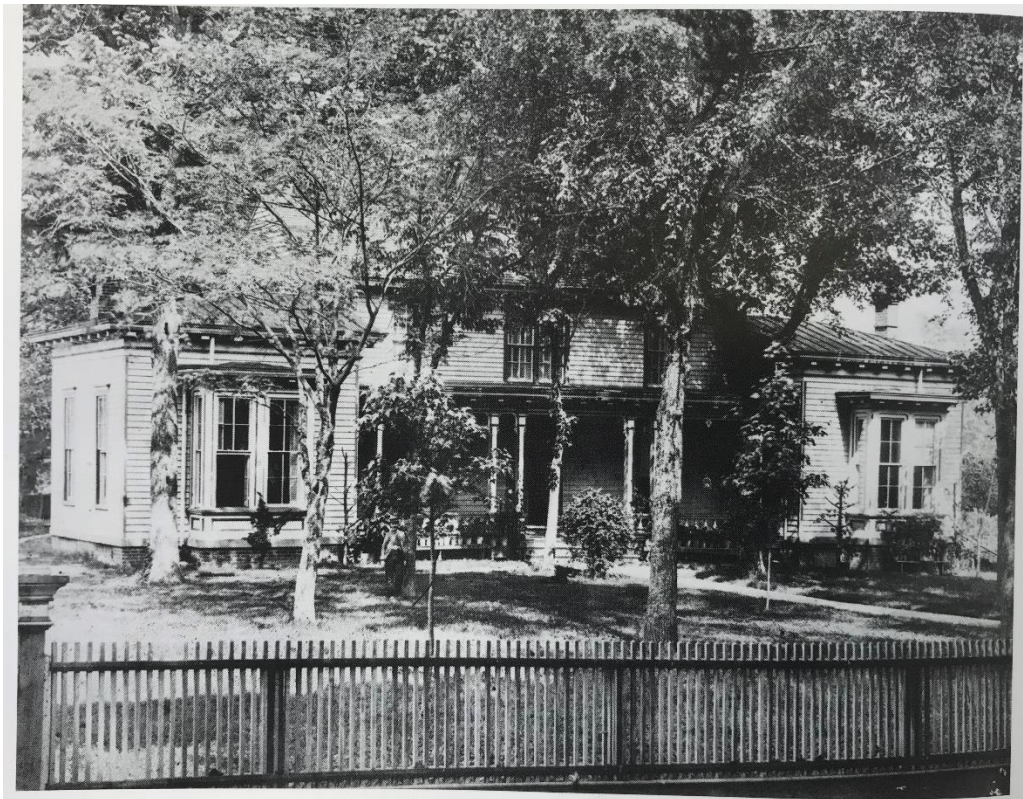
5. We propose the following changes to the previously approved garden storage shed:

- A 7'-3" long by 4'-2" deep by 5'-6" tall addition is proposed to the shed. This addition will allow long-term bicycle storage for two bicycles and will have a lockable door on its north and south ends. The addition's detailing will match the detailing of the shed.

## 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.<sup>1</sup> 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.”<sup>2</sup> 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.”<sup>3</sup>



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

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

<sup>2</sup> Ibid.

<sup>3</sup> 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].<sup>4</sup>

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<sup>4</sup> 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**

<b>Area</b>	<b>Percent Usable</b>	<b>Alternate Type</b>	<b>Alternate Percent</b>	<b>Quality</b>	<b># of Tenants</b>
-------------	-----------------------	-----------------------	--------------------------	----------------	---------------------

**Building Areas**

<b>Sub Area</b>	<b>Sub Area Description</b>	<b>Sketched Area</b>	<b>Finished Area</b>	<b>Perimeter</b>
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 <b>533,000</b>	Other Features Value <b>0</b>	Land Value <b>30,600</b>	Total Value <b>563,600</b>
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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**

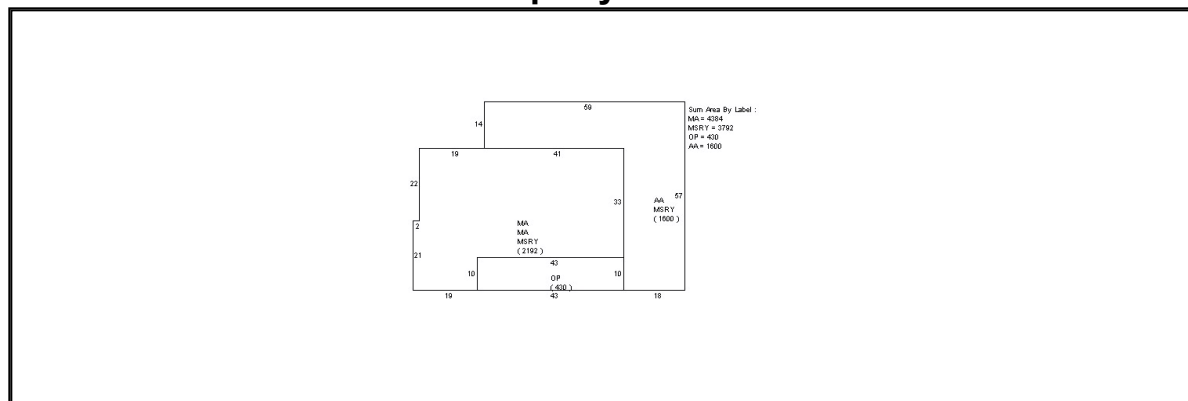
### Legal Description

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.**

<a href="#">Parcel ID (PIN)</a>	<a href="#">Location</a>	<a href="#">Owner</a>	<a href="#">Built Type</a>	<a href="#">Assessed Value</a>	<a href="#">Bathrooms</a>	<a href="#">Lot size Fin area</a>	<a href="#">LUC Description</a>	<a href="#">Neighborhood</a>	<a href="#">Sale date Sale price</a>	<a href="#">Book Page</a>
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 new stoop and steps on the north side of the Battle House will be approximately 52.5' off the northern property line (along Senlac). The edges of the expanded ramp and steps on the south side of the Battle House will be approximately 204.5' off the western property line (along Battle Lane) and approximately 121.5' off the southern property line (along S. Boundary). 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 36.5'.

C. Exterior construction materials, including texture and pattern.

*Response:* The exterior construction materials for the gathering area on the north side of the Battle House include: brick pavers for the stoop, steps, and walkway; wrought-iron railings; Chapel Hill gravel; Tennessee Fieldstone for the stone edging border; wood benches; and native rock boulders. These are all either currently found on the existing house or are found frequently throughout the town's historic districts. The exterior construction materials for the terrace and ramp extension along the south side of the Battle House include bluestone pavers, brick pavers, and wrought iron railing, all materials previously approved and either currently found on the existing house or 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 terrace and ramp extension, 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:* Though we propose a new exterior material for some of the windows and doors, the proportion, shape, positioning and location, pattern, and size of the windows and doors will all remain as previously approved, except for the new doorway on the south side of the Battle House. The doorway and the transom above it have been designed to closely resemble the window they replace, with lite patterns replicating that of the window and shutters to give the appearance of a window opening.

G. General form and proportions of buildings and structures.

*Response:* The form and proportions of the proposed stoop and steps on the north side of the house should not be incongruous with other stoop and steps in the historic districts. The form and proportions of the proposed terrace and ramp extension should not be incongruous with any accessibility upgrades that have been required to be made to other historic structures in the historic districts. The form and proportions of the ramp are significantly driven by accessibility requirements.

H. Appurtenant fixtures and other features such as lighting.

*Response:* The proposed exterior lighting along the north side of the property have been designed to be as discreet as possible, with one sconce to illuminate a doorway, small downlighting fixtures, and ground-washing fixtures in out-of-sight places. The proposed exterior lighting along the south side of the property have also been designed to be as discreet as possible and include small downlighting fixtures.

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

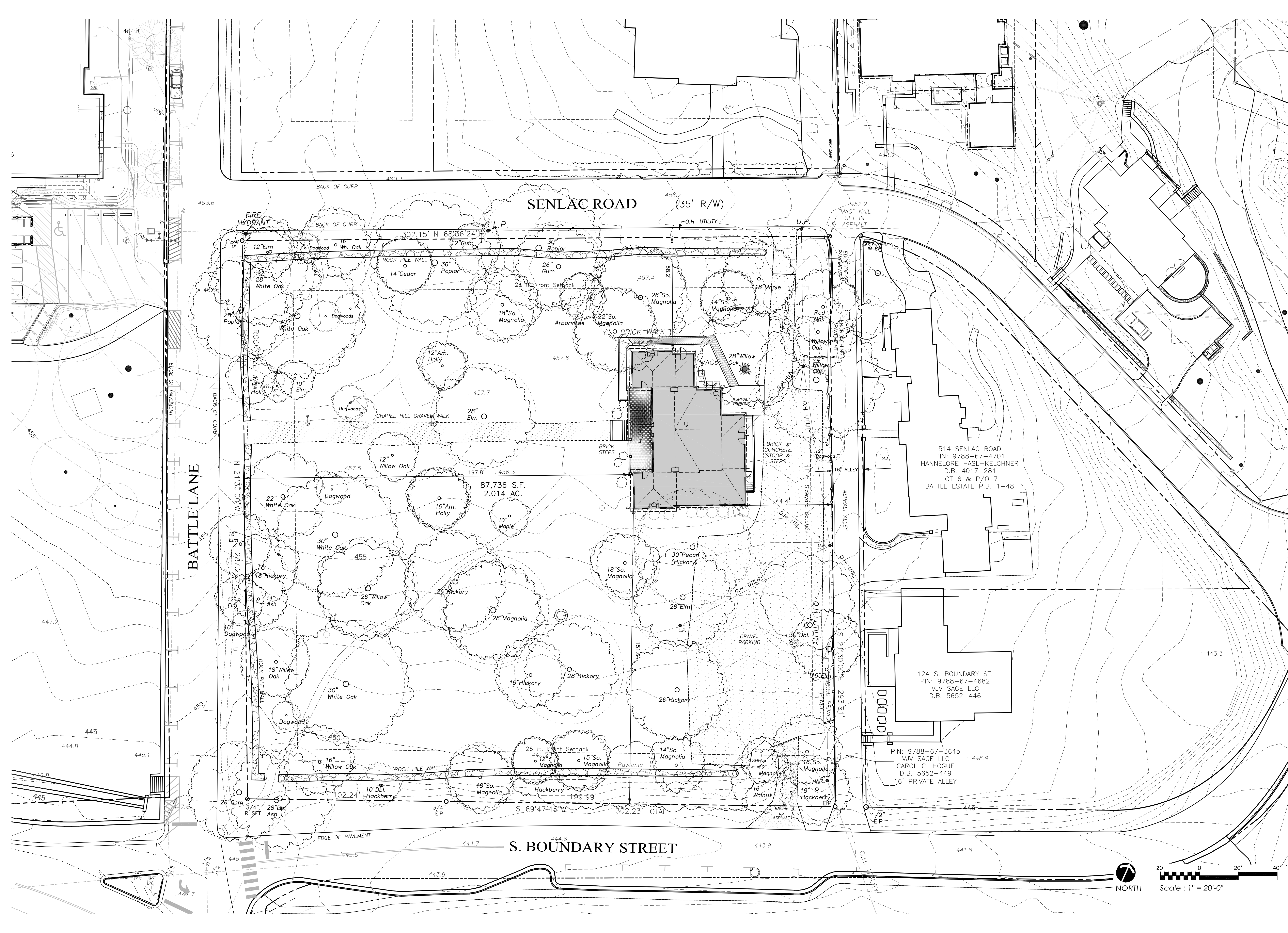
PIN REF.: 9788-67-2508  
DEED REF.: 407-449  
PLAT REF.: 1-48

Historic District  
Commission Review

Issued: 05-10-19  
Revised:

Existing Conditions  
Map

L 1.0





NATURALIZED EVERGREEN  
PLANTINGS FOR OPAQUE  
SCREEN AND BUFFER:

Red Cedar  
Magnolia  
American Holly (cultivar)  
Osmanthus  
Chindo and Prague Viburnum

SENLAC ROAD (35' R/W)

BATTLE LANE

S. BOUNDARY STREET

### Site Improvements Legend

- A. New covered elevated terrace (with roof).  
Open on three sides with bluestone floor.  
See Architectural Plans A105
- B. New elevated terrace with bluestone floor
- C. New steps with brick treads
- D. New raised planting bed
- E. New accessible parking pad  
(see Civil Plans)
- F. New ADA accessible ramp (all brick)
- G. Renovate existing driveway  
(see Civil Plans)
- 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.
- L. Renovate existing building.  
Existing Basement: 770 sf Existing First Floor: 3,540 sf Second Floor: 1,546 sf
- M. New Addition: single story - 186 sf Bay Windows - 22 sf ea
- N. Renovate existing brick walkway
- O. New bicycle loops (four) on brick pad
- P. Replace HVAC units with more efficient units  
New wood screen fence around HVAC
- Q. Extend existing elevated walk.  
with brick border and brick foundation wall.
- R. Plant Bed
- S. New wood fence trash/recycling bin screen  
with three double gates.
- T. New Garden Storage Shed
- U. New Succession Trees (native Oaks)
- V. Outdoor Gathering space  
for informal outdoor classroom  
and additional landscaping for buffer and screening

### NORTH CAROLINA STUDY CENTER

Concept  
Landscape Plan

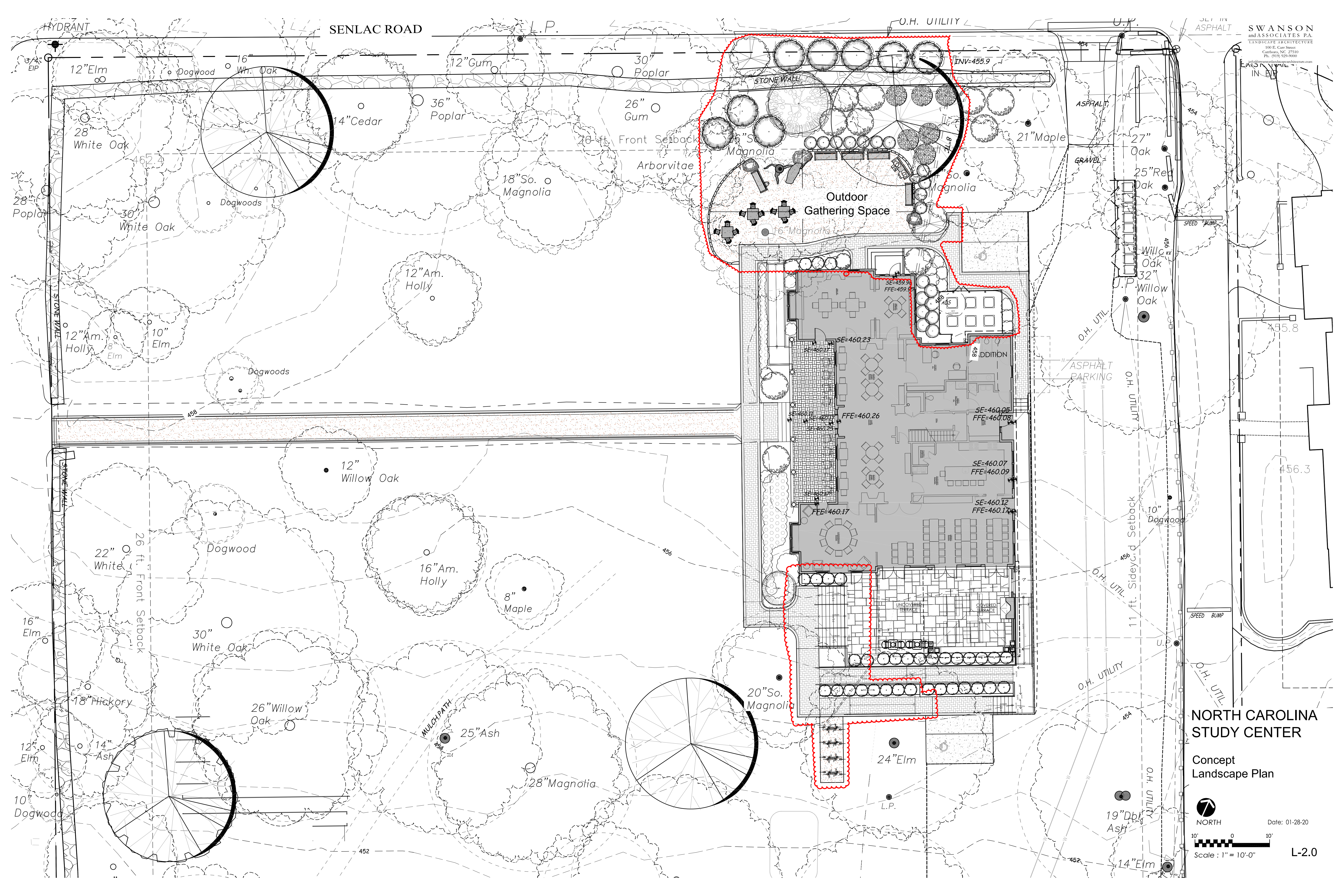


Date: 01-28-20

Scale: 1" = 20'-0"

L-1.0





SENLAC ROAD

SWANSON  
and ASSOCIATES, P.A.  
LANDSCAPE ARCHITECTURE  
100 E. Carr Street  
Carrboro, NC 27510  
Ph: 919.929.0000  
info@swansonlandscapearchitecture.com

NORTH CAROLINA  
STUDY CENTER

Concept  
Landscape Plan

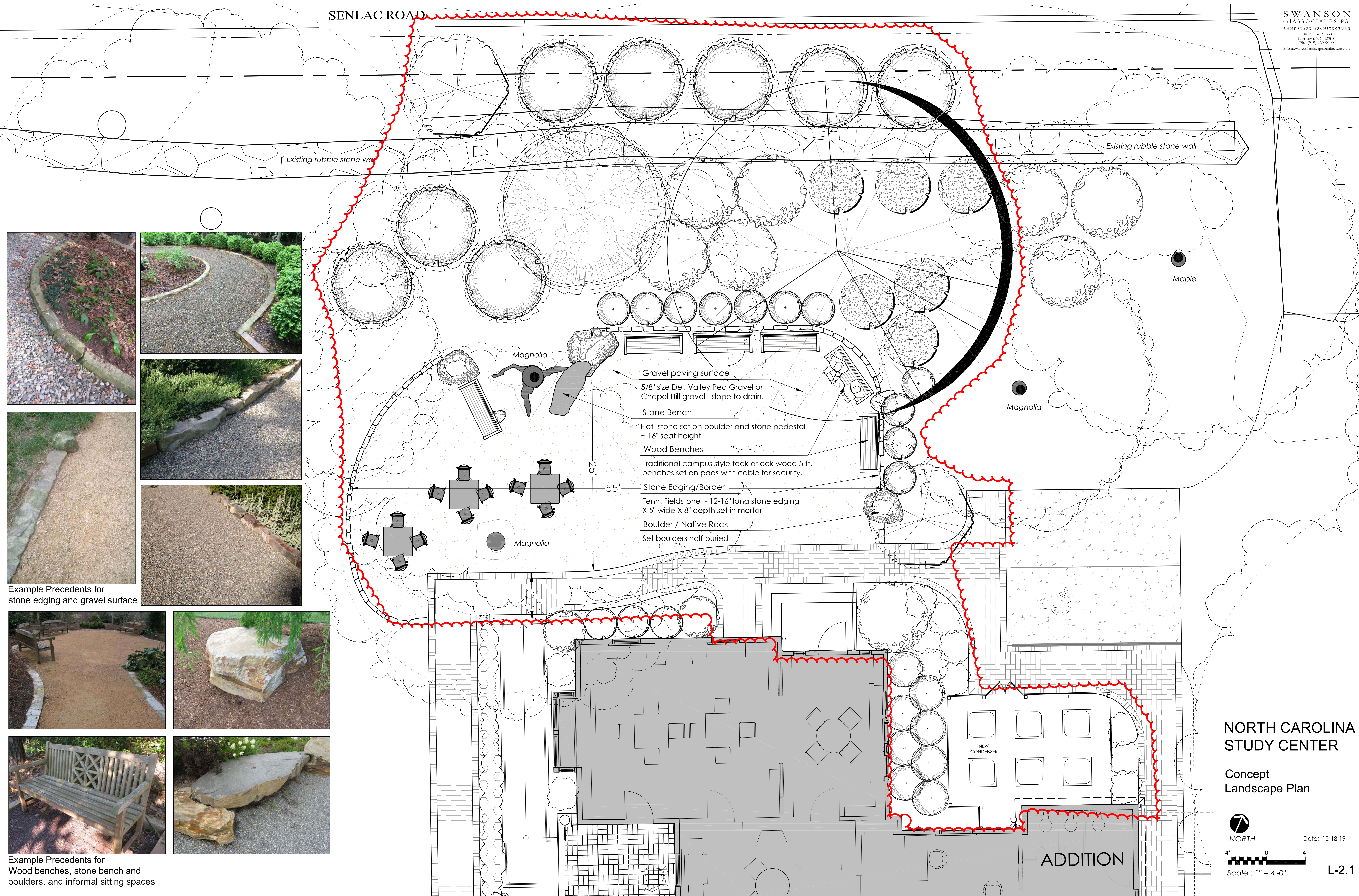


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L-2.0



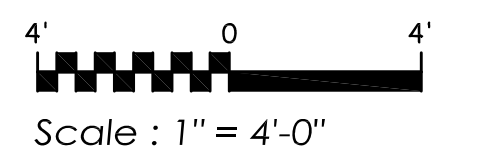


# NORTH CAROLINA STUDY CENTER

Concept  
Landscape Plan



Date: 12-18-19




L-2.1



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			PATHLIGHT, 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**



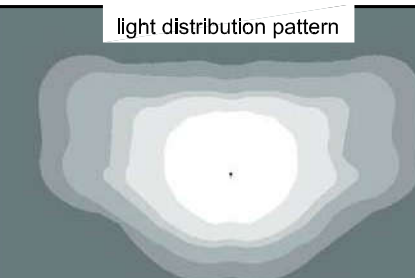
existing area light

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.

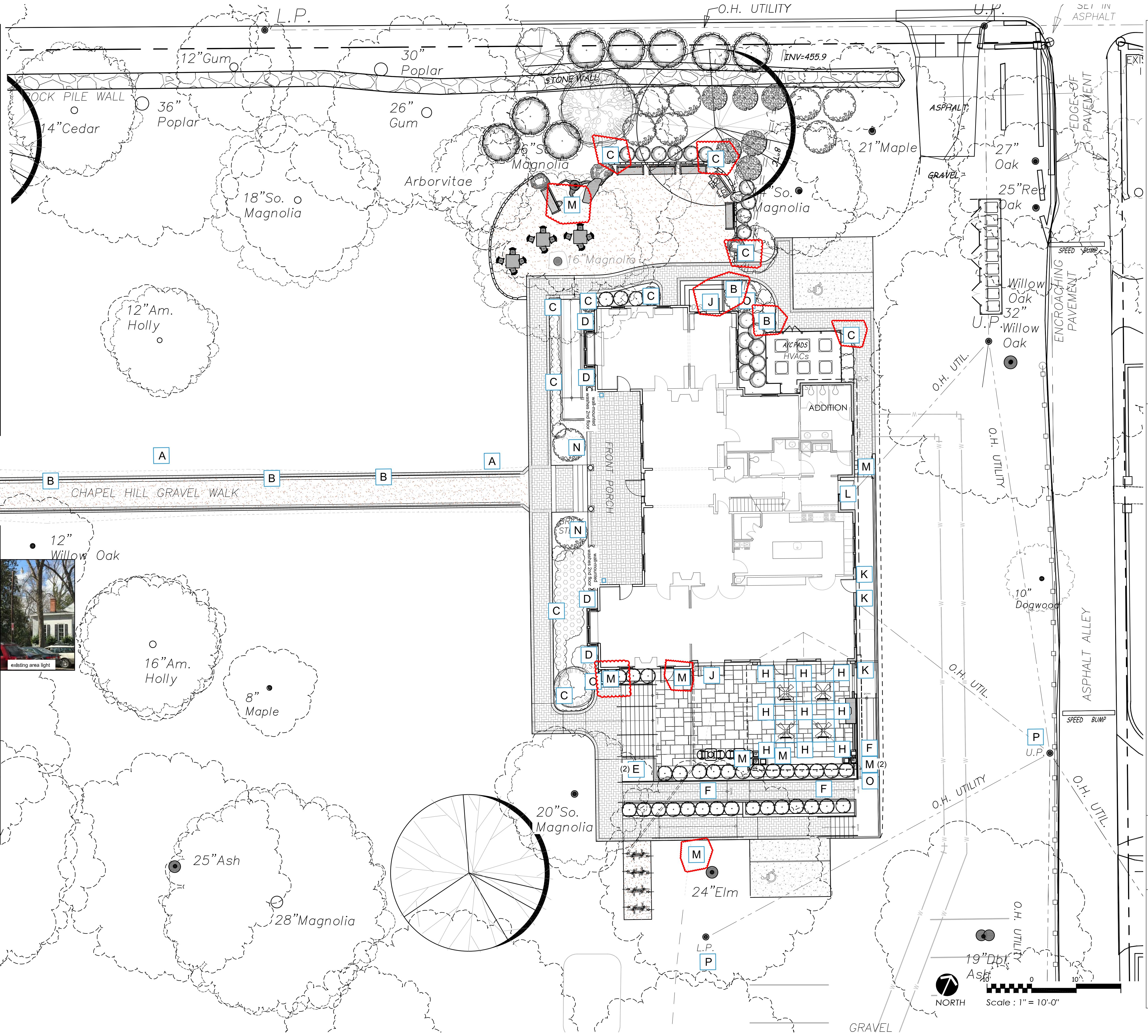
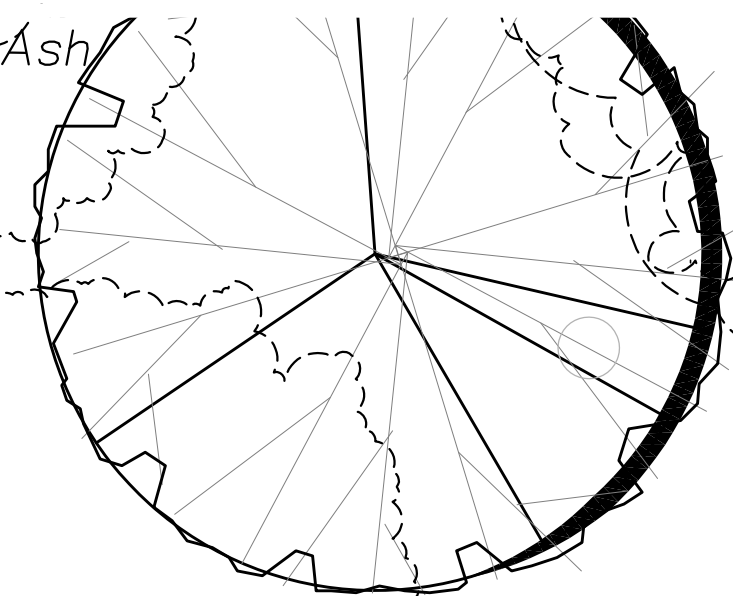
LED	50 watts
(Light Emitting Diodes)	
Mounting heights	12', 13', 16'
Color	Black
Poles	Smooth round concrete Fluted concrete Fiberglass Decorative aluminum

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



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



SWANSON  
and ASSOCIATES P.A.  
LANDSCAPE ARCHITECTURE  
100 E. Carr Street  
Carrboro, NC 27510  
Ph: (919) 926-9000  
info@swansonlandscapearchitecture.com



**The Battle House  
NC STUDY CENTER**  
203 Battle Lane  
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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  
02-07-20

Site Lighting

**L 2.3**



Addition &  
Renovations to  
The Battle House

NC STUDY CENTER

203 Battle Lane  
Chapel Hill, NC 27514

Construction  
Documents

Not For Construction

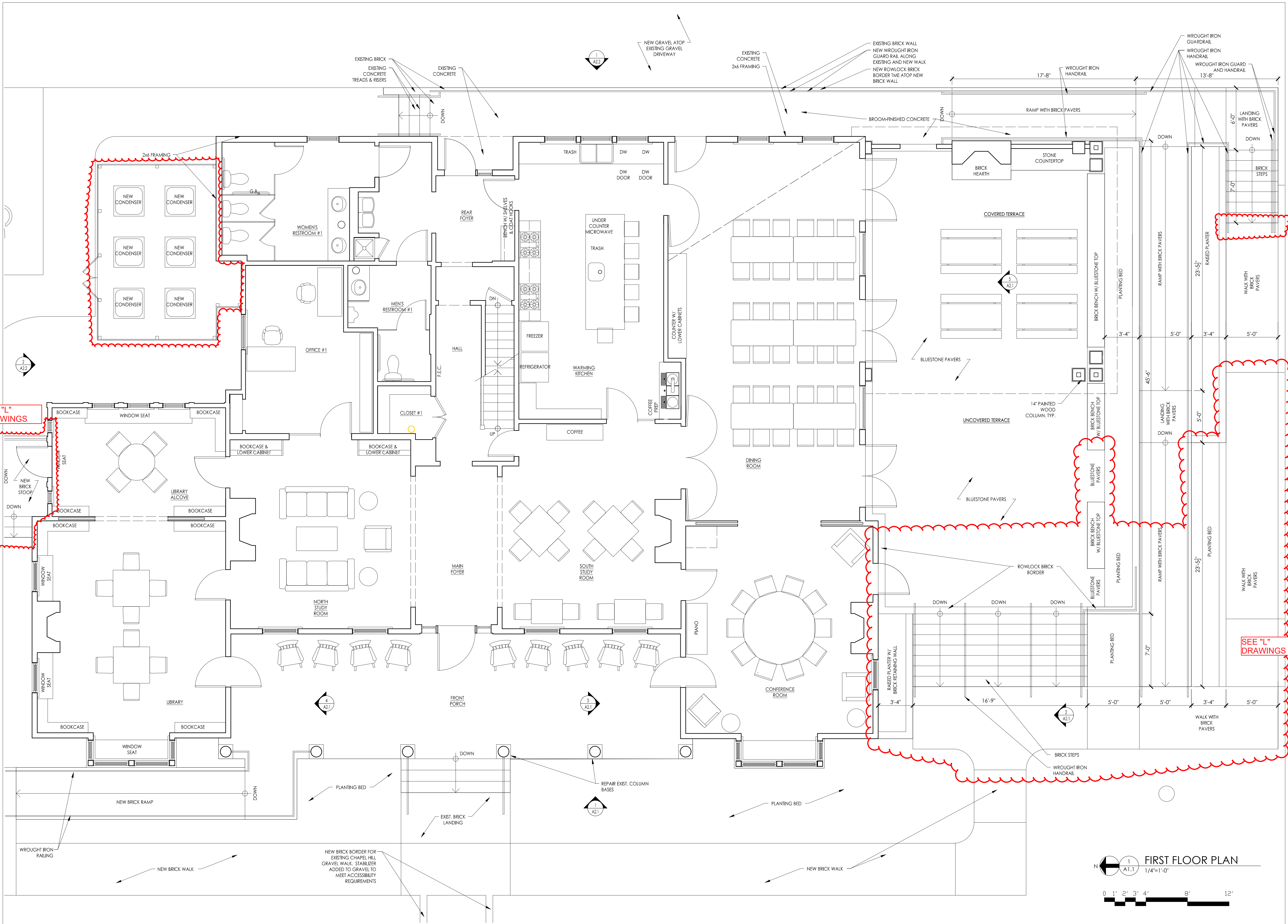
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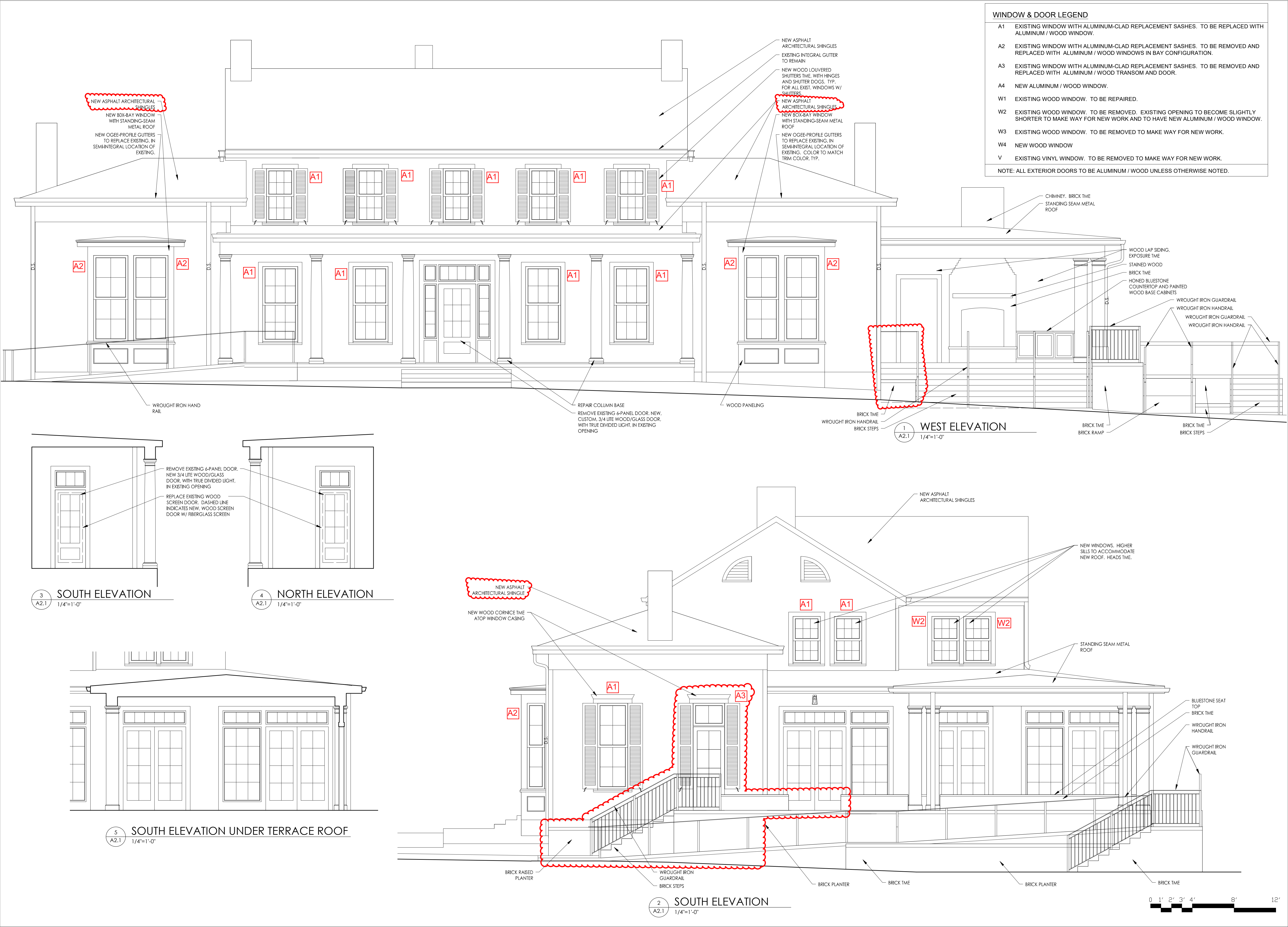
REVISIONS

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

FIRST FLOOR  
PLAN

DATE	2.8.20	SHEET
SCALE	AS NOTED	A1.1
DRAWN	BH	
PROJECT NUMBER		





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

Construction  
Documents

Not For Construction

ISSUED

REVISIONS

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

EXTERIOR  
ELEVATIONS

DATE SHEET

SCALE 2.8.20

AS NOTED

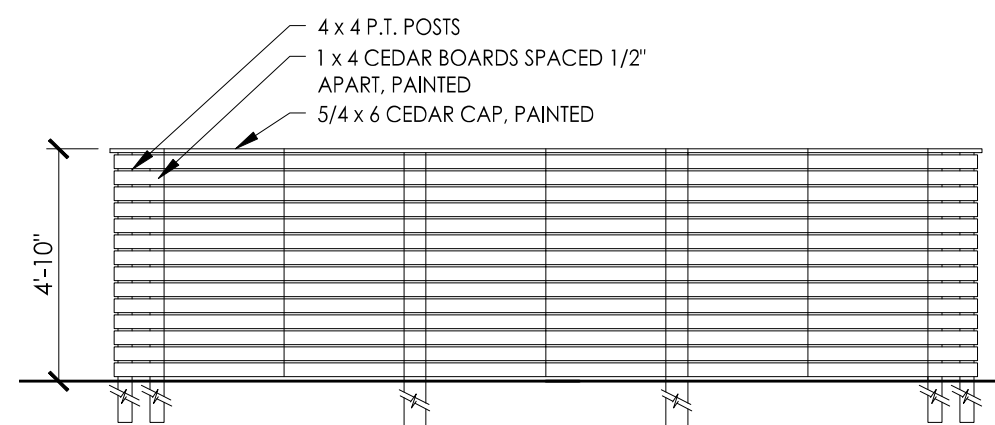
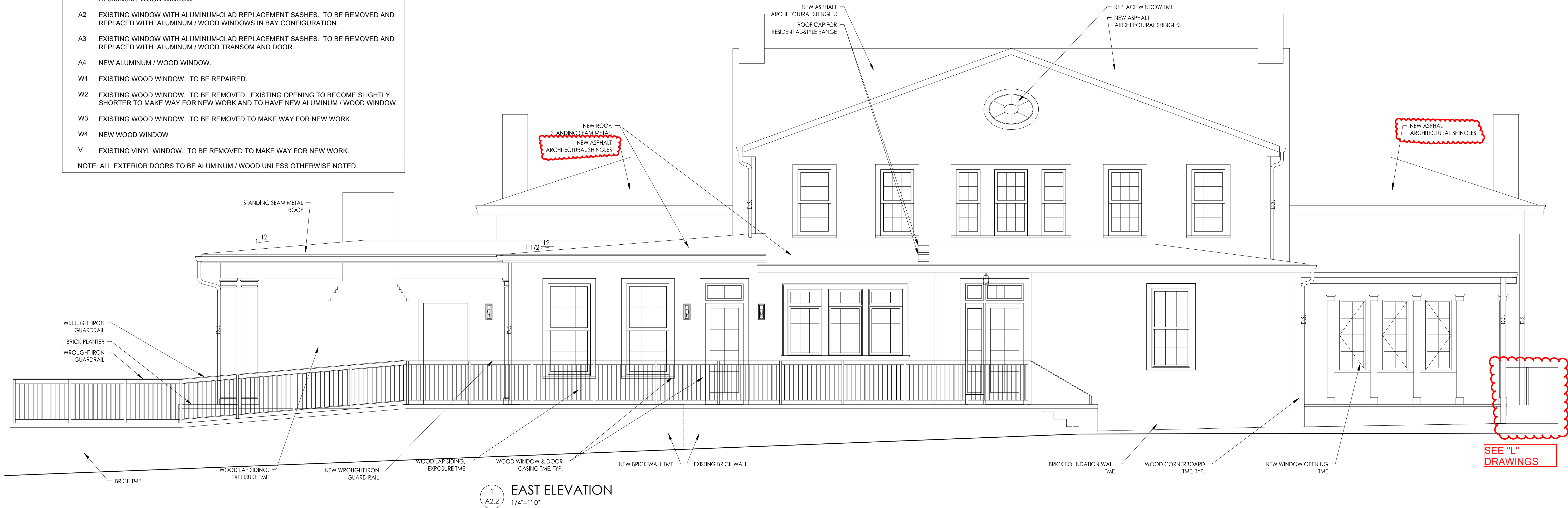
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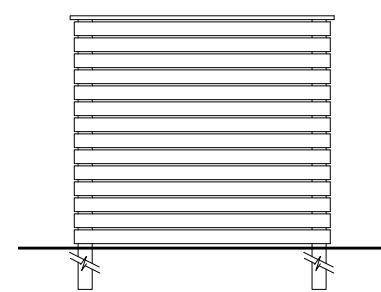
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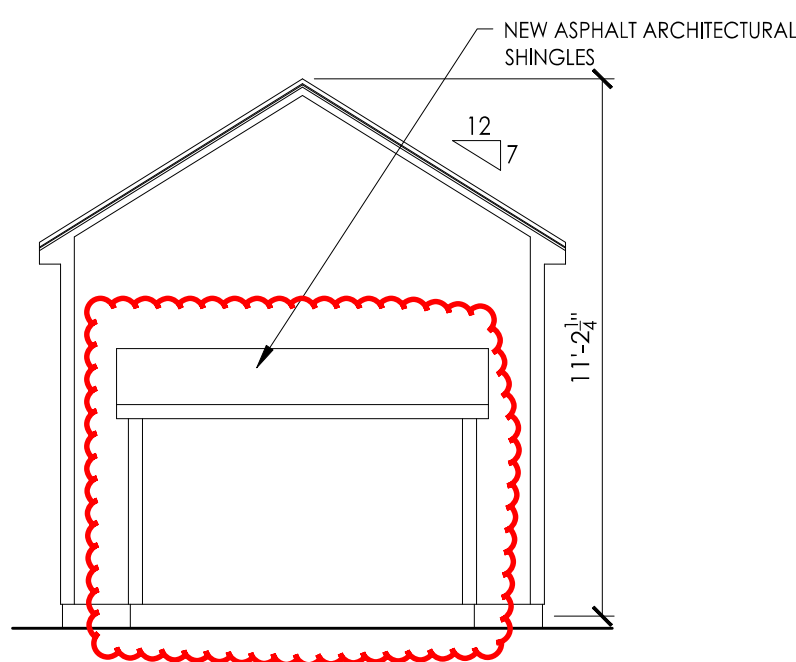
WINDOW & DOOR LEGEND	
A1	EXISTING WINDOW WITH ALUMINUM-CLAD REPLACEMENT SASHES. TO BE REPLACED WITH ALUMINUM / WOOD WINDOW.
A2	EXISTING WINDOW WITH ALUMINUM-CLAD REPLACEMENT SASHES. TO BE REMOVED AND REPLACED WITH ALUMINUM / WOOD WINDOWS IN BAY CONFIGURATION.
A3	EXISTING WINDOW WITH ALUMINUM-CLAD REPLACEMENT SASHES. TO BE REMOVED AND REPLACED WITH ALUMINUM / WOOD TRANSOM AND DOOR.
A4	NEW ALUMINUM / WOOD WINDOW.
W1	EXISTING WOOD WINDOW. TO BE REPAIRED.
W2	EXISTING WOOD WINDOW. TO BE REMOVED. EXISTING OPENING TO BECOME SLIGHTLY SHORTER TO MAKE WAY FOR NEW WORK AND TO HAVE NEW ALUMINUM / WOOD WINDOW.
W3	EXISTING WOOD WINDOW. TO BE REMOVED TO MAKE WAY FOR NEW WORK.
W4	NEW WOOD WINDOW
V	EXISTING VINYL WINDOW. TO BE REMOVED TO MAKE WAY FOR NEW WORK.
NOTE: ALL EXTERIOR DOORS TO BE ALUMINUM / WOOD UNLESS OTHERWISE NOTED.	



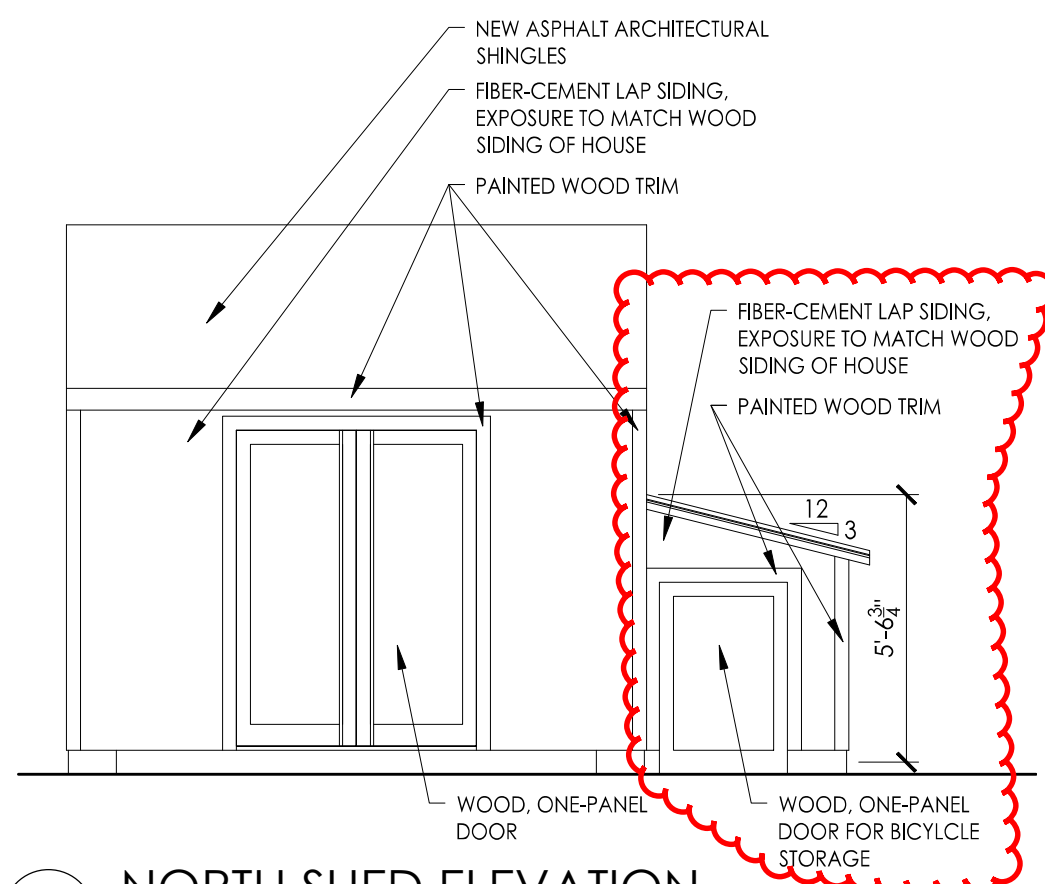
3  
A2.2  
WEST CORRAL ELEVATION  
1/4"=1'-0" EAST CORRAL ELEVATION SIMILAR, BUT WITHOUT DOORS



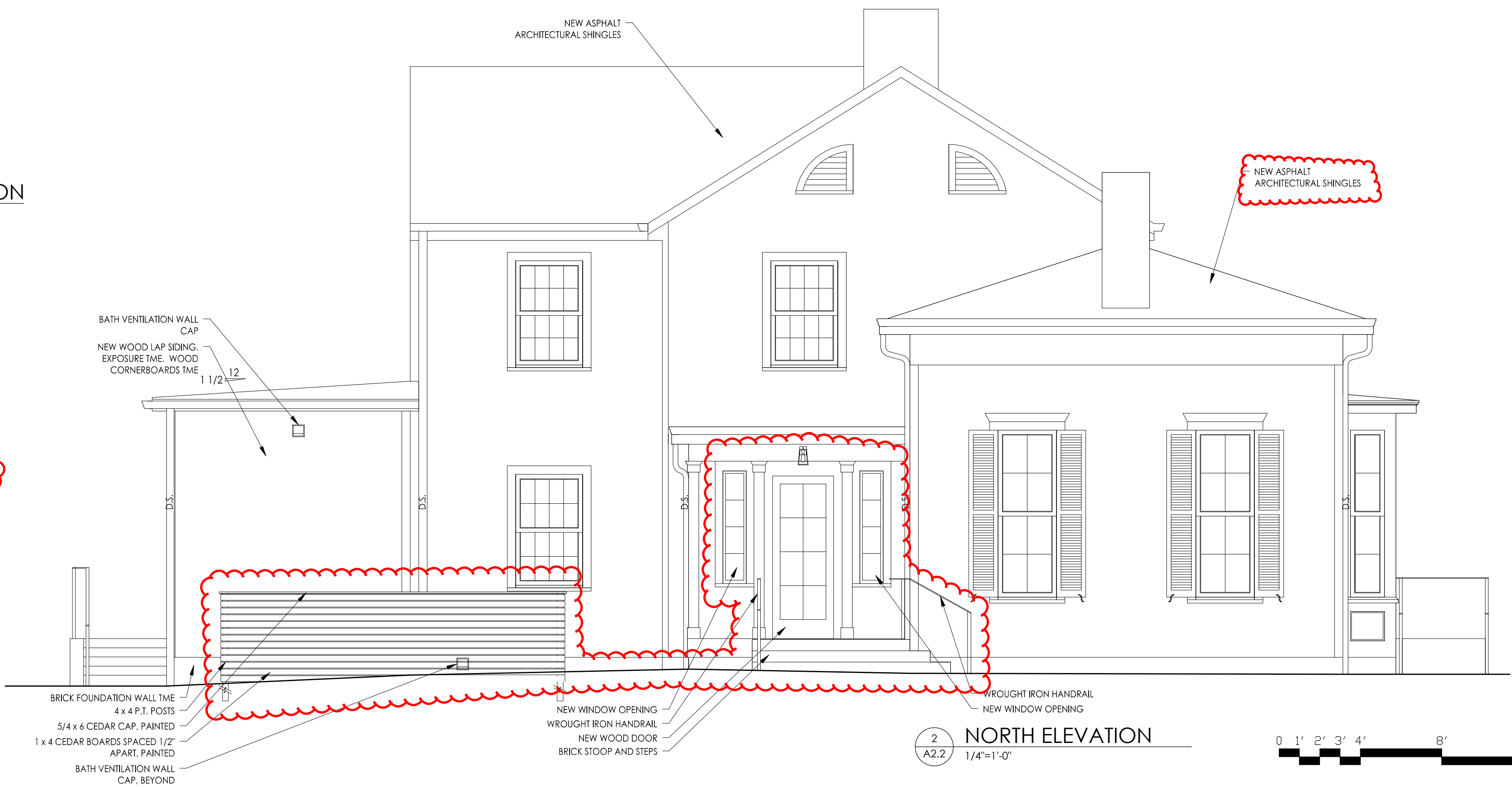
4  
A2.2  
NORTH & SOUTH CORRAL ELEVATION  
1/4"=1'-0" SOUTH SHED ELEVATION SIMILAR, BUT WITHOUT DOORS



5  
A2.2  
EAST & WEST SHED ELEVATION  
1/4"=1'-0"



6  
A2.2  
NORTH SHED ELEVATION  
1/4"=1'-0" SOUTH SHED ELEVATION SIMILAR, BUT WITH ONLY (1) ONE-PANEL DOOR FOR BICYCLE STORAGE. NO DOUBLE SHED DOORS



2  
A2.2  
NORTH ELEVATION  
1/4"=1'-0"



Bret Horton Architect

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919.619.2258

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Addition &  
Renovations to  
The Battle House

NC STUDY CENTER

203 Battle Lane  
Chapel Hill, NC 27514

Construction  
Documents

Not For Construction

ISSUED

REVISIONS

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

EXTERIOR  
ELEVATIONS

DATE SHEET

2.8.20

SCALE AS NOTED

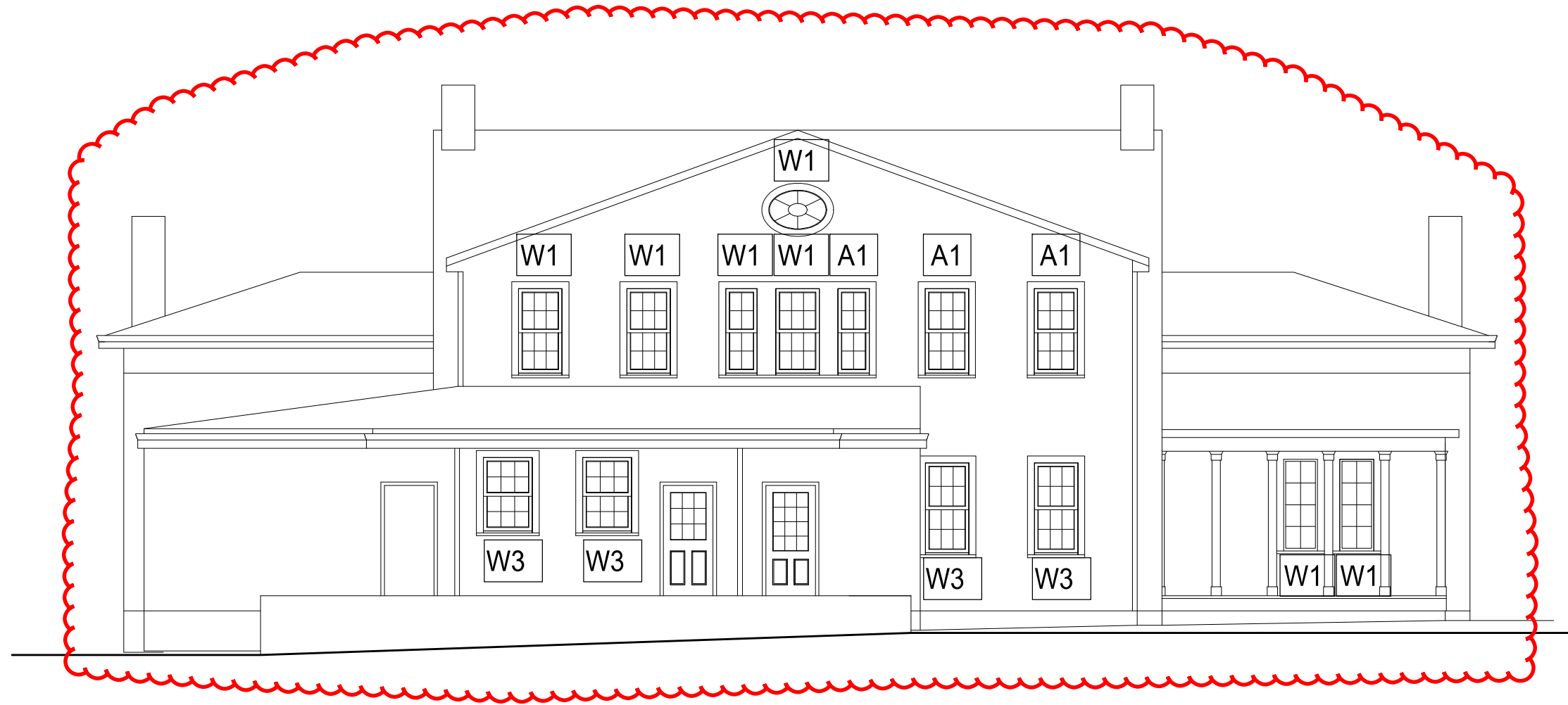
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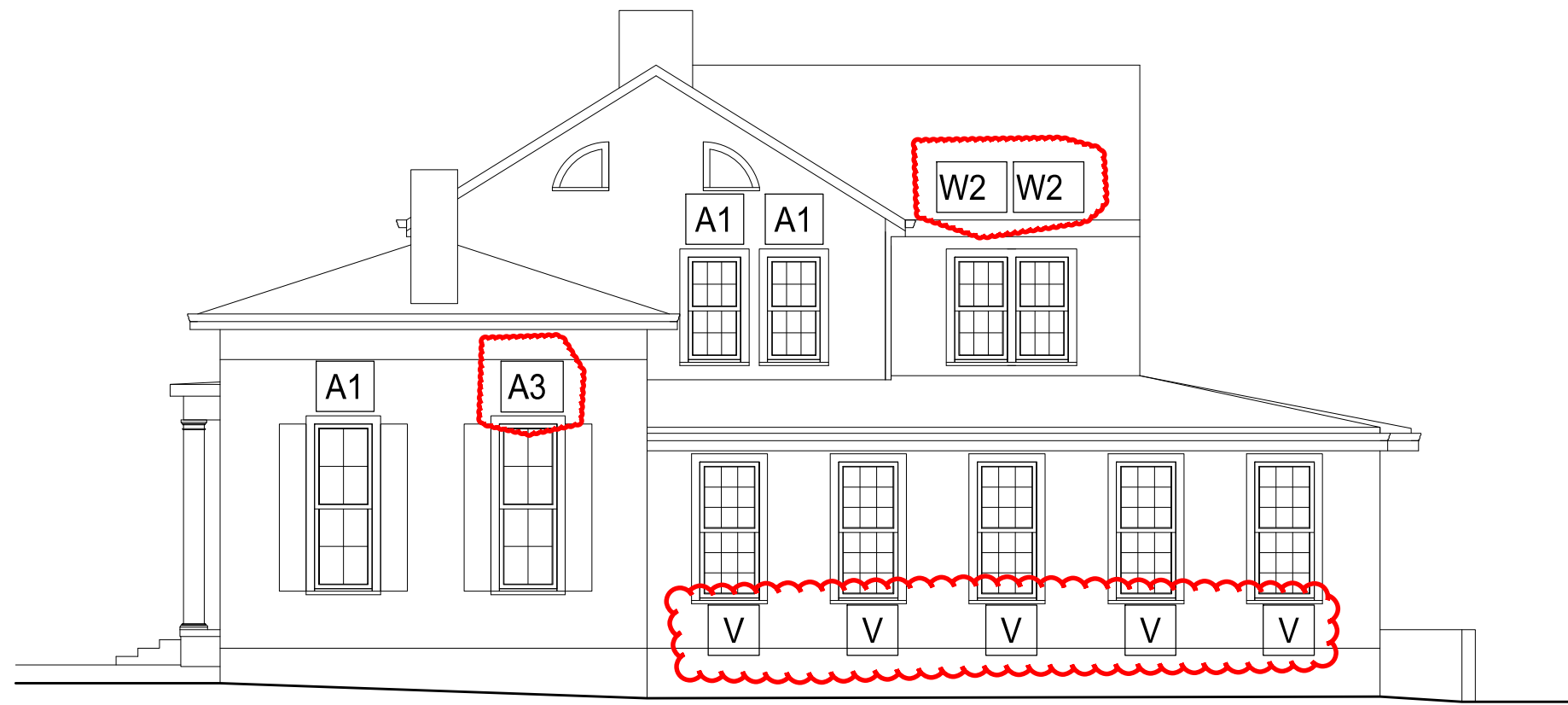
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1  
A2.3  
1/4"=1'-0"



3  
A2.3  
1/4"=1'-0"



2  
A2.3  
1/4"=1'-0"



4  
A2.3  
1/4"=1'-0"

0 2' 4' 6' 8' 16' 24'

WINDOW LEGEND	
A1	EXISTING WINDOW WITH ALUMINUM-CLAD REPLACEMENT SASHES. TO BE REPLACED WITH ALUMINUM / WOOD WINDOW.
A2	EXISTING WINDOW WITH ALUMINUM-CLAD REPLACEMENT SASHES. TO BE REMOVED AND REPLACED WITH ALUMINUM / WOOD WINDOWS IN BAY CONFIGURATION.
A3	EXISTING WINDOW WITH ALUMINUM-CLAD REPLACEMENT SASHES. TO BE REMOVED AND REPLACED WITH ALUMINUM / WOOD TRANSOM AND DOOR.
W1	EXISTING WOOD WINDOW. TO BE REPAIRED.
W2	EXISTING WOOD WINDOW. TO BE REMOVED. EXISTING OPENING TO BECOME SLIGHTLY SHORTER TO MAKE WAY FOR NEW WORK AND TO HAVE NEW ALUMINUM / WOOD WINDOW.
W3	EXISTING WOOD WINDOW. TO BE REMOVED TO MAKE WAY FOR NEW WORK.
V	EXISTING VINYL WINDOW. TO BE REMOVED TO MAKE WAY FOR NEW WORK.

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

Construction  
Documents

Not For Construction

ISSUED

REVISIONS

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

EXISTING  
ELEVATIONS &  
WINDOW NOTES

DATE 2.8.20 SHEET  
SCALE AS NOTED  
DRAWN BH  
PROJECT NUMBER

A2.3



## F7. Information About Context

### *511 Senlac Road*

Height of Building: +/- 42'

Setbacks and Lot Placements: 43'

Size of Lot: 30,056.4 sf

Size of Building

Footprint Area: 4,420 sf

Floor Area: 4,134.00 sf

Floor Area Ratio: 0.137



511 Senlac Road from Senlac Road

### *515 Senlac Road*

Height of Building: +/- 35'

Setbacks and Lot Placements: 27'

Size of Lot: 16,117.2 sf

Size of Building

Footprint Area: 3,607 sf



Floor Area: 3,999.80 sf

Floor Area Ratio: 0.248



515 Senlac Road from Senlac Road

*514 Senlac Road*

Height of Building: +/- 28'

Setbacks and Lot Placements: 31'

Size of Lot: 22,215.6 sf

Size of Building

Footprint Area: 3,385 sf

Floor Area: 4,577 sf

Floor Area Ratio: 0.206





514 Senlac Road from 203 Battle Lane



514 Senlac Road from 203 Battle Lane





514 Senlac Road from Senlac Road

*124 S. Boundary Street*

Height of Building: +/- 42'

Setbacks and Lot Placements: 45'

Size of Lot: 23,958 sf

Size of Building

Footprint Area: 2,800 sf

Floor Area: 4,050.82 sf

Floor Area Ratio: 0.169





124 S. Boundary Street from 203 Battle Lane



124 S. Boundary Street from S. Boundary Street



*Kenan Hall*

Height of Building: +/- 55'

Setbacks and Lot Placements: 32'

Size of Lot: 282,704.4 sf

Size of Building

Footprint Area: 10,260 sf

Floor Area: 4,050.82 sf

Floor Area Ratio: 0.014



Kenan Hall from Battle Lane

Mailing List of Property Owners Within 100' of Property Boundaries

Earl Jr. and Kimberly Phillips

511 Senlac

Chapel Hill, NC 27514

Anna Hayes

515 Senlac

Chapel Hill, NC 27514

Mahendra S. Patel

514 Senlac Road

Chapel Hill, NC 27514

VJV Sage LLC

PO Box 99507

Raleigh, NC 27624

(for 124 S. Boundary Street)

Property Office UNC

Chapel Hill, NC 27599

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