



**Historic District Commission**  
**Regular Agenda – Certificate of Appropriateness**  
**203 Battle Lane (Project #19-055)**

**Summary Report**

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
 Anya Grahn, Senior Planner  
 Judy Johnson, Assistant Planning Director  
 Colleen Willger, Planning Director

| <b>Applicant</b>       | <b>Filing Date</b> | <b>Meeting Date(s)</b>                                | <b>Historic District</b> |
|------------------------|--------------------|---|--------------------------|
| Bret Horton, Architect | 6/23/2021          | 6/11/2019, 7/9/2019, 9/10/2019, 3/10/2020, 10/12/2021 | Franklin-Rosemary        |

**Project Description**

The applicant proposes to amend their Certificate of Appropriateness (COA) application to include wood shake roof shingles and replace the front columns with new fiberglass columns.

**Proposed Findings of Fact**

1. On July 9, 2019, The Historic District Commission (HDC) approved a Certificate of Appropriateness (COA) for repairs to the historic house, renovation of a non-historic addition, construction of a new terrace and improved accessibility.
2. On September 17, 2019, the HDC approved a modification to the approved COA for construction of a new code-required ADA ramp and two (2) backflow preventers.
3. On March 10, 2020, the HDC approved a modification to the approved COA for new exterior doorways on the north and south elevations, modifications to brick walkways on the north side of the house; relocation of HVAC units and screening, aluminum window replacement; new bicycle parking; and asphalt shingle roofs on the north and south wings of the house.
4. The applicant proposes to install western red, pressure-treated cedar shingles on ... A classic bronze finished metal will be used on the ridges and valleys.
5. The applicant also proposes to replace the six columns on the façade with HB&G fiberglass-concrete composite columns. Currently, there are three all-wood columns, likely dating from the 1920s renovation, and two replacement fiberglass-concrete columns, and one wood column with structural foam base and capital.

**Applicable Design Standards**

*3.1 Roofs, Gutters, & Chimneys (pages 81-82):*

3.1.6. If a roof feature is completely missing, replace it to match the original feature, based upon physical and documentary evidence, only if the feature to be replaced coexisted with the features currently on the building. Otherwise, replace it with a new feature that is compatible in material, design, size, and scale with the building.

*3.6 Porches, Entrances, & Balconies (pages 98-99):*

3.6.3. Repair deteriorated or damaged porches, entrances, and balconies through accepted preservation methods of patching, splicing, consolidating, and reinforcing. Repairs may include selective in-kind replacement of missing or deteriorated portions of a feature, such as column base or capital

3.6.4. Replace in kind any feature or surface, or portion thereof, of a porch, entrance, or balcony that is too deteriorated to repair, taking care to replace only the deteriorated portion rather than the entire feature. Replacement features and surfaces should match the original in material, design, dimension, configuration, pattern, detail, and texture. Consider a compatible substitute material for wood (including fiber cement board, cellular PVC, or plastic composite trim or siding) only if replacement in kind is not technically feasible or there is an ongoing water infiltration problem, and the wood to be replaced is a painted wood to which the substitute material can be matched. Vinyl is not an appropriate substitute material.

*2.1 Wood (page 66):*

2.1.1. Retain and preserve wood features and surfaces that are important in defining the overall historic character of buildings or site features within the historic districts. These include, but are

not limited to, exterior wood siding, board-and-batten, decorative shingles and sawn work, turned posts and balusters, porch floors and steps, door and window surrounds, cornices and soffits, and rafter tails and brackets.

2.1.2. Retain and preserve the details and finishes of historic wood features and surfaces including paints and coatings.

2.1.5. Repair deteriorated or damaged wood features and surfaces through accepted preservation methods, such as patching, splicing, consolidating or otherwise reinforcing the wood. Repairs may include selective in-kind replacement of missing or deteriorated portions of a historic wood feature or surface.

2.1.6. Replace in kind wood features and surfaces that are too deteriorated to repair, taking care to replace only the deteriorated portion rather than the entire feature or surface. Replacement features and surfaces should match the original in material, design, dimension, detail, and finish. Consider a compatible substitute material for wood features (including fiber cement board, cellular PVC, or plastic composite) only if replacement in kind is not technically feasible or there is an ongoing water infiltration problem; the material matches the existing in design, dimension, and detail; and the wood to be replaced is a painted wood to which the finish of the substitute material can be matched.

2.1.7. If a wood feature is completely missing, replace it to match the original feature, based upon physical and documentary evidence. Otherwise, replace it with a new feature that is compatible in material, design, size, and scale with the building or site.

### Condition of Approval

1. The certificate of appropriateness shall be valid for three hundred sixty-five (365) calendar days from date of issuance. If the authorized work has not commenced within that period, has not been extended by the commission, or has been discontinued for more than three hundred sixty-five (365) calendar days from the date of issuance, such certificate of appropriateness shall expire, and the applicant shall be required to reapply and obtain a new certificate of appropriateness before commencing further work.

### Decision

Based on the foregoing findings of fact and conclusions of law, the Historic District Commission **approves/denies** the Certificate of Appropriateness as referenced above on the basis that it **would/would not be incongruous** with the special character of the district.

### Exhibits

1. [June 11, 2019 Meeting Materials](#)<sup>1</sup>
2. [July 9, 2019 Meeting Materials](#)<sup>2</sup>
3. [September 10, 2019 Meeting Materials](#)<sup>3</sup>
4. [March 10, 2020 Meeting Materials](#)<sup>4</sup>

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<sup>1</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3963545&GUID=77A1051F-D986-4BA6-8BD9-1C7AE46BBAA6>

<sup>2</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3963545&GUID=77A1051F-D986-4BA6-8BD9-1C7AE46BBAA6>

<sup>3</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4117775&GUID=59F9E367-76FB-43B9-B5F2-65572C8BE40B>

<sup>4</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4341897&GUID=8167571A-ACCC-49B2-A070-F4ABDE512B5D>