

MEMORANDUM

TO: Chapel Hill Historic District Commission

FROM: Britany Waddell, Planning Director
Anya Grahn-Federmack, Principal Planner
Charnika Harrell, Planner II

SUBJECT: 103 S. Boundary Street: Certificate of Appropriateness (COA)
(PIN 9788-68-5472, HDC-24-4)

FILING DATE: February 6, 2024

DATE: March 12, 2024

COA SUMMARY

The applicant, Page Gravely, requests a COA to:

- Construct two (2) new 18-inch to 20-inch-tall fieldstone walls in the front yard that will run parallel to S. Boundary Street. The new Chatham stone walls will run north and south of the existing stone pillars on each side of the driveway entrance.
- Construct a Pennsylvania blue and fieldstone L-shaped patio in the backyard. A new seat wall will surround the edges of the patio, interrupted only by the new stone fireplace and steps.
- Install a new 6-foot-tall, slatted wood fence along the backyard property line.
- Replace an existing window on the east (rear) elevation of the house with a French door to access the patio.

EXISTING CONDITIONS

The proposed location is zoned Residential-2 (R-2) and is in the Franklin-Rosemary Historic District.

BACKGROUND

February 6, 2024	The applicant submits a COA application for the work described above.
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DISCUSSION

The Commission should discuss whether the work proposed by the Applicant is or is not incongruous with the special character of the Franklin-Rosemary Historic District. The Applicant has plans, renderings, and photos of the stone wall, patio, and fence, their materials, and locations, which the Applicant asserts shows that the proposed project is not incongruous with the character of the Franklin-Rosemary Historic District.

If the COA is granted for the exterior change, the applicant would then be required to obtain any necessary zoning compliance and building permits from the Town.

NOTE

The [*Chapel Hill Historic Districts Design Principles and Standards*](#)¹ are incorporated into the record by reference.

ATTACHMENTS

1. [Special Character Essay – Franklin-Rosemary Historic District \(pages 25-30\)](#)²
2. Application Materials

¹https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf

²https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf