

**HDC-24-4**




Historic District

Certificate of

Appropriateness

Status: Active

Submitted On: 2/3/2024

**Primary Location**103 S BOUNDARY ST  
CHAPEL HILL, NC 27514**Owner**GRAVELY PAGE  
S BOUNDARY ST 103 Chapel  
Hill, NC 27514**Applicant** Page Gravely 703-434-0059 page\_gravely@me.com 103 S. Boundary St  
Chapel Hill, NC 27514

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## Certificate of Appropriateness Form

**Historic District**

Franklin-Rosemary

**Application Type** Check all that apply

Minor Work is exterior work that does 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 Chapel Hill Historic Districts Design Principles & Standards ("Principles & Standards") (p. 9-11) for a list of minor works. Please contact Town Staff to confirm if you believe the project is classified as "minor work."

Historic District Commission Review includes all exterior changes to structures and features other than minor works

**Maintenance or Repair Work**☐**Minor Work (Defined by Design Standards)**☒**Historic District Commission Review**☒**COA Amendment**☐

## Written Description

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. Consider including additional materials to illustrate your project, such as: - Photos and specifications for proposed exterior materials such as siding, trim, roof, foundation materials, windows, etc. - Renderings of the proposed work - Spec sheets

1. Front yard stone wall: I would like to build two 18-20" high stone walls at the front of the house. The two walls will extend north and south, parallel to S. Boundary St., from each of the existing Chatham stone columns on each side of the driveway entrance. My understanding is that a split rail fence was used in the same location by prior owners (attached). These two timber fences are no longer there. I will use the same native Chatham stone in the existing stone columns so that all stone material and patterns match. The walls will terminate at each end of the property line (design attached). Currently, assorted rocks lie along the path of each wall. I would like to use those native rocks, where possible, into these new walls. I have focused on making sure the design, size, location, material, texture, and pattern of these walls are compatible with and contribute to the historic character of sites and similar frontage walls within the Franklin-Rosemary historic district. I believe these proposed walls fulfill all of the Historic District Standards listed in Section 1.3: Walls and Fences.

2. Hardstone back yard patio deck: The patio will be 100% hardstone, using a variety of Pennsylvania blue and Fieldstone patterns. The patio will be located in the back yard, an inconspicuous area that will not be visible from the public right-of-way. This patio will be further barred from any public view once I install the 6' high wood screen fence along the back yard property border, including additional evergreen planting in front of the fence. The design is attached, and includes elevation, sizes, slope, and rain drainage. The patio will be attached among the "L" positioned portions of the house. Photos attached. The highest elevation of the patio where it terminates with the yard, furthest from the house, will be 30" at most. I will submit photos of the planned materials used and a copy of the firebox model used. I want to build this natural fieldstone patio as an outdoor dining and entertainment area which is not possible on the sides of the house because of the very narrow depth, and current as-builts, between the house and neighboring properties. I will include new tree and shrub plantings along and beside the patio that are native to NC.

3. 6' Wood Screen Fence on back yard property line: There is no fence currently on the back property line. I own a dog so I need the fence 1- to enclose the entire yard to keep the dog contained outside, 2- to eliminate any possible public view of the back yard patio deck as described above, and 3- to provide an environmentally healthier landscape of native plants and evergreens on the very back of the property. The fence will include a gate so that I can assist by neighbor as needed. I am open to using any of the city/historic district approved fencing choices on the back property line. The location of that fencing is attached in the property outline attached.

4. Painting over the existing house trim: The brown cedar shingle house has a dark green painted trim throughout the exterior of the house, on all sides. I simply plan to

paint over only the existing painted trim work around the entire house. The color will be a blue-grey to "enlighten" the brown cedar contrast.

Is this application for after-the-fact work?\*

No

Is this application a request for review after a previous denial?\*

No

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## Applicable HDC Design Standards

Page / Standard #

Topic

p48-49 / Standard 1.3 Walls & Fences  
; p. 143 / Standard 4.10 Decks &  
Patios

1. District Setting

### Brief Description of the Applicable Aspects of Your Proposal

I believe the majority of these District and new Construction Standards are met for the patio, front stone wall, and back fence.

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## Property Owner Information

Property Owner Name

Page K Gravely II

Property Owner Signature

✓ Page Keen Gravely II  
Jan 6, 2024



Orange County North Carolina

170412  
103 S BOUNDARY ST

JANUARY 1ST OWNER MAILING ADDRESS  
GRAVELY FRANCES  
103 S BOUNDARY ST  
CHAPEL HILL NC 27514

Total Assessed Value  
\$819,500

KEY INFORMATION

Tax Year	2024		
Parcel ID	9788685472	Township	7 - CHAPEL HILL
Land Size	0.36	Land Units	AC
Rate Code	22		
District Codes	G2 Chapel Hill, G0 County, CH CHSchoolDst.		
Property LUC	Residential- Improved		
Neighborhood	7172 - 7FRANKRSMRY		
Legal Description	1 JULIUS A PAGE JR P56/75		
Exempt Type	-		

APPRAISAL DETAILS

Total Land	\$380,000
Ag Credit	-
Land	\$380,000
Building	\$439,500
Yard Items	\$0
Market Total	\$819,500
Total Assessed	\$819,500

RESIDENTIAL

BUILDING (1)					
Type	Single Fam	Total Value	\$439,500	Finished Sq Ft	2,181 sf
Style	-	Quality	Grade A+60	Condition	Average
Year Built	1998	Exterior Walls	Frame	Full Bath	3
Roof Cover	Shingle	Half Bath	0	HVAC	Combo H&A
Bedrooms	3	Garage Type	-		
Fireplace Count	2				

MISC IMPROVEMENTS

IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT	APPRAISED VALUE
No items to display			

SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	INSTRUMENT TYPE	GRANTOR
01/19/2024	\$1,525,000	6836	1981	-	-
06/12/2015	\$0	5966	91	-	PURVES
06/12/2015	\$780,000	5966	95	-	PURVES
12/02/1991	\$80,000	949	424	-	PAGE
12/02/1991	\$80,000	949	424	-	PAGE JULIUS A JR

YARD ITEMS

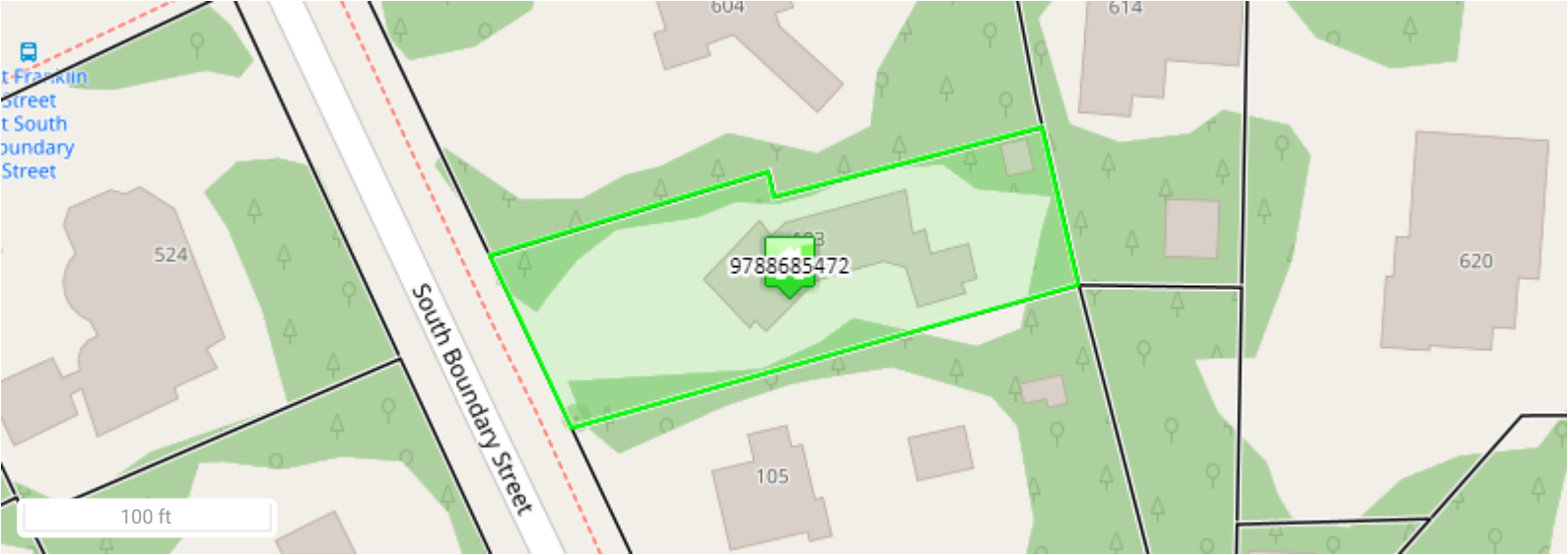
DESCRIPTION	TOTAL UNITS	YEAR BUILT	LENGTH	WIDTH	HEIGHT
No items to display					

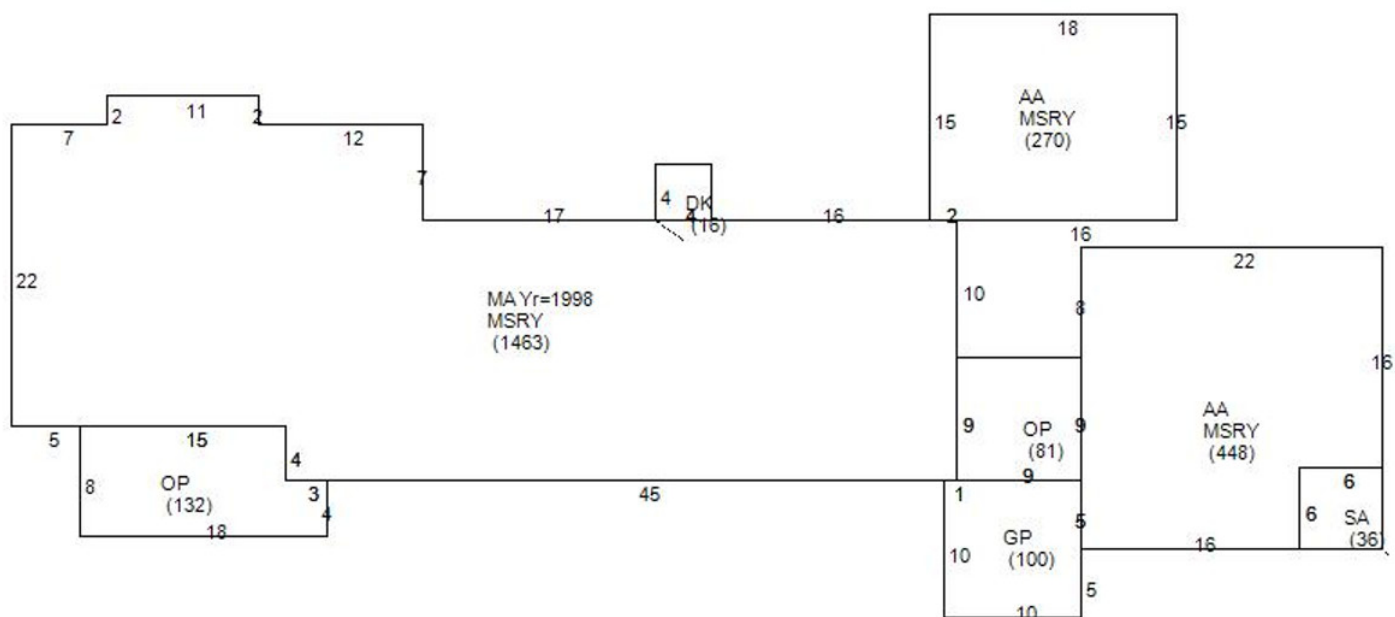
LAND

UNIT / SOIL TYPE	DESCRIPTION	USE CODE	ACRES / LOTS	VALUE
LOT	Lot	SITE	1.00	\$380,000

VALUE HISTORY

YEAR	TOTAL MARKET VALUE
2024	\$819,500
2023	\$819,500
2022	\$819,500
2021	\$819,500
2020	\$789,300
2019	\$789,300
2018	\$789,300
2017	\$789,300
2016	\$727,111
2015	\$727,111
2014	\$727,111





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## Disclaimer

Orange County Assessor's Office makes every effort to produce the most accurate information possible. **No warranties, expressed or implied, are provided for the data herein, its use or interpretation.**

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 34Chapel Hill Historic District Boundary Increase and  
Additional Documentation  
Orange County, North Carolina

brick chimney on the right (south) elevation flanked by quarter-round windows. The eight-panel door is centered on the façade and is flanked by one-over-one double-hung sidelights. The door is sheltered by a projecting flat-roofed classical surround supported by columns with pilasters and flanking sidelights against the house and a low railing at the roofline. A brick terrace extends the full width of the façade. The one-story wing on the right elevation is supported by full-height brick piers, enclosed with paired ten-light French doors on the façade flanked by ten-light sidelights and topped by a multi-light three-part transom. It has paired nine-over-nine windows on the side elevation and a railing at the roofline. A one-story, hip-roofed porch on the left (north) elevation is supported by grouped columns and has a railing at the roofline. A near-full-width, two-story gabled ell at the rear has an inset second-floor porch at the left rear that has been enclosed with siding. A low stone wall extends along the driveway. It was built by Brodie Thompson for Chapel Hill banker, Milton Hogan in 1927 [Little] and Sanborn maps confirm its construction between 1925 and 1932.

**NC-Building – Garage, c. 2000** – The one-story, side-gabled, three-bay garage features weatherboards and replacement paired garage doors. A smaller garage appears on the 1949 Sanborn map, the 1974 survey indicates a “peak”-roofed garage, and the 1992 survey notes a two-bay garage.

**South Boundary Street****103 S. Boundary – House – c. 1998****NC – Building**

Constructed on a narrow lot, only part of the building is visible from South Boundary Street. The one-and-a-half-story, side-gabled house is three bays wide and double-pile with a stuccoed foundation, wood shingles on the first-floor level and weatherboards in the gables. It has six-over-one, aluminum-clad wood-sash windows, including paired windows in the gable, and has a projecting, shed-roofed bay on the left (north) elevation. The entrance is accessed via a shed-roofed porch on the right (south) elevation. A larger two-story, side-gabled building set at a slight angle is connected to the rear (east) of the building and has matching finishes and knee brackets in the gable. County tax records date the building to 1998.

**NC-Building – Garage, c. 1998** – Located just southeast of the house, a one-story, frame garage has wood shingles and trim matching those on the house.

**105 S. Boundary – House – c. 1940****C – Building**

This one-story, side-gabled, Minimal Traditional-style house is three bays wide and double-pile. It has asbestos siding, a decorative scalloped fascia board, six-over-six wood-sash windows, and an interior brick chimney. The three-light-over-four-panel door, centered on the façade, is sheltered by a flared, metal, hipped roof with scalloped fascia, supported by grouped square posts with lattice between the posts. There is a projecting, side-gabled bay on the left (north) elevation and a one-story, hip-roofed wing on the right (south) elevation is a single bay wide. A full-width gabled wing extends from the rear with an inset entrance at the right rear (southeast) and a screened porch at its rear. A low stone wall

# 103 South Boundary Street

## HOUSE

c. 1998

Constructed on a narrow lot, only part of the building is visible from South Boundary Street. The one-and-a-half-story, side-gabled house is three bays wide and double-pile with a stuccoed foundation, wood shingles on the first-floor level and weatherboards in the gables. It has six-over-one, aluminum-clad wood-sash windows, including paired windows in the gable, and has a projecting, shed-roofed bay on the left (north) elevation. The entrance is accessed via a shed-roofed porch on the right (south) elevation. A larger two-story, side-gabled building set at a slight angle is connected to the rear (east) of the building and has matching finishes and knee brackets in the gable. County tax records date the building to 1998.

In the 2015 survey, this was deemed a Noncontributing Building.

## GARAGE

c. 1998

Located just southeast of the house, a one-story, frame garage has wood shingles and trim matching those on the house. In the 2015 survey, this was deemed a Noncontributing Building.

SOURCE: Heather Wagner Slane, National Register of Historic Places

Nomination: Chapel Hill Historic District Boundary Increase and Additional Documentation, Orange County, OR1750 (Raleigh, NC: North Carolina State

Historic Preservation Office, 2015), courtesy of the North Carolina State Historic Preservation Office.

According to Orange County property data as of 2021:

Plot size: 0.36 acres

Building size: 2,181 sq. ft.

Ratio: Building/Plot: 0.139

For link to this information: <https://property.spatalest.com/nc/orange/#/property/9788680798>

For link to 1925-1959 Sanborn maps and map data for this property:

<https://unc.maps.arcgis.com/apps/webappviewer/index.html?id=711a3b4017eb48c0acffc90cf2472f57&level=8&center=-79.0451,35.91649>

Cite this Page:

“103 South Boundary Street,” *Historic Chapel Hill*, accessed February 9, 2024, <https://www.historicchapelhill.org/items/show/1656>.

*Published on Sep 14, 2020. Last updated on Jun 29, 2021.*















































# LOCATION MAP



## SITE PLAN SHOWING PROPOSED ADDITION PROPERTY OF

~~DALE PURVES~~  
~~SHANNON R. PURVES~~

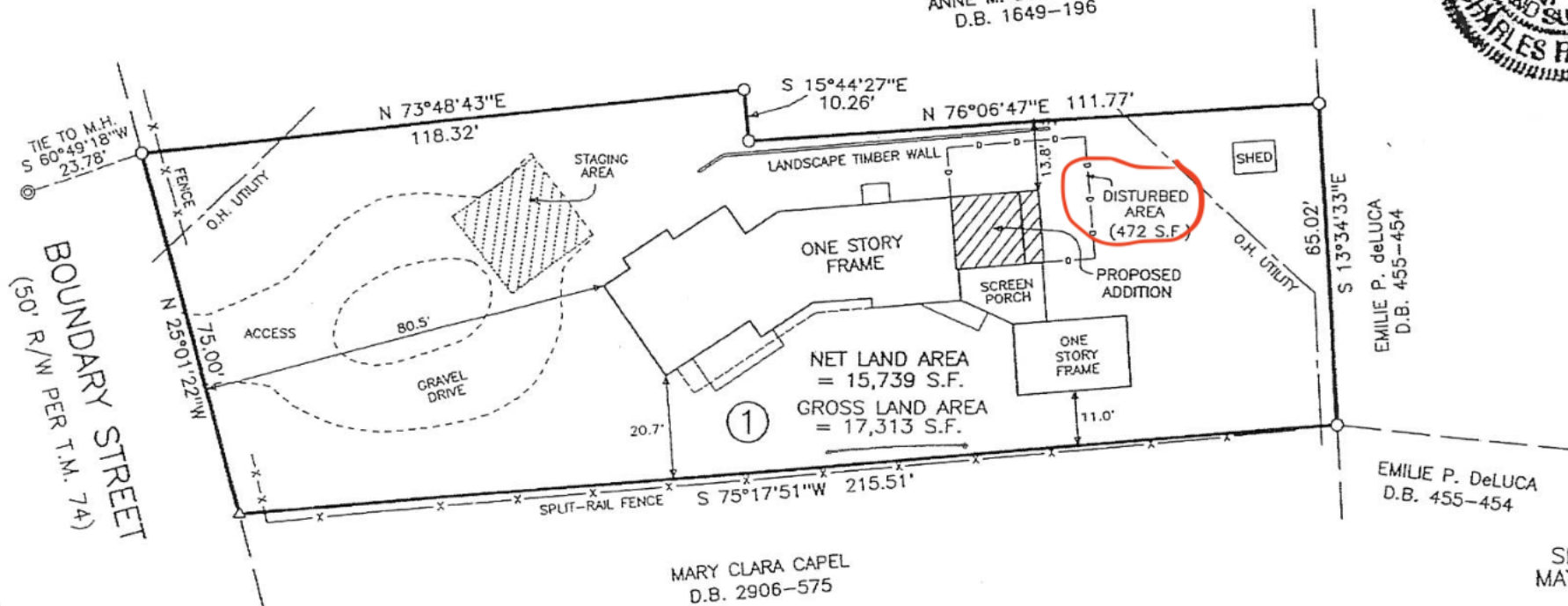
*Frances Gravelly*

103 S. BOUNDARY STREET  
LOT 1, JULIUS A. PAGE, JR.  
CHAPEL HILL TWP. ORANGE CO.  
NORTH CAROLINA

PRELIMINARY — NOT FOR SALES,  
RECORDING OR CONVEYANCE



WALTER E. DELLINGER  
ANNE M. DELLINGER  
D.B. 1649-196

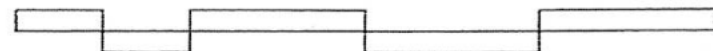


### LEGEND:

- IRON FOUND
- ⊗ IRON SET
- △ CALC. CORNER
- CONC. MONU.

RATIO OF CLOSURE 1:10,000+

SCALE: 1" = 30'

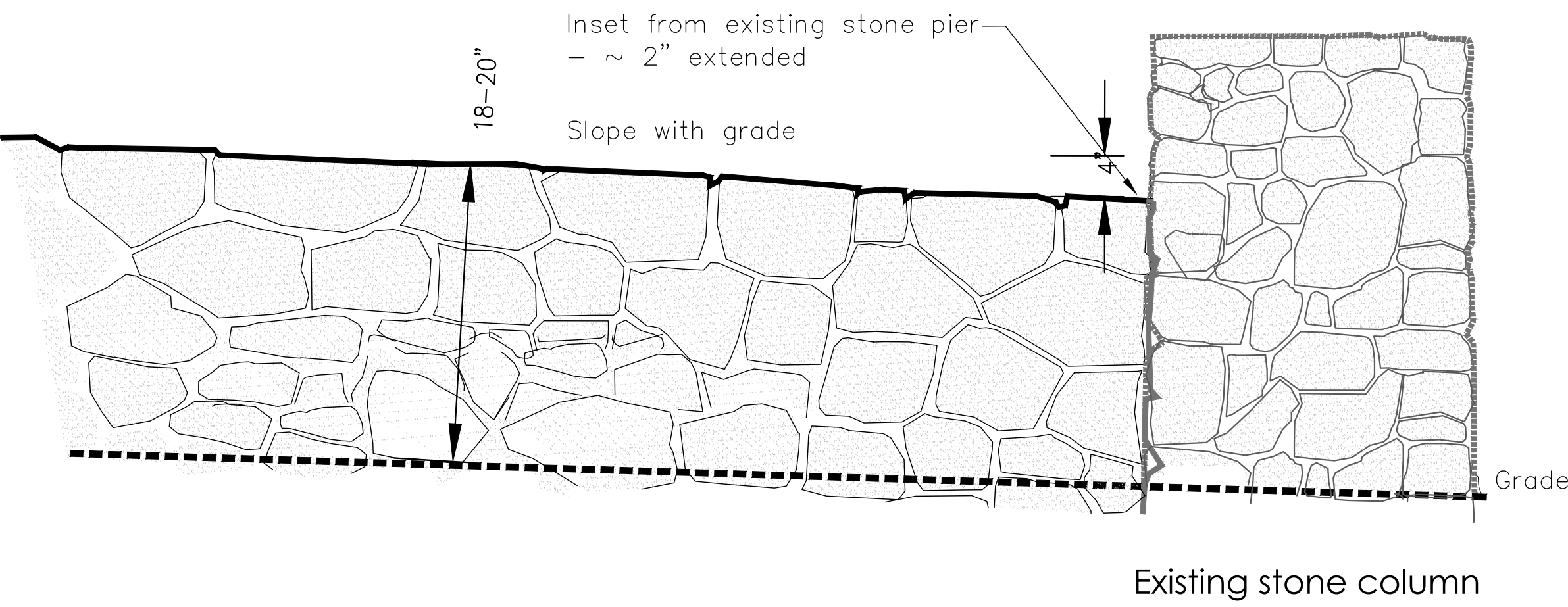


SITE PLAN:  
MAY 6, 2004  
JAN. 4, 1999

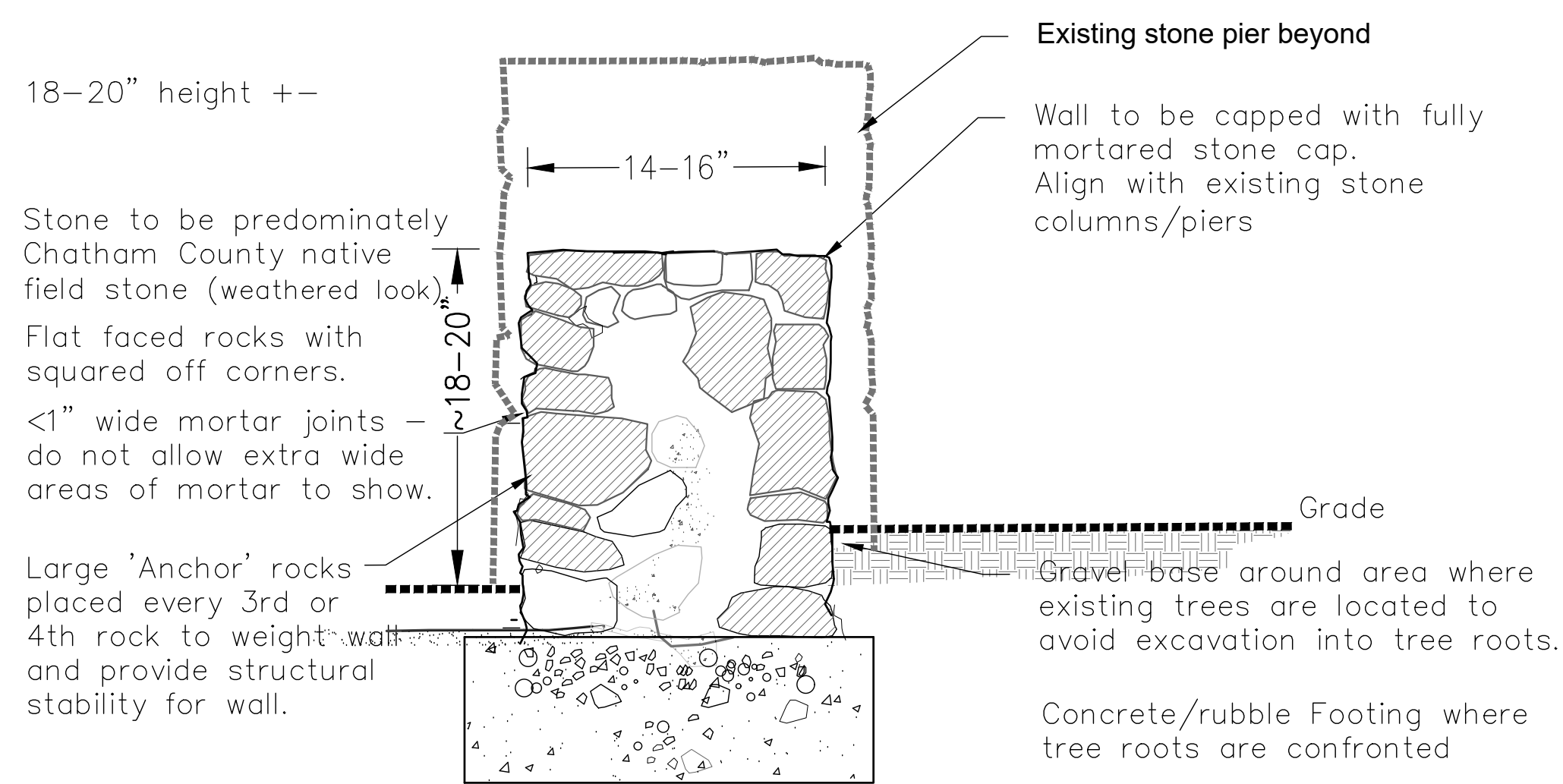
FREEHOLD LAND SURVEYS, INC.

P.O. BOX 188 CARRBORO NORTH CAROLINA 27510





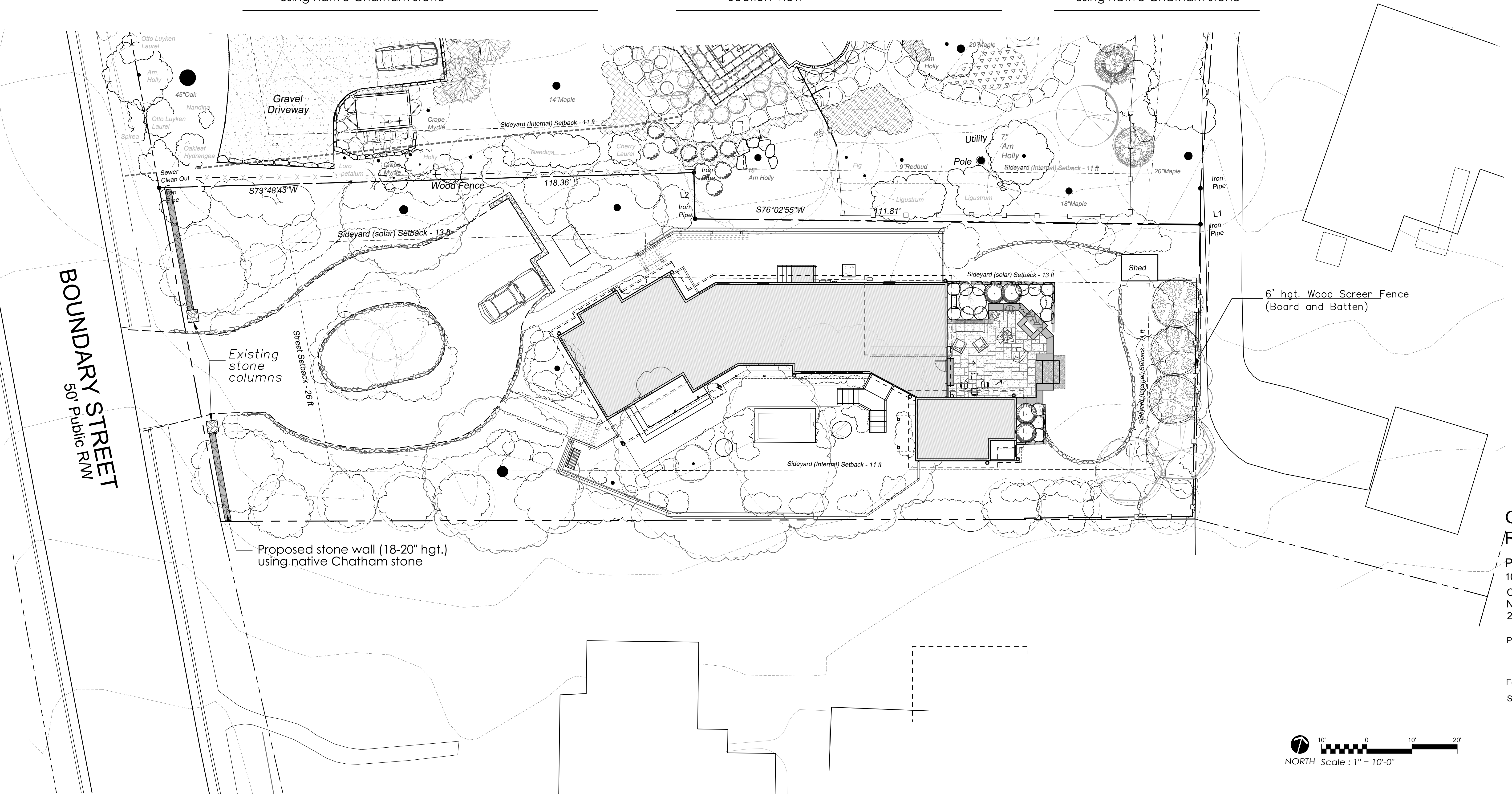
Elevation view of traditional stone wall  
using native Chatham stone



Stone Wall  
Section View



Example traditional stone wall  
using native Chatham stone

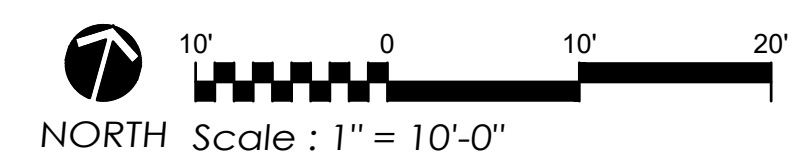


Gravelly  
Residence

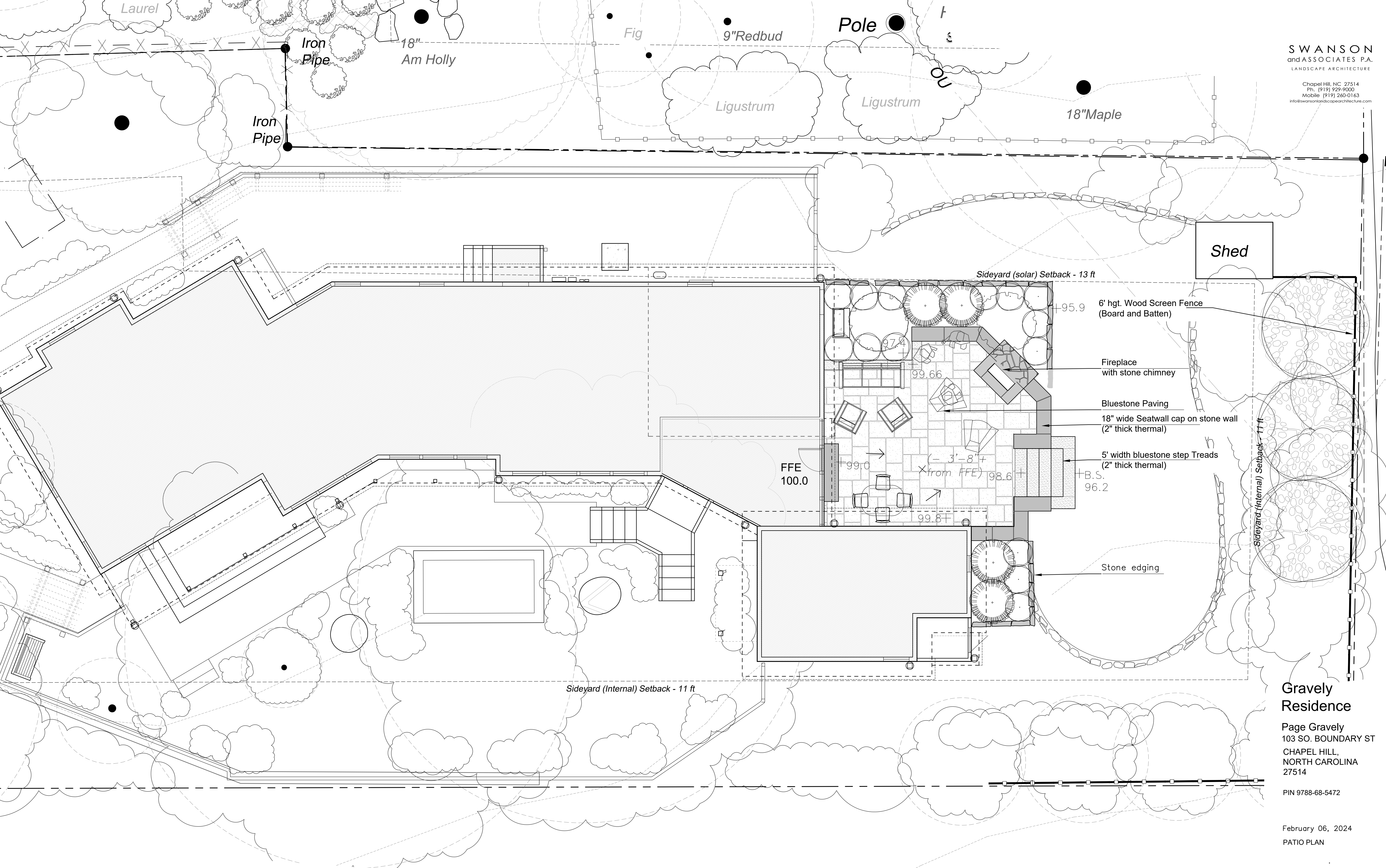
Page Gravelly  
103 SO. BOUNDARY ST  
CHAPEL HILL,  
NORTH CAROLINA  
27514

PIN 9788-68-5472

February 06, 2024  
SITE PLAN





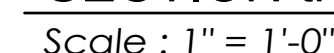
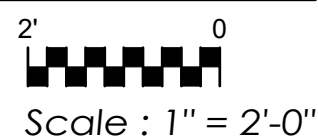


**Gravelly  
Residence**  
Page Gravelly  
103 SO. BOUNDARY ST  
CHAPEL HILL,  
NORTH CAROLINA  
27514

PIN 9788-68-5472

February 06, 2024  
PATIO PLAN





Concrete Footing —————  
Be Sure that top of Footing is low  
enough for min. 12" coverage by all base  
courses.

Edge Restraint ———  
Snap-Edge or similar

- Construct min. two openings in wall to allow for drainage and blowing leaves and other through wall. Openings to be a min. of 6" hgt. X 8" wide with bluestone floor and small scupper.

Scale : 1" = 1'-0"



## PIN 9788-68-5472

## L-2.2



## Anya Grahn-Federmack

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**From:** Page Gravely <page\_gravely@me.com>  
**Sent:** Tuesday, February 6, 2024 1:48 PM  
**To:** Anya Grahn-Federmack  
**Cc:** Charnika Harrell  
**Subject:** 103 S Boundary St COA

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

- You'll want to include a spec sheet or image of the proposed fence with dimensions so the HDC knows how tall it will be, distance between posts, etc.

The attached photos are my two leading candidates. The fence will be wood and absolutely won't be taller than 6' per Standards. One neighbor has a metal fence and the other has a very different wire fence, so this fence will connect the two I suppose. I have some tree clearing I will cut down so I can make enough clearance for the fence, then we will install planting in front as further screening. My intent is that the backyard will be pretty much enclosed and more private. I also need it to contain my pet dog.

This project is the one I plan to install "last". I can't install the fencing on the back property line until the patio is approved, and construction is completed. The contractor will be access the back often to complete the installation so I won't install until all is completed.





## Shadowbox >

- Visually appealing from both sides of the fence.
- This design allows air to flow freely, making it less prone to ever falling over from high winds.
- Known as the "good neighbor fence" as both sides of the fence look finished.





Proposed Stone Pavers



Proposed Stone Pavers

## Anya Grahn-Federmack

**From:** Page Gravely <page\_gravely@me.com>  
**Sent:** Wednesday, February 7, 2024 3:04 PM  
**To:** Anya Grahn-Federmack  
**Subject:** Re: 103 N Boundary St Certificate of Appropriateness

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Anya - here is a model that Fitch Lumber quoted me and gave me specs; they said this is an example of a standard size wooden door with glass that could be modified if it can fit into the jambs; the attached illustration shows the specific pane that will be converted; it will open inward to the wall. I don't know what kind of trim modifications will be needed until Jay Buckley comes over the 1st week of March when I am back in town and he can remove the current trims to see what space he has to work with.


Zip: \_\_\_\_\_

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**Unit Detail**

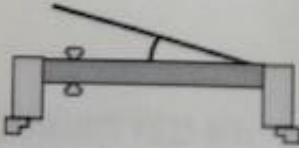
Item: 0001: Ext 30" x 80" F7001 RHI 4 9/16" FrameSaver

Fir 30"x80" Single Door



**Configuration Options** [Hide](#)

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Wood Exterior
- **Product Type:** Exterior
- **Region:** East
- **Product Material:** Performance Series Wood
- **Material Type:** Fir



EXTERIOR  
Right-Hand Inswing



Interior - Window to be replaced with door



Exterior - Window to be replaced with door