

COA for 103 S. Boundary St.

Summary of 3 Projects: Aesthetics and Lifestyle

Presented by Homeowner, Page Gravely

March 12, 2024

Summary of Proposed Changes

Aesthetics: Front of Property (West side fronting S Boundary)

1. Add and extend a low stone wall from the exiting stone columns on both sides of the driveway entrance

Lifestyle: (Back of Property - East side back yard)

3. Add and install a fence at the property line connecting to the existing fences of both neighbors

4. Add and build an attached PA bluestone hardscape patio for outdoor dining / entertainment

using native Chatham stone

Section View

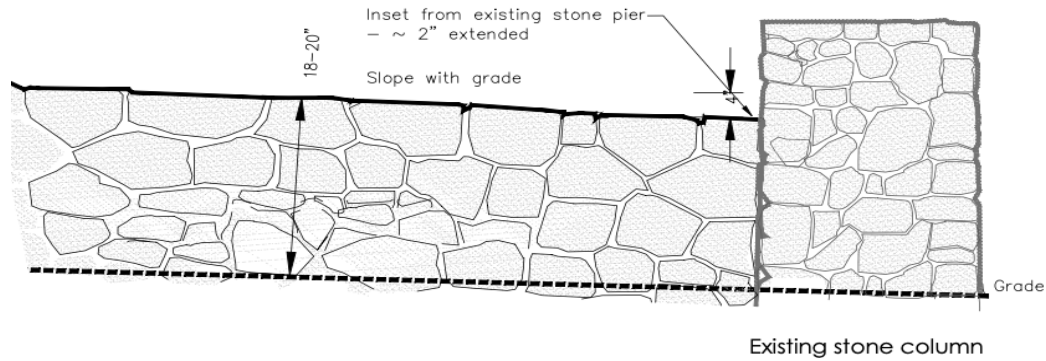
using native Chatham stone



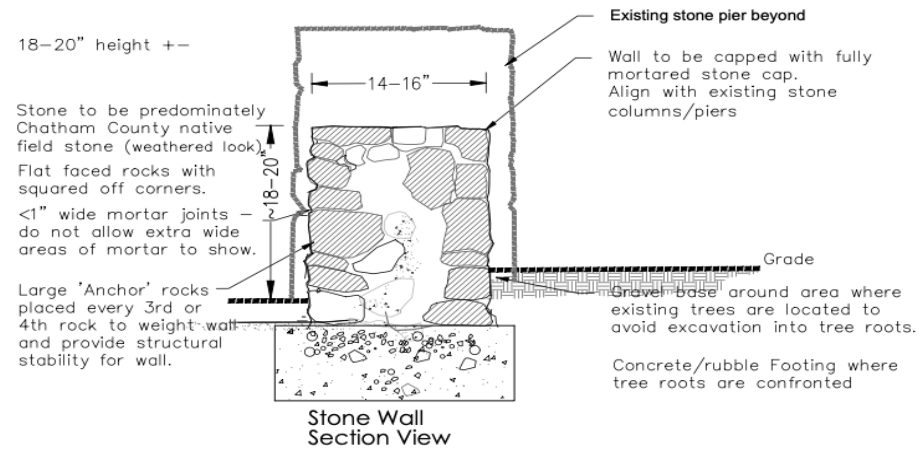
Page Gravely
103 SO. BOUNDARY ST
CHAPEL HILL,
NORTH CAROLINA
27514

PIN 9788-68-5472

1. Add and extend a low stone wall from the exiting stone columns on both sides of the driveway entrance



Elevation view of traditional stone wall using native Chatham stone



Example traditional stone wall using native Chatham stone



1. Add and extend a low stone wall from the exiting stone columns on both sides of the driveway entrance

1.3 Walls & Fences: *Low fieldstone walls are one of the most distinctive landscape features in Chapel Hill's historic districts, especially in the Franklin-Rosemary historic district.*

The low height of stone walls and picket fences within the districts give definition to property lines without screening views of the front yards. Consequently, a visually open feel is characteristic of the district streetscapes and should be maintained.



Prior approved fence at same location

2. Add and install a fence at the property line connecting to the existing fences of both neighbors



“Ness”



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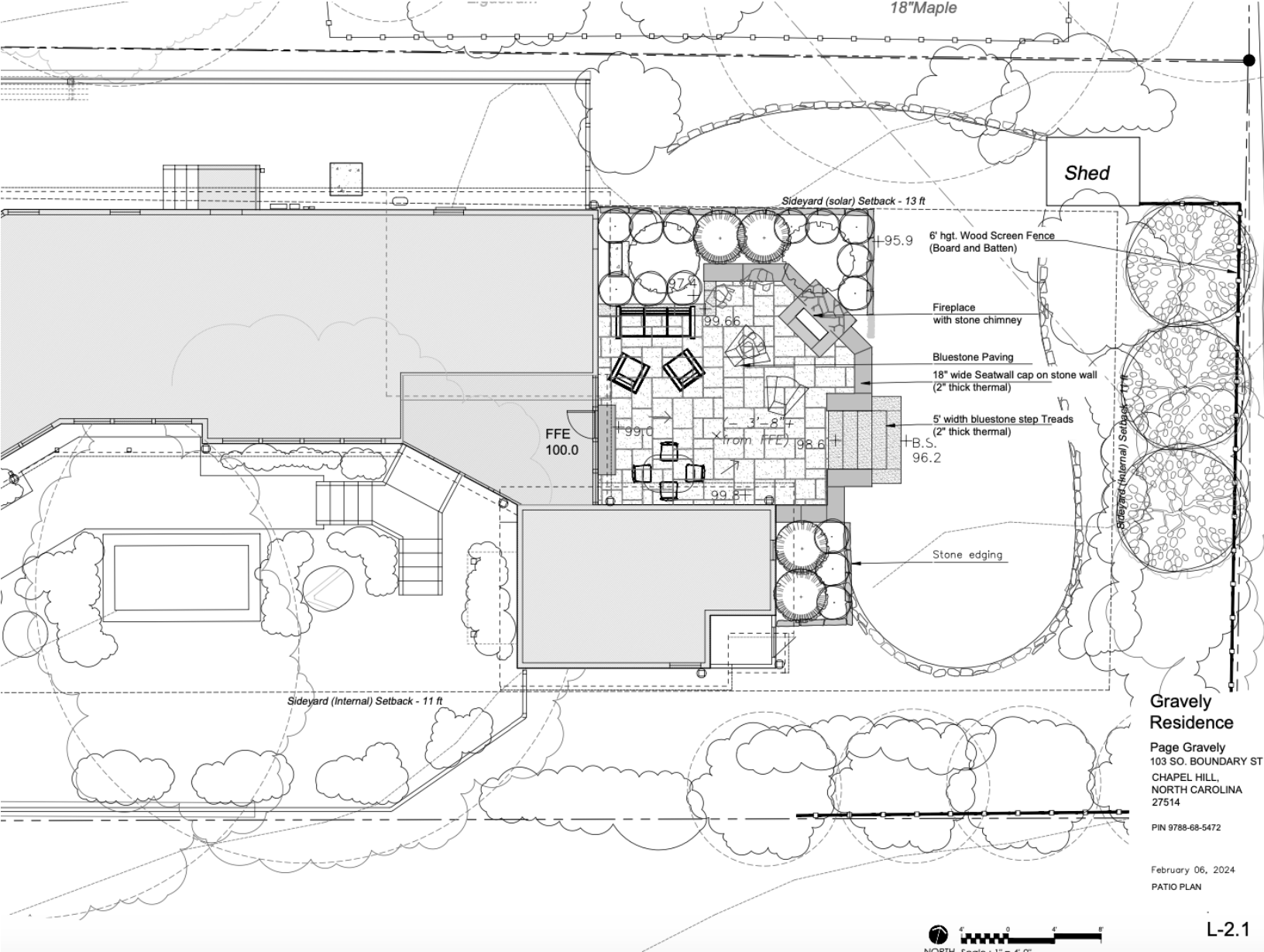


“Ness”



1.3 Walls & Fences: Screening of mechanical equipment or parking areas in rear yards or can often be accomplished by a low wall or wood fence complemented by shrubs and other plantings.

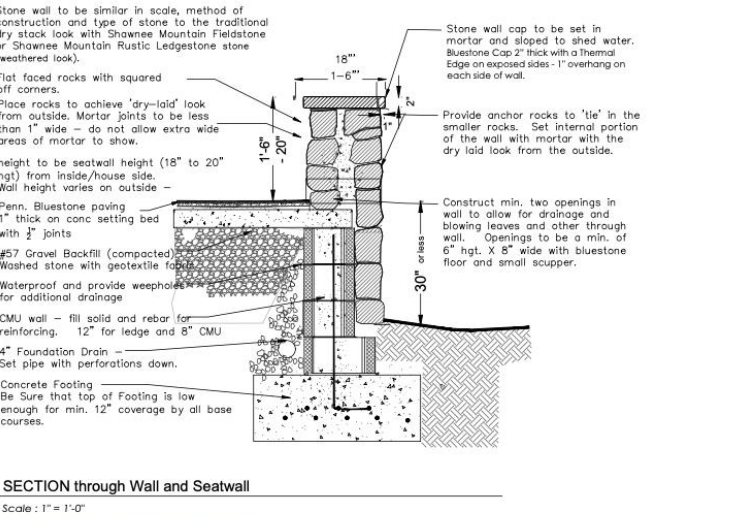
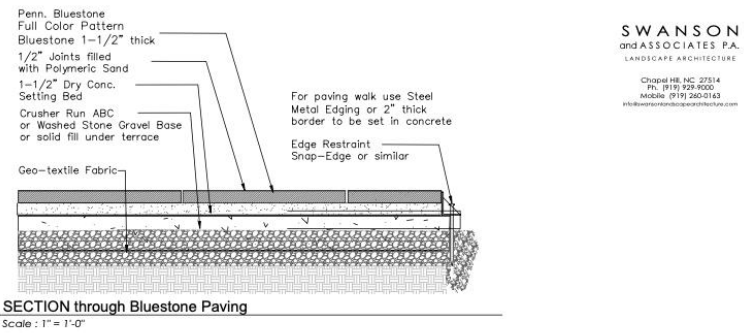
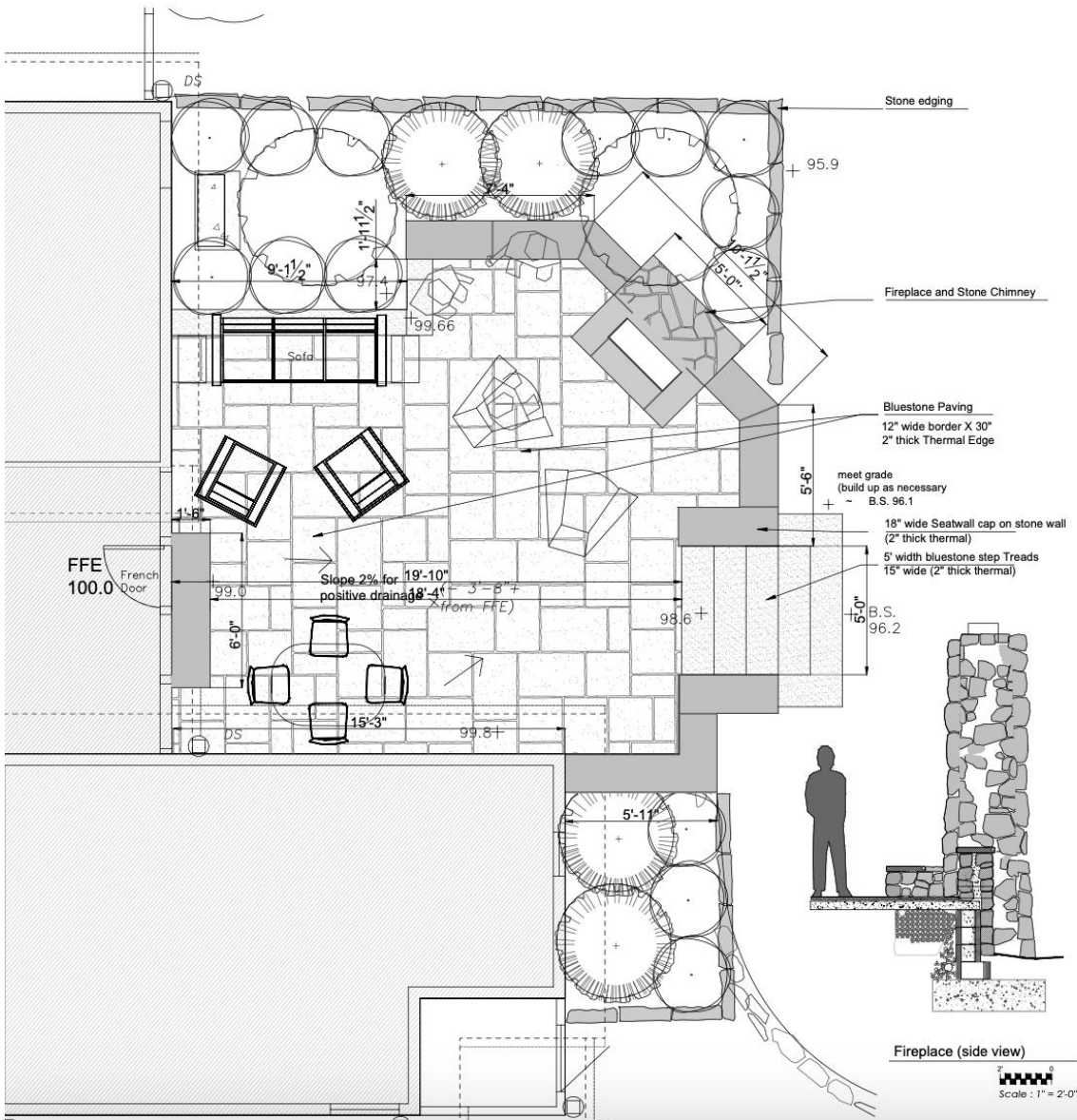
3. Add and build an attached PA bluestone hardscape patio



One pane from the sunroom will be converted into a door for ingress/egress



3. Add and build an attached PA bluestone hardscape patio



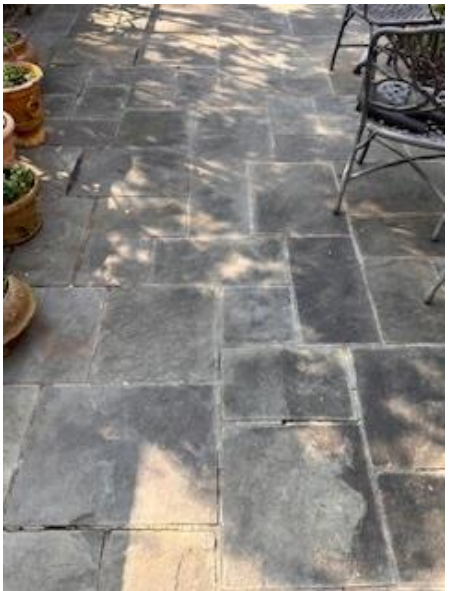
Example Fireplace



Opening in Wall for drainage (example)

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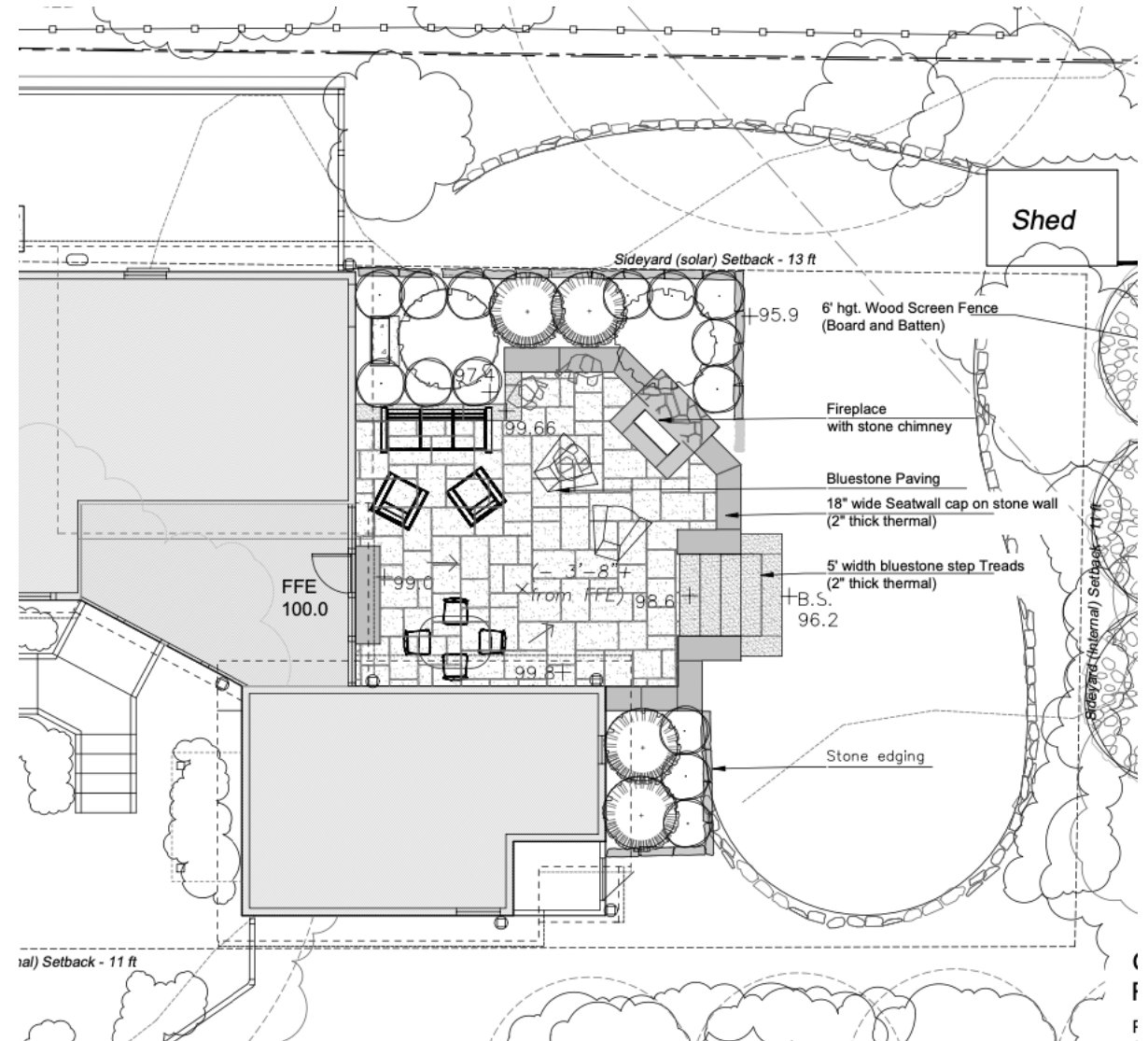
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February 06, 2024
PATIO PLAN



3. Add and build an attached PA bluestone hardscape patio

4.10 Decks & Patios: *Careful attention must be given to the location, scale, height, design, material, and of decks and patios in order to avoid compromising the historic character of the building or visually over-whelming the building or site.*

Locating decks on the rear elevation of the building and stepping the deck back from the rear corners of the building minimizes their visibility, increases privacy, and reduces the potential of damage to original architectural trim.



Thank You!

I look forward to becoming your neighbor....

Go Heels!