

**TOWN OF CHAPEL HILL
HISTORIC DISTRICTS COMMISSION
WRITTEN DECISION
(HDC-24-4)**

Subject Property: 103 S. Boundary Street, Chapel Hill, NC
PIN#: 9788-68-5472
Historic District: Franklin-Rosemary Historic District
Property Owner: Page Gravely
Applicant: Page Gravely

At its regular meeting on March 12, 2024, after conducting a duly advertised quasi-judicial evidentiary hearing, and after considering the above-referenced application for certificate of appropriateness, the application materials, the staff report, testimony, exhibits, and evidence presented at the hearing or otherwise appearing in the record, and the approval criteria established under N.C. Gen. Stat. § 160D-947, Section 3.6.2(e) of the Land Use Management Ordinance (the “LUMO”), and the relevant provisions of the Chapel Hill Historic Districts Design Principles & Standards (the “Principles & Standards”), the Town of Chapel Hill Historic Districts Commission (the “HDC”) voted 6-0 to **APPROVE** a certificate of appropriateness for all elements of the application on the basis that the proposed work is not incongruous with the special character of the historic district.

Findings:

1. The Subject Property is located at 103 S. Boundary Street, Chapel Hill, NC (PIN 9788-68-5472), is located within the Town’s Franklin-Rosemary Historic District and is zoned Residential-2 (R-2).
2. The Subject Property is owned by Page Gravely (the “Owner”).
3. The certificate of appropriateness application (the “Application”) was submitted by the Owner, who may also be referred to herein as the “Applicant,” on February 6, 2024.
4. The Application sought approval to construct:
 - a. Two (2) new 18-inch to 20-inch-tall fieldstone walls in the front yard that will run parallel to S. Boundary Street and will run north and south of the existing stone pillars on each side of the driveway entrance.
 - b. A Pennsylvania blue and fieldstone L-shaped patio in the backyard with a new seat wall surrounding the edges of the patio, interrupted only by a new stone fireplace and steps.
 - c. A new 6-foot-tall slatted wooden fence along the backyard property line.
 - d. A French door to access the patio, which will replace an existing window on the east (rear) elevation of the house.

5. The Application was scheduled for hearing by the HDC at its regular meeting on March 12, 2024. Notice of the HDC's regular meeting and evidentiary hearing was provided as required by law.

6. HDC Chair Brian Daniels and HDC member Clarke Martin were absent from the March 12, 2024, meeting and evidentiary hearing.

7. The staff report, application materials, and presentation materials were all entered into the record.

8. At the evidentiary hearing, HDC members indicated that they did not have any conflicts of interest and the Applicant did not object to participation in the evidentiary hearing, deliberation, or decision by any member of the HDC.

9. At the evidentiary hearing, the Applicant presented testimony and a PowerPoint presentation describing the proposed work, and generally provided evidence that:

- a. The proposed fieldstone walls will be located in the same area as previously existing wooden fences.
- b. The proposed fieldstone walls will be constructed of materials common to the Franklin-Rosemary Historic District.
- c. The proposed fieldstone patio will not be visible from the public right-of-way.
- d. The proposed fieldstone patio will be constructed of materials common to the Franklin-Rosemary Historic District.
- e. The proposed wooden fence will not be visible from the public right-of-way.
- f. The proposed wooden fence will be constructed in a manner that is similar to other wooden fences located within the Franklin-Rosemary Historic District.
- g. The proposed wooden fence will have transparent lattice rather than opaque lattice as shown in the application materials.
- h. The proposed French door will not be visible from the public right-of-way.
- i. The proposed French door will not significantly alter the appearance of the house.

10. No evidence was presented in opposition to the Application.

Conclusions

1. Based upon the uncontroverted competent, material, and substantial evidence submitted in the record, the approval criteria described in N.C. Gen. Stat. § 160D-947, Section 3.6.2(e) of the LUMO, and in the Principles & Standards, the work proposed in the Application is not incongruous with the special character of the Franklin-Rosemary Historic District.

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ACCORDINGLY, based on the foregoing the Town of Chapel Hill Historic Districts Commission hereby **APPROVES** the Application proposed by the Applicant for the Subject Property and **DIRECTS** Town Staff to issue a Certificate of Occupancy to the Applicant.

This the ____ day of _____, 2024.

Polly van de Velde, HDC Vice Chair