

MEMORANDUM

TO: Chapel Hill Historic District Commission

FROM: Britany Waddell, Planning Director
Charnika Harrell, Senior Planner
Anna Scott Myers, Planner I

SUBJECT: 304 N. Boundary Street: Certificate of Appropriateness (COA) Amendment
(9788-59-6951 HDC-25-19)

FILING DATE: January 16, 2026

DATE: February 10, 2026

COA SUMMARY

Madhu Beriwal, property owner, requests to amend the existing COA to include the installation of solar panels.

EXISTING CONDITIONS

The property is zoned Residential-1 (R-1) and is in the Franklin-Rosemary Historic District.

BACKGROUND

October 17, 2025	The applicant submitted a COA application for a greenhouse structure.
December 9, 2025	The Historic District Commission (HDC) reviewed the application for a greenhouse structure and found the changes were not incongruous with the special character of the district.
January 13, 2026	The HDC approved the written decision for the greenhouse structure.
January 16, 2026	The applicant submitted a COA amendment application to install solar panels.

DISCUSSION

The applicant has provided materials for the solar panel installation. The Commission should discuss whether the proposed work is or is not incongruous with the special character of the Franklin-Rosemary Historic District.

The applicant must obtain any necessary zoning compliance and building permits if the commission finds that the change is not incongruous with the character of the district and approves a written decision for the proposed work.

NOTE

The *Chapel Hill Historic Districts Design Principles and Standards*¹ are incorporated into the record by reference.

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

ATTACHMENTS

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

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