

**TOWN OF CHAPEL HILL  
HISTORIC DISTRICT COMMISSION  
WRITTEN DECISION  
(HDC-25-19 Amendment)**

**Subject Property:** 304 N. Boundary Street., Chapel Hill, NC  
**PIN#:** 9788-59-6951  
**Historic District:** Franklin-Rosemary  
**Property Owner:** Madhu Beriwal  
**Applicant:** Madhu Beriwal

At its regular meeting on 10 February 2026, after conducting a duly advertised public meeting, and after considering the above-referenced application for certificate of appropriateness, the application materials, staff report, and exhibits presented at the meeting 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 District Commission (the “HDC”) voted 4 to 0 to **APPROVE** a certificate of appropriateness for all elements of the amendment 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 304 N. Boundary Street, Chapel Hill, NC (PIN 9788-59-6951), is located within the Town’s Franklin-Rosemary Historic District and is zoned Residential-1 District (R-1).
2. The Subject Property is owned by Madhu Beriwal (the “Owner”).
3. The certificate of appropriateness application (the “Application”) was originally submitted by Madhu Beriwal (the “Applicant”) on 17 October 2025. The HDC originally reviewed the application at its meeting on 9 December 2025 and found that the changes were not incongruous with the special character of the district. The HDC approved the written decision for the greenhouse structure on 13 January 2026. On 16 January 2026, the Applicant submitted this COA Amendment application (“Amendment”).
4. The Amendment sought approval to install solar panels on three roofs at the property: 1) over the existing garage roof, 2) over the flat roof of the existing home, and 3) over the roof of the proposed and previously approved extension to the home.
5. The Amendment was scheduled for hearing by the HDC at its regular meeting on 10 February 2026. Notice of the HDC’s regular meeting was provided as required by law.
6. HDC Members Brian Daniels and Nancy McCormick were absent from the meeting. All other HDC Members were present.

7. An oath was administered to the Applicant.
8. The staff report and application materials associated with the 10 February 2026 evidentiary hearing were entered into the record for the meeting.
9. During the 10 February 2026 evidentiary hearing, the Applicant testified and provided evidence showing:
  - a. The proposed solar panels would match the color of the existing roof materials (black) and will visually blend with the existing roof.
  - b. The proposed solar panels would be installed with a 5-foot setback from the roof parapets for each of the roof locations (garage, existing home flat roof, and the proposed and approved extension flat roof) where the panels are proposed to be installed.
  - c. Neither the proposed solar panels, nor any cables or pipes associated with the panels would be visible from the street.
10. No public comment was provided on the Application.

### Conclusions

1. Based upon the competent, material, and substantial evidence 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 Amendment is not incongruous with the special character of the Franklin-Rosemary.

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

This the 10<sup>th</sup> day of March, 2026.

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Don Tise, HDC Chair