



Town of Chapel Hill
Office of Planning and Sustainability

Development Services 919-969-5066
planning@townofchapelhill.org

QUESTIONS?
Call or email us!

<p>Chapel Hill Historic District Certificate of Appropriateness Application</p>	Project:	304 N. Boundary Street
<p>Project Description:</p> <p>304 N. Boundary Street is a 1.49 acre lot in the Franklin-Rosemary Historic District. We are proposing the addition of a deer fence around the property. Proposed new fence is compatible with the configuration, height, material, scale, and detail of the building, site, and district. Proposed fence will only be partially visible from the street and will mostly be hidden by trees.</p>	Permit:	19-052
	STAFF REVIEW	
	<input checked="" type="checkbox"/> Application complete and accepted	
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
BY:		Anya Grahn, 5.28.19
<p>Instructions: Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred)</p> <p>Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date.</p> <p>Note: Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not complete will be returned with a notation of deficiencies.</p>		



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A: Property Information			
Property Address:	304 N. Boundary Street	Parcel ID Number:	9788596951
Property Owner(s):	Madhu Beriwal	Email:	gardenfind@gmail.com
Property Owner Address:	304 N. Boundary Street		
City:	Chapel Hill	State:	NC
Zip:	27514	Phone:	225-281-0071
Historic District: <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul		Zoning District: R1	

B: Applicant Information			
Applicant:	Madhu Beriwal	Role (owner, architect, other):	owner
Address (if different from above):			
City:	State:	Zip:	
Email:		Phone:	

C. Application Type (check all boxes that apply)	
<input type="checkbox"/> Minor Work Exterior works that do 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 Design Guidelines (p. 69) for a list of minor works.	
<input checked="" type="checkbox"/> Historic District Commission Review Includes all exterior changes to structures and features other than minor works	
<input checked="" type="checkbox"/> Site-work only (walkways, fencing, walls, etc.)	<input type="checkbox"/> After-the-fact application (for unauthorized work already performed).
<input type="checkbox"/> Restoration or alteration	<input type="checkbox"/> Demolition or moving of a site feature.
<input type="checkbox"/> New construction or additions	<input type="checkbox"/> Request for review of new application after previous denial
<input type="checkbox"/> Sign	

D. Basic information about size, scale, and lot placement.							
Provide measurements in feet and square feet where applicable. Where possible, please provide accurate measurements from a licensed surveyor, architect, engineer, etc. If exact measurements are not available, please provide estimated information. Current estimated information about lots and buildings can be found on the Orange County Real Estate Data website. Information about lot placement can be found on the Chapel Hill and Orange County Interactive GIS portals.							
Zoning District:	<i>Minimum setbacks</i>			<i>Maximum heights</i>			Lot size
	Street	Interior	Solar	Primary	Secondary		



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Required by zoning							
Proposed							
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)				Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)						Existing	Proposed
Impervious Surface Area (ISA)							
New Land Disturbance							

E: Applicable Design Guidelines

The Town's [Design Guidelines for the Chapel Hill Historic Districts](#) are integral to the application and review process. These guidelines supplement the required review criteria for Certificate of Appropriateness applications (provided in [Section 3.6.2\(e\)\(4\)](#) of the Land Use Management Ordinance) by providing detailed, practical considerations for how to make changes to properties while preserving the special character of their Historic District context. Please review the Design Guidelines and consider their applicability to your proposed project. (Attach additional sheets, as necessary.)

Section/Page	Topic	Brief description of the applicable aspect of your proposal
	SEE PAGE 8 FOR RESPONSES	



F. Checklist of Application Materials					
<p><i>Attach the required elements in the order indicated.</i></p> <div style="border: 1px solid black; padding: 10px; display: inline-block; margin: 10px 0;"> <p>SEE PAGE 14 FOR RESPONSES</p> </div>	ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
	YES	N/A	YES	N/A	NO
<p>1. Written description of physical changes proposed. 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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. History, context, and character information. Please include a summary of what information you have relied on to understand the relevant character and history of the district and subject property—and briefly summarize that information. At a minimum, include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. <input type="checkbox"/> The entry of your property on the most recent inventory of historic resources in the relevant National Register for Historic Places filing, available via the NC State Historic Preservation Office website: for McCauley-Cameron see West Chapel Hill, for Franklin-Rosemary see Chapel Hill Historic District, for Gimghoul see Gimghoul. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. Justification of appropriateness. Attach an annotated statement explaining how the proposed change(s) meets the following standards of appropriateness that the Commission considers in making findings of fact indicating the extent to which the application is or is not congruous with the historic aspects of the historic district. If a standard is not applicable, type “not applicable”.</p> <ul style="list-style-type: none"> A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings. B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings. C. Exterior construction materials, including texture and pattern. D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials. E. Roof shapes, forms, and materials. F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration. G. General form and proportions of buildings and structures. H. Appurtenant fixtures and other features such as lighting. I. Structural conditions and soundness. 	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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J. Architectural scale.					
4. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed or the digital equivalent. Maximum 2 images per page.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.) <input type="checkbox"/> Site plans must show the relationships between, and dimensions of, existing and proposed buildings, additions, sidewalks, walls, fences, driveways, and/or other structures on the property, as well as property lines and applicable zoning setbacks. <input type="checkbox"/> Include both written and drawn scales and show accurate measurements. You may also use a copy of a survey with surveyor's seal deleted. Revise the copy as needed to show existing conditions and your proposed work. <input type="checkbox"/> Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Elevation Drawings showing existing structural facades and proposed changes. Drawings should be submitted as 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. All details should be reasonably legible. Photographs are okay for facades with no changes. <input type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides. <input type="checkbox"/> Include scale bar, written scale, and label major dimensions (including width of structures and heights from finished grade to fascia/eaves and heights to top of roofs). <input type="checkbox"/> Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Information about context (required for all construction of new structures, proposed impervious surfaces greater than 1500 SF, additions greater than 150 SF, and/or proposed land disturbance greater than 5000 SF.) Detailed information about lots and structures can be found on the Orange County Real Estate Data website; information about lot placement can be found on the Chapel Hill and Orange County GIS portals. For each of the nearest adjacent and opposite properties, provide: <input type="checkbox"/> The height of each building (if an estimate, indicate that). <input type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). <input type="checkbox"/> The size of each lot (net land area in square feet). <input type="checkbox"/> The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from Orange County Real Estate Data ; indicate any corrections for accuracy you believe necessary and your basis for doing so.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed). <input type="checkbox"/> Provide a written description of architectural features, additions,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<p>remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property.</p> <p><input type="checkbox"/> Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons and/or families associated with the property. Provide current exterior photographs of the property (4" x 6" as printed or the digital equivalent). If information is unknown, please provide a summary of sources consulted.</p> <p><input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer.</p> <p><input type="checkbox"/> As necessary, attach a statement explaining how a delay in demolition would cause the property owner to suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay.</p> <p><input type="checkbox"/> Provide any records about the structure to be demolished.</p>					
<p>9. Mailing notification fee per Planning & Sustainability Fee Schedule. For a list of addresses, please refer to the Town's Development Notification Tool.</p>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule</p>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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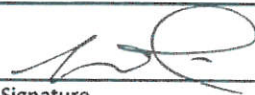
G: Applicant signature

I hereby certify that I am authorized to submit this application; that all information is correct to the best of my knowledge, and all work will comply with the State Building Code and all other applicable State and local laws, ordinances, and regulations.

I acknowledge and agree that the Historic District Commission members, Town employees, and Town agents may enter, solely in performance of their official duties and only at reasonable times, upon the applicant's property for examination or survey thereof pursuant to North Carolina General Statute 160A-400.8. However, no member, employee, or agent of the Historic District Commission may enter any private building or structure without the express consent of the owner or occupant thereof.

I understand and agree that an approved Certificate of Appropriateness is valid only for the particular application, plans, specifications and related project details presented to, and approved by, the Historic District Commission. If any of the data contained in this application, any plans or any specifications presented to the Commission are changed or altered for any reason, including, but not limited to, changes or alternations deemed practically necessary during construction, required due to subsequent Town reviews, or otherwise, a new hearing before the Historic District may be required. By signing below, the applicant agrees to notify the Development Services Center of any changes or alternations in the data contained in this application, the approved plans or the approved specifications related to the project that is the subject of this application.

Hearings on Certificate of Appropriateness applications before the Commission are quasi-judicial proceedings. Therefore, Historic District Commission members are not permitted to discuss a pending application with the applicant or other party. By signing below, the applicant agrees to refrain from speaking with or contacting any member of the Historic District Commission about an application outside of the formal evidentiary hearing on the application.

MADHU BERIWAL		APRIL 30, 2019
Applicant (printed name)	Signature	Date
MADHU BERIWAL		APRIL 30, 2019
Property Owner (if different from above)	Signature	Date

E. Applicable Design Guidelines

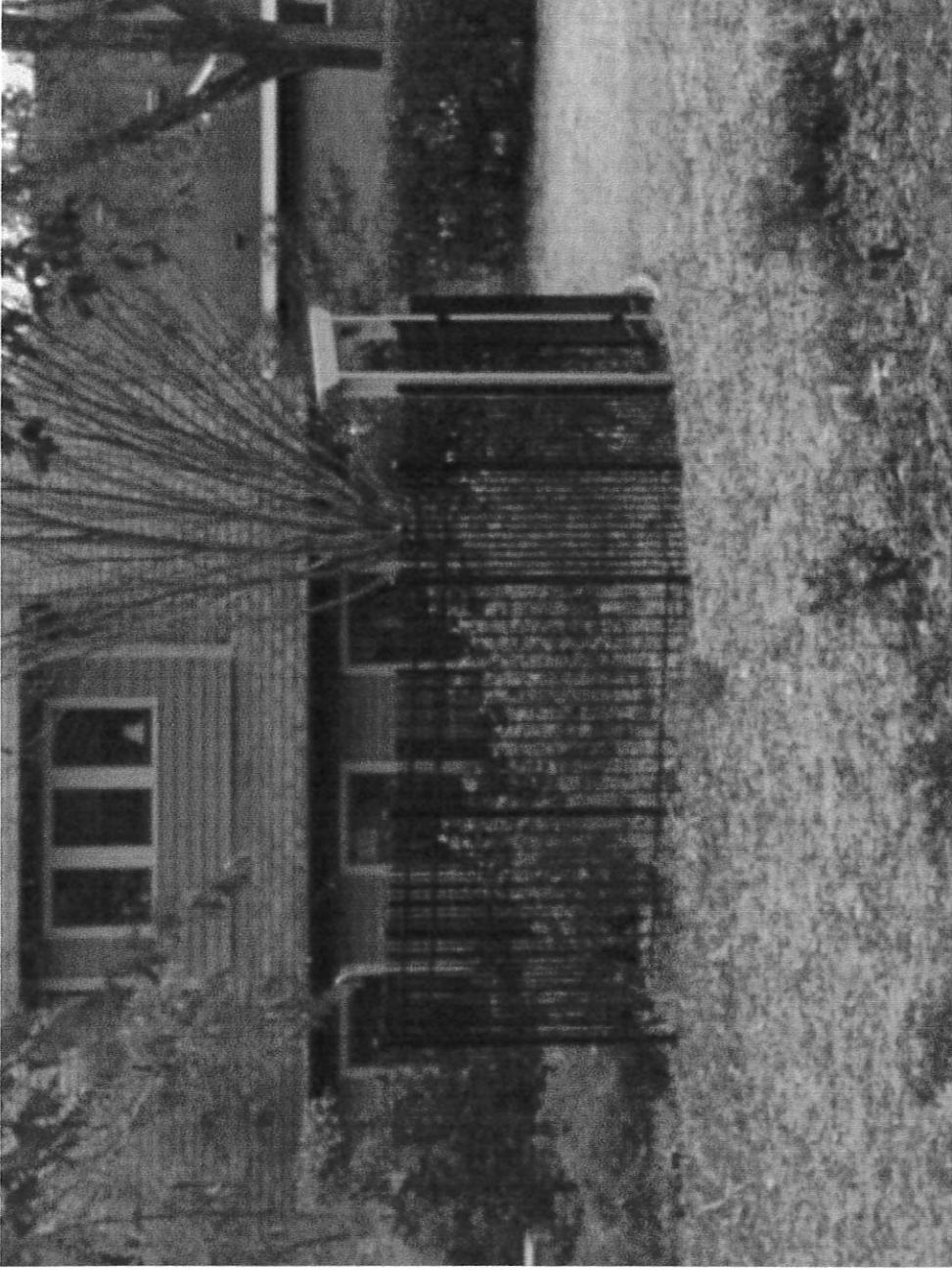
This section is in response to the Design Guidelines for the Chapel Hill Historic Districts, page 16.

1. *Retain and preserve walls and fences that are important in defining the overall character of sites within the historic districts.*
 - The low stone walls in the front of the property are being retained as they are in character with such walls throughout the Chapel Hill Historic Districts.
2. *Retain and preserve the features, materials and details of historic walls and fences through appropriate methods.*
 - See above #1.
3. *Protect and maintain the features, materials and details of historic walls and fences through appropriate methods.*
 - See above #1.
4. *Repair deteriorated and damaged historic walls and fences through recognized preservation methods.*
 - No existing walls or fences (historic or otherwise) in areas proposed for fencing.
5. *Replace in kind historic walls and fences that are too deteriorated to repair, matching the original in material, design, scale, and detail with the building, site, and district.*
 - Current masonry wall, matching the existing building, to be retained. Fencing proposed around the boundary of the property that matches in material, design, and scale with site and district (see attached photographs of similar fencing at various locations in the district).
6. *If a historic wall or fence is missing, either replace it to match the original, based on physical and documentary evidence, or replace it with a new feature that is compatible in material, design, scale, and detail with the building, site, and district.*
 - No physical or documentary evidence of fencing or wall at proposed site.
7. *Introduce compatible walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site new fences and walls in configurations and locations that are compatible with the character of the building, site, and district.*
 - The new fence is compatible with the character of the building and the site (minimal). It is also in character with the district, as samples of similar or same fences currently exist in the district (see attached photographs of similar fencing at various locations in the district).
 - The fencing is needed to build a garden within the site, allowing tender plants to be grown without fear of being ravaged by deer. The front part of the property is not fenced, allowing deer to forage in a portion of the property.
8. *Construct new walls and fences in traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district.*
 - Proposed new fence is compatible with the configuration, height, material, scale and detail with the character of the building, site, and district.
 - Configuration – The proposed fencing is either not visible from the street at all (along the northern boundary) or is only partially visible (along the southern boundary on N. Boundary Street). The proposed fence is deliberately not placed at the property edge but is inside the belt of trees along the southern side of N Boundary Street. In addition, owner has added landscaping outside the fence to enhance the beauty of the area and make the fence even less visible.
 - Height - The proposed fence is 6 feet tall. There are numerous examples in the district of 6 foot tall fencing (see attached photographs).

- Material – the proposed fence is made of metal (aluminum), finished to look like iron, but with greater durability and lesser susceptibility to rust. Multiple examples of fences in district are made of similar material (see attached photographs).
 - Scale – The proposed fence is either wholly invisible from the street or is only partially visible. The northern portion of the fence is not visible from the street. The proposed fence is sited within an existing belt of trees along the southern edge of the property, limiting the view of the fence.
 - The fence adjoins three properties:
 - i. 504 N Boundary St., Chapel Hill, NC 27514
Pin Number: 9788598968 | Hemsey, David
 - The fence will not be visible from their home, even though the properties are adjoining.
 - ii. 500 N Boundary St., Chapel Hill, NC 27514
Pin Number: 9789506037 | Blass, Josef
 - The fence does not impede walking from 500, through 304, to Chapel Hill- a concern that was originally expressed by the owners of 500, but is now resolved. The boundary between 304 and 500 is very narrow. The fence will replace an existing wire mesh fence that is currently in place with a better and sturdier fence.
 - iii. 400 N Boundary St., Chapel Hill, NC 27514
Pin Number: 9789505131 | Camp, William
 - The driveway for this property is very close to the property line. Since a fence on the property line may aesthetically appear too close to the driveway, the proposed fence has been sited approximately two feet away from the actual property line.
 - Detail – The proposed fence is a minimal, classic design. It is similar to many of the fences in the district (see attached photographs).
9. *Introduce contemporary utilitarian walls and fences, if necessary, in rear and side yard locations only and when they do not compromise the historic character of the building, site, or district. It is not appropriate to introduce contemporary vinyl or metal chain link fences in locations that are visible from the street.*
- Proposed fencing is classic, metal in character, design, and height and conforms to the building, site, and district.



232 Glandon Drive
Gimghoul Historic District



204 Glenburnie Street
Franklin-Rosemary Historic District



721 East Franklin Street
Franklin-Rosemary Historic District



721 East Franklin Street
Franklin-Rosemary Historic District



721 East Franklin Street
Franklin-Rosemary Historic District

F. Checklist of Application Materials

1. Written Description of Physical Changes Proposed

- We are proposing the addition of a deer fence around the property. Proposed new fence is compatible with the configuration, height, material, scale, and detail of the building, site, and district. The purpose of the fence is to enclose the areas near the home to create a garden. Proposed fence will only be partially visible from the street and will mostly be hidden by trees. Fence will be Coastal Brand, Elite EFF-20 and will be made of aluminum with a black powder coat. The fence will be 6' tall with 5/8" pickets, 1" rails, and 2" posts. The proposed fence is simple in design. It will connect to the masonry walls at the front of the home, and will travel around the sides to encompass most of the property. The fence will have one gate for egress at the far West end that will open onto N. Boundary Street. See additional pages for more information.

2. History, Context, and Character Information

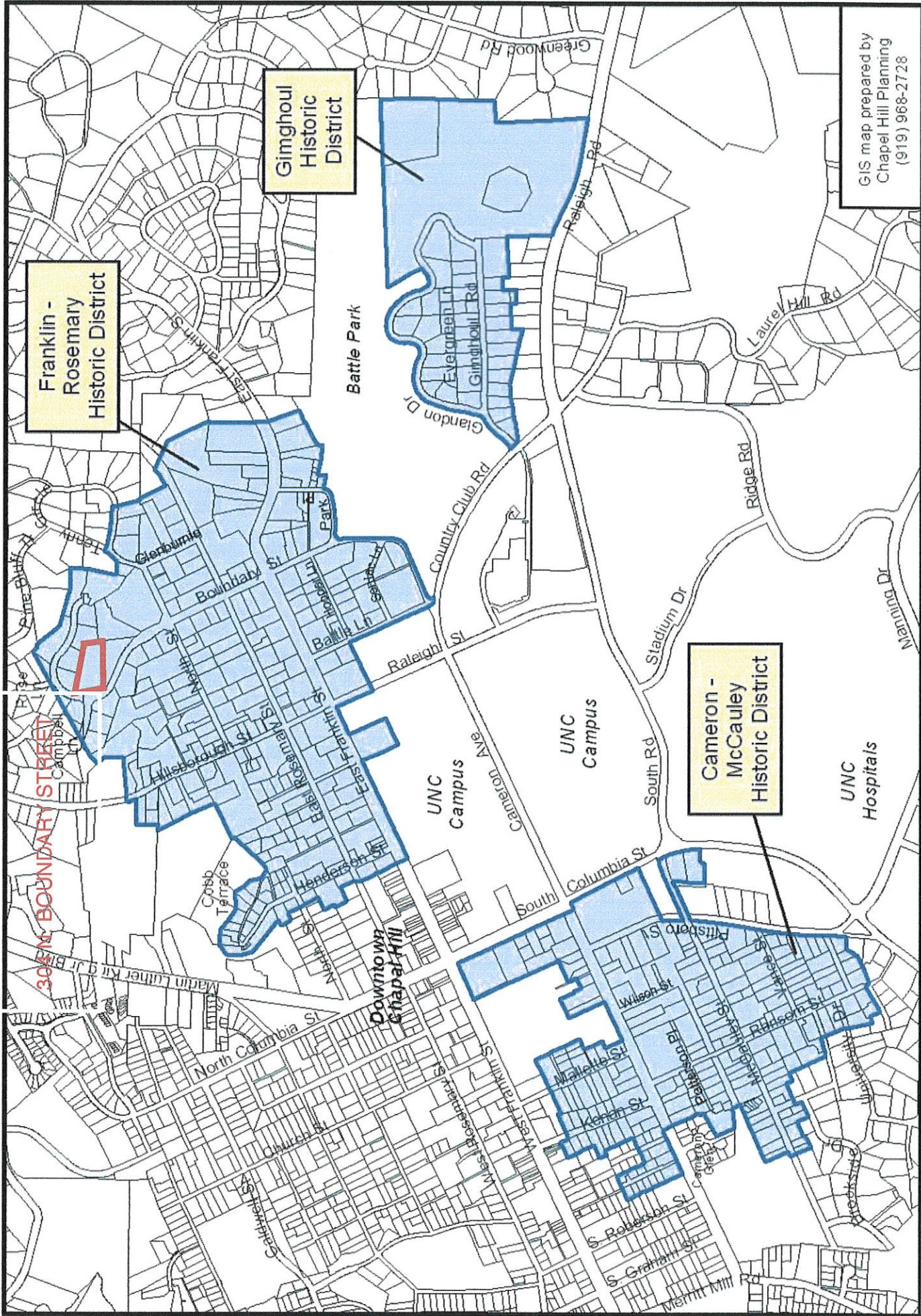
- The property at 304 N Boundary is part of what was the Coker Estate. Dr. Coker was a noted botanist and professor at UNC-CH. The property was previously owned by Ms. Frances Gravelly. A modern home was built on the premises at 304 N. Boundary and completed in 2000. There is no historic filing for this structure.

3. Justification of Appropriateness

- A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings:
 - No new building is proposed. The height of the fence is below the height of the existing house. Relative to adjacent houses, the fence is below the average heights of these houses.
- B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings:
 - N/A - No new building is proposed
- C. Exterior construction materials, including texture and pattern:
 - The fence is metal and 6 feet tall – in compliance with other fences in the area. The height is lower than the existing masonry wall.
- D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials:
 - N/A - No new building is proposed
- E. Roof shapes, forms, and materials:
 - N/A - No new building is proposed
- F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration:
 - N/A - No new building is proposed
- G. General form and proportions of buildings and structures:
 - Lower in form and proportion than existing masonry walls.
- H. Appurtenant fixtures and other features such as lighting:
 - N/A - No new lighting is proposed
- I. Structural conditions and soundness:
 - Fencing to be installed by Fortress Fencing, with considerable experience in fence construction.
- J. Architectural Scale:
 - This section of Boundary Street is represented by a wide variety of scales and styles. The houses in this area are separated by the heavily wooded character of this area. The house at 304 N. Boundary Street is not visible from other houses. The fence will not be visible in almost all of its entirety or will replace existing plastic mesh fence. Along North Boundary street, the fence will be within the belt

of trees. Relative to existing structures, the fence responds in both scale and materials.

- 4. Photographs**
 - See attached
- 5. Site Plan Set**
 - See attached
- 6. Elevation Drawings**
 - This item is "not applicable". No changes to the structural facade are proposed.
- 7. Information About Context**
 - This item is "not applicable". No new structures, additions, or land disturbances are proposed.
- 8. Demolition/Relocation Information**
 - This item is "not applicable". No demolition or relocation is proposed for this project.
- 9. Mailing Notification Fee**
 - Included
- 10. Certificate of Appropriateness Fee**
 - Included



Franklin -
Rosemary
Historic District

Gimghoul
Historic
District

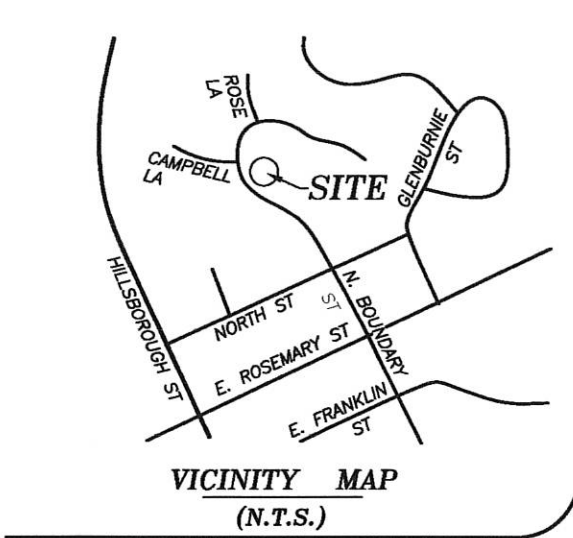
Cameron -
McCauley
Historic District

GIS map prepared by
Chapel Hill Planning
(919) 968-2728



July
2007

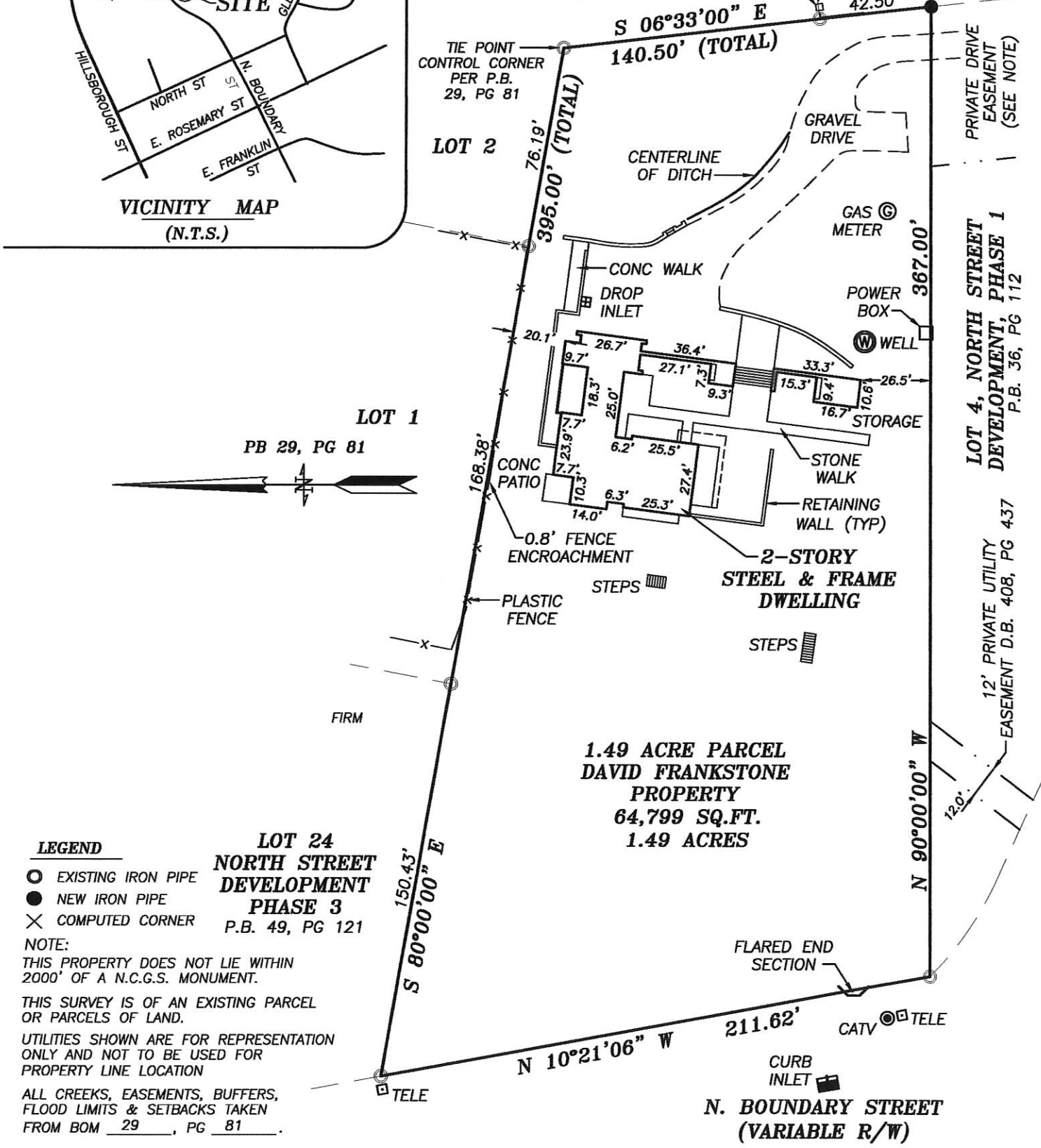
Chapel Hill Local Ordinance Historic Districts



NOTE: PRIVATE DRIVE EASEMENT PER D.B. 343, PG 082, D.B. 414, PG 224, D.B. 416, PG 107

NORTH STREET DEVELOPMENT PHASE 4
P.B. 60, PG 120

**LOT 1
COKER
HOMEPLACE**
P.B. 46, PG 173



LEGEND

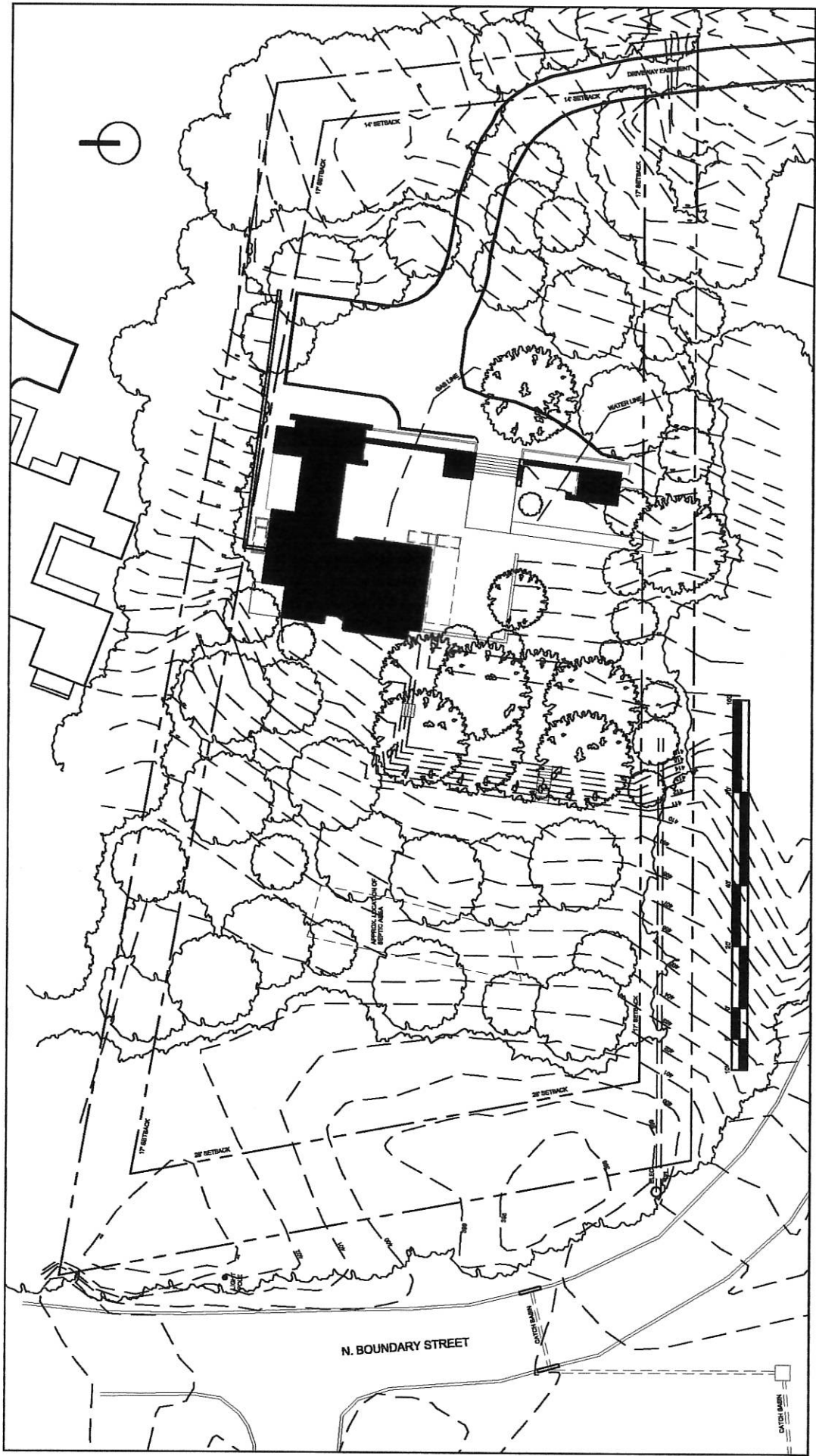
- EXISTING IRON PIPE
- NEW IRON PIPE
- × COMPUTED CORNER

NOTE:
THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.

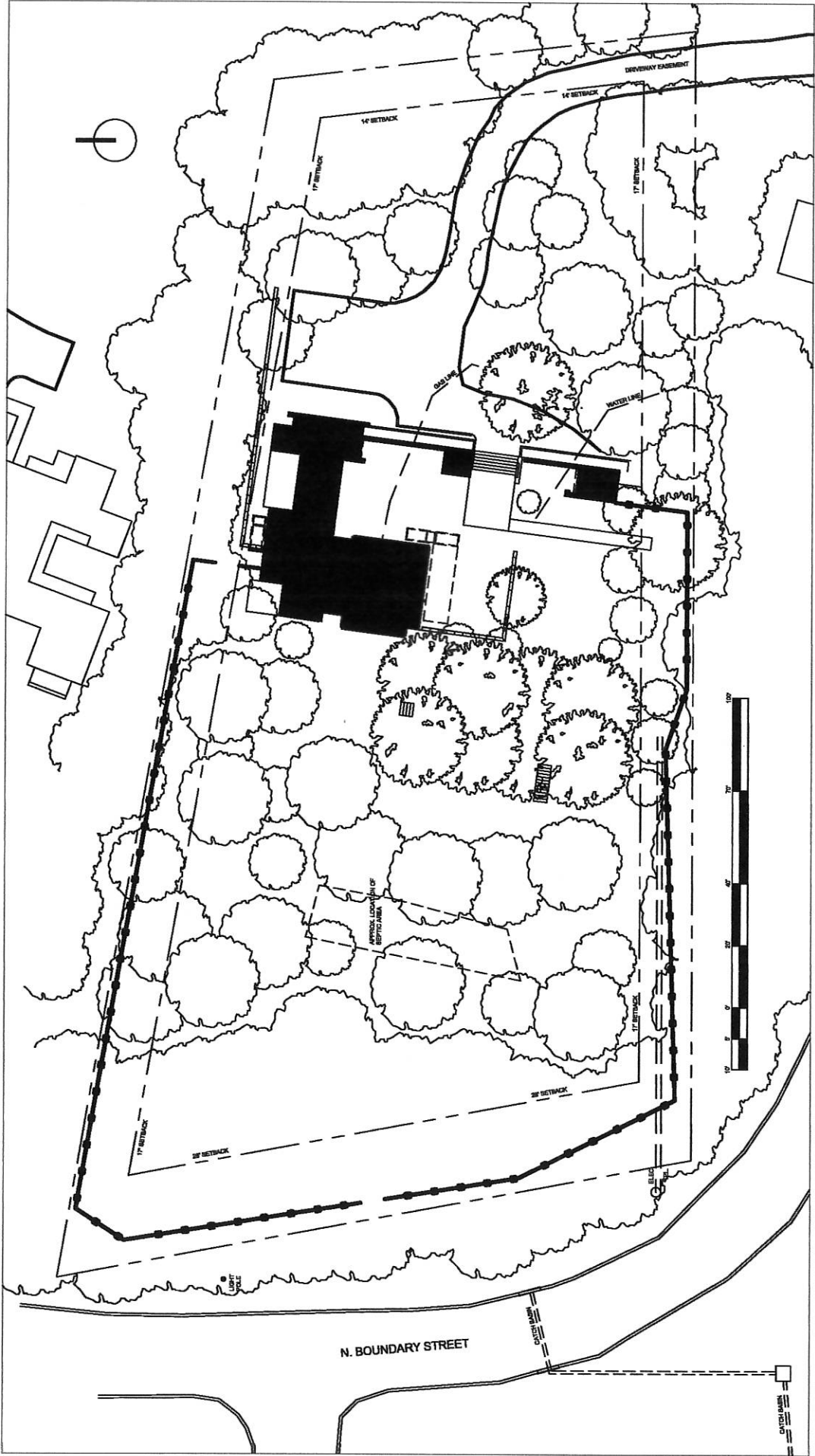
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

UTILITIES SHOWN ARE FOR REPRESENTATION ONLY AND NOT TO BE USED FOR PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS, FLOOD LIMITS & SETBACKS TAKEN FROM BOM 29, PG 81



SITE PLAN - EXISTING
 SCALE: 1" = 20'



SITE PLAN W/ ADDED FENCE
 SCALE: 1" = 20'

View from South West



Entrance to Property off Boundary Street
The house is setback 170 feet and is not visible from N Boundary.

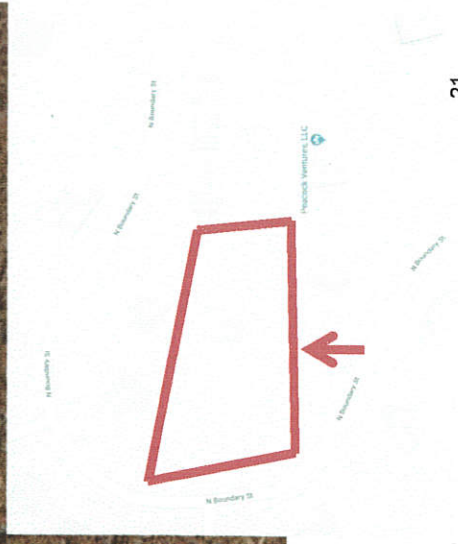
Over 240 trees were planted. Currently these trees are fairly mature and almost completely screen the house. The entrance drive is 400' long

View from South



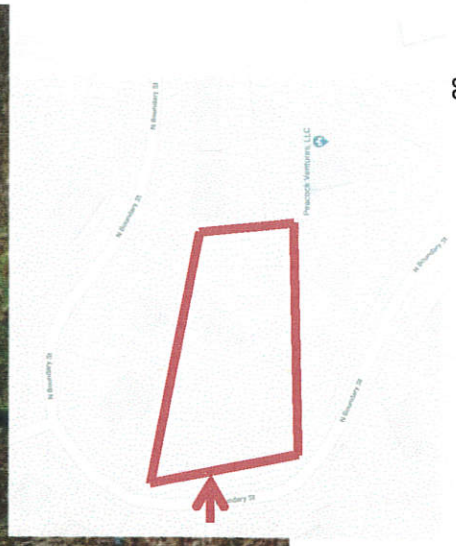


View From Boundary Street - Looking North





View From Boundary Street - Looking East



View from South West



View from South

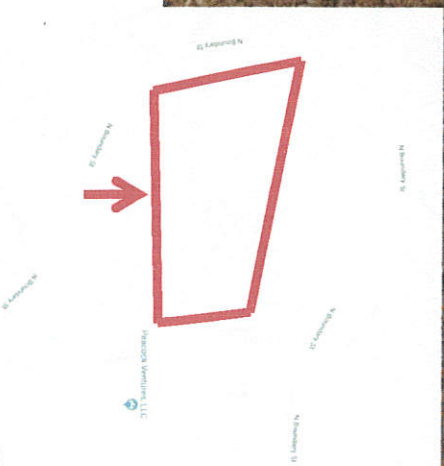


Entrance to Property off Boundary Street
The house is setback 170 feet and is not visible from N Boundary.

Over 240 trees were planted. Currently these trees are fairly mature and almost completely screen the house. The entrance drive is 400' long

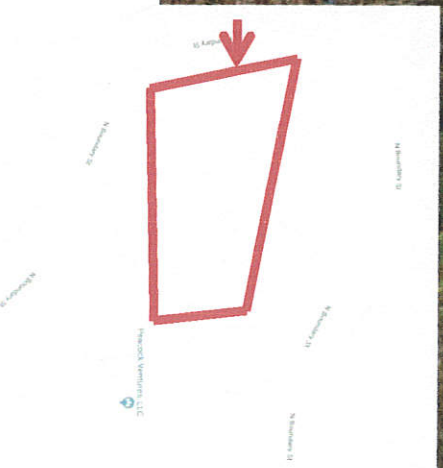


View From Boundary Street - Looking North



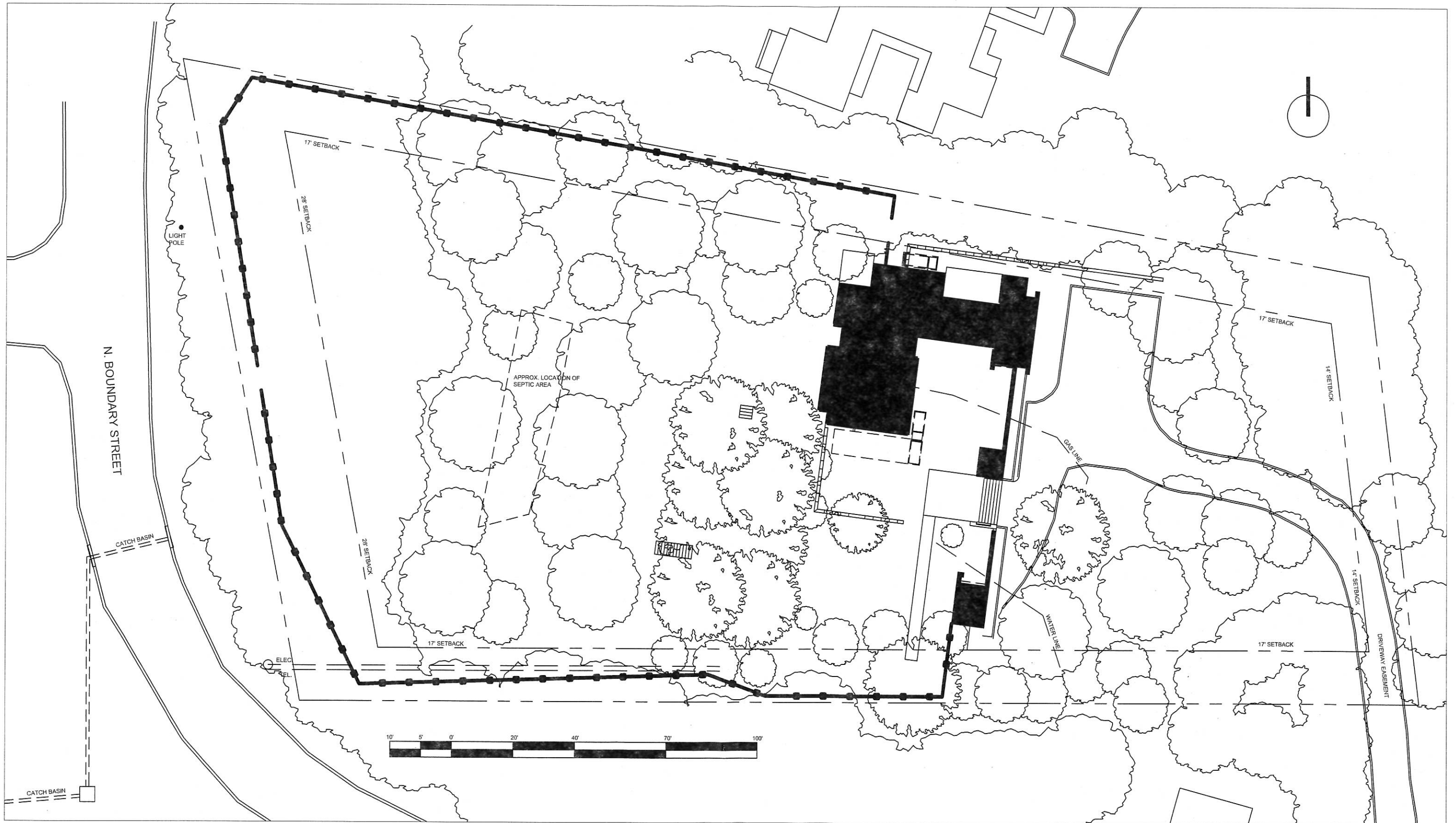


View From Boundary Street - Looking East

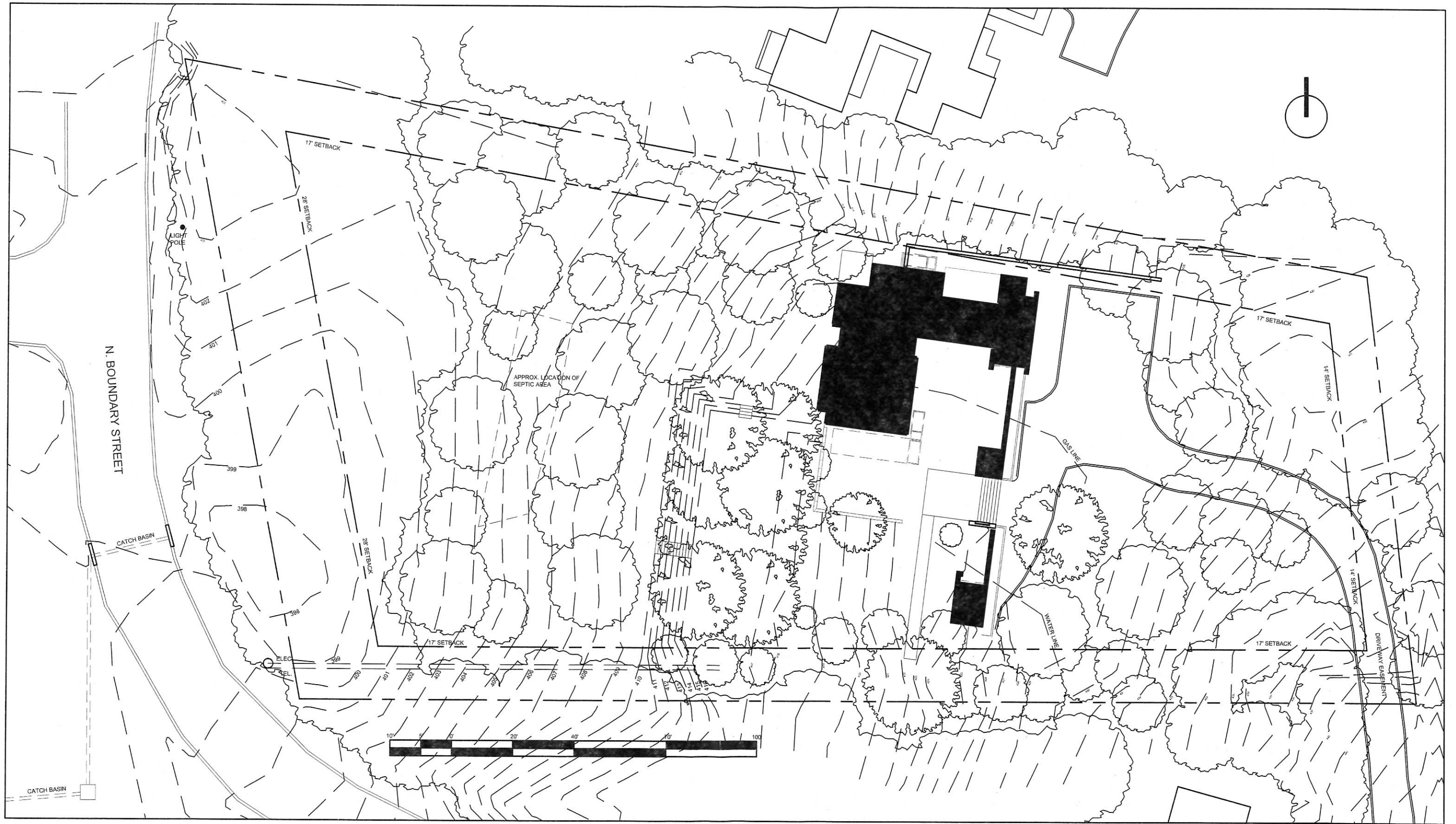




ELITE brand, Residential Aluminum EFP-20
6' Tall,
4-rail
Black
5/8 inch pickets
1 inch rails
2 inch posts
.125 heavy wall gate post



SITE PLAN W/ ADDED FENCE
 SCALE: 1" = 20'



SITE PLAN - EXISTING
 SCALE: 1" = 20'