

**HDC-25-19**

Historic District Certificate
of Appropriateness

Status: Active

Submitted On: 9/9/2025

Primary Location

304 N BOUNDARY ST
CHAPEL HILL, NC 27514

Owner

BERIWAL MADHU
304 N BOUNDARY ST
CHAPEL HILL, NC 27514

Applicant

 Madhu Beriwal
 225-281-0071
 gardenfind@gmail.com
 304 N Boundary Street
Chapel Hill, NC 27514

Certificate of Appropriateness Form

Historic District *

Franklin-Rosemary

Application Type

Check all that apply

Minor Work is exterior work that doesn't involve any substantial alterations, additions, or removals that could impair the integrity of the property and/or the district as a whole. See Chapel Hill Historic Districts Design Principles & Standards ("Principles & Standards") (p. 9-11) for a list of minor works.

Major Work (Historic District Commission Review) includes all exterior changes to structures and features other than minor works.

Contact HDC Staff Liaison(s) if you're unsure of the application type.

Maintenance or Repair Work

☐

Minor Work (Staff Review)

☐

Major Work (Historic District Commission Review)

☒

COA Amendment

☐

Briefly describe the proposed changes. *

We propose to add an entry gate in an existing masonry wall that separates the driveway from the yard

Is this application for after-the-fact work?* ?

No

Is this application a request for review after a previous denial?*

No

Applicant Authorization

Applicant Signature*

C. Cameron Hill

Sep 9, 2025

Relationship to Property Owner*

Other

If other, please explain relationship to property owner.

*

General Contractor



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705

phone (919) 968-2728
email planning@townofchapelhill.org
www.townofchapelhill.org

Property Owner Authorization for Historic District Certificate of Appropriateness (COA)

The current property owner must complete and sign this authorization form if someone else applies for a Certificate of Appropriateness on their behalf. Please submit a separate form per property owner.

Project Name	Entry enclosure gate			
Property Address	304 N Boundary St., Chapel Hill, NC 27514			
Parcel Identifier Number(s) (PINs)	9788596951			
Property Owner Name (must match County tax records)	Madhu Beriwal			
Property Owner Address	304 N Boundary St. Chapel Hill, NC 27514			
Property Owner Email	gardenfind@gmail.com	Property Owner Phone	225-281-0071	
Relationship to Applicant	General Contractor			
If the property owner is an entity, provide detailed information regarding the principals of the entity.				
Property Owner Acknowledgement As the property owner, you may represent yourself or be represented by attorney; however, professionals such as architects, engineers, designers, and others may provide factual evidence and expert opinions so far as they are qualified, but not legal arguments on behalf of the property owner.				
Property Owner Authorization Statement The undersigned property owner hereby authorizes the application for Conditional Zoning District and certifies that, to the best of the owner's knowledge and belief, all information supplied with this application is true and accurate.				
Signature			Date	9/10/2015
Print Name	Madhu Beriwal			

PROJECT NARRATIVE

Madhu Beriwal, owner of the property at 304 North Boundary Street has applied to install a greenhouse in the opening of the masonry wall serving the portion of the house facing away from the street. The greenhouse will function as a gate for entry into the vestibule. It will replace the temporary wooden structure shown on the picture uploaded as Exhibit D.

The proposed entry portal is a greenhouse fabricated to custom specifications using metal and tempered glass (UV and GS tested), open on both sides manufactured by Janssens. An illustrative picture is shown in the photograph uploaded as Exhibit A. The metal to be used is aluminum, in the same color range as the house (silver/gray) not dark as is shown on the illustration. The aluminum in the greenhouse structure to be used matches the metal in the existing house. The greenhouse is 8.5 feet tall on the front end facing the driveway and 6.5 feet tall on the part facing the house. It is 15 feet wide and will completely cover the 15-foot opening in the masonry wall. The greenhouse is 7.5 feet deep.

A photograph identified as Exhibit B for illustrative purposes is an AI generated picture of the house with the greenhouse imposed into the space between the existing walls. This illustration does not fully capture the fact that the greenhouse will fully fill the space and be attached.

Exhibit C is the greenhouse floor plan showing its attached placement into the walls. As an existing condition, the left wall is taller than the right side. The front of the proposed entry portal/greenhouse structure is slightly taller than the existing masonry walls.

Exhibit E shows the site plan with addition as approved in 2024.

The entry portal/greenhouse structure will not be visible from the street. The house is at the end of a long and winding driveway. This part of the home does not face a street and no part of it is visible from the street. The pictures at Exhibit F are from the 2024 Application for an addition to the house. The inability to view the back of the house has not changed.

Description of Existing and Proposed Site Conditions and Architectural Features.

The house at 304 North Boundary Street was completed in 2000. An addition was approved in 2024. The house is a modern design of metal and glass. The only change proposed in this application is the use of a custom greenhouse to serve as the gate to the vestibule in lieu of a temporary wooden gate currently serving that purpose.

13761\01\HDC Application for COA (Greenhouse Addition)\003Description of Existing and Proposed Site Conditions

Description of Previous Additions, Remodels or Alterations to the Structure(s).

The house at 304 North Boundary Street was completed in July 2000. The HDC approved a Certificate of Appropriateness for an addition to this home in September 2024 (HDC24-29).

13761\01\HDC Application for COA (Greenhouse Addition)\004Description of Previous Additions

Description of all Proposed Physical Changes to the Property.

The physical change proposed is to replace a temporary wooden door/gate leading to the vestibule of the house with a custom greenhouse to be attached in the opening of the masonry wall serving the portion of the house facing away from the street.

13761\01\HDC Application for COA (Greenhouse Addition)005Description of Proposed Physical Changes

Identify Materials to be Used Including Dimensions, Manufacture Details, Model Numbers and Specifications if Applicable.

The greenhouse structure to be used is aluminum and glass which matches the metal and glass in the existing house. The greenhouse is 8.5 feet tall on the front end and facing the driveway (not visible from the street) and 6.5 feet tall on the part facing the house. It is 15 feet wide and will completely cover the 15-foot opening in the masonry wall. The greenhouse is 7.5 feet deep. The greenhouse is manufactured by Janssens. <https://janssens.be/en/about-us>

13761\01\HDC Application for COA (Greensboro Addition)\006Materials to be Used

Identify and Describe How the Project Meets All Applicable Design Standards.

Standard 1.1.7 contemplates that new site features be compatible in scale, design and materials with the overall historic character of the site and the district. This proposed addition is compatible in scale, design and materials with the existing house on the property.

Standard 1.1.8 contemplates the introduction of contemporary site features in locations that do not diminish or compromise the overall character of the site and district, typically in rear yards or other locations not visible from the street. This addition is in a location that is, in essence, the rear yard and is not visible from the street. It does not diminish or compromise the overall character of the district and is compatible with the modern design and materials in the existing house.

13761\01\HDC Application for COA (Greenhouse Addition)\007How Project Meets Applicable Design Standards

HISTORY AND CHARACTER OF THE SUBJECT PROPERTY IN HISTORIC DISTRICT

304 North Boundary was new construction in the existing Franklin-Rosemary Historic District when it was built in 2000. It is modern architecture of predominately glass and metal and is unique in the district. The house has been identified as an exemplar of NC Modernist Architecture. Designed by Kenneth Hopgood, FAIA, and originally commissioned by the Gravely Khatchatoorian Family, the house received numerous accolades after its construction. The house was featured in Triangle Modern Architecture by Victoria Bell in 2020, not only within the book but on the cover. Other accolades for the house include 2003 The New American House 4: Innovations in Residential, by James Truelove and Il Kim, Whitney Library of Design, New York 2003, 2005 AIA Triangle Honor Award, 2006 SARC South Atlantic AIA Merit Award, 2007 Glass House: Building for Open Living, Published by Thames and Hudson London, 2008 News and Observer, February 16, 2008, 2009 Architectural Digest, March 2009. The project as proposed continues the house's modern architectural features and complements the materials used in the house.

PHOTOGRAPHS

Photographs have been provided of the existing site conditions and of the greenhouse proposed. Exhibit A: Prototype of Greenhouse, Exhibit B: Illustrative Rendering of Proposal, Exhibit C: Greenhouse Floor Plan, Exhibit D: Existing Condition, Exhibit E: 2024 Site Plan as Approved Showing House and Addition, Exhibit F: Photographic Documentation of Fact the Proposal is not Visible Taken from Approved 2024 Application. The proposal is congruous with the character of the district in that the proposal is complementary to the modern architecture of the house itself, which complements the district from its modern architecture. The changes proposed will not be visible in the district, only to individuals who approach the house as guests and business visitors.

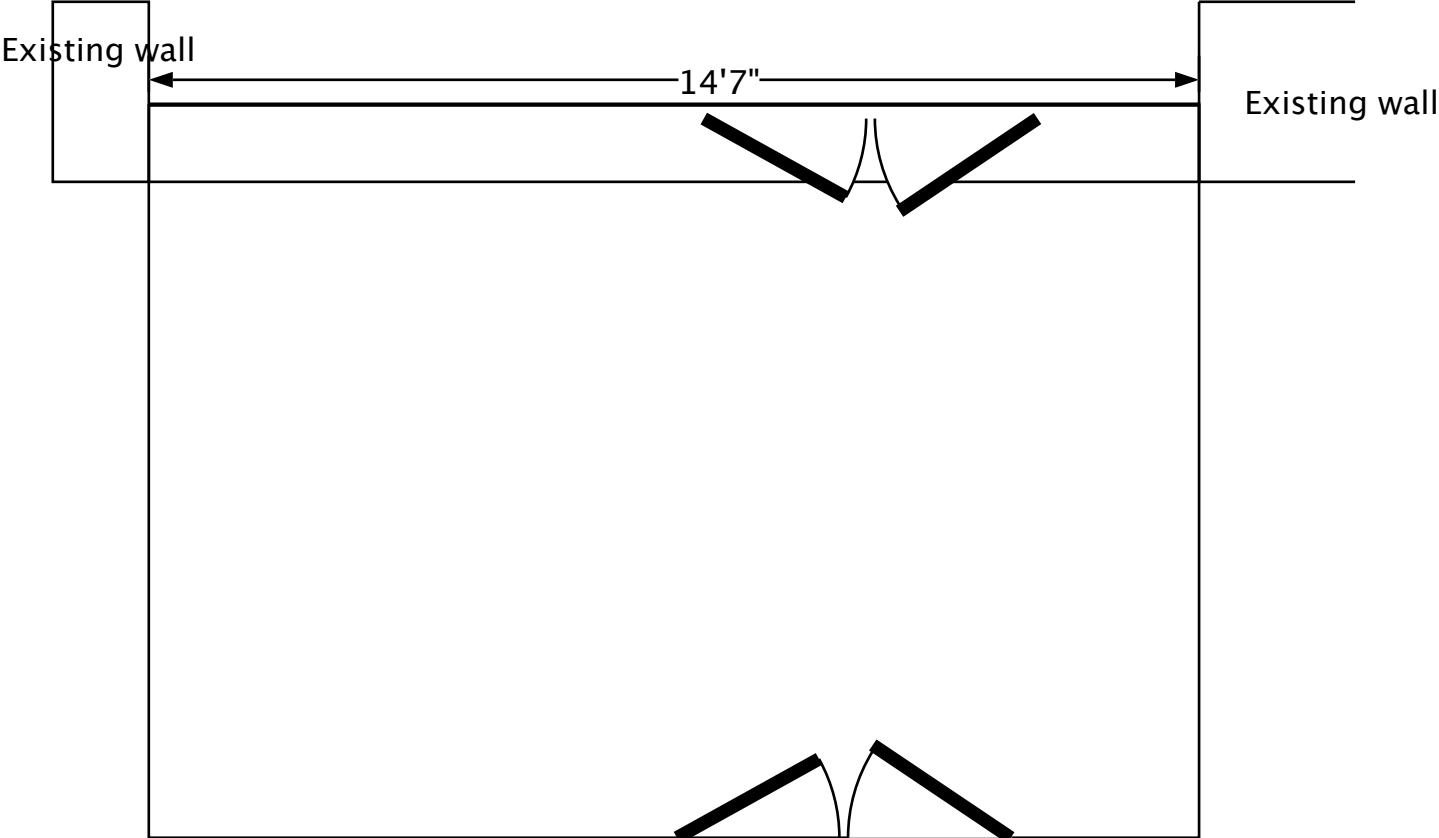
13761\01\HDC Application for COA (Greenhouse Addition)\009Photographs

SUBJECT PROPERTY IN CONTEXT WITH THE NEARBY PROPERTIES

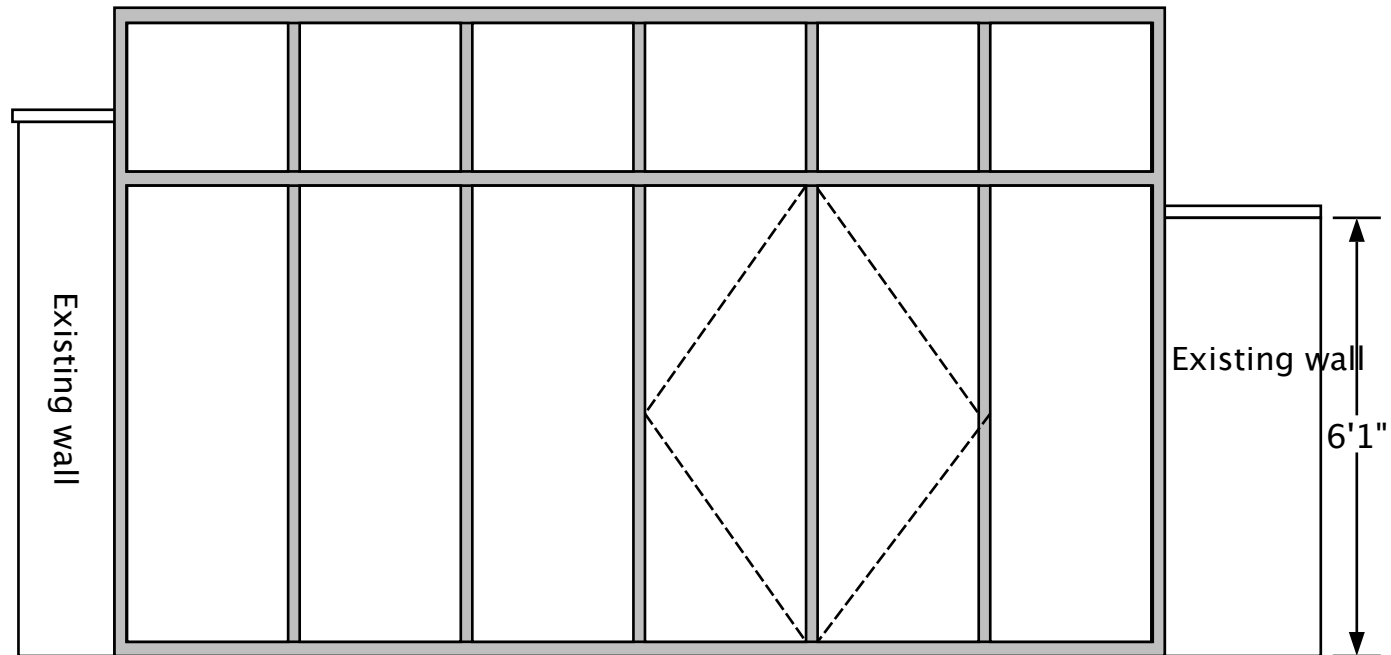
The project as proposed is not visible from the nearest, adjacent and opposite properties. The project as proposed fits with the existing height of the wall. The project does not alter setbacks.

13761\01\HDC Application for COA (Greenhouse Addition)\011Subject Property in Context with Nearby Properties

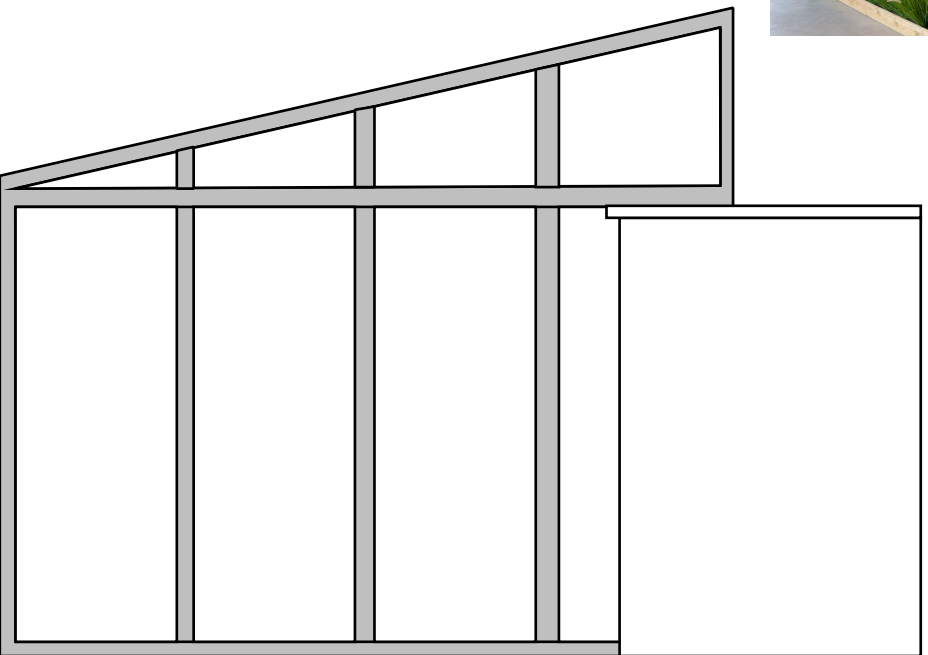




Plan View



Elevation



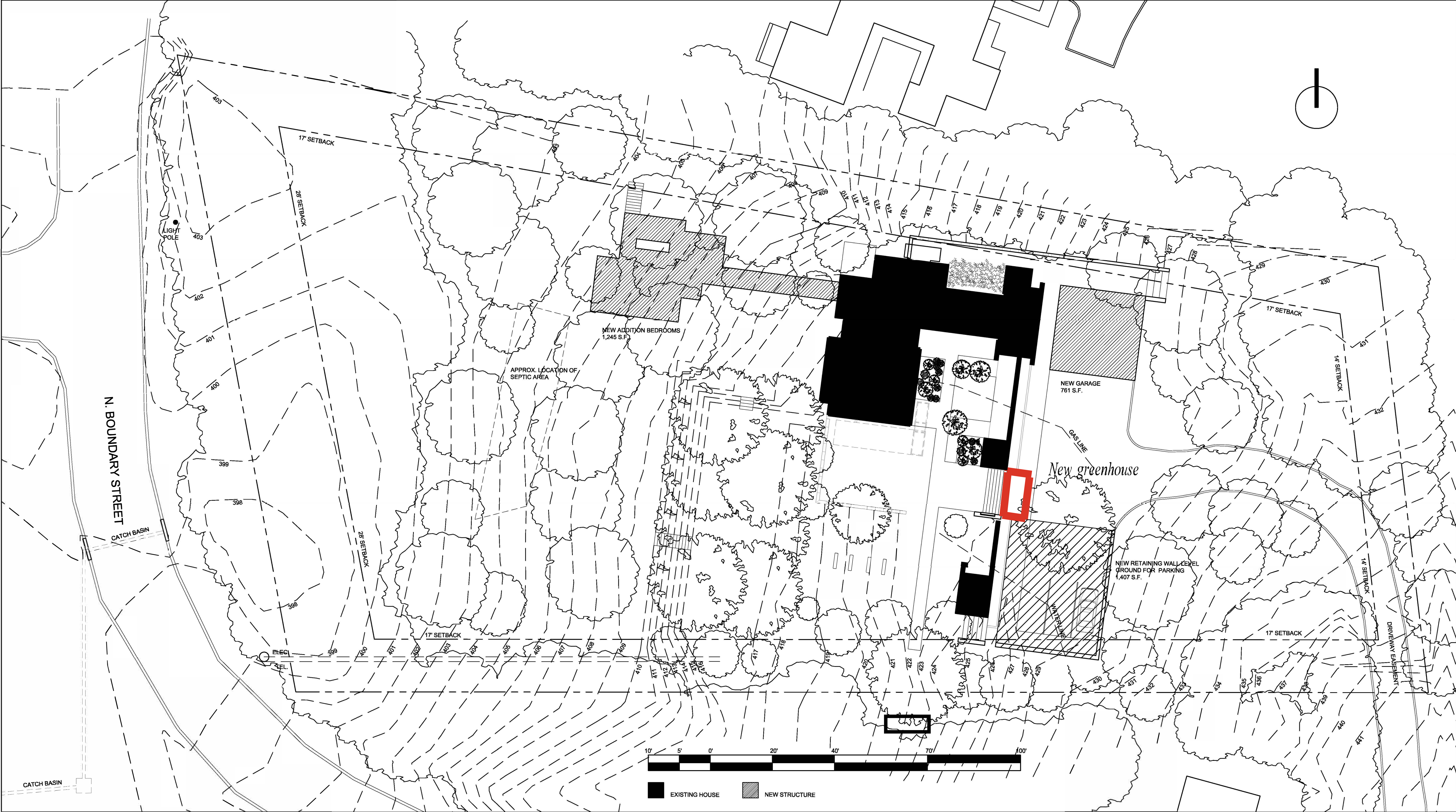
← Gate to mimic house layout



Pictures of aluminum and glasss sturcture

Gate for: Madhu Beriwal
304 N Boundary St
Chapel Hill, NC 27514
Drawn by: Cam Hill 919-260-6059
camhill@mac.com





**Berawal
Residence**

304 N. Boundary Street
Chapel Hill, NC 27514

REMODEL

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NOT FOR CONSTRUCTION
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REVISIONS

SITE PLAN

April 20, 2018

SP-1

EXHIBIT A - PROTOTYPE OF GREENHOUSE



EXHIBIT B - ILLUSTRATIVE RENDERING OF PROPOSAL

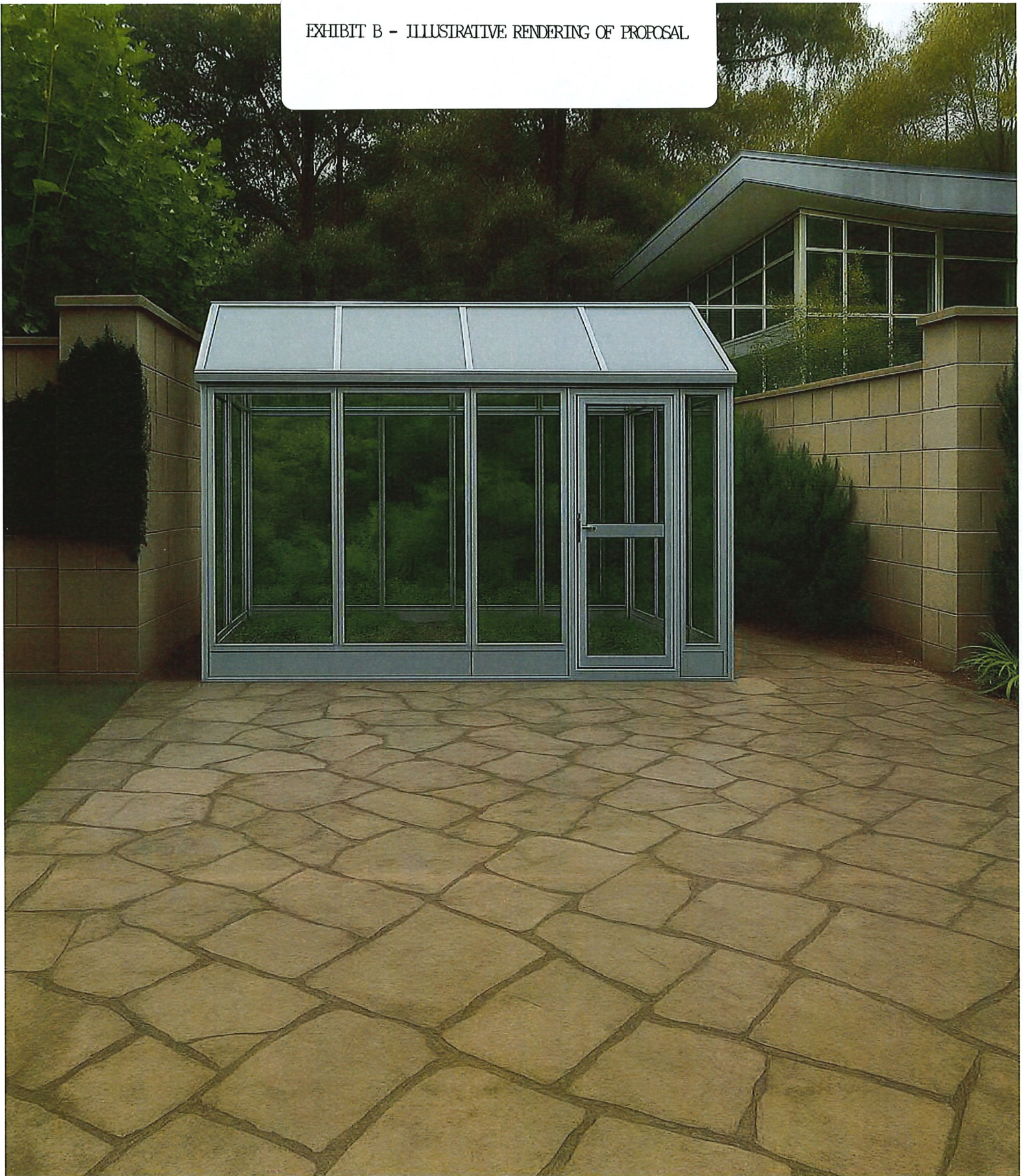
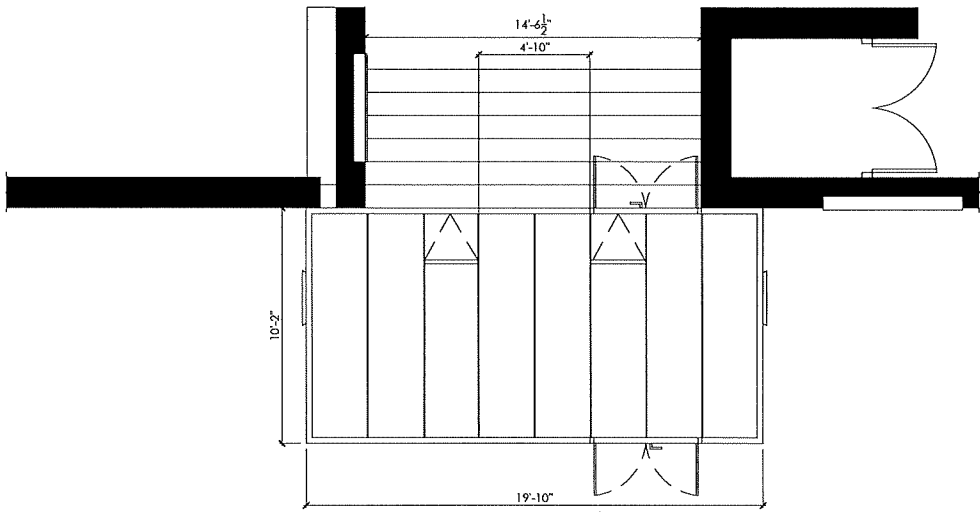
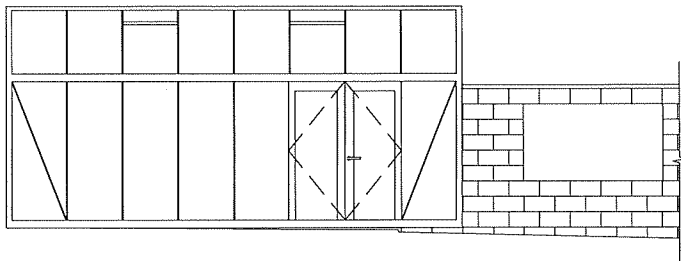


EXHIBIT C - GREENHOUSE FLOOR PLAN



GREENHOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"

SITZER SPURIA DESIGN	
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REVISION	
GREENHOUSE FLOOR PLAN	
D-1	



GREENHOUSE REAR WITH GATE
SCALE: 1/4" = 1'-0"

STITZER|SPURIA
ARCHITECTS

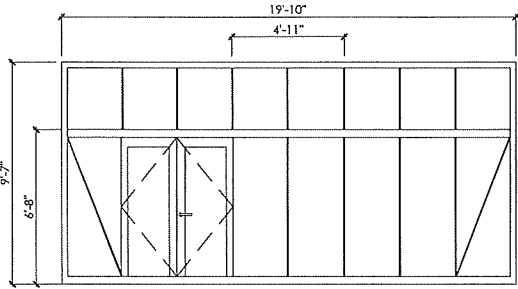
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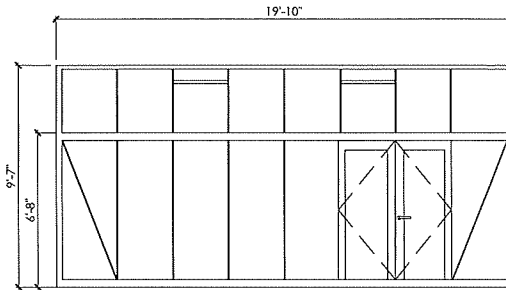
REDFAL

GREENHOUSE
REAR ELEVATION

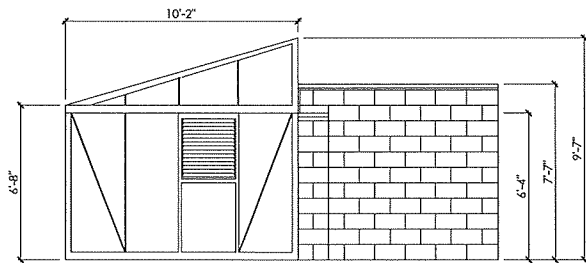
D-2



GREENHOUSE FRONT
SCALE: 1/4" = 1'-0"



GREENHOUSE REAR
SCALE: 1/4" = 1'-0"



GREENHOUSE SIDE
SCALE: 1/4" = 1'-0"

SINER/STUDIO

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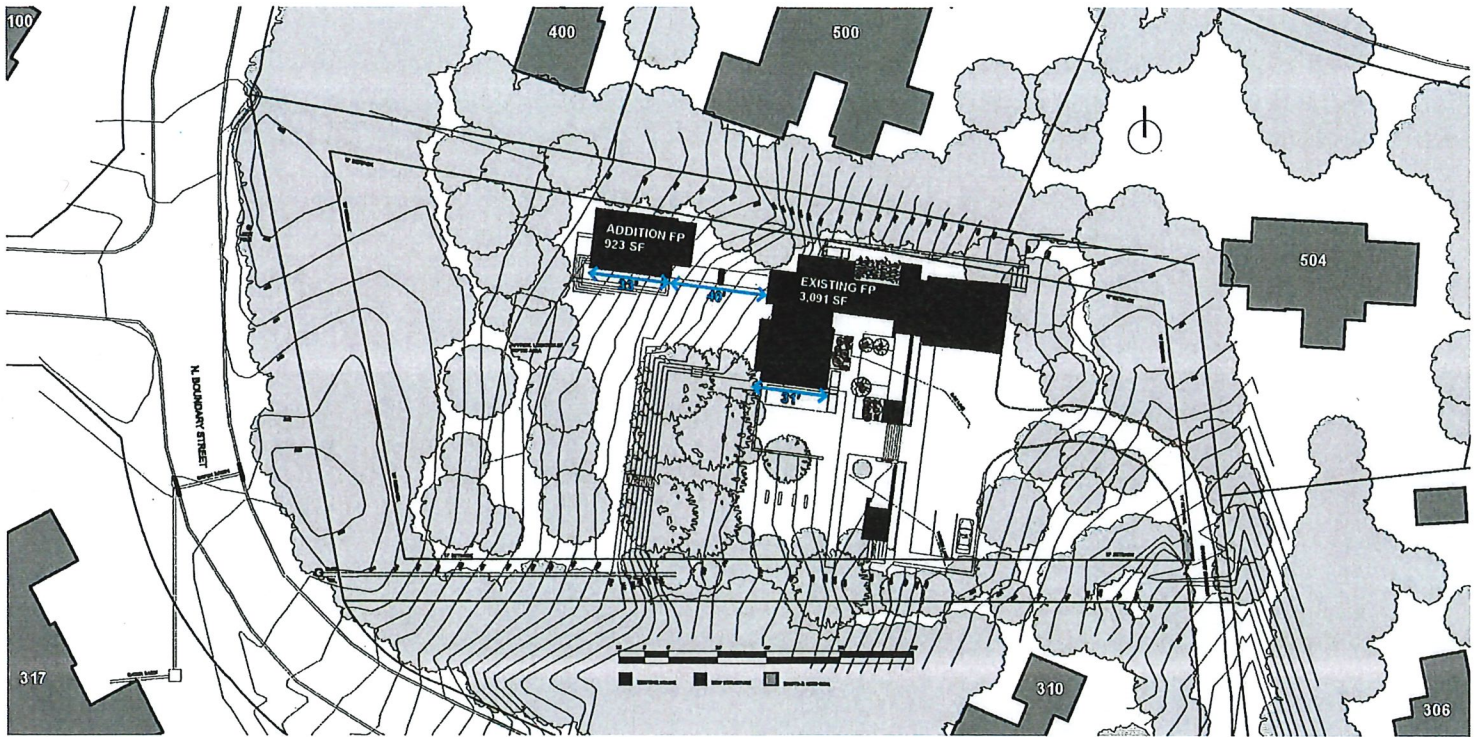
GREENHOUSE
ELEVATIONS

D-3

EXHIBIT D - EXISTING CONDITION



NEW SITE PLAN
BERIWAL HOUSE ADDITION
3. 2024 NEW SITE PLAN



PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2. PHOTO DOCUMENTATION: NEIGHBORHOOD CONTEXT



1. VIEW OF ENTRANCE DRIVE, LOOKING NORTH NEAR 306 N. BOUNDARY STREET

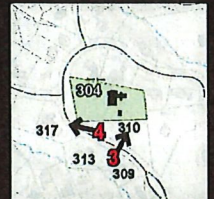


2. VIEW FROM 304 N. BOUNDARY STREET DRIVEWAY ENTRANCE, LOOKING WEST TOWARDS 309 N. BOUNDARY STREET

PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2. PHOTO DOCUMENTATION: NEIGHBORHOOD CONTEXT



3. VIEW FROM 309 N. BOUNDARY STREET, LOOKING NORTH TOWARDS 310 N. BOUNDARY STREET



4. VIEW FROM 313 N. BOUNDARY STREET, LOOKING WEST TOWARDS 317 N. BOUNDARY STREET

PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2. PHOTO DOCUMENTATION: NEIGHBORHOOD CONTEXT



5. VIEW FROM 313 N. BOUNDARY STREET, LOOKING NORTH TOWARDS 304 N. BOUNDARY PROPERTY



6. VIEW FROM 317 N. BOUNDARY STREET, LOOKING EAST TOWARDS 304 N. BOUNDARY STREET PROPERTY

PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2 PHOTO DOCUMENTATION NEIGHBORHOOD CONTEXT



7. VIEW FROM 100 CAMPBELL STREET, LOOKING EAST TOWARDS 304 N. BOUNDARY STREET PROPERTY



8. VIEW FROM 304 N. BOUNDARY STREET AT THE INTERSECTION OF CAMPBELL STREET, LOOKING SOUTH TOWARDS 317 N. BOUNDARY STREET

PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2. PHOTO DOCUMENTATION: NEIGHBORHOOD CONTEXT



9. VIEW FROM CORNER OF N. BOUNDARY STREET AT 100 CAMPBELL STREET, LOOKING NORTH TOWARDS 400 N. BOUNDARY STREET



10. VIEW FROM 409 N. BOUNDARY STREET, LOOKING WEST TOWARDS 405 N. BOUNDARY STREET

PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2 PHOTO DOCUMENTATION NEIGHBORHOOD CONTEXT



11. VIEW FROM CORNER AT 100 ROSE LANE , LOOKING SOUTH ACROSS N. BOUNDARY STREET TOWARDS 400 N. BOUNDARY STREET

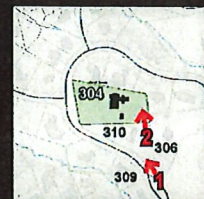


12. VIEW FROM 104 ROSE LANE, LOOKING SOUTH TOWARDS 400 N. BOUNDARY STREET

PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2 PHOTO DOCUMENTATION EXISTING PROPERTY CONDITIONS



1. VIEW OF ENTRANCE DRIVE, LOOKING NORTH NEAR 306 N. BOUNDARY STREET



2. NORTHWEST VIEW ALONG ENTRANCE DRIVE.

PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2. PHOTO DOCUMENTATION: EXISTING PROPERTY CONDITIONS



3. VIEW OF HOUSE NEAR THE END OF ENTRANCE DRIVE, LOOKING WEST.



4. EAST ELEVATION VIEW, LOOKING WEST FROM DRIVE PARKING AREA JUST BEFORE THE GARAGE. MAIN ENTRANCE JUST BEYOND MASONRY WALL.

PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2. PHOTO DOCUMENTATION: EXISTING PROPERTY CONDITIONS



5. SOUTH ELEVATION VIEW OF GARAGE, LOOKING NORTH NEAR ENTRANCE GATE.



6. VIEW OF SIDE ENTRANCE WALKWAY FROM GARAGE, LOOKING WEST ALONG NORTHERN SETBACK.

PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2. PHOTO DOCUMENTATION: EXISTING PROPERTY CONDITIONS



7. SOUTH ELEVATION VIEW, LOOKING NORTH FROM GARDEN TOWARDS MAIN ENTRANCE.



8. SOUTH ELEVATION VIEW, LOOKING NORTH FROM UPPER YARD TOWARDS MAIN ENTRANCE AND TERRACE.

PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2. PHOTO DOCUMENTATION: EXISTING PROPERTY CONDITIONS



9. SOUTHWEST VIEW OF HOUSE, LOOKING NORTHEAST FROM MIDDLE YARD TERRACE.



10. SOUTHWEST VIEW OF HOUSE, LOOKING EAST FROM LOWER YARD.

PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2 PHOTO DOCUMENTATION EXISTING PROPERTY CONDITIONS



11. WEST ELEVATION VIEW FROM LOWER YARD.



12. COMPOSITE WEST ELEVATION VIEW FROM LOWER YARD.

PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2. PHOTO DOCUMENTATION: EXISTING PROPERTY CONDITIONS

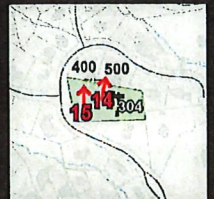


13. VIEW WEST FROM EXISTING WEST ELEVATION AT GRADE.

PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2 PHOTO DOCUMENTATION EXISTING PROPERTY CONDITIONS



14. VIEW NORTH FROM EXISTING WEST ELEVATION (AT GRADE), LOOKING TOWARDS 500 N BOUNDARY.



15. VIEW NORTH ACROSS LOWER YARD, LOOKING TOWARDS 400 N BOUNDARY.