

TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION  
CONSENT ITEM: 304 N BOUNDARY STREET

NOTE: This is a consent agenda item. Items submitted as evidence in applications and below statements of potential findings of fact and conclusions of law are sufficient for action by the commission regarding an application. Items A-E of the report include a statement of application, pertinent LUMO Sections, findings of fact, justification, and a proposed motion, respectively. Land Use Management Ordinance section 3.6.2 (d)(3) Public Hearing states that “in cases where the commission deems it necessary, it may hold a public hearing.”

TOWN OF CHAPEL HILL HISTORIC DISTRICT COMMISSION  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS STAFF REPORT

Application Number: 19-052  
Subject Property Location: 304 N. Boundary Street  
Applicant: Madhu Beriwal  
Filing Date: 5/7/2019  
Meeting Date: 6/11/2019

I. INTRODUCTION TO THE APPLICATION

Historic District: Franklin-Rosemary  
Zoning District: Residential – 2 (R-2)  
Nature of Project: Construction of new metal fence along the north, west, and south property lines.

II. EVIDENCE & TESTIMONY PRESENTED

A. Application Materials (consent item)

III. PROPOSED FINDINGS OF FACTS AND CONCLUSIONS OF LAW

- A. This is an Application to construct a new metal fence along the north, west, and south property lines.
- B. The applicant proposes to construct a new Elite brand, black aluminum fence that will measure 6 feet tall. The fence will have 1 inch rails, 2 inch posts, and wall gate posts. The fence will feature top and bottom decorative square banding created by two horizontal rails intersecting with the vertical rails.
- C. The Design Guidelines for *Walls & Fences* in the Historic District provide on page 17, Guidelines 7 & 8:
7. Introduce compatible new 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.
  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.
- D. LUMO Review Criteria C and D are applicable to this Application. The proposed metal fence and its simple architectural detailing will be consistent in material and architectural detailing of historic fences found in the historic district.
- E. The application materials include written and photographic information which suggest that the handrails are simple in design, and are compatible with the appearance and historic character of the building and the site.
- H. Proposed Motion: Based upon the foregoing findings and conclusions of law, the Commission concludes that the fence is **not incongruous** with the special character of the Historic District, that they will be constructed in accordance with the LUMO and Design Guidelines, and that the Application for a Certificate of Appropriateness **should be allowed**.