TOWN OF CHAPEL HILL
HISTORIC DISTRICT COMMISSION
WRITTEN DECISION
(HDC-24-29)

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

At its regular meeting on September 10, 2024, after conducting a duly advertised quasi-judicial evidentiary hearing, and after considering the above-referenced application for certificate of appropriateness, the application materials, staff report, testimony, exhibits, and evidence presented at the hearing 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 6-0 to **APPROVE** a certificate of appropriateness for all elements of the 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 (R-1).

2. The Subject Property is owned by Madhu Beriwal (the "Owner").

3. The certificate of appropriateness application (the "Application") was submitted by Alan Tin of Hobgood Architects (the "Applicant") on August 12, 2024.

4. The Application sought approval to construct a new addition connected to the existing rear elevation of the house from the main level by an elevated corridor and walkway..

5. The Application was scheduled for hearing by the HDC at its regular meeting on September 10, 2024. Notice of the HDC's regular meeting and evidentiary hearing was provided as required by law.

6. HDC Deputy Vice Chair Nancy McCormick was absent from the September 10, 2024, meeting and evidentiary hearing. All other HDC members were present.

7. The staff report, application materials, and presentation materials were all entered into the record.

8. At the evidentiary hearing, HDC Members indicated that they did not have any conflicts of interest and the Applicant did not object to participation in the evidentiary hearing, deliberation, or decision by any Member of the HDC.

9. At the evidentiary hearing, an oath was administered to the Applicant and to Georgia Bizios.

10. At the evidentiary hearing, the Applicant presented testimony and a PowerPoint presentation describing the proposed work, and generally provided evidence that:

a. The Subject Property is well buffered from adjacent properties and the public right-of-way;
b. The design of the proposed addition is consistent with the architectural style of the existing structure;
c. The area of the Franklin-Rosemary Historic District in which the Subject Property is located includes structures of diverse architectural styles representative of different eras of design.

11. During the evidentiary hearing, Georgia Bizios, owner of a neighboring property located at 104 Rose Lane, Chapel Hill, NC, spoke in support of the Application.

12. No evidence was presented in opposition to the Application.

Conclusions

1. Based upon the uncontroverted competent, material, and substantial evidence submitted 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 Application is not incongruous with the special character of the Franklin-Rosemary Historic District.

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

This the ___ day of _____, 2024.

_____
Brian Daniels, HDC Chair