

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

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 9 December 2025, 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 5 to 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 District (R-1).
2. The Subject Property is owned by Madhu Beriwal (the “Owner”).
3. The certificate of appropriateness application (the “Application”) was submitted by Madhu Beriwal (the “Applicant”) on 9 September 2025. The Applicant was represented by LeAnn Brown.
4. The Application sought approval to install a prefabricated greenhouse in the opening of the masonry wall serving the portion of the house facing away from the street, which greenhouse will function as a gate for entry into the vestibule.
5. The Application was scheduled for hearing by the HDC at its regular meeting on 9 December 2025. Notice of the HDC’s regular meeting was provided as required by law.
6. HDC Member Brian Daniels was 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 9 December 2025 evidentiary hearing were entered into the record for the meeting.
9. During the 9 December 2025 evidentiary hearing, the Applicant testified and provided evidence showing:
 - a. The proposed greenhouse would be constructed using metals and glass similar in composition and color to the metals and glass used in the existing house located on the Subject Property and is compatible with and complementary to the modern architectural style of the existing house.
 - b. The proposed greenhouse structure would be sited in a manner that it would not be visible from the street and would only be visible to visitors actually coming down the driveway to the house.
 - c. The proposed greenhouse addition is compatible in scale, design and materials with the existing house on the subject property as per Standard 1.1.7.
 - d. The proposed greenhouse addition is in a location that is, in essence, in 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 used in the existing house, as per Standard 1.1.8.
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 Application is not incongruous with the special character of the Cameron-McCauley Historic District.

ACCORDINGLY, based on the foregoing, the Town of Chapel Hill Historic District 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 13th day of January, 2026.

Don Tise, HDC Chair