

BERIWAL HOUSE ADDITION

304 NORTH BOUNDARY STREET
CHAPEL HILL, NORTH CAROLINA

1. DISTRICT HISTORY, CONTEXT AND CHARACTER

2. PHOTOGRAPHS: EXISTING CONDITIONS

3. SITE PLAN

4. ELEVATION DRAWINGS

5. APPLIED DESIGN STANDARDS

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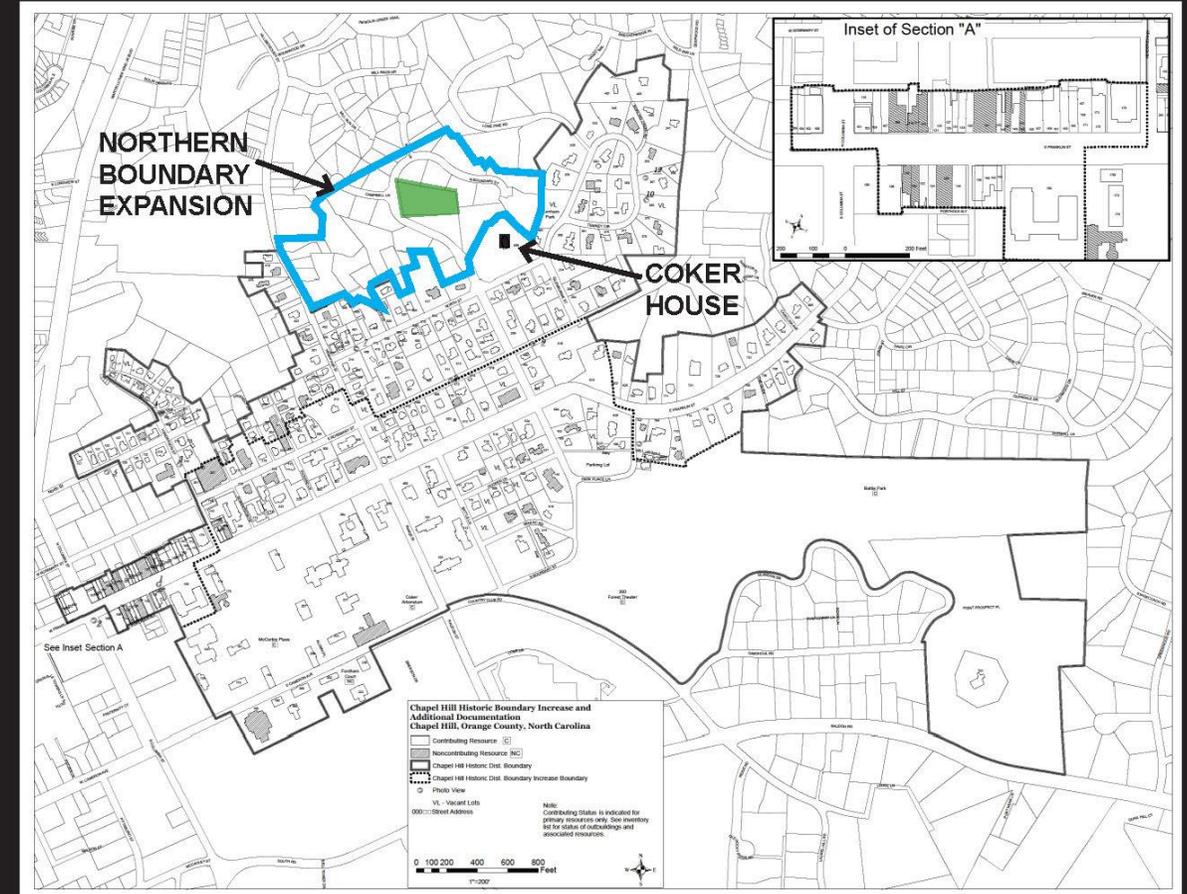
DISTRICT HISTORY, CONTEXT AND CHARACTER

BERIWAL HOUSE ADDITION

1. HISTORY AND CONTEXT OF THE DISTRICT

HISTORY OF NORTH BOUNDARY NEIGHBORHOOD

- THE NORTHERN EXPANSION OF THE THE FRANKLIN-ROSEMARY HISTORIC DISTRICT INCLUDES THE COOKER PROPERTY AND THE DEVELOPMENT OF ADJACENT LOTS.
- DEVELOPED/SUBDIVIDED COKER ESTATE WITH WITH LARGE LOTS AND WOODED BUFFERS. WITH THE INTENT TO PRESERVE ITS CHARACTER OF OPEN SPACE, ROLLING TERRAIN , WOODED BUFFERS AND MATURE TREE CANOPY'S
- TO PRESERVE THE CHARACTER OF THE PROPERTY WHILE DEVELOPING IT WITH HOMES.
- THE CHARACTER OF THE NORTHERN BOUNDARY EXPANSION NEIGHBORHOOD, IS INHERENT IN THE SUBDIVISION / DEVELOPMENT OF THE COKER PROPERTY, i.e. LARGE LOTS, WOODED BUFFERS, GRADE CHANGES, AND CONTEMPORARY ARCHITECTURE.
- UPON COMPLETION, IN 2002, THE HOUSE BECAME PART OF THE DISTRICT, APPROVED AS CONGRUOUS WITH THE INTENT OF THE COKER PROPERTY DEVELOPMENT.



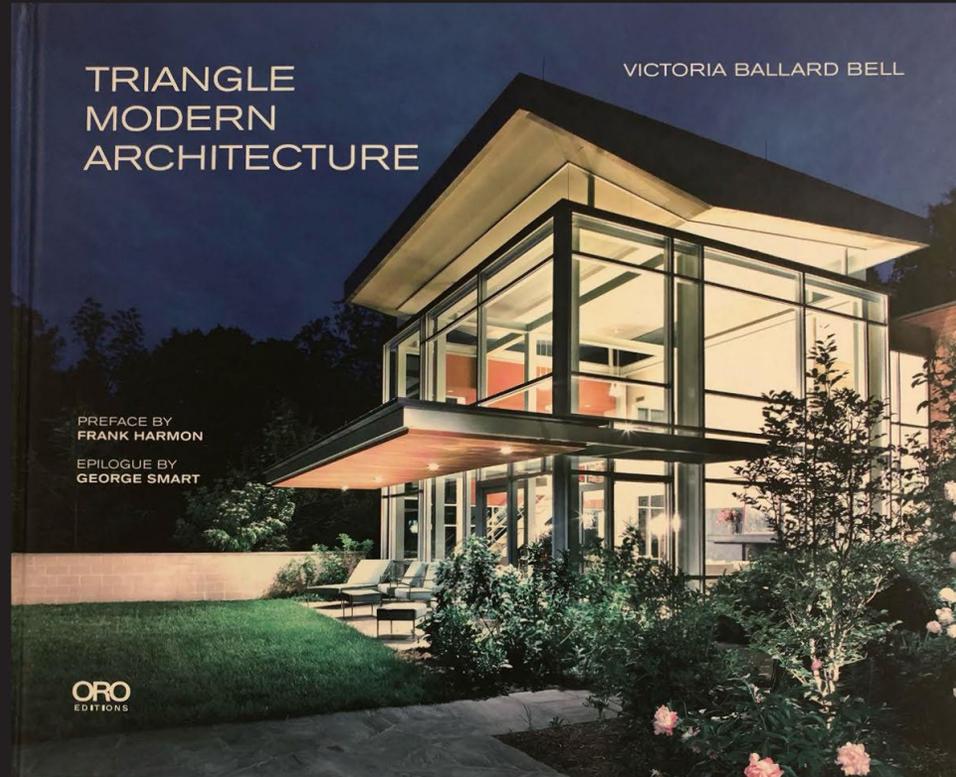
FRANKLIN-ROSEMARY HISTORIC DISTRICT BOUNDARY INCREASE (2015)

- LENGEND
- GREEN: 304 N. BOUNDARY PROPERTY
 - BLACK: BERIWAL HOUSE AND COKER HOUSE FOOTPRINT
 - BLUE: 2015 DISTRICT EXPANSION AREA

DISTRICT HISTORY, CONTEXT AND CHARACTER

BERIHAL HOUSE ADDITION

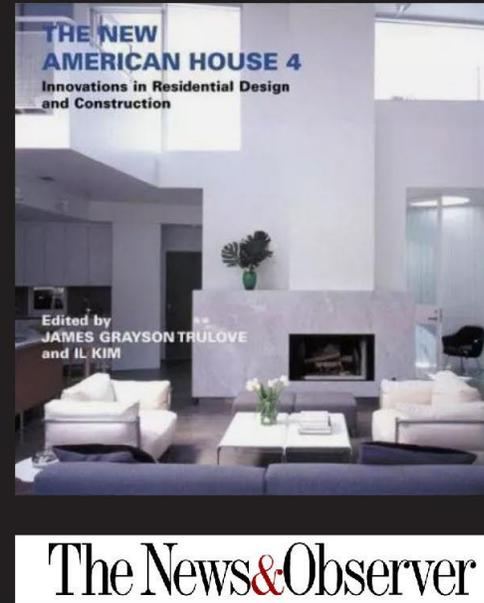
1. PROPERTY CONTRIBUTION TO THE CHARACTER OF THE DISTRICT



GK HOUSE ON THE COVER OF TRIANGLE MODERN ARCHITECTURE

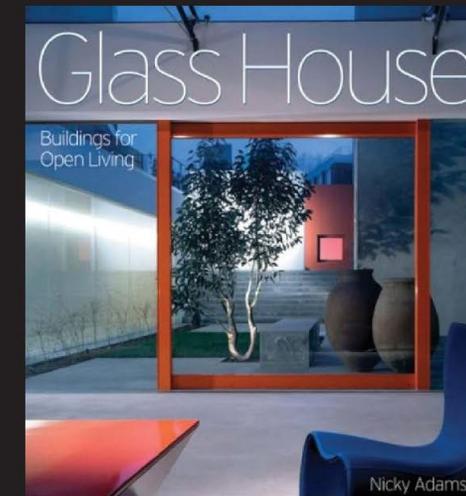
+ SINCE COMPLETED IN JULY OF 2002, RECEIVED SEVERAL AWARDS AWARDED FOR DESIGN AND FEATURED IN REGIONAL, NATIONAL, AND INTERNATIONAL PUBLICATIONS

+ CONTINUED RECOGNITION OF ARCHITECTURAL SIGNIFICANCE, MOST RECENTLY (2020) GRACING THE COVER OF A BOOK (SEE ABOVE) AS AN EXEMPLAR OF NC MODERNIST ARCHITECTURE



AWARDS & ACCOLADES

- 2020 | TRIANGLE MODERN ARCHITECTURE, BY VICTORIA BALLARD BELL
- 2009 | ARCHITECTURAL DIGEST, MARCH ISSUE
- 2008 | NEWS AND OBSERVER, FEBRUARY 16TH ISSUE
- 2007 | GLASS HOUSE: BUILDING FOR OPEN LIVING, THAMES AND HUDSON, LONDON
- 2006 | SARC SOUTH ATLANTIC AIA - MERIT AWARD
- 2005 | AIA TRIANGLE - HONOR AWARD
- 2003 | THE NEW AMERICAN HOUSE 4: INNOVATIONS IN RESIDENTIAL, BY JAMES TRULOVE & IL KIM



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2. PHOTOGRAPHS: EXISTING CONDITIONS

3. SITE PLAN

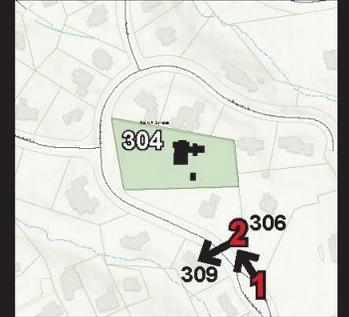
4. ELEVATION DRAWINGS

5. INFORMATION ABOUT CONTEXT (NEIGHBOR COMPARISON)

PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2. PHOTO DOCUMENTATION: NEIGHBORHOOD CONTEXT



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

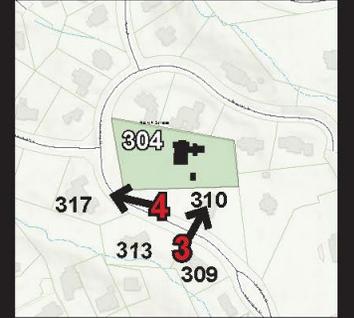


2. VIEW FROM 304 N. BOUNDARY STREET DRIVEWAY ENTRANCE, LOOKING WEST TOWARDS 309 N. BOUNDARY STREET

PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2. PHOTO DOCUMENTATION: NEIGHBORHOOD CONTEXT



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

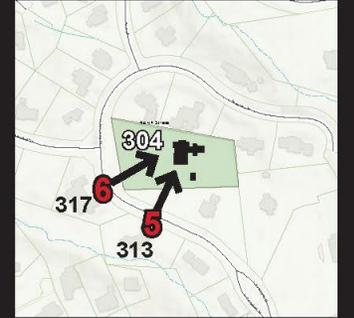


4. VIEW FROM 313 N. BOUNDARY STREET, LOOKING WEST TOWARDS 317 N. BOUNDARY STREET

PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2. PHOTO DOCUMENTATION: NEIGHBORHOOD CONTEXT



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

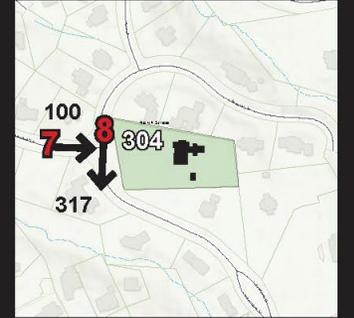


6. VIEW FROM 317 N. BOUNDARY STREET, LOOKING EAST TOWARDS 304 N. BOUNDARY STREET PROPERTY

PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2. PHOTO DOCUMENTATION: NEIGHBORHOOD CONTEXT



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

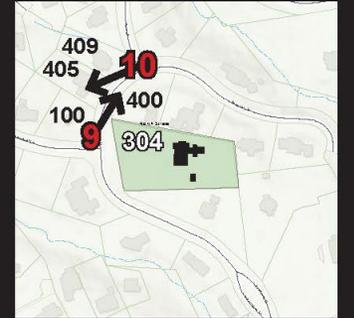


8. VIEW FROM 304 N. BOUNDARY STREET AT THE INTERSECTION OF CAMPBELL STREET, LOOKING SOUTH TOWARDS 317 N. BOUNDARY STREET

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

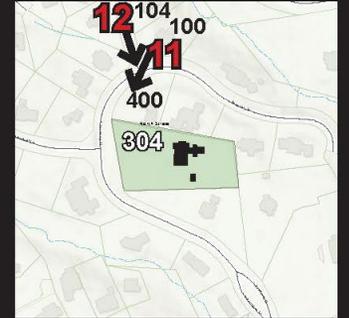


10. VIEW FROM 409 N. BOUNDARY STREET, LOOKING WEST TOWARDS 405 N. BOUNDARY STREET

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

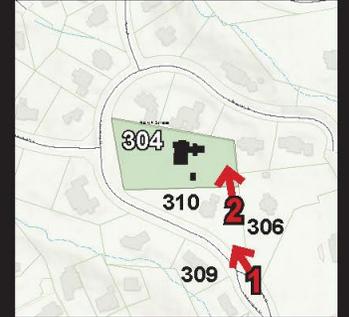


12. VIEW FROM 104 ROSE LANE, LOOKING SOUTH TOWARDS 400 N. BOUNDARY STREET

PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2. PHOTO DOCUMENTATION: EXISTING PROPERTY CONDITIONS



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

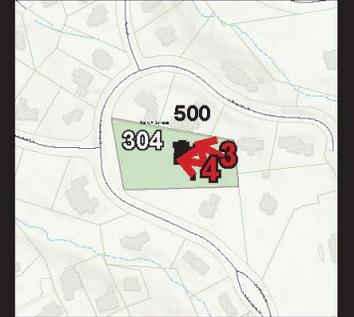


2. NORTHWEST VIEW ALONG ENTRANCE DRIVE.

PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2. PHOTO DOCUMENTATION: EXISTING PROPERTY CONDITIONS



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

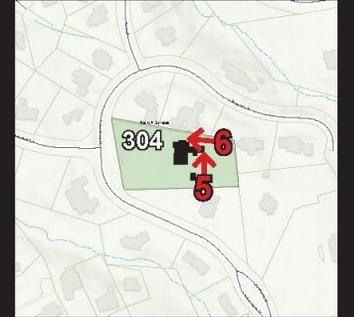


4. EAST ELEVATION VIEW, LOOKING WEST FROM DRIVE PARKING AREA JUST BEFORE THE GARAGE. MAIN ENTRANCE JUST BEYOND MASONRY WALL.

PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2. PHOTO DOCUMENTATION: EXISTING PROPERTY CONDITIONS



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

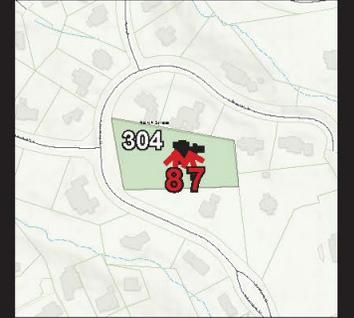


6. VIEW OF SIDE ENTRANCE WALKWAY FROM GARAGE, LOOKING WEST ALONG NORTHERN SETBACK.

PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2. PHOTO DOCUMENTATION: EXISTING PROPERTY CONDITIONS



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

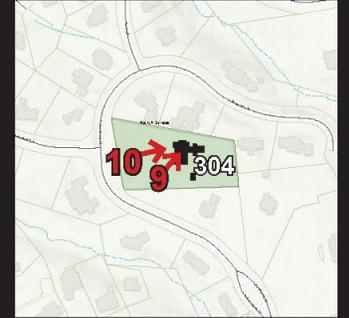


8. SOUTH ELEVATION VIEW, LOOKING NORTH FROM UPPER YARD TOWARDS MAIN ENTRANCE AND TERRACE.

PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2. PHOTO DOCUMENTATION: EXISTING PROPERTY CONDITIONS



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

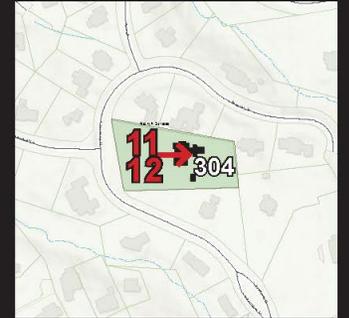


10. SOUTHWEST VIEW OF HOUSE, LOOKING EAST FROM LOWER YARD.

PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

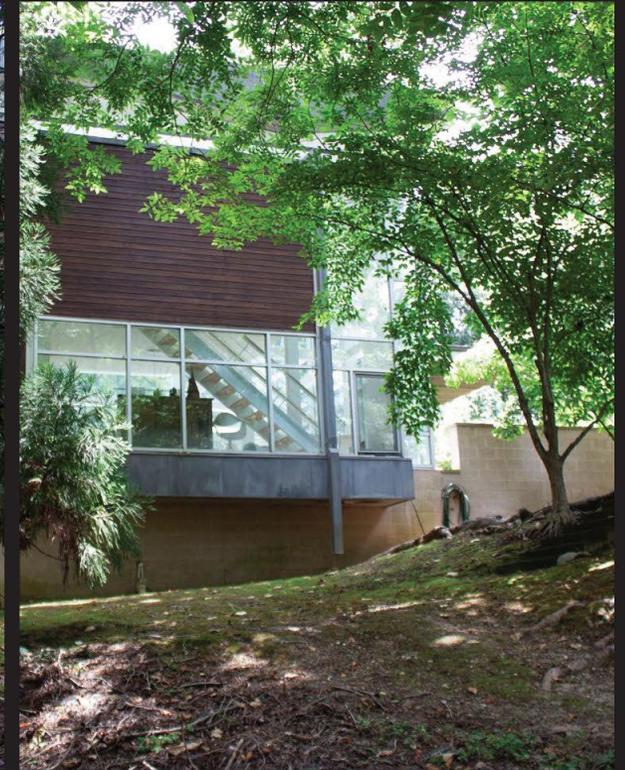
2. PHOTO DOCUMENTATION: EXISTING PROPERTY CONDITIONS



11. WEST ELEVATION VIEW FROM LOWER YARD.



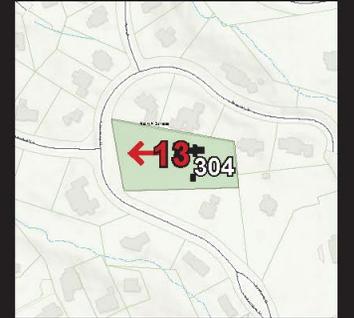
12. COMPOSITE WEST ELEVATION VIEW FROM LOWER YARD.



PHOTOGRAPHIC DOCUMENTATION

BERIWAL HOUSE ADDITION

2. PHOTO DOCUMENTATION: EXISTING PROPERTY CONDITIONS

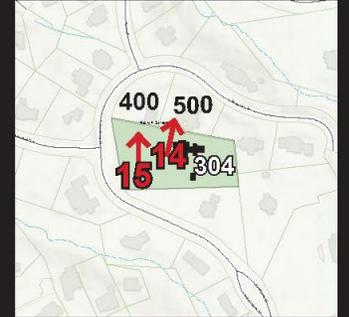


13. VIEW WEST FROM EXISTING WEST ELEVATION AT GRADE.

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.

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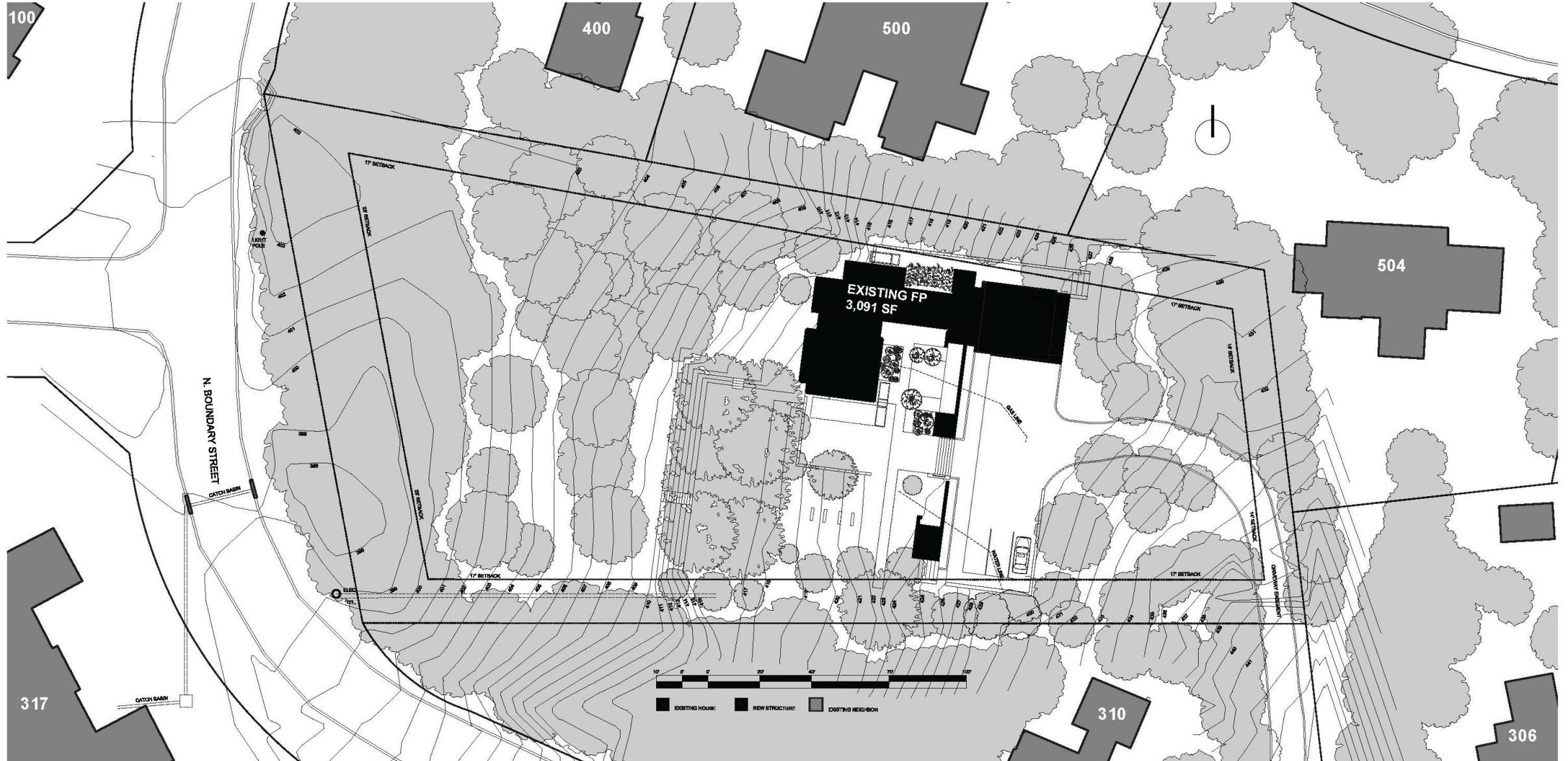
4. ELEVATION DRAWINGS

5. INFORMATION ABOUT CONTEXT (NEIGHBOR COMPARISON)

EXISTING SITE PLAN

BERI WAL HOUSE ADDITION

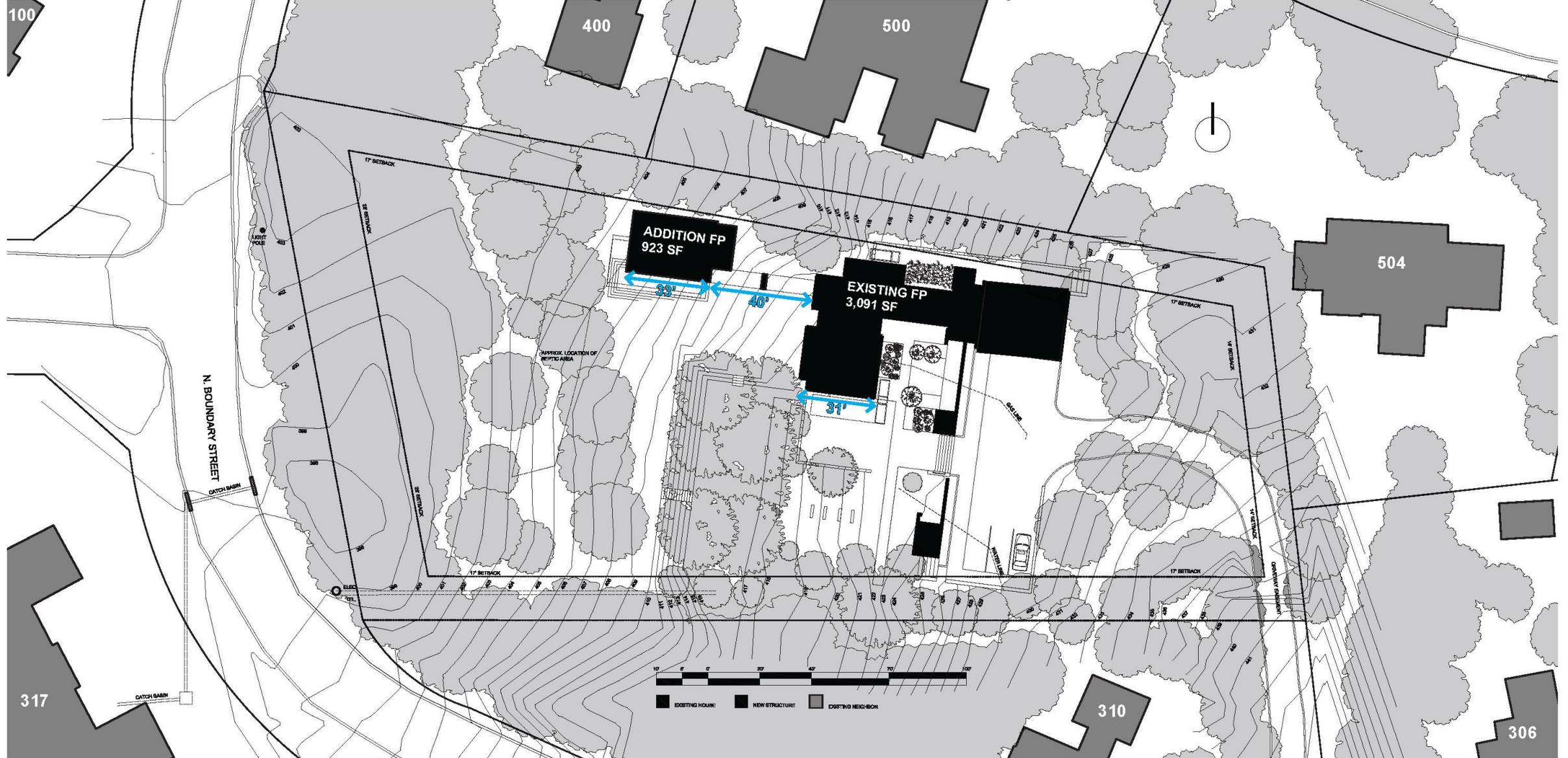
3. 2024 EXISTING SITE PLAN



NEW SITE PLAN

BERIWAL HOUSE ADDITION

3. 2024 NEW SITE PLAN



1. DISTRICT HISTORY, CONTEXT AND CHARACTER

2. PHOTOGRAPHS: EXISTING CONDITIONS

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4. ELEVATION DRAWINGS

5. INFORMATION ABOUT CONTEXT (NEIGHBOR COMPARISON)

PROPOSED ADDITION RENDER VIEWS

BERIWAL HOUSE ADDITION

4. PROPOSED ADDITION BUILDING MODEL VIEWS



AXO SW



VIEW FROM SOUTH



VIEW FROM SOUTHWEST

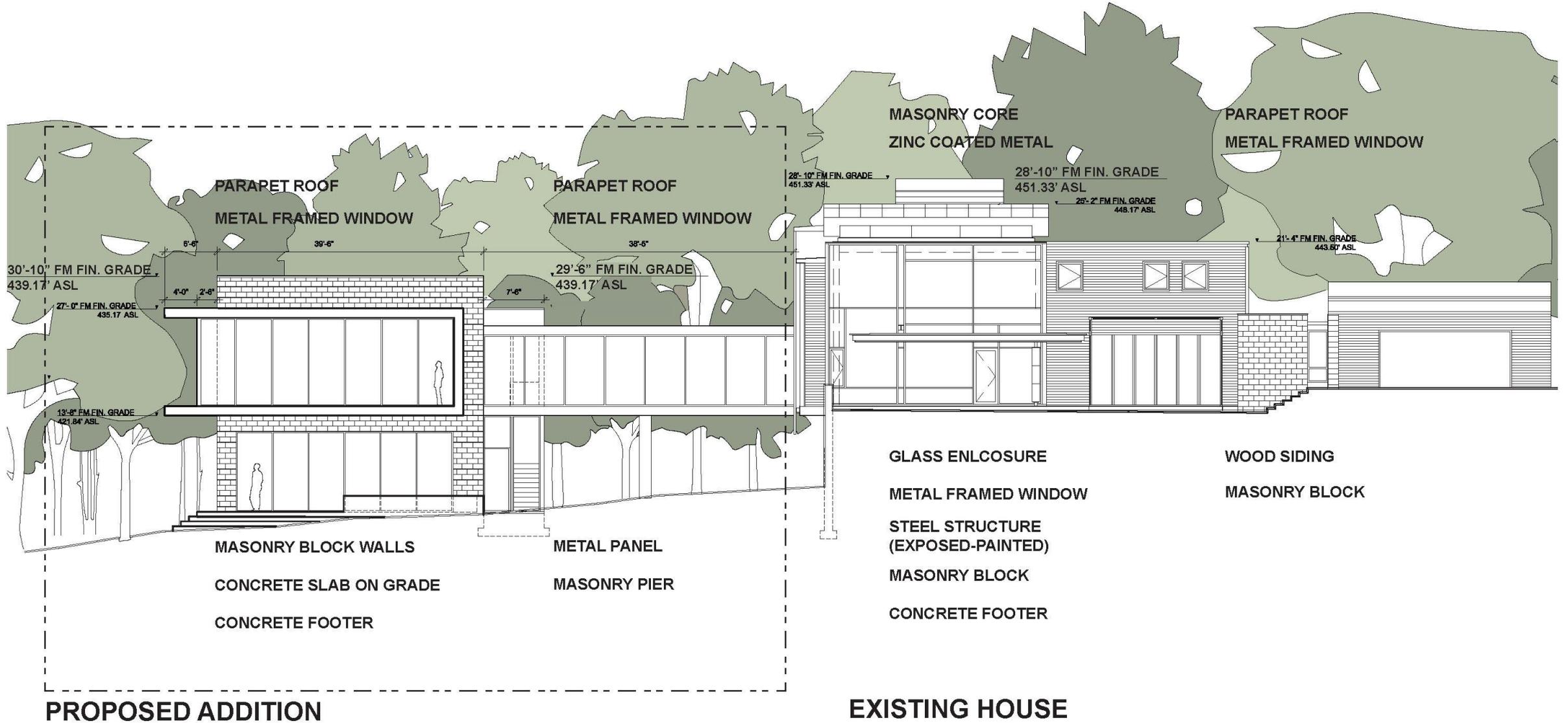


VIEW FROM SOUTHWEST

PROPOSED SOUTH ELEVATION

BERIWAL HOUSE ADDITION

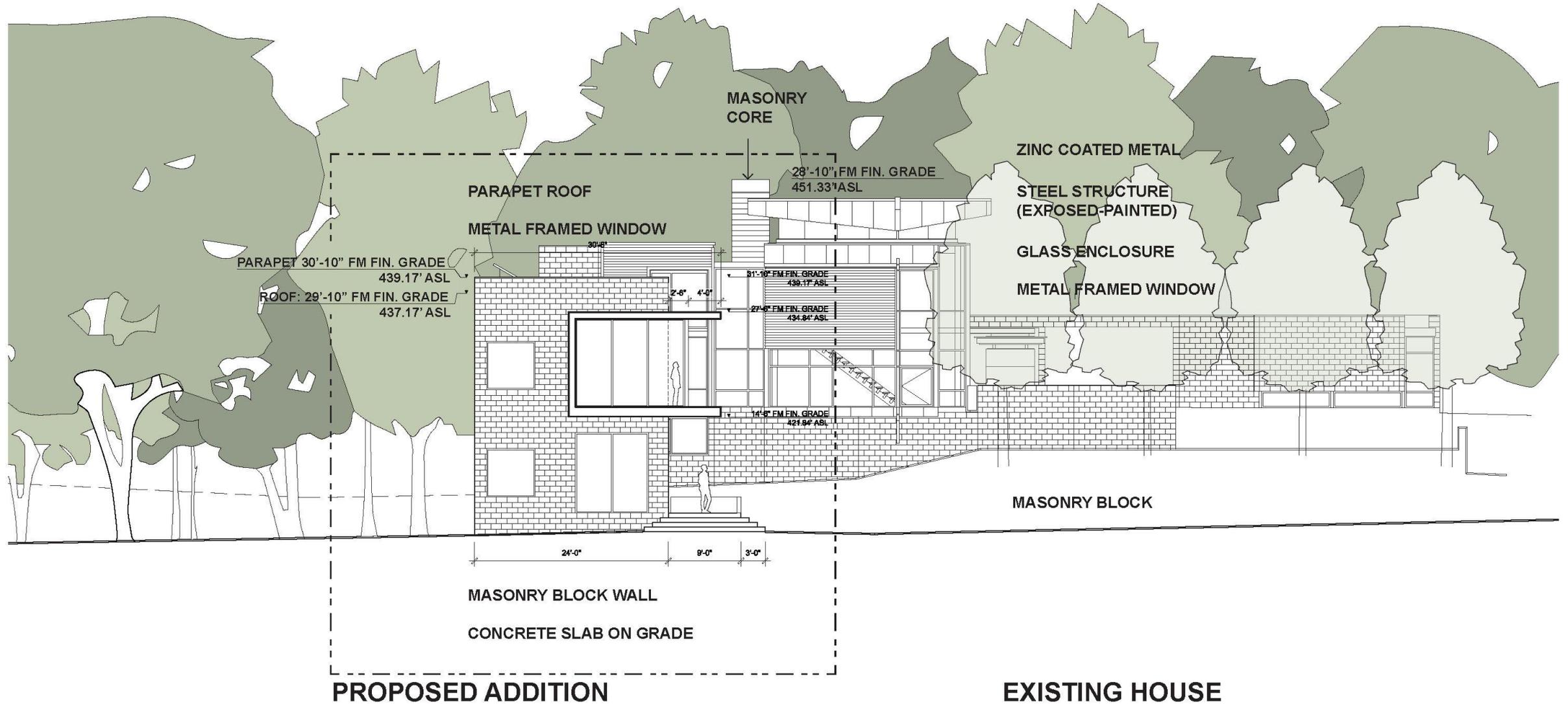
4. 2024 PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

BERIWAL HOUSE ADDITION

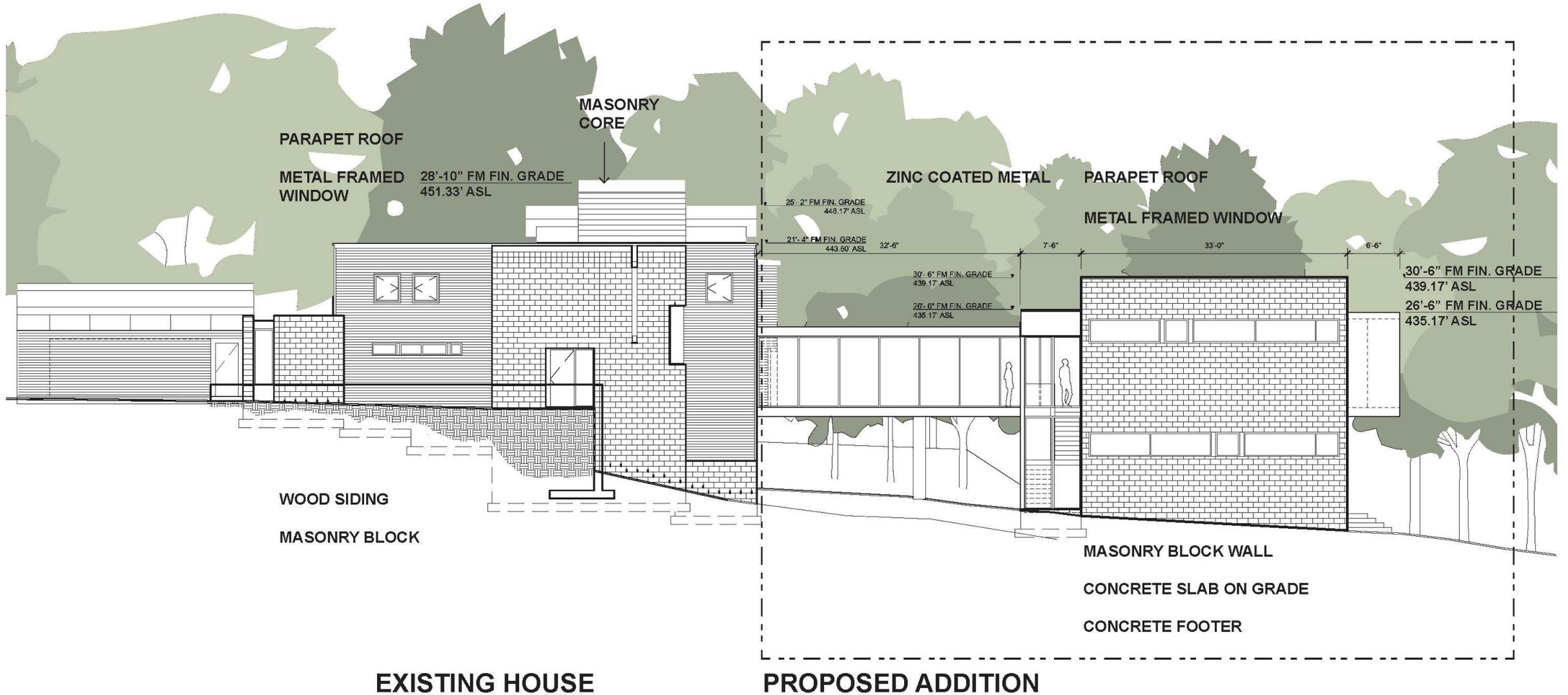
4. 2024 PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION

BERIWAL HOUSE ADDITION

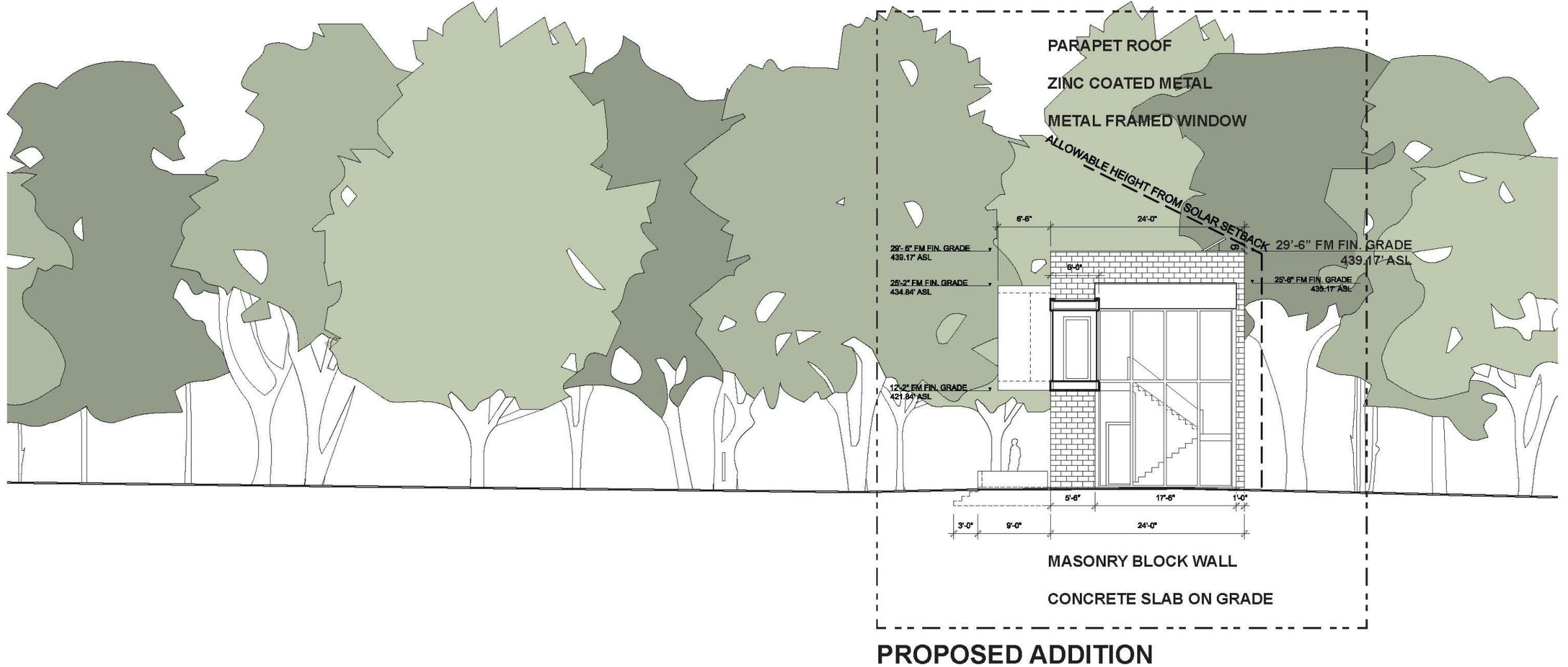
4. 2024 PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

BERIWAL HOUSE ADDITION

4. 2024 PROPOSED EAST ELEVATION



1. DISTRICT HISTORY, CONTEXT AND CHARACTER

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5. APPLICABLE DESIGN STANDARDS

APPLICABLE DESIGN STANDARDS

BERIWAL HOUSE ADDITION

5. NEW CONSTRUCTION_4.8 ADDITIONS: STANDARDS

4.8.1. Introduce compatible new additions, as needed, in ways that do not compromise the historic character of the site or district.

4.8.2. Site additions in locations that are compatible with the character of the building and site and are minimally visible from the street, typically on rear elevations. Additions may be located on side elevations only when rear setbacks do not allow for enough space and if additions have been carefully designed to retain the spacing of buildings in the district and to minimize their impact on the rhythm of the streetscape or characterdefining open spaces. Additions are never permitted on front facades.

4.8.3. Site additions to be consistent with additions in the immediate surroundings and to retain the orientation of the existing building as well as the spacing between and distance from other buildings in the immediate surroundings when the siting and spacing are important in defining the overall historic character of the district. Maintain the original orientation of the structure with primary entrances on the front façade of the building.



APPLICABLE DESIGN STANDARDS

BERIWAL HOUSE ADDITION

5. NEW CONSTRUCTION_4.8 ADDITIONS: STANDARDS

4.8.14. Maintain and protect significant site features from damage during or as a consequence of related site work or construction.

4.8.4. Design and site additions so they do not compromise the overall historic character of the site, including its topography, significant site features, and distinctive views. Do not introduce an addition if it requires the loss of a character-defining building or site feature, such as a porch, or if it necessitates the relocation or demolition of historic garages or accessory buildings.



VIEW EAST NEAR 100 CAMPBELL STREET TOWARD N. BOUNDARY STREET

VIEW NORTHEAST FROM 317 N. BOUNDARY TOWARD 304 N. BOUNDARY

APPLICABLE DESIGN STANDARDS

BERIWAL HOUSE ADDITION

5. NEW CONSTRUCTION_4.8 ADDITIONS: STANDARDS

4.8.5. Design and locate additions so that, as much as possible, historic features and details—including windows, doors, chimneys, bays, corner boards, wood shingles, brackets and decorative trim—are not removed or concealed.

4.8.6. Design additions so that their size, scale, and form are compatible with the existing building and do not visually overpower the building on this or adjacent sites.

4.8.9. Minimize damage to the historic building by constructing additions to be structurally self-supporting, where feasible, and attach them to the original building carefully to minimize the loss of historic fabric. Attach additions in such a manner that, if additions were removed in the future, the essential form and integrity of the historic building would be unimpaired.



AERIAL VIEW FROM SOUTHWEST



PERSEPCTIVE VIEW FROM SOUTHWEST



BRIDGE CONNECTION LOCATION

APPLICABLE DESIGN STANDARDS

BERIWAL HOUSE ADDITION

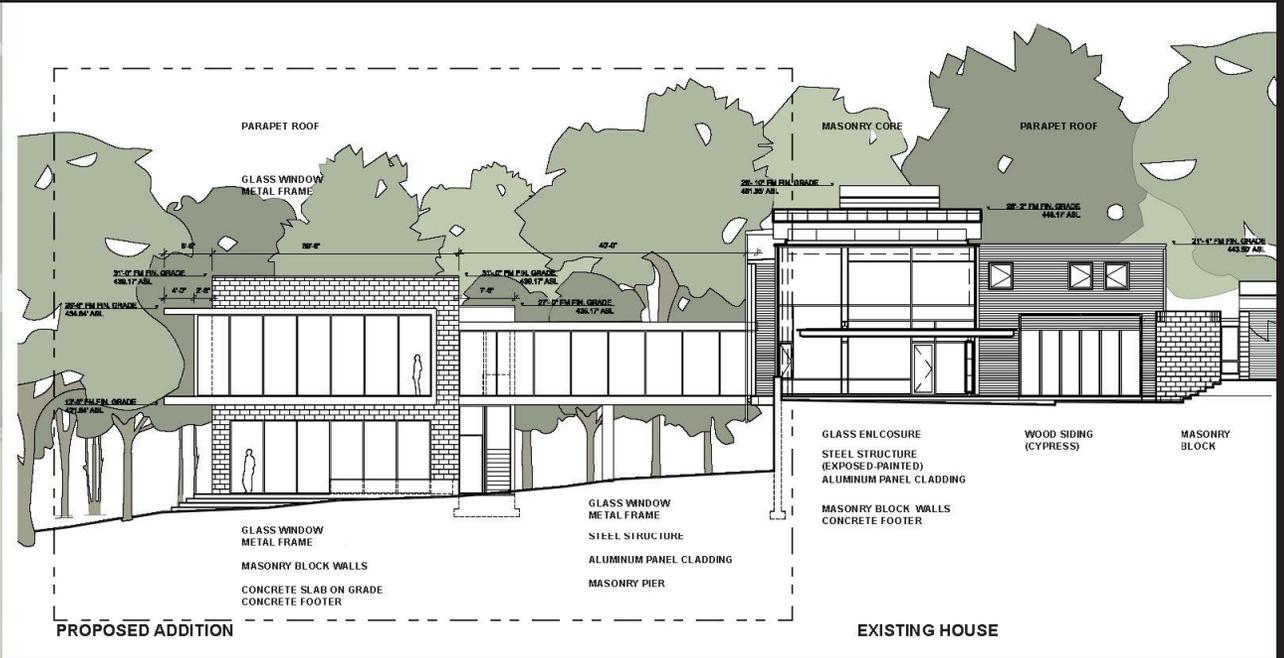
5. NEW CONSTRUCTION_4.8 ADDITIONS: STANDARDS

4.8.7. Design additions to be compatible with, but discernible from and secondary to, the existing building in their location, size, scale, and building and roof form.

- Limit the size and scale of additions to minimize their visual impact and maintain private open spaces on the site.
- Match the foundation height, style, and materials of an addition to the existing building.
- Differentiate the addition from the wall plane of the existing building and preserve existing cornerboards and trim by stepping back the wall plane of the addition and/or utilizing a hyphen or other small-scale transitional element to connect the addition to the existing building.
- Where additions compete in size with the original building, include a hyphen or small-scale connecting wing or to separate the historic building from its new addition.



VIEW FROM SOUTH



PROPOSED SOUTH ELEVATION

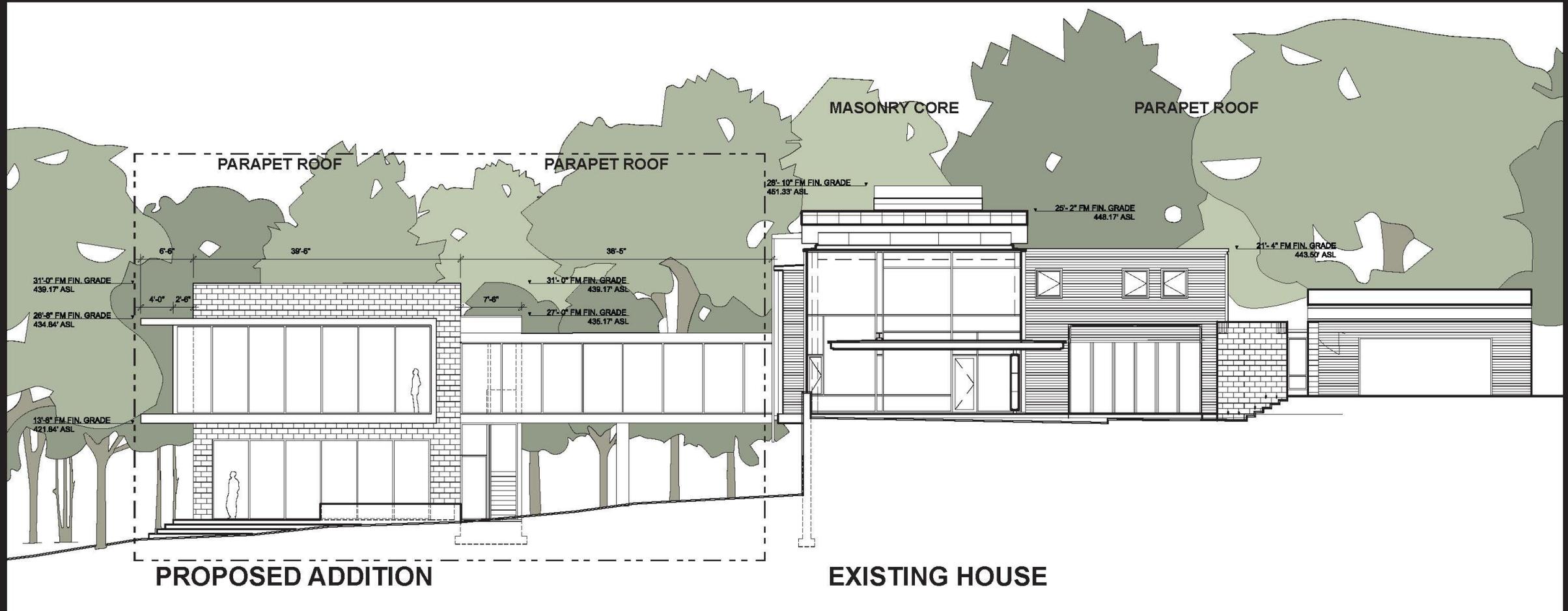
APPLICABLE DESIGN STANDARDS

BERIWAL HOUSE ADDITION

5. NEW CONSTRUCTION_4.8 ADDITIONS: STANDARDS

e. Utilize similar roof forms and pitches for building additions and, when possible, align the height of the eave line of a new addition with the eave line of the existing building.

f. Maintain the roof pitch and ridgeline of the existing building. Do not alter or raise the roof ridge of existing buildings in order to accommodate additions. Roof ridges for additions should be secondary to (lower than) those of the main structure.



APPLICABLE DESIGN STANDARDS

BERIWAL HOUSE ADDITION

5. NEW CONSTRUCTION_4.8 ADDITIONS: STANDARDS

4.8.8. Design additions using contemporary architecture provided they adhere to the characteristics of the historic district including: materials, siting and setbacks, scale, height, form, proportion, and details.



APPLICABLE DESIGN STANDARDS

BERIWAL HOUSE ADDITION

5. NEW CONSTRUCTION_4.4 BUILDING MATERIALS AND ARCHITECTURAL DETAILS: STANDARDS

4.4.7. Use of modern materials may be appropriate if they are applied to Modernist rather than traditional forms, as a means of continuing the evolution of architecture through time.



INSULATED GLASS +
METAL FRAMED WINDOW



WOOD SIDING



ZINC COATED METAL



POLISHED FACE BLOCK



EXISTING MATERIAL, COMPOSITION AND EXPRESSION OF FORM



APPLICABLE DESIGN STANDARDS

BERIWAL HOUSE ADDITION

5. NEW CONSTRUCTION_4.4 BUILDING MATERIALS AND ARCHITECTURAL DETAILS: STANDARDS

4.4.8. Architectural details should be appropriately scaled and compatible with the overall architectural style of the building. If emulating historic architectural styles, ensure that the proportion and scale of the trim or feature relates to those on historic buildings within the district.

4.4.9. Do not introduce exterior wall features, details, or surfaces to a building that would create a false historical appearance.



VIEW OF GARAGE SIDE ENTRANCE



VIEW OF SIDE ENTRANCE FROM LOWER YARD



VIEW OF ARCHITECTURE FROM DRIVEWAY PARKING AREA

APPLICABLE DESIGN STANDARDS

BERIWAL HOUSE ADDITION

5. NEW CONSTRUCTION_4.4 BUILDING MATERIALS AND ARCHITECTURAL DETAILS: STANDARDS

4.5.4. Do not install windows, doors, or sidelights with two-dimensional simulations of pane subdivisions, such as snap-in muntins. If not true divided light, glazing should have three-dimensional grills affixed to both the interior and exterior of the window with shadow bars between insulated glass panes.

4.5.7. Do not use tinted, frosted, or mirrored glass where visible from the street. Translucent or low-e glass may be strategies to reduce solar heat gain.



EXISTING WINDOWS ON WEST ELEVATION



EXISTING WINDOWS AT MAIN ENTRANCE ELEVATION



EXISTING WINDOWS FROM LIVING ROOM

APPLICABLE DESIGN STANDARDS

BERIWAL HOUSE ADDITION

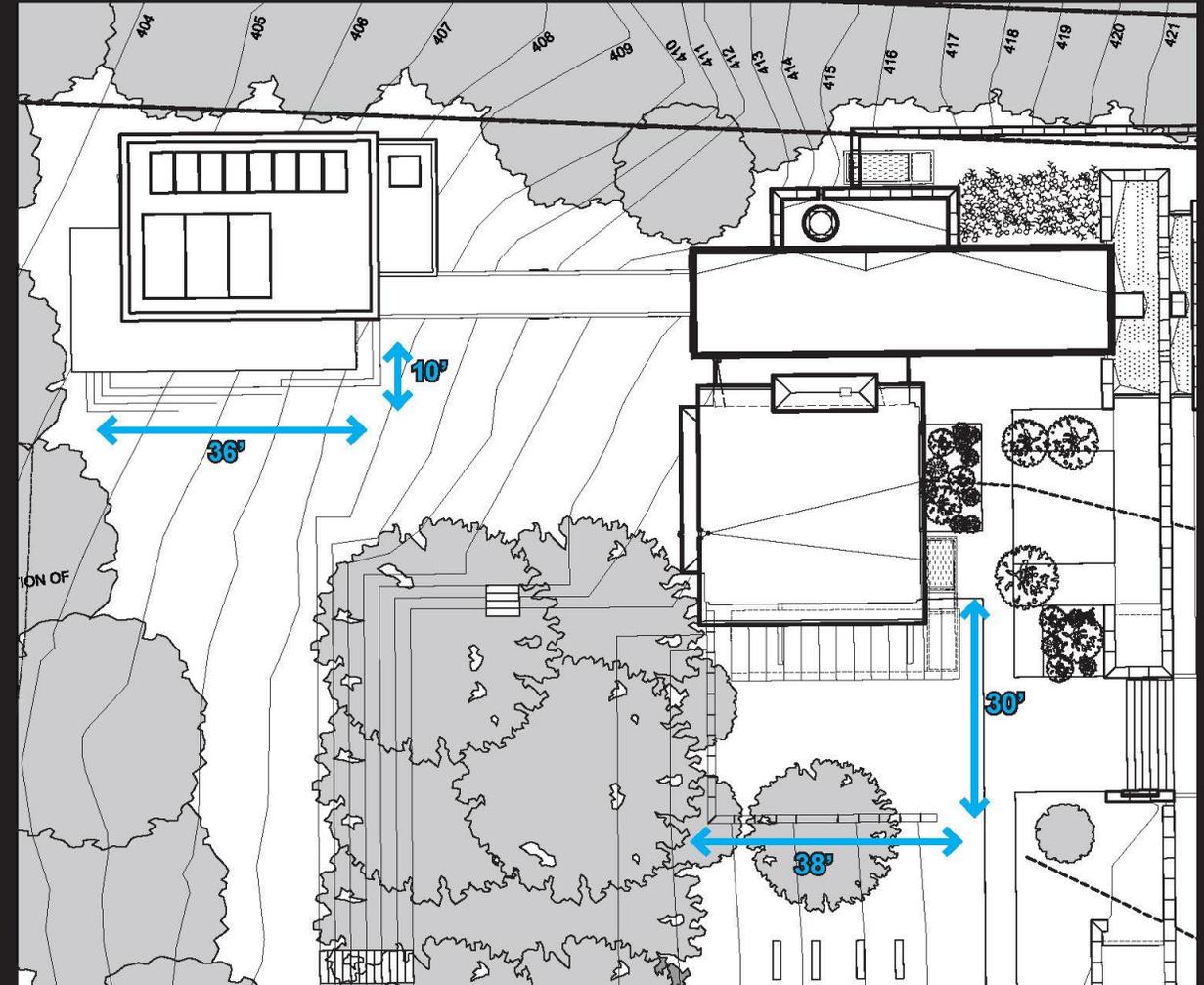
5. NEW CONSTRUCTION_4.8 ADDITIONS: STANDARDS

4.8.13. Design porches so that the location, shape, scale, size, materials, and details are compatible with, but discernible from and secondary to, porches on the existing building. Porches should follow the standards for New Construction: Porches.

4.6.2. Design porches to provide usable outdoor space by ensuring a minimum depth of six feet.



RENDER VIEW FROM SOUTH



ROOF PLAN WITH TERRACE TYPE PORCHES DIMENSIONED

APPLICABLE DESIGN STANDARDS

BERIWAL HOUSE ADDITION

5. NEW CONSTRUCTION_4.6 PORCHES: STANDARDS

4.6.4. Design porches and entrances to be compatible with the overall architectural style of the building.

4.6.8. Entrances and porches with floors at grade may have concrete floors.



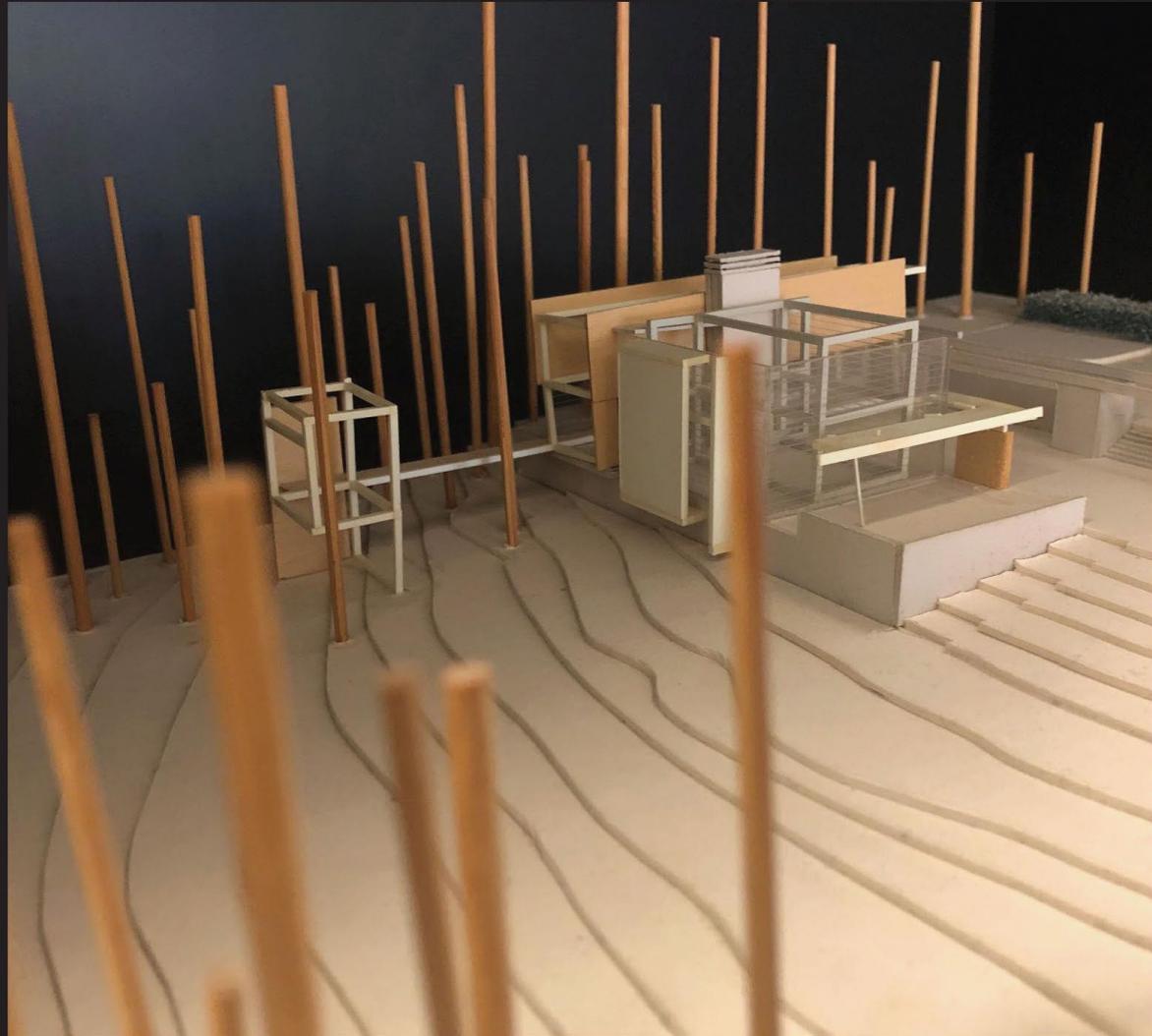
AXO SW RENDER VIEW



VIEW OF EXISTING TERRACE TYPE PORCH

SUPPLEMENTAL APPENDIX

BERIWAL HOUSE ADDITION
ORIGINAL PROJECT MODELS PRODUCED



EARLY STUDY MODEL FOR HOUSE WITH VIEWING PLATFORM



FURTHER DEVELOPED MODEL SHOWING SLEEPING TYPE PORCH

NEIGHBOR CONTEXT

BERIWAL HOUSE ADDITION CONTEXT

5. 2024 ADJACENT PROPERTIES INFORMATION, SETBACKS AND LOT PLACEMENT

100 CAMPBELL LANE
 PARCEL ID 9789503005
 SIZE (0.46 AC) 20,037.6 SF

FOOTPRINT: 2,646 SF
 FLOOR AREA: 2,646 SF
 HEIGHT: 28' (ESTIMATE)

317 N. BOUNDARY STREET
 PARCEL ID 9788593842
 SIZE (.65AC) 28,314 SF

FOOTPRINT: 5,658 SF
 FLOOR AREA: 7,159 SF
 HEIGHT: 30' (ESTIMATE)

313 N. BOUNDARY STREET
 PARCEL ID 9788595626
 SIZE (0.78 AC) 33,976.8 SF

FOOTPRINT: 3,399 SF
 FINISHED: 4,041 SF
 HEIGHT: 28' (ESTIMATE)

310 N. BOUNDARY STREET
 PARCEL ID 9788597737
 SIZE (0.89 AC) 38,768.4 SF

FOOTPRINT: 2,709 SF
 FINISHED: 2,809 SF
 HEIGHT: 28' (ESTIMATE)

306 N. BOUNDARY STREET
 PARCEL ID 9788599778
 SIZE (1.65 AC) 58,806 SF

FOOTPRINT(1): 2,911 SF
 FINISHED(1): 5,734 SF
 HEIGHT(1): 34' (ESTIMATE)
 FOOTPRINT(2): 915 SF

304 N. BOUNDARY STREET
 PARCEL ID: 9788596951
 SIZE: (1.49 AC) 64,904.4 SF

FOOTPRINT: 4,014 SF
 FLOOR AREA: 6,307 SF
 HEIGHT: 32'-10" (CORE)

400 N. BOUNDARY STREET
 PARCEL ID 9789505131
 SIZE (0.53 AC) 23,086.8 SF

FOOTPRINT: 2,502 SF
 FINISHED: 2,992 SF
 HEIGHT: 32' (ESTIMATE)

405 N. BOUNDARY STREET
 PARCEL ID 9789503119
 SIZE (0.48 AC) 20,908.8 SF

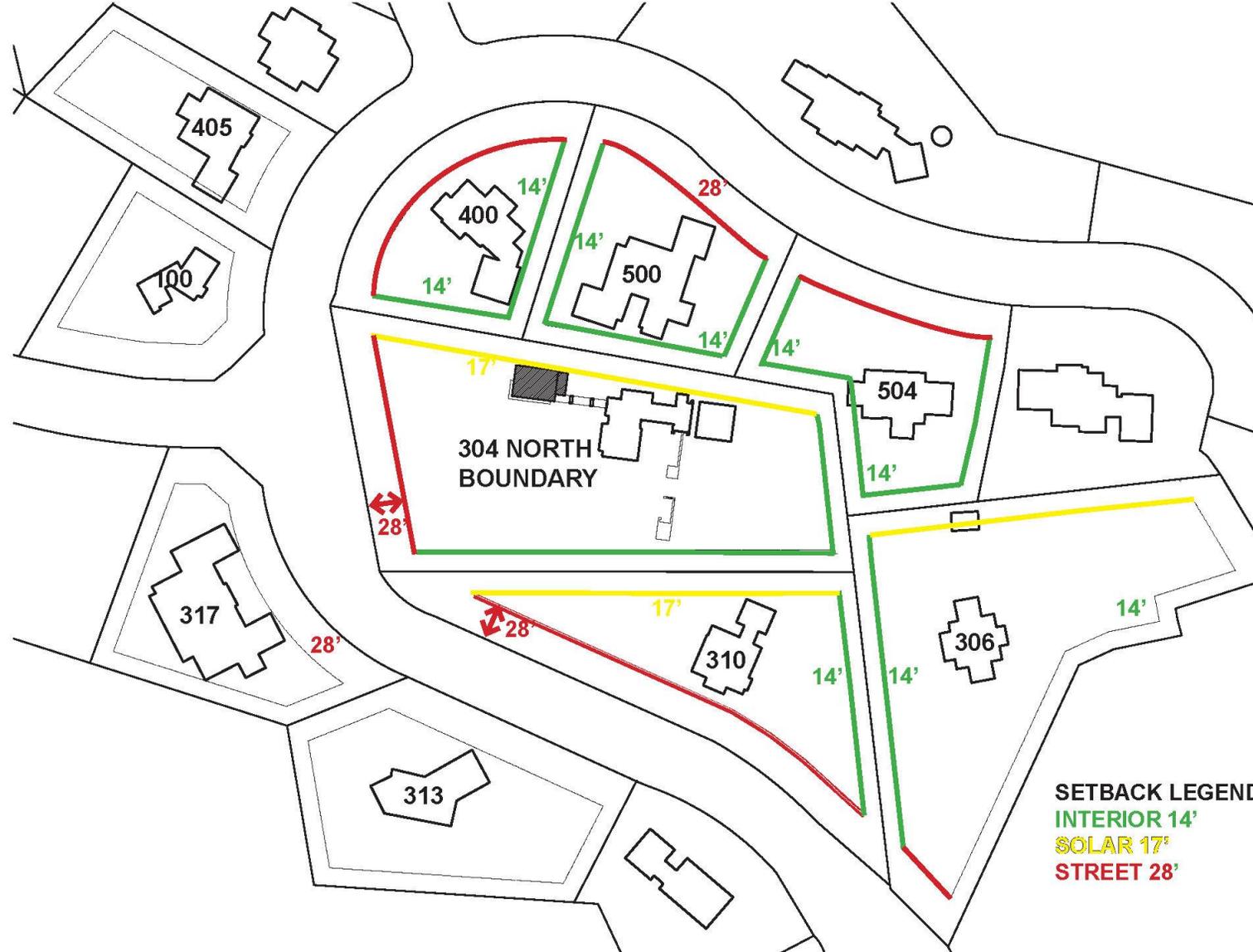
FOOTPRINT: 2,338 SF
 FINISHED: 2,807 SF
 HEIGHT: 29' (ESTIMATE)

500 N. BOUNDARY STREET
 PARCEL ID 9789506037
 SIZE (0.61 AC) 26,571.6 SF

FOOTPRINT: 3,917 SF
 FINISHED: 4,696 SF
 HEIGHT: 30' (ESTIMATE)

504 N. BOUNDARY STREET
 PARCEL ID 9788598968
 SIZE (0.59 AC) 25,700.4 SF

FOOTPRINT: 2,400 SF
 FINISHED: 3,342 SF
 HEIGHT: 31' (ESTIMATE)



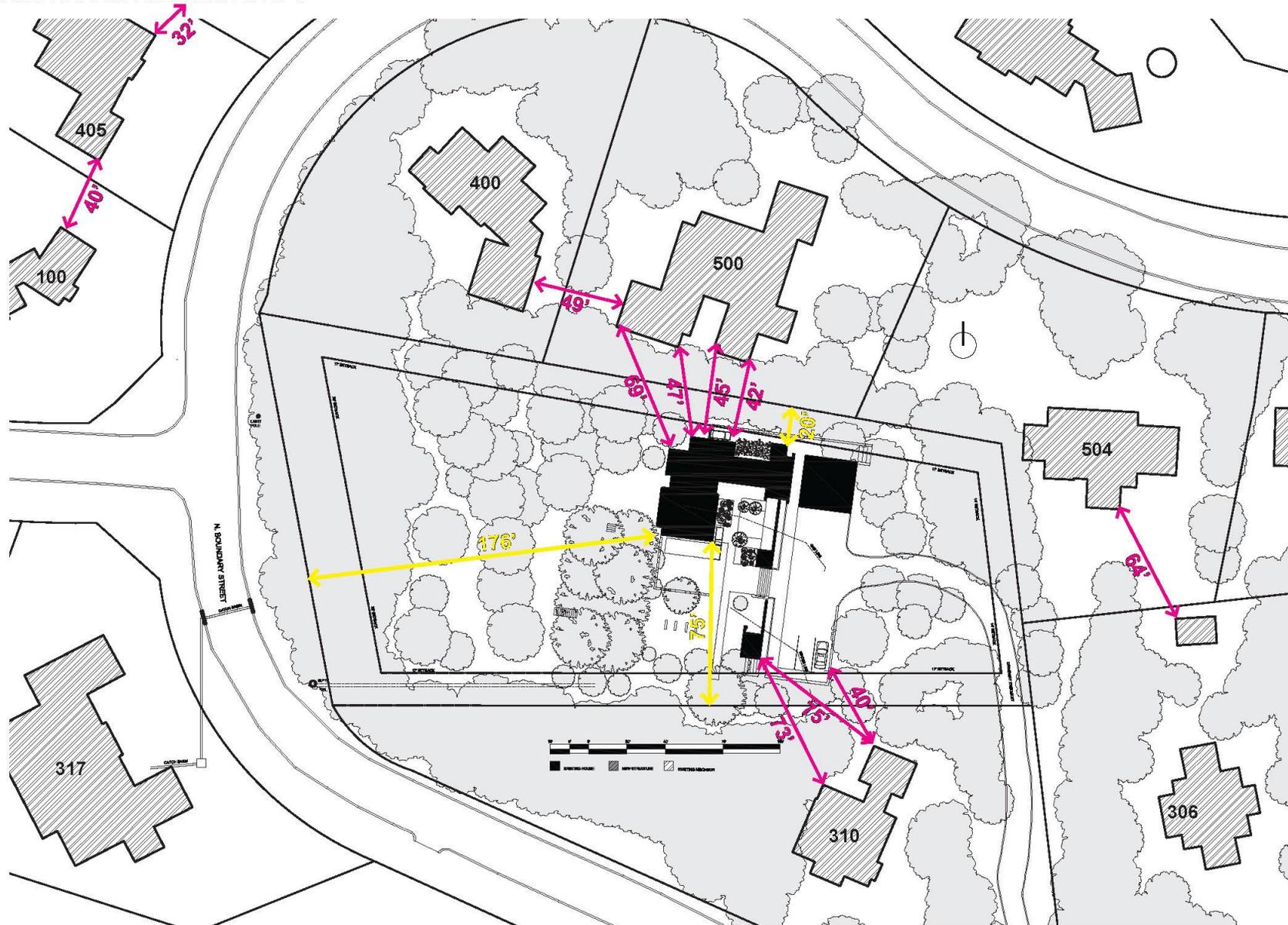
SETBACK LEGEND
 INTERIOR 14'
 SOLAR 17'
 STREET 28'

NEIGHBOR CONTEXT

BERIHAL HOUSE ADDITION

5. 2024 EXISTING BUILDING SEPARATION RELATIONSHIPS

SCALE: 1/64"=1'-0"



NEIGHBOR CONTEXT

BERIHAL HOUSE ADDITION

5. 2024 PROPOSED SEPARATION RELATIONSHIPS

SCALE: 1/64"=1'-0"

