

**HDC-24-29**

Historic District

Certificate of

Appropriateness

Status: Active

Submitted On: 8/9/2024

**Primary Location**304 N BOUNDARY ST  
CHAPEL HILL, NC 27514**Owner**BERIWAL MADHU  
304 N BOUNDARY ST CHAPEL  
HILL, NC 27514**Applicant**

Alan Tin



919-828-7711



alan@kennethhobgood.com



HOBGOOD ARCHITECTS

409 Hillsborough Street  
Raleigh, NC 27603

## Certificate of Appropriateness Form

**Historic District**

Franklin-Rosemary

**Application Type** Check all that apply

Minor Work is exterior work that does not involve any substantial alterations, and do not involve 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. Please contact Town Staff to confirm if you believe the project is classified as "minor work."

Historic District Commission Review includes all exterior changes to structures and features other than minor works

**Maintenance or Repair Work**☐**Minor Work (Defined by Design Standards)**☐**Historic District Commission Review**☒**COA Amendment**☐

## Written Description

Describe clearly and in detail the physical changes you are proposing to make. Identify the materials to be used (siding, windows, trim, roofing, pavements, decking, fencing, light fixtures, etc.), specify their dimensions, and provide names of manufacturers, model numbers, and specifications where applicable. Consider including additional materials to illustrate your project, such as: - Photos and specifications for proposed exterior materials such as siding, trim, roof, foundation materials, windows, etc. - Renderings of the proposed work - Spec sheets

New Bedrooms and Open Studio Addition. The Addition is separated from the existing house as a standalone/ self-supporting structure, and it is connected to the rear of the existing house, at the main level, by an elevated corridor. The connection corridor is designed as a "hyphen" and to be self-supporting with the addition. It minimally touches the existing building at an existing window opening to make the connection, mitigating changes made to the existing building fabric.

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

No

Is this applicaiton a request for review after a previous denial?\*

No

## Applicable HDC Design Standards

Page / Standard #

134 / 4.8.1

Topic

4. New Construction

### Brief Description of the Applicable Aspects of Your Proposal

The addition is not located near any historic structures and is related to the existing Modernist house on the property. This is compatible with the character of the North Boundary District Expansion.

**Page / Standard #****Topic**

134 / 4.8.2

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

The addition site is not located near any historic structures and like the existing house, is minimally visible from the street and on the rear of the elevation, where it does not compete in scale nor form architecturally. The addition is designed to retain the spacing of additions, garages and accessory buildings within the district (of the northern boundary expansion). As the addition cannot be seen from the street, it will not have an impact of the rhythm of the streetscape or character-defining open spaces.

**Page / Standard #****Topic**

134 / 4.8.3

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

Consistent with the character of the district, the site addition is situated near an interior setback, and the distance from the existing home and adjacent properties are compatible with the character of the North Boundary District Expansion.

*(See attachment section 5 for adjacency distances.)*

**Page / Standard #****Topic**

134 / 4.8.4

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

The design of the addition does not compromise the overall historic character of the site. The addition is located to rear yard behind the existing house so to retain the major views of the property from the existing house. The addition is not seen from the street and sited to take advantage of the sloping terrain that is characteristic of the immediate neighborhood and Consistent with the character of the district. The siting, in relation to the existing house, maintains wooded buffers that exist between properties. Views from other or adjacent properties will be maintained, as much as possible, by retaining the heavily wooded buffers that exist between adjacent properties.

**Page / Standard #****Topic**

134 / 4.8.5

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

The Design of the addition retains nearly all existing house features, no decorative or defining elements are concealed or removed. The addition connects to the existing home at an existing opening on the rear elevation, a window opening which becomes a door opening to the elevated connection, or bridge.

**Page / Standard #****Topic**

134 / 4.8.6

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

The design is compatible in size, scale, and form with the existing building and does not visually overpower the building on this or adjacent sites. Consistent with the character of the district, wooded buffers that exist between properties obscure the view of adjacent buildings. In relation to adjacent properties/ neighbors are sited at a higher elevation, and in general do not have a direct view of the addition nor the existing building.



**Page / Standard #**

135 / 4.8.7

**Topic**

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

The design is compatible with, but discernible from and secondary to, the existing building in their location, size, scale, and building and roof form.

1. The addition is designed to minimize its visual impact, use of form and materials help break up the discernable size and scale.
2. The height of the foundation is consistent with the existing home, and maintains finish floor elevation of the main level. The Foundation Materials used in the existing home (Split faced block) will be matched on the proposed foundations and retaining features, designed in the same manner as to be congruent with the existing building. In the same style/manner as the existing home by negotiating the sloped terrain in the same way, retaining to concealing it at the South and East (main elevations) and revealing it along the North and West elevations.
3. The addition is differentiated from the wall plane of the existing building and preserves existing cornerboards and trim by stepping back the wall plane of the addition. Furthermore, the design uses a hyphen element (elevated walkway) to connect the addition to the existing building.
4. From the South, the addition scale is similar to the large glass volume, or one of the main character defining architectural features of the modernist design. The South elevation is made less imposing by being separated from the main building (40') sited down slope, lessens the impact of the overall height and includes a hyphen or small-scale connection that is elevated, greater physical and visual separation to the existing building from the new addition lessens the impact of the addition size at that elevation.
5. The design utilizes the same parapet roof forms, with low or "flat" roof pitches for building additions. Along the hyphen, the floor and roof elevations aligns with the main and upper floor levels to the existing building.
6. The addition maintains the flat roof pitch and silhouette of the main building. No part of the existing building roof or ridgeline will be altered. The overall heights of the addition structures are close to but always less than the existing building, and all roof ridges are lower than, and therefore secondary to the main structure (existing house).

**Page / Standard #**

135 / 4.8.8

**Topic**

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

The design is contemporary and compatible with, but discernible from the existing building. It remains in its location, size, scale, form and materials, compatible with the district and the original building (existing house).

**Page / Standard #****Topic**

135 / 4.8.9

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

The addition is self-supporting, separated from the original building, and connects via a transitional element, or “hyphen” type structure. The connection is made to the existing home at an existing opening on the rear elevation, a window opening which becomes a door opening to the elevated connection, or bridge. The connecting structure is self-supporting, and only a six (6) foot wide by ten (10) foot tall wall area on the existing home is affected at the connection point. This is a minimally invasive design that could be easily reversed in the future, if so desired.

**Page / Standard #****Topic**

136 / 4.8.13

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

The porch is not attached to the existing building, but rather an element of the addition. The design of the porch/terrace is in the same manner, directly proportional and referring to the original house. Close to half the size of the main house and as a diminutive version of the main house, both just over 30' wide, across the entire south facing elevation, but whereas the existing building has a terrace porch depth nearing 24', the new addition proposes a depth of 8'-9'. Both are on a slope and so act as a terrace by necessity in retaining the land to the west and south and providing a level area for gathering just outside the main living area. It is compatible in size, scale, and form with the existing building and does not visually overpower the building on this or adjacent sites, as it is mostly hidden from view (by the existing building, proposed addition and the wooded buffers).

**Page / Standard #**

136 / 4.8.14

**Topic**

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

The design has a minimal footprint and is sited in such a way to maintain and protect the existing, naturally wooded buffers that exists between properties. This is consistent with the character of the immediate neighborhood district, wooded buffers that exist between properties obscure the view of adjacent buildings, giving occasional glimpses to properties who front right-of-way, but are tucked into the wooded lot.

**Page / Standard #****Topic**

122 / 4.4.7

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

The design will continue the tradition of contemporary materials applied to Modernist forms, which is appropriate for an addition to an existing Modernist house, as a means of continuing the evolution of architecture through time.

**Page / Standard #****Topic**

122 / 4.4.8

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

The proposed addition will be detailed in the same language as the original structure, in the same proportion and scale that will appropriately tie the addition to the original as related, by establishing a rapport between the existing and new. The treatment of parapets, windows and doors will be (i.e. - aligned and set within the wall) in the same manner as those of the original building. The materials will be as close to original if not identical. (i.e. - The smooth split-faced block will be laid in the same running bond and with identical grout color and strike.)

**Page / Standard #****Topic**

122 / 4.4.9

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

No new exterior wall features will not be added or introduced to the building that would create a false historical narrative.

**Page / Standard #**

124 / 4.5.4

**Topic**

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

The addition, like the main house, will use windows without muntins, or numeral "lights" for the description of windows or doors. True mullions exist between solid panes of insulated glass in metal frames, either as fixed widows or as a combination with a casement or awning window, but each only ever as a single light.

*(See attachment section 2 for elevation photographs.)*

**Page / Standard #**

124 / 4.5.7

**Topic**

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

The addition, like the main house, is not generally visible from the street. No tinted, frosted or mirrored glass is planned in the design, like the main house, low-e glass will be used so to best match the existing structure and keep some of the thermal performance properties.

**Page / Standard #**

127 / 4.6.2

**Topic**

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

The terrace porch provides a minimum depth of eight (8) feet.

*(See attachments section 4 for elevation drawings.)*

**Page / Standard #**

127 / 4.6.8

**Topic**

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

The porch is not attached to the existing building, rather it exists as an element in support of and in relation to the addition, like the original design. The design of the porch/terrace for the addition is in the same manner, directly proportional and referring to the original house. It is close to half the size and designed as a diminutive version of the existing building. Both are on a slope and so act as a terrace, by necessity, in retaining the land to the west and south and by providing a level area for gathering just outside the main living area. It is compatible in size, scale, and form and does not visually overpower buildings on this or adjacent sites, as it is mostly hidden from view by the existing building, proposed addition and the wooded buffers.

**Page / Standard #**

127 / 4.6.8

**Topic**

4. New Construction

**Brief Description of the Applicable Aspects of Your Proposal**

The addition, like the main house, will have an entrance and terrace porch at grade. Like the existing house, this level area will be created with walls retaining earth around the foundation where entrances or access to the yard are planned, areas are along the North or South elevation, while leaving the west elevation foundation exposed to reveal the difference in grade.

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## Property Owner Information

**Property Owner Name**

Madhu Beriwal

**Property Owner Signature**

No signature

**1. DISTRICT HISTORY, CONTEXT AND CHARACTER**

**2. PHOTOGRAPHS: EXISTING CONDITIONS**

**3. SITE PLAN**

**4. ELEVATION DRAWINGS**

**5. INFORMATION ABOUT CONTEXT (NEIGHBOR COMPARISON)**

# **BERIWAL HOUSE ADDITION HD COA APPLICATION ATTACHMENTS**

## **1. DISTRICT HISTORY, CONTEXT AND CONTRIBUTING CHARACTER**

### **REFERENCED FROM CHAPEL HILL DOCUMENT “ DESIGN PRINCIPLES AND STANDARDS”**

#### **HISTORY OF NORTH BOUNDARY NEIGHBORHOOD**

The latest development to occur in the Franklin-Rosemary Historic District is the residential development along North Boundary Street, north of North Street. This area was part of the sixty-five-acre William C. Coker property. Coker came to UNC in 1902 as an associate professor of botany, his impact on the landscape of the campus is immeasurable. He developed an outdoor classroom for the study of trees, shrubs and native plants, later named Coker Arboretum. In 1906, he purchased a sixty-five-acre tract of land north of the campus and constructed the house at 609 North Street. The property had been reduced to about fifty acres by the time of Coker's death in 1953, and was, in its undeveloped state, included with the designation of the Franklin-Rosemary Historic District in 1976. After the death of his wife, Louise Venable Coker, in 1983, a portion of the property was subdivided and houses were constructed on the north part of the site, accessed by an extension of North Boundary Street. The Coker house and its immediate landscaping remain on a large, 2.8-acre parcel on the north side of North Street.

#### **CHARACTER OF DISTRICT**

Significant features within the district include the network of gravel and brick paths, sidewalks, and walkways, low stone walls, and tree-lined streets. ....Late nineteenth and early twentieth centuries, the district is characterized by a relatively dense collection of houses set modestly back from the street and sheltered by a dominating tree canopy. While mature hardwood trees line the streets of the 18th and 19th Century neighborhoods, the north and northeast portions of the district have a more irregular tree canopy, and a much less formal presentation at the street, reflecting its later development on land that was historically more wooded.

The topography of the district varies significantly with the main thoroughfares of East Franklin and East Rosemary streets located on a relatively flat plain along which the street grid is oriented. However, the land immediately adjacent, features rolling hills with moderate to steep slopes—the very terrain for which the town of Chapel Hill is named. While streets typically extend the grid pattern, the Coker property at the north end of North Boundary Street were developed with curvilinear streets, which provide the added benefit of more interesting hillside views.

#### **HISTORY OF CHANGE & IMPROVEMENTS**

The district as a whole has undergone numerous changes over 200 years. Even since its historic designation in 1976, the demolition and relocation of historic structures, the renovations and enlargements of countless buildings, and the construction of new buildings in the district have contributed to its immediate cultural significance.

The residential development at the North end of the district, on the former Coker property, is different in architectural style and setting than the earlier development in the Franklin-Rosemary Historic District. The rugged terrain in this part of the district's character was well suited for the construction of modernist architecture, which was generally designed to respond to the lot, rather than simply resting on it. The houses located along North Boundary Street, are a combination of traditional style and modernist-style houses designed by local architects. These houses have a unique character and, as was typical for modernist designs, are sited to take full advantage of both the views and privacy that these wooded lots allow.

Historically, additions and accessory buildings have been and continue to be common in the district. The district has undergone numerous changes, even since the historic district designation in 1976, the demolition and relocation of historic structures, the construction of new buildings, and renovation and enlargements of countless buildings in the district which have contributed to its current cultural significance.



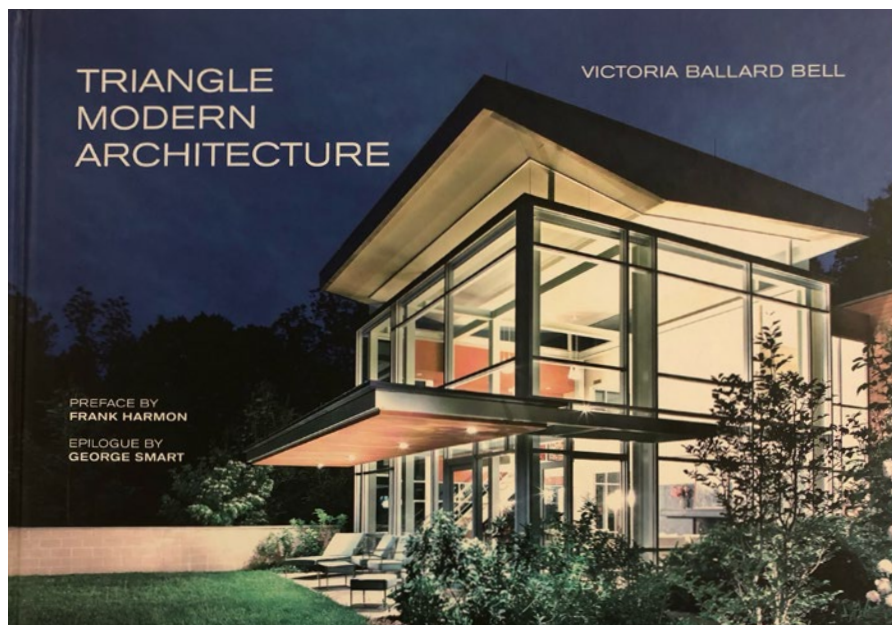
# BERIWAL HOUSE ADDITION

## 1. DISTRIC HISTORY, CONTEXT AND CONTRIBUTING CHARACTER CONTIUED...

### PROPERTY CONTRIBUTION TO THE CHARACTER OF THE DISTRICT

Historic context and character of the district, specific to “The North Boundary Expansion” (Chapel Hill Historic District Boundary Increase) to the North of the Franklin-Rosemary Historic District, first established in 1976, and later expanded the area of protection to the North, encorporating the historic Coker property and its remaining lands.

304 North Boundary has not yet entered into the National Registry of Histoic Places. However, the buidling has already contributed to the significance of the district as an exemplar of NC Modernist Architecture. Designed by architect Kenneth Hobgood, FAIA and orginally commisioned by the Gravely Khatchatoorian Family. The project and house have received several accolades (listed below) after its construction. Nearly 20 years later, Hobgood’s work was published in the book, Triangle Modern Architecture, by Victoria Bell in 2020 (images below) and signficatly, this home was not only featured within, but was selected to grace the cover as a representation of his best oeuvre.



2009 | Architectural Digest, March 2009

2008 | News and Observer, February 16, 2008

2007 | Glass House: Building for Open Living, Published by 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 and Il Kim, Whitney Library of Design, NY, 2003



**1. DISTRICT HISTORY, CONTEXT AND CHARACTER**

**2. PHOTOGRAPHS: EXISTING CONDITIONS**

**3. SITE PLAN**

**4. ELEVATION DRAWINGS**

**5. INFORMATION ABOUT CONTEXT (NEIGHBOR COMPARISON)**



# **BERIWAL HOUSE ADDITION**

## **2. PHOTO DOCUMENTATION: EXISTING CONDITIONS**



**EAST APPROACH FROM DRIVEWAY**



**EAST ELEVATION (VIEW FROM DRIVE)**

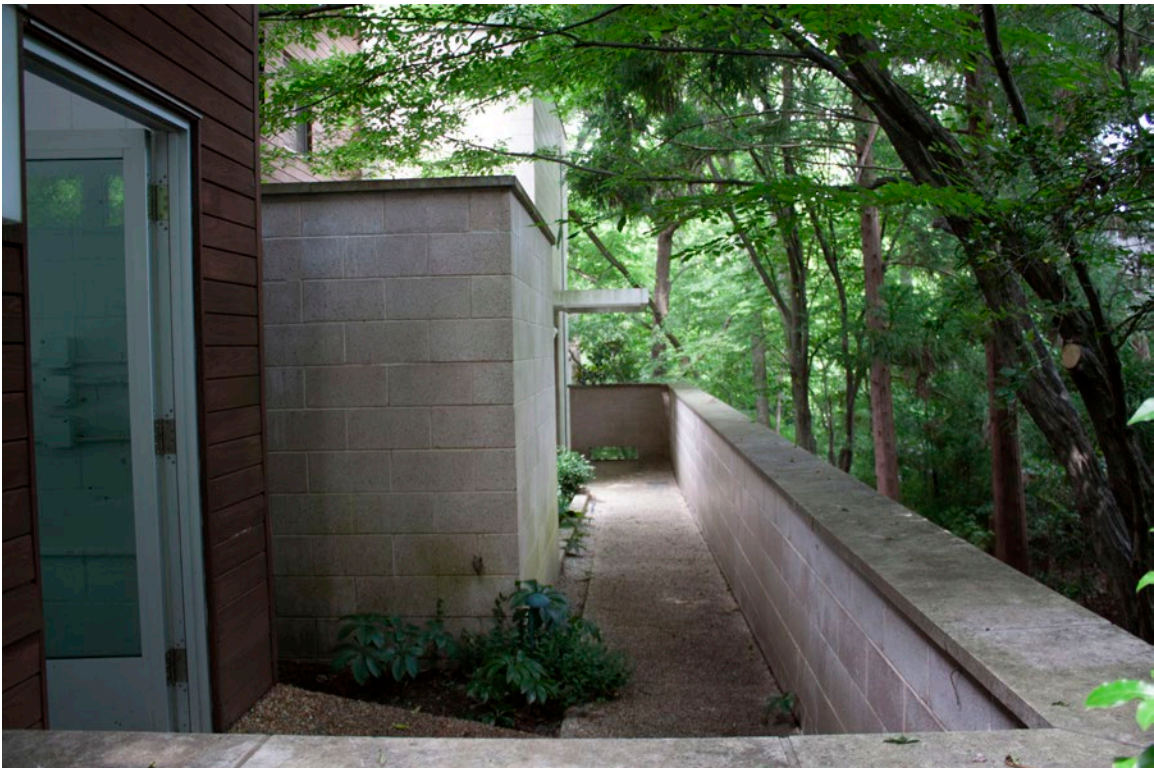


## **BERIWAL HOUSE ADDITION**

### **2. PHOTO DOCUMENTATION: EXISTING CONDITIONS**



**SOUTH ELEVATION AT GARAGE**



**SIDE ENTRANCE WALKWAY FROM GARAGE (VIEW WEST ALONG NORTH/SOLAR SETBACK)**



## **BERIWAL HOUSE ADDITION**

### **2. PHOTO DOCUMENTATION: EXISTING CONDITIONS**



**SOUTHWEST VIEW FROM MIDDLE YARD TERRACE**



**SOUTHWEST VIEW FROM LOWER YARD**

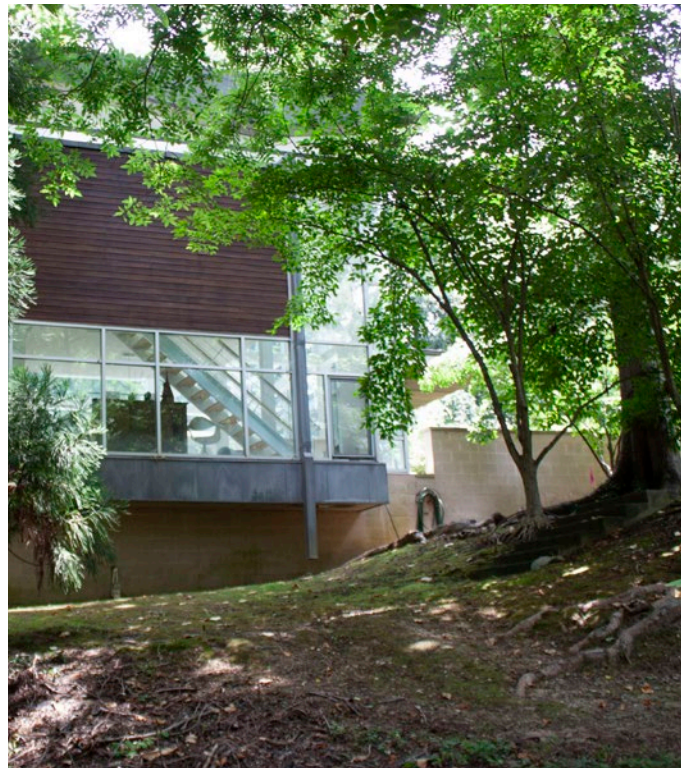


## **BERIWAL HOUSE ADDITION**

### **2. PHOTO DOCUMENTATION: EXISTING CONDITIONS**



**WEST ELEVATION VIEW FROM LOWER YARD**



**COMPOSITE WEST ELEVATION VIEW FROM LOWER YARD**



## **BERIWAL HOUSE ADDITION**

### **2. PHOTO DOCUMENTATION: EXISTING CONDITIONS**



#### **VIEW WEST FROM EXISTING WEST ELEVATION AT GRADE**

LINE OF SIGHT (LOCATED BETWEEN TREES, TO LOWER YARD ALONG TREE LINE)

RELATIVE PATH OF THE ELEVATED CONNECTION TO THE PROPOSED ADDITION SITE.



## **BERIWAL HOUSE ADDITION**

### **2. PHOTO DOCUMENTATION: EXISTING CONDITIONS**



**VIEW NORTH FROM EX. WEST ELEVATION (AT GRADE) TO 500 N BOUNDARY**

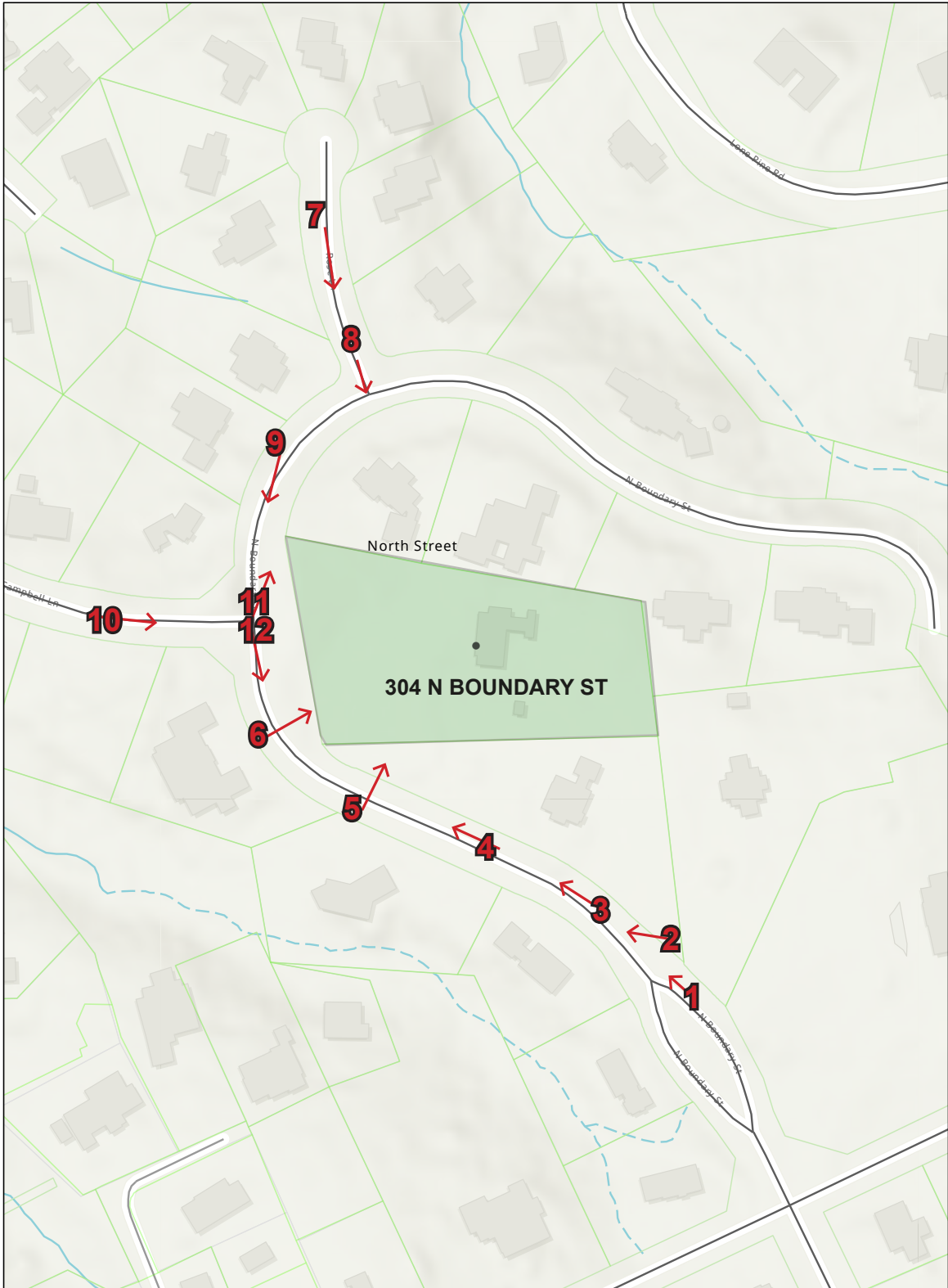


**VIEW NORTH ACROSS LOWER YARD TO 400 N BOUNDARY**



**BERIWAL HOUSE ADDITION**  
2. PHOTO DOCUMENTATION: NEIGHBORHOOD CONTEXT

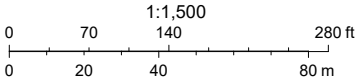
**NEIGHBORHOOD PHOTOGRAPH LOCATION KEY**



7/2/2024, 7:04:58 PM

- Corporate Limits
- Jurisdictional Limits
- Urban Service Boundary
- Orange County Parcels

- Streets
- Town of Chapel Hill
  - Private



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community  
Esri Community Maps Contributors, UNC, Town of Cary, Town of Chapel Hill, Land Records/GIS/Addressing, State of North Carolina



## **BERIWAL HOUSE ADDITION**

### **2. PHOTO DOCUMENTATION: NEIGHBORHOOD CONTEXT**



**1. VIEW WEST NEAR 306 N. BOUNDARY STREET** Entrance to Property off Boundary Street. The house is setback 170 feet and is not visible from N Boundary. Over 240 trees were planted. Currently these trees are fairly mature and almost completely screen the house. The entrance drive is 400' long.



**2. VIEW WEST NEAR DRIVEWAY ENTRANCE AT 304 N. BOUNDARY STREET**



## **BERIWAL HOUSE ADDITION**

### **2. PHOTO DOCUMENTATION: NEIGHBORHOOD CONTEXT**



#### **3. VIEW WEST NEAR 306 N. BOUNDARY STREET**

Houses along N Boundary Street relate to the topographic nature of this area of Chapel Hill is severe and houses have tenuous relationships to the Street.



#### **4. VIEW WEST NEAR 313 N. BOUNDARY STREET**



## **BERIWAL HOUSE ADDITION**

### **2. PHOTO DOCUMENTATION: NEIGHBORHOOD CONTEXT**



**5. VIEW NORTH FROM 313 N. BOUNDARY STREET TOWARD 304 N. BOUNDARY STREET**



**6. VIEW EAST FROM 317 N. BOUNDARY STREET TOWARD 304 N. BOUNDARY STREET**



## **BERIWAL HOUSE ADDITION**

### **2. PHOTO DOCUMENTATION: NEIGHBORHOOD CONTEXT**



**7. VIEW SOUTH ALONG ROSE LANE TOWARD N BOUNDARY STREET**



**8. VIEW SOUTH ALONG ROSE LANE TO 400 N BOUNDARY**



## **BERIWAL HOUSE ADDITION**

### **2. PHOTO DOCUMENTATION: NEIGHBORHOOD CONTEXT**



**9. VIEW SOUTH NEAR 405 N. BOUNDARY STREET**



**10. VIEW EAST NEAR 100 CAMPBELL STREET TOWARD N. BOUNDARY STREET**

View toward West Elevation, the house is barely visible through the wood at the first of spring.



## **BERIWAL HOUSE ADDITION**

### **2. PHOTO DOCUMENTATION: NEIGHBORHOOD CONTEXT**



#### **11. VIEW NOUTH AT INTERSECTION OF CAMPBELL ST AND N BOUNDARY ST**

Views from lower part of N Boundary. To the right, or toward West Elevation, Again house is barely visible. The addition is placed to minimize tree removal.



#### **12. VIEW SOUTH AT INTERSECTION OF CAMPBELL ST AND N BOUNDARY ST**

**1. DISTRICT HISTORY, CONTEXT AND CHARACTER**

**2. PHOTOGRAPHS: EXISTING CONDITIONS**

**3. SITE PLAN**

**4. ELEVATION DRAWINGS**

**5. INFORMATION ABOUT CONTEXT (NEIGHBOR COMPARISON)**



### 3. 2024 EXISTING SITE PLAN

(50% reduction of original drawing scale, 1"=20')



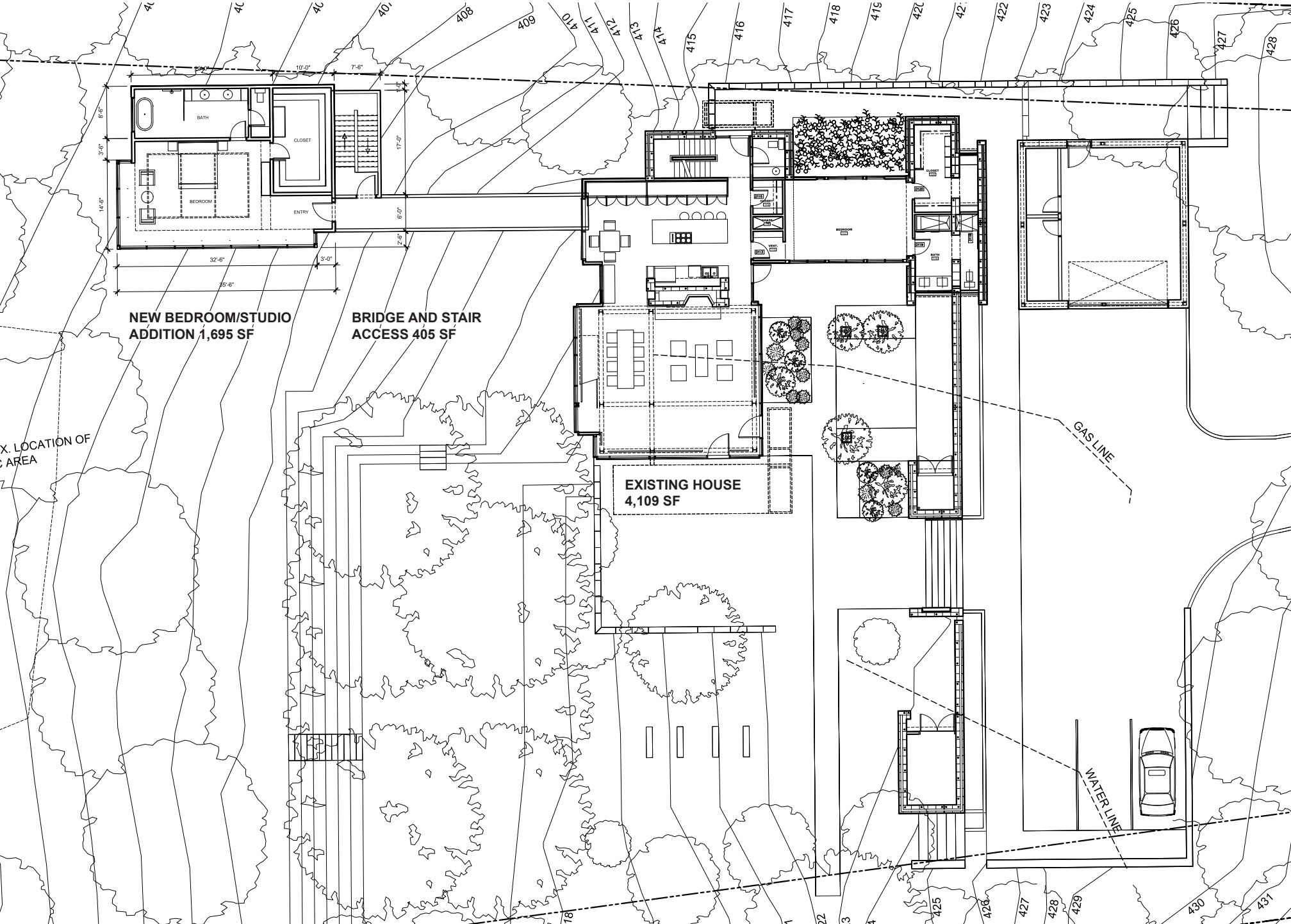
**BERIWAL HOUSE ADDITION**  
**3. 2024 NEW SITE PLAN**

SCALE: 1"=40'  
(50% reduction of origina drawing scale, 1"=20')



**BERIWAL HOUSE ADDITION**  
**3. 2024 NEW FLOOR PLAN**

SCALE: 1"=20'



**1. DISTRICT HISTORY, CONTEXT AND CHARACTER**

**2. PHOTOGRAPHS: EXISTING CONDITIONS**

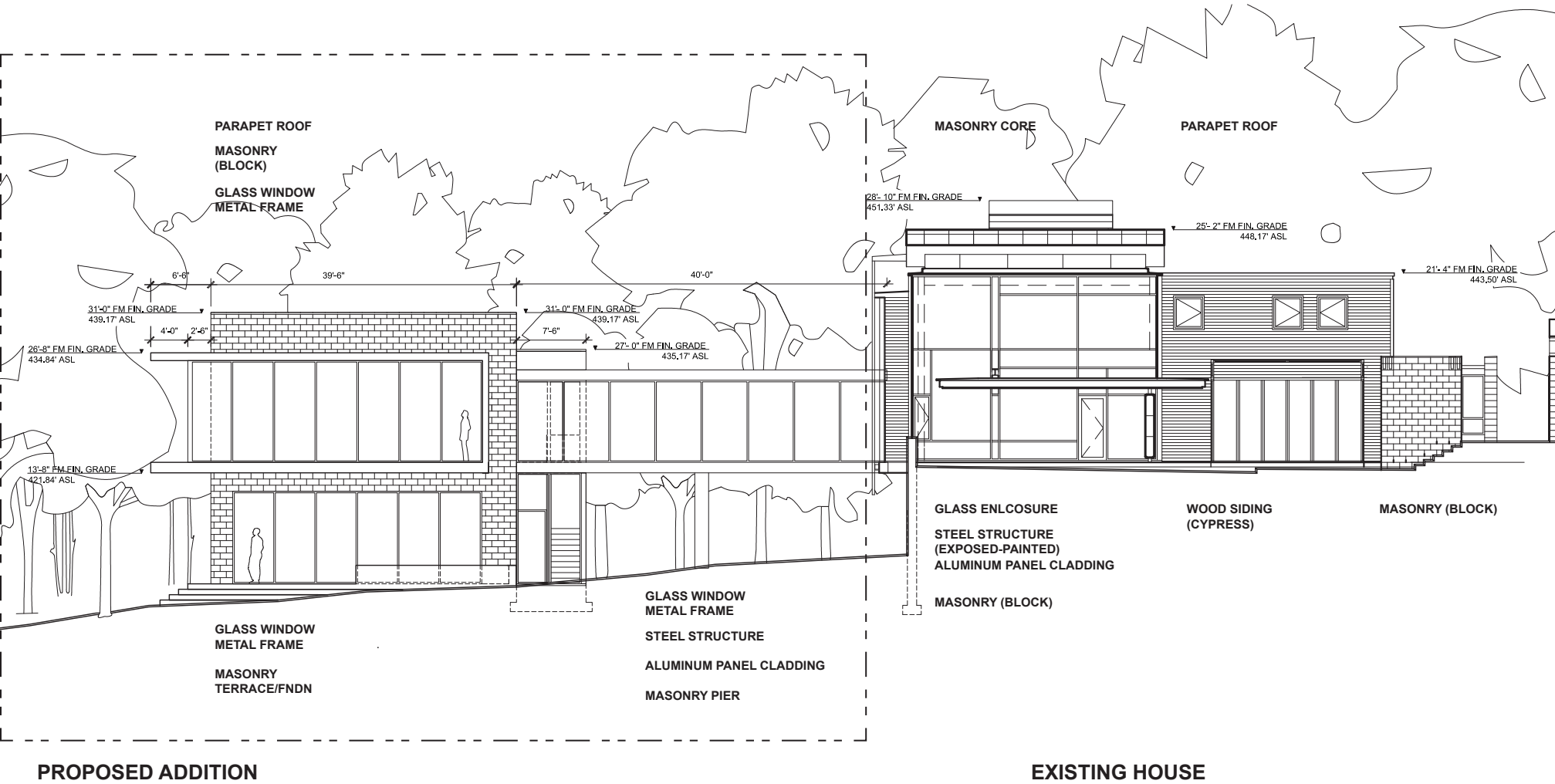
**3. SITE PLAN**

**4. ELEVATION DRAWINGS**

**5. INFORMATION ABOUT CONTEXT (NEIGHBOR COMPARISON)**

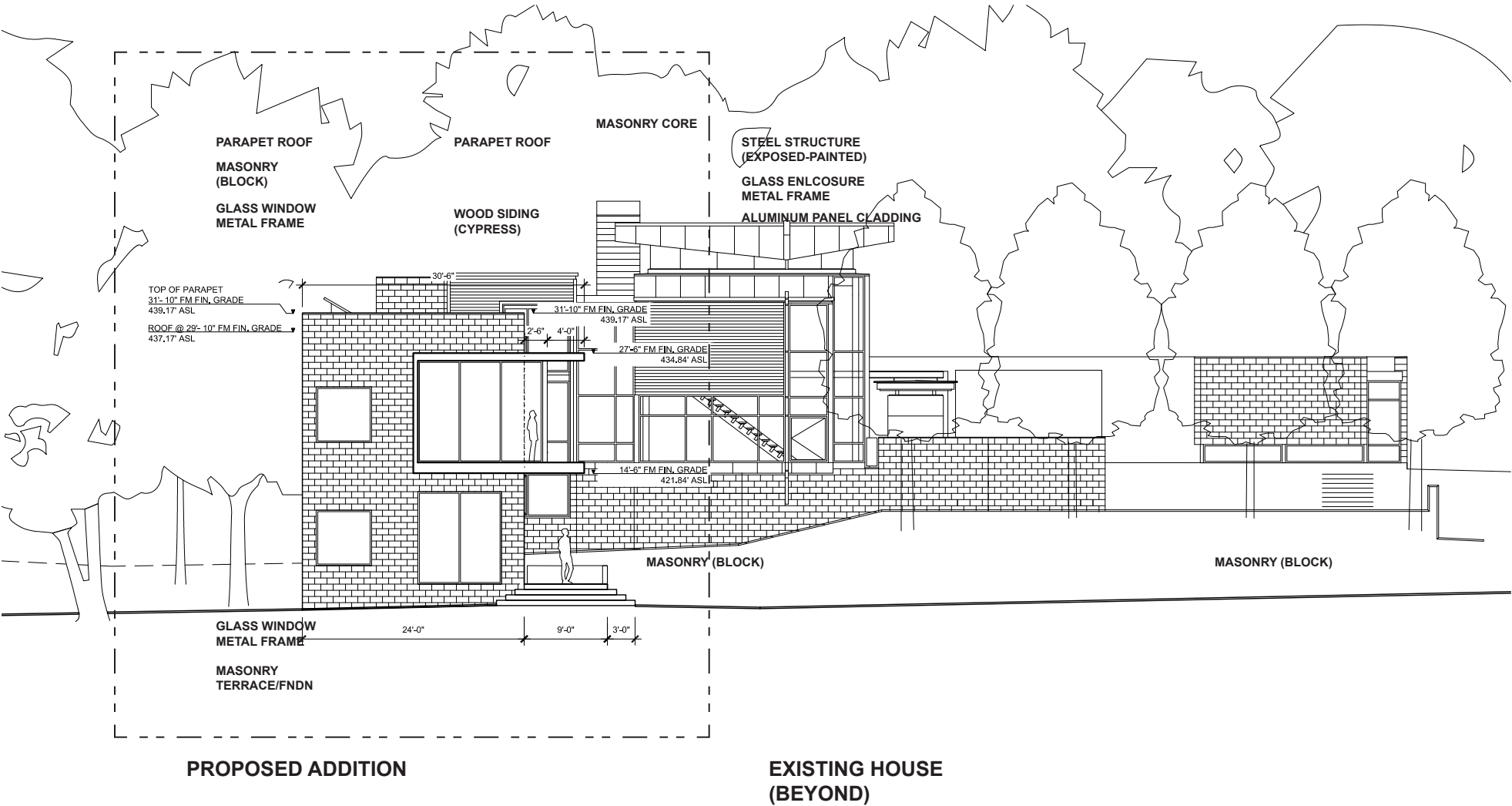
**BERIWAL HOUSE ADDITION**  
4. 2024 PROPOSED SOUTH ELEVATION

SCALE: 1/16"=1'-0"



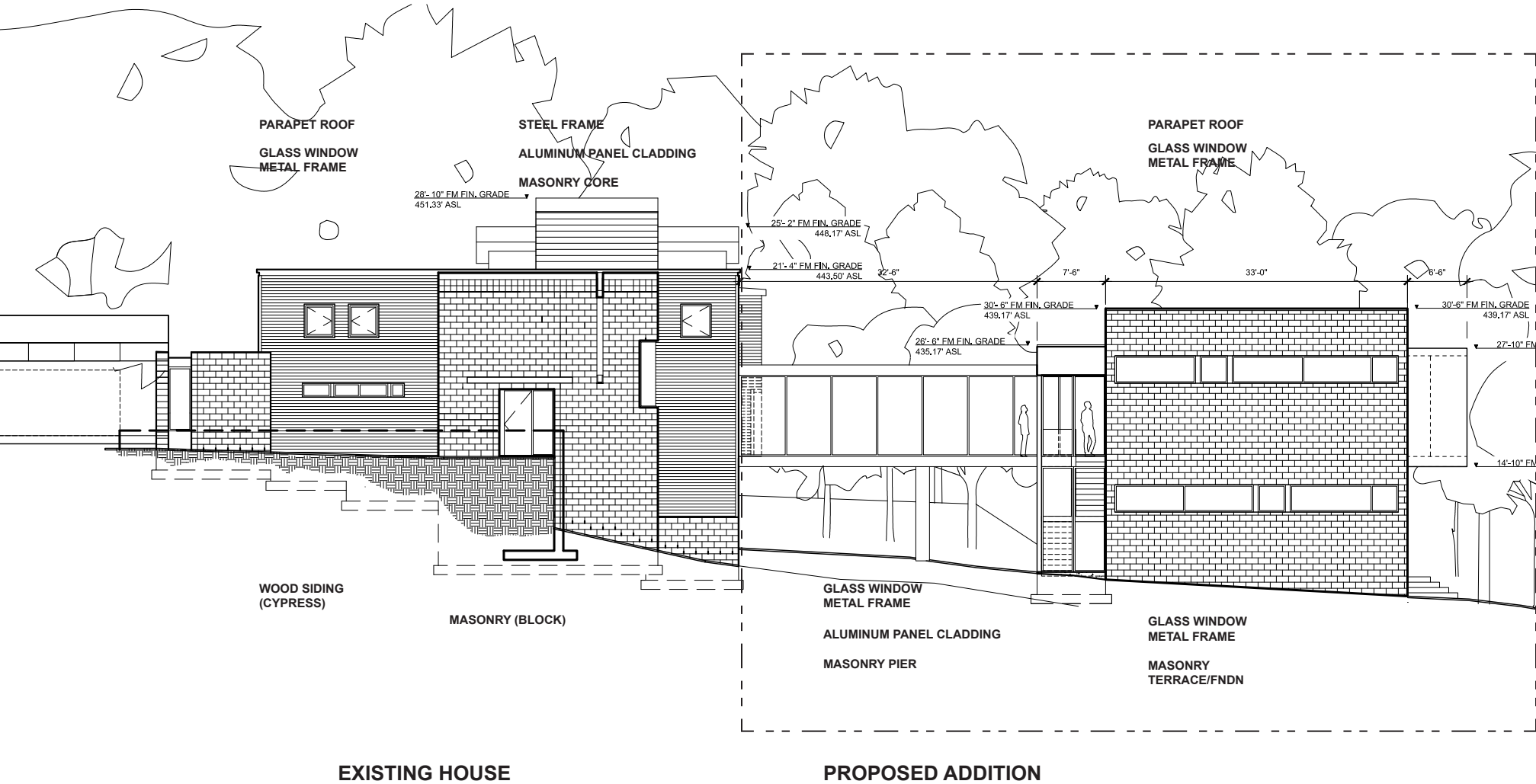
**BERIWAL HOUSE ADDITION**  
**4. PROPOSED WEST ELEVATION**

SCALE: 1/16"=1'-0"



**BERIWAL HOUSE ADDITION**  
4. PROPOSED NORTH ELEVATION

SCALE: 1/16"=1'-0"

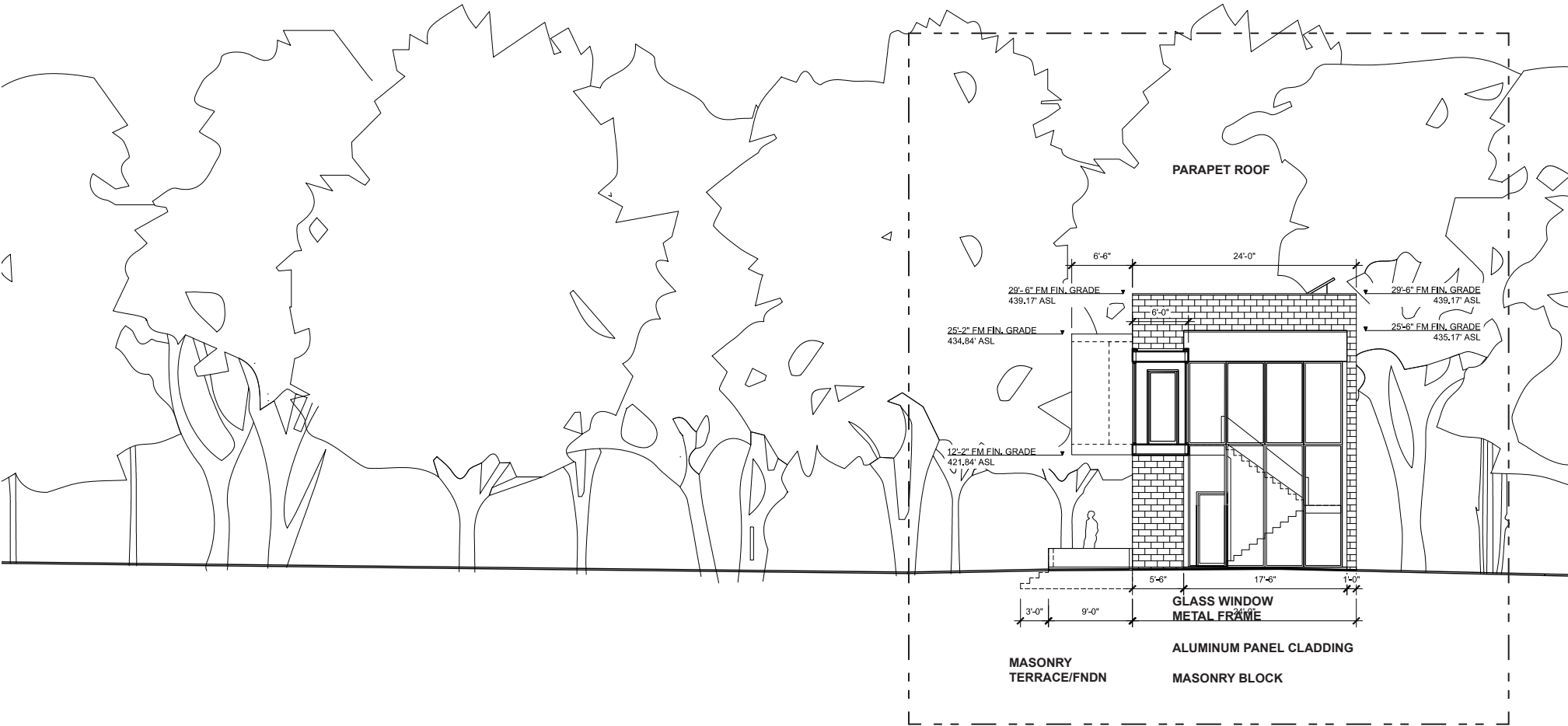




**BERIWAL HOUSE ADDITION**

4. EAST ELEVATION OF PROPOSED ADDITION WITH SECTION THROUGH ELEVATED CONNECTION

SCALE: 1/16"=1'-0"



**EXISTING HOUSE  
(HIDDEN BEHIND)**

**PROPOSED ADDITION**



**1. DISTRICT HISTORY, CONTEXT AND CHARACTER**

**2. PHOTOGRAPHS: EXISTING CONDITIONS**

**3. SITE PLAN**

**4. ELEVATION DRAWINGS**

**5. INFORMATION ABOUT CONTEXT (NEIGHBOR COMPARISON)**

# BERIWAL HOUSE ADDITION

## 5. 304 N BOUNDARY STREET 100' RADIUS PERMIT NOTIFICATION DOCUMENTATION

DOLAN LOUISE ANN  
405 N BOUNDARY ST  
CHAPEL HILL, NC 275147818

CAMP WILLIAM O  
400 N BOUNDARY ST  
CHAPEL HILL, NC 275147817

COUCH EDWARD W II  
500 N BOUNDARY ST  
CHAPEL HILL, NC 27514

FRENCH DRUSCILLA  
8230 LEESBURG PIKE  
VIENNA, VA 22182

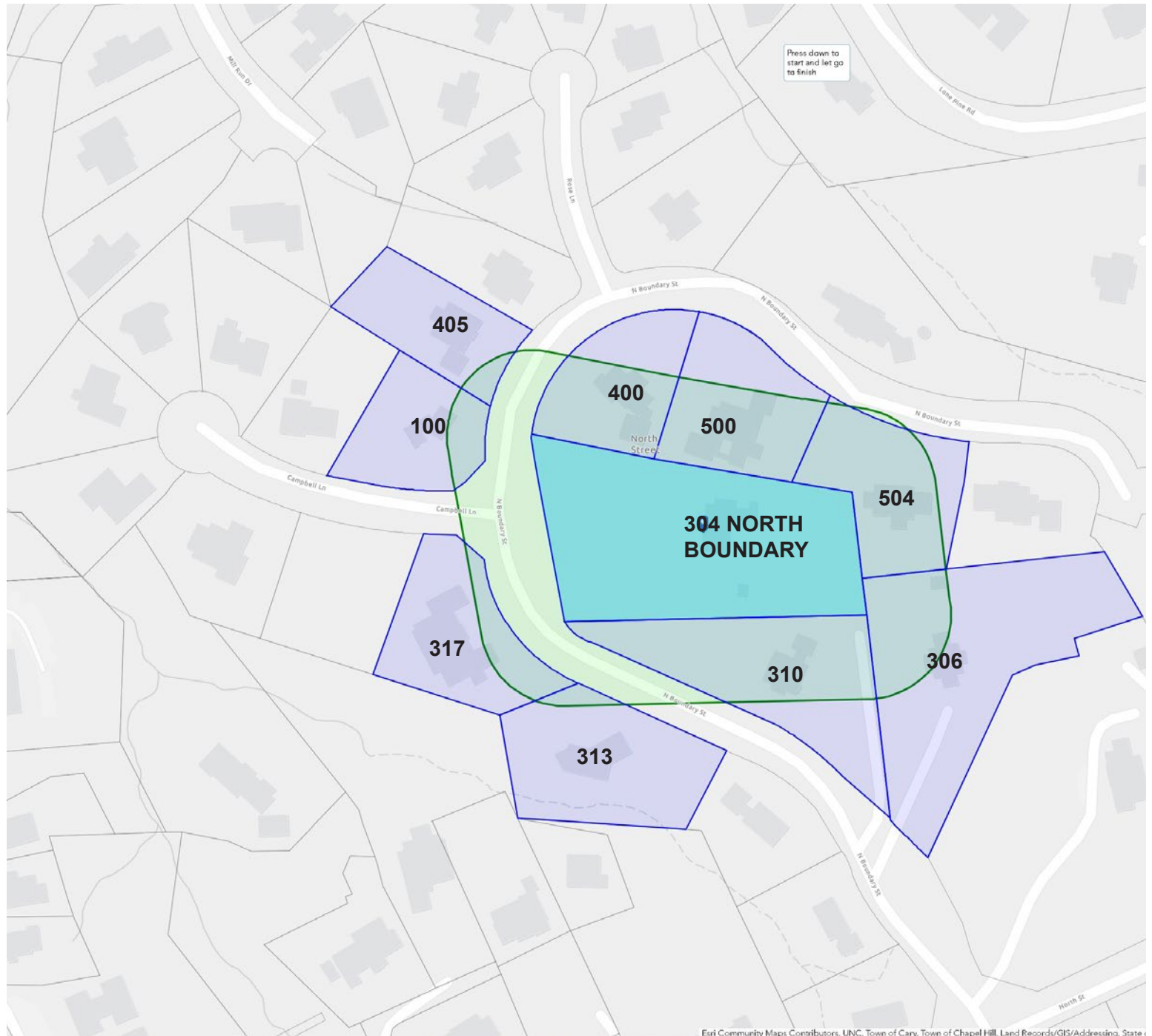
HEMSEY DAVID F  
504 N BOUNDARY ST  
Chapel Hill, NC 27514

FISCHER WILLIAM A TRUSTEE  
100 CAMPBELL LN  
CHAPEL HILL, NC 27514

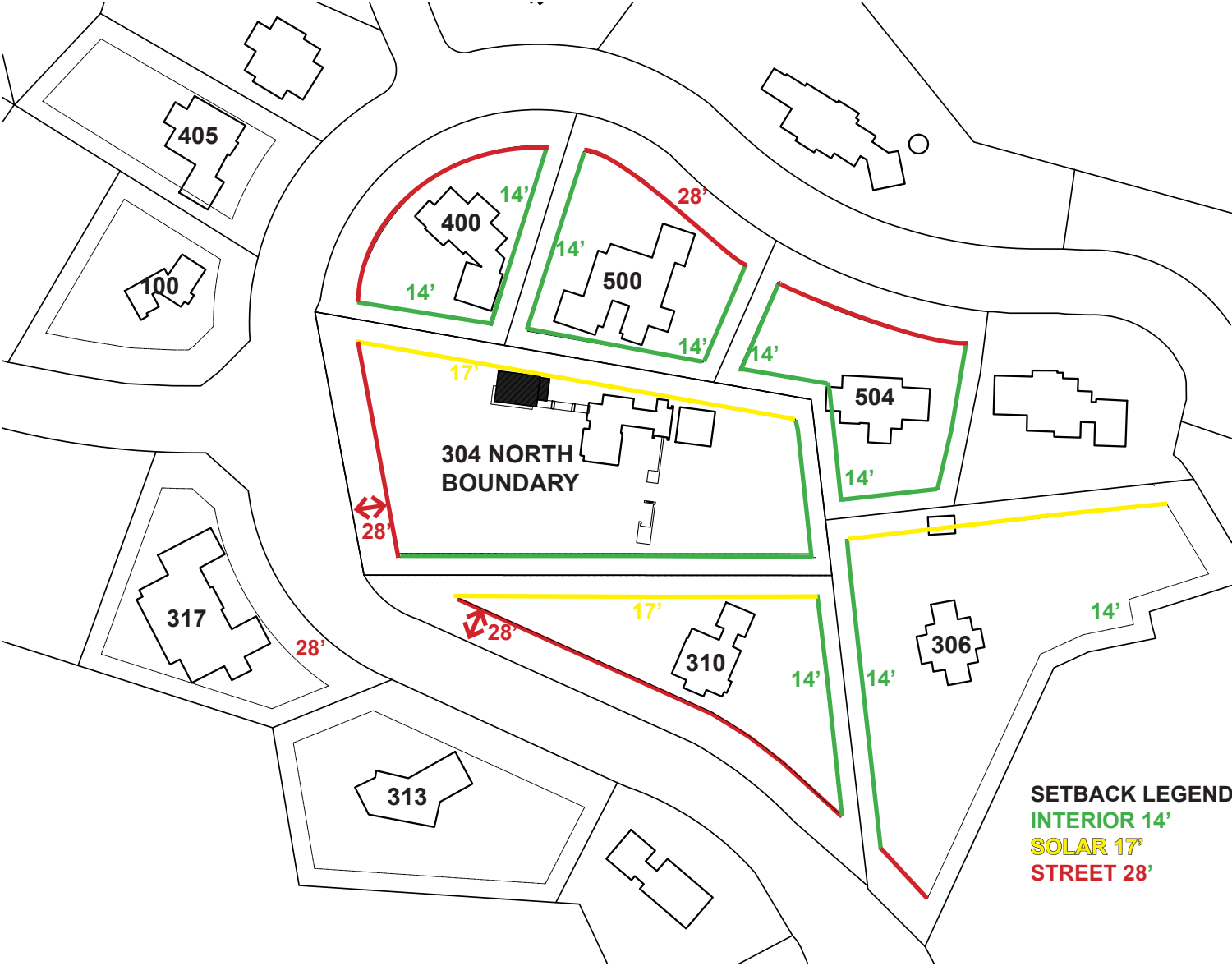
DFL LLC  
4130 PARKLAKE AVE  
RALEIGH, NC 27612

BUCKNER JOSEPH MOODY  
313 N BOUNDARY ST  
CHAPEL HILL, NC 27514

HUNT PAULA  
310 N BOUNDARY ST  
CHAPEL HILL, NC 275147800



**BERIWAL HOUSE ADDITION CONTEXT**  
5. 2024 ADJACENT PROPERTIES INFORMATION, SETBACKS AND LOT PLACEMENT



**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 STREE**  
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)

**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

**BERIWAL HOUSE ADDITION**  
5. 2024 EXISTING BUILDING SEPARATION RELATIONSHIPS



**BERIWAL HOUSE ADDITION**  
5. 2024 PROPOSED SEPARATION RELATIONSHIPS

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

