



Historic District Commission

New Business –Certificate of Appropriateness 304 N. Boundary Street (Project #20-005)

Summary Report

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

Anya Grahn, Senior Planner

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Applicant	Filing Date	Meeting Date(s)	Historic District
Madhu Beriwal	1/13/2020	2/11/2020	Franklin-Rosemary

Project Description

The applicant proposes to a 6 foot to 7 foot tall high black poly mesh deer fence along the perimeter of the property.

Proposed Findings of Fact

1. The applicant proposes to install a new 6 foot to 7 foot tall black poly mesh deer fence along the perimeter of the property. The mesh will be supported by black metal support posts measuring 1.5 inches in diameter.
2. The proposed fence will have a setback of 28 feet from the west property line and about 60 feet from North Boundary Street; a setback of 5 feet from the south property line, and a setback of 4 feet along the north property line. On the east side of the property, the new fence will terminate at the garden wall adjacent to the house on the north end and it will terminate on the south side of the house at the back of a storage shed.
3. Gates will be incorporated on the north and west sides of the fence.
4. New vegetation will be planted around the exterior perimeter of the fence to mitigate the visibility of the fence from neighboring properties and Boundary Street.

Applicable Design Guidelines

Walls and Fences (page 17):

7. Introduce 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.
9. Introduce contemporary utilitarian walls and fences, if necessary, in rear and side yard locations only and where they do not compromise the historic character of the building, site, or district. It is not appropriate to introduce contemporary vinyl or metal chain link fences in locations that are visible from the street.

Congruity Findings

Based on the Findings of Facts and the relevant Design Guidelines referenced above, the HDC proposes congruity findings for the following Criteria as specified per LUMO Section 3.6.2(e):

Criterion C: Proposed exterior construction materials, including texture and pattern, are ***congruous/incongruous*** with those found on the historic building and those found on historic sites within the historic district.

Criterion D: The architectural detailing, such as lintels, cornices, brick bond, and foundation materials, of the fence are ***congruous/incongruous*** with those found on the historic building and those found on historic sites within the historic district.

Decision

Based on the foregoing findings of fact and conclusions of law, the Historic District Commission ***approves/denies*** the Certificate of Appropriateness as referenced above on the basis that it ***would/would not be incongruous*** with the special character of the district.