



QUESTIONS?
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Town of Chapel Hill
Office of Planning and Sustainability
Development Services 919-969-5066
planning@townofchapelhill.org

Chapel Hill Historic District Certificate of Appropriateness Application	Project:	20-005
Project Description: Installation of a 6' high black poly mesh deer fence with two gates along the rear and sides of the lot at 304 North Boundary Street.	Permit:	
	STAFF REVIEW	
	<input checked="" type="checkbox"/> Application complete and accepted	
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
	BY:	Anya Grahn, 1/13/2020
Instructions: Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred) Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date. Note: Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not complete will be returned with a notation of deficiencies.		



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A: Property Information

Property Address:	304 North Boundary Street	Parcel ID Number:	9788596951
Property Owner(s):	Madhu Beriwal	Email:	Madhu.Beriwal@iem.com
Property Owner Address: 304 North Boundary Street			
City:	Chapel Hill	State:	NC
Zip:	27514	Phone:	919-237-7493
Historic District: <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul			Zoning District: R-1, HD-1

B: Applicant Information

Applicant: Madhu Beriwal	Role (owner, architect, other):	Owner
Address (if different from above): same		
City:	State:	Zip:
Email:	Phone:	

C. Application Type (check all boxes that apply)

☒ **Minor Work** Exterior works that do 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 [Design Guidelines](#) (p. 69) for a list of minor works.

☐ **Historic District Commission Review** Includes all exterior changes to structures and features other than minor works

<input checked="" type="checkbox"/> Site-work only (walkways, fencing, walls, etc.)	<input type="checkbox"/> After-the-fact application (for unauthorized work already performed).
<input type="checkbox"/> Restoration or alteration	<input type="checkbox"/> Demolition or moving of a site feature.
<input type="checkbox"/> New construction or additions	<input type="checkbox"/> Request for review of new application after previous denial
<input type="checkbox"/> Sign	

D. Basic information about size, scale, and lot placement.

Provide measurements in feet and square feet where applicable. Where possible, please provide accurate measurements from a licensed surveyor, architect, engineer, etc. If exact measurements are not available, please provide estimated information. Current estimated information about lots and buildings can be found on the [Orange County Real Estate Data](#) website. Information about lot placement can be found on the [Chapel Hill](#) and [Orange County Interactive GIS](#) portals.

Zoning District:	Minimum setbacks			Maximum heights			Lot size
	Street	Interior	Solar	Primary	Secondary		



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Required by zoning	28'	14'	17'	29'	40'		
Proposed	n/a	n/a	n/a	n/a	n/a		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	n/a	n/a	n/a	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	n/a	n/a	n/a	n/a	n/a	Existing	Proposed
Impervious Surface Area (ISA)	5323 sf	200 sf	5523 sf	n/a	n/a	n/a	n/a
New Land Disturbance			300 sf				

E: Applicable Design Guidelines

The Town's [Design Guidelines for the Chapel Hill Historic Districts](#) are integral to the application and review process. These guidelines supplement the required review criteria for Certificate of Appropriateness applications (provided in [Section 3.6.2\(e\)\(4\)](#) of the Land Use Management Ordinance) by providing detailed, practical considerations for how to make changes to properties while preserving the special character of their Historic District context. Please review the Design Guidelines and consider their applicability to your proposed project. (Attach additional sheets, as necessary.)

Section/Page	Topic	Brief description of the applicable aspect of your proposal
16 & 17	Walls and Fences	Per Guideline 9, a black poly mesh-type deer fence with two gates will be constructed well back from the street along North Boundary Street and within or along the setbacks in the side yards. The low visual impact of the fence and gates will not compromise the site's historic character.



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F. Checklist of Application Materials					
<i>Attach the required elements in the order indicated.</i>	ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
	YES	N/A	YES	N/A	NO
1. Written description of physical changes proposed. 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. History, context, and character information. Please include a summary of what information you have relied on to understand the relevant character and history of the district and subject property—and briefly summarize that information. At a minimum, include: <ul style="list-style-type: none"> <input type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. <input type="checkbox"/> The entry of your property on the most recent inventory of historic resources in the relevant National Register for Historic Places filing, available via the NC State Historic Preservation Office website: for McCauley-Cameron see West Chapel Hill, for Franklin-Rosemary see Chapel Hill Historic District, for Gimghoul see Gimghoul. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.) 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Justification of appropriateness. Attach an annotated statement explaining how the proposed change(s) meets the following standards of appropriateness that the Commission considers in making findings of fact indicating the extent to which the application is or is not congruous with the historic aspects of the historic district. If a standard is not applicable, type "not applicable". <ul style="list-style-type: none"> A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings. B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings. C. Exterior construction materials, including texture and pattern. D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials. E. Roof shapes, forms, and materials. F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration. G. General form and proportions of buildings and structures. H. Appurtenant fixtures and other features such as lighting. I. Structural conditions and soundness. 	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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J. Architectural scale.					
4. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed or the digital equivalent. Maximum 2 images per page.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.) <input type="checkbox"/> Site plans must show the relationships between, and dimensions of, existing and proposed buildings, additions, sidewalks, walls, fences, driveways, and/or other structures on the property, as well as property lines and applicable zoning setbacks. <input type="checkbox"/> Include both written and drawn scales and show accurate measurements. You may also use a copy of a survey with surveyor's seal deleted. Revise the copy as needed to show existing conditions and your proposed work. <input type="checkbox"/> Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Elevation Drawings showing existing structural facades and proposed changes. Drawings should be submitted as 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. All details should be reasonably legible. Photographs are okay for facades with no changes. <input type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides. <input type="checkbox"/> Include scale bar, written scale, and label major dimensions (including width of structures and heights from finished grade to fascia/eaves and heights to top of roofs). <input type="checkbox"/> Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Information about context (required for all construction of new structures, proposed impervious surfaces greater than 1500 SF, additions greater than 150 SF, and/or proposed land disturbance greater than 5000 SF.) Detailed information about lots and structures can be found on the Orange County Real Estate Data website; information about lot placement can be found on the Chapel Hill and Orange County GIS portals. For each of the nearest adjacent and opposite properties, provide: <input type="checkbox"/> The height of each building (if an estimate, indicate that). <input type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). <input type="checkbox"/> The size of each lot (net land area in square feet). <input type="checkbox"/> The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from Orange County Real Estate Data ; indicate any corrections for accuracy you believe necessary and your basis for doing so.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed). <input type="checkbox"/> Provide a written description of architectural features, additions,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property.					
<input type="checkbox"/> Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons and/or families associated with the property. Provide current exterior photographs of the property (4" x 6" as printed or the digital equivalent). If information is unknown, please provide a summary of sources consulted.					
<input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer.					
<input type="checkbox"/> As necessary, attach a statement explaining how a delay in demolition would cause the property owner to suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay.					
<input type="checkbox"/> Provide any records about the structure to be demolished.					
9. Mailing notification fee per Planning & Sustainability Fee Schedule . For a list of addresses, please refer to the Town's Development Notification Tool .	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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G: Applicant signature

I hereby certify that I am authorized to submit this application; that all information is correct to the best of my knowledge, and all work will comply with the State Building Code and all other applicable State and local laws, ordinances, and regulations.

I acknowledge and agree that the Historic District Commission members, Town employees, and Town agents may enter, solely in performance of their official duties and only at reasonable times, upon the applicant's property for examination or survey thereof pursuant to North Carolina General Statute 160A-400.8. However, no member, employee, or agent of the Historic District Commission may enter any private building or structure without the express consent of the owner or occupant thereof.

I understand and agree that an approved Certificate of Appropriateness is valid only for the particular application, plans, specifications and related project details presented to, and approved by, the Historic District Commission. If any of the data contained in this application, any plans or any specifications presented to the Commission are changed or altered for any reason, including, but not limited to, changes or alternations deemed practically necessary during construction, required due to subsequent Town reviews, or otherwise, a new hearing before the Historic District may be required. By signing below, the applicant agrees to notify the Development Services Center of any changes or alternations in the data contained in this application, the approved plans or the approved specifications related to the project that is the subject of this application.

Hearings on Certificate of Appropriateness applications before the Commission are quasi-judicial proceedings. Therefore, Historic District Commission members are not permitted to discuss a pending application with the applicant or other party. By signing below, the applicant agrees to refrain from speaking with or contacting any member of the Historic District Commission about an application outside of the formal evidentiary hearing on the application.

Madhu Beriwal

original has been signed by
Applicant

Applicant (printed name)	Signature	Date
--------------------------	-----------	------

same

Property Owner (if different from above)	Signature	Date
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Certificate of Appropriateness Supplemental Requirements

*In addition to [Residential](#) Zoning OR [Administrative](#) Zoning Compliance Permit Requirements

Certificate of Appropriateness applications are subject to review and approval by the Historic District Commission as well as by Town staff. For assistance with this application, please contact the Chapel Hill Planning Department.

Please submit **all** materials listed on this sheet. The Historic District Commission meets on the second Tuesday of each month at 6:30 pm. For confirmation of a meeting date and the placement of your request on the agenda, please call the Planning Department. **Applications are due one month in advance of meeting.**

Application Process:

1. Historic District Commission Review of Certificate of Appropriateness (COA) Supplemental materials
2. Staff review of Residential / Administrative Zoning Compliance Permit (ZCP) materials

**COA (step 1) and ZCP (step 2) materials may be submitted simultaneously or separately.

Required Application Materials

(In addition to [Residential](#) Zoning Compliance Permit or [Administrative](#) Zoning Compliance Permit Requirements)

An Electronic copy of each document is required in addition to paper copies.

Provide a single set of the following materials:

X	1. Application Form. Either Residential Zoning Compliance or Administrative Zoning Compliance.
X	2. Recorded plat or deed verifying property's current ownership
X	3. Recorded plat of easements, right-of-way, and dedications, if applicable
X	4. Mailing List of Property Owners , applicable within 100 feet of property boundaries The Town will prepare a formal notice to be mailed to surrounding property owners about the application. You may find it helpful to discuss the proposed changes with your neighbors in person so you can address their concerns both in your planning and presentation.
X	5. Mailing notification fee. The fee per address can be found on the Planning Department's Fee Schedule .
X	6. Certificate of Appropriateness fee per Planning Department's Fee Schedule
X	7. Reduced Site Plan Set (reduced to 8.5" x 11")
n/a	8. Building Elevations (label building height from top of roof to finished grade line)
n/a	9. Floor Plan, only if accessory apartment, duplex, or commercial application.

(Continued)



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X

10. Written Description

Describe all proposed changes to the property, list all materials to be used, and address the criteria (listed below) that the Commission uses to determine appropriateness. Presenting your proposal with these criteria in mind will provide a clear basis for the Commission's deliberations.

- a) The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
- b) The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite buildings;
- c) The exterior construction materials, including textures and patterns;
- d) The architectural detailing such as lintels, cornices, brick bond, and foundation materials;
- e) The roof shape, form, and materials;
- f) The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors);
- g) The general form and proportion of the buildings;
- h) The accessory fixture and other features (including lighting fixtures, hardware, awnings, etc.);
- i) The architectural scale in relation to existing structures and surrounding buildings; and
- j) Structural conditions and soundness.

Provide photographs of existing property and elevation drawings of the proposed changes. Depict changes in as much detail as possible, paying special attention to those features which the Commission uses to determine appropriateness. This section of the application allows the Commission to see the current state of the property, to visualize the proposed changes, and to assess the impact. The visual description must include dimensions. For new buildings and major additions, the visual description must include the interior floor plan.

n/a

11. Information Regarding Surrounding Properties

For new construction or large projects, the applicant is required to provide information on:

- The height of the nearest adjacent and opposite buildings;
- The setback and placement of the nearest adjacent and opposite buildings;
- The scale of the nearest adjacent and opposite buildings, including percentage of lot coverage.

n/a

12. Demolition Information (if applicable)

Provide a description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property. Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons, and/or families associate with the property.

304 North Boundary Street: DEER FENCE

ALONG WITH THIS WRITTEN DESCRIPTION, PLEASE REFER TO SHEETS L.10, L2.0 AND L3.0 FOR A VISUAL DEPICTION OF THE FENCE AND GATE LOCATIONS.

1. Written Description of physical changes proposed.

FENCE: This 1.49 acre lot is larger than most of the lots in this part of the historic district, allowing for the creation of a native plant garden that will need to be protected from deer browsing. The Applicant proposes to construct a black poly mesh deer fence varying from 6' to 7' high due to topography, with 1.5" diameter black metal support posts.

The fence will be constructed along the west (rear) of the lot between 55' and 60' away from North Boundary Street outside the property setback line, and along the north and south sides of the lot as shown on the plans. The fence on the north side will terminate at the garden wall next to the house, and the fence on the south side will terminate at the back of the storage shed.

The fence will be incorporated in and around existing vegetation, and is designed to have a low visual impact. However, more landscaping, beyond what the Applicant has already installed, will be planted on both sides of the fence throughout, to further screen the fence from the adjacent neighbors to the west, north, and south. The neighbor to the north has a berm at the edge of his property that will partly obscure the fence from his view. The bottom of the fence will be roughly 10" from the ground to allow for turtle access.

There is a precedent for this type of fence: 6' to 7' high poly mesh deer fences exist at 360 Tenney Circle (see photos), 316 Tenney Circle, and 208 Glenburnie, among other properties in the district. A similar fence existed on the neighboring property at 500 North Boundary but has recently been removed.

GATES: Two black poly mesh gates (shown in photos and on plans) will be installed for pedestrian access: one each in the north and west portions of the fence. The gate in the west portion will allow pedestrian access to and from North Boundary Street.

3. Justification of Appropriateness.

Although the fence and gates are not designated as "buildings", the following criteria may apply to this application:

- a) The **height** of the fence will vary between 6' and 7' (due to topography), in accordance with Town of Chapel Hill regulations regarding the maximum height of fences within setbacks.
- b) The **setback and placement** of the fence is in accordance with Town of Chapel Hill regulations regarding fences within setbacks and boundary lines and in some areas it will be further back.
- c) The **exterior construction material** of the fence and gates is designed to be virtually invisible and will be screened by existing and additional vegetation.
- j) The **structural condition and soundness** of the fence and gates will be met by professional installation and proper maintenance.

4. Photographs – Existing Conditions.

Property looking north from North Boundary Street toward house.



Property looking east from North Boundary Street with adjacent neighbor property at left.



4. Photographs – Proposed Fence Locations.

Property looking southeast from North Boundary Street with proposed extra plantings and fence drawn in (actual fence will be black; red and yellow used for visibility.)



Property looking east from North Boundary Street with proposed extra plantings and fence drawn in (actual fence will be black; black; red and yellow used for visibility.)



4. Photographs – Proposed Fence Material.

A sample of the mesh material will be presented at the meeting.

Example of black poly mesh deer fence and gate.



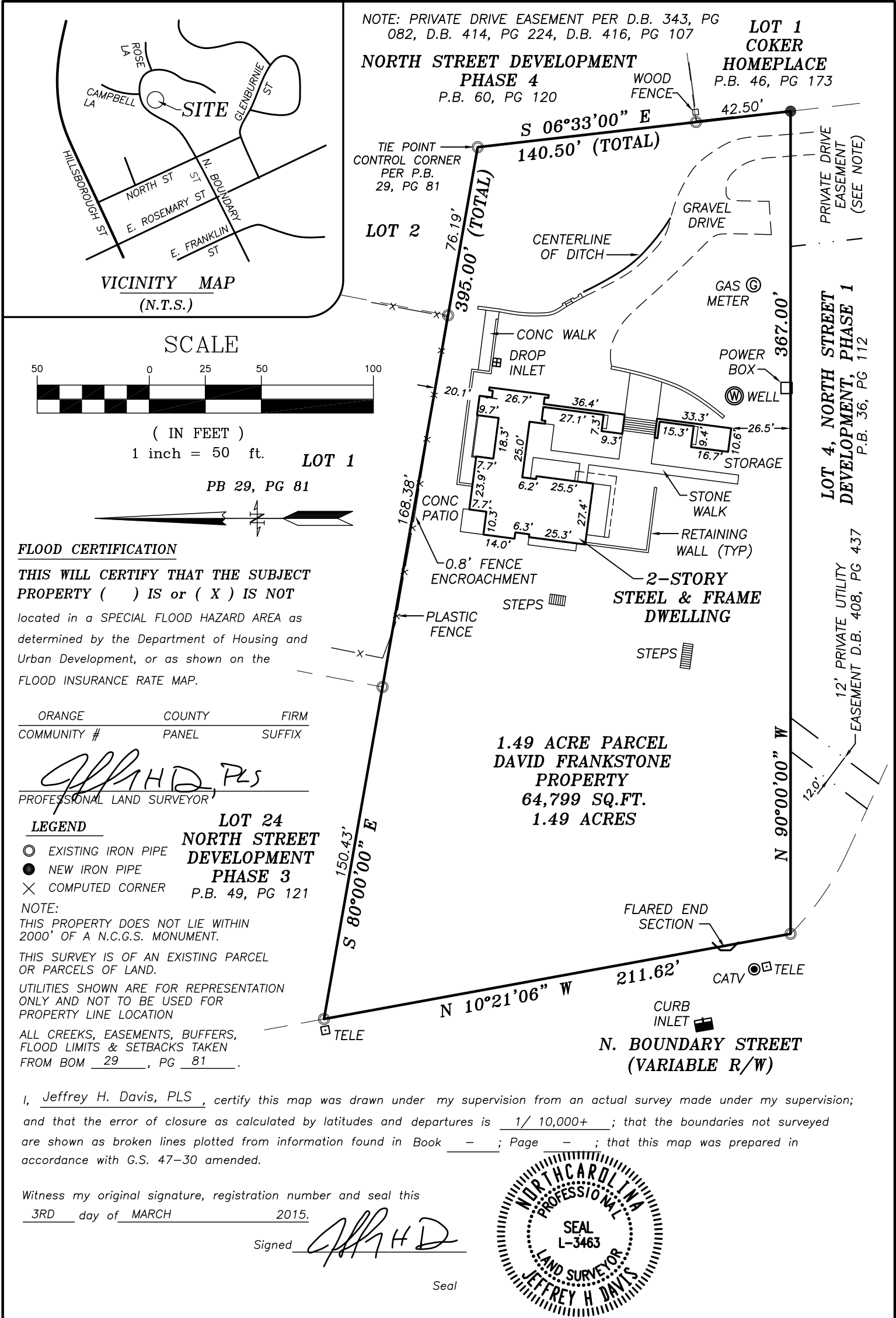
Example of finished fence installation.

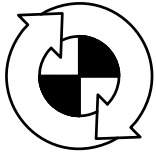


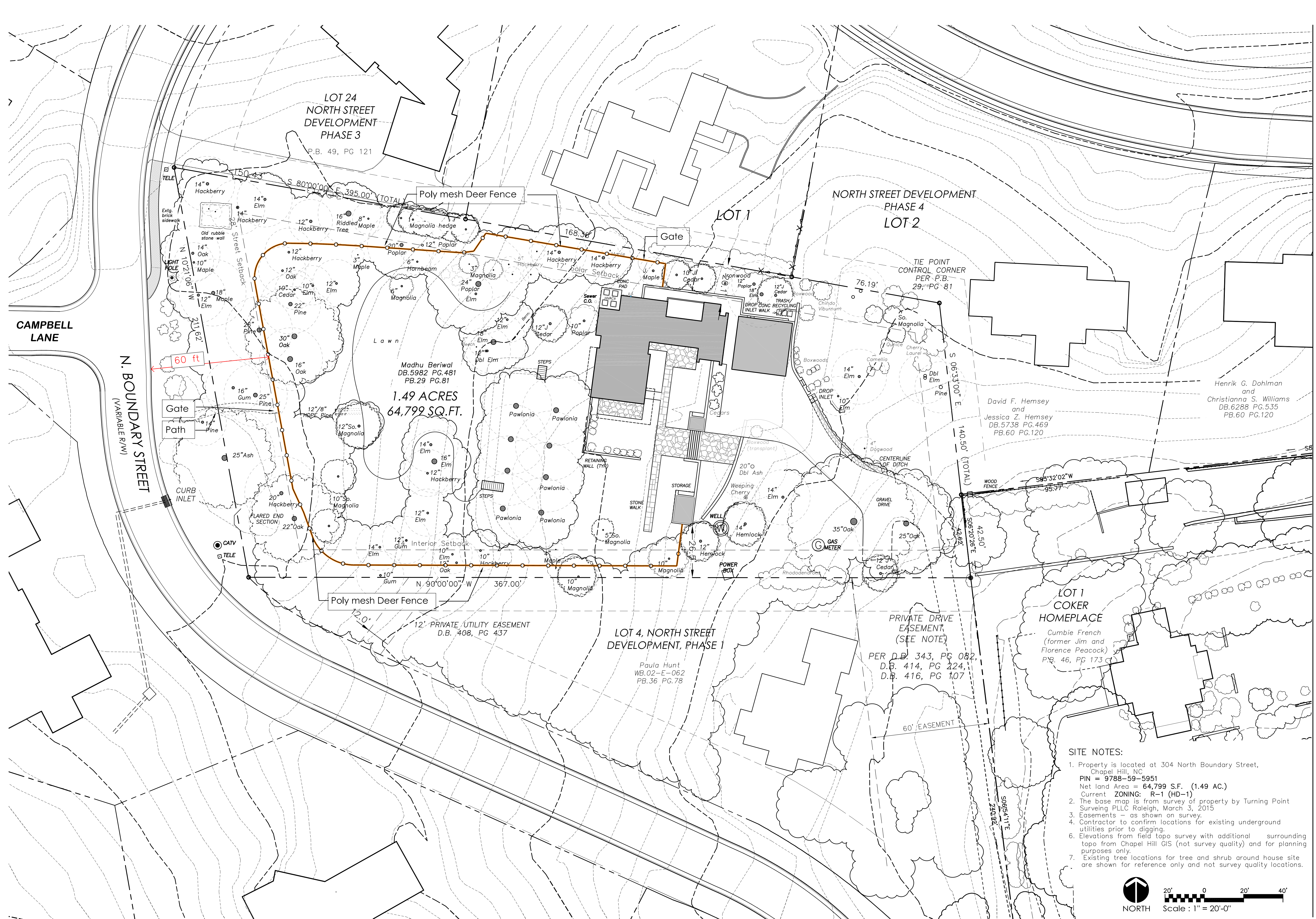
4. Photographs – Precedents.

7' high poly mesh deer fence at 360 Tenney Circle. (Similar fences are at 316 Tenney Circle and 208 Glenburnie.)





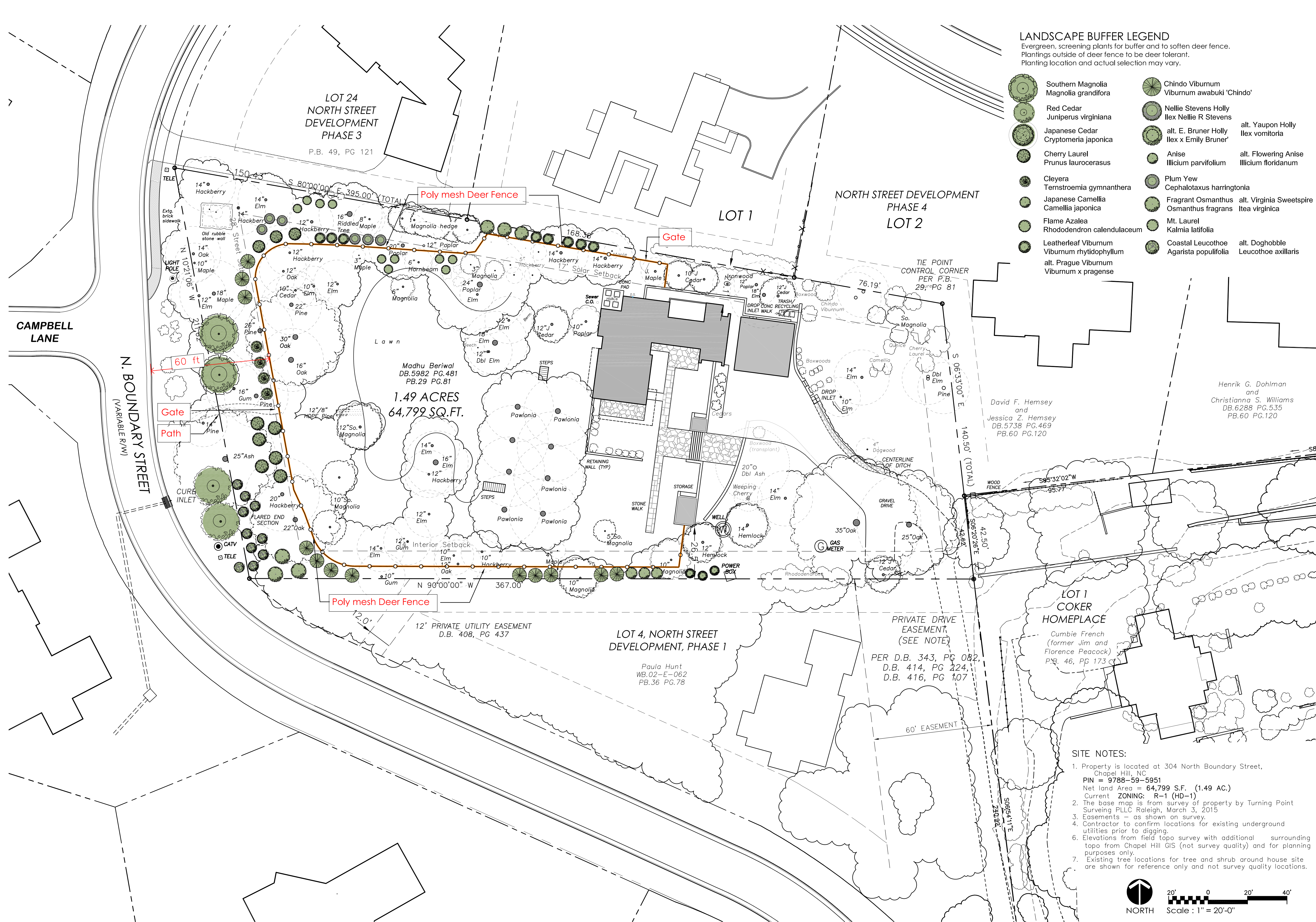
C.N. = 22359 B.O.M. 29 PAGE 81 ORANGE CO. REG.	MADHU BERIWAL	1.49 ACRE PARCEL DAVID FRANKSTONE PROPERTY 304 N. BOUNDARY STREET CHAPEL HILL NORTH CAROLINA	
		DATE: 03-03-2015 SCALE: 1" = 50'	DWG. NO. A-18855
		TURNING POINT SURVEYING PLLC	
		4113 JOHN S. RABOTEAU WYND RALEIGH, NORTH CAROLINA 27612 FAX (800)948-0213 PH (919)781-0234 License No: P-0121	



LANDSCAPE BUFFER LEGEND

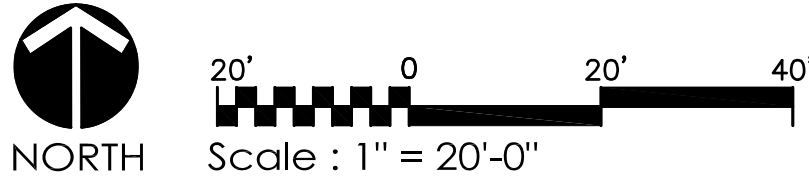
Evergreen, screening plants for buffer and to soften deer fence.
Plantings outside of deer fence to be deer tolerant.
Planting location and actual selection may vary.

- Southern Magnolia
Magnolia grandiflora
- Red Cedar
Juniperus virginiana
- Japanese Cedar
Cryptomeria japonica
- Cherry Laurel
Prunus laurocerasus
- Cleyera
Ternstroemia gymnanthera
- Japanese Camellia
Camellia japonica
- Flame Azalea
Rhododendron calendulaceum
- Leatherleaf Viburnum
Viburnum rhytidophyllum
alt. Prague Viburnum
Viburnum x pragense
- Chindo Viburnum
Viburnum awabuki 'Chindo'
- Nellie Stevens Holly
Ilex Nellie R Stevens
alt. E. Bruner Holly
Ilex x Emily Bruner'
- Anise
Illicium parvifolium
alt. Flowering Anise
Illicium floridanum
- Plum Yew
Cephalotaxus harringtonia
- Fragrant Osmanthus
Osmanthus fragrans
alt. Virginia Sweetspire
Itea virginica
- Mt. Laurel
Kalmia latifolia
- Coastal Leucothoe
Agarista populifolia
alt. Doghobble
Leucothoe axillaris
- alt. Yaupon Holly
Ilex vomitoria
- alt. Flowering Anise
Illicium floridanum



SITE NOTES:

- Property is located at 304 North Boundary Street, Chapel Hill, NC
PIN = 9788-59-5951
Net land Area = 64,799 S.F. (1.49 AC.)
Current ZONING: R-1 (HD-1)
- The base map is from survey of property by Turning Point Surveying PLLC Raleigh, March 3, 2015
- Easements - as shown on survey.
- Contractor to confirm locations for existing underground utilities prior to digging.
- Elevations from field topo survey with additional surrounding topo from Chapel Hill GIS (not survey quality) and for planning purposes only.
- Existing tree locations for tree and shrub around house site are shown for reference only and not survey quality locations.



Beriwal Residence
Madhu Beriwal
304 North Boundary Street
Chapel Hill, NC

SITE PLAN -
Proposed Deer Fence
with Conceptual
Landscaping Plantings

Historic District Commission

