

**Record No: HDC-26-2**

Historic District

Certificate of
Appropriateness

Status: Active

Submitted On: 2/6/2026

Primary Location209 N BOUNDARY ST
CHAPEL HILL, NC 27514**Owner**BURKS ARVIL WESLEY JR
TRUSTEE
209 N BOUNDARY ST
CHAPEL HILL, NC 27514**Applicant** Sasha Berghausen
 919-491-1326 ext. 00000
 sasha@blokarchitecture.com
 721 Broad Street
Suite 108
Durham, NC 27705

Certificate of Appropriateness Form

Historic District *

Franklin-Rosemary

Application Type

Check all that apply

Minor Work is exterior work that doesn't involve any substantial alterations, 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.

Major Work (Historic District Commission Review) includes all exterior changes to structures and features other than minor works.

Contact HDC Staff Liaison(s) if you're unsure of the application type.

Maintenance or Repair Work☐**Minor Work (Staff Review)**☐**Major Work (Historic District Commission Review)**☒**COA Amendment**☐

Briefly describe the proposed changes. *

The proposed changes would add a cross-gabled addition to an existing one-story, gabled bump-out on the rear of the home. The new work would be confined entirely to the rear yard and not extend beyond the corners of the historic home. The Owner would also like to install replacement windows throughout, with the same style and divided light patterns, to address inoperable and energy-inefficient existing windows.

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

No

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

No

Applicant Authorization

Applicant Signature*

Alexander Keyes Berghausen

Jan 28, 2026

Relationship to Property Owner*

Other

If other, please explain relationship to property owner. *

Licensed architect.



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Property Owner Authorization for Historic District Certificate of Appropriateness (COA)

The current property owner must complete and sign this authorization form if someone else applies for a Certificate of Appropriateness on their behalf. Please submit a separate form per property owner.

Project Name	Burks Renovation		
Property Address	209 N. Boundary St., Chapel Hill, NC 27514		
Parcel Identifier Number(s) (PINs)	9788599170		
Property Owner Name (must match County tax records)	WESLEY ARVIL BURKS, JR		
Property Owner Address	209 N. Boundary St., Chapel Hill, NC 27514		
Property Owner Email	wesley.burks@gmail.com	Property Owner Phone	(919) 949-7026
Relationship to Applicant	Self / Owner		

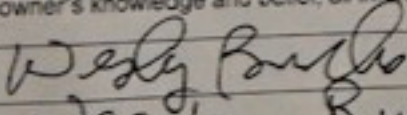
If the property owner is an entity, provide detailed information regarding the principals of the entity.

Property Owner Acknowledgement

As the property owner, you may represent yourself or be represented by attorney; however, professionals such as architects, engineers, designers, and others may provide factual evidence and expert opinions so far as they are qualified, but not legal arguments on behalf of the property owner.

Property Owner Authorization Statement

The undersigned property owner hereby authorizes the application for Conditional Zoning District and certifies that, to the best of the owner's knowledge and belief, all information supplied with this application is true and accurate.

Signature		Date	2-5-2026
Print Name	Wesley Burks		



Project Narrative

Existing House and Architectural Features

209 N. Boundary St. is a contributing structure in the Franklin-Rosemary Historic District. Since the house and its features remain unchanged since inclusion in the District in 2015, there is no reason to re-write the architectural description of the house that was included in the National Register expansion of the Chapel Hill Historic District submitted to the National Park Service:

“Constructed about 1920, this two-story, side-gabled, Colonial Revival-style house is three bays wide, double-pile, and is flanked by one-story, shed-roofed side bays on both elevations. It has deep, boxed eaves with partial gable returns and two exterior chimneys (one on each side elevation). The house has German-profile weatherboards and six-over-six wood-sash windows with louvered shutters throughout. Centered on the facade, the six-panel front door features five-light sidelights and a six-light transom and is sheltered by a front-gabled porch with deep eaves and partial cornice returns that is supported by two columns. The left (south) one-story wing is a screened porch accessed by two paired French doors. The front half of the right (north) one-story wing is a screened porch and the rear is enclosed with German-profile weatherboards and paired six-over-six windows. Gable-end chimneys are flanked by six-over-six windows with the right rear (northwest) window replaced with a shorter window. The house first appears on the 1925 Sanborn map.”

While the primary, two-story volume of the house and the street façade appear to be unchanged since first constructed, it is more difficult to discern what changes have occurred in the rear of the house. The kitchen, located under the one-story roofline on the northwest corner of the house, has clearly been updated internally somewhat recently. The roofline over the kitchen (see Photo 4) is the same roofline indicated in the 1925 Sanborn map (see Photo 27), so the volume of the house is unchanged, but whether all this space was conditioned or not is difficult to discern. The exterior cladding of the kitchen matches the two-story portion of the house: painted wood German-profile weatherboards with a 9” reveal.

There is also a cross-gabled, one-story addition on the rear of the house that appears to have been present originally; it, too, is shown on the 1925 Sanborn map, but appears to have been modified since 1920. The brick foundation and basement windows appear original, but the living space atop seems to have been modified. The floor level is somewhat higher than the first floor of the house (it aligns with a stair landing three risers up) and appears to have been raised above the original foundation on a knee wall. The windows on the first story appear to be more modern than the two-story house, and the flush, lapped,

manufactured siding is clearly more modern and does not match the profile of the German-profile siding. However, both the German-profile siding of the house and the lapped siding on the addition both have matching 9" reveals, and both siding materials are aligned with one another so that from afar the bump-out blends rather seamlessly with the house (see Photos 5 and 7). The roofs do not integrate nearly so well, as there is a mild conflict between the roof of the kitchen and the double-window on the north side of the bump-out, providing further evidence that the bump-out was rebuilt taller on the original foundation (see Photo 5). The roof of the entire house is asphalt shingle, the pre-finished gutters have an ogee-profile, and the downspouts are round and painted.

Site: Rear Yard

The screened porch (see Photo 2) on the south end of the house is connected to the driveway and carport on the north side of the property by a series of brick and gravel walks behind the house. Grade changes are mediated by wood and stone steps (see Photos 14 and 15). There is a round, brick-paved seating area to the west of the southern screened porch, which is made private from the neighbor at 205 N. Boundary with tall shrubs (see Photos 15 and 16). To the west of the pathways that connect to the driveway, between the paths and rear fence, is a rose garden (see Photo 19).

Proposed Changes – Addition

Because the Owners would like to age in place, they desire the creation of a first-floor primary bedroom with an ensuite bath. It would also be helpful to move two functions presently located in the basement, down a steep flight of basement stairs, up to the first floor as well: the laundry and exercise room. All these functions can be housed within the existing, rear bump-out (provided it is reconfigured internally) and a cross-gabled addition to the rear bump-out. Efficient space planning will keep the size of the addition in check. Please see the submitted drawings, which show how the addition would be constructed in a scale and with proportions compatible with the district, yet will still be discernable and secondary to the existing historic house. The size and location of the proposed work was intentionally confined to remain behind and subordinate to the two-story portion of the house so that it will not be visible from the street, nor damage character-defining features or materials. The addition will also be less tall than the adjacent houses.

The existing masonry foundation walls will be retained, as will the basement windows, on the south and north sides of the existing bump-out. The addition will obscure the west end of the existing bump-out foundation (the rear face), so the existing basement window, exterior door, and chimney will be demolished. New foundations of the same height will be faced in brick and the cross-gabled arrangement will make clear what is new, except on the north side.

Consequently, a notch in the brick will be placed where the new foundation meets the old to denote the transition between the existing and new construction.

Additional measures that are being undertaken to ensure that the alterations are compatible with the historic character of the neighborhood and consistent with the *Chapel Hill Historic Districts Design Principles & Standards*:

- New lapped cementitious siding will match what currently exists on the bump-out, and the 9" reveal will match the reveal of the German-profile siding on the primary house (as shown in Photo 7).
- Marvin Ultimate Wood Magnum Windows with simulated divided lites will be installed in fixed and double-hung configurations. Double windows will be spread-mulled to appear to have weight pockets, and they will be installed to create compatible ratios of solid wall to void, compatible rhythms, and compatible proportions (see elevation drawings). The exterior window trim will match existing.
- The slope and shape of the cross-gabled roof is compatible with both the house and other roof forms in the district, and the new eave height will match the existing eave height.
- The roof material (asphalt shingles) will match the historic home. The new gutters (pre-finished ogee) and downspouts (round) will match existing.
- Site features in the rear that must be disrupted will be rebuilt with the same design vocabulary: brick pavers, brick-lined paths, stone steps, gravel walks, and bushes.

Proposed Changes – Replacement Windows

The Owner desires to remedy existing window deficiencies in the historic home, which include:

- Poor operation. Windows either stick shut from warping or will not stay open if they operate.
- Poor thermal performance from the single-pane glazing and energy loss through the casing (hollow weight pockets).

To remedy these problems, replacement windows are proposed using Marvin Ultimate Wood Double-hung Magnum Windows. These windows will be sized to match what they are replacing, the operation will be the same (double-hung or French Door) and the SDL muntin width and profile, as well as the divided lite pattern, will match the existing. Please see the window shop drawings for sizing and details; the photograph labels indicate which of the windows would be replaced. This same window type was approved as a replacement by the HDC for the historic UNC property located at 203 Battle Lane, the North Carolina Study Center (also within the Franklin-Rosemary Historic District).



Project Narrative Additional Information

This additional submission is to complement the narrative submitted previously on February 6, 2026. It does not contain any new information, but reformats the write-up as a response, item by item, to the “standards” listed throughout the *Chapel Hill Historic District Design Principles and Standards*:

4.8 Additions: Standards

4.8.1 The addition is compatible to both the historic home and the district, as enumerated below.

4.8.2 The addition has been sited entirely in the rear yard of the home and does not extend beyond the front corners of the street façade.

4.8.3 The addition does not reorient the existing house or main entries.

4.8.4 The addition was purposely sited to limit the encroachment into the rear yard, while also preserving solar access for the living room windows. No historic accessory building has been impacted.

4.8.5 The addition does not impact any historic features on the main house. Some historic features of the rear bump-out (which was clearly previously modified extensively since the original construction) could not be preserved, including all elements of the western façade.

4.8.6 The size, scale, and form of the addition is compatible with the existing house and adjacent structures. The ridge of the cross-gabled addition is lower than the existing ridge of the rear bump-out.

4.8.7a The size of the addition was kept intentionally as compact as possible, within the confines of adhering to accessibility code recommendations.

4.8.7b The foundation height of the addition will match the existing, and be made of brick just like the existing home.

4.8.7c The addition to the rear bump-out, which already reads as a smaller scale than the primary house, is differentiated from the bump-out in the following manner:

- The addition begins at a cross-gable, so it runs perpendicular to the existing bump-out.

- The new foundation is differentiated from the existing with a 4" setback to demarcate old/existing and new.

4.8.7d The addition does not compete in size with the primary historic home. The cross-gabled massing makes the existing bump-out function much like a hyphen, although the addition does not step back up in scale as schemes with a hyphen typically do; in fact, the addition remains of a comparable (although slightly smaller) scale than the bump-out.

4.8.7e The eave heights on the addition will remain the same. The roof shape (gable) and slope will match existing.

4.8.7f The roof ridge of the addition is lower than the roof ridge of the existing bump-out. Both the addition and bump-out roofs do not impact the roof of the primary residence at all.

4.8.8 N/A—the addition does not use contemporary design language.

4.8.9 The cross-gabled nature of the addition, which begins where the existing bump-out ends, could theoretically be removed to recover the original plan of the current historic home.

The Standards for Additions specify that the design of additions should also follow the standards for new construction, specifically Building Materials & Architectural Details (Section 4.4), Doors & Windows (Section 4.5), and Porches & Entrances (Section 4.6).

4.4 Building Materials & Architectural Details: Standards

4.4.1 Although this is not a new building, the following applicable standards are being followed.

4.4.2 The exterior siding of the addition will exactly match the flush, lapped siding of the existing bump-out. Likewise, the eave, corner board, and window trim details will match.

4.4.3 All materials are traditional and applied traditionally.

4.4.4 The cementitious lapped siding will match the appearance, texture, and color of what already exists on the bump-out. The exposure of the lap will match both the bump-out and the primary house (9").

4.4.5 Synthetic materials, other than the cementitious lapped siding, will not be used.

4.4.6 N/A—no veneers will be used.

4.4.7 N/A—the addition is not Modernist vernacular.

4.4.8 The details of the bump-out will match the size, scale, and style of the existing bump-out.

4.4.9 N/A—no measures are being taken to imply falsely historical elements.

4.5 Doors & Windows: Standards

4.5.1a The ratio of solid wall to voids (windows) has been carefully crafted and is consistent with the district.

4.5.1b The rhythm and placement of windows is consistent with the district.

4.5.1c The proportions of the windows are consistent with the district.

4.5.1d The size and shape of the windows is consistent with the district.

4.5.2 All new windows will be surrounded by raised trim, consistent with the existing frame home.

4.5.3 The pattern of windows is consistent with the district. Paired windows are not mulled “tight,” but have a spread mull like windows with weight pockets do. The windows are double-hung, just as they are on the existing home.

4.5.4 Simulated divided lights are being installed. Two-dimensional, snap-on screens will not be used.

4.5.5 The new windows will be wood, painted.

4.5.6 N/A—no storm windows or doors will be installed.

4.5.7 Low-e glass will be installed, but it will not be tinted, frosted, or mirrored.

4.5.8 N/A—no shutters will be installed.

4.6 Porches & Entrances: Standards

No section of these standards is applicable, as no new porch or entrance is being added.



History and Character

The subject property, 209 N. Boundary St., is located in the Franklin-Rosemary Historic District and listed as a contributing structure in the *Chapel Hill Historic District Boundary Increase and Additional Documentation*, submitted to the Department of the Interior in 2015. The house and detached carport first appear on the 1925 Sanborn map, and the footprint and location of both structures remains unchanged (see Photo 27). Based upon the Sanborn map and the condition of the existing construction, it appears the primary façade of the house presents just as it did when erected by the builder, Brodie Stewart Thompson (<https://openorangenc.org/people/brodie-stewart-thompson>), circa 1920 (see Photo 1). The carport, however, appears to have been reconstructed or substantially renovated in situ, although the front gable and diminutive size are consistent with historical outbuildings of the time so it, too, likely strongly resembles the original design (see Photo 13). Mr. Thompson built multiple Chapel Hill residences, including the opposite neighbor (Photo 26), as well the Stowd Building on E. Franklin St.—current home of Sutton’s Drug Store—and the Morehead Planetarium.

The siting of the house has changed more significantly than the house itself, for the Sanborn map shows that the lot for 209 N. Boundary ran all the way south to E. Rosemary Street. Two additional lots have since been created (“3” and “4” in the context map), although the rear property line remains unaltered. Even views beyond the rear of the house are relatively unchanged, as only one small outbuilding was constructed beyond the rear property line of 209 N. Boundary St. The opposite side of the street—the east side of N. Boundary—also remains nearly exactly as it was in 1925, with the large lot at 206 N. Boundary and the smaller lot at 214 N. Boundary St. intact. The houses (“5” and “6,” respectively, on the context map and Photos 25 and 26) have been enlarged somewhat, but the character of the street is remarkably unchanged.

KEY:

1. 209 N. Boundary St. (Subject property)

Height = 2 Stories
Lot Size = .39 Acres
Home Size = 2,736 SF
Proposed Addition = 484 SF, new
Carport = 240 SF, 1 Story

2. 213 N. Boundary St.

Height = 2 Stories
Lot Size = .39 Acres
Home Size = 3,708 SF

3. 205 N. Boundary St.

Height = 1.5 Stories
Lot Size = .23 Acres
Home Size = 3,004 SF
Shed = 323 SF, 1 Story

4. 523 / 525 E. Rosemary St.

Height = 2 Stories
Lot Size = .25 Acres
Home Size = 4,121 SF

5. 206 N. Boundary St.

Height = 2 Stories
Lot Size = .84 Acres
Home Size = 4,502 SF

6. 214 N. Boundary St.

Height = 2 Stories
Lot Size = .25 Acres
Home Size = 2,898 SF



Context Plan
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1/4" = 1' - 0" @ 22" x 34"

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Context Plan

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PHOTO 1: Primary façade (east). All five 6-over-6 double-hung windows seen here are proposed to be replaced.



PHOTO 2: South elevation. Both 6-over-6 double-hung windows seen here are proposed to be replaced. The French door on the porch (see Photo 9) is proposed to be replaced as well.



PHOTO 3: South elevation of rear bump-out. A cross-gabled addition is proposed on the west side of this bump-out.



PHOTO 4: West (rear) elevation. The bump-out can be seen here, and this face will be obscured by the proposed addition, which would require demolition of the chimney. The (2) double-hung one-over-one upper windows on the south (righthand) side are proposed to be replaced.



PHOTO 5: North elevation of bump-out. Note the conflict between the kitchen roof and the double-window of the bump-out. The upper six-over-six double-hung is proposed to be replaced.



PHOTO 6: North elevation. Two six-over-six double-hung windows on the upper floor cannot be seen here, but are proposed to be replaced. The French door on the porch (see Photo 10) is proposed to be replaced as well.



PHOTO 7: Detail of how the lapped, manufactured siding of the bump-out aligns with the wood German-profile siding of the historic home. This relationship will be preserved.



PHOTO 8: Detail of six-over-six double-hung that is proposed to be replaced.



PHOTO 9: Detail of French door onto southern screened porch that is proposed to be replaced.



PHOTO 10: Detail of French door onto northern screened porch that is proposed to be replaced.



PHOTO 11: Proposed replacement windows of the same kind were approved by the HDC for installation on the North Carolina Study Center.



PHOTO 12: North Carolina Study Center approved replacement window detail.



PHOTO 13: Carport for 209 N. Boundary St.



PHOTO 14: Wood stair to rear yard from southern screened porch.



PHOTO 15: Site features in rear yard off west side of southern screened porch. These will be impacted by the proposed addition and so will be modified.



PHOTO 16: Brick patio (seen in Photo 15) detail.



PHOTO 17: Street view—looking south along the west side of N. Boundary St. from North St. Subject property is mid-block.



PHOTO 18: Street view—looking north along the west side of N. Boundary St. from E. Rosemary St. Subject property is mid-block.



PHOTO 19: Rear fence line (western property line). The rose garden, to the right, is protected by deer fencing.



PHOTO 20: Rear of neighboring house (205 N. Boundary St.—see Photo 21) along southern fence line.



PHOTO 21: Street view of neighbor to the south—205 N. Boundary St.



PHOTO 22: Context—house at 523/525 E. Rosemary St.



PHOTO 23: Neighbor to the north—213 N. Boundary St.



PHOTO 24: South side of 213 N. Boundary St. (see Photo 23 for street view), as seen from the carport (northwest rear yard) of subject property.



PHOTO 25: Context—house across the street to the northeast @ 214 N. Boundary St.



PHOTO 26: Context—house across the street @ 206 N. Boundary St.

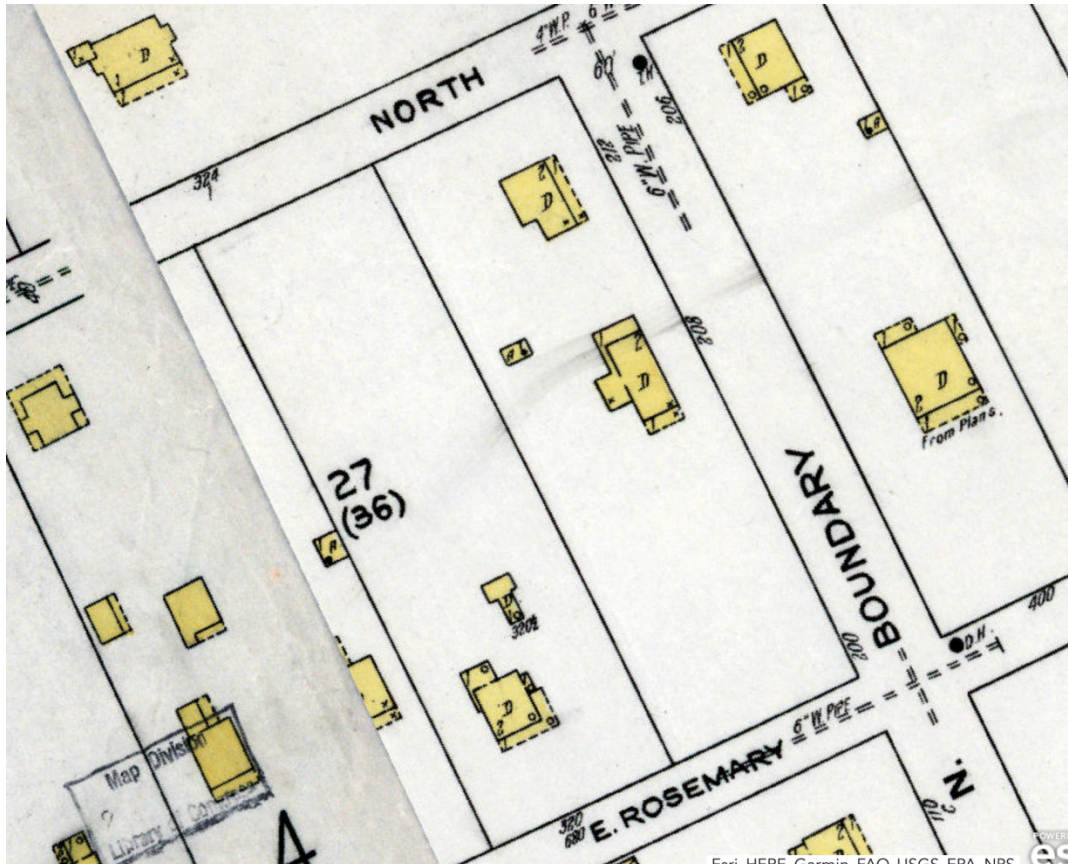
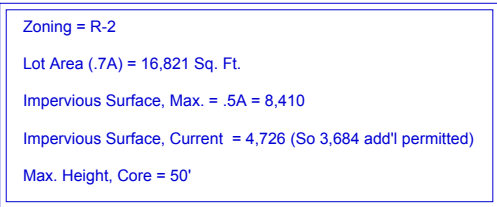
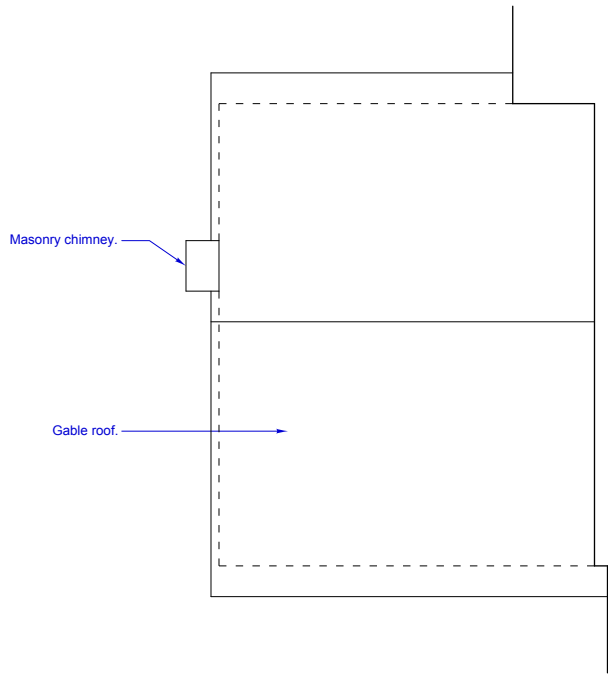


PHOTO 27: 1925 Sanborn map showing 209 N. Boundary and detached garage/carport 7in rear yard. Note the lot area to the south, which was subsequently subdivided into two additional parcels. The opposite side of the street remains as shown here.

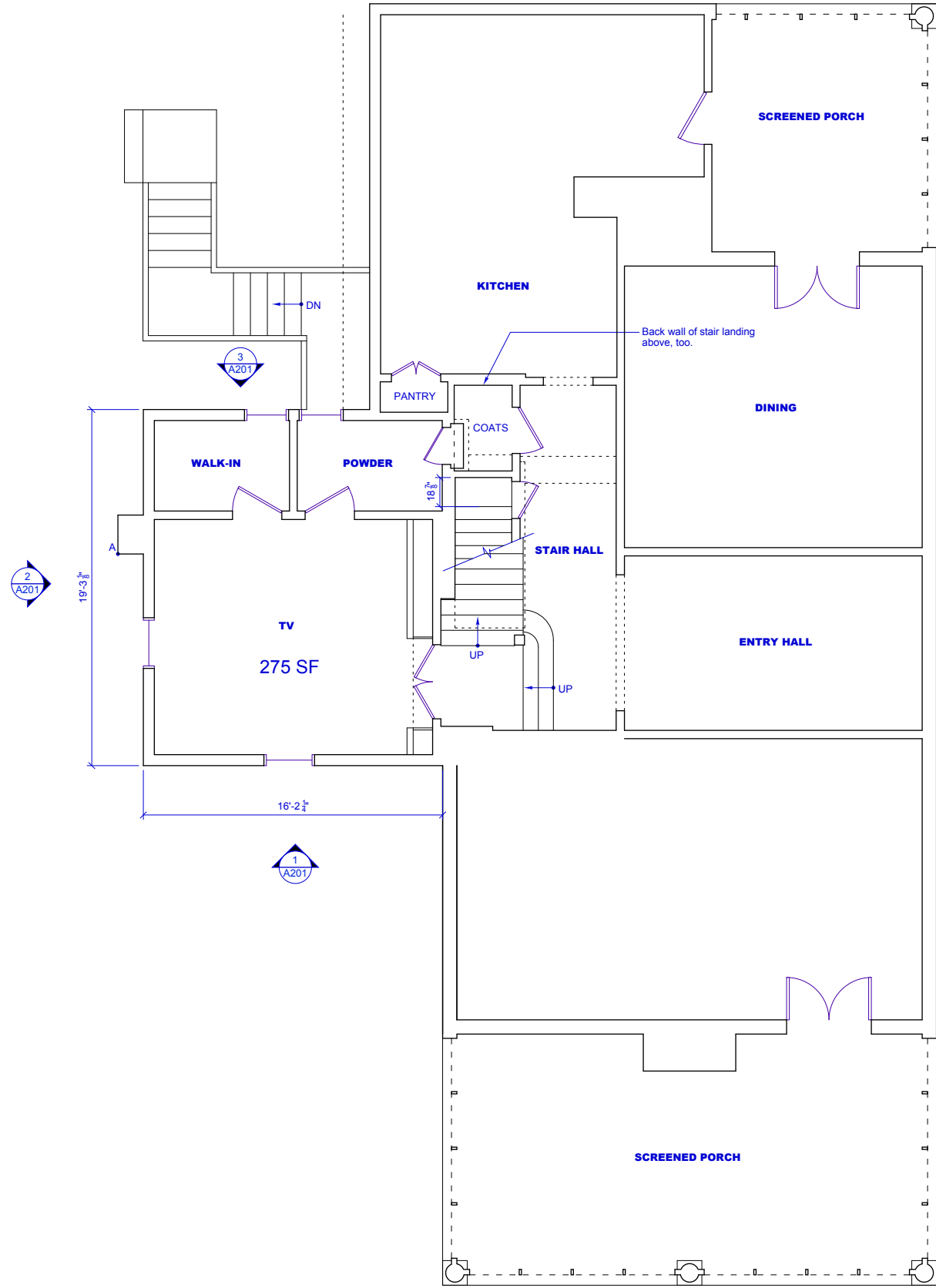


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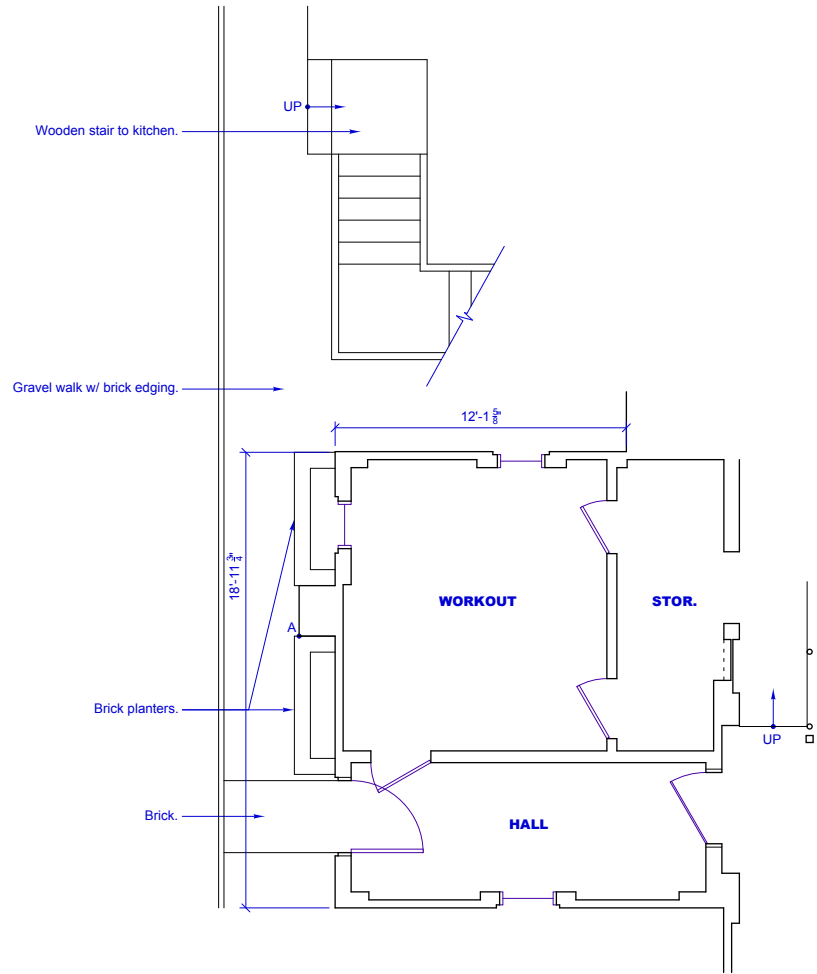
1. Site plan generated solely based upon online resources, not a survey. So, building locations and set-back dimensions are only approximate.



3
A102
Roof Plan - Extg.
1/4" = 1' - 0"



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A102
First Floor Plan - Extg.
1/4" = 1' - 0"



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A102
Basement Plan - Extg.
1/4" = 1' - 0"

1/4" = 1' - 0" @ 22" x 34"

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A102

COA SET



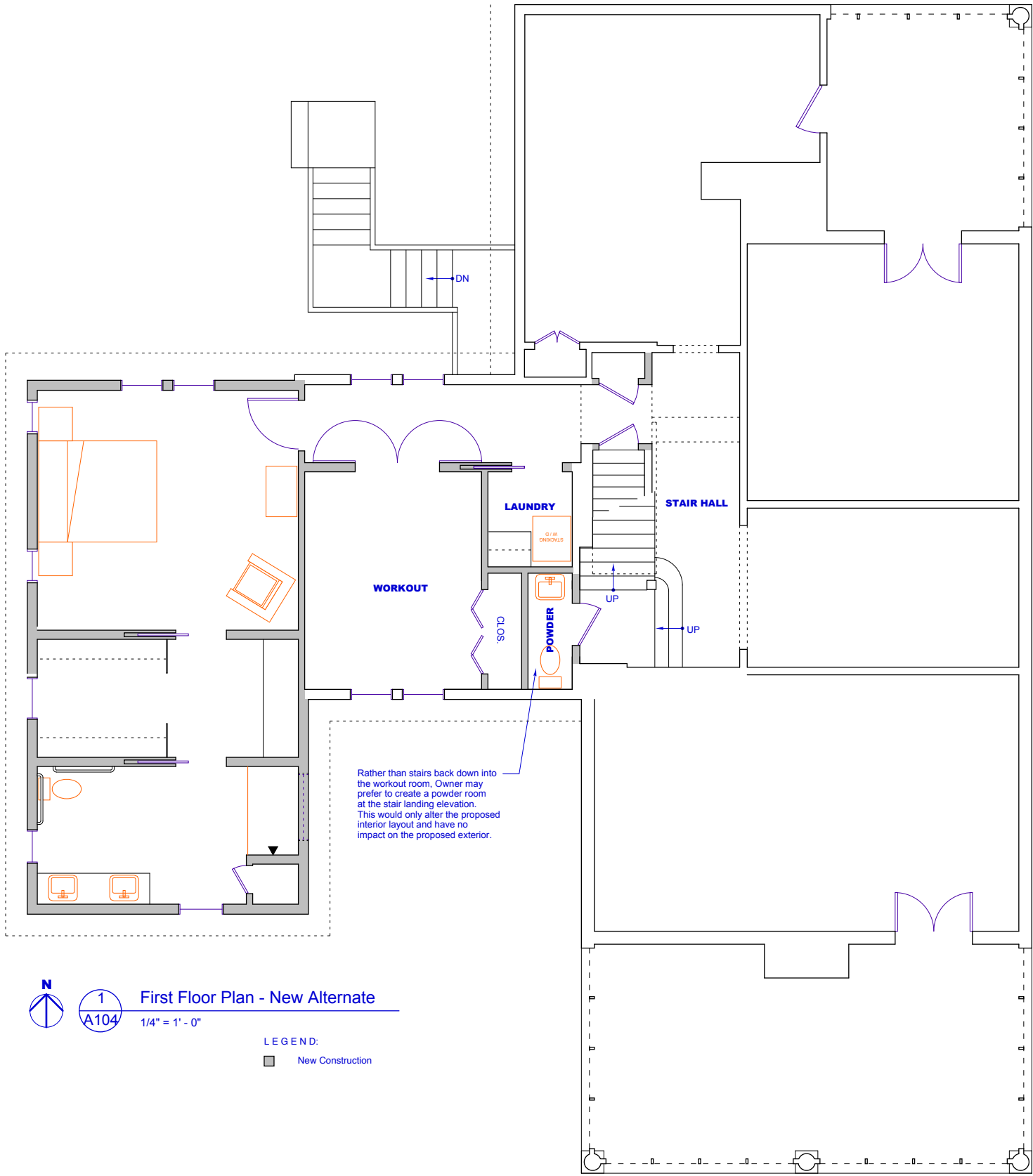
BURKS RESIDENCE
209 N. Boundary St.
Chapel Hill, NC 27514

Date: 02.20.26
Job: 2506
Drawn By: SB

**EXISTING
CONDITIONS**

Revised	Revised	Revised
Revised	Revised	Revised
Revised	Revised	Revised

revised	
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A104

First Floor Plan - New Alternate

1/4" = 1' - 0"

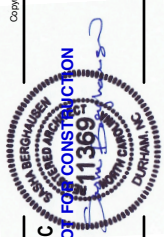
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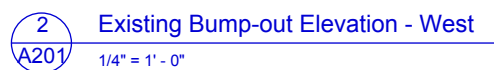
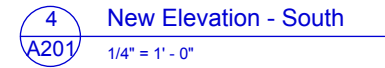
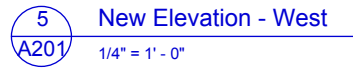
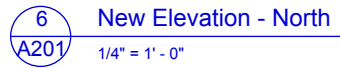
■ New Construction

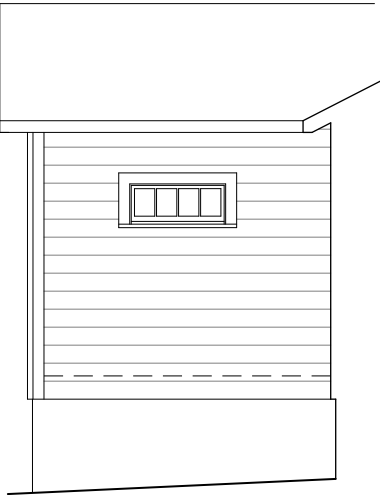
0 1 2 4 8
1/4" = 1' - 0" @ 22" x 34"

© 2028

COA SET







1
A202

New Elevation - East

1/4" = 1' - 0"

0 1 2 4 8

1/4" = 1' - 0" @ 22" x 34"

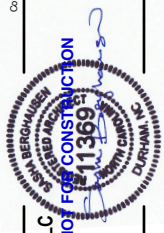
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COA SET

A202

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BURKS RESIDENCE
209 N. Boundary St.
Chapel Hill, NC 27514

Date: 02.06.26
Job: 2506
Drawn By: SB

Revised
Revised
Revised
Revised

NEW
ELEVATIONS

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