



### Record No: HDC-26-4

Historic District  
Certificate of  
Appropriateness  
Status: Active  
Submitted On: 2/6/2026

### Primary Location

308 W CAMERON AVE  
CHAPEL HILL, NC 27516

### Owner

COLINDRES MELIDA D  
CEDAR CLUB CIRCLE 225  
CHAPEL HILL, NC 27517

### Applicant

Jay Fulkerson  
 919-619-7209  
 jfarch@mindspring.com  
 2122 Ridgewood Road  
Chapel Hill, NC 27516

---

## Certificate of Appropriateness Form

### Historic District \*

Cameron-McCauley

### 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. \***

Upgrading/replacement of existing exterior materials on a "noncontributing, late twentieth century, brick-veneered ranch house" (as identified in the 1998 National Register Registration Form), including window replacements, reroofing, exterior repainting, and demolition of a non-original room addition and a side porch.

and

Construction of a new 1835 square foot house.

**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\***

 Jay Fulkerson  
Feb 1, 2026

**Relationship to Property Owner\***

Other

**If other, please explain relationship to property owner. \***

Project Architect



**TOWN OF CHAPEL HILL**  
**Planning Department**  
 405 Martin Luther King Jr. Blvd.  
 Chapel Hill, NC 27514-5705

phone (919) 968-2728  
 email [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)  
[www.townofchapelhill.org](http://www.townofchapelhill.org)

**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.**

<b>Project Name</b>	Existing House Renovation		
<b>Property Address</b>	308 W. Cameron Chapel Hill, NC 27514		
<b>Parcel Identifier Number(s) (PINs)</b>	9788257904		
<b>Property Owner Name (must match County tax records)</b>	Melida Colindres		
<b>Property Owner Address</b>	225 Cedar Club Circle Chapel Hill, NC 27517		
<b>Property Owner Email</b>	<a href="mailto:romcolindres@hotmail.com">romcolindres@hotmail.com</a>	<b>Property Owner Phone</b>	305-343-9227
<b>Relationship to Applicant</b>	Owner/Project Architect		
<p>If the property owner is an entity, provide detailed information regarding the principals of the entity.</p> <p>N/A</p>			
<b>Property Owner Acknowledgement</b>			
<p>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.</p>			
<b>Property Owner Authorization Statement</b>			
<p>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.</p>			
<b>Signature</b>	<i>Melida Colindres</i>		<b>Date</b> 02-02-2026
<b>Print Name</b>	MELIDA COLINDRES		



**TOWN OF CHAPEL HILL**  
**Planning Department**  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514-5705

phone (919) 968-2728  
email [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)  
[www.townofchapelhill.org](http://www.townofchapelhill.org)

### 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.

<b>Project Name</b>	New House Construction		
<b>Property Address</b>	308 W. Cameron Chapel Hill, NC 27514		
<b>Parcel Identifier Number(s) (PINs)</b>	9788257904		
<b>Property Owner Name (must match County tax records)</b>	Melida Colindres		
<b>Property Owner Address</b>	225 Cedar Club Circle Chapel Hill, NC 27517		
<b>Property Owner Email</b>	<a href="mailto:romcolindres@hotmail.com">romcolindres@hotmail.com</a>	<b>Property Owner Phone</b>	305-343-9227
<b>Relationship to Applicant</b>	Owner/Project Architect		
If the property owner is an entity, provide detailed information regarding the principals of the entity.			
N/A			
<b>Property Owner Acknowledgement</b>			
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.			
<b>Property Owner Authorization Statement</b>			
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.			
<b>Signature</b>		<b>Date</b>	02-02-2026
<b>Print Name</b>	MELIDA COLINDRES		

## **308 W. Cameron Project Narrative**

The applicant proposes building a one and a half story, four bedroom house on a portion of a lot which will be subdivided in the near future. The existing house on the lot at 308 W. Cameron Avenue will be upgraded/renovated. Total finished/conditioned square footage of the proposed new house is 1835 square feet, with front and rear porches/stairs of 227 square feet. The existing house as renovated will include four bedrooms with 1698 square feet of existing finished/conditioned space, a 422 square foot existing garage, a 62 square foot front porch, and a 54 square foot rear porch.

### **Existing House Description**

The existing house is a “noncontributing, late twentieth century, brick-veneered ranch house” (description from the 1998 National Register of Historic Places Registration Form application), likely built in the 1960’s. The house is in generally good condition with minimal deferred maintenance. The brick veneer was painted at some point in the past. We propose to:

- repair/replace any damaged exterior wood trim to match existing
- replace all existing windows with new integral color fiberglass exterior/wood interior double hung replacement windows to fit into existing brick openings
- repair/replace any damaged gutters/downspouts to match existing
- repaint all exterior wood trim and brick veneer
- replace existing asphalt shingle roof with new fiberglass/asphalt shingle roof

We propose to demolish an existing 160 square foot addition and concrete stairs at the rear of the existing house. We also propose to demolish an existing side porch facing Mallette Street, serving a door which will be removed. We propose to add two parking spaces and a turnaround space in front of the house, consistent with the front yard parking rules of the recently approved ordinance text amendment.

### **Existing House Applicable Design Standards**

#### **2.0 Building Materials**

##### **2.1 Wood**

- exterior wood trim in good condition will be retained
- exterior wood trim in need of replacement will splice new wood into the existing wood

##### **Applicable Design Standards**

**2.1.1.** Retain and preserve wood features and surfaces that are important in defining the overall historic character of buildings or site features within the historic districts. These include, but are not limited to, exterior wood siding, board-and-batten, decorative shingles and sawn work, turned posts and balusters, porch floors and steps, door and window surrounds, cornices and soffits, and rafter tails and brackets.

**2.1.5.** Repair deteriorated or damaged wood features and surfaces through accepted preservation methods, such as patching, splicing, consolidating or otherwise reinforcing the wood. Repairs may include selective in-kind replacement of missing or deteriorated portions of a historic wood feature or surface.

## **2.2 Masonry**

- any necessary repointing of masonry mortar will be done with low compressive strength mortar so as not to create future damage to the existing brick
- any new brick will be selected to match the texture of the existing brick as closely as possible
- the existing chimney masonry is not currently painted, and will not be painted

### **Applicable Design Standards**

**2.2.5.** Repair deteriorated mortar joints by repointing as necessary, using accepted preservation methods, to prevent moisture infiltration and accelerated structural deterioration. The color, dimension, and tooling of mortar joints must match the original.

**2.2.7.** Repair deteriorated or damaged masonry features and surfaces through accepted preservation methods for patching, splicing, consolidating, or otherwise reinforcing the masonry. Repairs may include selective, in-kind replacement of missing or deteriorated masonry units.

## **2.4 Paint**

- all existing exterior wood trim and painted brick masonry veneer will be cleaned/prepped for repainting
- any peeling paint will be removed just to the first sound paint layer

### **Applicable Design Standards**

**2.4.5.** In preparation for repainting, remove only deteriorated and peeling paint films down to the first sound paint layer, using the gentlest effective method to prepare the substrate material.

**2.4.6.** Reapply paints or stains to previously painted or stained exterior surfaces.

## **3.0 Exterior Changes**

### **3.1 Roofs, Gutters, & Chimneys**

- the entirety of the existing asphalt shingle roof will be replaced back to the sheathing, a new fiberglass/asphalt shingle roof over a suitable substrate will be installed
- existing extruded aluminum gutters/downspouts will be replaced as necessary to match existing

### **Applicable Design Standards**

**3.1.4.** Replace in kind roof features and surfaces that are too deteriorated to repair, taking care to replace only the deteriorated portion rather than the entire feature or surface. Replacement features and surfaces should match the original in material, design, dimension, pattern, detail, texture, and color.

**3.1.5.** If deterioration necessitates the replacement of an entire roof surface, replacement surfaces should match the original in material, design, dimension, pattern, detail, texture, and color. Consider a compatible substitute material (including

composite shingle, synthetic slate, and wide-pan matte-finish metal roofing) only if the replacement material is compatible with the design, size, and scale of the building.

- a. Do not replace historic standing-seam, pressed metal, or asphalt-shingled roofs with multi-rib metal roofing.
- b. Do not install built-up or rubber roofing in locations that are visible from the street.

**3.1.8.** Introduce new gutters and downspouts, as needed, with care so that no architectural features are damaged or lost. Select gutters and downspouts that are painted or coated with a factory finish (unless they are copper) to match the building's trim. Replace half-round gutters and cylindrical downspouts in kind.

### **3.2 Foundations**

- any necessary repointing of masonry mortar will be done with low compressive strength mortar so as not to create future damage to the existing brick
- any new brick will be selected to match the texture of the existing brick as closely as possible
- the existing chimney masonry is not currently painted, and will not be painted

#### **Applicable Design Standards**

**3.2.3.** Repair deteriorated or damaged foundation features and surfaces through accepted preservation methods for the specific feature or material. Repairs may include selective in-kind replacement of missing or deteriorated portions of foundation features or materials.

### **3.3 Exterior Walls, Trim, and Ornamentation**

- exterior wood trim in good condition will be retained
- exterior wood trim in need of replacement will splice new wood into the existing wood

#### **Applicable Design Standards**

**3.3.4.** Replace in kind exterior wall features and surfaces that are too deteriorated to repair, taking care to replace only the deteriorated portion rather than the entire feature or surface. Replacement features and surfaces should match the original in material, design, dimension, pattern, detail, and texture.

**3.3.7.** Locate new exterior wall features, such as windows, doors, chimneys, bays, and communication or mechanical equipment, on exterior walls that are not visible from the street or in locations that do not compromise the architectural integrity of the building.

### **3.4 Windows & Shutters**

- the existing single glazed double hung windows with exterior storm windows will be replaced with new integral color fiberglass exterior/wood interior double hung windows
- the proposed new windows will have three dimensional grilles affixed to both interior and exterior faces with shadow bars between insulated glass panes
- the existing decorative wood shutters will be retained

#### **Applicable Design Standards**

**3.4.3.** Repair deteriorated or damaged windows and shutters through accepted preservation methods of patching, splicing, consolidating, and reinforcing. Repairs may include selective in-kind replacement of missing or deteriorated portions of historic windows and shutters.

**3.4.6.** If new window openings are necessary, when possible, locate them on a side or rear elevation where they are minimally visible from the street, ensuring that they do not damage character-defining features or materials, or otherwise compromise the architectural integrity of the building.

**3.4.7.** Do not replace deteriorated windows with stock items that do not fill the original openings or to install smaller shutters that would not, if closed, cover the window opening.

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

**3.4.13.** Install shutters, whether operable or fixed, where there is physical or documentary evidence of shutters having existed, matching the original shutters in material, design, dimension, pattern, detail, texture, and color. Shutters should be proportional to the opening and all shutters, whether operable or fixed in place, should have operable hardware including hinges and holdbacks.

**3.4.14.** Install new shutters on buildings only if shutters are compatible with the overall style of the building. Fixed shutters that are smaller than the window openings may be appropriate for post-1945 buildings in the historic districts.

### **3.5 Exterior Doors**

- the existing exterior doors will be retained if possible, if replacement is necessary we will use insulated fiberglass doors

#### **Applicable Design Standards**

**3.5.5.** If deterioration necessitates the replacement of an entire door or entrance feature, the replacement door or feature should match the original in material, design, dimension, pattern, detail, texture, and color. Consider a compatible substitute material (including aluminum-clad wood or fiberglass) only if replacement in kind is not technically feasible.

**3.5.8.** Do not replace deteriorated doors with stock items that do not fill the original openings.

### **3.6 Porches, Entrances, & Balconies**

- the existing front porch concrete slab on brick masonry foundation will be retained as is
- a new set of painted brick masonry with concrete tread stairs to match the existing back porch stairs will be built to replace the demolished back porch stairs

### **Applicable Design Standards**

**3.6.6.** If new porches or entrances are necessary, locate them on a side or rear elevation where they are minimally visible from the street, ensuring that they do not damage character-defining features or materials or otherwise compromise the architectural integrity of the building.

## **Proposed New House Description**

The new house respects the overall form and scale of the existing houses in the streetscape of Mallette Street. The one and a half story form has the second story spaces primarily tucked under the sloping roofline, with a single dormer facing south toward the existing house. The facade facing Mallette Street is relatively narrow, with a deeper footprint taking advantage of the greater depth of the lot.

The front porch is the primary formal element facing Mallette Street. The round columns on square pedestals on the porch with a 5 V crimp galvanized roof is congruous with porches on Mallette Street. The single story porch form and the one and a half story house form together keep the overall scale of the house as small/low as reasonably possible, and most harmonious with the many varied forms of houses on Mallette Street.

## **Proposed New House Applicable Design Standards**

### **4.0 New Construction**

#### **4.1 Setback, Spacing & Orientation**

- the proposed residence is consistent with the typical setbacks and orientation of existing residences on Mallette Street
- the primary elevation and entrance face Mallette Street
- the footprint of the proposed residence is placed to take advantage of the existing curb cut for parking access, and to retain as much of the existing perimeter concrete brick wall facing Mallette Street as possible

### **Applicable Design Standards**

**4.1.1.** Maintain the established development patterns that exist on the block or streetscape—including the setback, spacing, and orientation of historic buildings.

**4.1.2.** Site new buildings with setbacks within the range of historic building setbacks in the immediate surroundings when the setbacks are important in defining the overall

historic character of the district. Generally speaking, new buildings should not project beyond neighboring historic buildings.

**4.1.4.** Site new buildings with spacing consistent with existing historic buildings in the immediate surroundings when the spacing is important in defining the overall historic character of the district. .

**4.1.5.** Orient new buildings with the primary elevation and the primary entrance facing the street. Buildings on corner lots may address the secondary right-of-way.

**4.1.7.** Design and site new buildings so they do not compromise the overall historic character of the site, including its topography and significant site features.

## **4.2 Building Scale, Proportion & Form**

- the height of the eaves and the overall height of the proposed house are within the range of existing houses on Mallette Street
- the foundation height is consistent with the neighboring houses

### **Applicable Design Standards**

**4.2.1.** Maintain the established patterns of scale and proportion that exist on the block or streetscape. Design new buildings so their size and scale do not visually overpower historic buildings in the immediate surroundings when size and scale are important in defining the overall historic character of the district.

**4.2.2.** Scale new buildings to be consistent with the height and width of existing, historic buildings in the immediate surroundings when scale is important in defining the overall historic character of the district. The height of the historic buildings should be calculated from the original, historic ridgeline (not any towers, steeples, or later additions).

- a. Generally speaking, new building heights, from the first floor level to the ridge of the main roof, should be within the range of historic building heights in the immediate surroundings and should be no taller than the tallest building on the block of the same type (e.g. single-family house, multi-family house, church)
- b. The foundation height and first-floor level should be consistent with that of buildings in the immediate surroundings. However, for new construction on the periphery of the districts where there is greater variation in topography, the foundation height is less significant than the overall height, form, and massing of the new construction.
- c. The width of new buildings should be within the range of historic building widths (for the same type building) in the immediate surroundings, not including side wings or porches.

#### **4.3 Roof Form, Materials & Details**

- the proposed primary roof forms are harmonious with the wide variety of house roof forms on Mallette Street
- the proposed dormer roof form is clearly secondary to the primary roof, and does not overpower the primary roof or the existing house to the south
- the proposed roof materials and details are consistent with the roof materials and details of houses on Mallette Street

#### **Applicable Design Standards**

**4.3.1.** Design new roofs to be compatible in form, slope, and orientation with historic buildings in the immediate surroundings when the form, slope, and orientation are important in defining the overall historic character of the district

**4.3.3.** Design new roofs to be proportionate to the building and appropriate to the style of the building, so as not to overwhelm the structure.

**4.3.4.** Utilize roof materials that are commonly found in the district and apply them in ways that are appropriate to the style of the building.

- a. Contemporary materials such as synthetic slate and composite shingles are acceptable for sloped roofing.
- b. Contemporary membrane and roll roofing are acceptable for low-sloped roofs of a less than 1:12 pitch.
- c. Metal roofing that mimics the wide-pan profile of traditional standing-seam roofing is also appropriate.
- d. Ribbed or corrugated metal roofing are not appropriate in the historic districts.

**4.3.5.** Design dormers to be compatible with the architectural style of the house in their size, scale, and roof form so that they do not visually overpower the building on this or adjacent sites.

- a. The number and size of dormers shall be limited on a roof, such that the primary roof form retains its prominence.
- b. Utilize similar roof forms and pitches for dormers. Gabled, hipped, or shed dormers are appropriate for most structures.
- c. Roof ridges for dormers must be secondary to (lower than) those of the main structure and set in from the eave of the building.

#### **4.4 Building Materials & Architectural Details**

- the proposed horizontal lap smooth texture cementitious siding is consistent with the traditional materials siding of the houses on Mallette Street
- the proposed 4" and 6" exposures of the horizontal lap siding is consistent with the traditional materials siding exposures of the houses on Mallette Street
- the proposed Southern Yellow Pine (C & Better S4S) exterior trim is consistent with the traditional wood trim of the houses on Mallette Street
- the proposed exposed brick masonry foundation is consistent with the traditional brick masonry foundations and brick veneers of the houses on Mallette Street

### **Applicable Design Standards**

**4.4.1.** Design new buildings and their features to be compatible in scale, materials, proportions, and details with historic buildings in the immediate surroundings when the scale, materials, proportions, and details are important in defining the overall historic character of the district. New buildings should be compatible with, but discernible from, historic buildings in the districts.

**4.4.2.** Select exterior surface materials and architectural details that are compatible with the style of the house and with the materials of historic buildings in the immediate vicinity, in terms of size, composition, texture, pattern, color, and detail, when those materials and details are important in defining the overall historic character of the district.

**4.4.3.** Use traditional materials including but not limited to brick, stucco, stone, and wood in conventional ways (i.e. wood siding applied horizontally).

**4.4.4.** Use contemporary materials, including cementitious siding, when they match the appearance, dimension, texture, color, sheen, and visual weight of their counterparts commonly found in the historic districts. Apply materials in a traditional manner that conveys the same visual appearance as historic materials. Do not install artificial siding with a faux-grained texture.

### **4.5 Doors & Windows**

- the proposed window and door openings are harmonious with the wide variety of openings on houses on Mallette Street
- the proposed integral color fiberglass exterior/wood interior double hung windows are consistent with the traditional double hung windows in the houses on Mallette Street
- the proposed new windows will have three dimensional grilles affixed to both interior and exterior faces with shadow bars between insulated glass panes
- the proposed fiberglass half light exterior doors are harmonious with the exterior doors in houses on Mallette Street

### **Applicable Design Standards**

**4.5.1.** Design new buildings so that window and door openings are compatible with buildings in the immediate surroundings when the window and door openings are important in defining the overall historic character of the district. This compatibility includes:

- a. the ratio of solids (walls) to voids (windows and doors)
- b. the rhythm and placement of windows and door openings
- c. the proportions of window and door openings (ratio of width to height)
- d. the overall size and shape of window and door openings

**4.5.3.** Design new buildings so that the pattern and style of windows and doors are compatible with the windows and doors of buildings in the immediate surroundings

when the pattern and style of windows and doors is important in defining the overall historic character of the district and are consistent with the overall style of the building.

**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.

**4.5.5.** Install windows and doors constructed of materials that are compatible with the windows and doors of buildings in the immediate surroundings when those materials are important in defining the overall historic character of the district. These include wood, aluminum-clad, and fiberglass-clad wood windows as well as wood, metal, metal-clad wood, or fiberglass doors. Vinyl and vinyl-clad windows are not appropriate in the historic districts.

#### **4.6 Porches & Entrances**

- the form, size, and proportion of the front and rear porches are consistent with the porches of houses on Mallette Street
- the front porch provides usable outdoor space
- the tongue and groove porch floor with boards perpendicular to the entry wall of the proposed house is consistent with the porch floors of houses on Mallette Street

#### **Applicable Design Standards**

**4.6.1.** Design new buildings with porches and entrances that complement the size, proportion, placement, and rhythm of existing historic porches and entrances in the immediate surroundings when the size, proportion, placement, and rhythm are important in defining the overall historic character of the district.

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

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

**4.6.5.** Select materials and architectural details that are compatible with both the architectural style of the new building and with buildings in the immediate surroundings in terms of size, composition, texture, pattern, color, and detail when those materials and details are important in defining the overall historic character of the district.

**4.6.7.** Frame porches with raised foundations should have tongue-and-groove porch floors with boards laid perpendicular to the façade of the house. Do not use wood decking for porch floors.

## **Proposed Sitework Description**

We propose to remove an asphalt parking area, a concrete brick paver terrace, and small retaining walls on the interior of the site in the area of the new house footprint. We propose to repair and retain existing concrete brick walls at the perimeter of the site, adjacent to the sidewalk on Mallette Street and between the existing lot and the neighboring lot at 129 Mallette Street. We propose to repair and retain existing aluminum fencing adjacent to the sidewalk on Mallette Street and W. Cameron Avenue. The existing stone wall and chain link fence on the east side of the lot bordering Granville Towers' parking area are in good condition and will remain as is.

There are three willow oaks (approximately 10", 14", and 18" DBH) and two pine trees (approximately 14" DBH and a double trunk tree of approximately 24" DBH) in the area of the site where grading/excavation and construction for the proposed new house and parking area will take place, these trees will need to be removed. We should be able to protect/preserve the majority of the much smaller trees bordering the brick retaining wall bordering on the Mallette Street sidewalk.

## **Proposed Sitework Applicable Design Standards**

### **1.0 District Settings**

#### **1.1 Site Features**

- existing trees on the site outside of the proposed new house and parking area grading/excavation and construction will be retained to the extent possible
- the lawn at the existing house will be extended to the rear of the site surrounding the proposed new house

#### **Applicable Design Standards**

**1.1.2.** Retain and preserve historic relationships between district buildings, structures, or streetscapes and their site features, including site structures, retaining walls, fences, foundations, driveways, and walkways.

**1.1.4.** Repair deteriorated or damaged constructed site features, such as terraces, gazebos, trellises, fences, and walls through appropriate methods outlined in the Standards for Masonry, Wood, Architectural Metals, and Fences & Walls.

**1.1.6.** Maintain and protect site features from damage during or as a consequence of site work or new construction.

#### **1.3 Walls & Fences**

- the existing concrete brick perimeter walls and aluminum fencing will be repaired to match the existing walls/fencing to the extent possible

#### **Applicable Design Standards**

**1.3.3.** Repair deteriorated or damaged walls and fences through recognized preservation methods of patching, splicing, consolidating, and reinforcing. When possible, salvage original materials from a less prominent location to patch more prominent parts of the wall or fence.

**1.3.4.** Replace in kind any part of a wall or fence that is too deteriorated to repair, taking care to replace only the deteriorated portion rather than the entire feature. Replacement features should match the original in material, design, dimension, configuration, detail, texture, and pattern.

#### **1.4 Walkways, Driveways, & Off-street Parking**

- proposed new sidewalks and parking at the existing house will be concrete, consistent with the existing sidewalk and driveway area
- proposed sidewalks at the new house will be gravel

#### **Applicable Design Standards**

**1.4.5.** Design new walkways, driveways, and off-street parking to conform with the spacing, width, configuration, and materials of character-defining walkways, driveways, and off-street parking areas in the district.

**1.4.9.** Construct new walkways in traditional materials and designs that are compatible in configuration, material, scale, and detail with the character of the building, site, and district.

- a. These include red brick, flagstone, concrete, and Chapel Hill grit.
- b. Do not use asphalt or contemporary materials that mimic other materials for sidewalks within the historic districts.

**1.4.10.** Construct new driveways and off-street parking areas in traditional materials and designs that are compatible in configuration, material, scale, and detail with the character of the building, site, and district.

- a. These include red brick, concrete, asphalt, and Chapel Hill grit. Consider permeable materials—including brick—or install paving strips or concrete runners, to minimize the impervious surface area and thus, reduce runoff from the site.
- b. Do not use gravel in sizes larger than one-half inch.

## **1.6 Exterior Lighting**

- proposed porch lighting at the existing and proposed new house will be recessed in the porch ceilings
- proposed motion detector lighting at the existing and proposed new house will be shielded such that the lighting spread is contained and focused toward the ground
- proposed walkway lighting at the existing and proposed new house will be low voltage and shielded such that lighting spread is contained and focused toward the ground

### **Applicable Design Standards**

**1.6.6.** Introduce low-level lighting in residential areas as needed to ensure safety and security. Minimize their impact on the overall historic character of the site by selecting discreet fixtures—such as footlights, recessed lights, directional lights, and lights on pedestrian-scaled posts—and installing them in unobtrusive locations.

**1.6.8.** Control the direction and range of new lighting so it does not invade adjacent properties. Locate low-level or directional site lighting and motion detectors with care to ensure that light does not invade adjacent properties. Do not introduce bright security lights, floodlights, continuous lighting, or uplighting that over-illuminates the facades or front yards of houses.

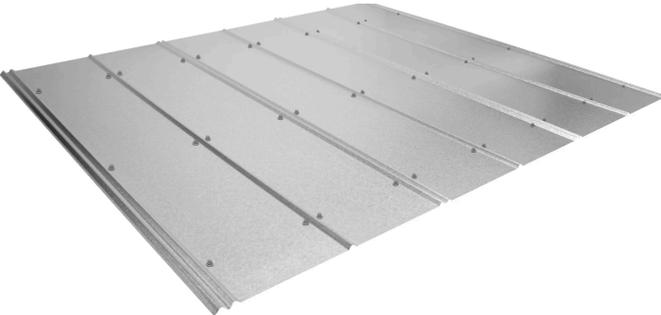
Proposed Building Materials

Primary and Dormer Roofing Material



Architectural grade fiberglass/asphalt shingles,  
Weathered Wood blended color

Front Porch Roofing Material (New House only)



5 V crimp metal roofing, galvalume finish

Proposed Gutters/Downspouts



Ogee/'K" style, factory finished painted,  
extruded aluminum gutters

## New and Replacement Windows



SIMULATED DIVIDED LITE



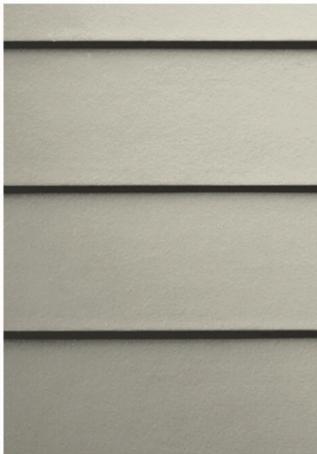
STONE WHITE

Exterior finish color

Marvin "Elevate" integral color fiberglass exterior/wood interior double hung windows, with simulated divided lites affixed to both interior and exterior faces with shadow bars between insulated glass panes

## Siding Material

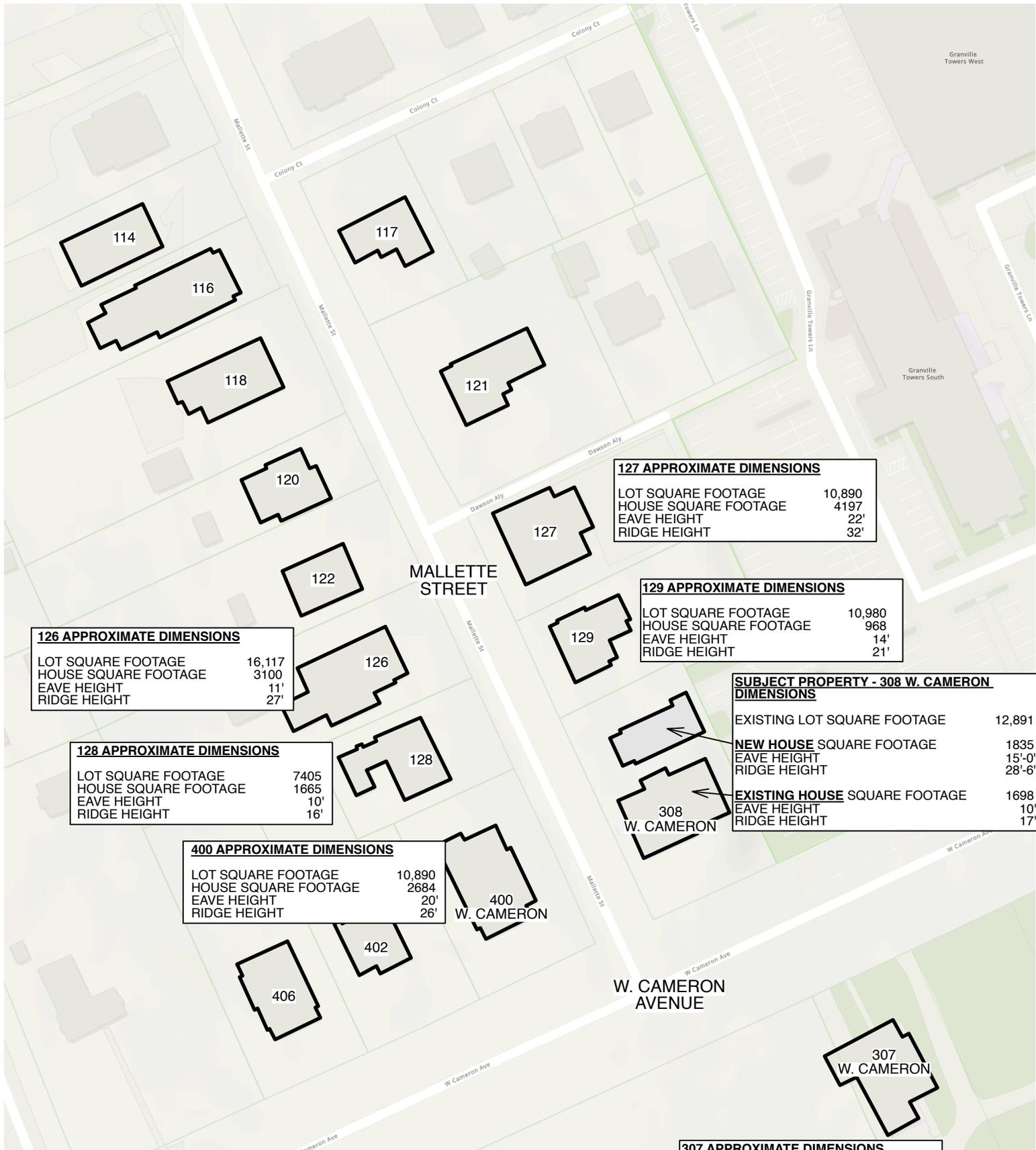
HardiePlank® Lap Siding  
**SMOOTH**



Smooth lap siding, 4" exposure at first floor, 6" exposure at second floor gables and dormer

## Motion Detector Light Fixtures





**126 APPROXIMATE DIMENSIONS**

LOT SQUARE FOOTAGE	16,117
HOUSE SQUARE FOOTAGE	3,100
EAVE HEIGHT	11'
RIDGE HEIGHT	27'

**128 APPROXIMATE DIMENSIONS**

LOT SQUARE FOOTAGE	7,405
HOUSE SQUARE FOOTAGE	1,665
EAVE HEIGHT	10'
RIDGE HEIGHT	16'

**400 APPROXIMATE DIMENSIONS**

LOT SQUARE FOOTAGE	10,890
HOUSE SQUARE FOOTAGE	2,684
EAVE HEIGHT	20'
RIDGE HEIGHT	26'

**127 APPROXIMATE DIMENSIONS**

LOT SQUARE FOOTAGE	10,890
HOUSE SQUARE FOOTAGE	4,197
EAVE HEIGHT	22'
RIDGE HEIGHT	32'

**129 APPROXIMATE DIMENSIONS**

LOT SQUARE FOOTAGE	10,980
HOUSE SQUARE FOOTAGE	968
EAVE HEIGHT	14'
RIDGE HEIGHT	21'

**SUBJECT PROPERTY - 308 W. CAMERON DIMENSIONS**

EXISTING LOT SQUARE FOOTAGE	12,891
<b>NEW HOUSE</b> SQUARE FOOTAGE	1,835
EAVE HEIGHT	15'-0"
RIDGE HEIGHT	28'-6"
<b>EXISTING HOUSE</b> SQUARE FOOTAGE	1,698
EAVE HEIGHT	10'
RIDGE HEIGHT	17'

**307 APPROXIMATE DIMENSIONS**

LOT SQUARE FOOTAGE	39,640
HOUSE SQUARE FOOTAGE	3,485
EAVE HEIGHT	21'
RIDGE HEIGHT	33'

# HOUSE/LOT APPROXIMATE DIMENSIONS



Dawson Aly

Mallette St

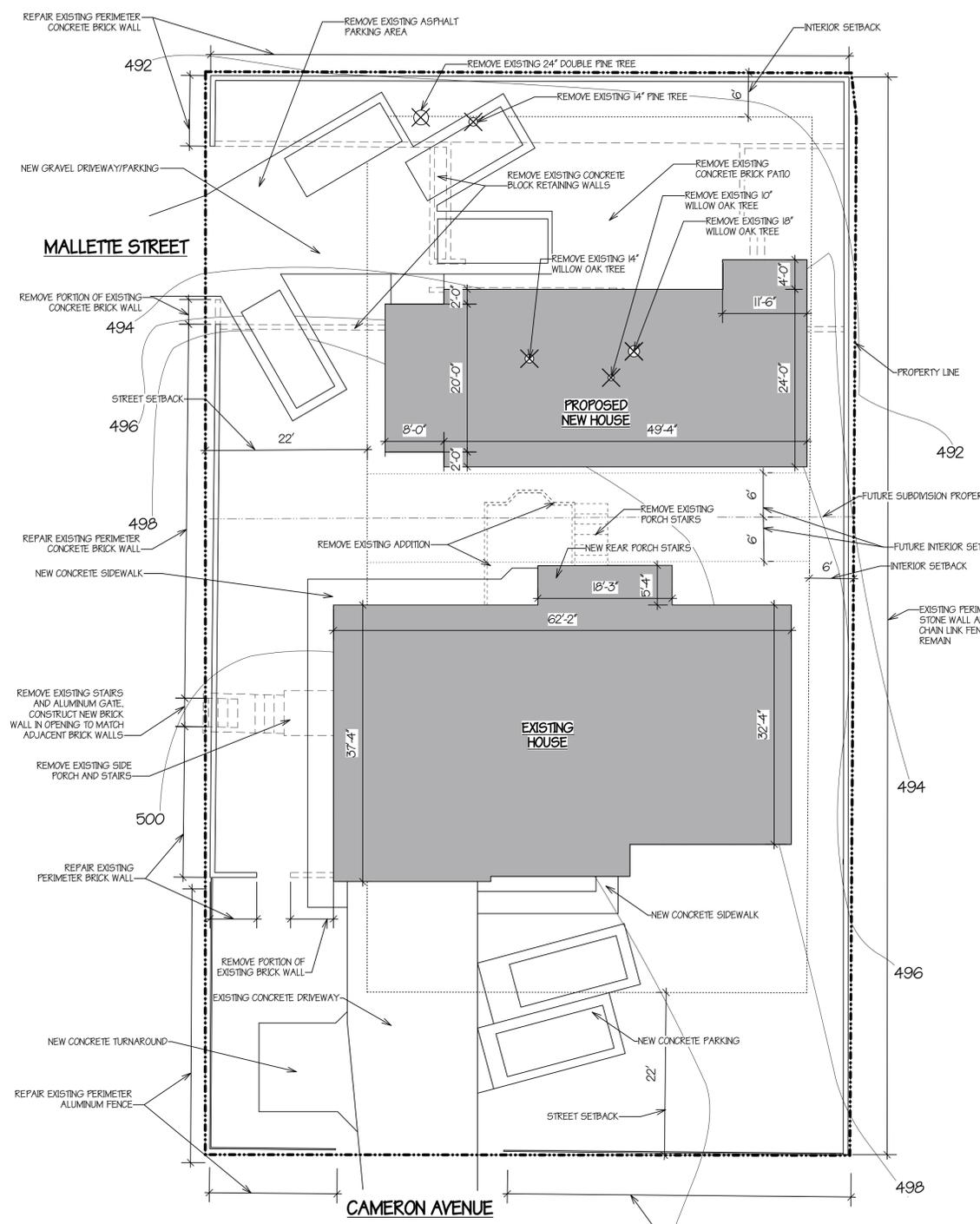
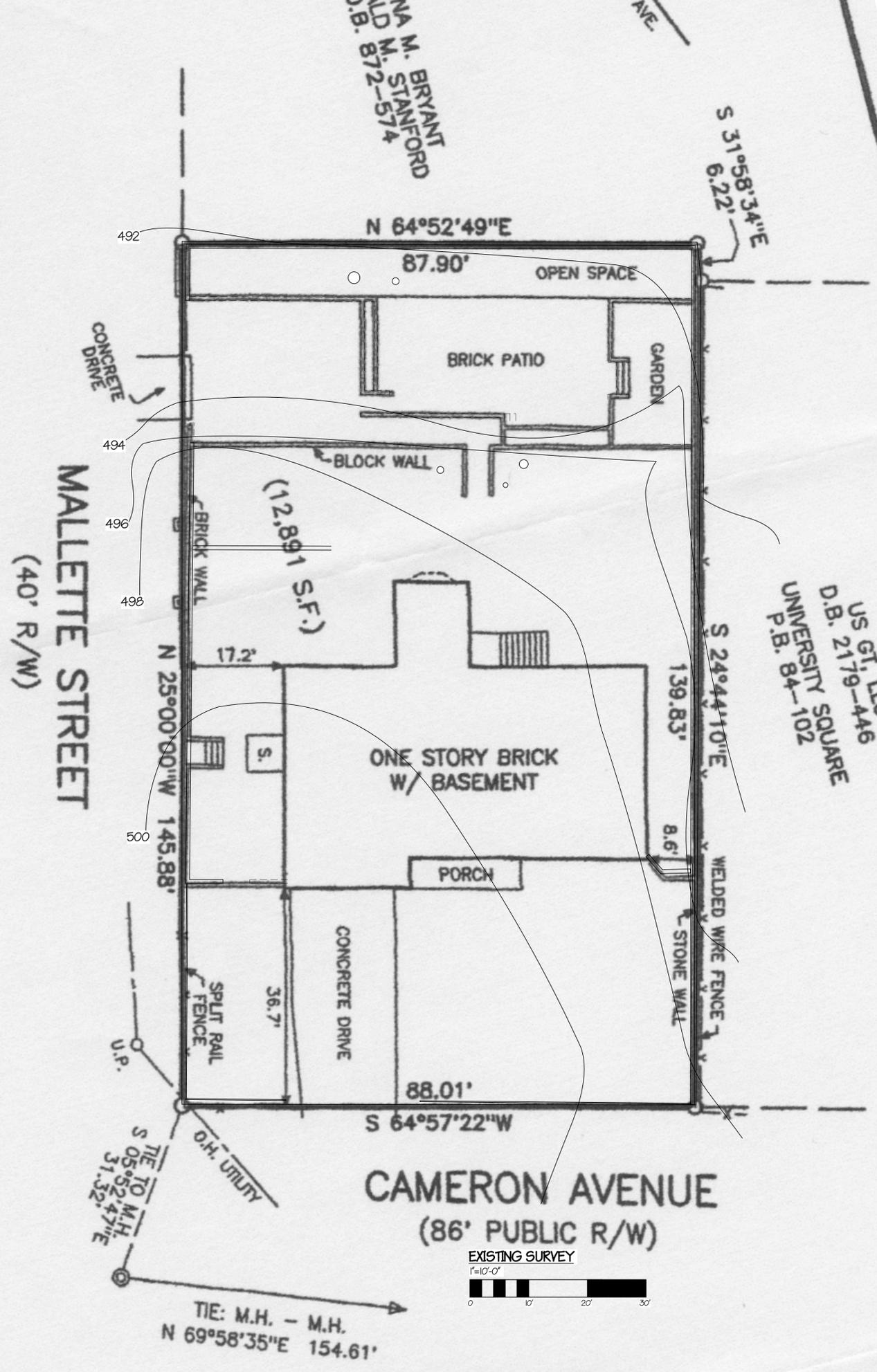
MALLETTE STREET

Mallette St

W Cameron Ave

**HOUSE APPROXIMATE SETBACKS**

W.  
CAMERON  
AVENUE



PRELIMINARY  
NOT FOR CONSTRUCTION

These drawings are instruments of service. All designs and plans are owned by and property of Jay Fulkerson, Architect, PLLC and were created for use on and in connection with the specified project. No design or plans shall be used for any purpose except by agreement in writing. When dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and the architect must be notified of any variations from the dimensions and conditions shown by these drawings.



Jay Fulkerson, Architect, PLLC  
 2122 Ridgewood Road  
 Chapel Hill, NC 27516  
 phone / fax 919-933-3996

Existing House Renovation & New House  
 308 W. Cameron Avenue  
 Chapel Hill, NC 27516

Project # 4521  
 Date 2-6-26  
 Revisions

SP-1

PRELIMINARY  
NOT FOR CONSTRUCTION

These drawings are instruments of service. All designs and plans are owned by and property of Jay Fulkerson, Architect, PLLC and were created for use on and in connection with the specified project. No design or plans shall be used for any purpose except by agreement in writing. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and the architect must be notified of any variations from the dimensions and conditions shown by these drawings.

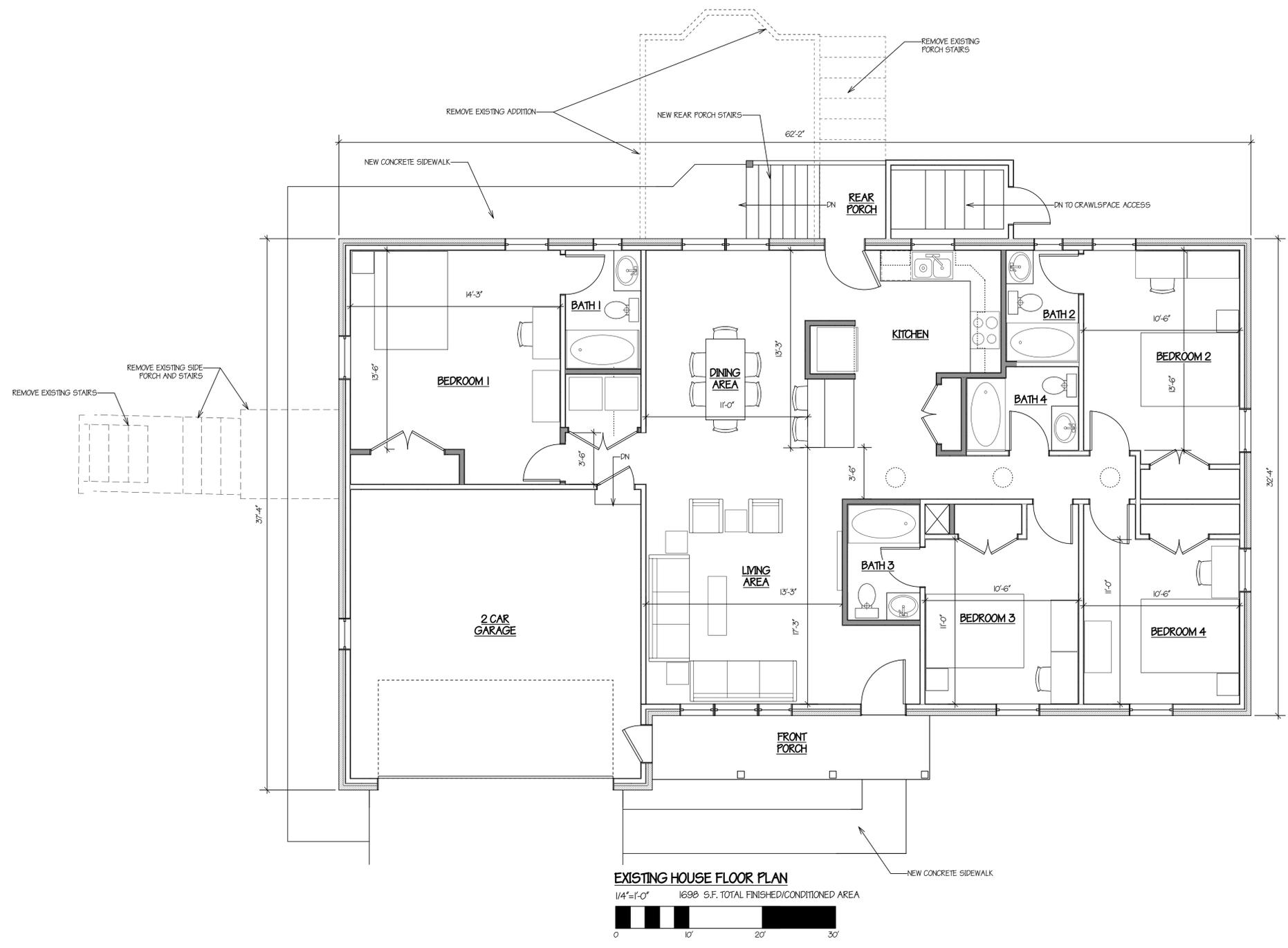


Jay Fulkerson, Architect, PLLC  
2122 Ridgewood Road  
Chapel Hill, NC 27516  
phone / fax 919-933-3996

Existing House Renovation & New House  
308 W. Cameron Avenue  
Chapel Hill, NC 27516

Project # 4521  
Date 2-6-26  
Revisions

**A-1**



PRELIMINARY  
NOT FOR CONSTRUCTION

These drawings are instruments of service. All designs and plans are owned by and property of Jay Fulkerson, Architect, PLLC and were created for use on and in connection with the specified project. No designs or plans shall be used for any purpose except by agreement in writing. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and the architect must be notified of any variations from the dimensions and conditions shown by these drawings.

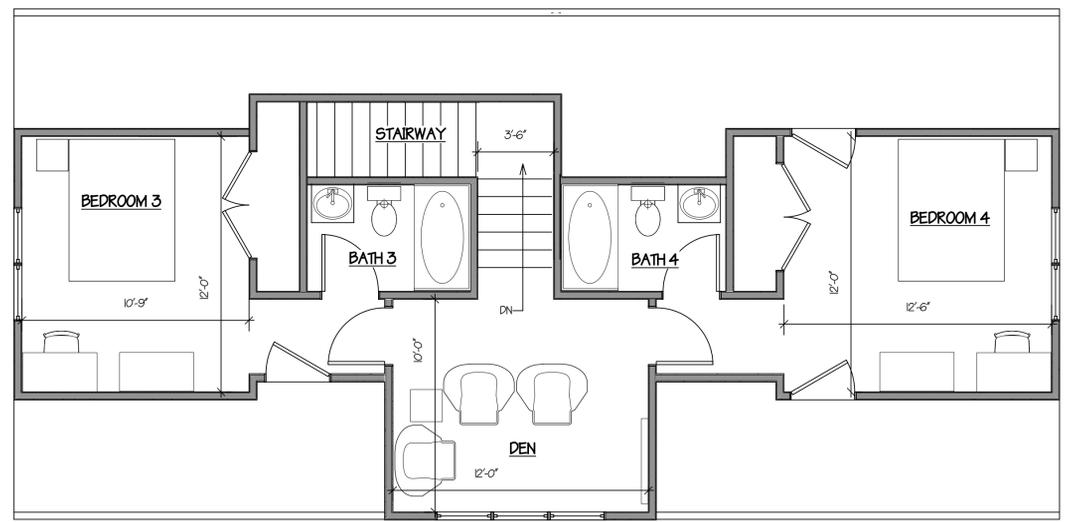


Jay Fulkerson, Architect, PLLC  
2122 Ridgewood Road  
Chapel Hill, NC 27516  
phone / fax 919-933-3996

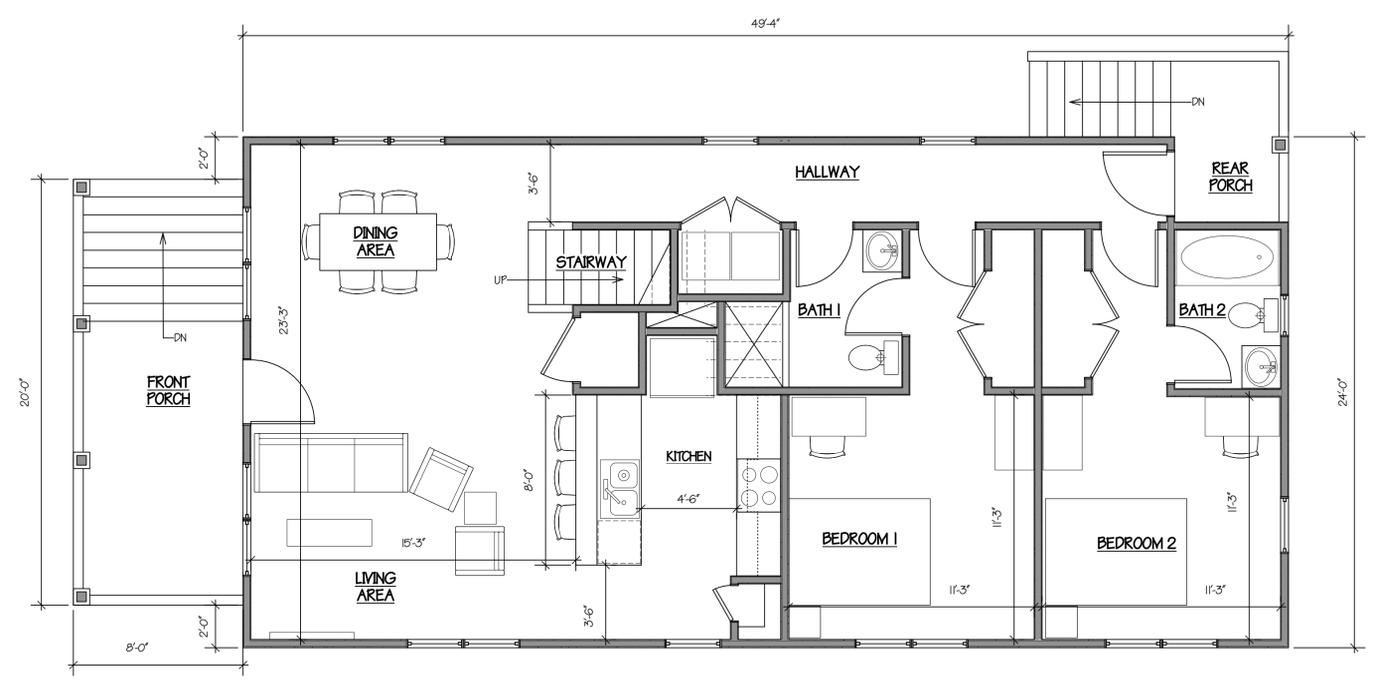
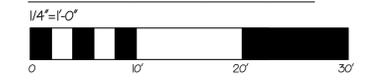
Existing House Renovation & New House  
308 W. Cameron Avenue  
Chapel Hill, NC 27516

Project # 4521  
Date 2-6-26  
Revisions

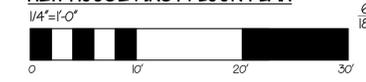
A-2



NEW HOUSE SECOND FLOOR PLAN



NEW HOUSE FIRST FLOOR PLAN



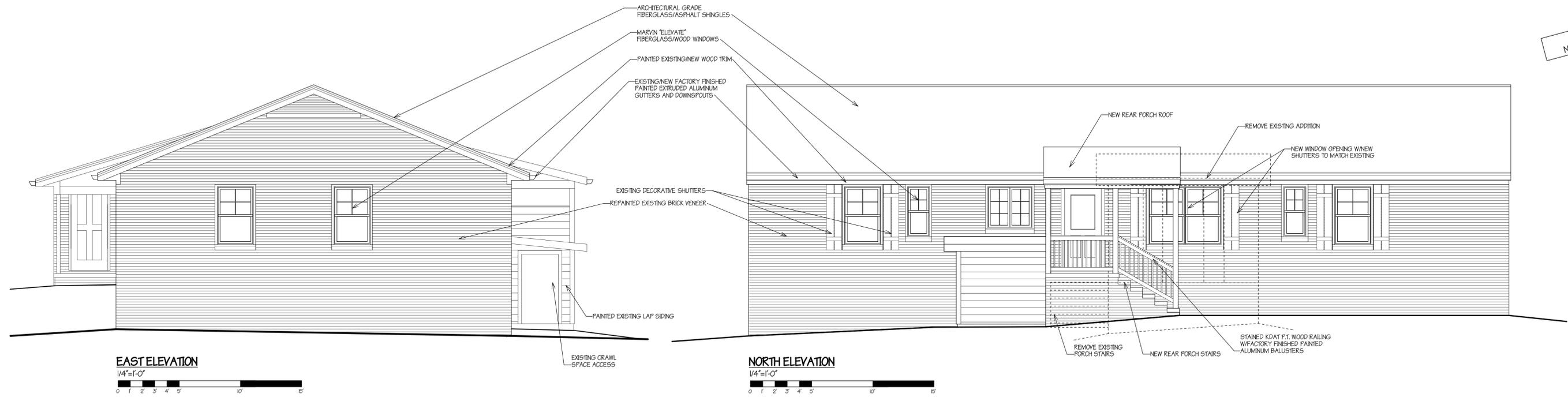
1163 S.F. FIRST FLOOR  
672 S.F. SECOND FLOOR  
1835 S.F. TOTAL FINISHED/CONDITIONED AREA

PRELIMINARY  
NOT FOR CONSTRUCTION

These drawings are instruments of service. All designs and plans are owned by and property of Jay Fulkerson, Architect, PLLC and were created for use on and in connection with the specified project. No designs or plans shall be used for any purpose except by agreement in writing. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and the architect must be notified of any variations from the dimensions and conditions shown by these drawings.



Jay Fulkerson, Architect, PLLC  
2122 Ridgewood Road  
Chapel Hill, NC 27516  
phone / fax 919-933-3996

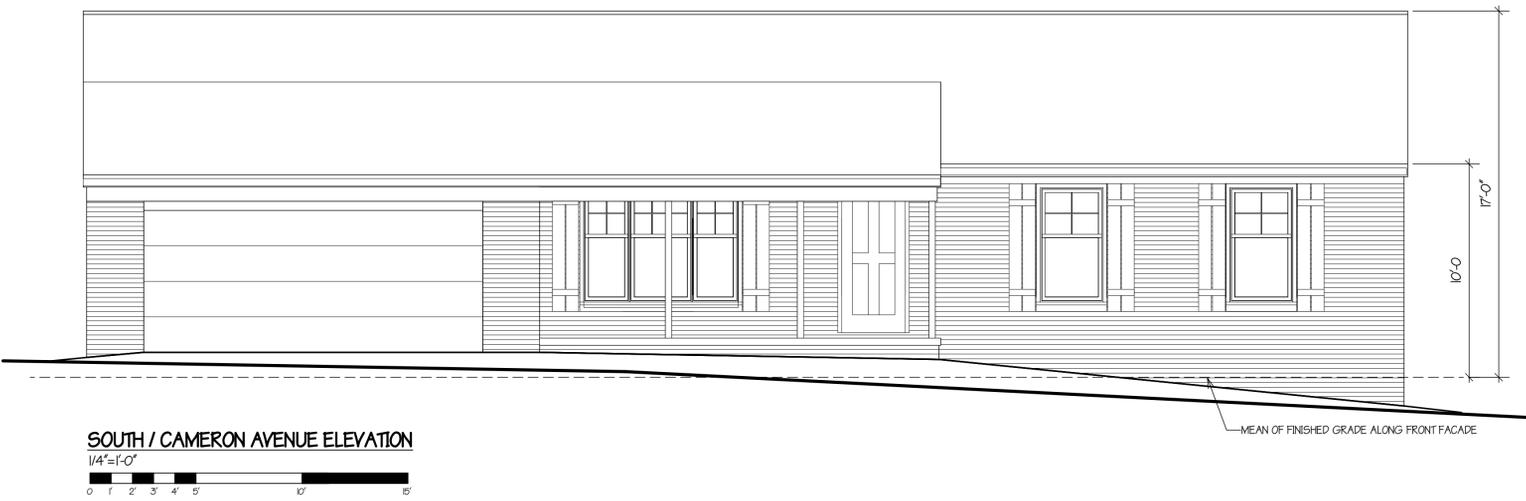


**EAST ELEVATION**  
1/4"=1'-0"  
0 1 2 3 4 5 10 15

**NORTH ELEVATION**  
1/4"=1'-0"  
0 1 2 3 4 5 10 15



**WEST / MALLETT STREET ELEVATION**  
1/4"=1'-0"  
0 1 2 3 4 5 10 15



**SOUTH / CAMERON AVENUE ELEVATION**  
1/4"=1'-0"  
0 1 2 3 4 5 10 15

Existing House Renovation & New House  
308 W. Cameron Avenue  
Chapel Hill, NC 27516

Project # 4521  
Date 2-6-26  
Revisions

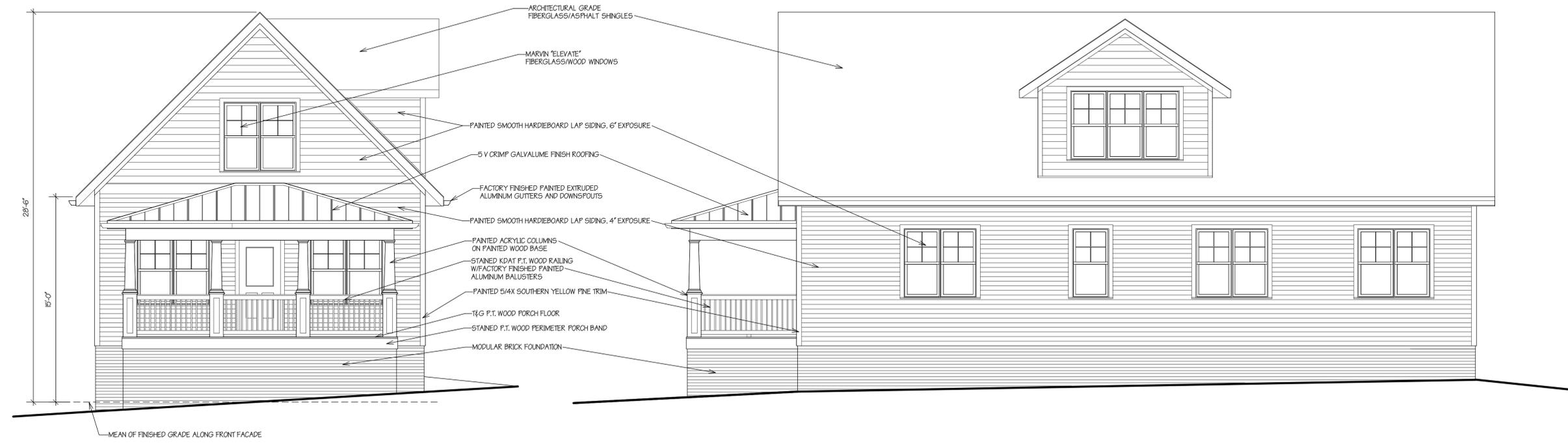
**A-3**

PRELIMINARY  
NOT FOR CONSTRUCTION

These drawings are instruments of service. All designs and plans are owned by and property of Jay Fulkerson, Architect, PLLC and were created for use on and in connection with the specified project. No design or plans shall be used for any purpose except by agreement in writing. When dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and the architect must be notified of any variations from the dimensions and conditions shown by these drawings.



Jay Fulkerson, Architect, PLLC  
2122 Ridgewood Road  
Chapel Hill, NC 27516  
phone / fax 919-933-3996

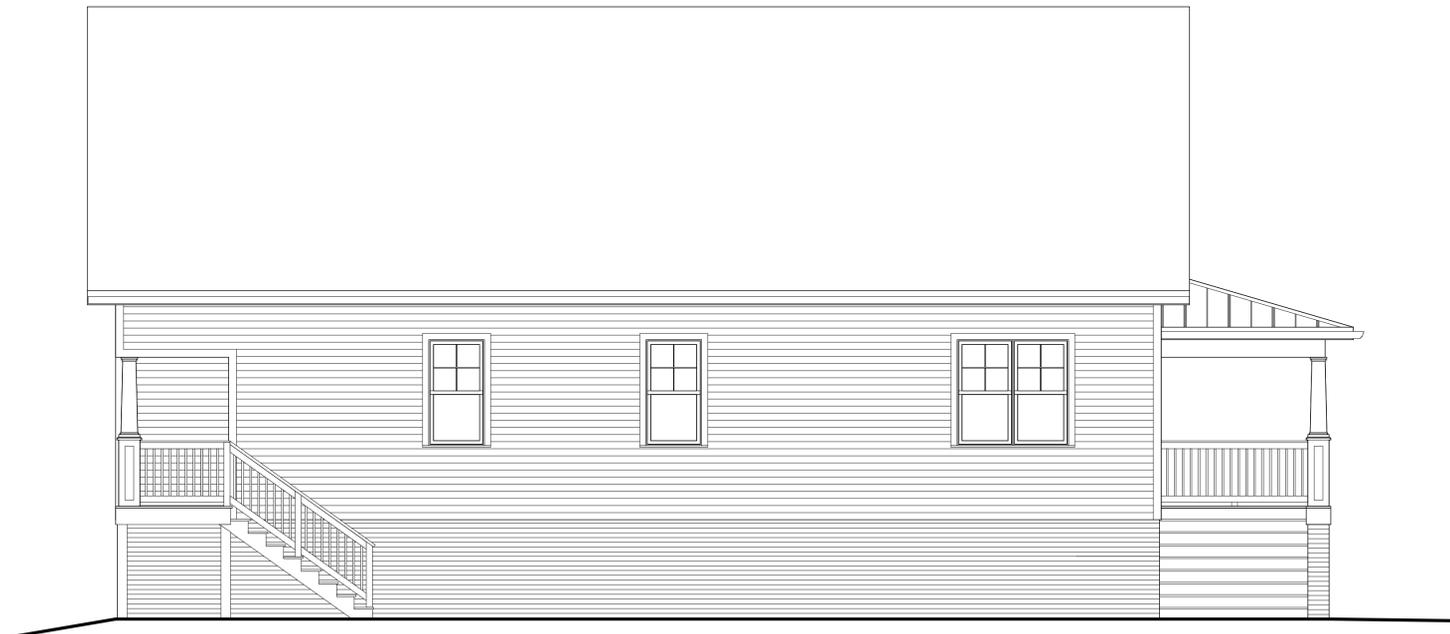


**WEST / MALLETT STREET ELEVATION**  
1/4"=1'-0"

**WEST ELEVATION**  
1/4"=1'-0"



**EAST ELEVATION**  
1/4"=1'-0"



**NORTH ELEVATION**  
1/4"=1'-0"

Existing House Renovation & New House  
308 W. Cameron Avenue  
Chapel Hill, NC 27516

Project # 4521  
Date 2-6-26  
Revisions

**A-4**

PRELIMINARY  
NOT FOR CONSTRUCTION

These drawings are instruments of service. All designs and plans are owned by and property of Jay Fulkerson, Architect, PLLC and were created for use on and in connection with the specified project. No designs or plans shall be used for any purpose except by agreement in writing. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and the architect must be notified of any variations from the dimensions and conditions shown by these drawings.

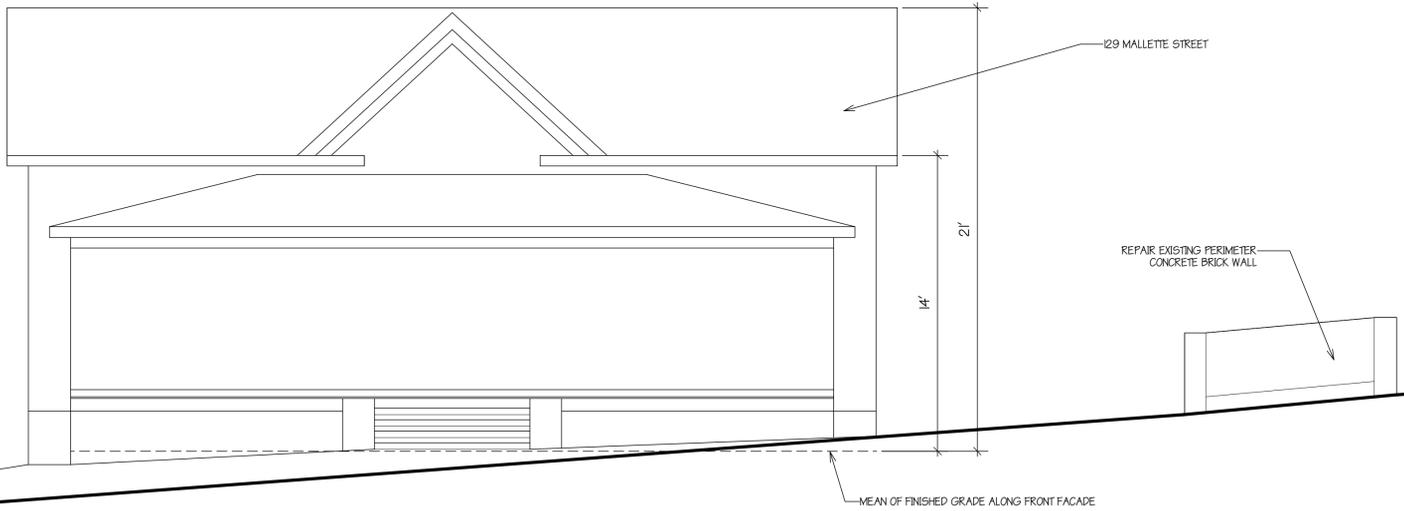


Jay Fulkerson, Architect, PLLC  
2122 Ridgewood Road  
Chapel Hill, NC 27516  
phone / fax 919-933-3996

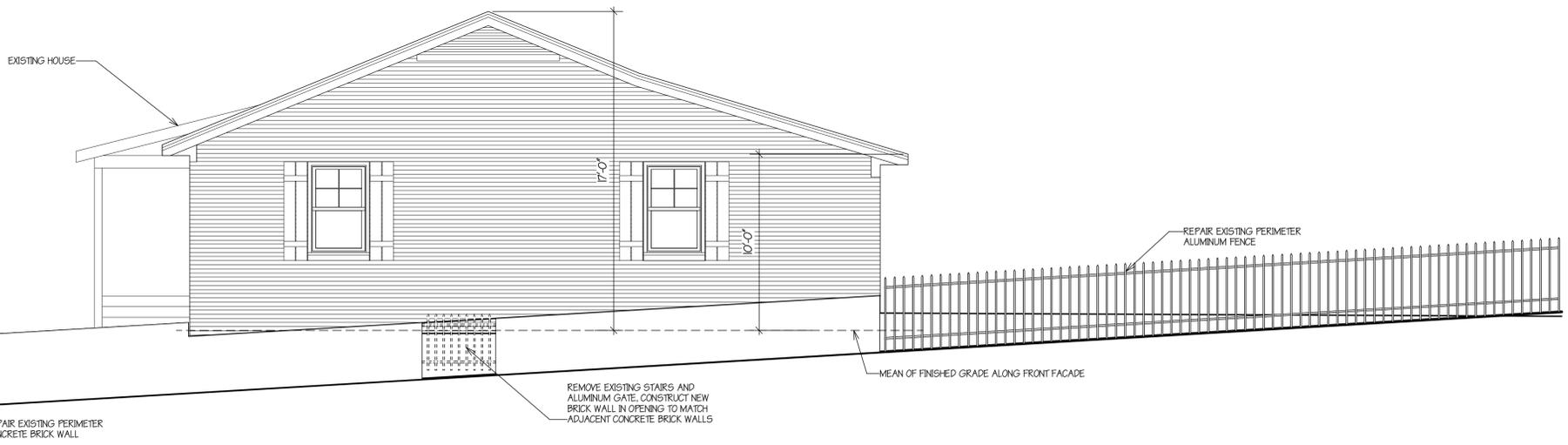
Existing House Renovation & New House  
308 W. Cameron Avenue  
Chapel Hill, NC 27516

Project # 4521  
Date 2-6-26  
Revisions

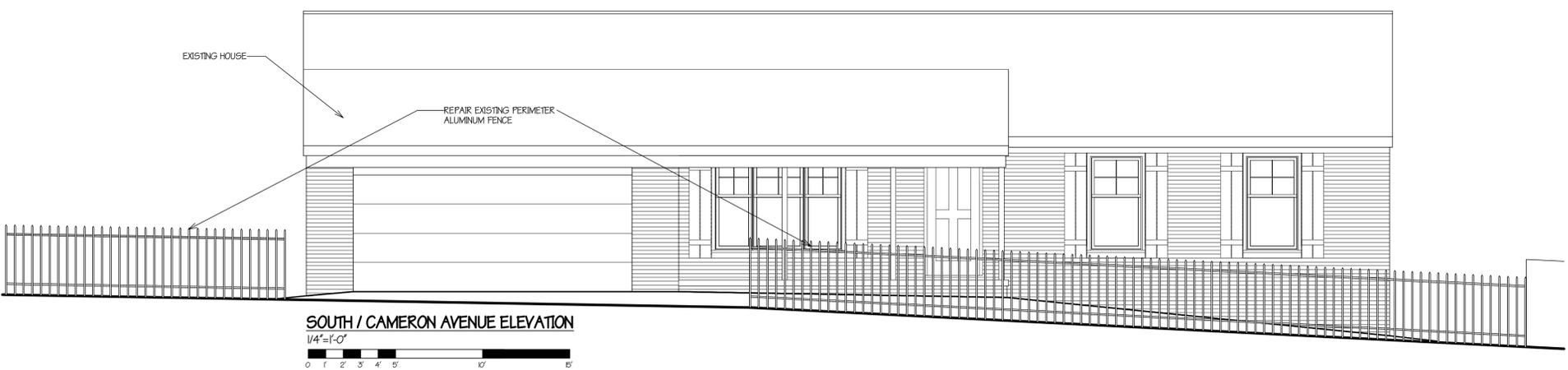
A-5



WEST / MALLETE STREET ELEVATION  
1/4"=1'-0"



WEST / MALLETE STREET ELEVATION  
1/4"=1'-0"



SOUTH / CAMERON AVENUE ELEVATION  
1/4"=1'-0"



114 Mallette Street



117 Mallette Street



116 Mallette Street



121 Mallette Street



118 Mallette Street



127 Mallette Street



120 Mallette Street



129 Mallette Street



122 Mallette Street



126 Mallette Street



128 Mallette Street



Subject Property - Proposed New House  
308 W. Cameron Avenue



Subject Property - Existing House  
308 W. Cameron Avenue



400 W. Cameron Avenue



307 W. Cameron Avenue



Subject Property - Existing House  
308 W. Cameron Avenue



400 W. Cameron Avenue



402 W. Cameron Avenue



406 W. Cameron Avenue



Courtyard Terrace / Perimeter Walls



Courtyard Terrace / Perimeter Walls



Courtyard Terrace / Perimeter Walls



Courtyard Terrace / Perimeter Walls



Courtyard Terrace / Perimeter Walls



Courtyard Terrace / Perimeter Walls



Mallette Street / Perimeter Walls



Mallette Street / Perimeter Walls



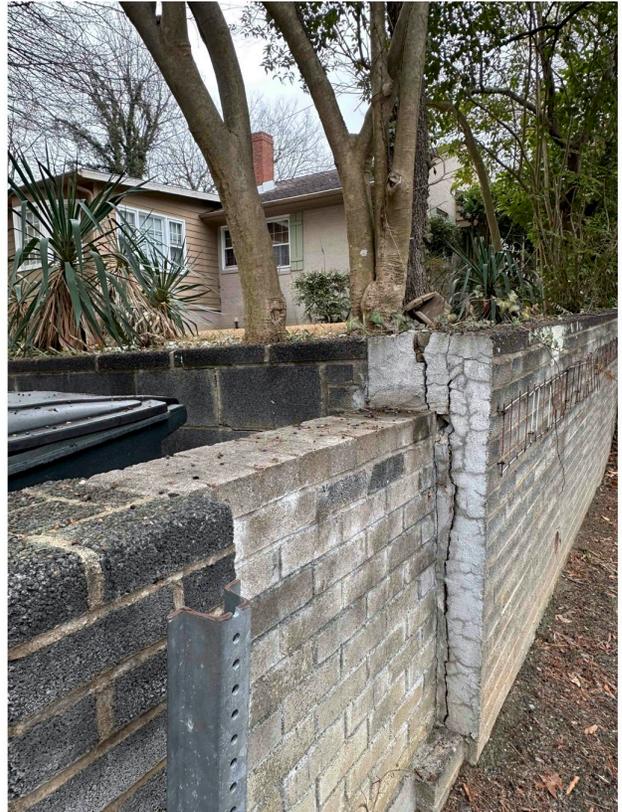
Mallette Street / Perimeter Walls



Mallette Street / Perimeter Walls



Mallette Street / Perimeter Walls



Mallette Street / Perimeter Walls