

MEMORANDUM

TO: Chapel Hill Historic District Commission

FROM: Britany Waddell, Planning Director
Charnika Harrell, Senior Planner
Anna Scott Myers, Planner II

SUBJECT: 308 W. Cameron Avenue Certificate of Appropriateness (COA)
(9788-25-7904; HDC-26-4)

FILING DATE: February 10, 2026

DATE: March 10, 2026

COA SUMMARY

Jay Fulkerson, architect, on behalf of the property owner, requests a COA for the following:

- Exterior repairs and windows replacement for the existing house
- Removal of a past addition and concrete stairs on the rear of the existing house
- Construction of a new single-family residence with off-street parking
- Parking area improvements for the existing house and new house

EXISTING CONDITIONS

The property is zoned Residential-3 (R-3) and is in the Cameron-McCauley Historic District.

BACKGROUND

February 10, 2026	The applicant submits a COA application for the work described above.
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DISCUSSION

The applicant has provided materials for the proposed exterior changes to the existing house and the construction of a new house. The Commission should discuss whether the proposed work is or is not incongruous with the special character of the Cameron-McCauley Historic District.

The applicant must obtain any necessary zoning compliance and building permits if the commission finds that the change is not incongruous with the character of the district and approves a written decision for the proposed work.

NOTE

The [*Chapel Hill Historic Districts Design Principles and Standards*](#)¹ are incorporated into the record by reference.

ATTACHMENTS

¹https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf

1. [Special Character Essay – Cameron-McCauley Historic District \(pages 31-35\)](#)²
2. Application Materials

²https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf