

MEMORANDUM

TO: Chapel Hill Historic District Commission

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

SUBJECT: 118 Mallette Street: Certificate of Appropriateness (COA)
(PIN 9788-26-3196, HDC-25-8)

FILING DATE: April 15, 2025

DATE: May 13, 2025

COA SUMMARY

Jim Spencer, on behalf of the property owner, requests a COA to:

- Build a rear addition,
- Replace existing Chapel Hill gravel drive with brick,
- Repair existing deteriorated garage, and
- Install new black aluminum fencing in rear and side yards.

EXISTING CONDITIONS

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

BACKGROUND

April 15, 2025	The applicant submits a COA application for the work described above.
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DISCUSSION

The Commission should discuss whether the work proposed by the Applicant is or is not incongruous with the special character of the Cameron-McCauley Historic District. The Applicant has plans and elevations of the proposed addition, garage, fence and driveway and location, which the Applicant asserts shows that the proposed project is not incongruous with the character of the Cameron-McCauley Historic District.

If the COA is granted for the exterior change, the applicant would then be required to obtain any necessary zoning compliance and building permits from the Town.

NOTE

The [Chapel Hill Historic Districts Design Principles and Standards](https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf)¹ are incorporated into the record by reference.

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

ATTACHMENTS

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