

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: April 30, 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.
March 10, 2026	The commission reviewed the application and requested additional information from the applicant. The commission continued the hearing to April 30, 2026.

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.

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. [Meeting Materials for March 10, 2026 Historic District Commission Meeting](#)³
3. [Video for March 10, 2026 Historic District Commission Meeting](#)⁴
4. Revised Application Materials

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

³<https://chapelhill.legistar.com/LegislationDetail.aspx?ID=7927891&GUID=1355DE7D-67A1-41FF-A561-B29318106409&Options=&Search=>

⁴ https://chapelhill.granicus.com/player/clip/8033?view_id=7&redirect=true