

**TOWN OF CHAPEL HILL
HISTORIC DISTRICT COMMISSION
WRITTEN DECISION
(HDC-24-30)**

Subject Property: 317 McCauley Street, Chapel Hill, NC
PIN#: 9788-24-4687
Historic District: Cameron-McCauley Historic District
Property Owner: Clara Blanche Capel
Applicant: Clara Blanche Capel

At its regular meeting on September 10, 2024, after conducting a duly advertised quasi-judicial evidentiary hearing, and after considering the above-referenced application for certificate of appropriateness, the application materials, staff report, testimony, exhibits, and evidence presented at the hearing or otherwise appearing in the record, and the approval criteria established under N.C. Gen. Stat. § 160D-947, Section 3.6.2(e) of the Land Use Management Ordinance (the “LUMO”), and the relevant provisions of the Chapel Hill Historic Districts Design Principles & Standards (the “Principles & Standards”), the Town of Chapel Hill Historic District Commission (the “HDC”) voted 5-1 to **APPROVE** a certificate of appropriateness for all elements of the application, subject to the requested modification sought by the Applicant, on the basis that the proposed work is not incongruous with the special character of the historic district.

Findings:

1. The Subject Property is located at 317 McCauley St, Chapel Hill, NC (PIN 9788-24-4687), is located within the Town’s Franklin-Rosemary Historic District, and is zoned Residential-4 (R-4).
2. The Subject Property is owned by Clara Blanche Capel (the “Owner”).
3. The certificate of appropriateness application (the “Application”) was submitted by Clara Blanche Capel (the “Applicant”) on August 12, 2024.
4. The Application sought approval to:
 - a. Replace the door on the second floor with a false window that matches the existing windows.
 - b. Install a slanted standing seam metal roof to fill in the space from the window replacement. The metal roof will match the color of the existing roof.
 - c. Install shutters on all windows on the front elevation.
 - d. Relocate the gravel parking area to the rear of the house and install timber edging.
 - e. Improve the front yard’s landscape by adding planter beds, installing a slate patio and walkway to the driveway, adding steppingstones to the rear parking area, installing a grill pad, and filling in the table tennis area with Chapel Hill gravel.

5. The Application was scheduled for hearing by the HDC at its regular meeting on September 10, 2024. Notice of the HDC's regular meeting and evidentiary hearing was provided as required by law.

6. HDC Deputy Vice Chair Nancy McCormick was absent from the September 10, 2024, meeting and evidentiary hearing. All other HDC members were present.

7. The staff report, application materials, and presentation materials were all entered into the record.

8. At the evidentiary hearing, HDC Members indicated that they did not have any conflicts of interest and the Applicant did not object to participation in the evidentiary hearing, deliberation, or decision by any Member of the HDC.

9. At the evidentiary hearing, an oath was administered to the Applicant.

10. At the evidentiary hearing, the Applicant presented testimony and a PowerPoint presentation describing the proposed work, and generally provided evidence that:

- a. The window that the Applicant intends to install in place of the second floor door will be consistent with existing windows on the structure;
- b. Shutters of the type proposed by the Applicant are common within the Cameron-McCauley Historic District;
- c. Metal roofs of the type proposed by the Applicant are common within the Cameron-McCauley Historic District.

11. At the evidentiary hearing, the Applicant requested approval of a white vinyl window rather than a false window matching the existing windows.

12. No public comment or other witness testimony was received by the HDC.

13. No evidence was presented in opposition to the Application.

Conclusions

1. Based upon the uncontroverted competent, material, and substantial evidence submitted in the record, the approval criteria described in N.C. Gen. Stat. § 160D-947, Section 3.6.2(e) of the LUMO, and in the Principles & Standards, the work proposed in the Application is not incongruous with the special character of the Cameron-McCauley Historic District.

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ACCORDINGLY, based on the foregoing the Town of Chapel Hill Historic Districts Commission hereby **APPROVES** the Application proposed by the Applicant, subject to the requested modification sought by the Applicant, for the Subject Property and **DIRECTS** Town Staff to issue a Certificate of Appropriateness to the Applicant.

This the ____ day of _____, 2024.

Brian Daniels, HDC Chair