

MEMORANDUM

TO: Chapel Hill Historic District Commission

FROM: Britany Waddell, Planning Director
Anya Grahn-Federmack, Principal Planner

SUBJECT: 403 McCauley Street: Certificate of Appropriateness (COA)-Amendment

FILING DATE: April 18, 2023

DATE: May 9, 2023

COA SUMMARY

The applicant, Pearl Arnold, on behalf of George Jenne and Kelly McChesney, requests a COA amendment for wood deck railings.

EXISTING CONDITIONS

The proposed location is zoned Residential-4 (R-4) and is in the Cameron-McCauley Historic District.

BACKGROUND

March 23, 2023	Historic District Commission (HDC) approves a Certificate of Appropriateness for a two-story addition connected to the house by a breezeway, deck, and related improvements. <ul style="list-style-type: none">• Meeting Materials¹• Video²
April 18, 2023	The applicant submits a COA amendment for the proposed deck railings

DISCUSSION

The applicant, Pearl Arnold, on behalf of George Jenne and Kelly McChesney, requests a COA amendment for wood deck railings.

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

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6054074&GUID=23A4DDAF-BAB4-4E9D-870A-59312F3C179E>

² https://chapelhill.granicus.com/player/clip/6361?view_id=7&redirect=true&h=3d0915682af9fcaba3ddd6c28669f5cd

NOTE

The [*Chapel Hill Historic Districts Design Principles and Standards*](#)³ are incorporated into the record by reference.

ATTACHMENTS

1. Attachment 1 – Written Decision (approving the COA)
2. [Special Character Essay – Cameron-McCauley Historic District \(pages 31-35\)](#)⁴
3. Application Materials
4. Plans

³https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf

⁴https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf

ATTACHMENT 1

WRITTEN DECISION - APPROVING CERTIFICATE OF APPROPRIATENESS

WRITTEN DECISION APPROVING AN APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 403 MCCAULEY STREET (PIN 9788-24-2526; PROJECT # HDC-23-3)

WHEREAS, having reviewed the applicant's argument and various documents and other evidence submitted at the hearing on this matter, and having heard public comment on the application, the Historic District Commission (HDC) finds as facts those facts summarized by the Chair at the conclusion of the Commission's hearing of this matter and hereby incorporates them by reference as Commission Findings of Fact; and finds that such facts are supported by competent, material, and substantial evidence presented to the Commission; and

BE IT RESOLVED by the Historic District Commission of the Town of Chapel Hill that, having considered the requested Certificate of Appropriateness (COA) at 403 McCauley Street, requested by applicant, Pearl Arnold, on behalf of George Jenne and Kelly McChesney, for wood deck railings.

In accord with the improvements on the attached site plan, and identified as Orange County Property Identifier Number 9788-24-2526, the Board makes the following finding:

1. The requested Certificate of Appropriateness (COA) is not incongruous with the special character of the Cameron-McCauley Historic District.

The following Design Standards apply to the Application:

4.10 Decks & Patios (page 143)

4.10.1. Locate decks and patios on rear elevations or in inconspicuous areas that are minimally visible from the public right-of-way.

4.10.2. Locate decks and patios in locations that do not damage or conceal significant building or site features or details. Do not introduce a deck or patio if it requires the loss of a character-defining building or site feature, including porches, projecting bays or wings, historic garages, accessory buildings, and retaining walls.

4.10.6. Design and detail decks and any related steps and railings to be compatible with the historic building in scale, material, configuration, and proportion. Consider designing deck piers and foundation infill to relate to the house in the same way that a porch would. However, avoid replicating historic porch posts and railings for contemporary, uncovered decks.

4.10.7. Construct decks of wood or substitute materials that visually replicate wood. When visible from the street, construct patios in traditional materials—including red brick, flagstone, and Chapel Hill grit.

BE IT FURTHER RESOLVED that the Commission hereby grants the application for a Certificate of Appropriateness, in accord with the plan listed above and the following conditions:

1. The certificate of appropriateness shall be valid for three hundred sixty-five (365) calendar days from date of issuance. If the authorized work has not commenced within that period, has not been extended by the commission, or has been discontinued for more than three hundred sixty-five (365) calendar days from the date of issuance, such certificate of appropriateness shall expire, and the applicant shall be required to reapply and obtain a new certificate of appropriateness before commencing further work.

Signed - Historic District Commission Chair, Sean Murphy

This, the 9th day of May, 2023.