

**Record No:
HDC-26-26**

Historic District
Certificate of
Appropriateness
Status: Active
Submitted On: 7/2/2026

Primary Location

310 PITTSBORO ST
CHAPEL HILL, NC 27516

Owner

STATE EMPLOYEES
CREDIT UNION
Creedmoor Road 4401
RALEIGH, NC 27656

Applicant

Michael Celauro
 984-281-1342
 michael.celauro@summitde.com
 1000 Social St
Suite 800
Raleigh, NC 27609

Certificate of Appropriateness Form

Historic District *

Cameron-McCauley

Application Type*

Major Work

Minor Work is exterior work that doesn't involve any substantial alterations, additions, or removals that could impair the integrity of the property and/or the district as a whole. See Chapel Hill Historic Districts Design Principles & Standards ("Principles & Standards") (p. 9-11) for a list of minor works.

Major Work (Historic District Commission Review) includes all exterior changes to structures and features other than minor works.

You may contact HDC Staff Liaison(s) if you're unsure of the application type.

Briefly describe the proposed exterior changes. *

Added mechanical unit to the roof

Is this application for after-the-fact work? *

No

Is this applicaiton a request for review after a previous denial?*

No

Applicant Authorization

Applicant Signature*

 Michael Celauro
Jul 1, 2026

Relationship to Property Owner*

Other

If other, please explain relationship to property owner. *

Architect



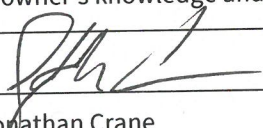
TOWN OF
**CHAPEL
HILL**

Planning Department
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705

phone (919) 968-2728
email planning@townofchapelhill.org
www.chapelhillnc.gov

Property Owner Authorization for Historic District Certificate of Appropriateness (COA)

The current property owner must complete and sign this authorization form if someone else applies for a Certificate of Appropriateness on their behalf. Please submit a separate form per property owner.

Project Name	State Employees' Credit Union HVAC Modification			
Property Address	310 Pittsboro St, Chapel Hill, NC 27516			
Parcel Identifier Number(s) (PINs)	9788356004			
Property Owner Name (must match County tax records)	State Employees Credit Union			
Property Owner Address	PO Box 26807 Raleigh, NC 27611			
Property Owner Email	FacilitiesManagement@ncsecu.org	Property Owner Phone	919-856-3340	
Relationship to Applicant	Architect, Michael Celauro, Summit Design and Engineering Services, Inc.			
If the property owner is an entity, provide detailed information regarding the principals of the entity.				
Property Owner Acknowledgement As the property owner, you may represent yourself or be represented by attorney; however, professionals such as architects, engineers, designers, and others may provide factual evidence and expert opinions so far as they are qualified, but not legal arguments on behalf of the property owner.				
Property Owner Authorization Statement The undersigned property owner hereby authorizes the application for Conditional Zoning District and certifies that, to the best of the owner's knowledge and belief, all information supplied with this application is true and accurate.				
Signature			Date	7/1/2026
Print Name	Jonathan Crane			

SECU Chapel Hill Pittsboro St HVAC Modification

Scope of Work Written Description

The following is a brief description of the work to be performed at 310 Pittsboro St, Chapel Hill, NC 27516. The branch has been experiencing excessive humidity within the building for a few years. After thorough evaluation of the building systems, it was determined that the building does not contain a consistent ventilation system, but instead is relied upon staff opening windows. Due to operational practices, windows are not being opened. Therefore, a new DOAS unit is being installed to provide the branch with constant fresh air and ventilation. This requires a new mechanical unit to be installed on the roof, to work hand in hand with the existing chiller located on the roof. The unit will be located in the center of the building to provide the most effective run of ductwork to all areas of the building. The unit will be located roughly 25 feet from the roof edge on the east side of the building facing Pittsboro St. With the existing parapet height at the edge of the building, and the setback from roof edge, the unit will be barely visible for the right of way. The existing chiller will remain unchanged and is clearly visible from the right of way.

History and Character of the Property

Parcel 9788356004 contains a 2-story financial institution, owned and operated by State Employees' Credit Union. The building was constructed in 1977 with the most recent renovation in 2019 to replace the existing chiller on the roof along with upgrades to the mechanical system and replacing the windows throughout. The property is located within the Cameron-McCauley Local Historic District but is not listed on the National Register of Historic Places.

1/9/2023 8:37:26 AM M:\2019\19-XXXX-403 New Small test Project\19-XXXX-403 New Test Project - channing.rvsoids.rvt

1 SITE PLAN
SCALE: $\frac{3}{32}" = 1'-0"$

REET
34
38
2"

209 MCCAULEY STREET
LOT AREA: 9,147
BUILDING AREA: 1,114
BLDG HGT: 16'-4"

211 MCCAULEY STREET
LOT AREA: 12,196
BUILDING AREA: 2,325
BLDG HGT: 29'-6"

2-STORY
DWELLING

ASPHALT
DRIVEWAY

PARKING

PITTSBORO STREET

BRICK SIDEWALK

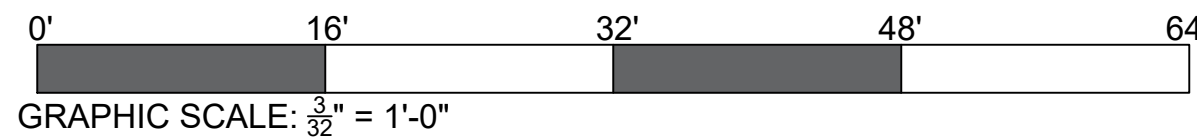
PROPERTY LINE

SIDEWALK

310 PITTSBORO
STREET

SIDEWALK

PARKING

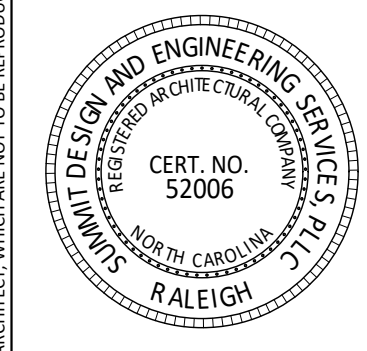


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NO	REVISIONS	DATE
A		

DRAWN BY: CNM
CHECKED BY: MSC
FIRST ISSUE DATE: 03/05/2026
PROJECT NO.
24-0229.015

SITE PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

SECU CHAPEL HILL - PITTSBORO ST.
HVAC MODIFICATIONS

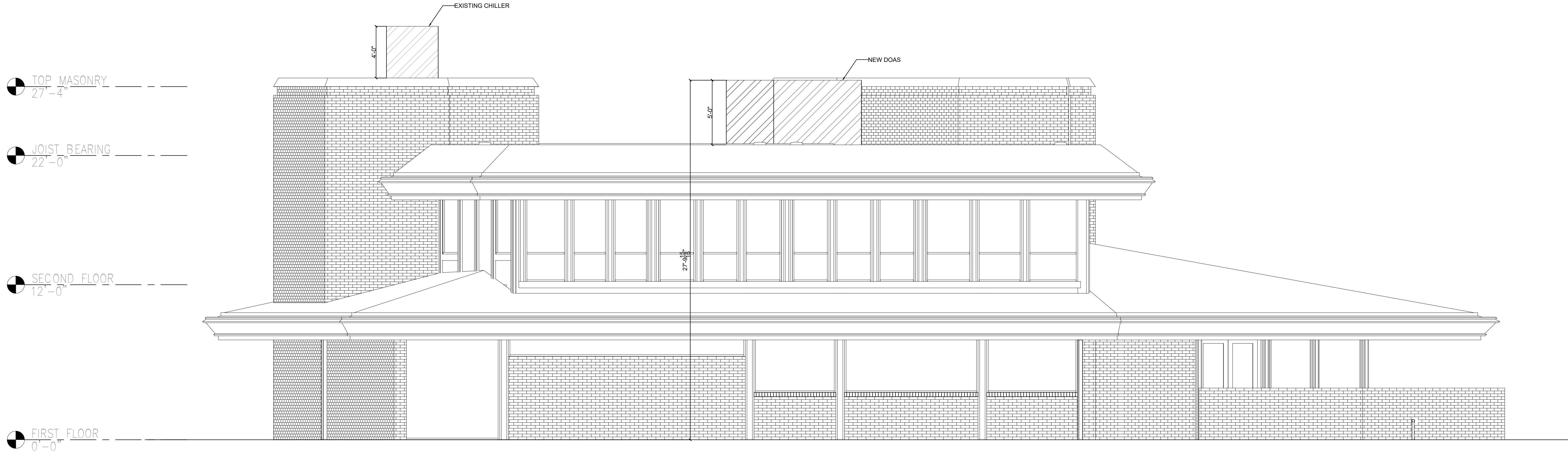
310 PITTSBORO STREET, CHAPEL HILL, NC 27516



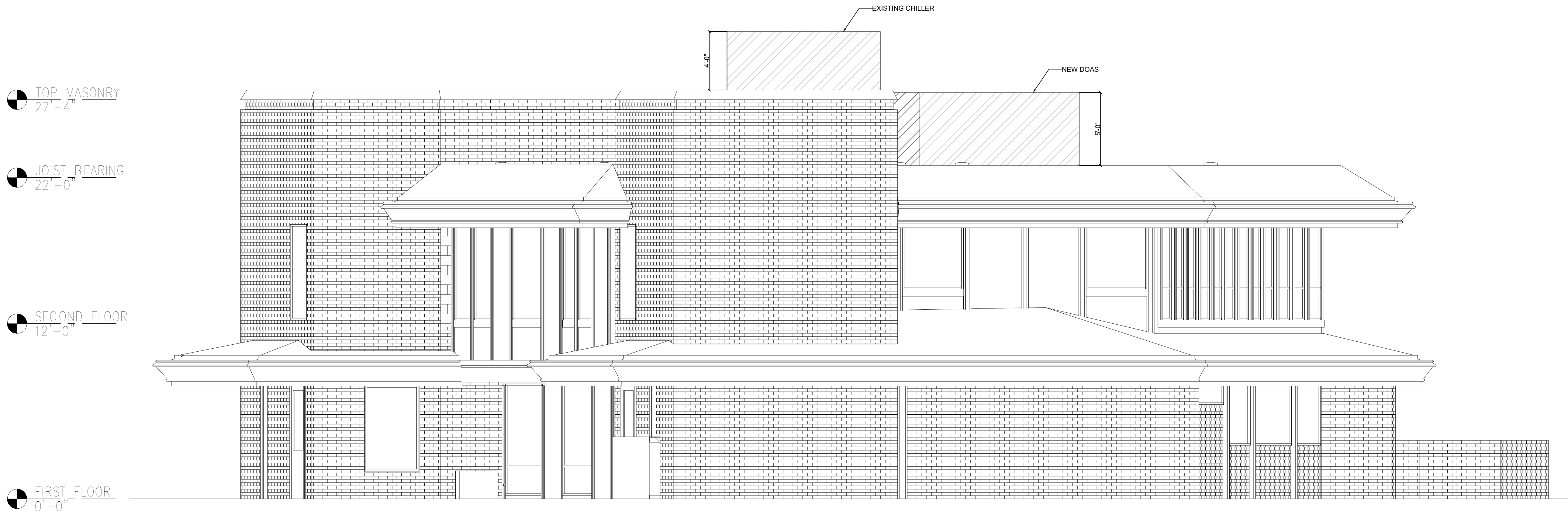
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1000 Capital Center North, Raleigh, NC 27609
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A-002

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2 EAST ELEVATION - PITTSBORO STREET
SCALE: $\frac{1}{4}$ " = 1'-0"

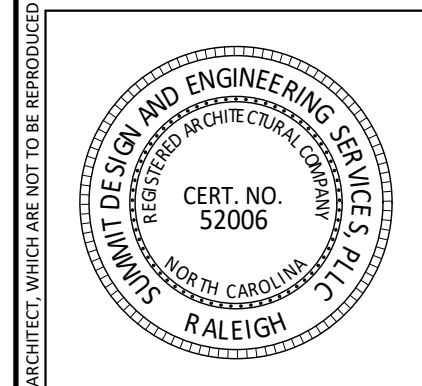


1 SOUTH ELEVATION
SCALE: $\frac{1}{4}$ " = 1'-0"

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SECU CHAPEL HILL - PITTSBORO ST.

HVAC MODIFICATIONS



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PROJECT NO.
24-0229.015
EXTERIOR
ELEVATIONS

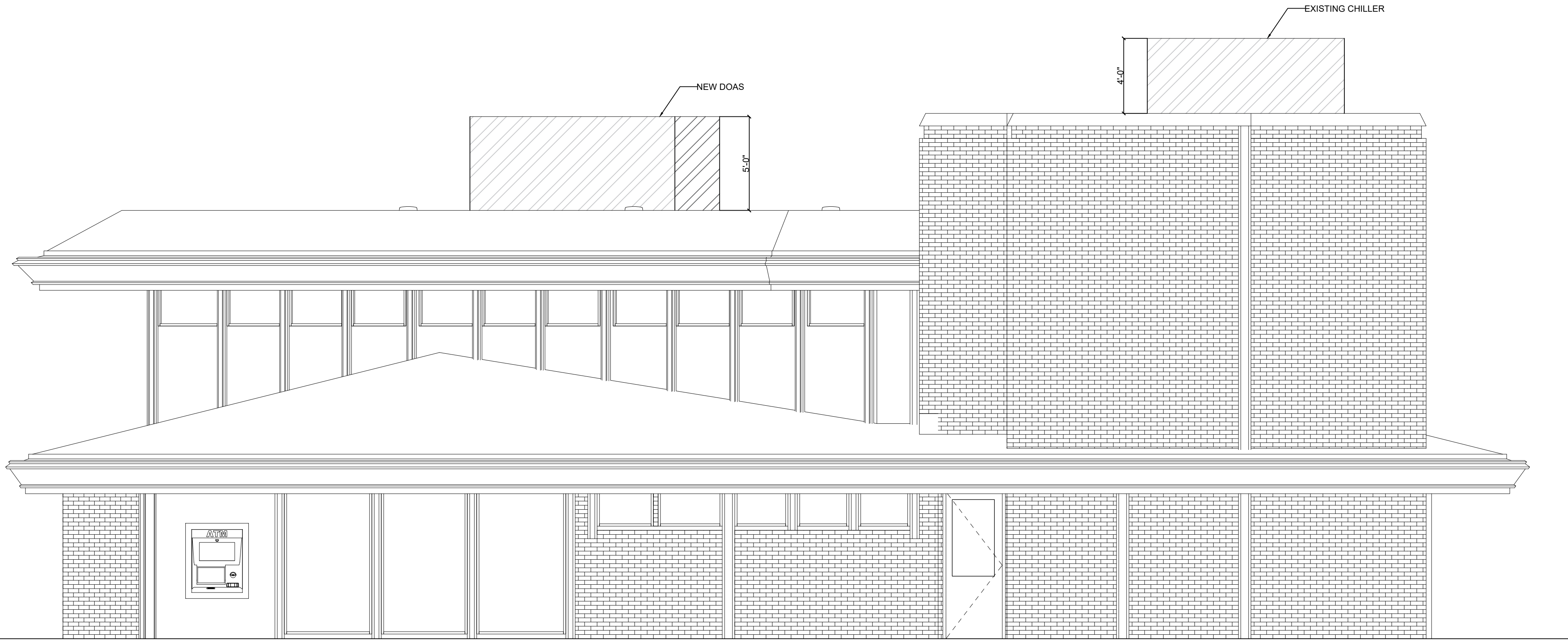
A-200

TOP MASONRY
27'-4"

JOIST BEARING
22'-0"

SECOND FLOOR
12'-0"

FIRST FLOOR
0'-0"



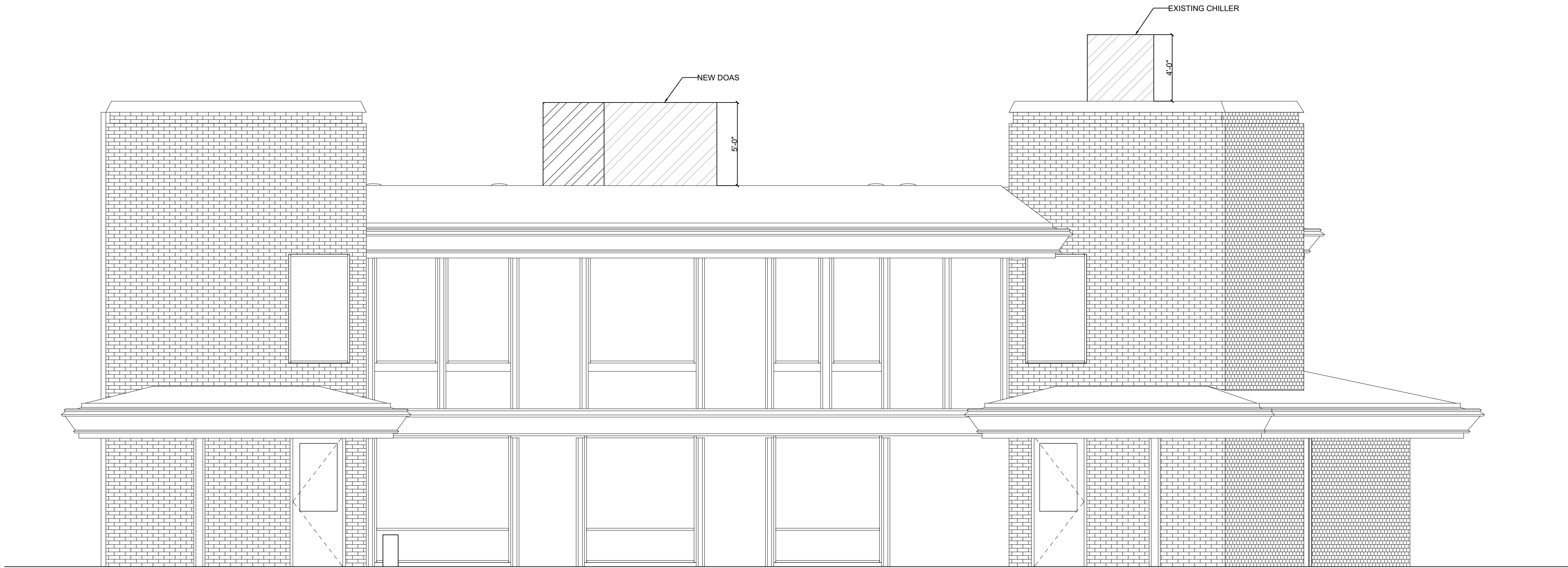
2 NORTH ELEVATION
SCALE: $\frac{1}{4}$ " = 1'-0"

TOP MASONRY
27'-4"

JOIST BEARING
22'-0"

SECOND FLOOR
12'-0"

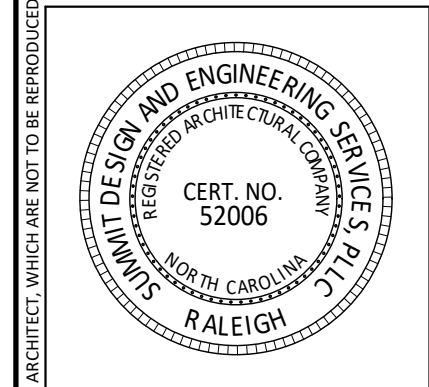
FIRST FLOOR
0'-0"



1 WEST ELEVATION
SCALE: $\frac{1}{4}$ " = 1'-0"

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HVAC MODIFICATIONS
310 PITTSBORO STREET, CHAPEL HILL, NC 27516



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EXTERIOR
ELEVATIONS

A-201

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