

**TOWN OF CHAPEL HILL  
HISTORIC DISTRICT COMMISSION  
WRITTEN DECISION  
(HDC-26-2)**

**Subject Property:** 403 McCauley Street, Chapel Hill, NC  
**PIN#:** 9788-24-2526  
**Historic District:** Cameron-McCauley  
**Property Owner:** George Conde Jenne and Katharine Flanders McChesney  
**Applicant:** George Jenne

At its regular meeting on 12 May 2026, after conducting a duly advertised public meeting, and after considering the above-referenced application for certificate of appropriateness, the application materials, staff report, and exhibits presented at the meeting 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 4 to 0 to **APPROVE** a certificate of appropriateness for all elements of the amendment application 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 403 McCauley Street, Chapel Hill, NC (PIN 9788-24-2526), is located within the Town’s Cameron-McCauley Historic District and is zoned Residential-1 District (R-1).
2. The Subject Property is owned by George Conde Jenne and Katharine Flanders McChesney (the “Owner”).
3. The certificate of appropriateness application (the “Application”) was submitted by George Jenne (the “Applicant”) on 3 April 2026.
4. The Application sought approval to install a 9.2 kW DC solar panel system covering approximately 420 square feet on portions of the rear-facing roof of the original building and on portions of the rear-facing roof of the existing addition.
5. The Application was scheduled for hearing by the HDC at its regular meeting on 12 May 2026. Notice of the HDC’s regular meeting was provided as required by law.
6. HDC Member Glenn Connolly was absent from the meeting; all other HDC Members were present.
7. An oath was administered to the Applicant.

8. The staff report and application materials associated with the 12 May 2026 evidentiary hearing were entered into the record for the meeting.
9. During the 12 May 2026 evidentiary hearing, the Applicant testified and provided evidence showing:
  - a. The proposed solar panel system will utilize twenty (20) low-profile solar panels that will be installed flush-mounted, parallel and close to the existing roof structure to minimize visual impact.
  - b. The proposed solar panels will visually blend with the existing roofing material and will not extend above the roof ridge or alter the existing roof form so as not to disrupt the architectural character of the existing structure.
  - c. The proposed solar panels will be set back from the roof edges to reduce visibility from the public right-of-way and maintain the building's historic appearance and will be located on rear-facing roof planes to minimize visibility from the public right-of-way.
  - d. The proposed electrical components and conduit associated with the proposed solar panel system will be routed internally or along non-visible elevations so that no wiring or equipment will be visible from the public right-of-way.
10. No public comment was provided on the Application.

### **Conclusions**

1. Based upon the competent, material, and substantial evidence 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.

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

This the 9<sup>th</sup> day of June, 2026.

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Don Tise, HDC Chair