

MEMORANDUM

TO: Chapel Hill Historic District Commission
FROM: Britany Waddell, Planning Director
Charnika Harrell, Senior Planner
Anna Scott Myers, Planner II
SUBJECT: 214 McCauley Street: Certificate of Appropriateness (COA)
(9788353304, HDC-26-18)
FILING DATE: April 21, 2026
DATE: June 9, 2026

COA SUMMARY

Tack Kim, contractor, requests a COA on behalf of the property owner to construct a detached garage and new dwelling unit.

EXISTING CONDITIONS

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

BACKGROUND

April 21, 2026	The applicant submits a COA application for the work described above.
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DISCUSSION

The applicant has provided materials for the proposed detached garage and dwelling unit. 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.

ATTACHMENTS

- 1. [Special Character Essay – Cameron-McCauley Historic District \(pages 31-35\)](#)²
- 2. Application Materials

¹<https://www.chapelhillnc.gov/files/assets/town/v/1/planning/documents/plans-and-ordinances/overlay-district/ch-hd-design-principles-and-standards.pdf>

²<https://www.chapelhillnc.gov/files/assets/town/v/1/planning/documents/plans-and-ordinances/overlay-district/ch-hd-design-principles-and-standards.pdf>