

**TOWN OF CHAPEL HILL
HISTORIC DISTRICT COMMISSION
WRITTEN DECISION
(HDC-26-18)**

Subject Property: 214 McCauley Street, Chapel Hill, NC
PIN#: 9788-35-3304
Historic District: Cameron-McCauley
Property Owner: Jacob Stromberg and Sua Yoo
Applicant: Tack Kim

At its regular meeting on 9 June 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 5 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 214 McCauley Street, Chapel Hill, NC (PIN 9788-35-3304), is located within the Town’s Cameron-McCauley Historic District and is zoned Residential-4 District (R-4).
2. The Subject Property is owned by Jacob Stromberg and Sua Yoo (the “Owner”).
3. The certificate of appropriateness application (the “Application”) was submitted by Tack Kim (the “Applicant”) on 1 May 2026.
4. The Application sought approval to construct a two-story dwelling and two-car garage on the rear of the Subject Property behind the existing historic two-story dwelling located at the Subject Property.
5. The Application was scheduled for hearing by the HDC at its regular meeting on 9 June 2026. Notice of the HDC’s regular meeting was provided as required by law.
6. All HDC Members were present at the meeting.
7. An oath was administered to the Applicant.
8. The staff report and application materials associated with the 9 June 2026 evidentiary hearing were entered into the record for the meeting.

9. During the 9 June 2026 evidentiary hearing, the Applicant testified and provided evidence showing:
 - a. The proposed new two-story dwelling and proposed new two-car garage will be located deep in the rear yard so as to minimize their impact on the streetscape.
 - b. The proposed new two-car garage proposes a ridge height of 16'00" and will be visually subordinate to the existing historic structure which has a ridge height of 32'00".
 - c. The proposed new two-story dwelling proposes a ridge height of 31'-11 1/8" and proposes scale-reducing design techniques such as a single-story front porch to ensure that the height and massing do not visually overpower the existing historic dwelling.
 - d. Both the proposed two-story dwelling and proposed two-car garage utilize hipped roof forms in harmony with the existing historic dwelling.
 - e. The proposed new structures will utilize materials such as horizontal lap siding and corner trim to match the existing historic dwelling and complement the existing structure.
10. No additional public comment was provided at the hearing.

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 22nd day of June, 2026.

Don Tise, HDC Chair