

## MEMORANDUM

TO: Chapel Hill Historic District Commission

FROM: Britany Waddell, Planning Director  
Charnika Harrell, Senior Planner  
Anna Scott Myers, Planner II

SUBJECT: 118 Mallette Street: Certificate of Appropriateness (COA)  
(PIN 9788-26-3196, HDC-25-8)

FILING DATE: May 6, 2026

DATE: June 9, 2026

### COA SUMMARY

Jim Spencer, on behalf of the property owner, requests to amend the COA to include the demolition of the previously existing deteriorated garage. The garage has been demolished.

### EXISTING CONDITIONS

The property is zoned Residential-3 (R-3) and is in the Cameron-McCauley Historic District.

### BACKGROUND

|                   |  |
|-------------------|--|
| April 15, 2025    | The applicant submits a COA application for a new rear addition, brick driveway, repairs to the existing deteriorated garage, and new black aluminum fencing in rear and side yards. |
| May 13, 2025      | The Commission reviews the COA application. <a href="#">Meeting Materials</a> <sup>1</sup>   |
| June 10, 2025     | The Commission approves the written decision for the project.  |
| November 10, 2025 | Staff approved a COA amendment to add an exterior wall sconce to the rear door.  |
| May 6, 2026       | The applicant submits a COA amendment for the demolition of the previously existing garage.  |

### DISCUSSION

The Commission should discuss whether the work proposed by the Applicant is or is not incongruous with the special character of the Cameron-McCauley Historic District. The Applicant has provided materials for the COA amendment, which the Applicant asserts show that the proposed project is not incongruous with the character of the Cameron-McCauley Historic District.

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

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<sup>1</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=7356905&GUID=9C63522D-F41F-4354-BD4B-573B893A3C09&Options=&Search=>

## NOTE

The [\*Chapel Hill Historic Districts Design Principles and Standards\*](#)<sup>2</sup> are incorporated into the record by reference.

## ATTACHMENTS

1. [Special Character Essay – Cameron-McCauley Historic District \(pages 31-35\)](#)<sup>3</sup>
2. Application Materials

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

<sup>3</sup><https://www.chapelhillnc.gov/files/assets/town/v/1/planning/documents/plans-and-ordinances/overlay-district/ch-hd-design-principles-and-standards.pdf>