



JIM SPENCER ARCHITECTS, PA  
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April 28, 2026

Clark Residence  
118 Mallette Street

**Town of Chapel Hill  
Historic District Commission Certificate of Appropriateness Application  
HDC-25-8 – Amendment for Garage demo and rebuild - Project Description**

The Clark Residence at 118 Mallette Street is nearing completion of a small addition to the main house, which was approved by the Historic District Commission in May of 2025. This application serves as an amendment to that application.

The original small garage building was found to be structurally unsound during initial construction. It was the intent to rebuild the structure in place, but our engineer instructed us that none of the existing members and connections were up to current code and the leaning structure was removed by the contractor. The existing structure had almost no original content other than the stone and brick foundation, which was not capable of adequate connection to the new walls.

The owner wishes to reconstruct a very similar garage, but move it within the current setbacks for the town. The new garage will match the roof pitch, siding and roofing of the old structure. Please see attached drawings for more details.

Additionally, the owner would like to ask for a small modification to the previously approved application for the addition. The entry pattern for the addition on the back (west façade) will work better if the stair is turned 90 degrees and faces the backyard. The landing and stairs would be brick to match the existing house.



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April 3, 2025  
Revised April 27, 2026

Clark Residence  
118 Mallette Street

**Town of Chapel Hill  
Historic District Commission Certificate of Appropriateness Application  
Applicable HDC Design Standards**

We feel the following standards from the Design Guidelines are applicable.

**Revision – COA – 25 – 8 Amendment  
New Construction 4.7 Garages, Carports & Accessory Structures: Principles**

**4.7.1** Introduce compatible new garages, carports, and accessory buildings, as needed, in ways that do not compromise the historic character of the site or district.

*The proposed garage is designed to closely match the dimensions and placement of the previous one, with the exception of moving it within current zoning setbacks and moving it back on the lot slightly. The small size maintains the relationship between the buildings and is typical of the neighborhood accessory buildings and garages.*

**4.7.2** Site new garages, carports, and accessory buildings in traditional locations that are compatible with the character of the building and site, typically beyond the rear wall of the primary building on the site.

*The location is traditional and very close (but slightly farther back) to the former location. It is located beyond the rear wall of the main house as noted above.*

**4.7.5** Design new garages, carports, and accessory buildings so that their size, scale and form do not visually overpower the primary building on this or adjacent sites. Design garages, carports, and accessory buildings to be compatible with, but secondary to, the primary building in size, scale, and building and roof form.

*The new garage is designed to mimic the former one, while having modern construction and detailing. It is subservient in scale, proportion and roof form to the existing main structure and adjacent buildings.*

**4.7.8** Design new garages, carports, and accessory buildings and their features to be compatible in scale, materials, proportions, and details with the overall historic character of the site and district and with garages and accessory buildings in the immediate surroundings when the scale, materials, proportions, and details are important in defining the overall historic character of the district.

- A.** Select exterior materials and finishes that are compatible with the primary building in terms of scale, dimension, pattern, detail, finish, texture, and color. Smooth-faced cementitious or composite siding that matches the traditional dimension of wood siding is permitted for new accessory buildings.

*The proposed garage will have materials that are compatible, but discernable from the main house. The siding will be a wood or composite siding to match the German siding from the former garage. The shingles will match the house, and the windows and doors will be similar in style to the house.*



**Town of Chapel Hill**  
**Planning Department**  
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### Property Owner Authorization Form

**Staff Use Only**

Application Number:

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: Renovations and Additions to the Clark Residence - Amendment for Garage

Property Address: 118 Mallette Street, Chapel Hill, NC 27516

Parcel Identifier Number(s) (PINs): 9788-26-3196

Property Owner Name: Joseph Brian Clark and Carol Clark

Property Owner Address: 118 Mallette Street, Chapel Hill, NC 27516

Email: carolclark70@gmail.com

Phone: 717-982-1111

Relationship to Applicant: client to architect Jim Spencer, AIA

If the property owner is an entity, provide detailed information regarding the principals of the entity.

#### Property Owner Authorization

The undersigned property owner hereby certifies that, to the best of their knowledge and belief, all information supplied with this application is true and accurate.

Signature: Carol Clark

Date: 4/27/26

Print Name: Carol Clark