



Record No: HDC-26-11

Historic District
Certificate of
Appropriateness
Status: Active
Submitted On: 4/3/2026

Primary Location

403 MCCAULEY ST
CHAPEL HILL, NC 27516

Owner

JENNE GEORGE CONDE
MCCAULEY ST 403 CHAPEL
HILL, NC 27516

Applicant

George Jenne
 646-418-3092
 georgejenne@mac.com
 403 McCauley St
Chapel Hill, NC 27516

Certificate of Appropriateness Form

Historic District *

Cameron-McCauley

Application Type

Check all that apply

Minor Work is exterior work that doesn't involve any substantial alterations, additions, or removals that could impair the integrity of the property and/or the district as a whole. See Chapel Hill Historic Districts Design Principles & Standards ("Principles & Standards") (p. 9-11) for a list of minor works.

Major Work (Historic District Commission Review) includes all exterior changes to structures and features other than minor works.

Contact HDC Staff Liaison(s) if you're unsure of the application type.

Maintenance or Repair Work

Minor Work (Staff Review)

Major Work (Historic District Commission Review)

COA Amendment

Briefly describe the proposed changes. *

Installation of solar panel system on rear facing roofs.

Is this application for after-the-fact work?* 


No

Is this applicaiton a request for review after a previous denial?*

No

Applicant Authorization

Applicant Signature*

 George Conde Jenne
Apr 3, 2026

Relationship to Property Owner*

Self


Planning Department
 405 Martin Luther King Jr. Blvd.
 Chapel Hill, NC 27514-5705

phone (919) 968-2728
 email planning@townofchapelhill.org
www.chapelhillnc.gov



Property Owner Authorization for Historic District Certificate of Appropriateness (COA)

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	JENNE - MCCHESENEY 403 McCauley St. solar panel system		
Property Address	403 McCauley St., Chapel Hill, NC 27516		
Parcel Identifier Number(s) (PINs)	9788242526		
Property Owner Name (must match County tax records)	Jenne, George Conde / McChesney, Katharine Flanders		
Property Owner Address	403 McCauley St., Chapel Hill, NC 27516		
Property Owner Email	georgejenne@mac.com	Property Owner Phone	646 418 3092
Relationship to Applicant	self		
<p>If the property owner is an entity, provide detailed information regarding the principals of the entity.</p>			
<p>Property Owner Acknowledgement</p> <p>As the property owner, you may represent yourself or be represented by attorney; however, professionals such as architects, engineers, designers, and others may provide factual evidence and expert opinions so far as they are qualified, but not legal arguments on behalf of the property owner.</p>			
<p>Property Owner Authorization Statement</p> <p>The undersigned property owner hereby authorizes the application for Conditional Zoning District and certifies that, to the best of the owner's knowledge and belief, all information supplied with this application is true and accurate.</p>			
Signature			Date 4/3/2026
Print Name	George Jenne		

The History

403 McCauley is a single family home in the Cameron McCauley Historic District. It was built in 1924 in the Craftsman style, with German ship lap, wood-sash windows, a brick pier foundation, coal burning fireplace, and a shed-roofed porch.

The home was inhabited by three generations of a single family for the first 99 years of its existence. James and Callie Mae Huskey built the house in 1924. James had a blacksmith shop on Rosemary Street. Their son, William Huskey was born in the home, and he and his wife Louise ultimately raised two children, Ann and John, in it. William and Louise passed away peacefully, in the house, a few years apart - William, in the same room he was born in.

George Jenne, who grew up two blocks away, on Cameron Avenue, and whose father was Chapel Hill town manager in the early seventies, knew William at an early age. As an adult, George was his next door neighbor for fourteen years. In 2022, he and Kelly McChesney purchased the home from Ann and John. George and Kelly currently live there with their son Condé.

The Home

The original house has a side-gabled roof features asphalt shingles, knee brackets in the gables, and exposed rafter tails. A gabled dormer is centered on the facade. A gabled wing extends from the east elevation and a shed-roofed wing is located on the rear.

The house retains a brick foundation, interior brick chimney, and brick porch piers. It has molded weatherboards and corner boards throughout, wood soffits and fascia, wood rafter tails and knee brackets. Round wood vents are located in the gables.

A full-width, engaged, shed-roofed porch spans the facade. It is supported by Craftsman-style tapered wood posts on painted brick piers. It has a tongue-and-groove floor and beaded-board ceiling.

The house has three-over-one Craftsman-style wood-sash windows, most with wood-framed screens. Windows in the front dormer are four-over-one Craftsman-style. The front door is a three-light-over-two-panel Craftsman-style door.

Southwest of the house is a one-story, frame garage.

In 2023, an addition was added to the rear of the home that extended the single story straight back to include two bedrooms, a second bathroom, a finished basement and an interstitial space that gracefully links the old part of the home to the addition.

Nearly every detail of the addition mimics the character of the original home. Pine siding was custom milled to match the original German ship lap. Corbels and ornamental attic vents on the East and West facades were built to match those on the original house. Windows were selected to match the original three-over-one sash windows. The front and sides of the original home were fully restored, along much of its interior.

The Project

The current owners, George Jenne and Kelly McChesney, believe that part of the responsibility of restoring and maintaining a 100 year old home includes maximizing its energy efficiency. This proposal details the installation of a solar panel system that will offset much of the energy loss that the original house incurs, year round. They are committed to doing this as discretely as possible. The bulk of the panel system would be installed on the rear roof of the original building, which is mostly blocked from view by the addition. The front facade of the original house, facing McCauley Street, would not be affected at all. A smaller array of panels would be installed on the rear roof of the addition, facing Brookside Drive, which is not in the historic district. The installation of the entire system would adhere to guidance carved out in the Chapel Hill Historic Districts Design Principles and Standards.

Design Principles and Standards 3.9.8 Solar Panel Installation Compliance

a. Flush Mounting

The proposed system utilizes 20 low-profile Aptos Solar Panels that will be installed flush-mounted, parallel, and close to the existing roof surface to minimize visual impact.

b. Color Compatibility

The panels feature a dark, uniform finish designed to closely match the existing roofing material, allowing the system to visually blend with the roof plane.

c. Setback from Roof Edges

All panels will be set back from roof edges to reduce visibility from the public right-of-way and maintain the building's historic appearance.

d. Roofline Preservation

The solar array will not extend above the roof ridge or alter the existing roof form, ensuring no disruption to the architectural character of the structure.

e. Concealment of Equipment

All associated conduit and electrical components will be routed internally or along non-visible elevations so that no wiring or equipment is visible from the street.

Additional Compliance with Section 3.9 Guidelines

The system is located on rear-facing roof planes to minimize visibility, consistent with historic district recommendations for discreet siting. Brookside Drive, the only street that some of the panels would be visible from, is not in the Cameron McCauley Historic District

Two Tesla Powerwall 3 battery units will be installed in a screened, non-prominent location that does not impact historic materials or features, if not inside the crawlspace of the original building.

The following pages show the Yes Solar Solutions proposal as well as technical and visual support materials:

ARCHITECTURAL REQUEST LETTER

SOLAR PANELS • ROOF MOUNT SYSTEM

HOMEOWNER: George Jenne

ADDRESS: 403 McCauley St, Chapel Hill, NC, 27516

Dear Review Board,

Enclosed is the Architectural Request for the **Jenne** residence at 403 McCauley St.. The **solar system**, covering approximately **420 sqft**, is strategically positioned to optimize energy production and enhance economic viability. The panels, sleek in matte black, utilize thermally pre-stressed glass with anti-reflection technology, chosen to maintain property aesthetics while maximizing economic resilience and increasing nearby property values.

All associated solar and electrical equipment, including conduit, will be discreetly placed to the rear or side of the structure to limit public visibility. Panels will be mounted parallel to the existing roof plane, protruding no more than four inches from the surface.

Before installation, the planned system will undergo permitting review and secure interconnection approval from the local utility. Yes Solar Solutions will handle all necessary permits and inspections mandated by the respective Authority Having Jurisdiction (AHJ).

The installation will adhere to current NC building and electrical code requirements and will be executed by licensed electricians. Yes Solar, a leading solar installer in North Carolina, accredited by NABCEP, has completed over 1,000 solar installations since 2009.

Thank you for considering the homeowner's request. Please don't hesitate to contact me directly for further assistance.

Kind regards,

Tucker Shannon
Residential Project Manager
Yes Solar Solutions | NABCEP Accreditation
202 North Dixon Avenue Cary, NC 27513
Office: 919-377-9058

Project Overview

The proposed project consists of a residential rooftop solar installation designed to minimize visual impact while maintaining high performance and safety standards. The system will include **20 roof-mounted photovoltaic (PV) panels** and one battery storage unit.

Equipment Details

- **Solar Panels:** Aptos DNA 460W Solar Panel
 - Quantity: 20 panels
 - Total System Size: 9.20 kW DC
 - Panel Finish: All-black modules (black frame, black backsheet) for a uniform, low-profile appearance
- **Battery Storage:** Tesla Powerwall 3
 - Installed on an exterior wall or in viable interior location (final location undetermined)
 - Provides backup power and energy management functionality

Installation Method

- Panels will be **flush-mounted** to the roof surface using a low-profile racking system (typically 3–5 inches above the roof plane).
- Mounting hardware will be attached directly to the roof rafters/trusses in accordance with structural and code requirements.
- All wiring will be concealed where possible, with conduit routed along rooflines and exterior walls to minimize visibility.

Location & Layout

- Panel placement is shown on the **provided plan (site/roof layout) and elevation drawings**.
- The array will be positioned to align symmetrically with the roof planes and avoid irregular or staggered layouts.
- The installation has been designed to be consistent with the **survey drawing**, and a satellite image overlay is included for visual confirmation of placement.

Visual Impact Considerations

- The all-black panel design blends with darker roofing materials and reduces reflectivity.
- The system is mounted parallel to the roof plane (no tilt racks), maintaining the home's existing roofline.
- No panels will extend beyond the roof edges or ridgelines.
- Equipment placement has been selected to minimize visibility from the public right-of-way.

Additional Materials Included

- Site/plot plan with system layout overlay
- Roof plan and elevation drawings showing panel placement
- Satellite image with proposed array location
- Example imagery of similar installations on a black roof (for visual reference)

Summary

This system has been thoughtfully designed to balance renewable energy production with preservation of the home's historic character. The layout, materials, and installation methods prioritize a clean, unobtrusive appearance consistent with Historic District Commission expectations.



DNA™ 120-Monofacial

Solar for Innovators

Industry Leading 30 Years Product and Performance Warranty

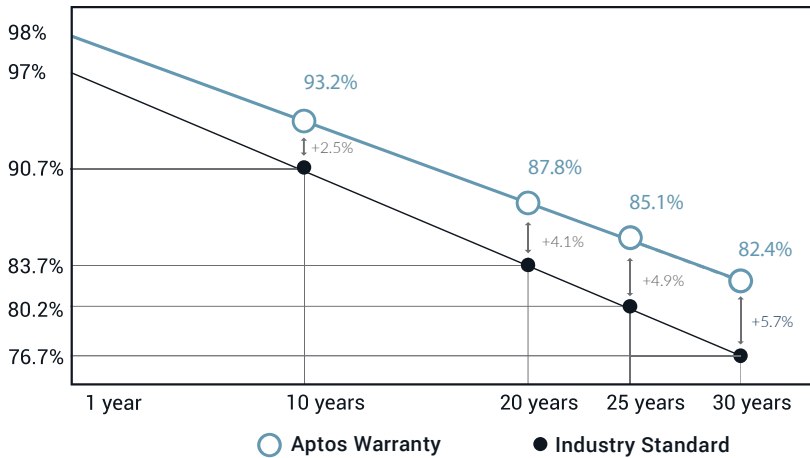
445W | 450W | 455W | 460W

DNA-120-MF10-460W

Residential | Commercial

Our DNA Split Cell Series uses advanced selective emitter PERC technology with thin film layers to improve heat tolerance, maximize energy harvest, minimize resistive loss, and use 5% more of the available active area for optimal power performance.

Linear Performance Warranty



Designed & Engineered In Silicon Valley

Key Features



Advanced Technology

Patented DNA™ technology boosts power performance & module efficiency.



Miami-Dade Approved

Maximum Durability: LEVEL 6 SALT MIST Tested, 5400 Pa Wind Load Certified Panels



Awards

Winners of the Leadership in Solar Energy award for three consecutive years and listed as one of the Top Solar Products from 2021-2022.



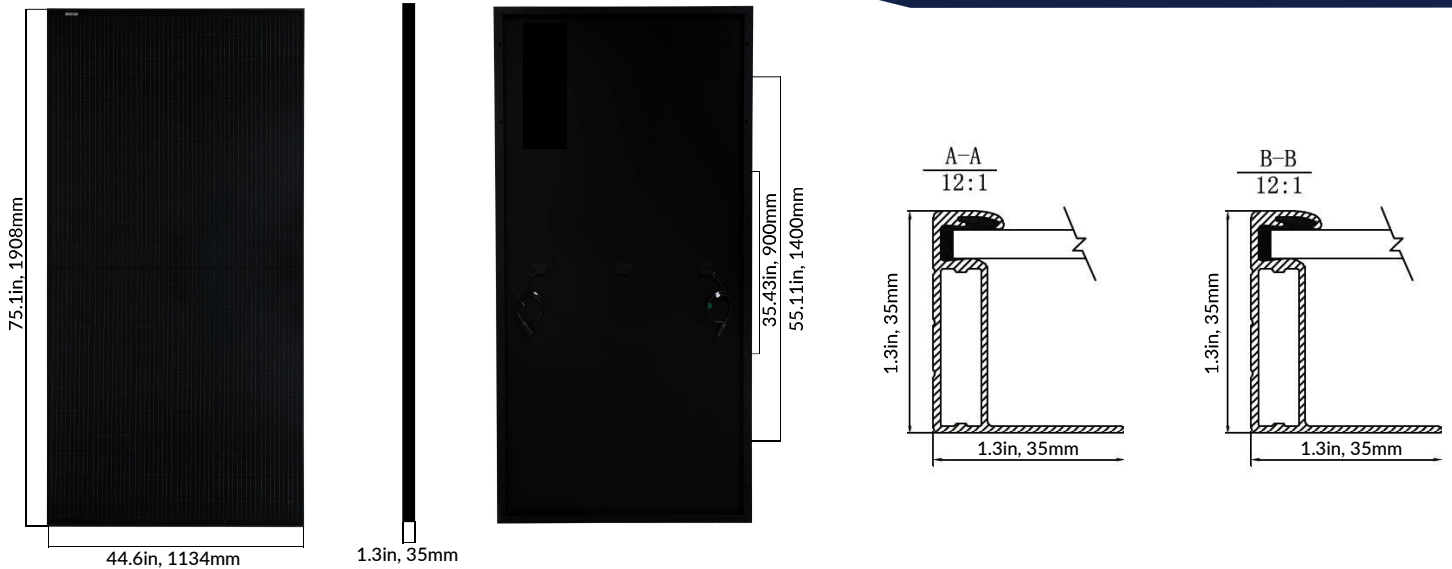
Bankable Investment

Comprehensive warranty that covers both **30-year product** and **30-year power** performance.



Aesthetics

All black design with advanced split cell technology features 10 ultra-thin busbars that allow for less resistance and greater energy harvest.



Electrical Specifications	DNA-120-MF10-445W		DNA-120-MF10-450W		DNA-120-MF10-455W		DNA-120-MF10-460W	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
STC Rated Output P_{mpp} (W)	445W	333W	450W	336W	455W	341W	460W	344W
Open Circuit Voltage V_{oc} (V)	41.79	39.42	41.79	39.50	41.88	39.58	41.97	39.67
Short Circuit Current I_{sc} (A)	13.36	11.89	13.51	11.99	13.63	12.09	13.75	12.20
Rated Voltage V_{mp} (V)	35.03	32.32	35.15	32.39	35.27	32.46	35.36	32.53
Rated Voltage I_{mp} (A)	12.70	10.31	12.80	10.40	12.90	10.49	13.00	10.58
Module Efficiency	20.57%		20.79%		21.03%		21.26%	

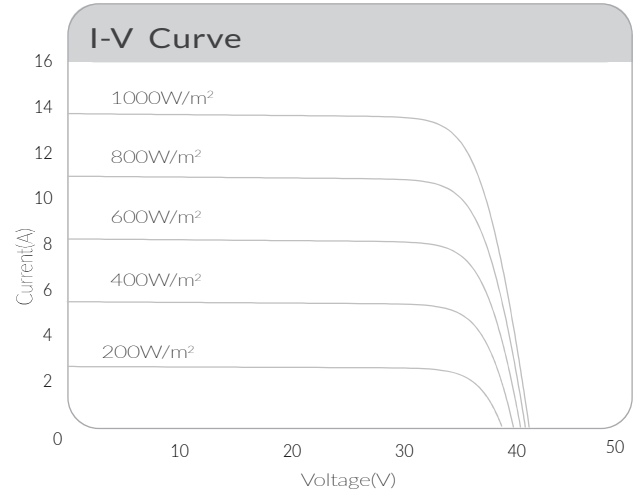
STC for front-face of panel: 1000 W/m², 25°C, measurement uncertainty $\pm 3\%$
 NOCT for front-face of panel: 800W/m², 45°C, Wind speed 1 m/s

Mechanical Properties	
Cell Type	SE-PERC
Glass	3.2mm, anti-reflection coating, high transmission, low iron, tempered glass
Frame	Anodized Aluminum Alloy
Junction Box	IP68
Dimensions	75.1 X 44.6 X 1.3 in, 1908 X 1134 X 35 mm
Weight	52.9lbs.(24.2kg)
Output Cable	4mm ² (EU)12AWG,39.37in.(1200mm)
Cable Length	47.2 in
Encapsulant	POE
Connector Type	Staubli EVO2

Temperature Coefficients	
Temperature Coefficients P_{mpp}	-0.35%/°C
Temperature Coefficients I_{sc}	+0.054%/°C
Temperature Coefficients V_{oc}	-0.27%/°C
Nominal Operating Cell Temperature (NOCT)	45±2°C

Test Operating Conditions	
Maximum Series Fuse	25A
Maximum System Voltage	1,500 VDC (UL&IEC)
Maximum Load Capacity (Per UL 1703)	5400 PA Snow Load / 5400 Pa Wind Load
Fire Performance Type	Type 1

Packaging Configuration	
Number of Modules per Pallet	31
Number of Pallets per 40ft. Container	24
Pallet Dimensions	76.29 X 44.48 X 49.76 in, 1938 X 1130 X 1264 mm
Pallet Weight (lbs)	1640
Module per 40ft Container	744



Certifications			
	Intertek UL61730-1, UL61730-2	IEC61730-1 IEC61730-2	

PROJECT PORTFOLIO



YES SOLAR SOLUTIONS • SINCE 2009



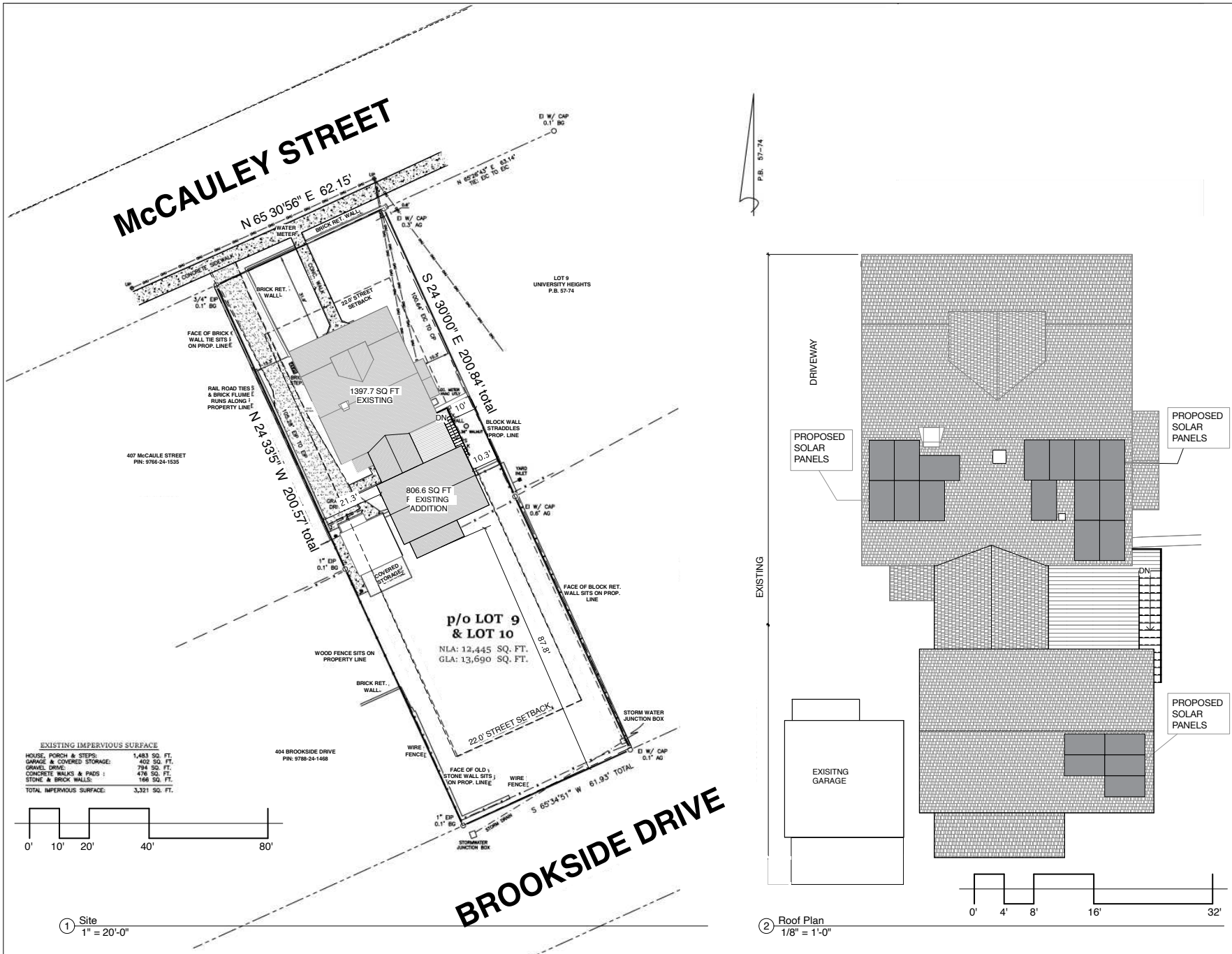
Project:

JENNE - MCCHESENEY

403 McCauley Street
Chapel Hill, NC

Drawing Name:

SOLAR PANEL SYSTEM
PLAN



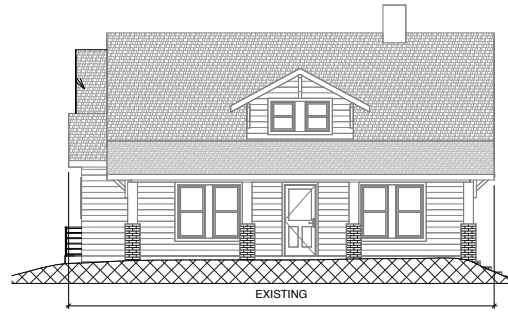
Project:

JENNE -
MCCHESENEY

403 McCauley Street
Chapel Hill, NC

Drawing Name:

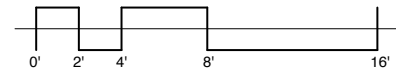
SOLAR PANEL SYSTEM
PLAN



① North Exterior Elevation
1/8" = 1'-0"



② South Exterior Elevation
1/8" = 1'-0"



Project:

JENNE -
MCCHESNEY

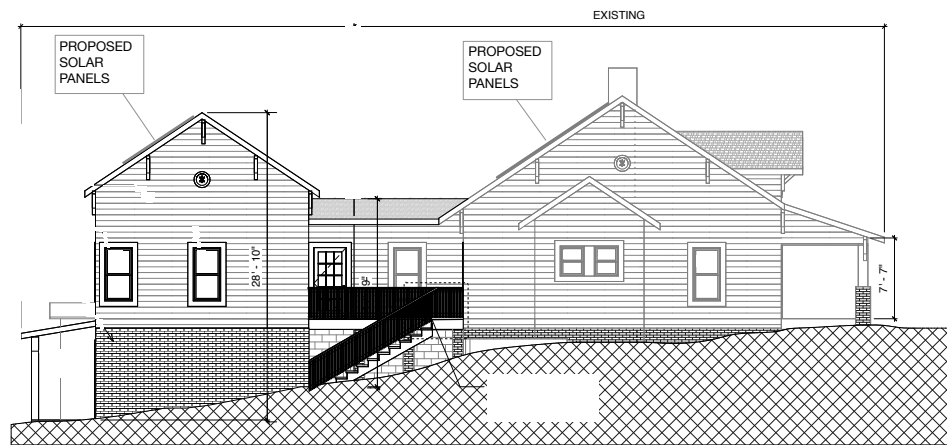
403 McCauley Street
Chapel Hill, NC

Drawing Name:

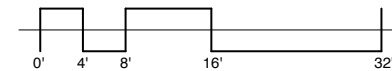
SOLAR PANEL SYSTEM
PLAN



① West Exterior Elevation
1/8" = 1'-0"



② East Exterior Elevation
1/8" = 1'-0"





McCauley Street view



McCauley Street view - NW corner



McCauley Street view - NE corner



Brookside Drive street view



Brookside Drive street view - SW corner



Brookside Drive view - SE corner



property interior - SE facing roof on original building



property interior - SW facing roof of original building



**222 VANCE STREET
STREET VIEW /
CAMERON MCCAULEY
HISTORIC DISTRICT**



6 BRIAR RIDGE LANE
STREET VIEW /
CAMERON MCCAULEY
HISTORIC DISTRICT



401 BROOKSIDE DRIVE X
STREET VIEW /
DIRECTLY ABUTS
CAMERON MCCAULEY
HISTORIC DISTRICT