

**TOWN OF CHAPEL HILL
HISTORIC DISTRICT COMMISSION
WRITTEN DECISION
(HDC-25-8-Amendment)**

Subject Property: 118 Mallette Street, Chapel Hill, NC
PIN#: 9788-26-3196
Historic District: Cameron-McCauley
Property Owner: Joseph Brian Clark and Carol Clark
Applicant: Jim Spencer, AIA

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 118 Mallette Street, Chapel Hill, NC (PIN 9788-26-3196), is located within the Town’s Cameron-McCauley Historic District and is zoned Residential-3 District (R-3).
2. The Subject Property is owned by Joseph Brian Clark and Carol Clark (the “Owner”).
3. The certificate of appropriateness amendment application (the “Amendment Application”) was submitted by Jim Spencer (the “Applicant”) on 28 April 2026.
4. The Amendment Application sought approval to amend their original certificate of appropriateness application, which was originally submitted on 28 April 2026, to propose the demolition and reconstruction of the the small garage building located at the Subject Property due to structural defects that were discovered during construction of the previously approved addition to the main dwelling.
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 garage is designed to closely match the dimensions and placement of the previous small garage, with the exception of moving it within current zoning setbacks and moving it back slightly on the lot thereby maintaining the relationship between the buildings located on the Subject Property and maintaining harmony with the neighborhood.
 - b. The proposed new garage will mimic the former garage in design while utilizing modern construction and detailing and will be subservient in scale, proportion and roof form to the existing main structure.
 - c. The proposed new garage will utilize materials that are compatible, but discernable from the existing main structure.
 - d. The roofing shingles on the proposed new garage will match the main structure and the windows and doors will be similar in style to the main structure.
10. No additional public comment was provided on the Application.

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