



Phi Delta Theta Fraternity  
304 South Columbia Street



*Historic District Commission Review, March 12, 2024*



***Phi Delta Theta Fraternity, a Southern Colonial Revival building, was constructed in the early to mid 20th century. The building is not a contributing structure in the Cameron-McCauley Historic District.***

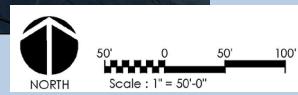
***After a period of unoccupancy, extensive interior renovations, along with improvements to hardscape and landscape elements, were completed in 2023.***

***This application concerns improvements, all at the rear of the property, to the rear entrance and dumpster gate panels, and replacement of the storage shed.***





Aerial Showing Neighborhood Context





N: 785.503.67  
 E: 1,984,322.79  
 PROPERTY CORNER

S. Columbia Street  
 (Variable Width Public R/W)  
 per P.B. 96-134

New Frame Storage Shed - See Architectural

New Screen Gates for Dumpster Enclosure - See Architectural

New Porficio Entry - See Architectural  
 Expand brick paving under for benches



LEGEND

1. Entry Portico
2. Shed
3. Dumpster Gate



Scale: 1" = 10'-0"

Phi Delta Theta  
 304 S. Columbia St  
 Chapel Hill, NC



Site Plan  
 PIN 9788 45 1314

Issued: January 10, 2024  
 Revised:  
 1.  
 2.  
 3.

Historic District  
 Commission Review  
 (COA)  
 L-1.1

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	134.24'	787.10'	9°46'19"	N 08°08'36" W	134.08'
C2	39.33'	25.01'	90°08'17"	S 41°05'19" W	35.40'

Mag EN found 2.94'  
 S 03°50'05" W from  
 calculated corner  
 N: 785,328.15  
 E: 1,984,075.83  
 Z: 495.34

9788-54-3697  
 University of North Carolina  
 WB1-36

Site Plan showing locations of areas for improvement



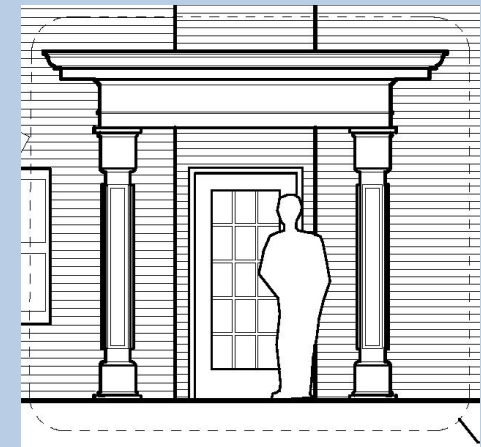
*Existing Rear Entrance Canopy*

*Appearance and elements will be similar to existing side patio*



PARTIAL WEST ELEVATION • NEW ENTRY PORTICO  
SCALE: 1/4" = 1'-0"

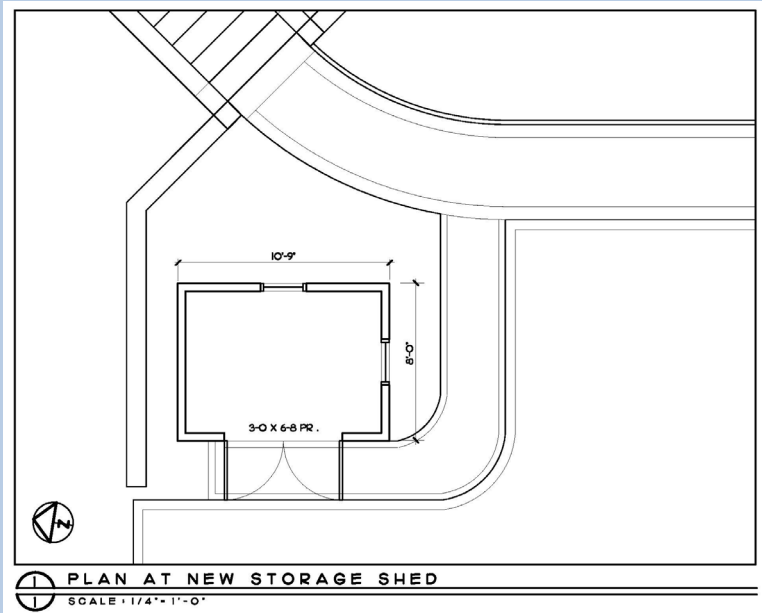
*Proposed Rear Entrance Portico*



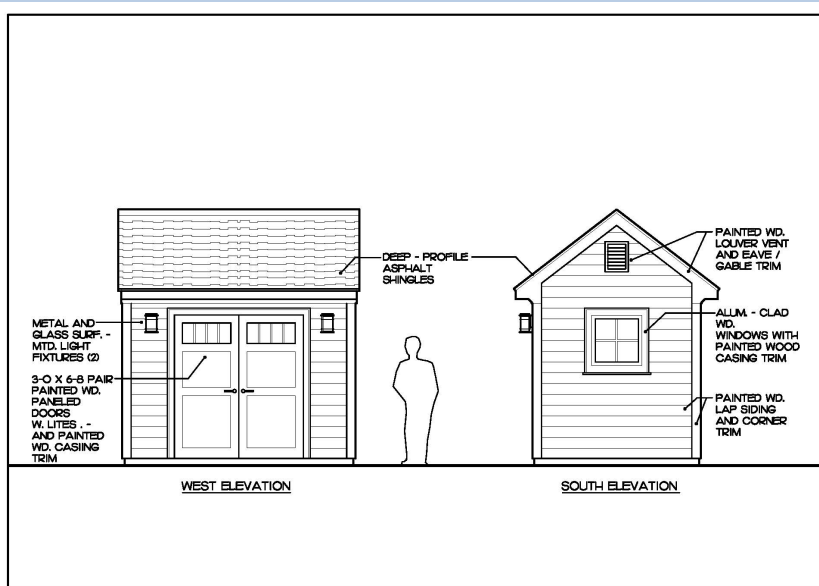




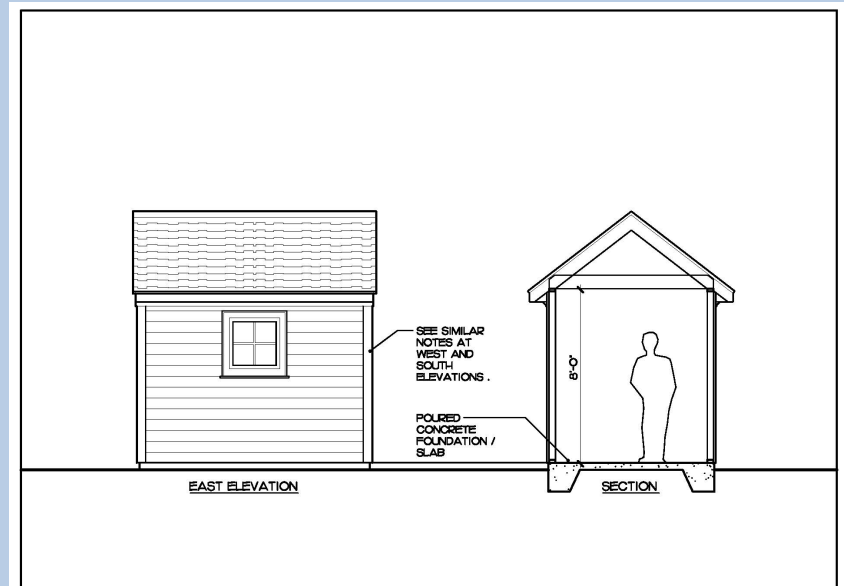
Existing Metal Shed



Plan of Proposed Shed



NEW STORAGE SHED - ELEVATIONS  
SCALE: 1/4" = 1'-0"



NEW STORAGE SHED - ELEVATION / SECTION  
SCALE: 1/4" = 1'-0"

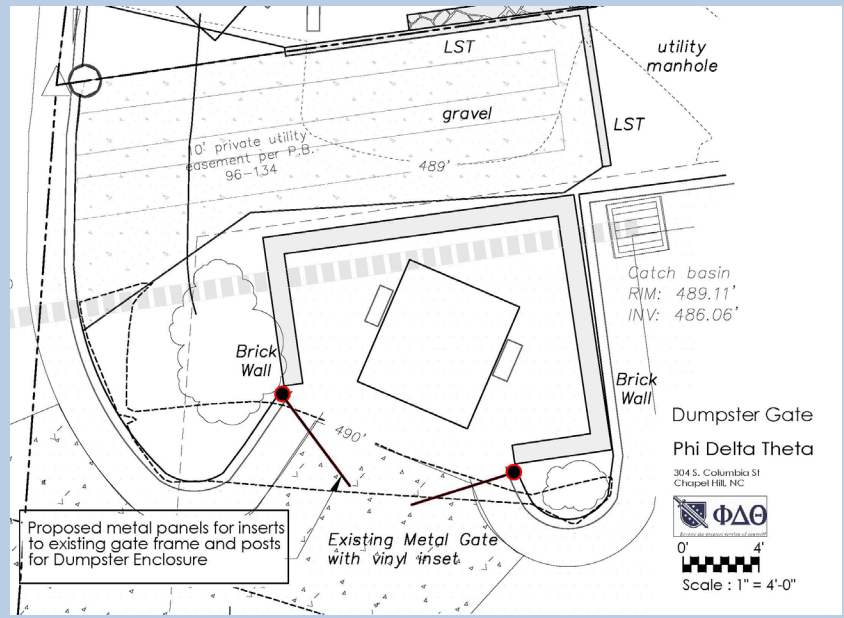
Proposed Wooden Shed



Proposed Dumpster Gate Panels– one of these two styles



Existing Dumpster Panels



Plan View of Existing Dumpster Gates



## APPLICABLE DESIGN GUIDELINES

The proposed improvements are in character with the Cameron-McCauley Historic District, being similar in materials, size, and scale to the hardscape elements of several nearby properties. Specifically, the following standards of appropriateness will be met:

**Page 42, 1.1.7 District Setting: Site Features.** The improvement is congruous with this Standard in that:

- The rear entrance portico will use traditional materials in keeping with the existing building and the district setting.

*Note: This Standard may not be applicable in that the portico would be part of the building itself, rather than a separate site feature. See “Exterior Changes” Standard on next slide.*

**Page 48, 1.3.4 District Setting: Walls & Fences.** The improvement is congruous with this Standard in that:

- The panels in the dumpster enclosure gates will be dark metal to replace deteriorated white vinyl panels.

*Note: This Standard may not be applicable in that the panels are not replacing a historic feature; rather, they would be sturdier and less obtrusive than the present panels. See “New Construction” Standard on next slide.*

**Page 55, 1.5.5, 1.5.8 District Setting: Accessory Structures.** The improvement is congruous with these Standards in that:

- The wooden shed will replace an existing metal shed in the same location the rear yard, not visible from the street.

*Note: This Standard may not be applicable in that the wooden shed would replace a recently approved and installed metal shed and not a historic shed. See “New Construction” Standards on next slide.*



**Page 98, 3.6.1, 3.6.6, 3.6.10 Exterior Changes: Porches Entrances & Balconies.** The improvement is congruous with these Standards in that:

- The portico will replace a canvas structure at the rear entrance of the building. The portico's form, configuration, and materials will be compatible with the existing building and front porch.

**Page 122, 4.4.2, 4.4.3, 4.4. 8 New Construction: Materials & Details.** The improvement is congruous with these Standards in that:

- The portico will use traditional materials compatible with the existing building and will be in scale with the existing building. The existing brick floor will remain and will be extended on either side by 2 feet.

**Page 127, 4.6.2, 4.6.3 ,4.6.4 ,4.6.8 New Construction: Porches & Entrances.** The improvement is congruous with these Standards in that:

- The portico will provide covered space and will be constructed of compatible materials.

**Page 130, 4.7.1 through 4.7.7 New Construction: Accessory Structures.** The improvement is congruous with these Standards in that:

- The wooden shed will replace a recently approved and installed metal shed in the same location. It will be approximately the same height and length and will be 2 feet wider.