

**HDC-25-22**

Historic District Certificate
of Appropriateness

Status: Active

Submitted On: 10/10/2025

Primary Location

132 S COLUMBIA ST
CHAPEL HILL, NC 27516

Owner

BETA OF DELTA KAPPA
EPSILON FRATERNITY
PO BOX 1880 TUSCALOOSA,
AL 35403

Applicant

 Axalla Hoole
 919-317-4020
 zhoole@dtwarch.com
 3333 Durham Chapel Hill
Blvd
Suite D100
Durham, NC 27707

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. *

The Delta Kappa Epsilon fraternity would like to construct an addition to their chapter's house. This addition would include extending their cafeteria out 14' towards Cameron Avenue which would create additional indoor seating and serving area for gatherings. This addition would also create a 2nd story balcony patio. The fraternity would also like to construct an additional 2nd floor space above the basement stairwell connector between the two main parts of the building.

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*

Axalla Hoole

Oct 10, 2025

Relationship to Property Owner*

Other

If other, please explain relationship to property owner.

*

DTW Architects & Planners have been
hired for design services for the addition

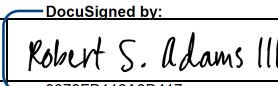


TOWN OF CHAPEL HILL
Planning Department
 405 Martin Luther King Jr. Blvd.
 Chapel Hill, NC 27514-5705

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

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	DKE Fraternity House Renovations			
Property Address	132 S Columbia Street, Chapel Hill, NC 27516			
Parcel Identifier Number(s) (PINs)				
Property Owner Name (must match County tax records)	Alumni of the Beta Chapter of Delta Kappa Epsilon			
Property Owner Address				
Property Owner Email	tadams@atlasstark.com	Property Owner Phone	910-964-7116	
Relationship to Applicant	Robert S. Adams III - Board Member			
If the property owner is an entity, provide detailed information regarding the principals of the entity.				
Property Owner Acknowledgement 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.				
Property Owner Authorization Statement 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.				
Signature	 Robert S. Adams III		Date	10/9/2025 4:26 PM EDT
Print Name	Robert S. Adams III			

Narrative

The Delta Kappa Epsilon House is a 3-story brick colonial revival house prominently located at the corner of Cameron Avenue and Columbia Street. It lies adjacent to UNC's North Campus and across the street from the Carolina Inn. The house has long anchored the corner of Cameron and Columbia and has been a staple of the campus scenery for students taking a walk to and from Franklin Street. Lining the sidewalks surrounding the street-side corner of the lot are classic stone walls. These walls are consistent with Chapel Hill's traditional historic features. Various trees and hedges also occupy the site, contributing to the district's natural aesthetic.

The building itself consists of the rebuilt original 1920s 3-story brick house with an addition of a 2-story hyphen connector to the cafeteria and bedrooms above. The original building was constructed in 1925 and was renovated over the years. Later, due to a fire the original house had to be rebuilt in 1970. Further down the line, the fraternity house had a full interior renovation in 2000. An entrance stairwell was added at the same time as the interior renovation. During all of these renovations careful efforts were clearly made to maintain the historic character of the building.



Rebuilt 1920s Building



Cafeteria and Bedroom Addition



Care for the existing building conditions is of utmost priority in this project. The proposed renovation and addition to the previous addition consists of the following:

- Extending the cafeteria out 14' towards Cameron Avenue, creating additional indoor seating and serving area for gatherings. This area is directly accessible from the exterior courtyard.
- Converting two bedrooms above the cafeteria into a work/study lounge area. DKE hopes to partially raise money through its parent organization by creating this additional space for study.
- Creating a 2nd story balcony patio, accessible from the lounge which sits above the cafeteria extension.
- Building additional 2nd floor space above the stair to the basement which sits in the connector between the two main parts of the building. This space will be used for two 2-person bedrooms.

The work proposed in this addition will help the original fraternity house keep up with the growing student population. The fraternity is hoping to seat its full chapter in its cafeteria because currently not everyone can fit for dining. The addition will also help better serve the fraternity's traditional alumni meetings by providing better accommodations for the graduates. All work will aim to match the aesthetic of the existing structure as much as possible. This includes balustrades, masonry, trim and dormers. The exception is that the exterior finish of the cafeteria extension will utilize a material change to set it off from the rest of the brick masonry facade. This finish will be wood or hardie siding to accentuate colonial revival rhythms and elements. It will sit on a 3' brick base and will be painted white. The proposed addition will not encroach on any significant features of the site.

The historic character of the site and building will not only be maintained but expanded upon for future fraternity classes. This addition will ensure the property can maintain its historic use while still meeting the current day needs of its occupants.



History and Character of Property and Historic District

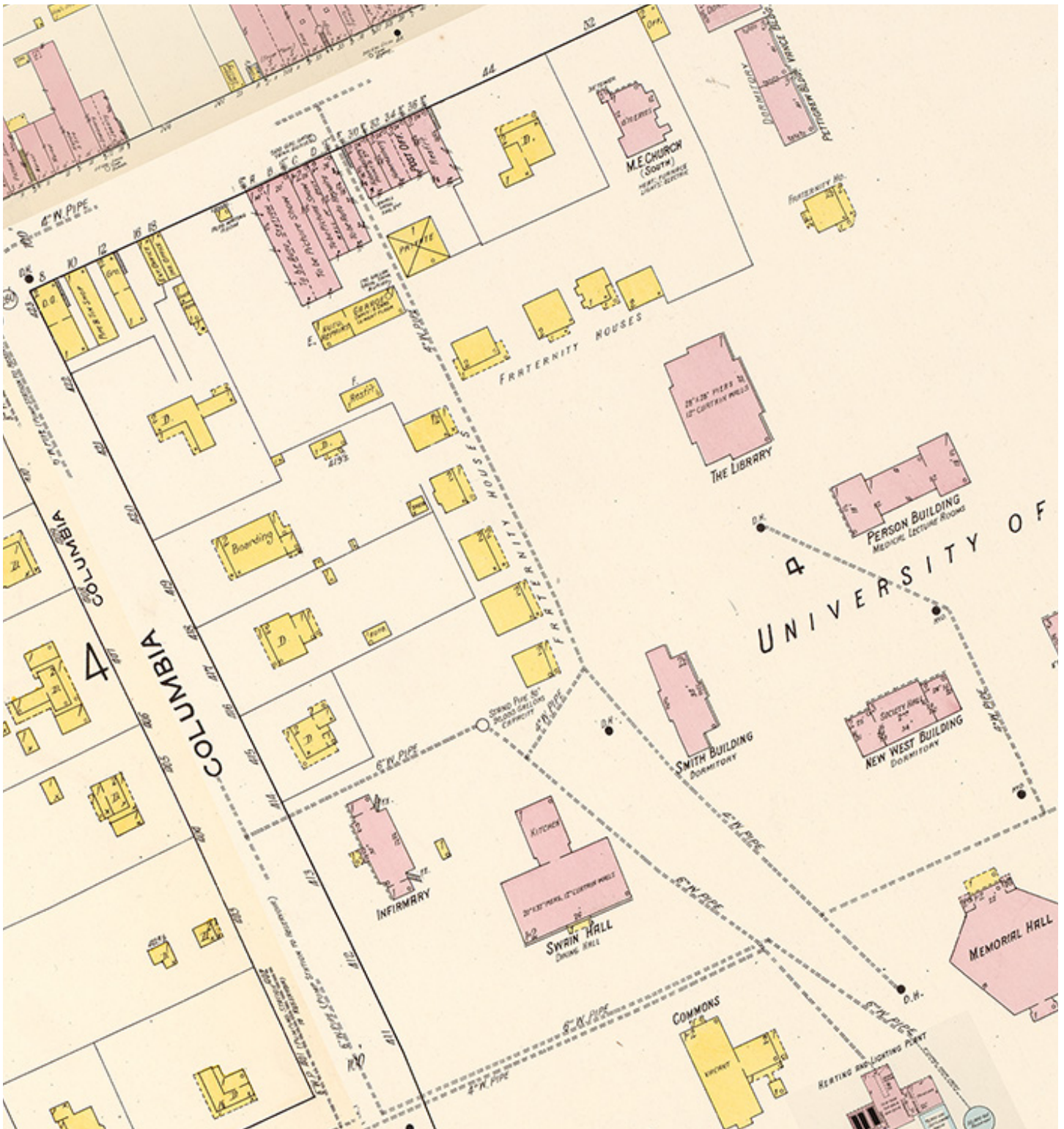
In 1792 the University of North Carolina's Board of Trustees officially organized the Town of Chapel Hill. Since then, Chapel Hill has intrinsically been linked to the University of North Carolina (UNC). From their beginnings in the late 18th century, the developments of both the University and the town have happened side by side. The University of North Carolina, which is the nation's oldest public university, has grown immensely and thus so has the Town of Chapel Hill. In order to meet the growing needs of the students, faculty, and staff, many neighborhoods and businesses began to spring up in Chapel Hill. They began close to UNC's borders in its early years and have expanded outward ever since. Of course other later factors such as the development of the Research Triangle have triggered growth within the town, but none so much as the University of North Carolina. The three historic districts in Chapel Hill, including the Cameron-McCauley Historic District, all have deep connections to the University. All three are located adjacent to the University's campus borders.

Within UNC's storied history lies a deep tradition of fraternity and sorority life. The University is now home to around 50 fraternity and sorority organizations including some of the nation's oldest Greek life societies. The first fraternity established on UNC's campus was the Beta Chapter of Delta Kappa Epsilon (DKE). The fraternity was chartered in April 1851 and has remained a leading fraternity on campus since their founding. The original DKE fraternity house was part of the University's Fraternity Row. However, its current house is located on the corner of Columbia and Cameron. Due to the 1919 fire which burned down three of the original ten Fraternity Row buildings, UNC moved its fraternities off campus. During this time, they established Fraternity Court on the opposite side of Columbia Street and outside of campus borders. It consists of five houses built between 1923 and 1928 by contractor Brodie Thompson. Around the corner and along Cameron Avenue sits Little Fraternity Court which consists of three houses built between 1929 and 1932. Between the two fraternity courts there are two other fraternity houses, one of which is the Delta Kappa Epsilon house.



DTW

Architects + Planners

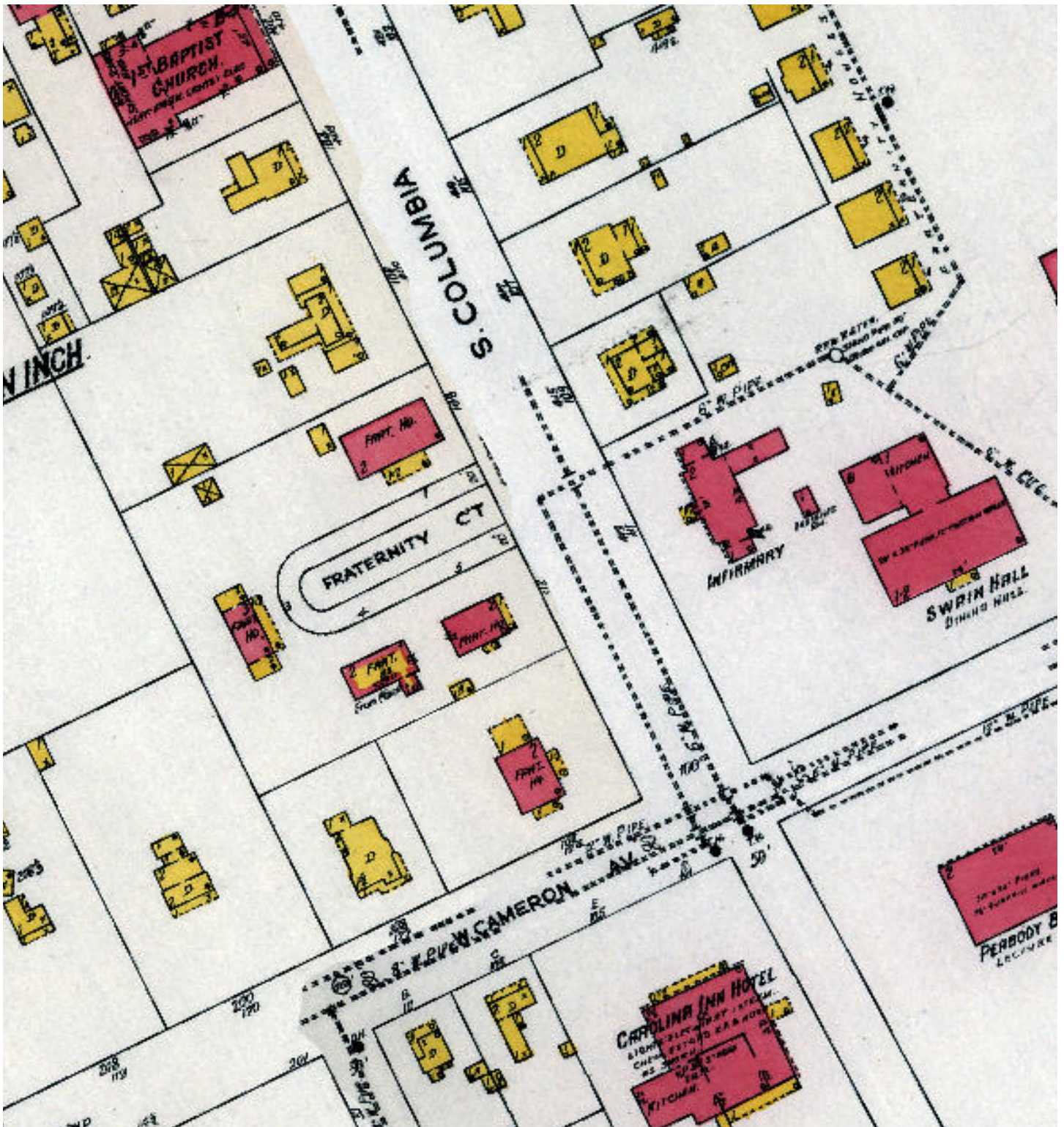


(University Libraries, University of North Carolina at Chapel Hill)
Fraternity Row (1915) Before 1919 Fire



DTW
 Architects + Planners

1915 Sanborn Map



(<https://sigcfe.maps.arcgis.com/>)

Current Delta Kappa Epsilon House



DTW
Architects + Planners

1925 Sanborn Map

The DKE house was originally constructed in 1925. The fraternity contracted D.J. Rose and Son, Inc. as the architects for the original building. The building underwent continued maintenance and renovations in the years to come. Unfortunately due to a fire the building had to be rebuilt in the '70s. The original building was rebuilt and later added upon to accommodate the growing student body. An addition of a 2-story dining hall and bedroom wing was added. Soon after the addition another change was made to the fraternity house. A covered entrance was added in the hyphen area between the original building and the addition. Renovations and maintenance to the interior and exterior have continued to take place throughout the building's lifespan.

The Delta Kappa Epsilon house was built on 132 S Columbia St in 1925. It is within the Cameron-McCauley Historic District and was included in the National Register for Historic Places in 2019. The building according to Orange County Real Estate Data is a 14,756 sf masonry building with a shingle roof. It sits on a 27,443 sf lot located on the corner of Cameron Avenue and Columbia Street.



(<https://dkeunc.com/>)



(<https://dkeunc.com/>)



130-132 S. Columbia Street – Delta Kappa Epsilon Fraternity House – 1970

Non-Contributing Building

Located at the northwest corner of South Columbia Street and West Cameron Avenue, the two-and-a-half-story, side-gabled, Colonial Revival-style building is five bays wide and four bays deep with multiple wings at the rear. The building has a brick veneer, vinyl windows, a denticulated cornice, a slate roof, and an exterior brick chimney in the left (southeast) gable end. The entrance, a six-panel wood door flanked by colonettes and twelve-light sidelights has an arched transom and is located in an arched brick surround with concrete keystone and springers. The entrance is flanked by two narrow six-over-six vinyl windows. On each end of the façade is a vinyl tripartite window with nine-over-nine windows flanking a twelve-over-twelve window with flat-arch brick header with concrete keystone. Six-over-six vinyl windows at the second-floor level have soldier-course brick headers and concrete sills. Paired vinyl windows directly over the entrance have a wood balcony supported by sawn consoles. A two-story, pedimented portico shelters the center three bays of the façade with dentil molding at the cornice and pediment and full-height Corinthian columns. Four gabled dormers on the façade each have plain weatherboards, a slate roof, and a replacement arched six-over-six window flanked by flat pilasters.

One-story, hip-roofed porches on the left and right (northwest) elevations are supported by columns matching those on the front portico, but of a smaller scale. The left porch has a wood railing at the roofline. An uncovered brick terrace extends from the main porch across the full width of the façade and to each of the side porches. The rear of the building has three dormers matching those on the façade. A two-story, gabled hyphen at the right rear (west) connects to a two-story, side-gabled rear wing at the west, both present before 1993. The west wing has a brick veneer and pedimented gables on the north and south elevations with flush sheathing and arched vents in the gables. Vinyl windows are six-over-nine with paneled aprons at the first-floor level and six-over-six at the second floor. An exterior brick chimney and stair are located on the west elevation.

The hyphen has an inset entrance on the northwest elevation with a metal door to a service area and paired vinyl windows at the second-floor level. The southeast elevation is obscured by a one-story, front-gabled wing, constructed since 1992, that fills the space between the main block and west wing of the building. It has a brick veneer, two entrances, each with a vinyl transom, and flanking paired windows beneath an arched fanlight in the gable.

Section 7 – page 22

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

West Chapel Hill Historic District (Boundary Increase)
Name of Property

Orange County, North Carolina
County and State

A building appears on the site on the 1925 Sanborn map and the Beta Theta Pi Fraternity is listed at the address as early as 1935. The house was rebuilt after a fire destroyed the original fraternity house on the site in 1970 (Little).

(<https://files.nc.gov/>)



DTW
Architects + Planners

National Register of Historic Places



*(Town of Chapel Hill Interactive Map)
DKE House (Center)*



DTW
Architects + Planners

1995 Historic Aerial

Photographs



East Elevation (Front)



South Elevation



West Elevation (Rear)



North Elevation



DTW
Architects + Planners

Delta Kappa Epsilon House



South East Corner



DTW
Architects + Planners

Delta Kappa Epsilon House



Area of Work



DTW
Architects + Planners

Delta Kappa Epsilon House



Area of Work



Area of Work



Courtyard Parking



Fraternity Court House



Fraternity Court House



Fraternity Court House



Fraternity Court House



Fraternity Court House



Nearby Fraternity House



Nearby Fraternity House



North Facade



North East Corner



Dining Entrance



Abernathy Hall



Courtyard Lawn



Little Fraternity Court House



Little Fraternity Court House



Little Fraternity Court House

Property in Context With Nearby Properties



ELEVATIONS

Project:
DKE FRATERNITY ADDITION

132 S Columbia St, Chapel Hill,
NC 27514

Project Number:
25010

DTW
Architects &
Planners, Ltd.
229 North Gregson Street
P.O. Box 3636
Durham, NC 27702
919.317.4020

Revisions:

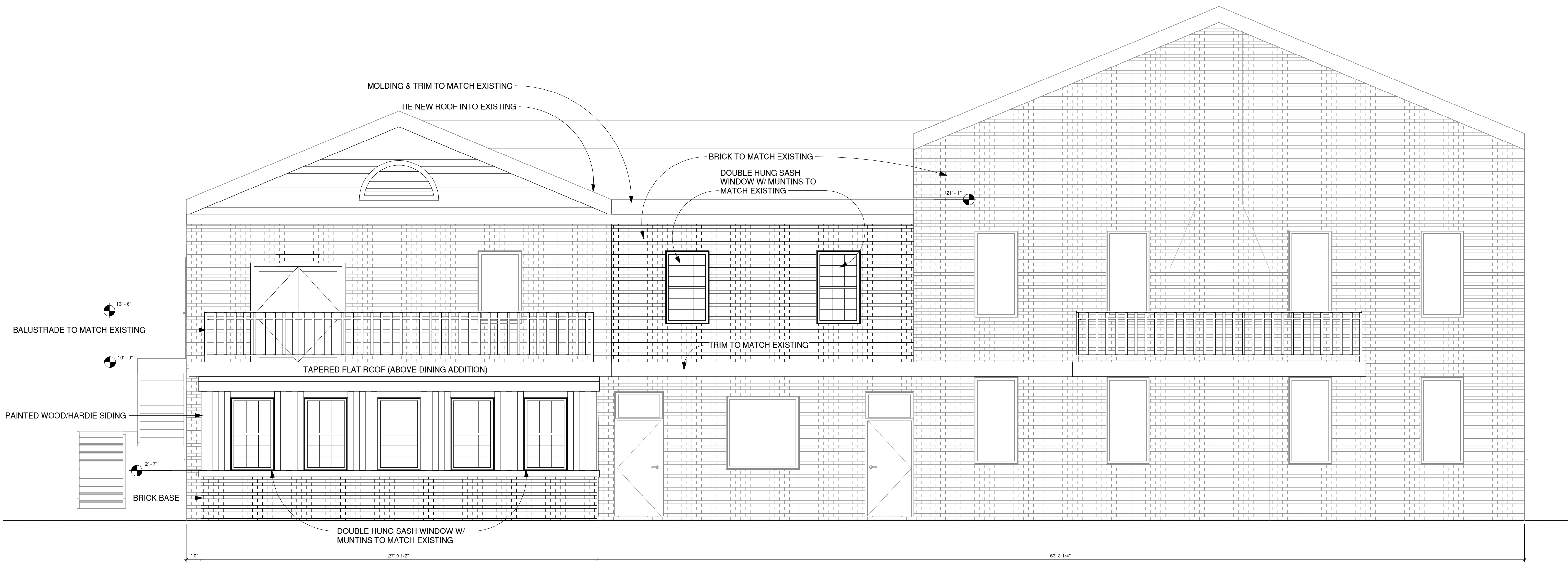
Drawn: Designer

Checked: Checker

Date:

ELEVATIONS

A201



1 ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



ELEVATION - EAST

Project:
DKE FRATERNITY ADDITION

132 S Columbia St, Chapel Hill,
NC 27514

Project Number:
25010

DTW
Architects &
Planners, Ltd.
229 North Gregson Street
P.O. Box 3636
Durham, NC 27702
919.317.4020

Revisions:

Drawn: Designer

Checked: Checker

Date:

ELEVATION - EAST

A202



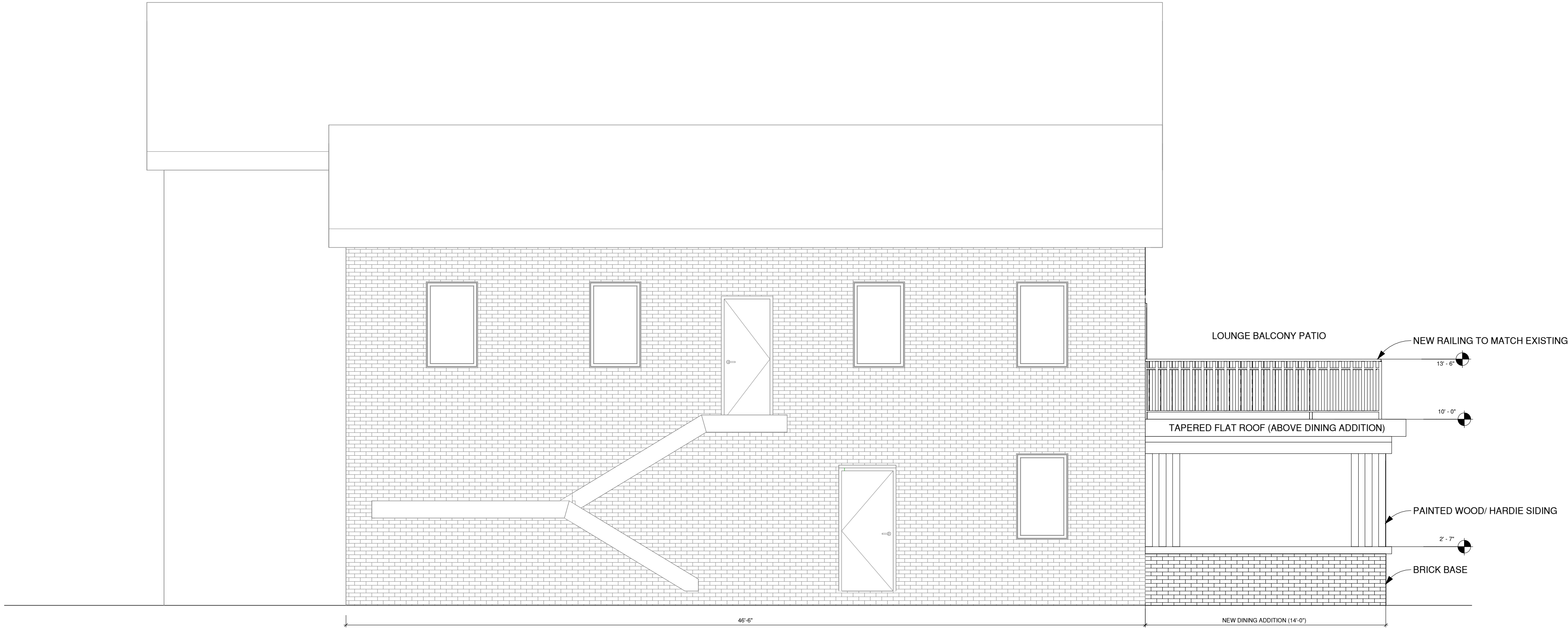
1 ELEVATION - EAST
SCALE: 1/4" = 1'-0"

ELEVATION - WEST

Project:
DKE FRATERNITY ADDITION

132 S Columbia St, Chapel Hill,
NC 27514

Project Number:
25010



1 ELEVATION - WEST

SCALE: 1/4" = 1'-0"



DTW
Architects &
Planners, Ltd.

229 North Gregson Street
P.O. Box 3636
Durham, NC 27702
919.317.4020

Revisions:

Drawn: Designer

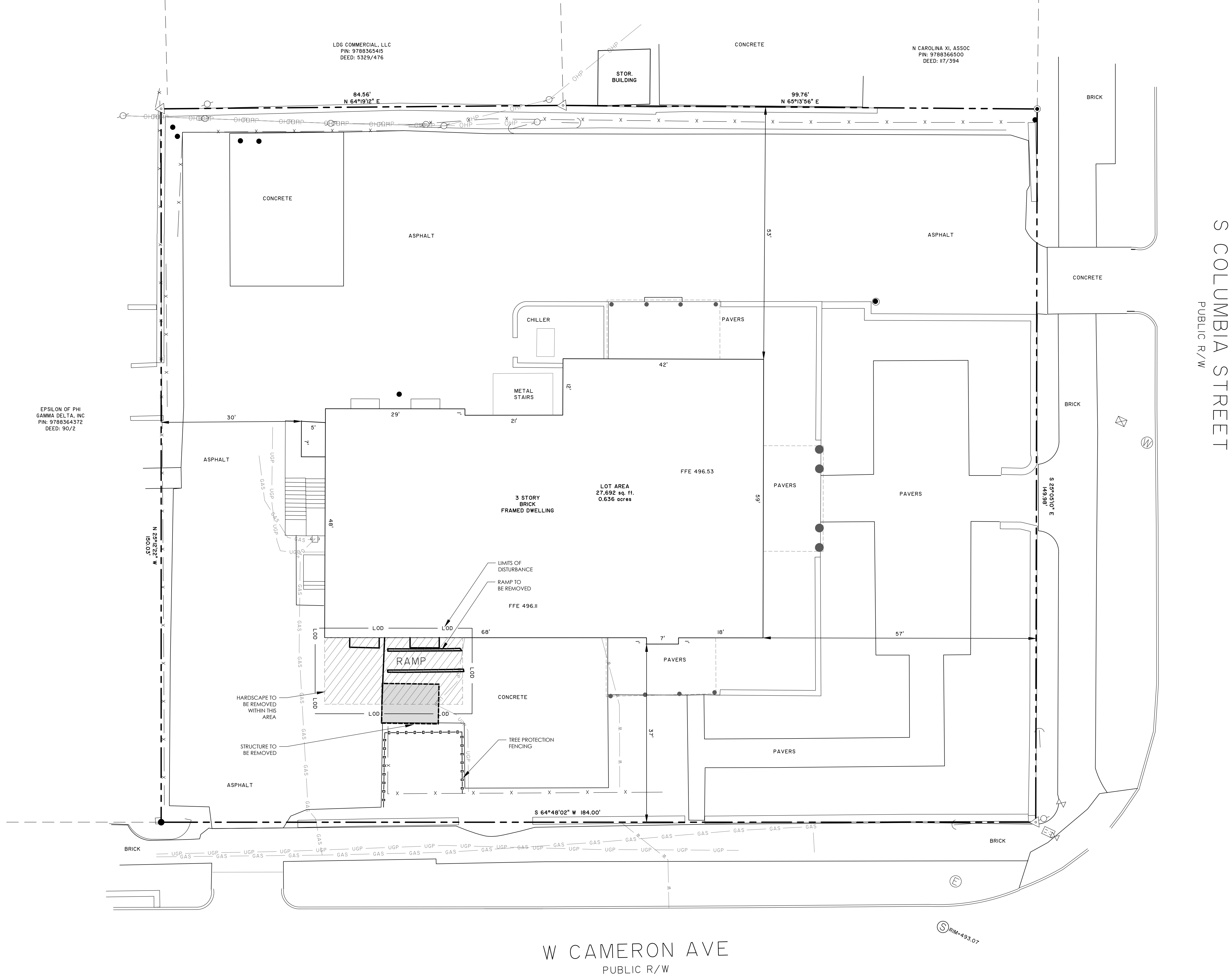
Checked: Checker

Date:

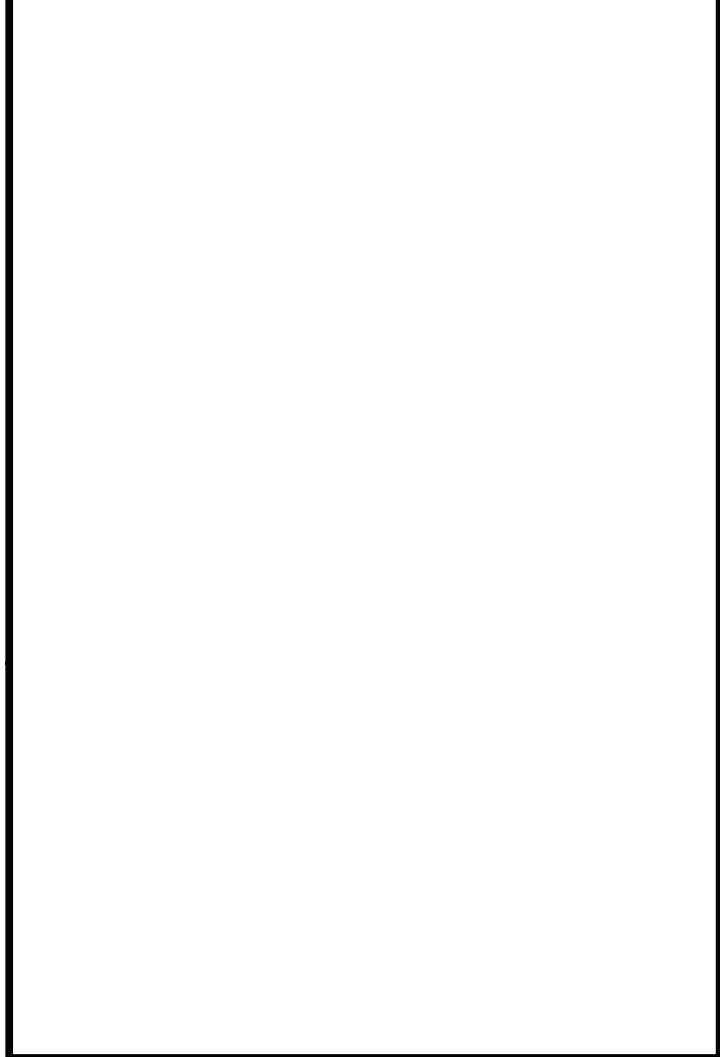
ELEVATION - WEST

A203

2332113211.DWG (1/2020) HIGHWAY 602, CHAPEL HILL, NC 27514. DWG DATE: 05/14/2024. 10:00 PM



S COLUMBIA STREET
PUBLIC R/W



NO.	REVISIONS	BY	DATE



2510 Meridian Parkway • Suite 100
Durham, NC 27713 • 919.682.0368
www.thomasandhutton.com

EXISTING CONDITIONS &
DEMOLITION PLAN

DKE FRATERNITY HOUSE -
DINING ROOM ADDITION

PROJECT LOCATION:
132 S COLUMBIA ST
CHAPEL HILL, NC 27514

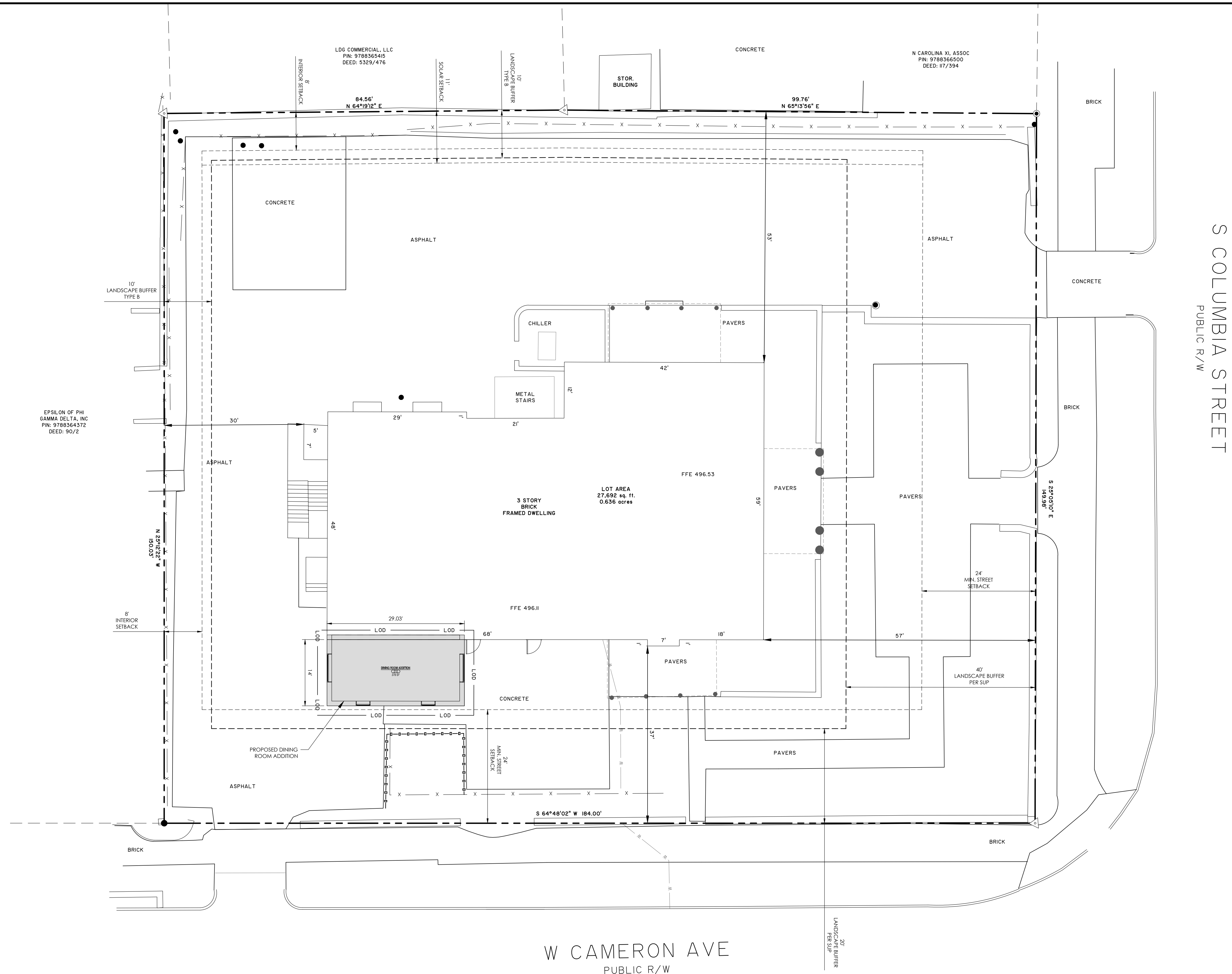
CLIENT/OWNER:
DELTA KAPPA EPSILON
132 S COLUMBIA ST
CHAPEL HILL, NC 27514

GRAPHIC SCALE:
1 INCH = 10 FEET

DATUM: HORIZ.: VERT.:

JOB NO:	33211
DATE:	
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 10'

CD1.1



No.	REVISIONS	BY	DATE



Renderings of Proposed Addition



Aerial View



Proposed South Elevation



Proposed Dining Room and Balcony



Proposed Dining Room and Balcony

