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<p>Chapel Hill Historic District          Certificate of Appropriateness Application</p>	Project:	19-048
<p><b>Project Description: After-the-fact Certificate of Appropriateness for Epsilon of Phi Gamma Delta House, located at 108 W. Cameron Ave. (PIN 9788364372), approving:</b></p> <ol style="list-style-type: none"> <li>1. Replacement of screened windows located on covered patio with glass windows;</li> <li>2. Installation of staircase from rear deck to ground-level as alternative means of access and as emergency exit;</li> <li>3. Installation of fieldstone rear-patio;</li> <li>4. Removal of on-site parking area and replacement with grass lawn.</li> </ol>	Permit:	STAFF REVIEW
		<input checked="" type="checkbox"/> Application complete and accepted
		<input type="checkbox"/> Application not complete and returned with a notation of deficiencies
		BY: Anya Grahn DATE: 8/14/2019
<p><b>Instructions:</b> Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred)</p> <p><b>Deadlines:</b> Applications are due by the close of business 30 calendar days prior to the scheduled meeting date.</p> <p><b>Note:</b> Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not complete will be returned with a notation of deficiencies.</p>		

A: Property Information	
Property Address: 108 West Cameron Avenue	Parcel ID Number: 9788364372
Property Owner(s): Epsilon of Phi Gamma Delta, Inc.	Email: jhughes@newhopetech.org
Property Owner Address: 1801 Great Oaks Drive	
City: Raleigh	State: NC
Zip: 27608	Phone: (919) 593-2841
Historic District: <input checked="" type="checkbox"/> Cameron-McCauley <input type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul	Zoning District: OI-1

B: Applicant Information	
Applicant: Kevin R. Hornik, The Brough Law Firm, PLLC	Role (owner, architect, other): Attorney for the Owner
Address (if different from above): 1526 E. Franklin St., Suite 200	
City: Chapel Hill	State: NC Zip: 27514



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Email: <a href="mailto:khornik@broughlawfirm.com">khornik@broughlawfirm.com</a>	Phone:  (919) 929-3905
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**C. Application Type (check all boxes that apply)**

**Minor Work** Exterior works that do not involve any substantial alterations, and do not involve additions or removals that could impair the integrity of the property and/or the district as a whole. See [Design Guidelines](#) (p. 69) for a list of minor works.

**Historic District Commission Review** Includes all exterior changes to structures and features other than minor works

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**Site-work only (walkways, fencing, walls, etc.)**       **After-the-fact application** (for unauthorized work already performed).

**Restoration or alteration**       **Demolition or moving of a site feature.**

**New construction or additions**       **Request for review of new application after previous denial**

**Sign**

**D. Basic information about size, scale, and lot placement.**

Provide measurements in feet and square feet where applicable. Where possible, please provide accurate measurements from a licensed surveyor, architect, engineer, etc. If exact measurements are not available, please provide estimated information. Current estimated information about lots and buildings can be found on the [Orange County Real Estate Data](#) website. Information about lot placement can be found on the [Chapel Hill](#) and [Orange County Interactive GIS](#) portals.

Zoning District:	Minimum setbacks			Maximum heights		Lot size	
	Street	Interior	Solar	Primary	Secondary		
Required by zoning							
Proposed							
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	10,859	1,044	11,903	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)						Existing	Proposed
Impervious Surface Area (ISA)							
New Land Disturbance							



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**F. Checklist of Application Materials**

Attach the required elements in the order indicated.	ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
	YES	N/A	YES	N/A	NO
<p><b>1. Written description of physical changes proposed.</b> Describe clearly and in detail the physical changes you are proposing to make. Identify the materials to be used (siding, windows, trim, roofing, pavements, decking, fencing, light fixtures, etc.), specify their dimensions, and provide names of manufacturers, model numbers, and specifications where applicable.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2. History, context, and character information.</b> Please include a summary of what information you have relied on to understand the relevant character and history of the district and subject property—and briefly summarize that information. At a minimum, include:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from <a href="#">Orange County Real Estate Data</a>.</li> <li><input checked="" type="checkbox"/> The entry of your property on the most recent inventory of historic resources in the relevant National Register for Historic Places filing, available via the NC State Historic Preservation Office website: for McCauley-Cameron see <a href="#">West Chapel Hill</a>, for Franklin-Rosemary see <a href="#">Chapel Hill Historic District</a>, for Gimghoul see <a href="#">Gimghoul</a>. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.)</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3. Justification of appropriateness.</b> Attach an annotated statement explaining how the proposed change(s) meets the following standards of appropriateness that the Commission considers in making findings of fact indicating the extent to which the application is or is not congruous with the historic aspects of the historic district. If a standard is not applicable, type “not applicable”.</p> <p>A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.</p> <p>B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings.</p> <p>C. Exterior construction materials, including texture and pattern.</p> <p>D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.</p> <p>E. Roof shapes, forms, and materials.</p> <p>F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.</p> <p>G. General form and proportions of buildings and structures.</p> <p>H. Appurtenant fixtures and other features such as lighting.</p> <p>I. Structural conditions and soundness.</p>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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J. Architectural scale.					
4. <b>Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed or the digital equivalent. Maximum 2 images per page.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. <b>Site Plan Set</b> showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.) <input type="checkbox"/> Site plans must show the relationships between, and dimensions of, existing and proposed buildings, additions, sidewalks, walls, fences, driveways, and/or other structures on the property, as well as property lines and applicable zoning setbacks. <input type="checkbox"/> Include both written and drawn scales and show accurate measurements. You may also use a copy of a survey with surveyor's seal deleted. Revise the copy as needed to show existing conditions and your proposed work. <input type="checkbox"/> Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. <b>Elevation Drawings</b> showing existing structural facades and proposed changes. Drawings should be submitted as 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. All details should be reasonably legible. Photographs are okay for facades with no changes. <input type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides. <input type="checkbox"/> Include scale bar, written scale, and label major dimensions (including width of structures and heights from finished grade to fascia/eaves and heights to top of roofs). <input type="checkbox"/> Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. <b>Information about context</b> (required for all construction of new structures, proposed impervious surfaces greater than 1500 SF, additions greater than 150 SF, and/or proposed land disturbance greater than 5000 SF.) Detailed information about lots and structures can be found on the <a href="#">Orange County Real Estate Data</a> website; information about lot placement can be found on the <a href="#">Chapel Hill</a> and <a href="#">Orange County</a> GIS portals.  For each of the nearest adjacent and opposite properties, provide: <input type="checkbox"/> The height of each building (if an estimate, indicate that). <input checked="" type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). <input checked="" type="checkbox"/> The size of each lot (net land area in square feet). <input checked="" type="checkbox"/> The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from <a href="#">Orange County Real Estate Data</a> ; indicate any corrections for accuracy you believe necessary and your basis for doing so.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. <b>Demolition/Relocation Information</b> (required only if demolition or relocation of a feature is proposed).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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<input type="checkbox"/> Provide a written description of architectural features, additions, remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property.  <input type="checkbox"/> Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons and/or families associated with the property. Provide current exterior photographs of the property (4" x 6" as printed or the digital equivalent). If information is unknown, please provide a summary of sources consulted.  <input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer.  <input type="checkbox"/> As necessary, attach a statement explaining how a delay in demolition would cause the property owner to suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay.  <input type="checkbox"/> Provide any records about the structure to be demolished.					
<b>9.</b> Mailing notification fee per <a href="#">Planning &amp; Sustainability Fee Schedule</a> . For a list of addresses, please refer to the Town's <a href="#">Development Notification Tool</a> .	☒		☐	☐	☐
<b>10.</b> Certificate of Appropriateness fee per <a href="#">Planning &amp; Sustainability Fee Schedule</a>	☒		☐	☐	☐



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### E: Applicable Design Guidelines

The Town's [Design Guidelines for the Chapel Hill Historic Districts](#) are integral to the application and review process. These guidelines supplement the required review criteria for Certificate of Appropriateness applications (provided in [Section 3.6.2\(e\)\(4\)](#) of the Land Use Management Ordinance) by providing detailed, practical considerations for how to make changes to properties while preserving the special character of their Historic District context. Please review the Design Guidelines and consider their applicability to your proposed project. (Attach additional sheets, as necessary.)

Section/Page	Topic	Brief description of the applicable aspect of your proposal
P. 10	Site Features & Plantings	Introduction of grass yard, meets guideline #8
P. 28	Masonry	New fieldstone rear-patio is consistent with adjacent fieldstone wall and with the character and appearance of the district
P. 40	Windows & Doors	New windows match character and style of existing windows
P. 46	Accessibility & Life Safety	Staircase is new or alternative access to the existing structure and is consistent with guideline #4.
P. 54	Additions	The "addition" created by enclosing the patio with glass windows is not visible from the street and is otherwise compatible and consistent with the structure



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**G: Applicant signature**

I hereby certify that I am authorized to submit this application; that all information is correct to the best of my knowledge, and all work will comply with the State Building Code and all other applicable State and local laws, ordinances, and regulations.

I acknowledge and agree that the Historic District Commission members, Town employees, and Town agents may enter, solely in performance of their official duties and only at reasonable times, upon the applicant's property for examination or survey thereof pursuant to North Carolina General Statute 160A-400.8. However, no member, employee, or agent of the Historic District Commission may enter any private building or structure without the express consent of the owner or occupant thereof.

I understand and agree that an approved Certificate of Appropriateness is valid only for the particular application, plans, specifications and related project details presented to, and approved by, the Historic District Commission. If any of the data contained in this application, any plans or any specifications presented to the Commission are changed or altered for any reason, including, but not limited to, changes or alternations deemed practically necessary during construction, required due to subsequent Town reviews, or otherwise, a new hearing before the Historic District may be required. By signing below, the applicant agrees to notify the Development Services Center of any changes or alternations in the data contained in this application, the approved plans or the approved specifications related to the project that is the subject of this application.

Hearings on Certificate of Appropriateness applications before the Commission are quasi-judicial proceedings. Therefore, Historic District Commission members are not permitted to discuss a pending application with the applicant or other party. By signing below, the applicant agrees to refrain from speaking with or contacting any member of the Historic District Commission about an application outside of the formal evidentiary hearing on the application.

Kevin R. Homik

4/5/19

Applicant (printed name)

Signature

Date

John Hughes, for Epsilon of  
 Phi Gamma Delta

Property Owner

Signature

Date

(if different from above)

Epsilon of Phi Gamma Delta  
Certificate of Appropriateness Application

Town of Chapel Hill Historic District Commission  
c/o Town of Chapel Hill Office of Planning and Sustainability  
405 Martin Luther King Jr. Boulevard  
Chapel Hill, North Carolina 27514

Re.: After-the-Fact Certificate of Appropriateness, Epsilon of Phi Gamma Delta, 108  
W. Cameron Ave.

Members of the Historic District Commission,

Please find enclosed the required application materials submitted by Epsilon of Phi Gamma Delta (hereinafter, the "Applicant") in conjunction with their Certificate of Appropriateness Application. The materials are included in the order required by Section F, Checklist of Application Materials, of the Application Packet found on the Town's website.

In addition to the required Application Materials is a brief explanation of the procedural history of this particular Applicant and the various approvals already granted by this Commission and the Town of Chapel Hill.

Sometime in or around the 1950s, a structure was built at 108 W. Cameron Avenue (hereinafter, the "Subject Property") which came to be used as a fraternity house for Epsilon of Phi Gamma Delta.

In May of 1996, the structure burned down as a result of a tragic fire, leaving only portions of the exterior façade standing.

On July 7, 1997, the Town of Chapel Hill Board of Commissioners issued a Special Use Permit to the Applicant for the construction or reconstruction of a fraternity house located at the Subject Property. Construction began sometime in 1998 and was completed in the summer of 1999.

On April 12, 2012, this Commission issued a Certificate of Appropriateness ("COA") for the construction of a "raised patio (loggia), [and] screened porch" (hereinafter, the "Addition").

On August 22, 2012, the Applicant received a Zoning Compliance Permit ("ZCP") from the Town for the construction of the Addition, although the ZCP expired before the Applicant could begin construction on the Addition.

On March 26, 2018, the Applicant received another ZCP from the Town for the construction of the Addition. This ZCP was for the construction of a "[r]aised patio (loggia) with screened porch below; doors/transom/lighting; parking lot restriping; and stormwater drainage redesign; to be completed in accordance with a Certificate of Appropriateness issued by the Town of Chapel Hill Historic District Commission on April 12, 2012, and per plans approved on March 26, 2018, on file in the Chapel Hill Planning Department and attached."

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Sometime in late-2018, the Addition was completed, and glass windows were installed to replace the screened openings previously approved by this Commission and the Town. Other improvements were made to the Subject Property, including the addition of a stairway leading from the top deck of the Addition to ground-level and the installation of a fieldstone patio area in the rear yard of the Subject Property.

**1. Written description of the physical changes proposed.**

The Applicant seeks approval of an after-the-fact COA for four primary changes made to the Subject Property. Those changes are: 1. Installation of glass windows, which replaced screened windows previously approved by this Commission, enclosing the covered patio recently constructed after approval by this Commission in the rear of the Subject Property; 2. The installation of a stairway leading from the top deck-area of the Addition to ground-level, which was installed due to access and fire-safety concerns; 3. The installation of a fieldstone patio, located in the northwest corner of the Subject Property, which mimics the appearance of a similar fieldstone patio which was original to the Subject Property but which has since been destroyed; and 4. The removal of a concrete parking area in the rear yard of the Subject Property, which has since been replaced with a grass lawn.

**2. History, context, and character information.**

A fraternity house was originally constructed on the Subject Property sometime in the 1920s (hereinafter, the “Original Structure”). However, in 1996 a tragic fire destroyed all but the exterior façade of the Original Structure. In July of 1997, the Town of Chapel Hill Board of Commissioners approved a Special Use Permit for the construction or reconstruction of the fraternity house, which was completed in August of 1999 (the “New Structure”).

The Special Use Permit approved in 1997 included approval of a raised deck and patio, to be located on the rear of the structure. However, the raised deck and patio were not constructed as part of the New Structure.

Also destroyed in the aftermath of the fire was a fieldstone patio, located in the northwest corner of the backyard. The original patio was not restored or reconstructed as part of the construction of the New Structure.

In 2012, the Applicant applied to this Commission, seeking a COA approving the construction of the raised deck and patio, which was originally approved as part of the Special Use Permit issued in 1997 by the Town Board of Commissioners. This Commission issued a COA for that project on April 12, 2012 and the Applicant ultimately received a ZCP and completed construction of the Addition in 2018.

Following completion of construction on the New Structure, the Applicant chose to replace the screened windows with glass windows, to reconstruct the fieldstone patio, to install a stairway from the deck to ground-level, and to remove the concrete parking area and replace it with grass.

The Applicant intended to install windows and window frames that were identical, or as near as possible, to the windows installed on the New Structure. However, before the Applicant could finish installation of the windows, the Applicant received a Stop Work Order from the Town.

The Applicant has attempted to keep each of the exterior changes to the Subject Property as consistent with the character of the Original Structure, New Structure, and Cameron-McCauley Historic District as possible.

As far as the Applicant is aware, the Subject Property has not been inventoried or added to the Register of Historic Places, per the North Carolina State Historic Preservation Office's website. This may be due to the fact that the Original Structure burned down in 1996. As mentioned above, the New Structure matches the Original Structure as near as possible (and was approved by this Commission) but is nonetheless not original to the site.

### **3. Justification of appropriateness.**

Each of the four exterior changes made by the Applicant are appropriate, according to the Town of Chapel Hill's Historic District Guidelines, for the following reasons:

#### **I. Replacement of Screens with Glass Windows**

The appropriateness of the Applicant's replacement of screens with glass windows is governed by the guidelines found on Page 55 (Additions) and Page 41 (Windows & Doors).

Guideline #5, found on Page 55 of the Historic District Guidelines, states that an applicant should "[d]esign an addition and its features so they are *compatible in scale, materials, proportions, and details* with the historic building."

In this case, the glass windows installed by the Applicant are compatible in scale, materials, proportions, and details with those installed on the New Structure. While they are not identical to those on the New Structure, they are "in locations not visible from the street," per Guideline #1, and "do not visually overpower the original building, compromise its architectural integrity, misrepresent its chronology, or destroy significant features of the building or site," per the general purpose statement of the guidelines governing additions on Page 54 of the Historic District Guidelines.

Further, Guidelines #5 and #6, found on Page 41 of the Historic District Guidelines, instruct applicants to seek to "match[] the original [windows] in material, design, dimension, configuration, detail, and texture," as near as possible or to "replace [windows] with new feature[s] that [are] compatible in material, design, size, and scale with the building."

Similar to the justification above, the photographs included with this Application demonstrate that the new windows are compatible with the windows on the New Structure.

Further, the Applicant intends to add window frames and other window elements to match the windows on the Addition with those on the New Structure as closely as possible.

The windows installed on the New Structure are "Pozzi" wooden double hung windows with a "Werizilt" one-piece sill. However, the manufacturer of those windows has since gone out of business and the Applicant could not locate identical windows for installation in the Addition. Instead, the Applicant has hired Rice's Glass Company, located in Carrboro, to handle the installation of windows in the Addition. The architectural designs for the New Structure, included as *Attachment D* (see, page 12), show several "six-over-six" windows, which are consistent with those installed on the Addition. Pictures, below, of nearby properties also show six-over-six windows which are, or will be, consistent with the windows installed on the Addition to the Subject Property.

The windows installed on the Addition are West Elite vinyl windows, which will be framed to match the existing windows on the New Structure as closely as practicable.

The installation of glass windows on the Addition is otherwise consistent with the standards identified in Section F (Checklist of Application Materials), Subsection 3 (Justification of

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appropriateness) of the Chapel Hill Historic District Certificate of Appropriateness Application for the following reasons:

- A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.

Not Applicable.

- B. The setback and placement on the lot of the building in relation to average setback and placement of the nearest adjacent and opposite buildings.

Not Applicable.

- C. Exterior construction materials, including texture and pattern.

To the extent that the windows are considered “exterior construction materials” for the purposes of this application, the windows installed on the Addition are as consistent as possible with those on the New Structure. At the time of this application, the window frames have not yet been completed per the Stop Work Order issued by the Town. However, the Applicant intends to install window frames that are consistent with those installed on the New Structure.

- D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.

Not Applicable.

- E. Roof shapes, forms, and materials.

Not Applicable.

- F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.

The windows installed on the Addition are consistent in proportion, shape, positioning, location, pattern, and size with that of the screened windows approved by this Commission on April 12, 2012.

- G. General form and proportions of buildings and structures.

Not Applicable.

- H. Appurtenant fixtures and other features such as lighting.

Not Applicable.

- I. Structural conditions and soundness.

Not Applicable.

J. Architectural scale.

Not Applicable.

## II. Addition of Stairway

The appropriateness of the Applicant's installation of the stairway leading from the deck to ground-level is governed by the guidelines found on Page #47 (Accessibility & Life Safety Considerations) of the Historic District Guidelines.

Guideline #4 states that an applicant should "[i]ntroduce new or alternative means of access to the historic building, as needed, in ways that do not compromise the historic character of the [building]."

Guideline #6 instructs applicants to "[m]inimize the visual impact of life safety features...through compatible design and discreet siting."

In this case, the Applicant installed a stairway from the deck to ground-level. The stairway is made of black coated steel and is similar to several fire escapes and other stairways within the Cameron-McCauley Historic District and surrounding area. The stairway has been installed discretely and is not visible from Cameron Avenue.

In addition, the stairway was installed at the urging of the Fire Marshal and is intended as an additional or alternative means of ingress and egress, in the case of a fire or other emergency.

The installation of the stairway on the Addition is otherwise consistent with the standards identified in Section F (Checklist of Application Materials), Subsection 3 (Justification of appropriateness) of the Chapel Hill Historic District Certificate of Appropriateness Application for the following reasons:

A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.

Not Applicable.

B. The setback and placement on the lot of the building in relation to average setback and placement of the nearest adjacent and opposite buildings.

Not Applicable.

C. Exterior construction materials, including texture and pattern.

To the extent that the stairway is considered an "exterior construction materials" for the purposes of this Application, the stairway installed on the Addition is consistent with the type and material of similar stairways and fire escapes in the Cameron-McCauley Historic District.

D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.

Not Applicable.

E. Roof shapes, forms, and materials.

Not Applicable.

F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.

Not Applicable.

G. General form and proportions of buildings and structures.

Not Applicable.

H. Appurtenant fixtures and other features such as lighting.

To the extent that the stairway is considered an “appurtenant fixture” for the purposes of this Application, the stairway installed on the Addition is consistent with the type and material of similar stairways and fire escapes in the Cameron-McCauley Historic District.

I. Structural conditions and soundness.

Not Applicable.

J. Architectural scale.

Not Applicable.

### **III. Installation or Reinstallation of Fieldstone Rear-Patio**

The appropriateness of the Applicant’s installation or reinstallation of the fieldstone patio located in the northwest corner of the backyard is governed by the guidelines found on Page #29 (Masonry) of the Historic District Guidelines.

Guideline #7 instructs applicants to “[r]eplace in kind masonry features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, detail, and finish.”

Guideline #8 instructs applicants to replace missing masonry features with “new feature[s] that [are] compatible in material, design, size, scale, and color with the building or site.”

In this case, a fieldstone patio was original to the Subject Property but was destroyed in the aftermath of the 1996 fire. The fieldstone patio installed or reinstalled by the Applicant is consistent with the adjacent fieldstone wall surrounding the Subject Property and is as consistent as possible with the original material, design, dimension, detail, and finish of the original patio. It is clear that the new fieldstone patio is also consistent with the material, design, size, scale, and color of the Subject Property.

The installation or reinstallation of the fieldstone rear-patio on the Subject Property is otherwise consistent with the standards identified in Section F (Checklist of Application

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Materials), Subsection 3 (Justification of appropriateness) of the Chapel Hill Historic District Certificate of Appropriateness Application for the following reasons:

- A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.

Not Applicable.

- B. The setback and placement on the lot of the building in relation to average setback and placement of the nearest adjacent and opposite buildings.

The location of the fieldstone rear-patio is original to the Subject Property and is consistent with the location of other outdoor recreation areas or living spaces in the Cameron-McCauley Historic District, as evidenced by *Attachment E* hereto.<sup>1</sup>

- C. Exterior construction materials, including texture and pattern.

The fieldstone rear-patio is constructed of brick and fieldstone. The materials used are consistent with the Original Structure, the New Structure, the Addition, and the fieldstone wall enclosing the Subject Property.

- D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.

Not Applicable.

- E. Roof shapes, forms, and materials.

Not Applicable.

- F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.

Not Applicable.

- G. General form and proportions of buildings and structures.

Not Applicable.

- H. Appurtenant fixtures and other features such as lighting.

Not Applicable.

- I. Structural conditions and soundness.

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<sup>1</sup> Note that Attachment E is a 2017 aerial photograph of the Subject Property and surrounding properties found on the Orange County GIS website and does not depict the fieldstone rear-patio. Attachment E is offered to provide context and evidence of other outdoor recreation areas and living spaces in the Cameron-McCauley Historic District.

Not Applicable.

J. Architectural scale.

Not Applicable.

#### **IV. Replacement of Paved Parking Area with Grass Yard**

The appropriateness of the Applicant's replacement of the paved parking area in the rear of the New Structure with a grass yard area is governed by the guidelines found on Page #10 (Site Features & Plantings) of the Historic District Guidelines.

Guideline #8 instructs applicants to, in relevant part, "[i]ntroduce compatible, new site features or plantings with care so that the overall historic character of the site and district is not diminished or compromised."

The introduction of a grass backyard does not diminish or compromise the overall historic character of the site or the district. Further, the grass yard is consistent with the yard as it existed prior to the fire in 1996.

The replacement of the paved parking area with a grass yard is otherwise consistent with the standards identified in Section F (Checklist of Application Materials), Subsection 3 (Justification of appropriateness) of the Chapel Hill Historic District Certificate of Appropriateness Application for the following reasons:

A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.

Not Applicable.

B. The setback and placement on the lot of the building in relation to average setback and placement of the nearest adjacent and opposite buildings.

Not Applicable.

C. Exterior construction materials, including texture and pattern.

Not Applicable.

D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials.

Not Applicable.

E. Roof shapes, forms, and materials.

Not Applicable.

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F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration.

Not Applicable.

G. General form and proportions of buildings and structures.

Not Applicable.

H. Appurtenant fixtures and other features such as lighting.

Not Applicable.

I. Structural conditions and soundness.

Not Applicable.

J. Architectural scale.

Not Applicable.

**4. Photographs.**

[see pages 10 through 25]

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Certificate of Appropriateness Application



(Subject Property from Cameron Ave.; for context)

Epsilon of Phi Gamma Delta  
Certificate of Appropriateness Application



(Deck and Patio; the “Addition”)

Epsilon of Phi Gamma Delta  
Certificate of Appropriateness Application



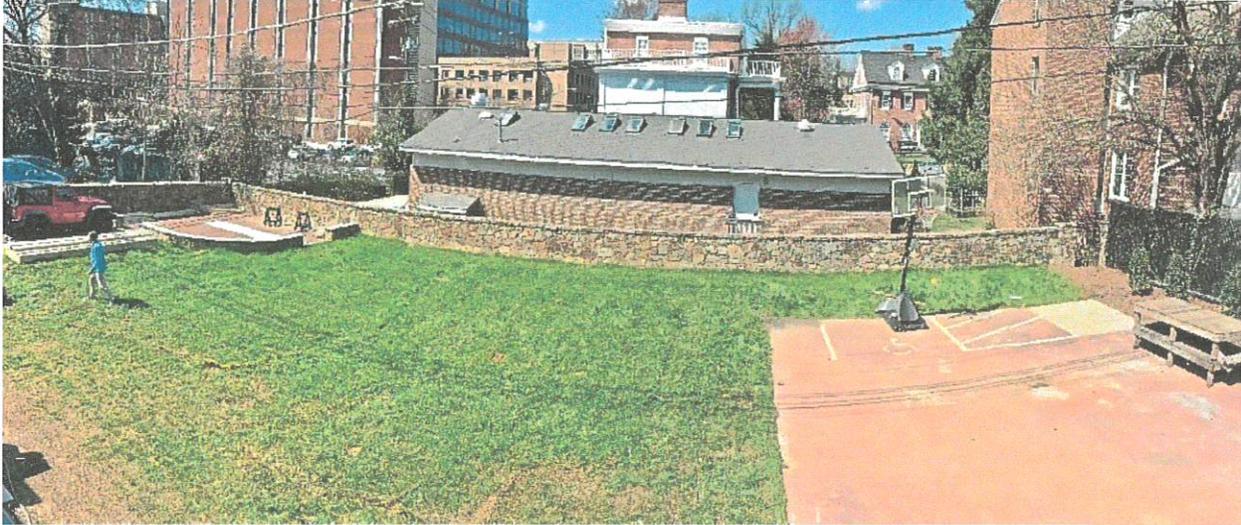
(New Windows Installed on the “Addition”; Note that window framing has not been completed due to the Stop Work Order issued by the Town)

Epsilon of Phi Gamma Delta  
Certificate of Appropriateness Application



(New Windows Installed on the "Addition")

Epsilon of Phi Gamma Delta  
Certificate of Appropriateness Application



(Grass Yard and Fieldstone Rear-Patio)



(Grass Yard and Fieldstone Rear-Patio)

Epsilon of Phi Gamma Delta  
Certificate of Appropriateness Application



(Grass Yard and Fieldstone Rear-Patio)

Epsilon of Phi Gamma Delta  
Certificate of Appropriateness Application



(Fieldstone Rear-Patio)

Epsilon of Phi Gamma Delta  
Certificate of Appropriateness Application



(Grass Yard)

Epsilon of Phi Gamma Delta  
Certificate of Appropriateness Application



(Pre-Grass Yard, Facing Rear of New Structure)

Epsilon of Phi Gamma Delta  
Certificate of Appropriateness Application



(1996 Grass Yard, Immediately post-Fire)

Epsilon of Phi Gamma Delta  
Certificate of Appropriateness Application



(1996 Grass Yard, Immediately post-Fire)



(Stairway)

Epsilon of Phi Gamma Delta  
Certificate of Appropriateness Application



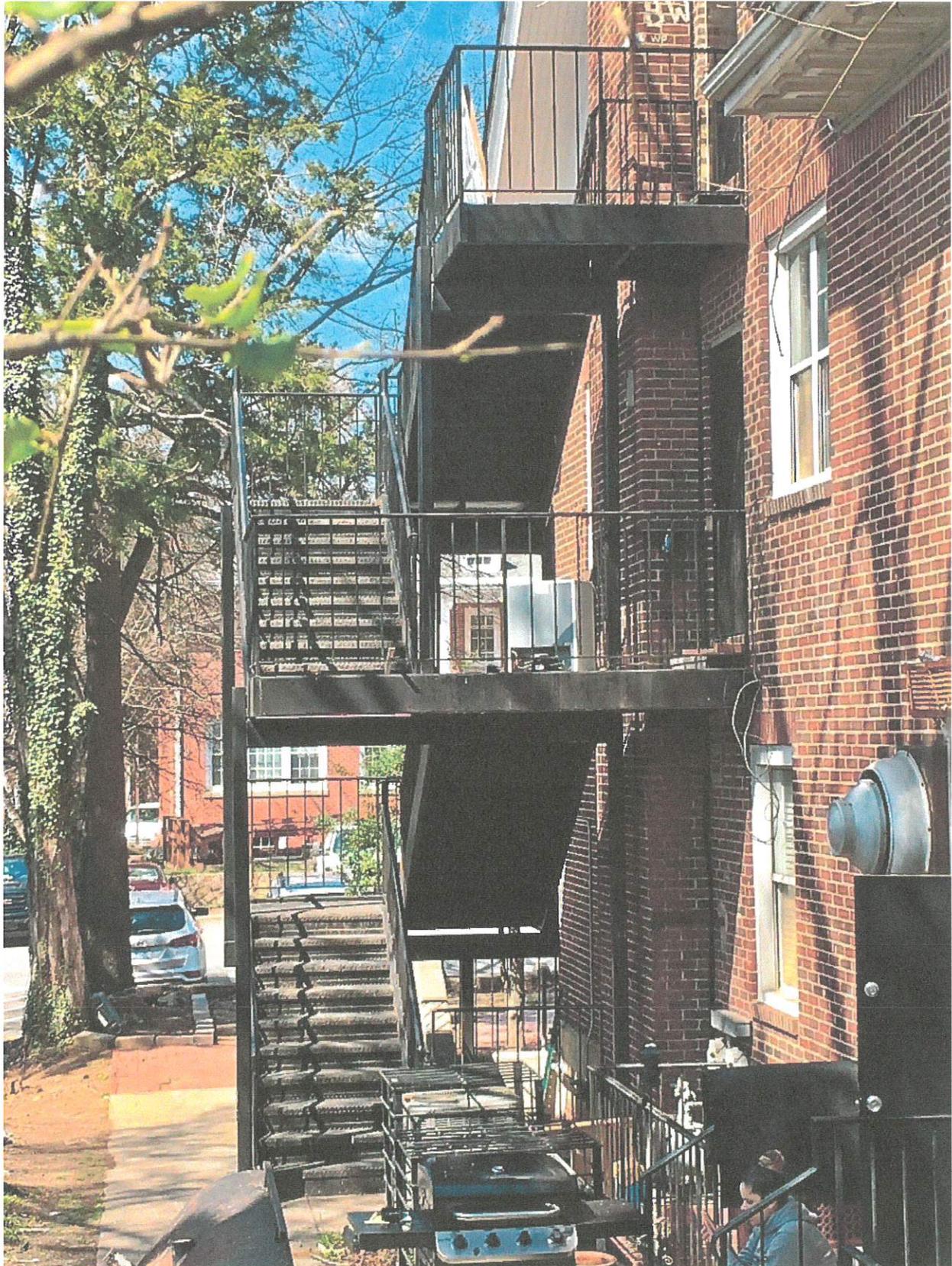
(Stairway)

Epsilon of Phi Gamma Delta  
Certificate of Appropriateness Application



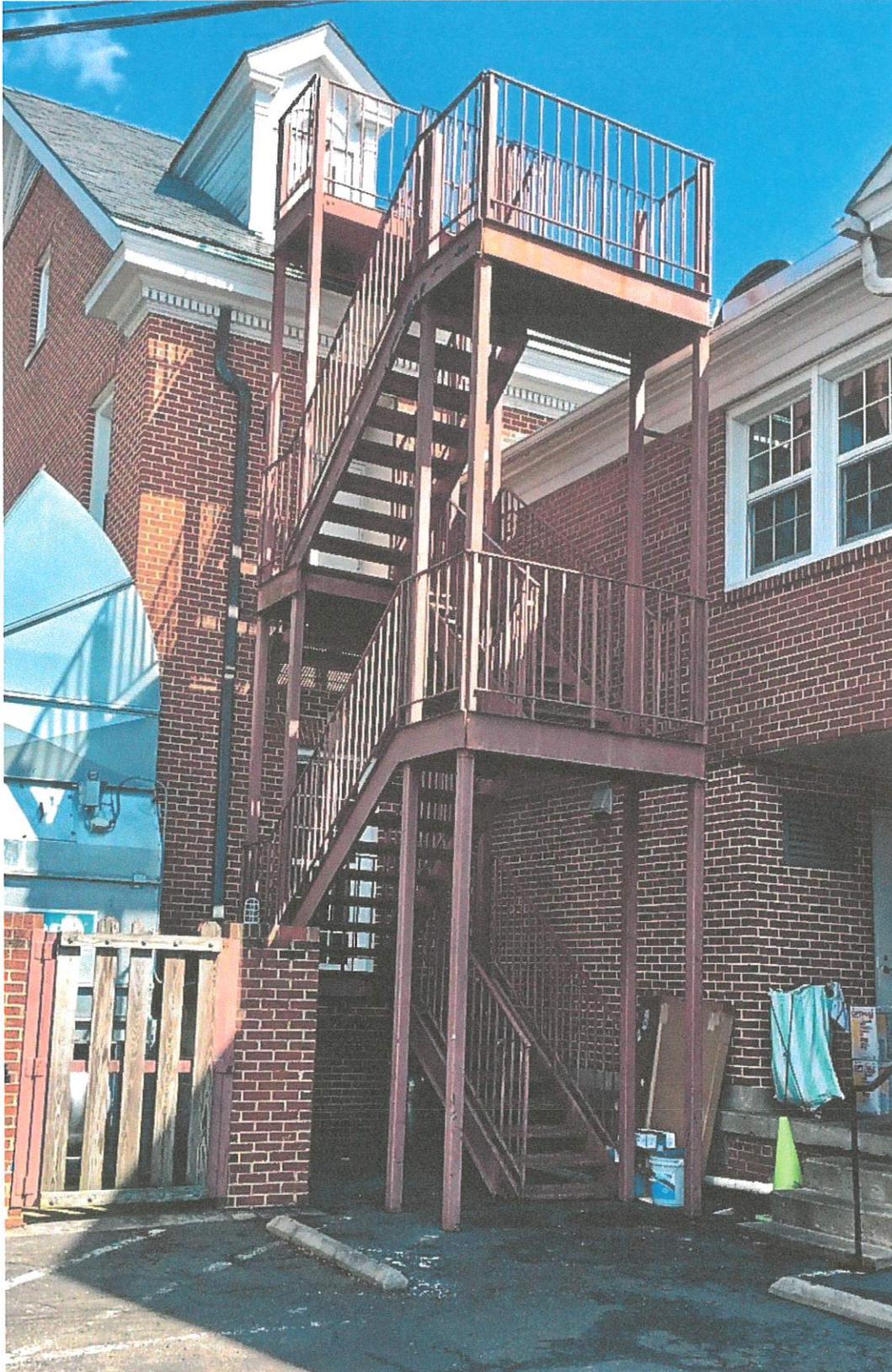
(Nearby Stairs and Life Safety Measures; Sigma Nu House, 109 Fraternity Ct.)

Epsilon of Phi Gamma Delta  
Certificate of Appropriateness Application



(Nearby Stairs and Life Safety Measures; 107 Fraternity Ct.)

Epsilon of Phi Gamma Delta  
Certificate of Appropriateness Application



(Nearby Stairs and Life Safety Measures; 132 S. Columbia)

**5. Site Plan Set.**

See, *Attachment A* for Plan Set approved on March 26, 2018 by Mike Klein, AICP.

**6. Elevation Drawings.**

See, *Attachment B* for Elevation Drawings.

**7. Information about context.**

See, *Attachment C* for Orange County Real Estate Data.

**8. Demolition/Relocation Information**

No demolition or relocation is proposed.

**9. Mailing Notification Fee**

See, *Attachment F* for notification mailing list (generated by Town's Permit Notification Tool). Also included is a check for the Mailing Notification Fee. There are 12 properties located within 100' of the Subject Property (including the Subject Property, itself). Per the Town's Development Review Fee Schedule, the cost is \$0.80 per Development Notification Postcard.  $11 \times 0.80 = 9.60$ . Therefore, the Mailing Notification Fee is \$8.80.

**10. Certificate of Appropriateness Fee**

Please find attached a check for the Certificate of Appropriateness Fee. Per the Town's Development Review Fee Schedule, the Certificate of Appropriateness Fee is \$380.00.

APPENDIX B  
BUILDING CODE SUMMARY  
FOR ALL COMMERCIAL PROJECTS

General Notes  
The scope of work shall include all labor, materials, supplies, tools, and equipment necessary to complete the job as shown on the drawings.  
All work shall conform to all applicable codes and standards including the International Building Code and all applicable local, state, and federal codes and standards.  
The Contractor shall be responsible for obtaining all necessary permits and licenses for the work shown on the drawings.  
The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.  
The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.  
The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

GENERAL NOTES  
The Contractor shall be responsible for obtaining all necessary permits and licenses for the work shown on the drawings.  
The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.  
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Table with multiple columns and rows, likely a schedule or specification table.

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General Notes

The scope of work shall include all labor, materials, supplies, tools, and equipment necessary to complete the job as shown on the drawings.  
All work shall conform to all applicable codes and standards including the International Building Code and all applicable local, state, and federal codes and standards.  
The Contractor shall be responsible for obtaining all necessary permits and licenses for the work shown on the drawings.  
The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.  
The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.

General Site Notes

Site of Construction shall conform to all applicable codes and standards including the International Building Code and all applicable local, state, and federal codes and standards.  
The Contractor shall be responsible for obtaining all necessary permits and licenses for the work shown on the drawings.  
The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.  
The Contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.



First Floor Life Safety Plan



Location Map

Project Team  
Jack Haggerty, Architect - Designer  
Alliance Engineers-Planning, Mechanical, Electrical & Fire Alarm  
Rob Humeck, PE - Structural Design

- Sheet Index
- COVER - Appendix B
  - A-1 - Site Plans, New & Exist. Demolition Plan
  - A-2 - Raised Patio and Screened Enclosure Plan
  - A-3 - Drain Plan/Reflected Ceiling Plan
  - A-4 - North Elevation
  - A-5 - West Elevation/Details
  - A-6 - Section and Elevation Details
  - S-1 - Structural Plan and Details (owner to provide)
  - P-1 - Pella Drain Plan (Alliance Consulting Engineers)
  - E-1 - Lighting Plan (Alliance Consulting Engineers)
  - E-2 - Electrical Plan (Alliance Consulting Engineers)
  - E-3 - Panel Schedule & Notes (Alliance Consulting Engineers)
  - FA-1 - Fire Alarm Plan (Alliance Consulting Engineers)

Jack Haggerty, Architect  
205 W. Main St., Ste. 213, Carrboro, NC  
919-967-5191  
27510



Phi Gamma Delta  
Fraternity House  
108 W. Cameron St., Chapel Hill, North Carolina

for construction  
COVER  
October 12, 2017

Zoning - Approved Plan Set  
7 sheets 3/26/18 Mike Klein, AICP





**Masonry**

All masonry work shall comply with requirements of the 2015 International Building Code and the International Concrete Masonry Association.

Concrete Masonry Units (CMU) shall be manufactured in accordance with ASTM C 90 Grade N.

Mortar for all masonry shall be Type S Mortar in accordance with ASTM C 270.1 for all masonry work.

Block holes shall be filled with mortar. All block holes shall be filled with mortar. All block holes shall be filled with mortar.

Layout shall be established by setting out the masonry walls with string lines and levels. All masonry shall be laid in accordance with the masonry code.

General Contractor shall be responsible for obtaining all necessary permits for masonry work.

**Aluminum Railing Note**

Railings shall be installed in accordance with the International Building Code.

Railings shall be 42" high above the finished floor.

Railings shall be installed in accordance with the International Building Code.

Railings shall be installed in accordance with the International Building Code.

Railings shall be installed in accordance with the International Building Code.

**Exterior Finish Notes**

Brick

Exterior brick walls shall be made with clay masonry.

Sealer shall be applied to all exterior brick walls.

Sealer shall be applied to all exterior brick walls.

Sealer shall be applied to all exterior brick walls.

Sealer shall be applied to all exterior brick walls.

Sealer shall be applied to all exterior brick walls.

Sealer shall be applied to all exterior brick walls.



North Elevation - 1/4"

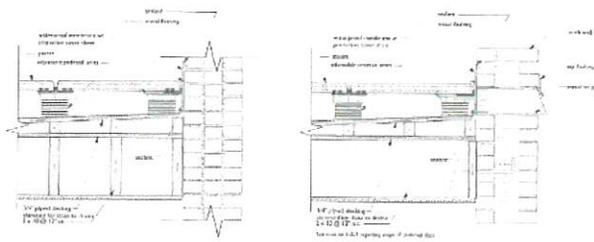
A-4

**Jack Haggerty, Architect Inc.**  
 205 W. Main St., Ste. 213, Charlotte, NC 27510  
 919-967-5191



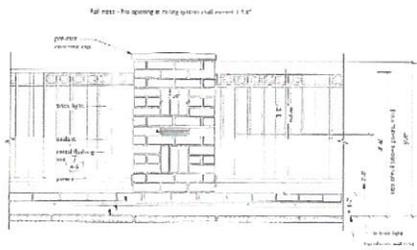
**Phi Gamma Delta Fraternity House**  
 108 W. Cameron St., Chapel Hill, North Carolina

for construction  
 Date: 11/2017  
 A-4  
 13



2  
A-5  
Flashing @ Existing House Wall - 1 1/2"

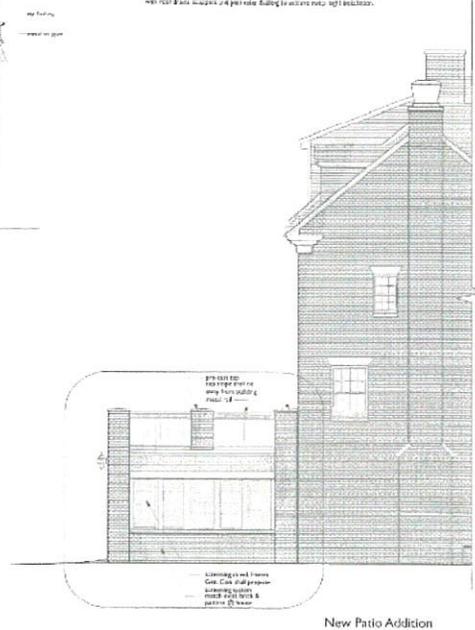
Flashing @ Patio Curb - 1 1/2"



3  
A-5  
Piers @ Patio - 1"

**Flayer and Pedestal System** shall be Terra Seal Pedestal system by Terra Seal and Pedestal. Terra Seal shall submit all necessary drawings of the system (PDS) for review, along with a submittal and any other required information. Review shall be by Terra Seal, Terra Seal, and shall be complete and approved prior to construction. Terra Seal shall be responsible for the installation of the system. Terra Seal shall be responsible for the installation of the system.

**Waterproof Membrane Note:** General Contractor shall be responsible for the installation of the waterproof membrane. The waterproof membrane shall be installed on the exterior wall and shall be installed on the exterior wall. The waterproof membrane shall be installed on the exterior wall. The waterproof membrane shall be installed on the exterior wall.



1  
A-5  
West Elevation - 1 1/4"  
New West Elevation of Raised Patio is identical to the West Elevation

Jack Haggerty, Architect Inc.  
205 W. Main St., Ste. 213, Carrboro, NC  
919-667-5191  
27510



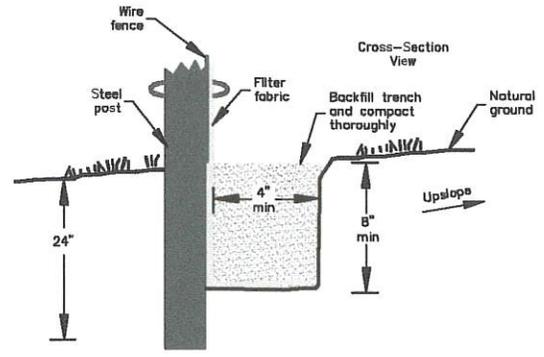
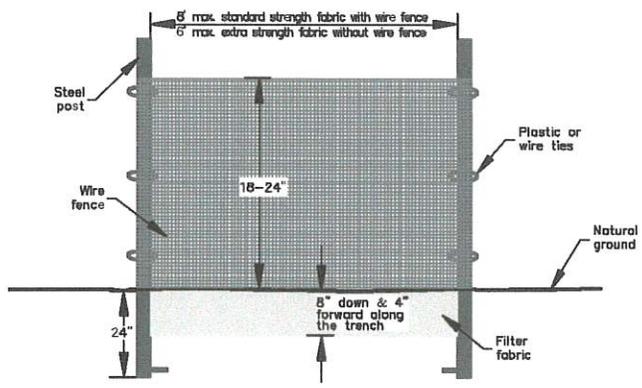
Phi Gamma Delta  
Fraternity House  
108 W. Cameron St., Chapel Hill, North Carolina

for  
construction  
Dec 11, 2017  
A-5  
13



STANDARD  
 ENGINEERING  
 DEPARTMENT  
 DETAILS

SILT FENCE



GENERAL NOTES:

1. Use silt fence only when drainage area does not exceed  $\frac{1}{4}$  acre and never in areas of concentrated flow.
2. Silt fence shall not be removed unless site is stabilized and inspected by Town of Chapel Hill staff.

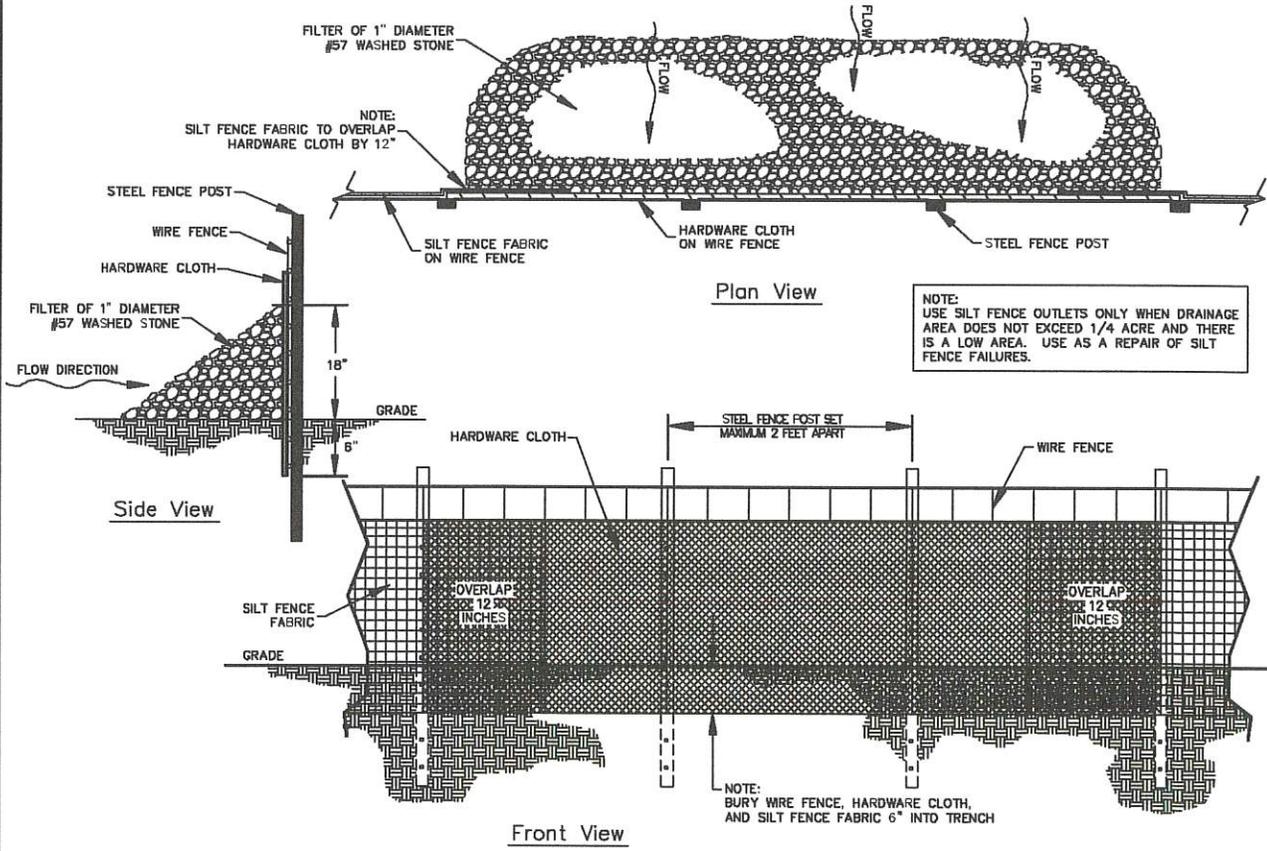
NOTE: DRAWING NOT TO SCALE

TITLE:	REVISIONS		DET. NO.
SILT FENCE	08/13	15	SD-18



STANDARD  
 ENGINEERING  
 DEPARTMENT  
 DETAILS

SILT FENCE OUTLET



NOTE:  
 USE SILT FENCE OUTLETS ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND THERE IS A LOW AREA. USE AS A REPAIR OF SILT FENCE FAILURES.

NOTE:  
 BURY WIRE FENCE, HARDWARE CLOTH, AND SILT FENCE FABRIC 6" INTO TRENCH

NOTE: DRAWING NOT TO SCALE

TITLE:	REVISIONS	DET. NO.
SILT FENCE OUTLET	08/13 15	SD-19



**Masonry**

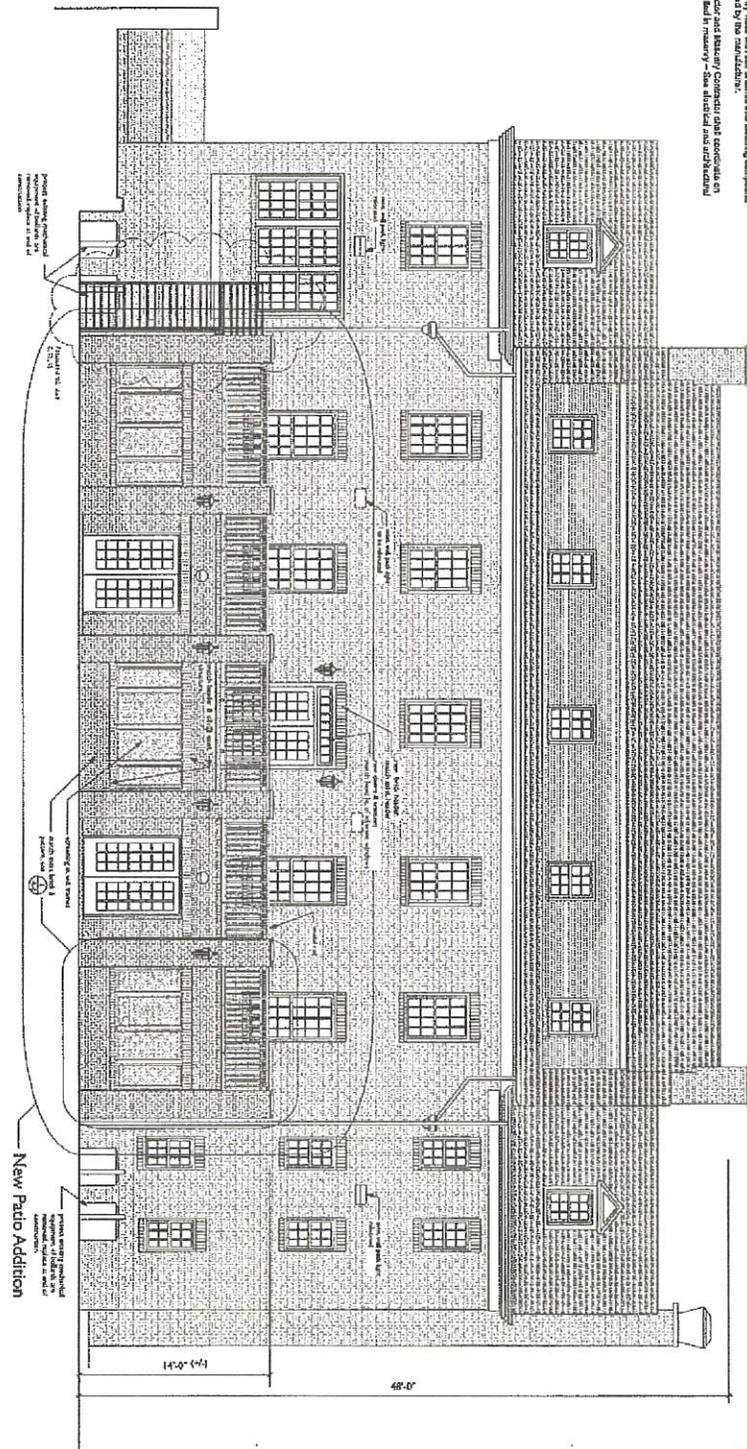
All masonry work shall comply with recommendations of the Brick Association.  
 Corolla Masonry, 1115 S. 21st St., Beaufort, NC 28520.  
 Units are included on Drawing. Provide units complying with ASTM C 90, Grade 1's.  
 Header for Unit Masonry: Provide common wall header min. 3" for all exterior walls and 2" for masonry work.  
 Brick shall meet code at 15,000 p.s.i. in its solid end. Headers shall be laid in a staggered pattern to provide a bond.  
 Layout shall be subject to various methods of bond, such as, when uniform joint widths and to properly locate openings.  
 Clean masonry from all voids at wall openings. All the end of the job shall masonry walls with wet surfaces and cleaning completed as recommended by the manufacturer.  
 General Contractor and Masonry Contractor shall coordinate all work to be finished by masonry - See attached and referenced plans.

**Aluminum Railing Note**

Railing as shown shall be by Designer Aluminum Products, Inc. Series 9100. Rail height shall be 36" with double top rail and top balustrade. Rail shall be constructed with horizontal heavy-duty bars mounted. All rail components shall be of equal Aluminum 6061-T6.  
 Rails shall be 4" x 4" square.  
 Location of handrails and hand rail supports shall be shown on separate notes for rail and height of rail.

**Exterior Finish Notes**

Brickwork shall be laid in a running bond with color substrate. Color shall be identified in book.  
 Brick shall be clean and dry before application of finish.  
 Apply per manufacturer's instructions.  
 Spalling: Prepare exterior material shall be treated with a solid color stain.  
 Apply stain and apply stain per manufacturer's recommendation.  
 Color to be shown by Owner.



1  
A-4  
North Elevation - 1/4"

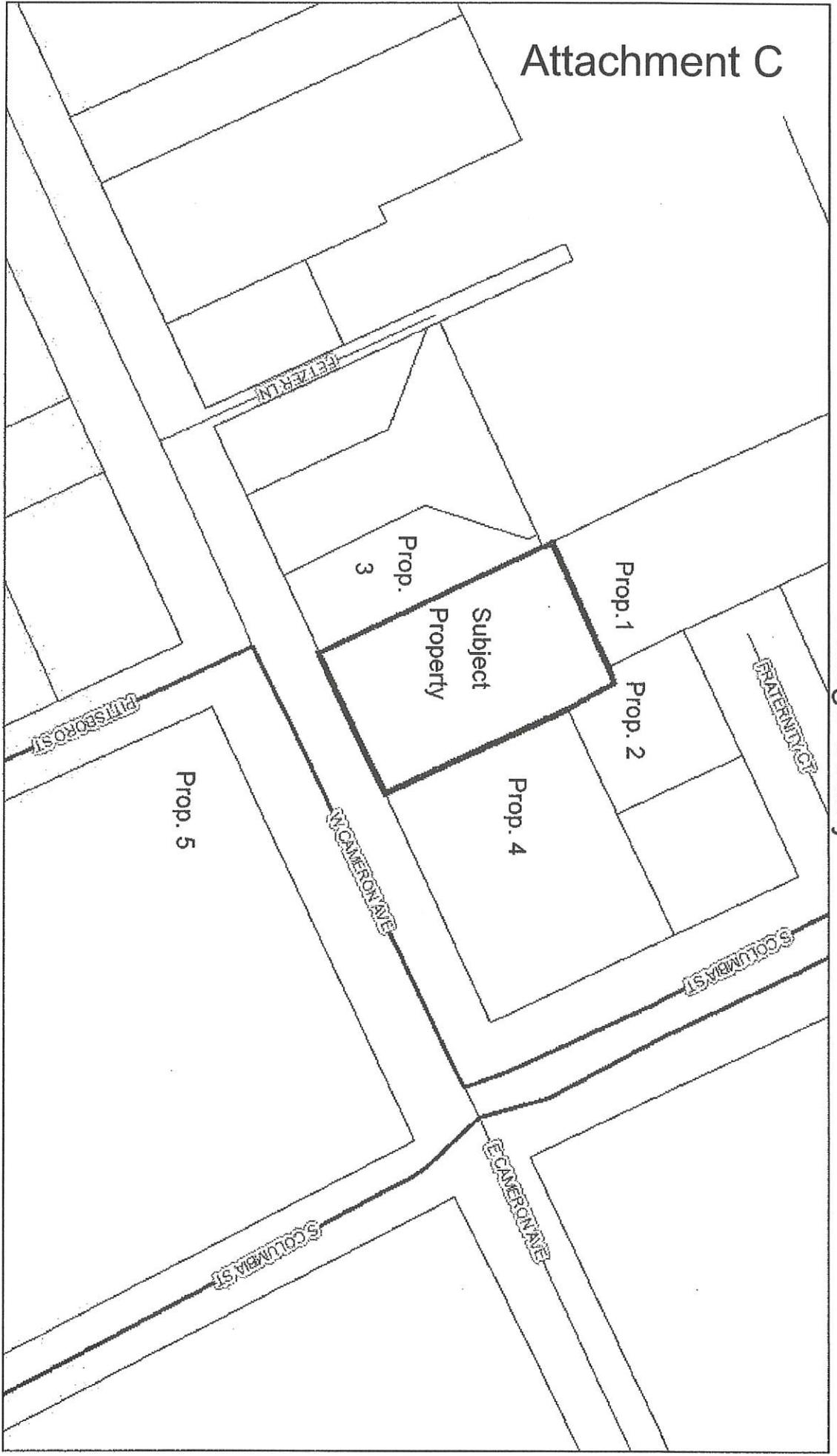
for construction A-4 1/3	<p><b>Phi Gamma Delta Fraternity House</b>                  108 W. Cameron St., Chapel Hill, North Carolina</p>		<p><b>Jack Haggerty, Architect Inc.</b>                  205 W. Main St., Ste. 213, Carrboro, NC 27510                  919-967-5191</p>
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Jack Haggerty, Architect, Inc. reserves all common law copyrights and other property rights in these drawings. These drawings are not to be reproduced, changed, copied in any form or manner or assigned to any third party without first obtaining the written permission and consent of Jack Haggerty, Architect, Inc.



# Attachment C

Orange County



April 2, 2019

This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information on this map.

**OWNER 1:** EPSILON OF PHI GAMMA DELTA INC  
**OWNER 2:**  
**ADDRESS 1:** 1801 GREAT OAKS DR  
**ADDRESS 2:**  
**CITY:** RALEIGH  
**STATE, ZIP:** NC 27608  
**LEGAL DESC:** N/S CAMERON AVE P64/64

**PIN:** 97838364372  
**DEED REF:** 90/2  
**RATECODE:** 22  
**TOWNSHIP:** CHAPEL HILL  
**BLDG SOFT:** 10375.5  
**YEAR BUILT:** 1950  
**BUILDING COUNT:** 1  
**LAND VALUE:** \$444,300  
**BLDG VALUE:** \$857,800  
**USE VALUE:** \$0  
**TOTAL VALUE:** \$1,302,100  
**DATE SOLD:** 9/1/1927  
**TAX STAMPS:** 0



**ORANGE COUNTY**  
 NORTH CAROLINA

# Unofficial Property Record Card - Orange County, NC

## General Property Data

Parcel ID 9788364372  
Property Owner EPSILON OF PHI GAMMA DELTA INC

Property Location 108 CAMERON AVE  
Property Use

Mailing Address 1801 GREAT OAKS DR

Most Recent Sale Date 9/1/1927  
Legal Reference 90/2

City RALEIGH

Grantor

State NC

Sale Price 0

Zipcode 27608

Land Area 0.5 AC

## Current Property Assessment

Card 1 Value Building Value 857,800 Other Features Value 0 Land Value 444,300 Total Value 1,302,100

## Building Description

Building Style Single Fam  
# of Living Units 3  
Year Built 1950  
Finished Area (SF) 10376  
Full Baths 3  
# of Other Fixtures 0

Foundation Type Masonry  
Roof Structure Gable  
Roof Cover Shingle  
Siding Masonry  
1/2 Baths 0

Heating Type Combo H&A  
Heating Fuel N/A  
Air Conditioning 100%  
# of Bsmt Garages 0  
3/4 Baths 0

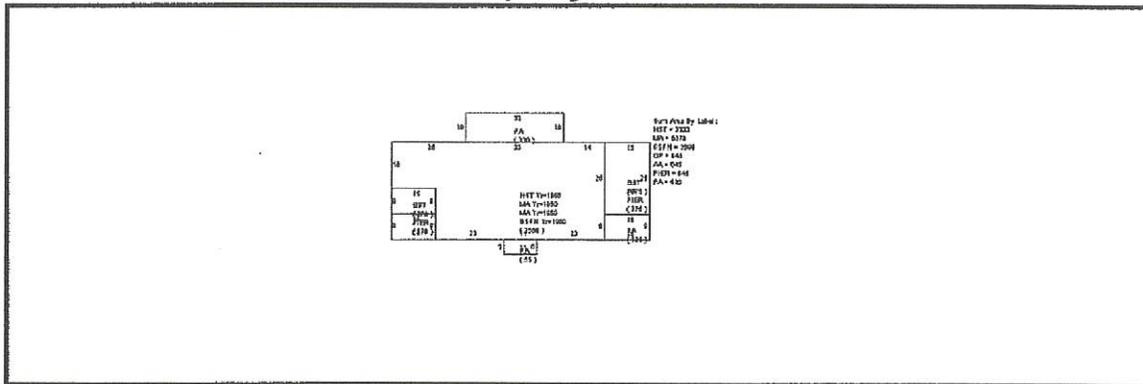
## Legal Description

N/S CAMERON AVE P64/64

## Narrative Description of Property

This property contains 0.5 AC of land mainly classified as with a(n) Single Fam style building, built about 1950 , having a finished area of 10376 square feet, with Masonry exterior and Shingle roof cover, with 3 unit(s).

## Property Sketch



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Prop. 1

# Unofficial Property Record Card - Orange County, NC

## General Property Data

Parcel ID 9788363571  
Property Owner PSI HOME ASSOC OF SIGMA NU FRA  
INC

Property Location 109 FRATERNITY CT

Mailing Address PO BX 3657

Property Use  
Most Recent Sale Date 9/28/1970  
Legal Reference 226/1373

City CHAPEL HILL  
State NC  
Zipcode 27514

Grantor  
Sale Price 0  
Land Area 0.55 AC

## Current Property Assessment

Card 1 Value	Building Value 833,800	Other Features Value 200	Land Value 365,900	Total Value 1,199,900
Total Parcel Value	Building Value 1,057,800	Xtra Features Value 200	Land Value 365,900	Total Value 1,423,900

## Building Description

Building Style Single Fam	Foundation Type Masonry	Heating Type Combo H&A
# of Living Units 3	Roof Structure Flat	Heating Fuel N/A
Year Built 1924	Roof Cover Roll	Air Conditioning 100%
Finished Area (SF) 7588	Siding Masonry	# of Bsmt Garages 0
Full Baths 3	1/2 Baths 0	3/4 Baths 0
# of Other Fixtures 0		

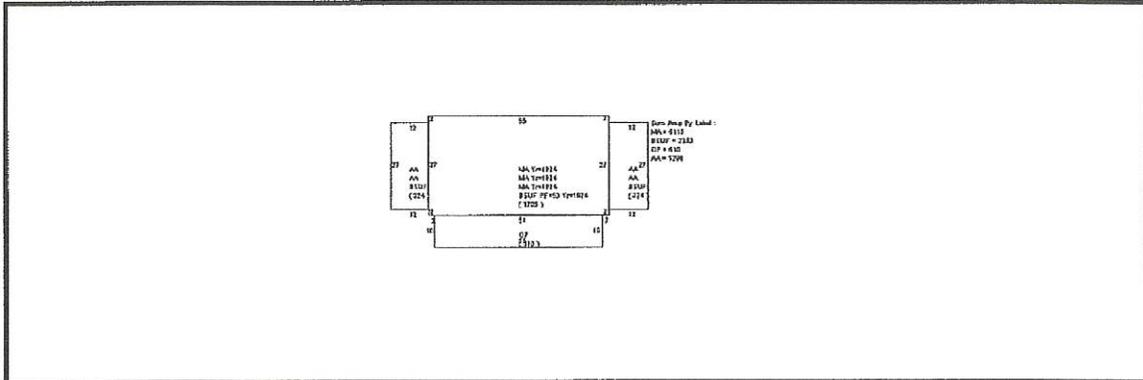
## Legal Description

5 & 6 FRATERNITY COURT P A/33

## Narrative Description of Property

This property contains 0.55 AC of land mainly classified as with a(n) Single Fam style building, built about 1924 , having a finished area of 7588 square feet, with Masonry exterior and Roll roof cover, with 3 unit(s).

## Property Sketch



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

# Unofficial Property Record Card - Orange County, NC

## General Property Data

Parcel ID 9788365415  
Property Owner LDG COMMERCIAL LLC

Property Location 107 FRATERNITY CT

Mailing Address 420 WESTWOOD DR

Property Use  
Most Recent Sale Date 3/14/2012

City CHAPEL HILL

Legal Reference 5329/476

State NC

Grantor 107 FRATERNITY COURT

Zipcode 27516

Sale Price 1,225,000

Land Area 1 LOT

## Current Property Assessment

Card 1 Value Building Value 830,000

Other Features 0  
Value

Land Value 280,300

Total Value 1,110,300

## Building Description

Building Style Rooming Hse  
# of Living Units 6  
Year Built 1928  
Finished Area (SF) 5432  
Full Baths 0  
# of Other Fixtures 0

Foundation Type  
Roof Structure  
Roof Cover  
Siding  
1/2 Baths 0

Heating Type N/A  
Heating Fuel N/A  
Air Conditioning 0%  
# of Bsmt Garages 0  
3/4 Baths 0

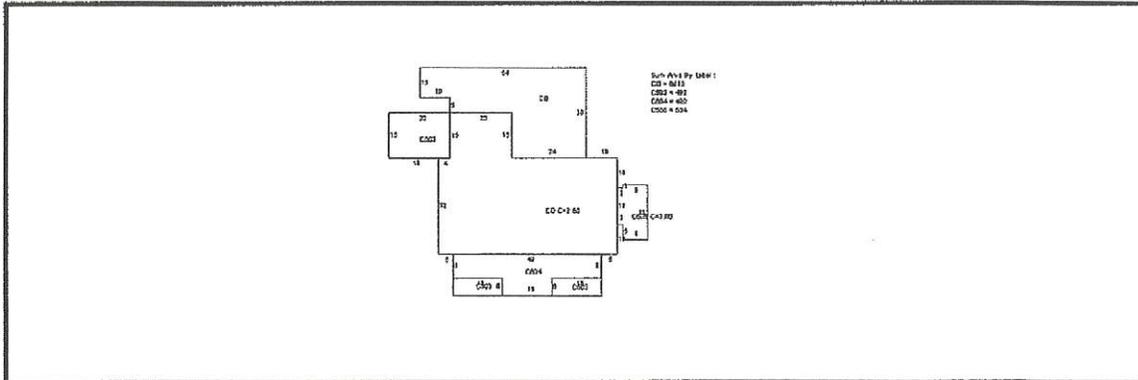
## Legal Description

3 FRATERNITY COURT

## Narrative Description of Property

This property contains 1 LOT of land mainly classified as with a(n) Rooming Hse style building, built about 1928 , having a finished area of 5432 square feet, with exterior and roof cover, with 6 unit(s).

## Property Sketch



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Prop. 3

# Unofficial Property Record Card - Orange County, NC

## General Property Data

Parcel ID 9788364217  
 Property Owner PILLER SANTRA TRUSTEE  
 TRUSTEE STEVE CALLAS  
 Mailing Address 12424 WILSHIRE BLVD #1150  
 City LOS ANGELES  
 State CA  
 Zipcode 90025

Property Location 110 CAMERON AVE.  
 Property Use  
 Most Recent Sale Date 4/23/2007  
 Legal Reference 4264/220  
 Grantor PILLER  
 Sale Price 0  
 Land Area 0.18 AC

## Current Property Assessment

Card 1 Value Building Value 889,600 Other Features Value 0 Land Value 224,200 Total Value 1,113,800

## Building Description

Building Style Single Fam  
 # of Living Units 3  
 Year Built 1929  
 Finished Area (SF) 8762  
 Full Baths 3  
 # of Other Fixtures 0

Foundation Type Masonry  
 Roof Structure Hip  
 Roof Cover Shingle  
 Siding Stone  
 1/2 Baths 0

Heating Type Combo H&A  
 Heating Fuel N/A  
 Air Conditioning 100%  
 # of Bsmt Garages 0  
 3/4 Baths 0

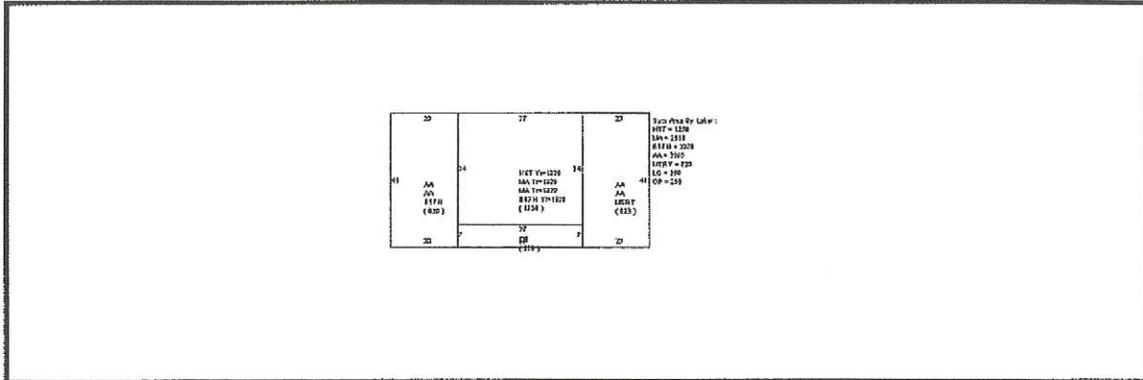
## Legal Description

110 CAMERON AVE P1/47

## Narrative Description of Property

This property contains 0.18 AC of land mainly classified as with a(n) Single Fam style building, built about 1929 , having a finished area of 8762 square feet, with Stone exterior and Shingle roof cover, with 3 unit(s).

## Property Sketch



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

# Unofficial Property Record Card - Orange County, NC

## General Property Data

Parcel ID 9788366328  
Property Owner BETA OF DELTA KAPPA EPSILON FRATERNITY

Property Location 132 COLUMBIA ST

Mailing Address P O BOX 14

Property Use  
Most Recent Sale Date 12/14/1923  
Legal Reference 82/110

City CARRBORO  
State NC  
Zipcode 27510

Grantor  
Sale Price 0  
Land Area 1 LOT

## Current Property Assessment

Card 1 Value	Building Value 1,192,500	Other Features Value 0	Land Value 543,400	Total Value 1,735,900
--------------	--------------------------	------------------------	--------------------	-----------------------

## Building Description

Building Style Single Fam  
# of Living Units 3  
Year Built 1925  
Finished Area (SF) 14756  
Full Baths 4  
# of Other Fixtures 0

Foundation Type Masonry  
Roof Structure Gable  
Roof Cover Shingle  
Siding Masonry  
1/2 Baths 0

Heating Type Combo H&A  
Heating Fuel N/A  
Air Conditioning 100%  
# of Bsmt Garages 0  
3/4 Baths 0

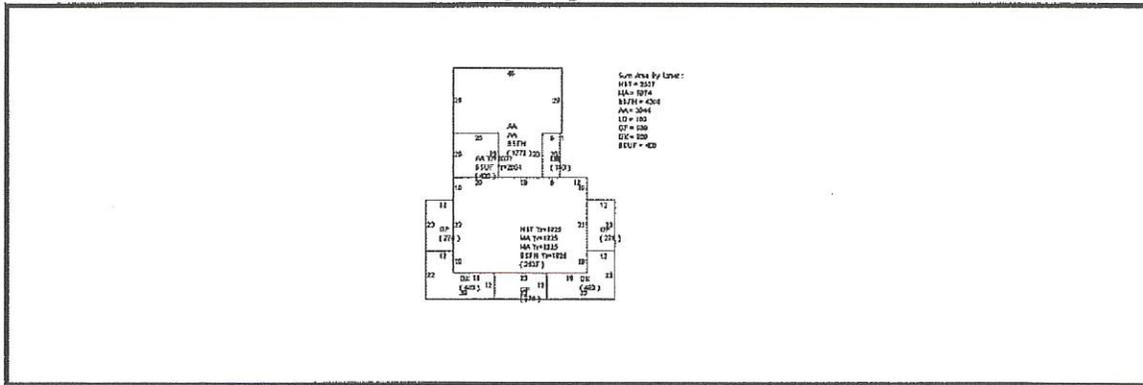
## Legal Description

132 S COLUMBIA

## Narrative Description of Property

This property contains 1 LOT of land mainly classified as with a(n) Single Fam style building, built about 1925 , having a finished area of 14756 square feet, with Masonry exterior and Shingle roof cover, with 3 unit(s).

## Property Sketch



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

# Unofficial Property Record Card - Orange County, NC

## General Property Data

Parcel ID 9788357985  
 Property Owner UNIVERSITY OF N C  
 Mailing Address UNKNOWN ADDRESS  
 City CHAPEL HILL  
 State NC  
 Zipcode 27514

Property Location 201 PITTSBORO ST  
 Property Use  
 Most Recent Sale Date 2/2/1961  
 Legal Reference 180/91  
 Grantor  
 Sale Price 36,000  
 Land Area 4.59 AC

## Current Property Assessment

Card 1 Value Building Value 0 Other Features Value 0 Land Value 45,900 Total Value 45,900

## Building Description

Building Style N/A	Foundation Type N/A	Heating Type N/A
# of Living Units N/A	Roof Structure N/A	Heating Fuel N/A
Year Built N/A	Roof Cover N/A	Air Conditioning 0%
Finished Area (SF)	Siding N/A	# of Bsmt Garages 0
Full Baths 0	1/2 Baths 0	3/4 Baths 0
# of Other Fixtures 0		

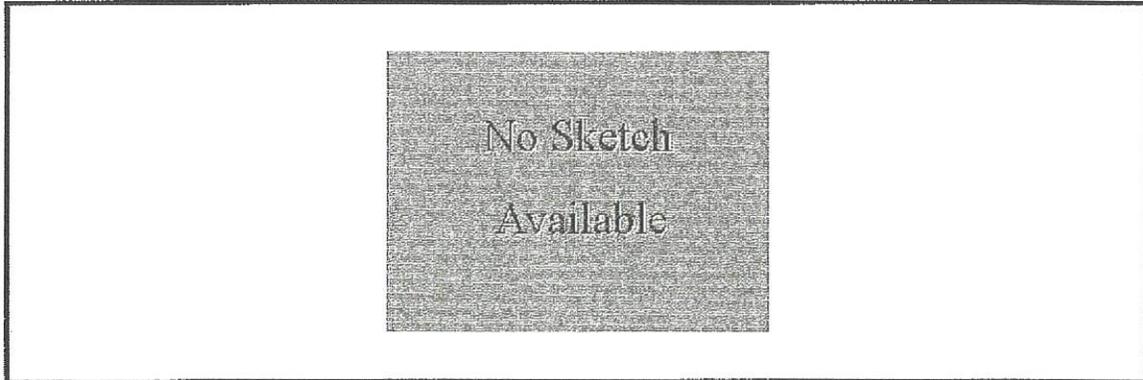
## Legal Description

CAMERON AVE & S COLUMBIA ST CAROLINA INN

## Narrative Description of Property

This property contains 4.59 AC of land mainly classified as with a(n) N/A style building, built about N/A , having a finished area of square feet, with N/A exterior and N/A roof cover, with N/A unit(s).

## Property Sketch

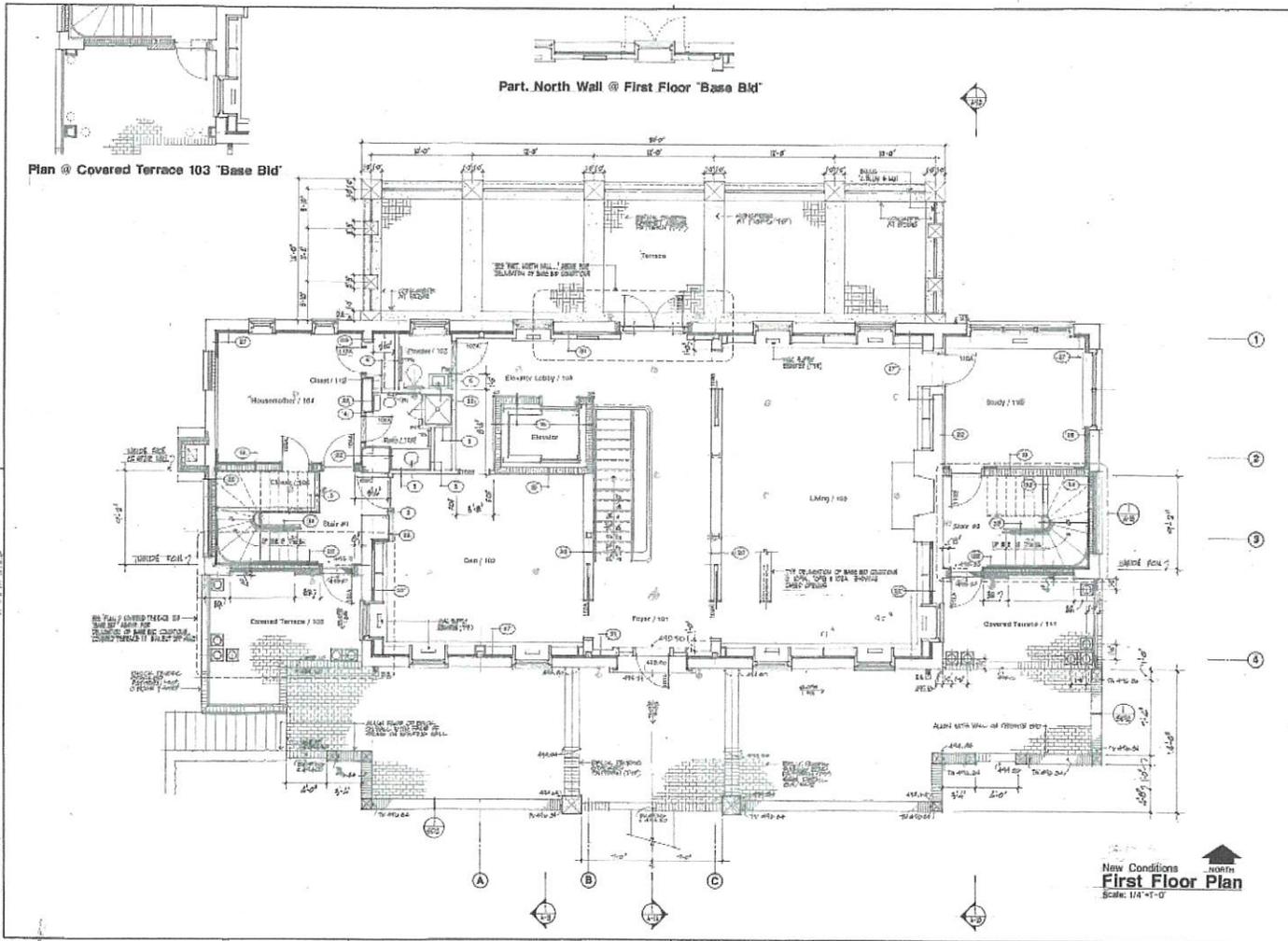


Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



Part. North Wall @ First Floor "Base Bld"

Plan @ Covered Terrace 103 "Base Bld"

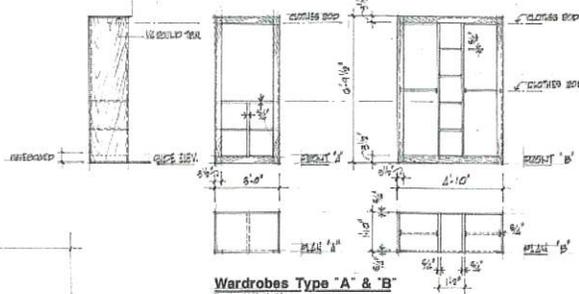
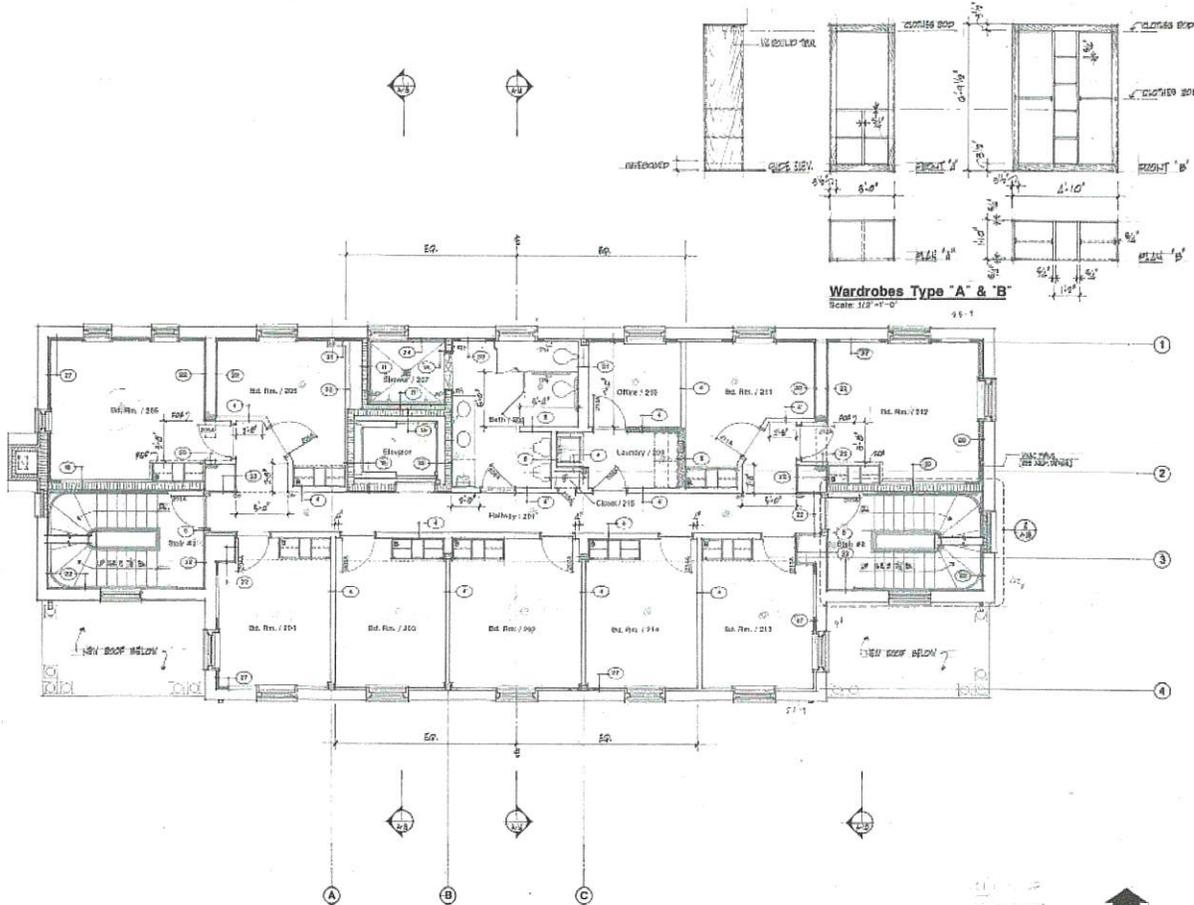


RWC INC. ARCHITECTS  
 1000 W. 10TH ST.  
 SUITE 100  
 CHARLOTTE, NC 28202

Reconstruction of  
 Phi Gamma Delta Fraternity House  
 Chapel Hill, North Carolina

DATE REVISED  
 DRAWN  
 CHECKED  
 SCALE 1/4\"/>

SHEET NUMBER  
**A-2**  
 (of 10)



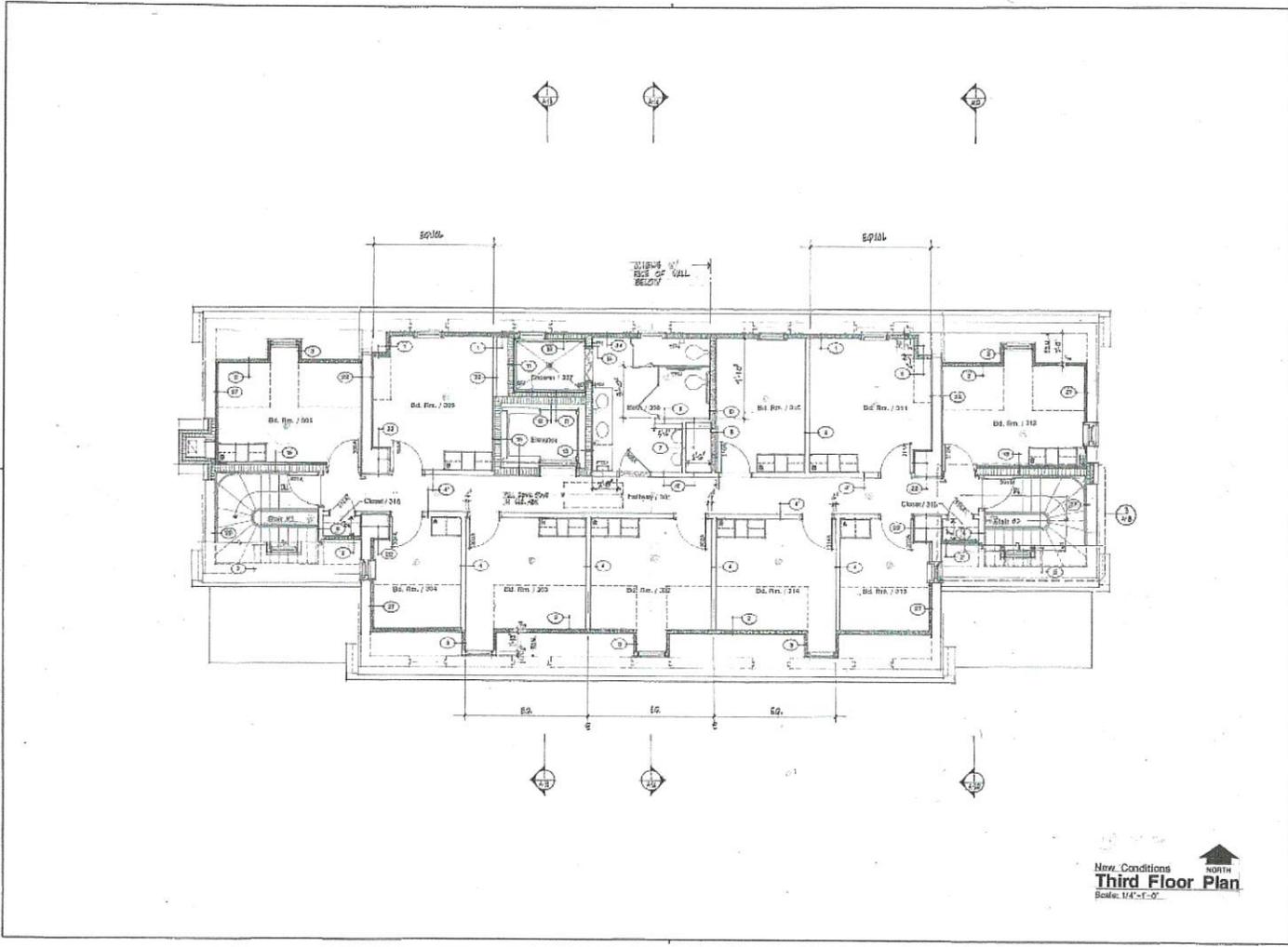
Wardrobes Type "A" & "B"  
Scale: 1/2" = 1'-0"

New Conditions  
**Second Floor Plan**  
Scale: 1/4" = 1'-0"

RWC INC. ARCHITECTURAL ARCHITECTS  
1000 W. 10TH ST. SUITE 100  
DENVER, CO 80202

Reconstruction of  
**Phi Gamma Delta Fraternity House**  
Chapel Hill, North Carolina

DATE REVISION
DRAWN
CHECKED
COND. NO.
SHEET NUMBER
<b>A-3</b>
(of 10)



**RWC INC.**  
 ARCHITECTURAL  
 1000 W. 10TH ST. SUITE 100  
 DENVER, CO 80202

REVISIONS

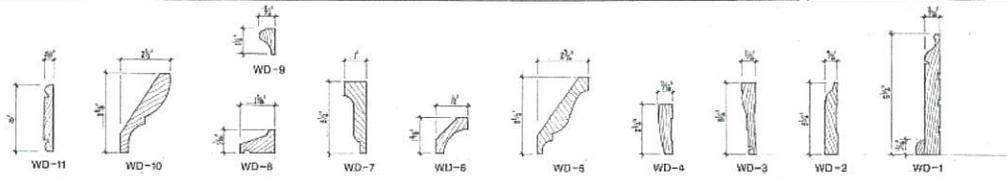
DATE REVISION

Reproduction of  
**Phi Gamma Delta Fraternity House**  
 Chapel Hill, North Carolina

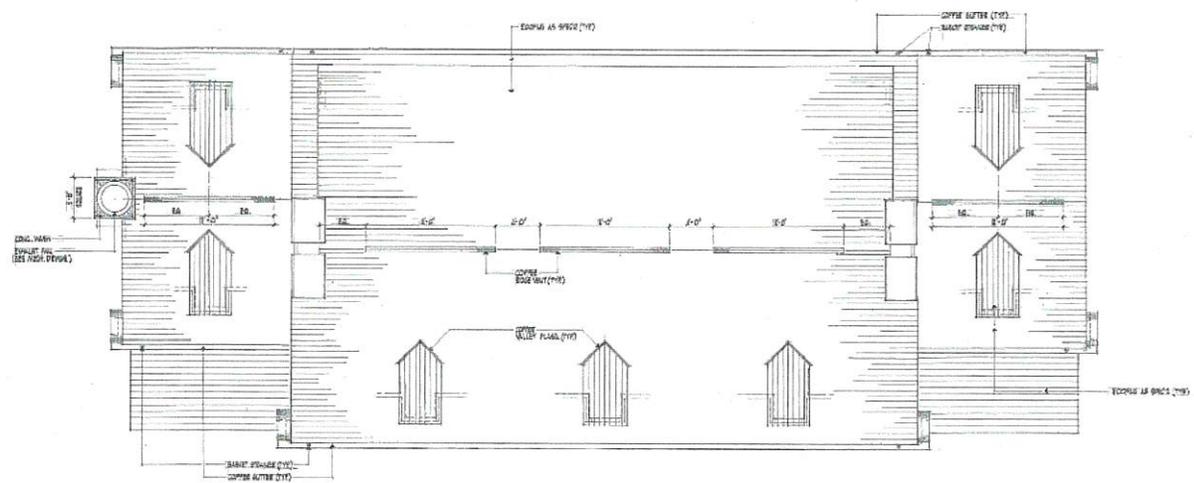
DATE REVISION  
 DRAWN  
 CHECKED  
 COUNCIL NO.  
 SHEET NUMBER  
**A-4**  
 of 181

New Conditions  
**Third Floor Plan**  
 Scale: 1/4"=1'-0"





**Millwork Designations**  
Scale: Half Full Size



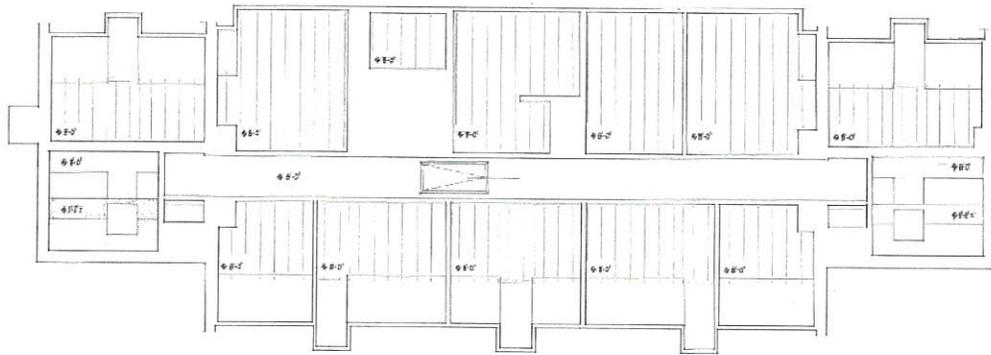
New  
Conditions  
**Roof Plan**  
SCALE: 3/8" = 1'-0"

**RWC INC.**  
WOODWORK MANUFACTURERS  
1000 W. 10TH ST. #100  
DENVER, CO 80202

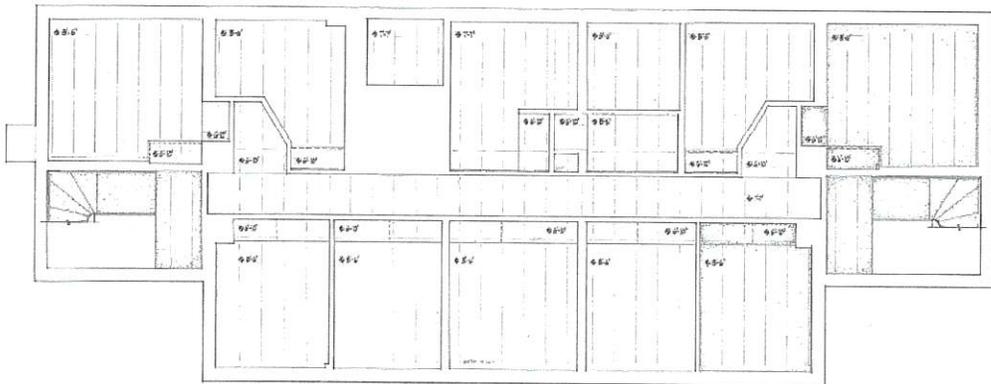
Preparation of:  
**Phi Gamma Delta Fraternity House**  
Chapel Hill, North Carolina

DATE REVISION	
DRAWN	
CHECKED	
DATE PLOT	06-13
SHEET NUMBER	<b>A-6</b>
OF 101	





**Third Floor**  
**Reflected Clg. Plan**  
 Scale: 1/8" = 1'-0"



**Reflected Clg. Plan**  
**Second Floor**  
 Scale: 1/8" = 1'-0"

**RWC INC. ARCHITECTS**  
 1000 W. 10TH STREET, SUITE 100  
 WASHINGTON, DC 20004

THIS DOCUMENT IS THE PROPERTY OF RWC INC. ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RWC INC. ARCHITECTS.

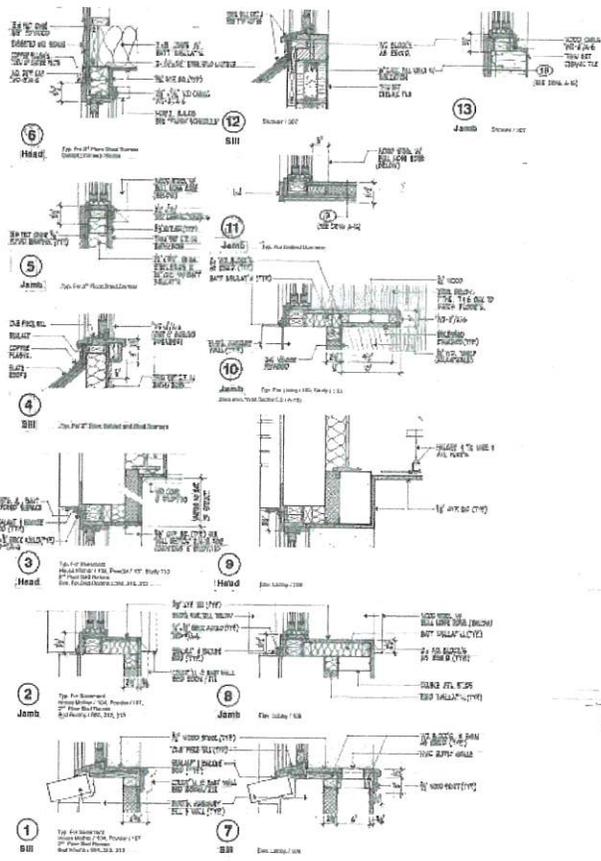
Reconstruction of:  
**Phi Gamma Delta Fraternity House**  
 Chapel Hill, North Carolina

DATE PREPARED	
DRAWN	
CHECKED	
CORR. NO.	00-0
SHEET NUMBER	<b>A-8</b>
	(of 18)

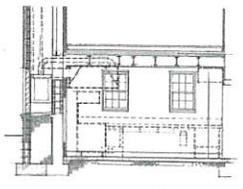




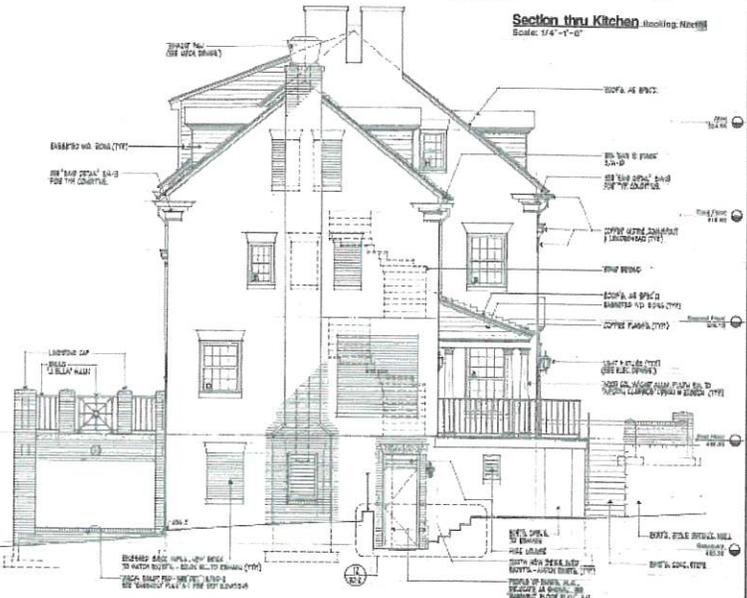




**Window Details**  
Scale: 1/4" = 1'-0"



**Section thru Kitchen**  
Scale: 1/4" = 1'-0"



**West Elevation**  
Scale: 1/4" = 1'-0"

**RWC INC.**  
1000 W. 10th Street, Suite 100  
Chicago, IL 60607  
Tel: 312.467.1000

Reproduction of  
**Phi Gamma Delta Fraternity House**  
Chicago, IL, North Carolina

DATE REVISION
DRAWN
CHECKED
COUNT NO.
SHEET NO.
SHEET NUMBER
<b>A-12</b>
(of 18)

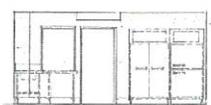




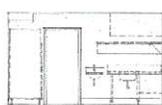
Kitchen/002  
 Dining/001  
 Bath/100



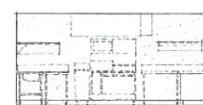
KITCHEN/002 NORTH  
(DESIGNATED BY OWNER)



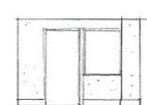
KITCHEN/002 EAST



KITCHEN/002 SOUTH



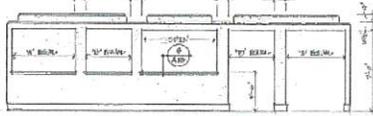
KITCHEN/002 WEST



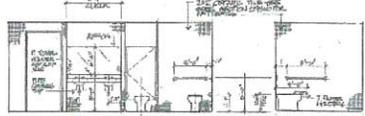
SERVINGS/003 WEST



MULTI-PURPOSE/DINING/001 EAST



MULTI-PURPOSE/DINING/001 WEST



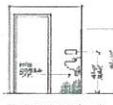
FEMALE TOILET/009 NORTH



F TOILET/009 EAST



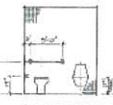
F TOILET/009 WEST



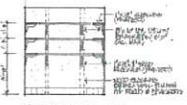
M TOILET/000 NORTH



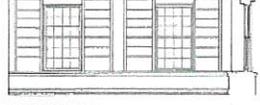
M TOILET/000 EAST



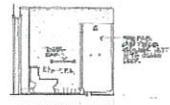
M TOILET/000 SOUTH



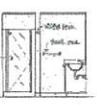
PANTRY/011 SOUTH



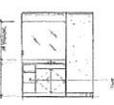
DEN/100 SOUTH



BATH/100 NORTH



BATH/100 EAST



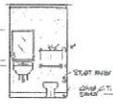
BATH/100 SOUTH



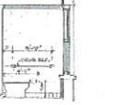
BATH/100 WEST



PANTRY/101 EAST



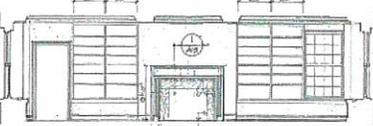
PANTRY/101 SOUTH



PANTRY/101 WEST



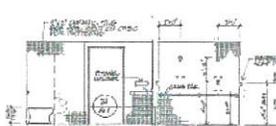
LIVING RM/109 NORTH (MARK APPROX)



LIVING RM/109 EAST



SHOWER/207 + BATH/200 NORTH  
(EAST + WEST NORTH WALLS)

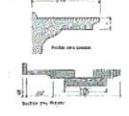


SHOWER/207 + BATH/200 SOUTH  
(EAST + WEST SOUTH WALLS)

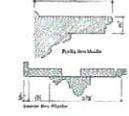


BATH/201 WEST  
(WEST NORTH WALLS)

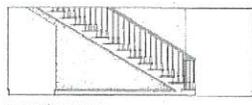
1 Detail Fireplace Surround



2 Detail Fireplace Surround



3 Detail Wall Section thru Stud



HALLWAY/006 WEST

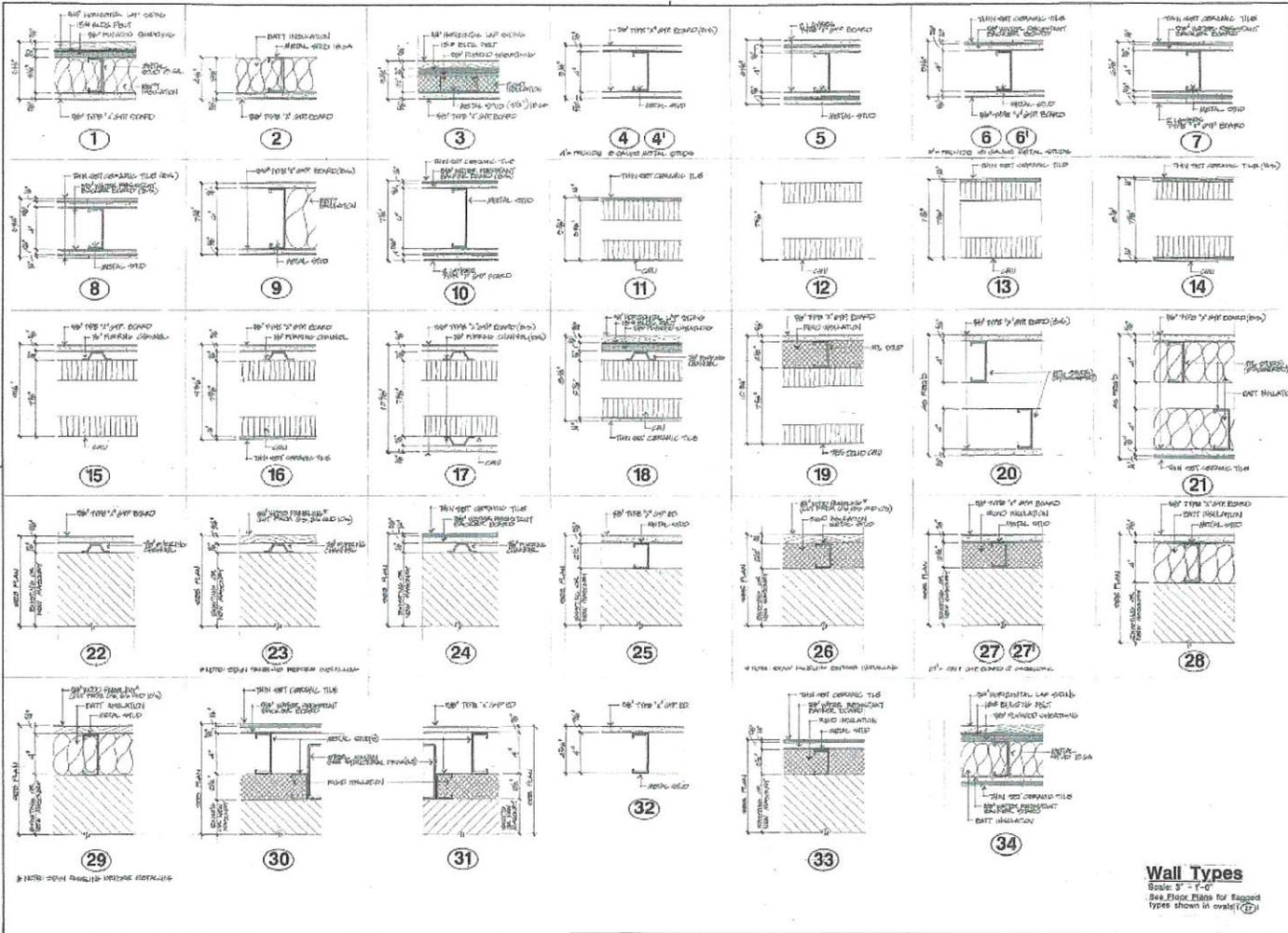
**Interior Elevations**

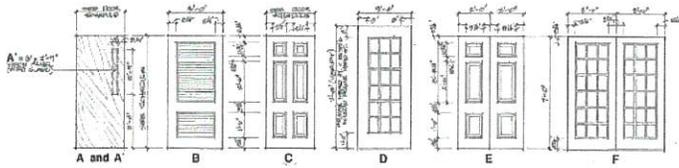
Scale: 1/4" = 1'-0"

RWC INC. 4500 W. GARDEN ST.  
 CHAPEL HILL, NC 27514  
 PHONE: 919.988.8333

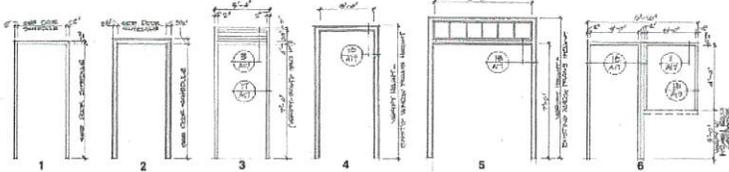
Reconstruction of  
 Phi Gamma Delta Fraternity House  
 Chapel Hill, North Carolina

DATE REVISION
CHECKED
CONTR. NO.
60-5
SHEET NUMBER
<b>A-15</b>
(of 28)

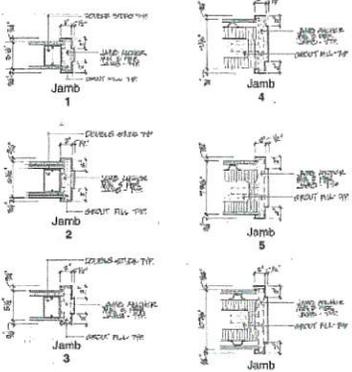




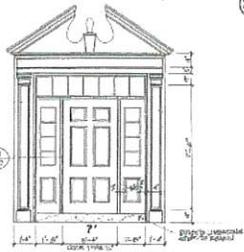
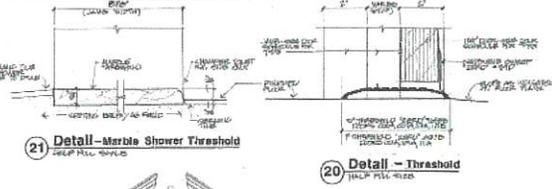
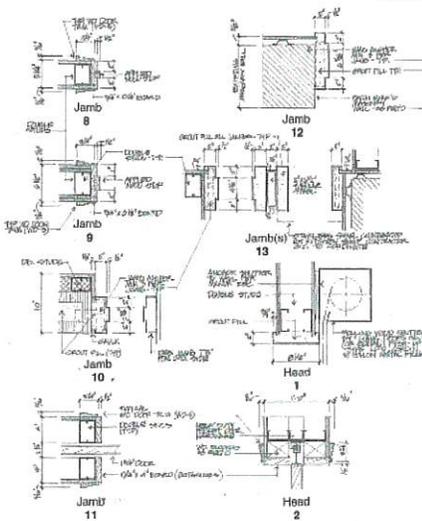
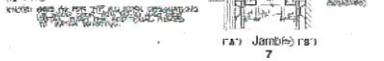
**Door Types**



**Frame Types**



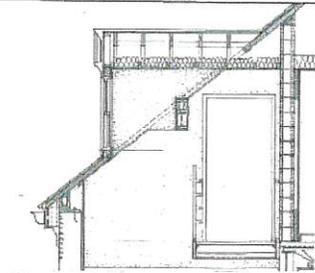
**Jamb / Head Details**



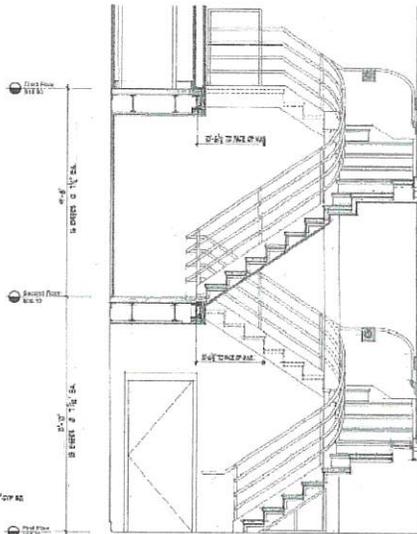
RWC INC. ARCHITECTURAL  
 11000 W. 11TH AVENUE  
 DENVER, COLORADO 80231  
 PHONE: 303.751.1100  
 FAX: 303.751.1101

Preparation of:  
 Phi Gamma Delta Fraternity House  
 Chapel Hill, North Carolina

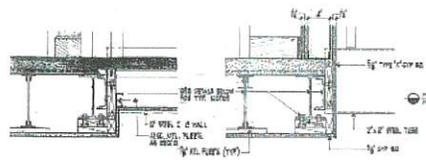
DATE PLOTTED  
 DRAWN  
 CHECKED  
 SHEET NUMBER  
**A-17**  
 OF 18



11 Section Thru Third Floor Landing  
Scale: 1/2" = 1'-0"

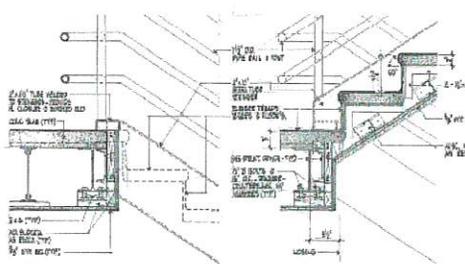


4 Section  
Scale: 1/2" = 1'-0"



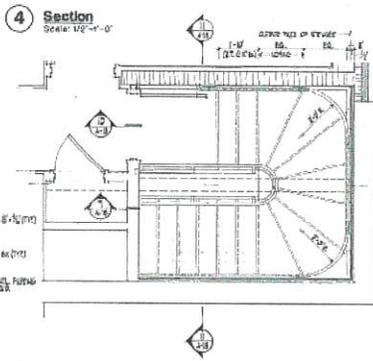
10 Detail  
Scale: 1-1/2" = 1'-0"

9 Detail  
Scale: 1-1/2" = 1'-0"

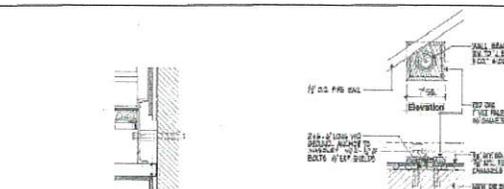


7 Detail  
Scale: 1-1/2" = 1'-0"

8 Detail  
Scale: 1-1/2" = 1'-0"

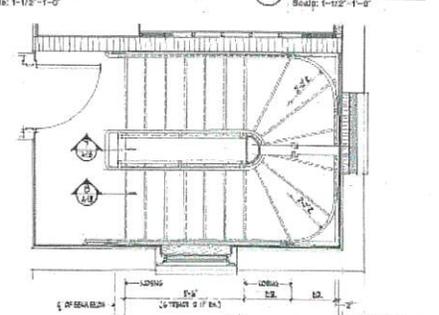


3 Third Floor  
Scale: 1/2" = 1'-0"

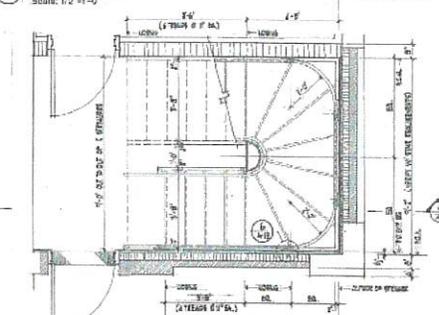


5 Typ. Condition @ Wall Stringer  
Scale: 1-1/2" = 1'-0"

6 Wall Bracket Detail  
Scale: 1-1/2" = 1'-0"



2 Second Floor  
Scale: 1/2" = 1'-0"



1 First Floor  
Scale: 1/2" = 1'-0"

**Enlarged Stair Plans / Section & Details**  
 (Scale as noted; West Stair #1 Shim. out opp. hand)

**RWC INC.** ARCHITECTURAL & ENGINEERING  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202-1500  
 TEL: 303.733.1100 FAX: 303.733.1101  
 WWW.RWCINC.COM

Reproduction of  
**Phil Gamma Delta Fraternity House**  
 Chapel Hill, North Carolina

DATE REVISION  
 DRAWN  
 CHECKED  
 DESIGNED  
 PROJECT NUMBER  
**A-16**  
 1 of 101

Attachment E



April 3, 2019

This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public primary information sources. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. The county and its mapping companies assume no legal responsibility for the information on this map.

**PIN: 9788364372**  
 OWNER 1: EPSILON OF PHI GAMMA DELTA INC  
 OWNER 2:  
 ADDRESS 1: 1801 GREAT OAKS DR  
 ADDRESS 2:  
 CITY: RALEIGH  
 STATE, ZIP: NC 27608  
 LEGAL DESC: N/S CAMERON AVE P64/64

SIZE: 0.5 A  
 DEED REF: 90/2  
 RATECODE: 22  
 TOWNSHIP: CHAPEL HILL  
 BLDG SQFT: 10375.5  
 YEAR BUILT: 1950

BUILDING COUNT: 1  
 LAND VALUE: \$444,300  
 BLDG\_VALUE: \$857,800  
 USE VALUE: \$  
 TOTAL VALUE: \$1,302,100  
 DATE SOLD: 08/31/1927  
 TAX STAMPS:

0  
0

# Attachment F

CHAPEL HILL FOUNDATION RE...  
300 SOUTH BLDG CB#1000 UN...  
CHAPEL HILL  
NC  
275991000

BETA OF DELTA KAPPA EPSILO...  
P O BOX 14  
CARRBORO  
NC  
27510

GRANVILLE TOWERS LLC  
300 SOUTH BLDG CB#1000 UN...  
CHAPEL HILL  
NC  
275991000

N CAROLINA XI ASSOC  
PO BOX 52513  
DURHAM  
NC  
277172513

CHAPEL HILL FOUNDATION RE...  
300 SOUTH BLDG CB#1000 UN...  
CHAPEL HILL  
NC  
275991000

CHAPEL HILL FOUNDATION RE...  
300 SOUTH BLDG CB#1000 UN...  
CHAPEL HILL  
NC  
275991000

UNIVERSITY OF N C  
UNKNOWN ADDRESS  
CHAPEL HILL  
NC  
27514

UPSILON OF ZETA PSI  
PO BOX 32249  
RALEIGH  
NC  
27622

PSI HOME ASSOC OF SIGMA N...  
PO BX 3657  
CHAPEL HILL  
NC  
27514

PILLER SANTRA TRUSTEE  
12424 WILSHIRE BLVD #1150  
LOS ANGELES  
CA  
90025

EPSILON OF PHI GAMMA DELTA...  
1801 GREAT OAKS DR  
RALEIGH  
NC  
27608

LDG COMMERCIAL LLC  
420 WESTWOOD DR  
Chapel Hill  
NC  
27516