

Revisions

On November 11th, during the Historic District Commission meeting, DTW Architects & Planners presented proposed designs for additions to the Delta Kappa Epsilon House. In review of the proposal the Historic District Commission believed there were items which were incongruous with the character of the Cameron-McCauley Historic District. The Commission listed multiple items to consider after reviewing the proposed design presented during the November 11th meeting. They are as follows:

- Massings of original 3 story building and 2 story addition need to remain apparent after addition.*
- The roof of the second floor addition should be compatible in form, slope, and orientation of the building and surrounding properties.*
- The cafeteria addition needs to be inset from the existing 2 story addition.*
- The site setback and offset from the existing building in the cafeteria addition need to be further addressed.*
- Exploration of the possibility of creating an addition on the north facade should be further elaborated.*
- The proposed additions should be rendered with site context.*
- Provide details of existing details.*

In order for a Certificate of Appropriateness to be issued, these items need to be addressed in a revised design proposal for the December 9th Historic District Commission meeting. In order to address these items DTW has met with the owner and select consultants on this project. We discussed the possible responses to these items and have revised our proposal as described below.

Massings of original 3 story building and 2 story addition need to remain apparent after addition

The Commission collectively agreed that the proposed second story addition did not properly show the history and developing character of the DKE House. In order to clearly show the masses of the original building and its existing addition we have chosen to place the second story exterior brick wall of the addition back 1' from the two existing walls. This creates a visual distinction between the existing conditions and the proposed addition.



Roof of second floor addition should be “compatible in form, slope, and orientation”

The roof proposed in the last meeting did not meet the expectations of the Commission in terms of abiding by the Chapel Hill Historic Districts Design Principles & Standards. Article 4.3.1. states that new roofs should be compatible with the existing building and surrounding properties. This was discussed with the client and multiple schemes were explored. While we have kept the low-slope standing seam metal roof shown at the last meeting, we have reincorporated dormers into the roofline above the bedrooms to help differentiate our proposed addition from the existing addition and original building.

Cafeteria addition needs to be inset from existing 2 story addition

The Commission asked for all drawings and renders to show the cafeteria addition inset 1' from the existing 2 story addition's walls. This helps signify the cafeteria addition as secondary to the existing building.

Acknowledge setbacks and offset from building in cafeteria addition

The cafeteria addition will extend 14' out from the existing south facade while the existing balcony on the south facade extends 13' out from the original building. The proposed addition is also well within the setback required by the LUMO.

Explore extending massing on north facade

The Commission asked if there was any consideration of placing the proposed addition on the north facade of the 2 story addition. This was not an option for us because of the existing floor plan of the building. The addition is to the dining room which is situated on the south west corner of the building.

Render proposed addition with site context

We are providing illustrative site plans which depict rendered materials and vegetation on the site. We have also rendered the proposal in more detail and with site context. The rendered views are taken from angles which were requested by the Commission. The renders depict the proposed design and how it alters the view of the front yards in such a way that it is not incongruous with the character of the Cameron-McCauley Historic District.

Provide details of existing details

We are providing images of details on the building which we are aiming to compliment in our proposed design. We understand that architectural details play a vital role in defining the character of the building. The proposed addition will compliment the existing details in order to be compatible with, but discernible from the existing building.



Existing Details



Dentil molding and railings on existing balcony



Downspout and lighting on stairwell addition



Molding on existing addition



Molding with dentil on original building



Revised Renderings



Aerial View



Proposed South Elevation

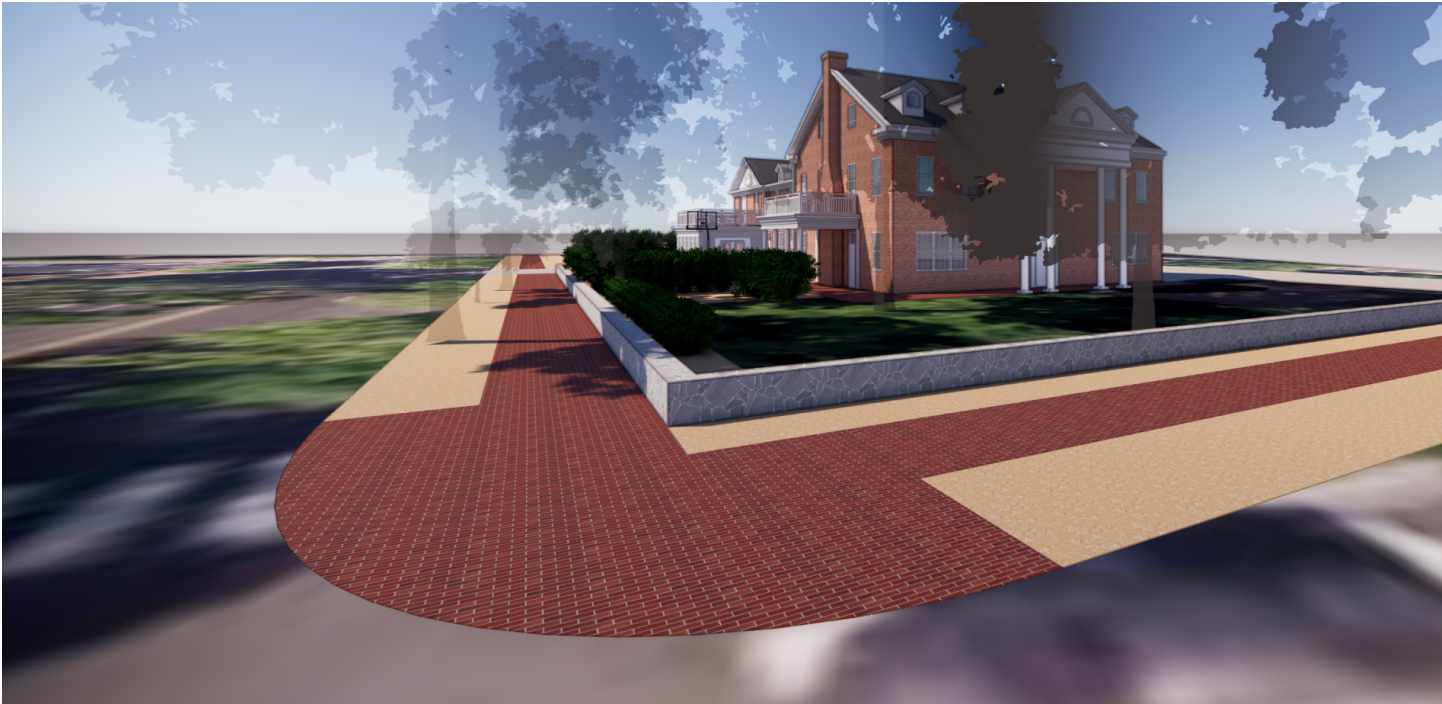


New double door and balcony



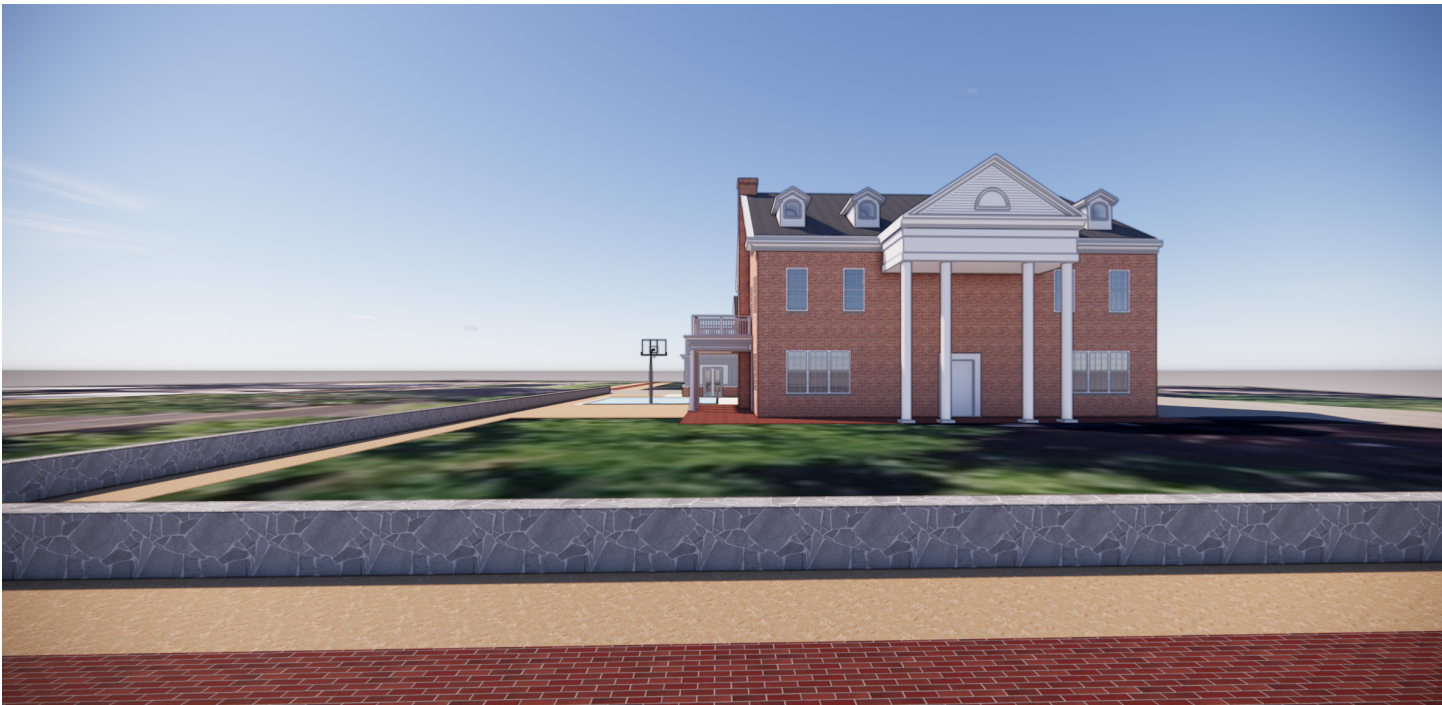
1' inset from existing masonry plane





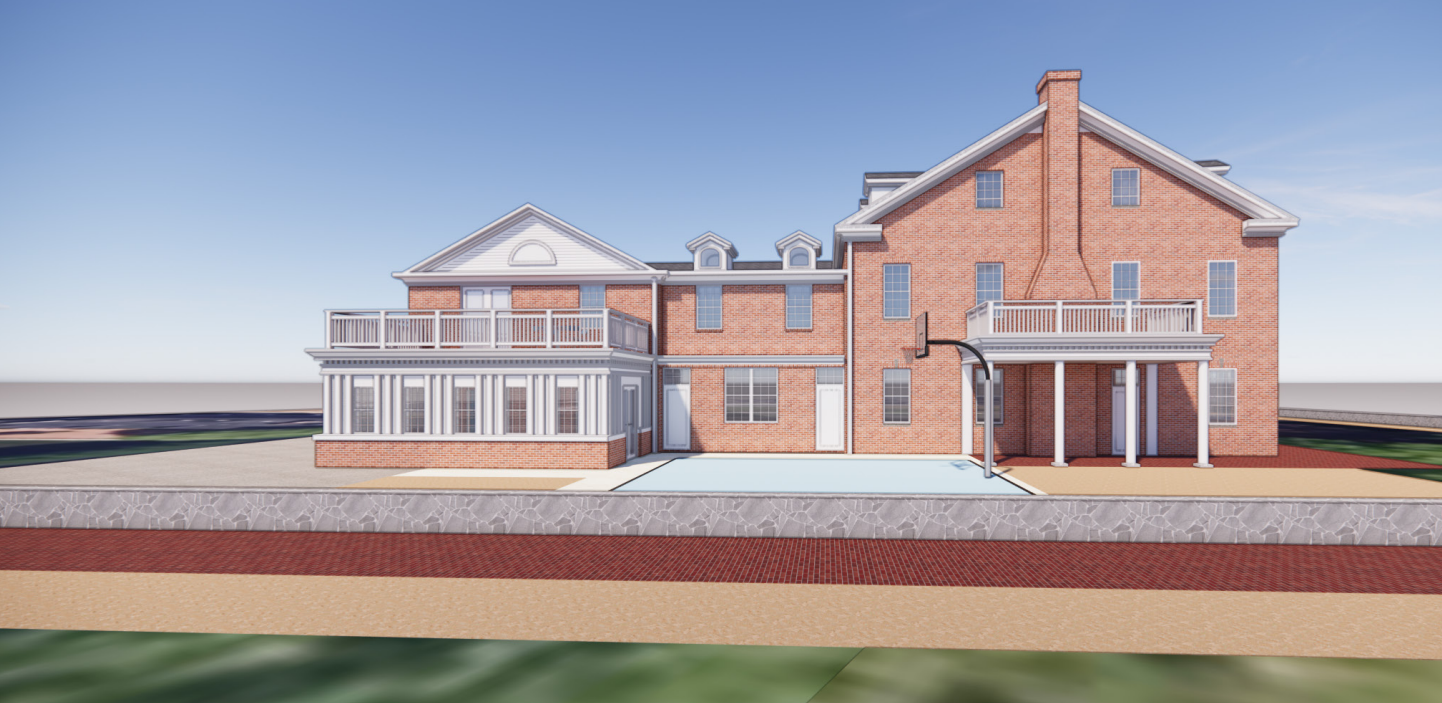
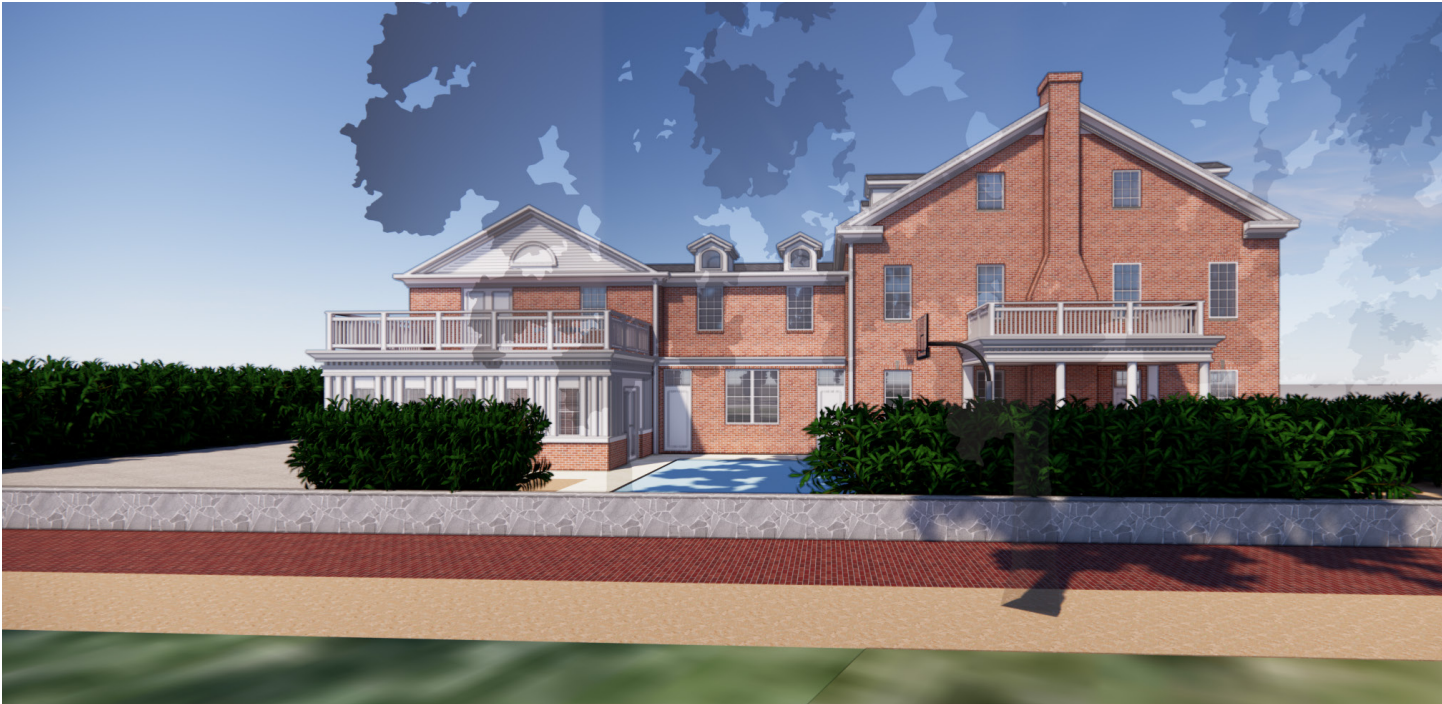
DTW
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Columbia/Cameron Intersection



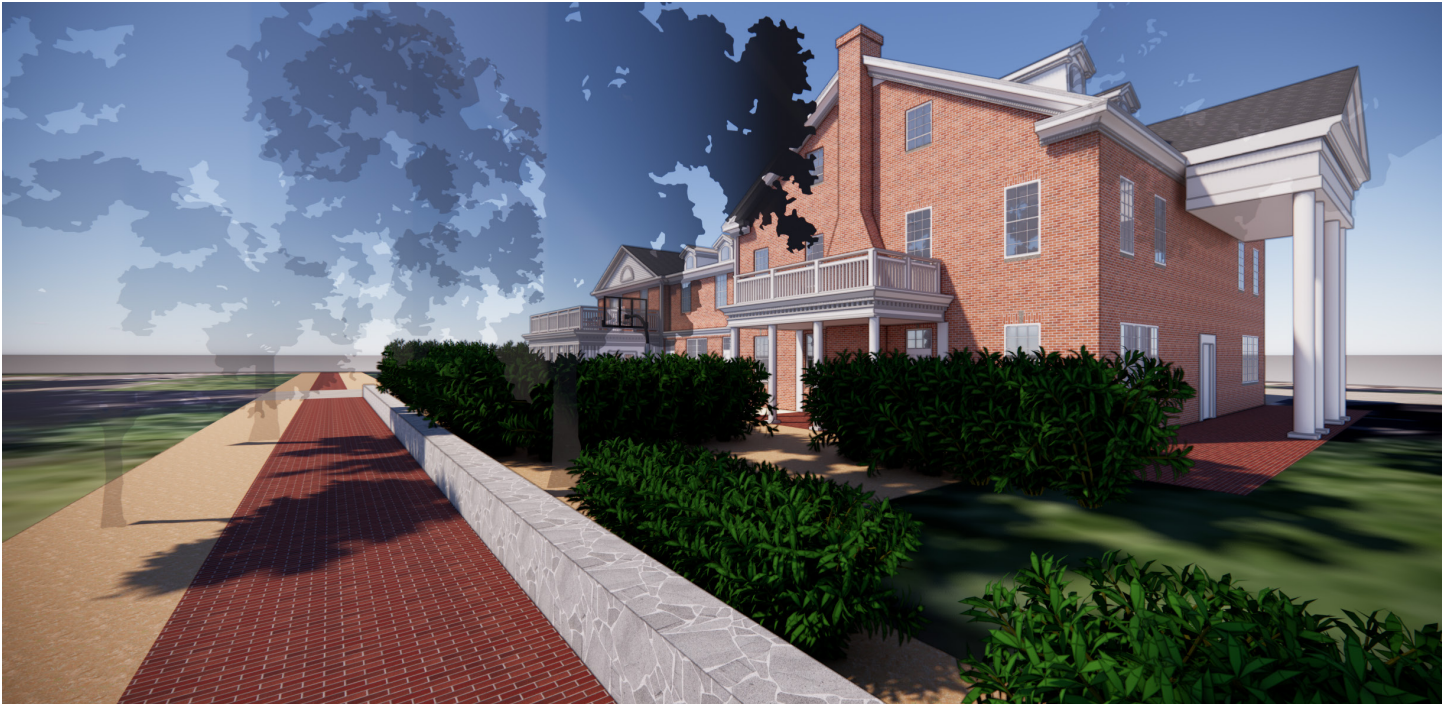
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S Columbia Street



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W Cameron Avenue



DTW
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Southeast Corner



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Southwest Corner

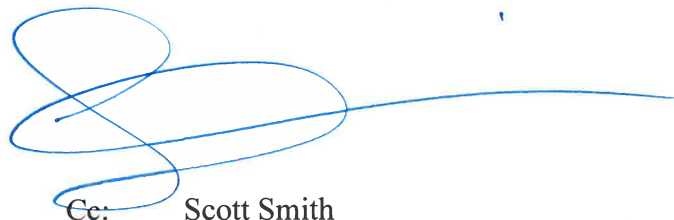
November 17, 2025

To Whom it May Concern:

We have reviewed the attached architectural drawings for the addition to the DKE house at 132 S. Columbia Street, which is located across Cameron Avenue from the University's Carolina Inn.

We are in full support of the plan and have no objections to the project or the design.

Regards,



Cc: Scott Smith
Kal Fadem, AIA