



HDC-24-6

Historic District
Certificate of
Appropriateness
Status: Active
Submitted On: 2/8/2024

Primary Location
304 S COLUMBIA ST
CHAPEL HILL, NC 27516

Owner
N C BETA FOUNDATION
PO BOX 4962 CHAPEL HILL,
NC 275154962

Applicant
David Swanson
919-929-9000
david@swansonlandscapearchitecture.com
238 Seminole Drive
david@swansonlandscapearchitecture.com
Chapel Hill, NC 27514

Certificate of Appropriateness Form

Historic District

Cameron-McCauley

Application Type Check all that apply

Minor Work is exterior work that does 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 Chapel Hill Historic Districts Design Principles & Standards ("Principles & Standards") (p. 9-11) for a list of minor works. Please contact Town Staff to confirm if you believe the project is classified as "minor work."

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

Maintenance or Repair Work

Minor Work (Defined by Design Standards)

Historic District Commission Review

COA Amendment

Written Description

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. Consider including additional materials to illustrate your project, such as: - Photos and specifications for proposed exterior materials such as siding, trim, roof, foundation materials, windows, etc. - Renderings of the proposed work - Spec sheets

New rear entrance portico. Replacement of storage shed.
Replacement of panels in dumpster gates.

Is this application for after-the-fact work?
No

Is this applicaiton a request for review after a previous denial?
No

Applicable HDC Design Standards

Page / Standard #	Topic
55/1.5.5,1.5.8	Accessory Structures
	1. District Setting
Brief Description of the Applicable Aspects of Your Proposal	
The wooden shed will replace an existing metal shed in the same location the rear yard, not visible from the street.	

Page / Standard #	Topic
98/3.6.1,3.6.6,3.6.10	Porches
	Entrances & Balconies
	3. Exterior Changes
Brief Description of the Applicable Aspects of Your Proposal	
The portico will replace a canvas structure at the rear entrance of the building. The portico's form, configuration, and materials will be compatible with the existing building and front porch.	

Page / Standard #

Topic

122/4.4.2,4.4.3,4.4.8
Materials&Details

4. New Construction

Brief Description of the Applicable Aspects of Your Proposal

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

Page / Standard #

Topic

127/4.6.2,4.6.3,4.6.4,4.6.8
Porches&Entrances

4. New Construction

Brief Description of the Applicable Aspects of Your Proposal

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

Page / Standard #

Topic

130/4.7.1 thru 4.7.7 Accessory
Structures

4. New Construction

Brief Description of the Applicable Aspects of Your Proposal

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

Page / Standard #

Topic

42/1.1.7 Site Features

1. District Setting

Brief Description of the Applicable Aspects of Your Proposal

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


Page / Standard #	Topic
48/1.3.4 Walls & Fences	1. District Setting
Brief Description of the Applicable Aspects of Your Proposal	
The panels in the dumpster enclosure gates will be dark metal to replace deteriorated white vinyl panels.	

Property Owner Information

Property Owner Name

Thomas Jones for NC Beta Foundation

Property Owner Signature

 Thomas Jones
Feb 6, 2024

Orange County North Carolina

34803
304 S COLUMBIA ST

JANUARY 1ST OWNER MAILING ADDRESS
N C BETA FOUNDATION
PO BOX 4962
CHAPEL HILL NC 27515-4962

Total Assessed Value
\$1,953,100

KEY INFORMATION

Tax Year	2024		
Parcel ID	9788451314	Township	7 - CHAPEL HILL
Land Size	0.80	Land Units	AC
Rate Code	22		
District Codes	G0 County, CH CHSchoolDst., G2 Chapel Hill		
Property LUC	Residential- Improved		
Neighborhood	L001 - CHCOMMERCIA		
Legal Description	SOUTH COLUMBIA STREET P96/134		
Exempt Type	-		

APPRAISAL DETAILS

Total Land	\$858,500
Ag Credit	-
Land	\$858,500
Building	\$1,092,600
Yard Items	\$2,000
Market Total	\$1,953,100
Total Assessed	\$1,953,100

RESIDENTIAL

BUILDING (1)					
Type	Fraternity	Total Value	\$1,092,600	Finished Sq Ft	9,766 sf
Style	-	Quality	Grade A	Condition	Average
Year Built	1925	Exterior Walls	Frame	Full Bath	9
Roof Cover	Shingle	Half Bath	0	HVAC	Combo H&A
Bedrooms	0	Garage Type	-		
Fireplace Count	1				

MISC IMPROVEMENTS

IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT	APPRAISED VALUE
Y070 - DECK	432	-	\$2,000

SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	INSTRUMENT TYPE	GRANTOR
No items to display					

YARD ITEMS

DESCRIPTION	TOTAL UNITS	YEAR BUILT	LENGTH	WIDTH	HEIGHT
No items to display					

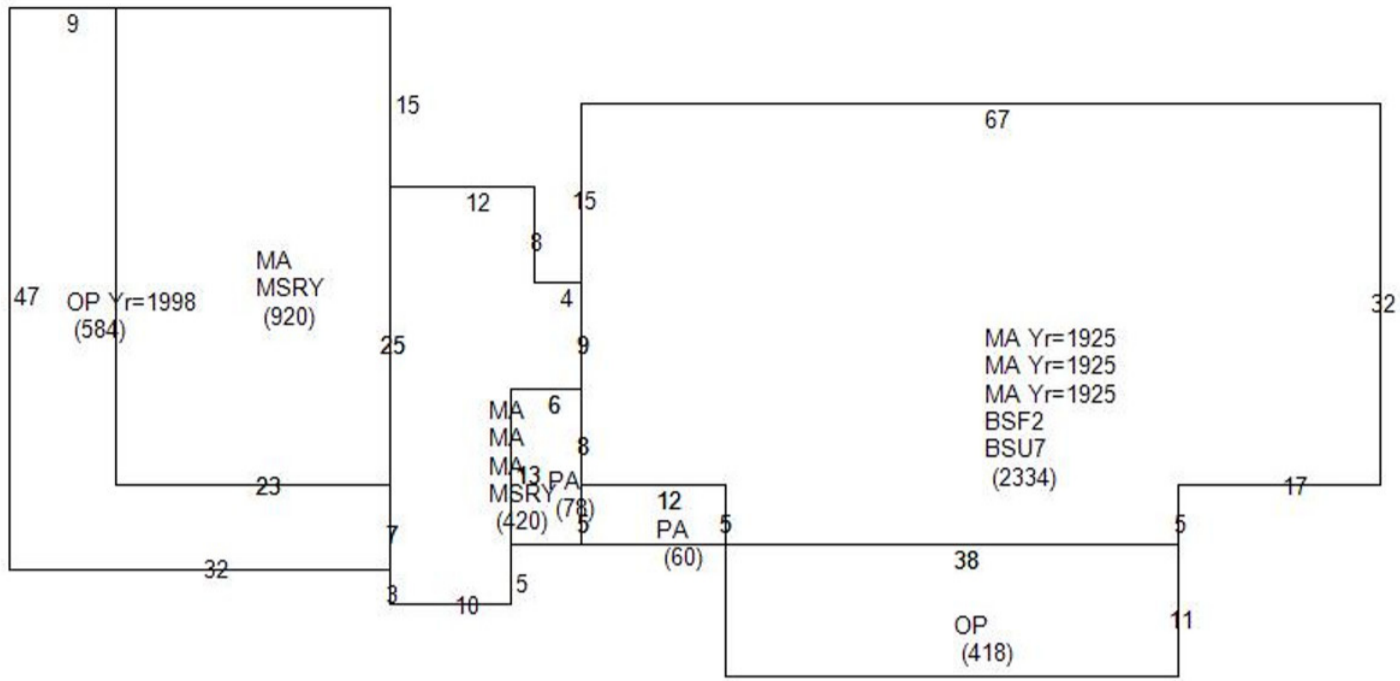
LAND

UNIT / SOIL TYPE	DESCRIPTION	USE CODE	ACRES / LOTS	VALUE
SF	Square Ft	SITE	35040.00	\$858,500

VALUE HISTORY

YEAR	TOTAL MARKET VALUE
2024	\$1,953,100
2023	\$1,953,100
2022	\$1,953,100
2021	\$1,953,100
2020	\$1,820,500
2019	\$1,820,500
2018	\$1,820,500
2017	\$1,820,500
2016	\$1,320,700
2015	\$1,320,700
2014	\$1,232,340





Disclaimer

Orange County Assessor's Office makes every effort to produce the most accurate information possible. **No warranties, expressed or implied, are provided for the data herein, its use or interpretation.**

304 South Columbia Street: Phi Delta Theta Fraternity House

1. Written Description of Physical Changes Proposed.

This application is for improvements to the rear entrance, replacement of an existing metal storage shed, and modifications to the dumpster gate panels. Refer to the plans in this application and photos, plans and elevations of existing conditions and proposed elements.

The Owner proposes the following:

1. Remove an existing deteriorated canvas canopy at the rear entrance on the west side of the building and replace it with a permanent 9' x 15' flat -roofed wood portico structure with support columns which are similar in appearance to the columns at the existing porch area on the south side of the house - and to the columns at the existing front portico on the east side of the house. The existing brick walkway will be widened by 2' on both sides.
2. Remove the existing metal storage shed at the northwest corner of the building next to the parking lot, and replace it with a gable-roofed wooden shed of approximately the same size and in the same location.
3. Replace the deteriorated white vinyl panels on the dumpster enclosure gate with dark brown metal panels.

2. History, Context, and Character Information.

Phi Delta Theta Fraternity, a Southern Colonial Revival building, was constructed in the early to mid-20th century.

The building is not a contributing structure in the Cameron-McCauley Historic District.

The property, after a period of unoccupancy, completed extensive interior renovation and improvements to hardscape and landscape elements in 2023.



3. Justification of Appropriateness.

The proposed improvements are in character with the Cameron-McCauley Historic District, being similar in materials, size, and scale to the hardscape elements of the building and of several nearby properties. Refer to the applicable Standards of Appropriateness in the application.

Photos/Plans/Elevations 304 S Columbia St: Phi Delta Theta Fraternity House



Existing rear entrance canopy



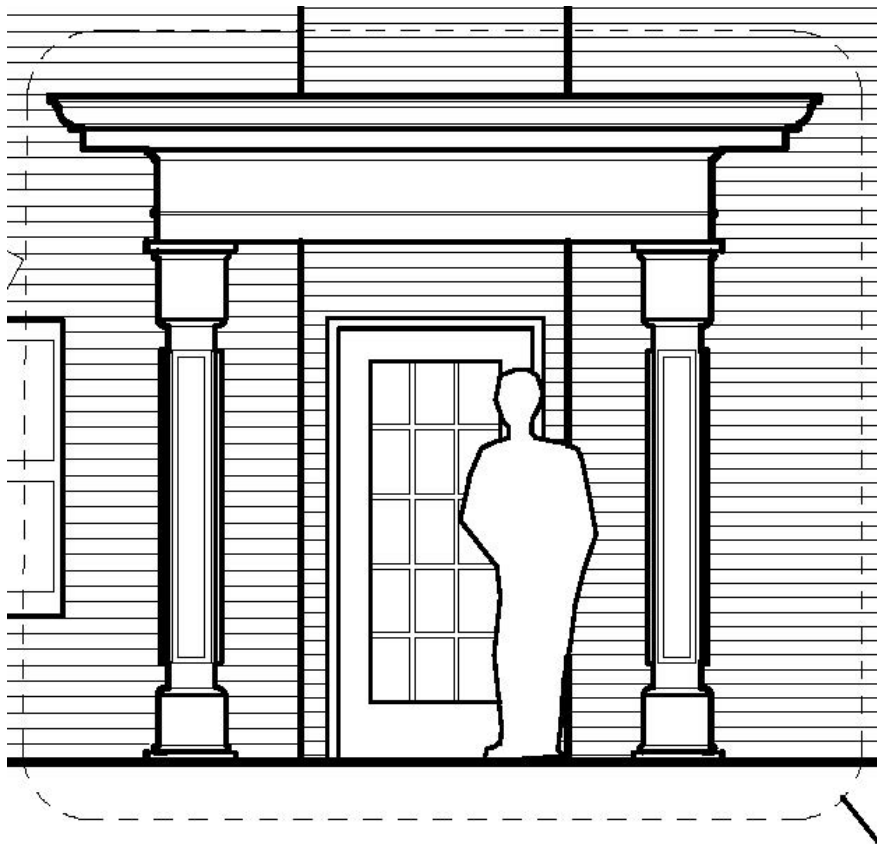
Rear entrance portico will have details similar to roof and columns on side patio

Photos/Plans/Elevations 304 S Columbia St: Phi Delta Theta Fraternity House



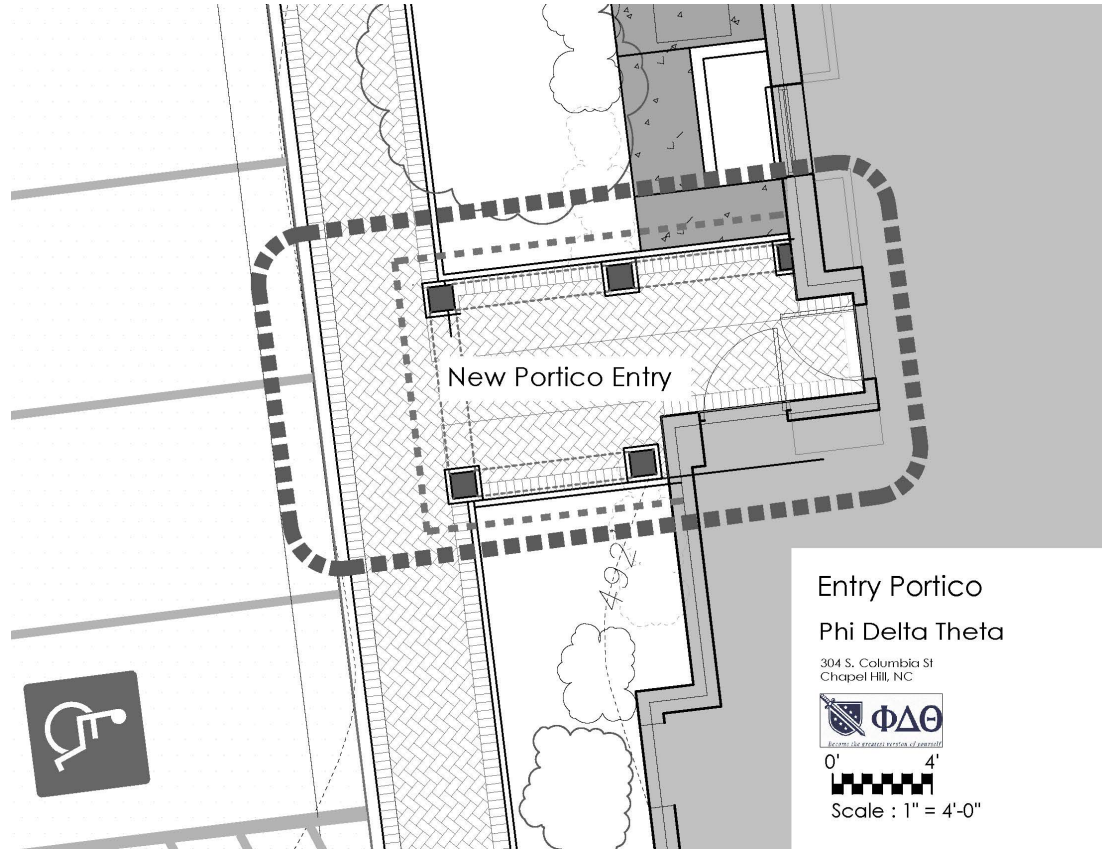
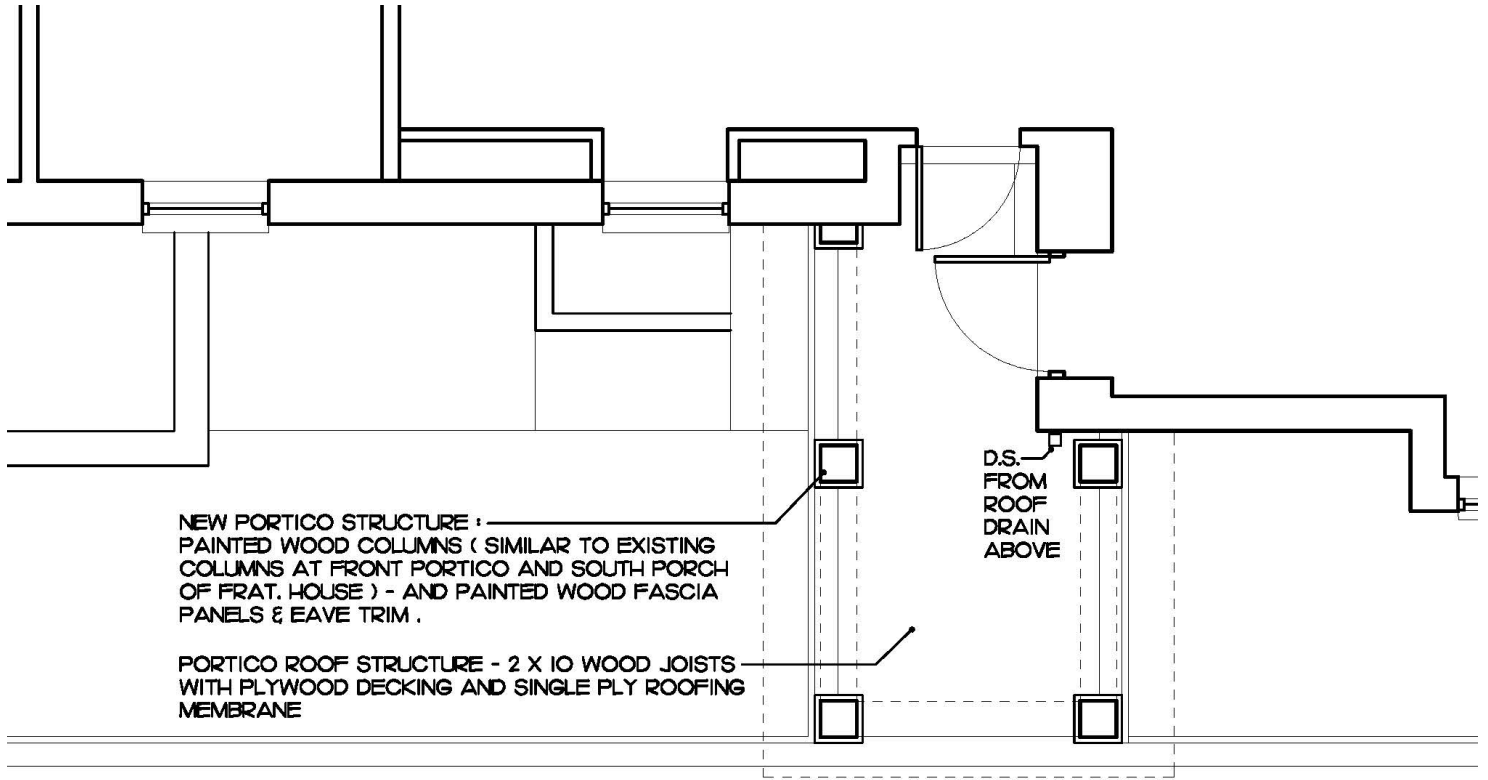
PARTIAL WEST ELEVATION • NEW ENTRY PORTICO
SCALE: 1/4" = 1'-0"

Proposed rear entrance portico - elevation



Proposed rear entrance portico – detail

Photos/Plans/Elevations 304 S Columbia St: Phi Delta Theta Fraternity House

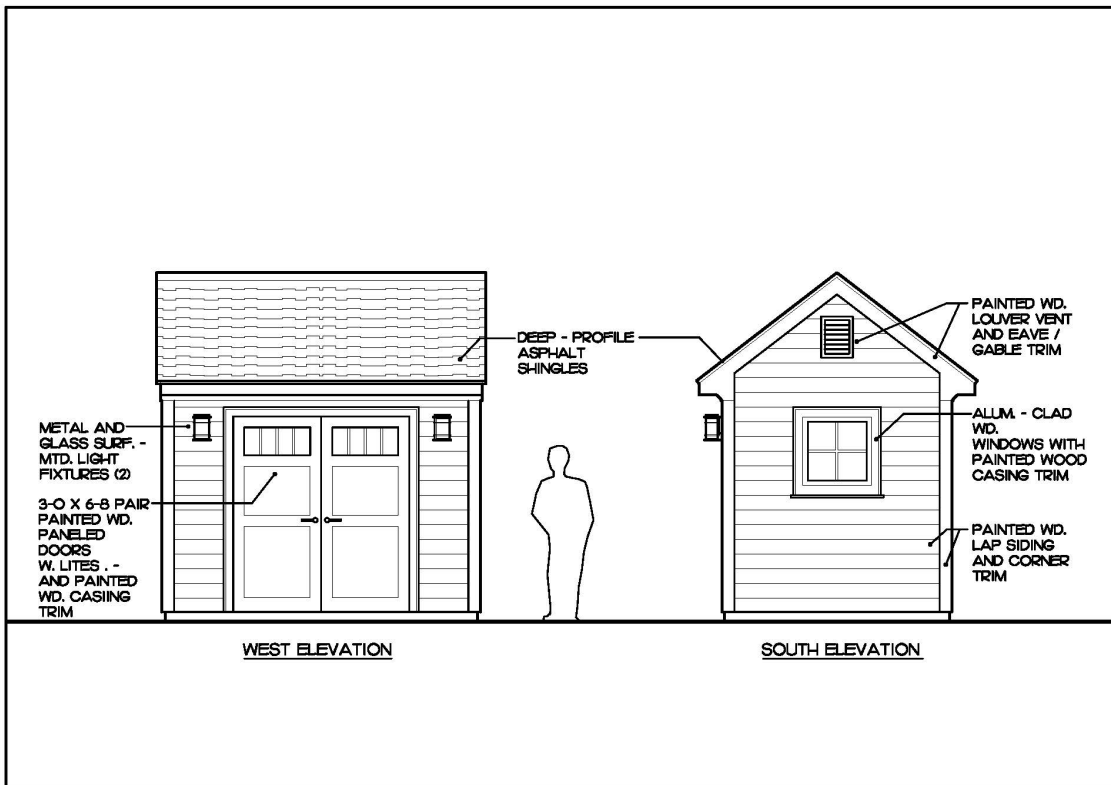


Proposed rear entrance portico

Photos/Plans/Elevations 304 S Columbia St: Phi Delta Theta Fraternity House



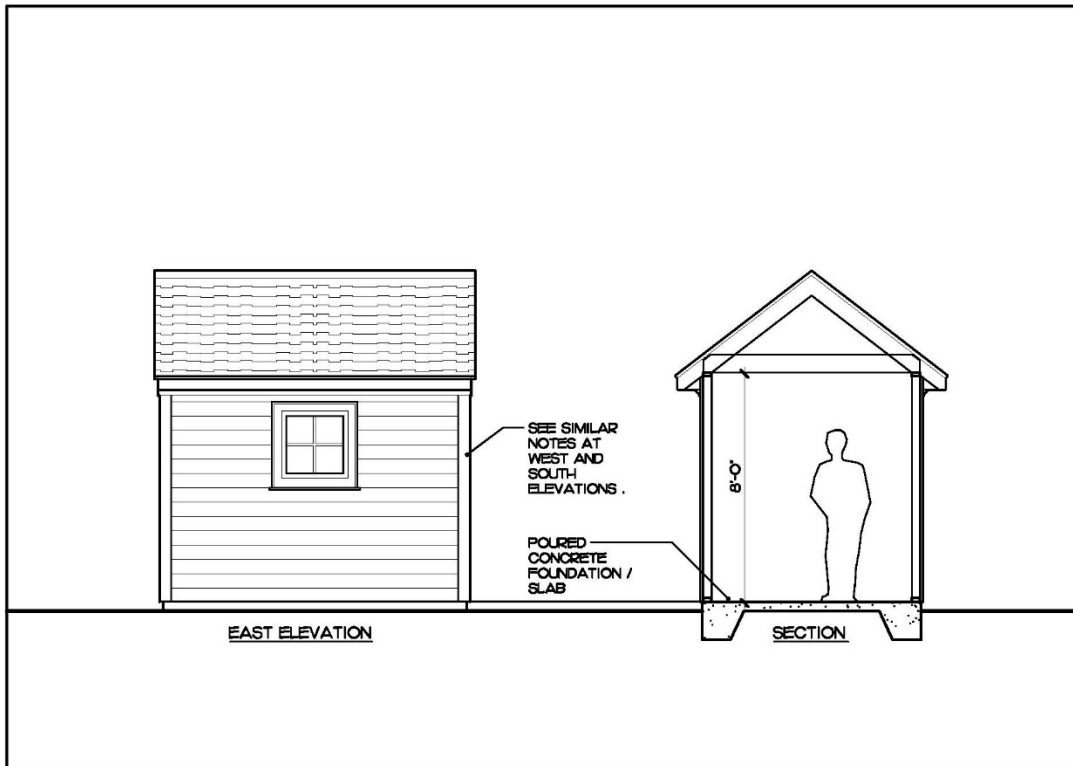
Existing metal shed



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

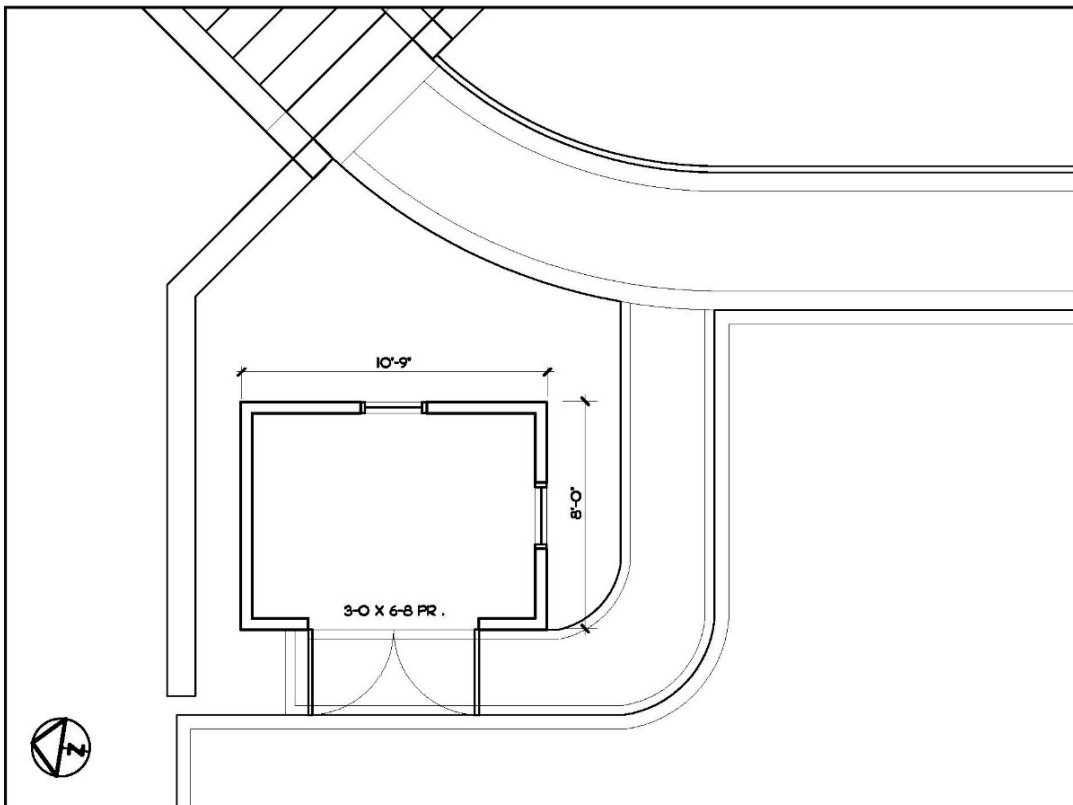
Proposed wooden storage shed - elevation

Photos/Plans/Elevations 304 S Columbia St: Phi Delta Theta Fraternity House



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

Proposed wooden storage shed - elevation



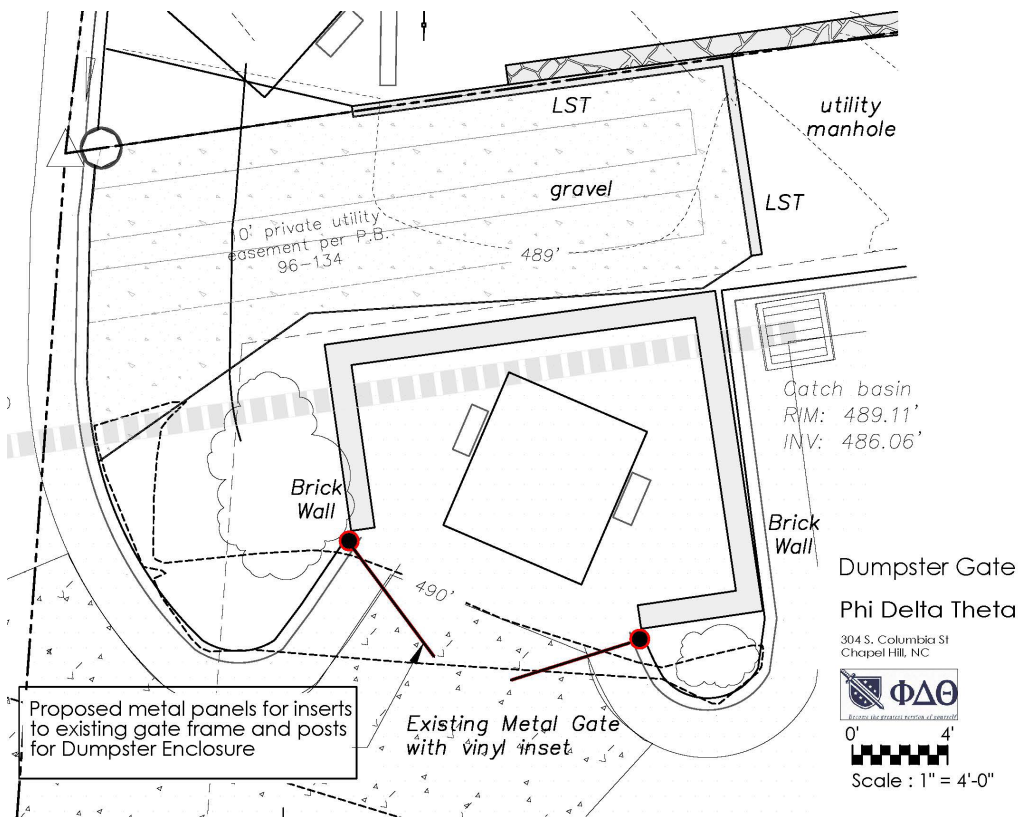
1 PLAN AT NEW STORAGE SHED
1 SCALE : 1/4" = 1'-0"

Proposed wooden storage shed – plan view

Photos/Plans/Elevations 304 S Columbia St: Phi Delta Theta Fraternity House



Existing dumpster gates



Existing dumpster (plan view)

Photos/Plans/Elevations 304 S Columbia St: Phi Delta Theta Fraternity House



Proposed dumpsters gates (two options)

N: 785,503.67
E: 1,984,322.79
PROPERTY CORNER

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

304 S. Columbia Street
N.L.A: 35,039 s.f. (0.804 Ac.)
G.L.A: 38,543 s.f. (0.884 Ac.)

Phi
Delta
Theta

304 S. Columbia St
Chapel Hill, NC



Site Plan

PIN 9788 45 1314

Issued: January 10, 2024

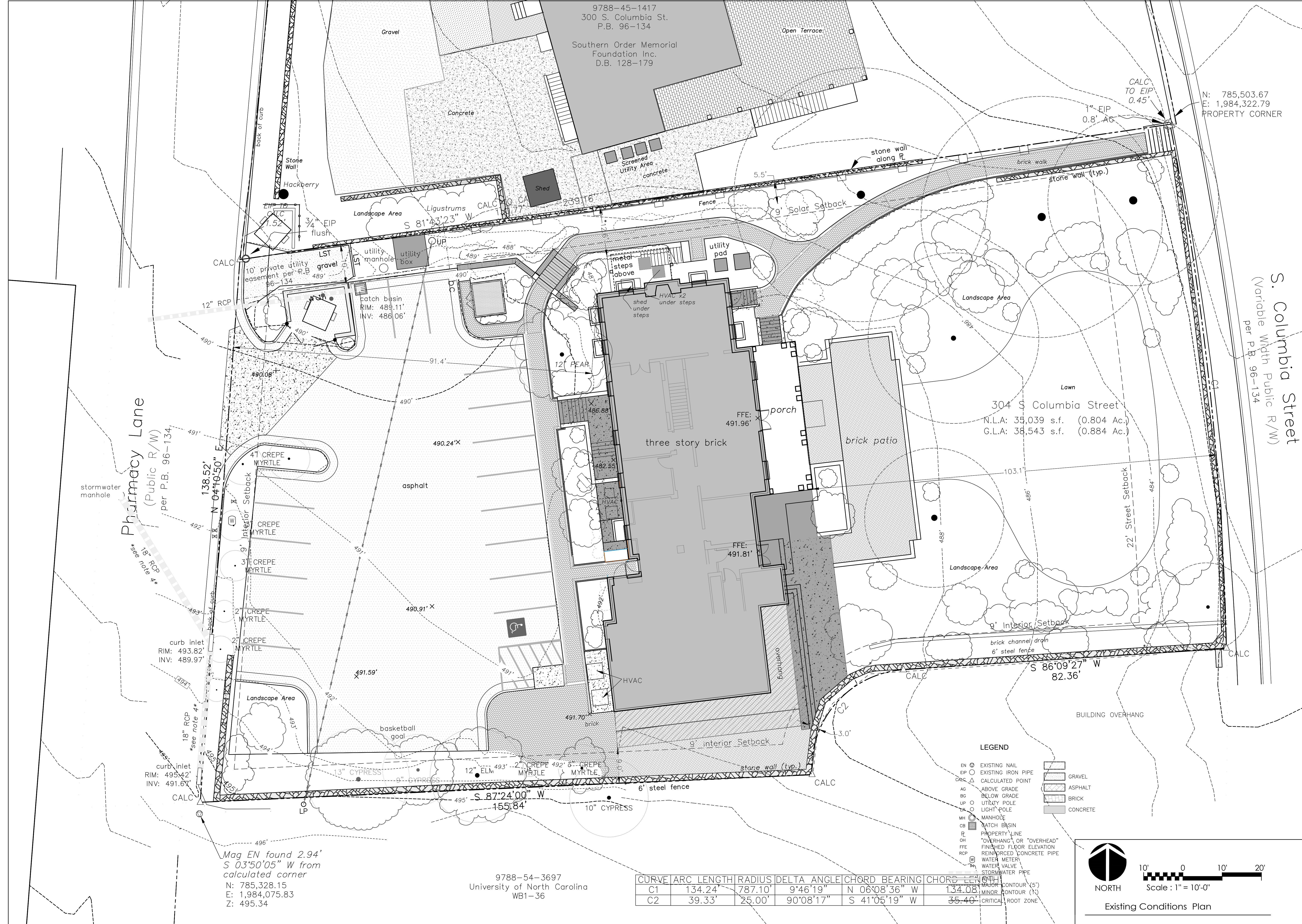
Revised:

1.

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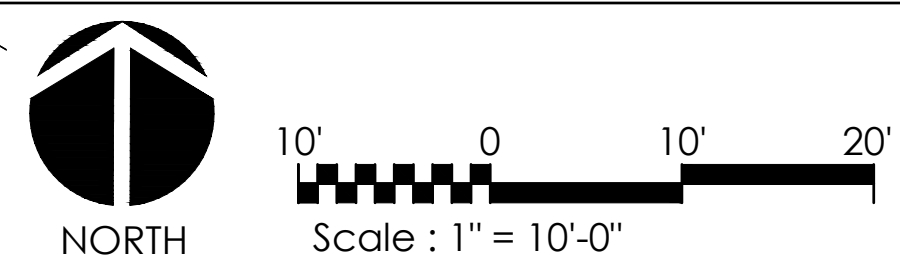
L- 1.0



LEGEND

- EN ○ EXISTING NAIL
- EIP ○ EXISTING IRON PIPE
- CALC △ CALCULATED POINT
- AG ○ ABOVE GRADE
- BG ○ BELOW GRADE
- UP ○ UTILITY POLE
- LP ○ LIGHT POLE
- MH ○ MANHOLE
- CB ○ CATCH BASIN
- PL ○ PROPERTY LINE
- OH ○ "OVERHANG" OR "OVERHEAD"
- FFE ○ FINISHED FLOOR ELEVATION
- RCP ○ REINFORCED CONCRETE PIPE
- WM ○ WATER METER
- WV ○ WATER VALVE
- SWP ○ STORMWATER PIPE
- GRV GRAY GRASS
- ASP ASPHALT
- BRK BRICK
- CON CONCRETE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	134.24'	787.10'	9°46'19"	N 06°08'36" W	134.08'
C2	39.33'	25.00'	90°08'17"	S 41°05'19" W	35.40'



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

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

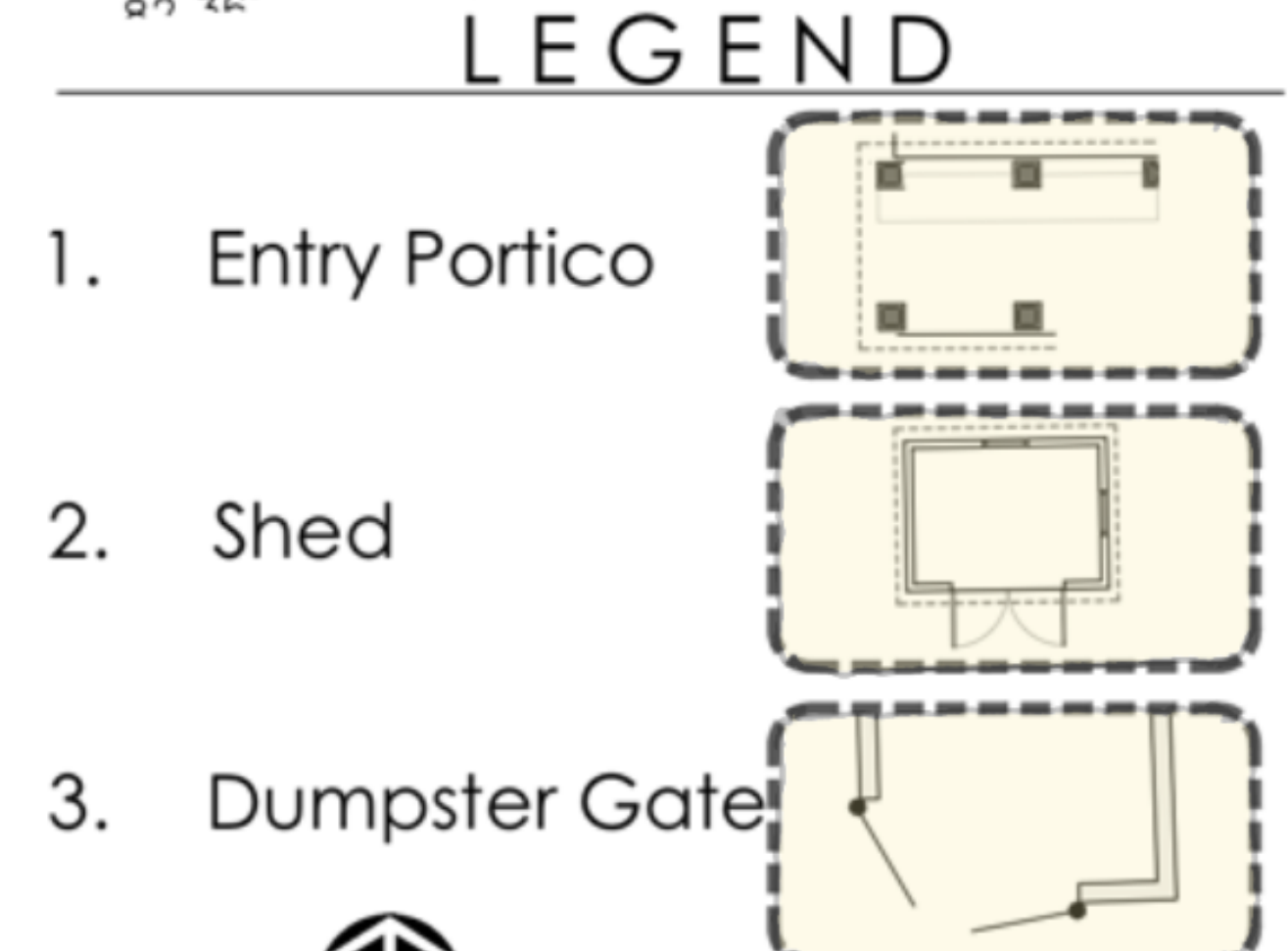
9788-45-1417
300 S. Columbia St.
P.B. 96-134
Southern Order Memorial
Foundation Inc.
D.B. 128-179

N: 785,503.67
E: 1,984,322.79
PROPERTY CORNER

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

New Frame Storage Shed - See Architectural
New Screen Gates for Dumpster Enclosure - See Architectural

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



Phi Delta Theta

304 S. Columbia St
Chapel Hill, NC



Site Plan
PIN 9788 45 1314

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

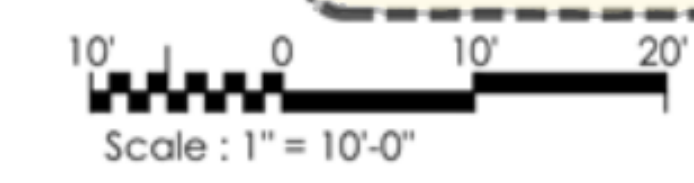
Historic District
Commission Review
(COA)

L- 1.1

Mag EN found 2.94'
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calculated corner
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Z: 495.34

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

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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Scale: 1" = 10'-0"
Site Plan - Proposed Hardscape Improvements

N: 785,503.67
E: 1,984,322.79
PROPERTY CORNER

New Frame Storage Shed -
See Architectural

New Screen Gates for
Dumpster Enclosure -
See Architectural

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



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

304 S. Columbia Street
N.L.A: 35,039 s.f. (0.804 Ac.)
G.L.A: 38,543 s.f. (0.884 Ac.)

Pharmacy Lane
(Public R/W)
per P.B. 96-134

curb inlet
RIM: 493.82'
INV: 489.97'

curb inlet
RIM: 495.42'
INV: 491.67'

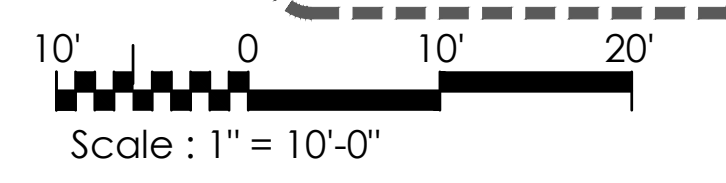
Mag EN found 2.94'
S 03°50'05" W from
calculated corner
N: 785,328.15
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Z: 495.34

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

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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C2	39.33'	25.00'	90°08'17"	S 41°05'19" W	35.40'

LEGEND

- Entry Portico
- Shed
- Dumpster Gate



Phi
Delta
Theta

304 S. Columbia St
Chapel Hill, NC



Site Plan
PIN 9788 45 1314

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

Historic District
Commission Review
(COA)

L- 1.1

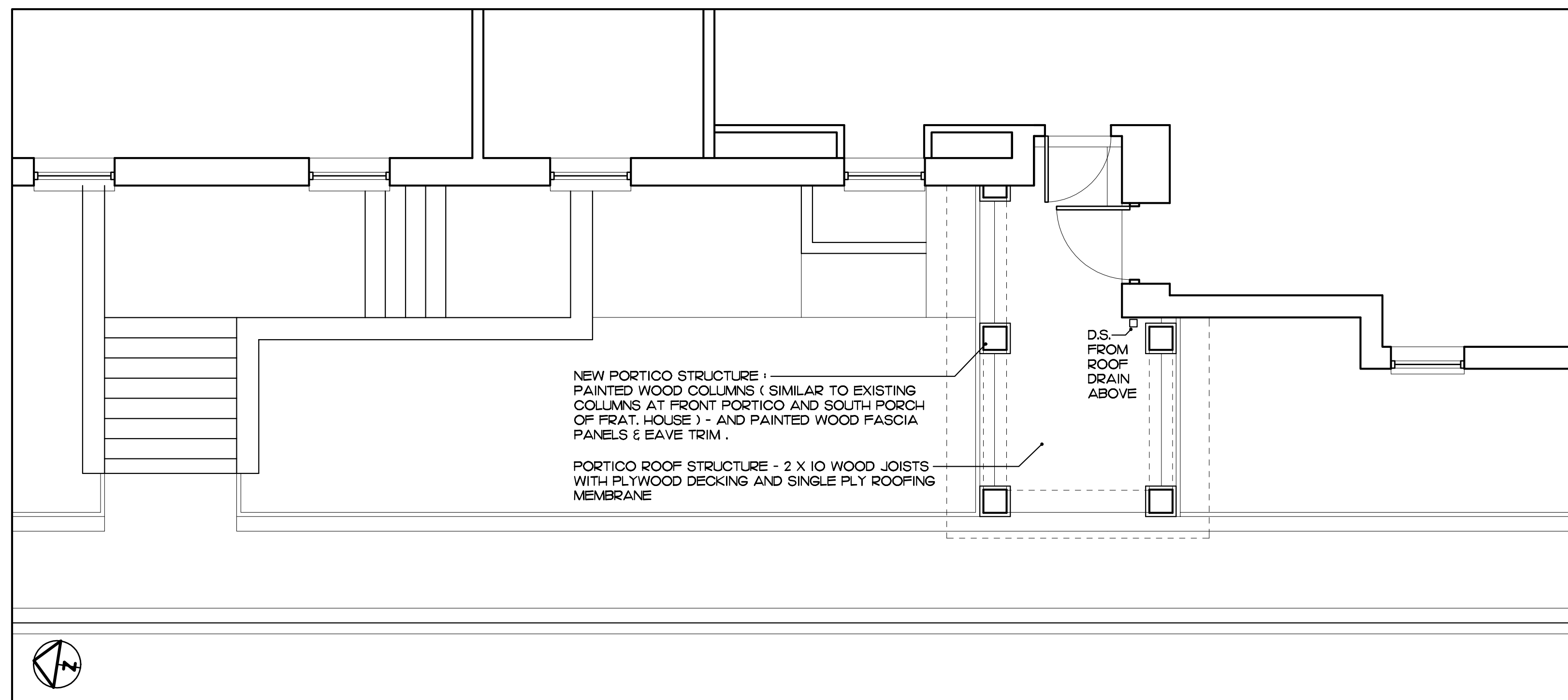


**EXTERIOR UPGRADES:
PHI DELTA THETA HOUSE**

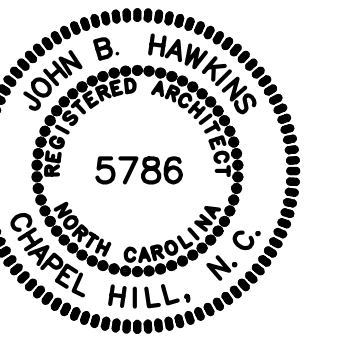
UNC - CHAPEL HILL
CHAPEL HILL, NORTH CAROLINA



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



2 PARTIAL PLAN AT NEW ENTRY PORTICO
SCALE: 1/4" = 1'-0"



**NEW ENTRY PORTICO:
PARTIAL WEST ELEVATION
PARTIAL PLAN**

DATE: 2.7.24
PROJ. NO. 2350
DRAWN: JBH
SCALE: 1/4" = 1'-0"