

**TOWN OF CHAPEL HILL
HISTORIC DISTRICT COMMISSION
WRITTEN DECISION
(HDC-25-12)**

Subject Property: 132 S. Columbia St., Chapel Hill, NC
PIN#: 9788-36-6328
Historic District: Cameron-McCauley Historic District
Property Owner: Beta of Delta Kappa Epsilon Fraternity
Applicant: Axalla Hoole

The Town of Chapel Hill Historic District Commission (the “HDC”) first considered the above-referenced application during its regular meeting on 11 November 2025. The HDC continued the evidentiary hearing to its regular meeting on 9 December 2025. At its regular meeting on 9 December 2025, after conducting a duly advertised public meeting, and after considering the above-referenced application for certificate of appropriateness, the application materials, staff report, and exhibits presented at the meeting or otherwise appearing in the record, and the approval criteria established under N.C. Gen. Stat. § 160D-947, Section 3.6.2(e) of the Land Use Management Ordinance (the “LUMO”), and the relevant provisions of the Chapel Hill Historic Districts Design Principles & Standards (the “Principles & Standards”), the Town of Chapel Hill Historic District Commission (the “HDC”) voted 5 to 0 to **APPROVE** a certificate of appropriateness for all elements of the application on the basis that the proposed work is not incongruous with the special character of the historic district.

Findings:

1. The Subject Property is located at 132 S. Columbia St., Chapel Hill, NC (PIN 9788-36-6328), is located within the Town’s Cameron-McCauley Historic District and is zoned Office/Institutional-1 (OI-1).
2. The Subject Property is owned by Beta of Delta Kappa Epsilon (the “Owner”).
3. The certificate of appropriateness application (the “Application”) was submitted by Axalla Hoole, licensed architect, (the “Applicant”) on 10 October 2025.
4. The Application sought approval to:
 - a. Construct an addition extending the existing cafeteria 14’ toward Cameron Avenue;
 - b. Convert two existing second story bedrooms into a work/study lounge above the cafeteria;
 - c. Create a second story balcony patio above the cafeteria extension accessible from the work/study lounge; and
 - d. Construct an addition above the existing stairs to the basement to be used as two new bedrooms.

5. The Application was scheduled for hearing by the HDC at its regular meeting on 11 November 2025 but was continued to 9 December 2025 in order to provide the Applicant with the opportunity respond to the commission's comments and requests for additional information concerning the Application. Notice of the HDC's regular meeting was provided as required by law.
6. HDC Member Brian Daniels was absent from the meeting. All other HDC Members were present.
7. An oath was administered to the Applicant.
8. The staff report and application materials associated with the 9 December 2025 evidentiary hearing were entered into the record for the meeting.
9. During the 9 December 2025 evidentiary hearing, the Applicant testified and provided evidence showing:
 - a. The proposed cafeteria and balcony addition(s) would be constructed in a similar manner to existing structure(s) located on the Subject Property.
 - b. The proposed addition(s) and renovation(s) would be sited to limit its visual impact from the public rights-of-way.
 - c. The brick façade on the proposed bedroom addition would be recessed one foot from the existing structure to illustrate that it is not part of the original structure or previous addition.
 - d. The dormers on the new roof section above the bedroom addition will be extended more deeply to be compatible with the elements on the roof of the existing building and will contain the six over six glazing pattern of the existing dormers.
10. No public comment was provided on the Application.

Conclusions

1. Based upon the competent, material, and substantial evidence in the record, the approval criteria described in N.C. Gen. Stat. § 160D-947, Section 3.6.2(e) of the LUMO, and in the Principles & Standards, the work proposed in the Application is not incongruous with the special character of the Cameron-McCauley Historic District.

ACCORDINGLY, based on the foregoing, the Town of Chapel Hill Historic District Commission hereby **APPROVES** the Application proposed by the Applicant for the Subject Property and **DIRECTS** Town Staff to issue a Certificate of Appropriateness to the Applicant.

This the 13th day of January, 2026.

Don Tise, HDC Chair