



Phi Delta Theta Fraternity
304 South Columbia Street

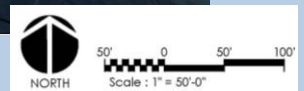
Historic District Commission Review, July 12, 2022

Phi Delta Theta Fraternity House, a Southern Colonial Revival building, was constructed in 1925. Currently, the building is closed.

This application is for improvements and repairs to various hardscape elements.



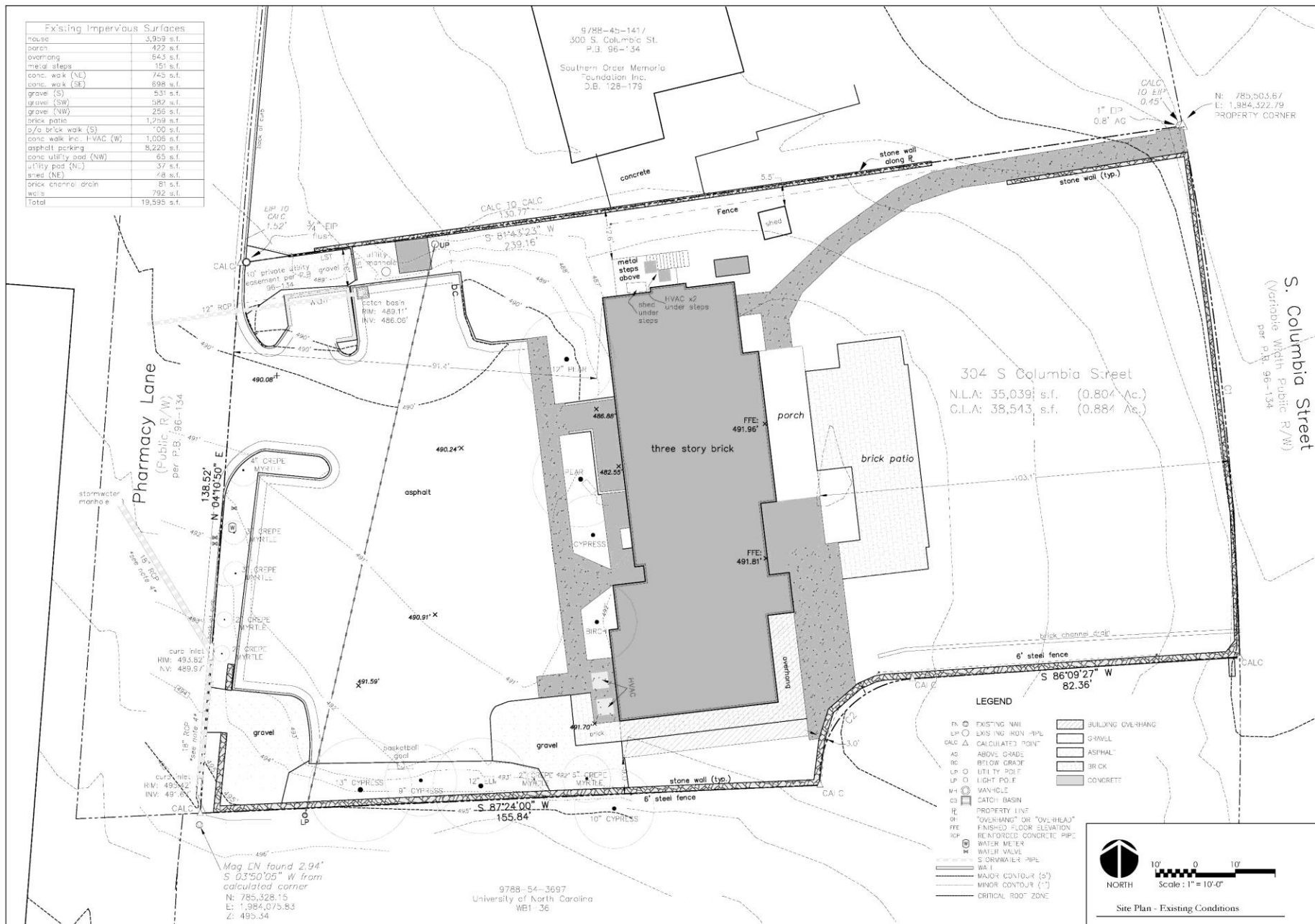
Aerial Showing Neighborhood Context





S Columbia Street

Existing Impervious Surfaces	
house	3,999 s.f.
porch	422 s.f.
overhang	643 s.f.
metal steps	151 s.f.
conc. walk (NL)	745 s.f.
conc. walk (SE)	898 s.f.
gravel (S)	531 s.f.
gravel (SW)	582 s.f.
gravel (NW)	256 s.f.
brick patio	1,299 s.f.
5/8 brick walk (S)	100 s.f.
conc. walk inc. 1-VAC (W)	1,006 s.f.
asphalt parking	8,220 s.f.
conc. utility pad (NW)	65 s.f.
utility pad (NL)	37 s.f.
driv. (NE)	18 s.f.
brick channel drain	81 s.f.
wells	792 s.f.
Total	19,595 s.f.



Site Plan showing Existing Conditions

Existing Impervious Surfaces	
house	3,959 s.f.
porch	422 s.f.
overhang	643 s.f.
metal steps	151 s.f.
conc. walk (NE)	745 s.f.
conc. walk (SE)	698 s.f.
gravel (S)	531 s.f.
gravel (SW)	582 s.f.
gravel (NW)	256 s.f.
brick patio	1,259 s.f.
p/a brick walk (S)	100 s.f.
conc. walk incl. HVAC (W)	1,006 s.f.
asphalt parking	6,220 s.f.
conc. utility pad (NW)	65 s.f.
utility pad (NE)	37 s.f.
shed (NE)	48 s.f.
brick channel drain	81 s.f.
walls	792 s.f.
Total	19,595 s.f.

Total Lot Area 38,543 s.f.
 Total Existing IA 19,595 s.f.
 New Concrete Walkway and Steps 480 s.f.
 New Brick Step 123 s.f.
 Total IA Impervious 20,198 s.f.
 New and Existing IA Percentage 52%

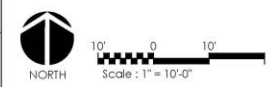
9788-45-1417
 300 S. Columbia St.
 P.B. 96-134
 Southern Order Memorial
 Foundation Inc.
 D.B. 128-179

785,503.67
 1,984,322.79
 PROPERTY CORNER

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

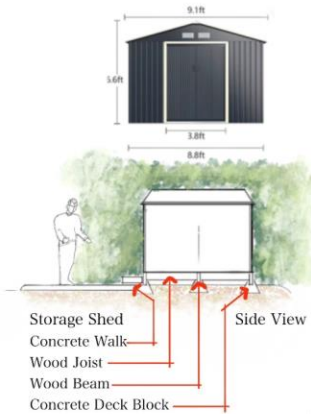
304 S Columbia Street
 N.L.A: 35,039 s.f. (0.804 Ac.)
 G.L.A: 38,543 s.f. (0.884 Ac.)

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



Site Plan - Proposed Hardscape Improvements

Site Plan showing Proposed Improvements



Storage Shed

Gopius heavy duty steel storage shed. 9'x8'. Evergreen planting around shed for screening.



Concrete walk and steps

5' concrete walk with steps as needed to stabilize and secure existing "cow" path. Two flights of 3 steps with landing in between. Concrete cheek wall on both sides of steps at same angle of steps and top at 6" above steps.



Replace and repair existing brick wall at steps.

Parking

Add 2 parking spaces in existing gravel area. Remove curb and gutter (red hatched area) around gravel area and continue asphalt edge with car bumpers to match existing asphalt parking edge.



Add stone wall to match and fill in gap in existing stone wall



Remove Existing Canopy

LED/Solar Post Light

Brick Paving

Add brick paving in existing gravel area.

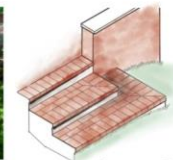
Chris Smith Court

Define court with white painted lines to dimensions of free throw line and 3 point line.
Add new backboard and adjustable goal
Etched stone to honor Chris Smith



Concrete walk and Steps

Proposed concrete walk and steps to be similar to these photographs of concrete walk and steps.



Proposed landing step design

Proposed Landing Steps

Replace existing step with two wider landing steps.



Phi Delta Theta

Rendering of Hardscape Improvements



Japanese Maple

Acer Palmatum

Plant 6'- 8' height plant. 2 trees shown



Emerald Green Arborvitae

Thuja occidentalis

Plant 3' oc. Plant along street edge. Plant where space permits between crape myrtles. 3 gallon plant.



Big Periwinkle

Vinca major

Plant 2" pot at 12" oc.



Creeping Liriope

Liriope spicata

Plant 2" pot at 6"-8" oc.



'Frostproof' Gardenia

Gardenia jasminoides 'frostproof'

Plant 3 gallon plant at 2.5' - 3' oc.



Nellie Stevens Holly

Ilex x 'Nellie R. Stevens' Holly

Plant 8'- 10' height plant

Japanese Camellia

Camellia japonica

Plant cultivar with striped white and red flowers.

Plant 5 gallon plants



Flowering Dogwood

Cornus Florida

8'-10' plant. 3 plants



'Rose Creek' Abelia

Abelia Chinensis 'Rose Creek'

2 gallon plant. Plant 3' oc.

Big Periwinkle

Vinca major

Plant 2" pot at 12" oc.



Kurume Azalea

Rhododendron Ponticum

2 gallon plant. Plant at 2.5'-3' oc.



Pink Pearl Azalea

Katsura Tree

Cercidiphyllum japonicum

Plant 10'-12' height tree



Gumpo Azalea

Rhododendron Satsuki 'White'

2 gallon plant. Plant 2' oc.



Evergreen Candytuft

Iberis sempervirens

2.5 quart. Plant 12" oc



Rhododendron Catawbiense

'Delaware Valley White' Azalea

Plant 3 gallon plant at 3' oc.



Notes

1. Area in green color is existing plants to remain.
Existing plants to be removed are in locations of proposed new plant beds.
2. New plant beds to be tilled and amended to create an enriched zone for the plants.

Rendering of Landscape Improvements



The curb will be removed around the gravel area, and two asphalt parking places will be added.



Brick pavers to match the walkway will replace the gravel in the picnic area. An engraved memorial rock will be installed.



Permanent dimensions will be painted on the asphalt, and an LED light on a metal pole will be installed to illuminate only the area around the goal.

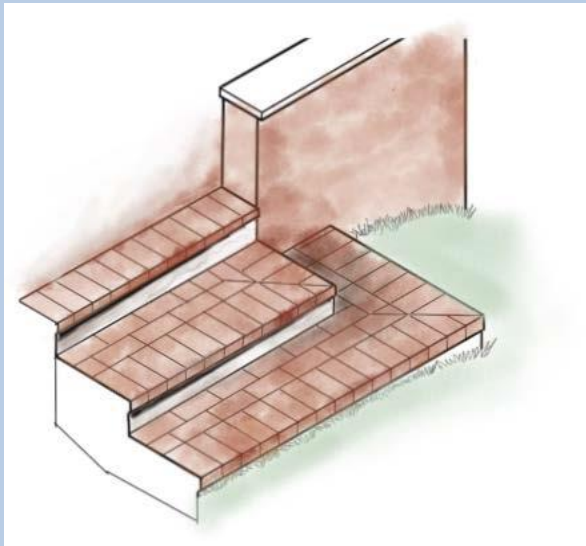


The sloping dirt path on the east side will be replaced by a concrete walkway and steps to allow for drainage.

Existing Conditions and Proposed Improvements



The existing lower step tread will be extended out and an additional step tread will be added for safer grade transition.



An 8'x9' metal storage shed will be placed in the utility area at the rear of the building, replacing a worn-out plastic shed that currently sits in front of the building.



Existing Conditions and Proposed Improvements



Example of the type of concrete steps to be installed along the new concrete walkway



Sollos Landscape Lighting

Par 36 Accent Light

Our PAR 36 accent fixture features heavy duty construction in a cast antique brass or textured architectural aluminum housing. This powerful directional up-light delivers precise beam control for landscape lighting.

BSB036

Mounting Position	Up Light Only
Housing	Cast Antique Brass or Architectural Aluminum
Lens	None
Stern/Knuckle	Cast Antique Brass or Architectural Aluminum
Wiring	3 Ft. 18/2 Wire Lead
Voltage	12Vac
LED Lamp	PAR 36 G53 MP TERM Order Separately
Mounting Accessory	8" Ground Stake Included

Order Codes

Antique Brass	BSB036-AB
Textured Black	BSB036-TB
Textured Bronze	BSB036-TZ
Recommended Sollos LED Lamp Options	PAR 36 (81074), (81075), (81076), (82142)



Antique Brass ●
Textured Black ●
Textured Bronze ●



Light fixture for basketball court, controlled by an on/off switch

APPLICABLE DESIGN GUIDELINES

The proposed improvements are in character with the Cameron-McCauley Historic District, being similar in materials, size, and scale to the hardscape elements of several nearby properties. Specifically, the following standards of appropriateness will be met:

Page 42, 1.1 Site Features. The renovations and improvements are congruous with Standards 1.1.1, 1.1.2, 1.1.3, 1.1.4, 1.1.5, 1.1.6 and 1.1.7 in that:

- *The site features, except for the the new memorial rock, are repairs and improvements to existing hardscape elements.*
- *These features will be unobtrusive in the context of the entire site and will use materials in keeping with the character of the site.*

Page 50, 1.4 Walkways, Driveways & Off-Street Parking. The walkways and parking are congruous with Standards 1.4.1, 1.4.2, 1.4.3. 1.4.5, 1.4.6, 1.4.7 and 1.4.8 in that:

- *The current sloping gravel walkway along the side of the building will be replaced with a concrete walk and steps, for drainage and improved safety.*
- *The two asphalt parking spaces will replace a gravel area, and the paved picnic area will replace a gravel picnic area, using brick to match the adjacent walkway.*

Page 54, 1.5 Garages & Accessory Structures. The replacement storage shed is congruous with Standards 1.5.5 and 1.5.8 in that:

- *The current plastic storage shed is too deteriorated to repair and is in an inconvenient location in the front yard. The metal shed will have approximately the same dimensions and will be located in the utility area at the northeast corner of the parking lot. It can be moved and will not be placed on a permanent base.*
- *The style of the shed is basic and will not attempt to create a false historical appearance.*

Page 58, 1.6 Exterior Lighting. The lighting is congruous with Standards 1.6.5, 1.6.6, 1.6.7, and 1.6.8 in that:

- *An LED light mounted on a metal pole in the half-court basketball area in the parking lot will light only the area around the hoop, and will be controlled by an on/off switch.*

Page 67, 2.2 Masonry. The paving and steps are congruous with Standards 2.2.1, 2.2.3, and 2.2.9 in that:

- *The brick paving proposed for the current gravel picnic area next to the parking lot will use brick similar to that in the adjacent walkway.*
- *The extended brick tread and new tread at the east entrance steps will use similar brick and a similar style.*
- *The short section of wall at the walkway entrance on Columbia Street entrance is an in-kind repair.*