



QUESTIONS?
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Town of Chapel Hill
Office of Planning and Sustainability
Development Services 919-969-5066
planning@townofchapelhill.org

Chapel Hill Historic District Certificate of Appropriateness Application	Project:	20-037
Project Description: At 132 South Columbia Street (DKE Fraternity House): Reconstruction of the mortared stone walls along Columbia Street; installation of stone piers on either side of front walkway. Replacement of the board stockade fence around the dumpster area. Installation of a metal picket fence along the north edge and partial west edge of the property with a gate in the west portion. Installation of a cable within the existing hedge on the west edge of the property. Replacement of the concrete surface in the basketball court area at the southwest corner of the property.	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, 5/12/2020		
Instructions: Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred) Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date. Note: Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not complete will be returned with a notation of deficiencies.		



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A: Property Information				
Property Address:	132 S Columbia St (Delta Kappa Epsilon)		Parcel ID Number:	9788-36-6328
Property Owner(s):	Beta of Delta Kappa Epsilon Fraternity		Email:	
Property Owner Address: P.O. Box 14				
City:	Carrboro	State:	NC	Zip: 27510 Phone: 919-200-3692 (Meg Miller)
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: David Swanson, Swanson & Associates			Role (owner, architect, other): Landscape Architect	
Address (if different from above): 100 E Carr Street				
City:	Carrboro	State:	NC	Zip: 27510
Email: david@swansonlandscapearchitecture.com			Phone: 919-929-9000	

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.	
<input checked="" type="checkbox"/> Historic District Commission Review Includes all exterior changes to structures and features other than minor works	
<input checked="" type="checkbox"/> Site-work only (walkways, fencing, walls, etc.)	<input type="checkbox"/> After-the-fact application (for unauthorized work already performed).
<input type="checkbox"/> Restoration or alteration	<input type="checkbox"/> Demolition or moving of a site feature.
<input type="checkbox"/> New construction or additions	<input type="checkbox"/> Request for review of new application after previous denial
<input type="checkbox"/> 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



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	Street	Interior	Solar	Primary	Secondary		
Required by zoning	24'	8'	11'	29'	60'		
Proposed	24'	8'	11'	29'	60'		
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	n/a	n/a	n/a	Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	n/a	n/a	n/a	n/a	n/a	Existing	Proposed
Impervious Surface Area (ISA)						21853 sf	20 sf
New Land Disturbance			400 sf				

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
II. / 9	District Setting	Per paragraph 3 of the Guidelines for Settings, the proposed stone walls and piers and fences are compatible with the visual and associative characteristics of the Cameron-McCauley Historic District.
II. / 11	Site Features & Plantings	Per paragraph 8 of the Guidelines for Site Features & Plantings, the proposed walls, piers and fences are appropriate and will not diminish or compromise the overall historic character of the building, site, streetscape, and district. The new plantings are of the same species as the existing.
I. / 16	Walls & Fences	Per paragraphs 7 and 8 of the Guidelines for Walls & Fences, the proposed stone walls and piers and metal and wood fences will be configured and located so as not to compromise the historic character of the building, site, streetscape and district, and will be constructed of compatible materials and at the appropriate scales.



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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
1. Written description of physical changes proposed. 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. History, context, and character information. 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: <ul style="list-style-type: none"> <input type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from Orange County Real Estate Data. <input 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 West Chapel Hill, for Franklin-Rosemary see Chapel Hill Historic District, for Gimghoul see Gimghoul. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Justification of appropriateness. 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”. <ul style="list-style-type: none"> A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings. 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. C. Exterior construction materials, including texture and pattern. D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials. E. Roof shapes, forms, and materials. F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration. G. General form and proportions of buildings and structures. H. Appurtenant fixtures and other features such as lighting. I. Structural conditions and soundness. 	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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J. Architectural scale.					
4. Photographs 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. Site Plan Set 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. Elevation Drawings 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. Information about context (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 Orange County Real Estate Data website; information about lot placement can be found on the Chapel Hill and Orange County 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 type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). <input type="checkbox"/> The size of each lot (net land area in square feet). <input 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 Orange County Real Estate Data ; indicate any corrections for accuracy you believe necessary and your basis for doing so.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed). <input type="checkbox"/> Provide a written description of architectural features, additions,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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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.					
9. Mailing notification fee per Planning & Sustainability Fee Schedule . For a list of addresses, please refer to the Town's Development Notification Tool .	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Certificate of Appropriateness fee per Planning & Sustainability Fee Schedule	X		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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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.

DAVID SWANSON David Swanson 05/11/20

Applicant (printed name)

Signature

Date

Property Owner

Signature

Date

(if different from above)



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Certificate of Appropriateness Supplemental Requirements

*In addition to [Residential](#) Zoning OR [Administrative](#) Zoning Compliance Permit Requirements

Certificate of Appropriateness applications are subject to review and approval by the Historic District Commission as well as by Town staff. For assistance with this application, please contact the Chapel Hill Planning Department.

Please submit **all** materials listed **on this sheet**. The Historic District Commission meets on the second Tuesday of each month at 6:30 pm. For confirmation of a meeting date and the placement of your request on the agenda, please call the Planning Department. **Applications are due one month in advance of meeting.**

Application Process:

1. Historic District Commission Review of Certificate of Appropriateness (COA) Supplemental materials
2. Staff review of Residential / Administrative Zoning Compliance Permit (ZCP) materials

**COA (step 1) and ZCP (step 2) materials may be submitted simultaneously or separately.

Required Application Materials

(In addition to [Residential](#) Zoning Compliance Permit or [Administrative](#) Zoning Compliance Permit Requirements)

An Electronic copy of each document is required in addition to paper copies.

Provide a single set of the following materials:

X	1. Application Form. Either Residential Zoning Compliance or Administrative Zoning Compliance.
X	2. Recorded plat or deed verifying property's current ownership
X	3. Recorded plat of easements, right-of-way, and dedications, if applicable
X	4. Mailing List of Property Owners , applicable within 100 feet of property boundaries The Town will prepare a formal notice to be mailed to surrounding property owners about the application. You may find it helpful to discuss the proposed changes with your neighbors in person so you can address their concerns both in your planning and presentation.
X	5. Mailing notification fee. The fee per address can be found on the Planning Department's Fee Schedule .
X	6. Certificate of Appropriateness fee per Planning Department's Fee Schedule
X	7. Reduced Site Plan Set (reduced to 8.5" x 11")
n/a	8. Building Elevations (label building height from top of roof to finished grade line)
n/a	9. Floor Plan, only if accessory apartment, duplex, or commercial application.

(Continued)



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X

10. Written Description

Describe all proposed changes to the property, list all materials to be used, and address the criteria (listed below) that the Commission uses to determine appropriateness. Presenting your proposal with these criteria in mind will provide a clear basis for the Commission's deliberations.

- a) The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
- b) The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite buildings;
- c) The exterior construction materials, including textures and patterns;
- d) The architectural detailing such as lintels, cornices, brick bond, and foundation materials;
- e) The roof shape, form, and materials;
- f) The proportion, shape, location, pattern, and size of any elements of fenestration (windows, doors);
- g) The general form and proportion of the buildings;
- h) The accessory fixture and other features (including lighting fixtures, hardware, awnings, etc.);
- i) The architectural scale in relation to existing structures and surrounding buildings; and
- j) Structural conditions and soundness.

Provide photographs of existing property and elevation drawings of the proposed changes. Depict changes in as much detail as possible, paying special attention to those features which the Commission uses to determine appropriateness. This section of the application allows the Commission to see the current state of the property, to visualize the proposed changes, and to assess the impact. The visual description must include dimensions. For new buildings and major additions, the visual description must include the interior floor plan.

n/a

11. Information Regarding Surrounding Properties

For new construction or large projects, the applicant is required to provide information on:

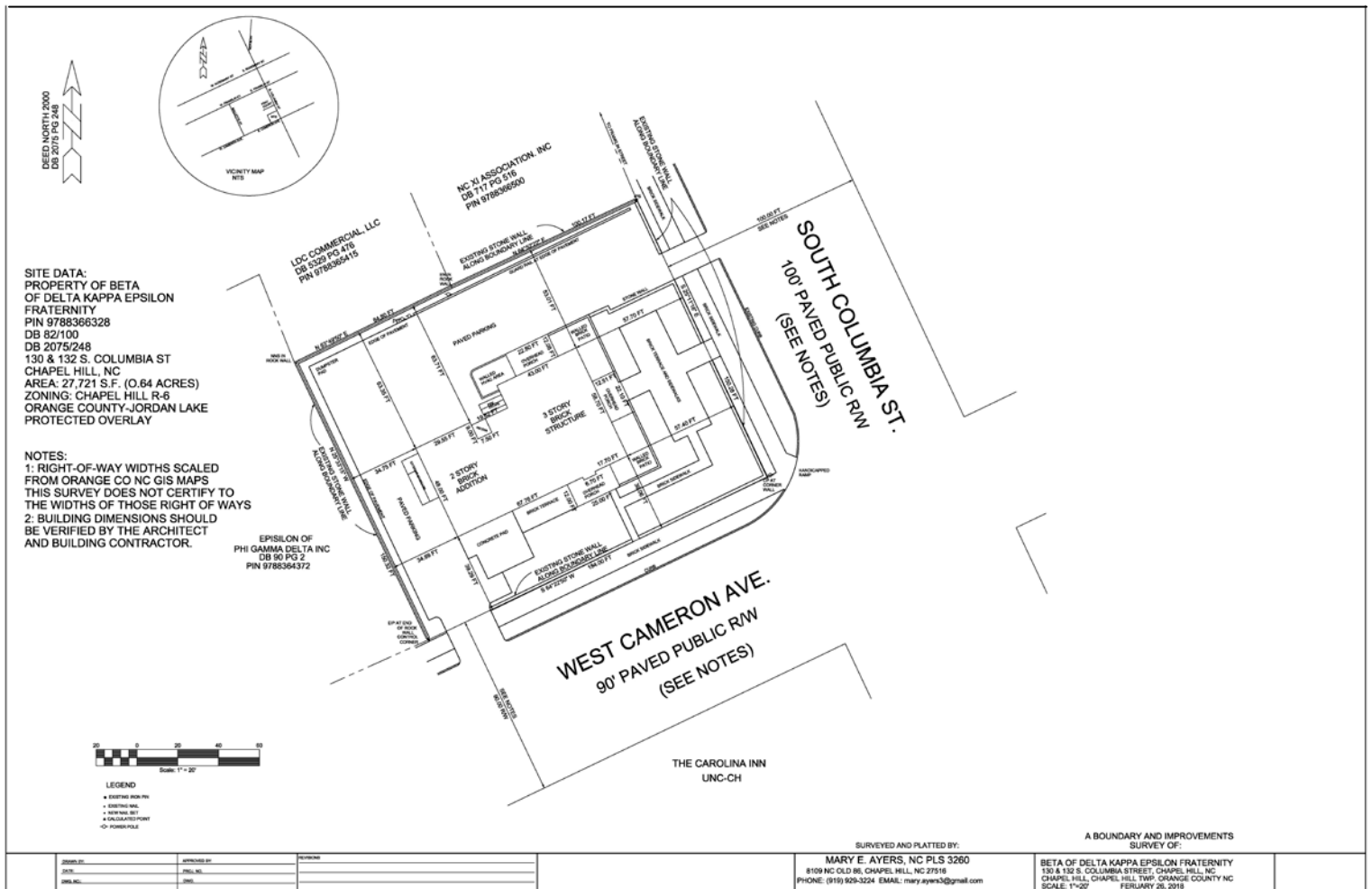
- The height of the nearest adjacent and opposite buildings;
- The setback and placement of the nearest adjacent and opposite buildings;
- The scale of the nearest adjacent and opposite buildings, including percentage of lot coverage.

n/a

12. Demolition Information (if applicable)

Provide a 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. Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons, and/or families associate with the property.

Mary Ayers, NC PLS 3260
Dated: Feb. 26, 2018



132 SOUTH COLUMBIA STREET: SURROUNDING PROPERTY OWNERS WITHIN 100 FEET

1	N CAROLINA XI ASSOC	PO BOX 51897	DURHAM	NC	27717
2	LDG COMMERCIAL LLC	420 WESTWOOD DR	CHAPEL HILL	NC	27516
3	EPSILON OF PHI GAMMA DELTA INC	1801 GREAT OAKS DR	RALEIGH	NC	27608
4	PSI HOME ASSOC OF SIGMA NU FRA INC	PO BX 3657	CHAPEL HILL	NC	27514
5	UNIVERSITY OF N C	UNKNOWN ADDRESS	CHAPEL HILL	NC	27514



132 South Columbia Street: Delta Kappa Epsilon Fraternity House

1. Written Description of Physical Changes Proposed.

Please refer to the plans and photos in this application for the locations of these improvements, and to the renderings and photos for examples of the proposed elements.

Restoration of Stone Walls and Other Frontage Improvements.

- The 15" high stone walls running along South Columbia have deteriorated over the years and must be completely rebuilt since they do not have footings and have been weakened by tree roots. In addition, people walk over the wall at the southeast corner to access the South Columbia/ Cameron intersection. The walls will be deconstructed and rebuilt to a new height of 32" to discourage this hazardous practice. (Dwarf Burford Hollies were planted behind this section of wall several years ago to prevent cut-throughs but died due to inadequate sunlight.) The walls will be reconstructed with proper footings, the same mortaring technique, and native Chatham stone to supplement the existing Chatham stone.
- Two 32" square mortared stone piers, 36" high, will be constructed at the ends of these walls at the entrance to the front walkway.
- The stone wall along the south edge of the South Columbia driveway leading to the front patio will also be raised to a height of 32" to make it consistent with the height of the reconstructed walls along South Columbia and to bring it up to grade with the existing brick patio.
- Immediately to the north of the South Columbia driveway, to better define the area and feature the existing Rose of Sharon, a stone pier will be constructed at the end of the wall, 4" higher than the wall. The height of the wall will remain the same. Stone edging set in a mortar footing will define the existing gravel edge.
- Immediately to the west of the Cameron driveway, vehicles habitually drive over the dirt area and public sidewalk as they enter and exit. The stone wall will be extended and terminated with a stone pier and a boulder, and a low Carissa Holly hedge will be installed to discourage this practice.
- The stone wall running along Cameron is structurally sound and protected from cut-throughs by a Nellie Stevens Holly hedge. No work is proposed to be done on this wall.

Installation of Cable and Posts. To discourage cut-throughs to and from the Phi Gamma Delta property to the west, a cable connected to metal posts will be installed at a height of 36" within the existing Nellie Stevens Holly hedge, running the length of the hedge and terminating at Phi Gamma Delta's brick walkway. A sturdier cable rail will replace the damaged guardrail by the dumpster area to prevent vehicles from going over the edge of the dropoff.

Replacement of Board Fence. The board fence surrounding the dumpster at the northwest corner of the property is falling apart and will be replaced with a board fence of similar style and the same height and length.

Installation of Metal Picket Fence.

- To discourage hazardous cut-throughs to and from the Sigma Alpha Epsilon and Alpha Epsilon Pi properties to the north and Phi Gamma Delta property to the west, which in some areas has steep dropoffs, a 6' tall black aluminum picket fence will run along the north edge of the property from the beginning of the stone wall on the property line (about 25' back from the public sidewalk) to the reconstructed board fence at the northwest corner, and along the west edge of the property from the board fence, terminating at Phi Gamma Delta's brick walkway.

132 South Columbia Street: Delta Kappa Epsilon Fraternity House

- A black aluminum gate to match the fence will be installed at the brick walkway leading to the Pi Lambda Phi property to the west, to allow access but discourage cut-throughs.
- The tall Photinia shrubs near the west corner are dying and will be removed. After the fence installation, a new Nellie Stevens Holly hedge will replace the Photinias and will eventually screen that portion of the fence.

Reconstruction of Concrete Pad at Basketball Court. The concrete pad at the basketball court at the south edge of the property will be reconstructed of concrete using the same dimensions and will be slightly sloped to direct more water runoff toward the street.

2. History, Context, and Character Information.

Kappa Delta Epsilon Fraternity House was constructed in 1929, one of a group of fraternity buildings erected during in the 1920s and 1930s along South Columbia Street and Cameron Avenue. The property has always been used by the Kappa Delta Epsilon Fraternity.

The building is not listed on the National Register of Historic Places.

3. Justification of Appropriateness.

The proposed reconstructions and improvements are similar in materials, size, and scale to the features of several surrounding properties. Specifically, the following standards of appropriateness will be met:

- B. The setback and placement on the lot of the ~~building~~ (walls, piers and fences), in relation to the average setback and placement of the nearest adjacent and opposite ~~buildings~~ (walls, piers and fences).
- C. Exterior construction materials, including texture and pattern.
- G. General form and proportions of ~~buildings and~~ structures.
- I. Structural condition and soundness.
- J. Architectural scale.

132 South Columbia Street: Delta Kappa Epsilon Fraternity House

PHOTOS OF EXISTING CONDITIONS - RENDERINGS OF PROPOSED IMPROVEMENTS



Intersection of South Columbia and Cameron. Wall reconstruction will begin at corner with a new stone pier and will extend the length of the South Columbia frontage. No work will be done on the Cameron frontage wall.



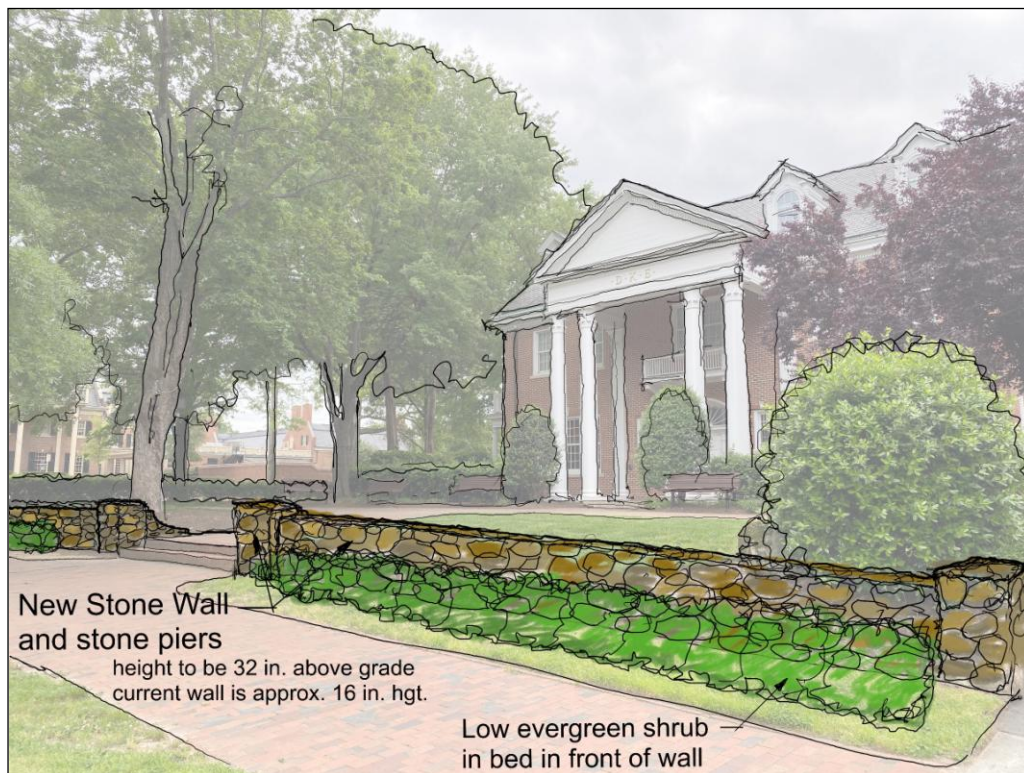
Condition of existing rock wall, built without footings.

132 South Columbia Street: Delta Kappa Epsilon Fraternity House

PHOTOS OF EXISTING CONDITIONS - RENDERINGS OF PROPOSED IMPROVEMENTS



Wall has been compromised by roots of large tree formerly in this location.



Rendering of proposed improvements.

132 South Columbia Street: Delta Kappa Epsilon Fraternity House

PHOTOS OF EXISTING CONDITIONS - RENDERINGS OF PROPOSED IMPROVEMENTS



Two stone piers will be built on either side of the walkway entrance at the terminus of the reconstructed walls.



Rendering of proposed improvements.

132 South Columbia Street: Delta Kappa Epsilon Fraternity House

PHOTOS OF EXISTING CONDITIONS - RENDERINGS OF PROPOSED IMPROVEMENTS



Tree to remain, blocks to be removed, wall extended to gravel edge and terminate with a stone pier 4" higher than existing wall height.
Stone edging will define inner edge of gravel area.



Rendering of proposed improvements.

132 South Columbia Street: Delta Kappa Epsilon Fraternity House

PHOTOS OF EXISTING CONDITIONS - RENDERINGS OF PROPOSED IMPROVEMENTS



Wall adjacent to driveway will be built up to height of reconstructed front walls.



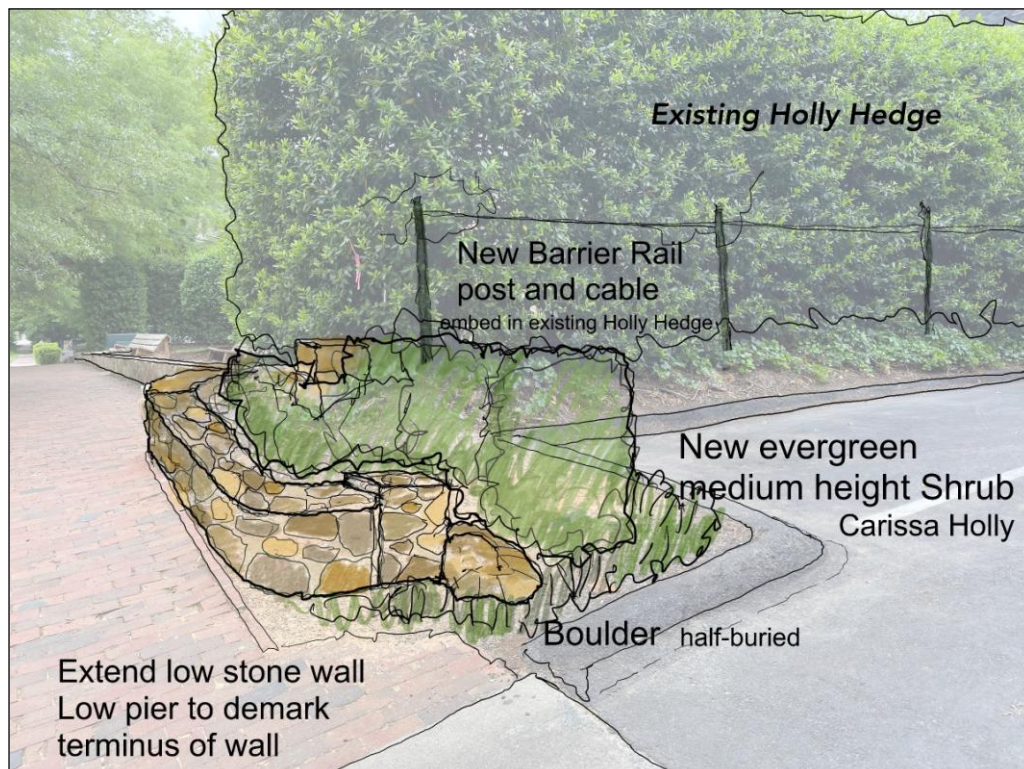
36" high cable on posts will be installed within the existing holly hedge at the Cameron driveway entrance.

132 South Columbia Street: Delta Kappa Epsilon Fraternity House

PHOTOS OF EXISTING CONDITIONS - RENDERINGS OF PROPOSED IMPROVEMENTS



Dirt area and sidewalk at Cameron entrance that vehicles drive over.
Stone wall will be extended, terminating in stone pier and boulder,
and a low holly hedge will be installed.



Rendering of proposed improvements.

132 South Columbia Street: Delta Kappa Epsilon Fraternity House

PHOTOS OF EXISTING CONDITIONS - RENDERINGS OF PROPOSED IMPROVEMENTS



Failing wood fence to be replaced with in-kind fence.
New metal picket fence will terminate at both ends of wood fence.



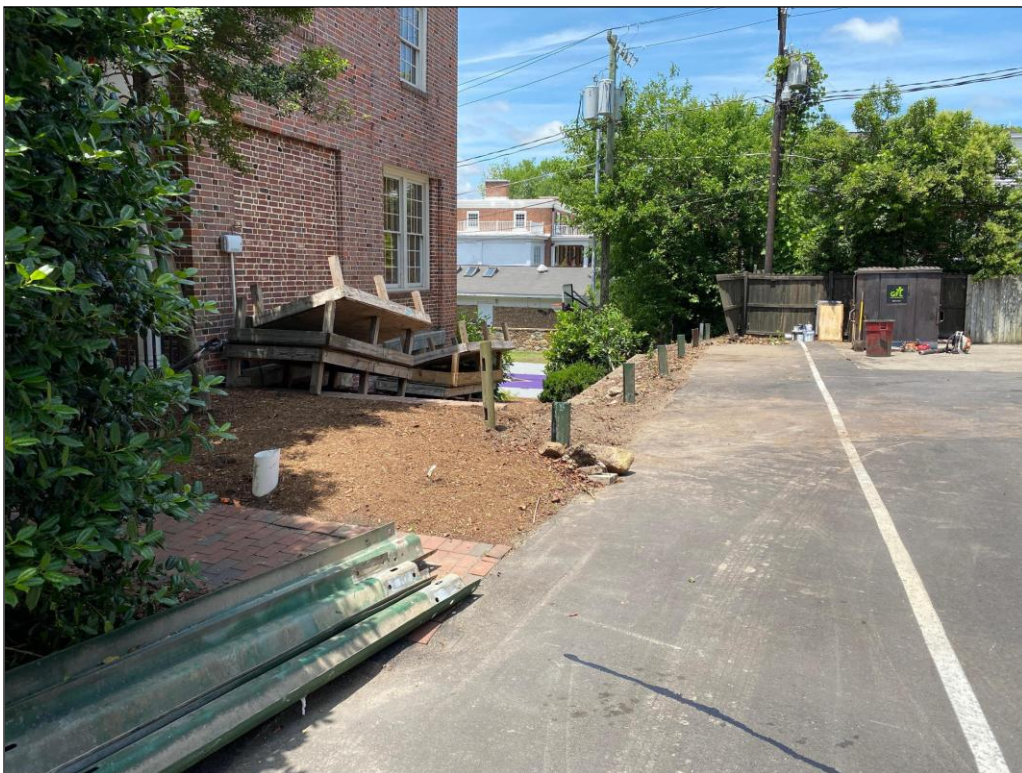
6' high black aluminum picket fence will run along north property edge
just behind guardrail.

132 South Columbia Street: Delta Kappa Epsilon Fraternity House

PHOTOS OF EXISTING CONDITIONS - RENDERINGS OF PROPOSED IMPROVEMENTS



Adjacent Alpha Epsilon Pi property to north. Metal fence will be installed to left of vegetation along property line. (Board fence was installed by adjacent property owner, Alpha Epsilon Pi.)



Metal fence will extend from wood fence to metal gate at brick walkway. Removed Photinias will be replaced with Nellie Stevens Hollies.

132 South Columbia Street: Delta Kappa Epsilon Fraternity House

PHOTOS OF EXISTING CONDITIONS - RENDERINGS OF PROPOSED IMPROVEMENTS



Metal gate to be installed at terminus of metal fence to discourage cut-throughs from Phi Gamma Delta property. Cable will be installed within hedge and extend to gate.



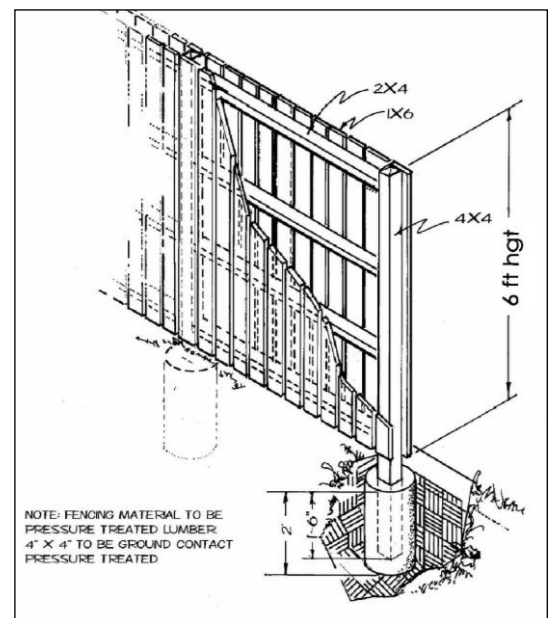
Concrete pad will be replaced with in-kind pad of same dimensions.

132 South Columbia Street: Delta Kappa Epsilon Fraternity House

PROPOSED MATERIALS



Stone wall and pier at Hanes Art Center.



Example of wood screen fence for dumpster enclosure
and detail from Chapel Hill Design Manual.

132 South Columbia Street: Delta Kappa Epsilon Fraternity House

PROPOSED MATERIALS



Example of 6' high aluminum picket fence.



Existing 6' high fence on Cameron Avenue behind Granville Towers.
(Not in Cameron-McCauley District, but a shorter aluminum picket fence exists
at 215 W. Cameron in the District.)

132 South Columbia Street: Delta Kappa Epsilon Fraternity House

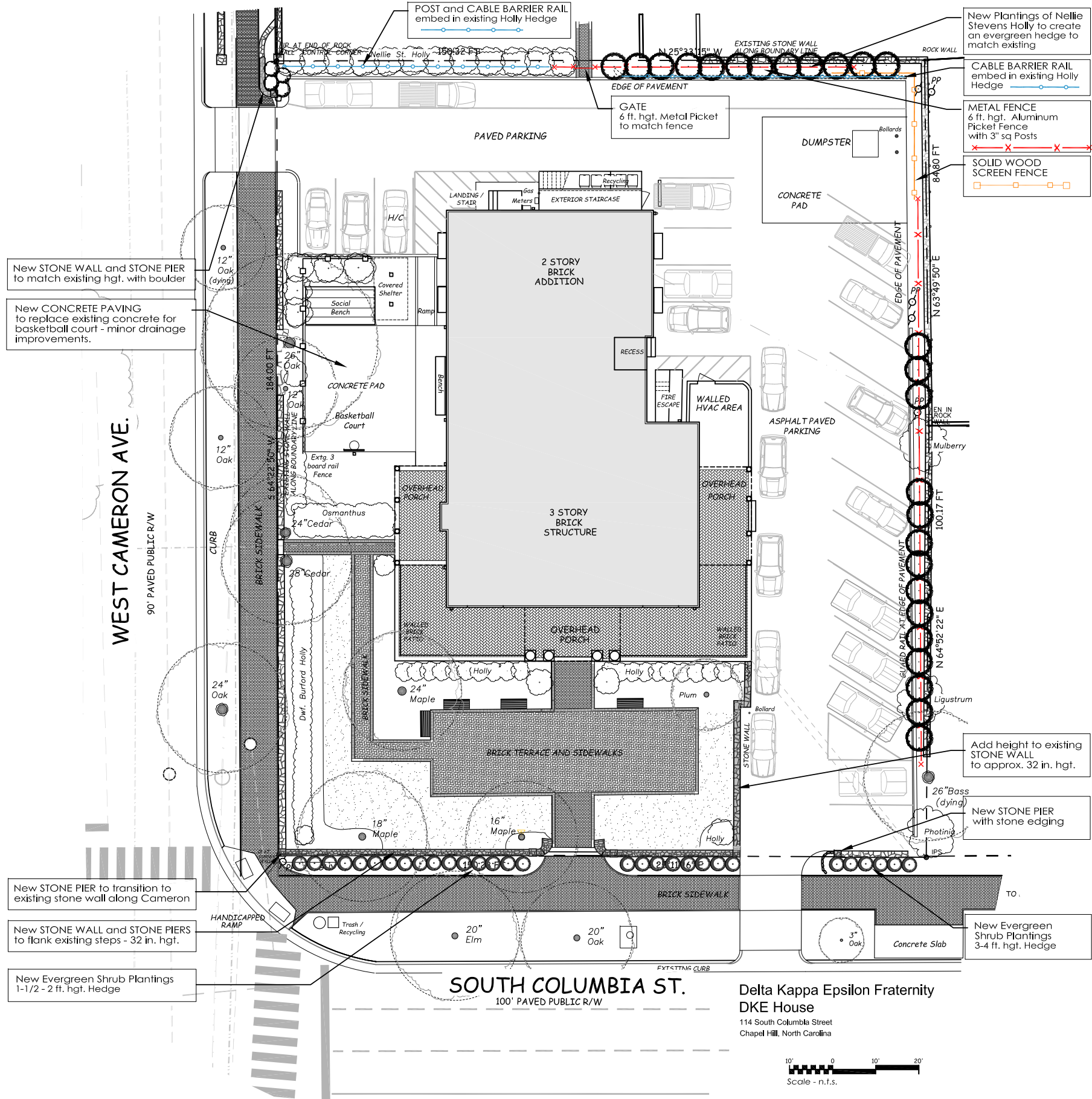
PROPOSED MATERIALS



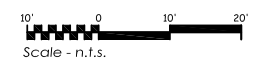
Example of 6' high gate for fence.

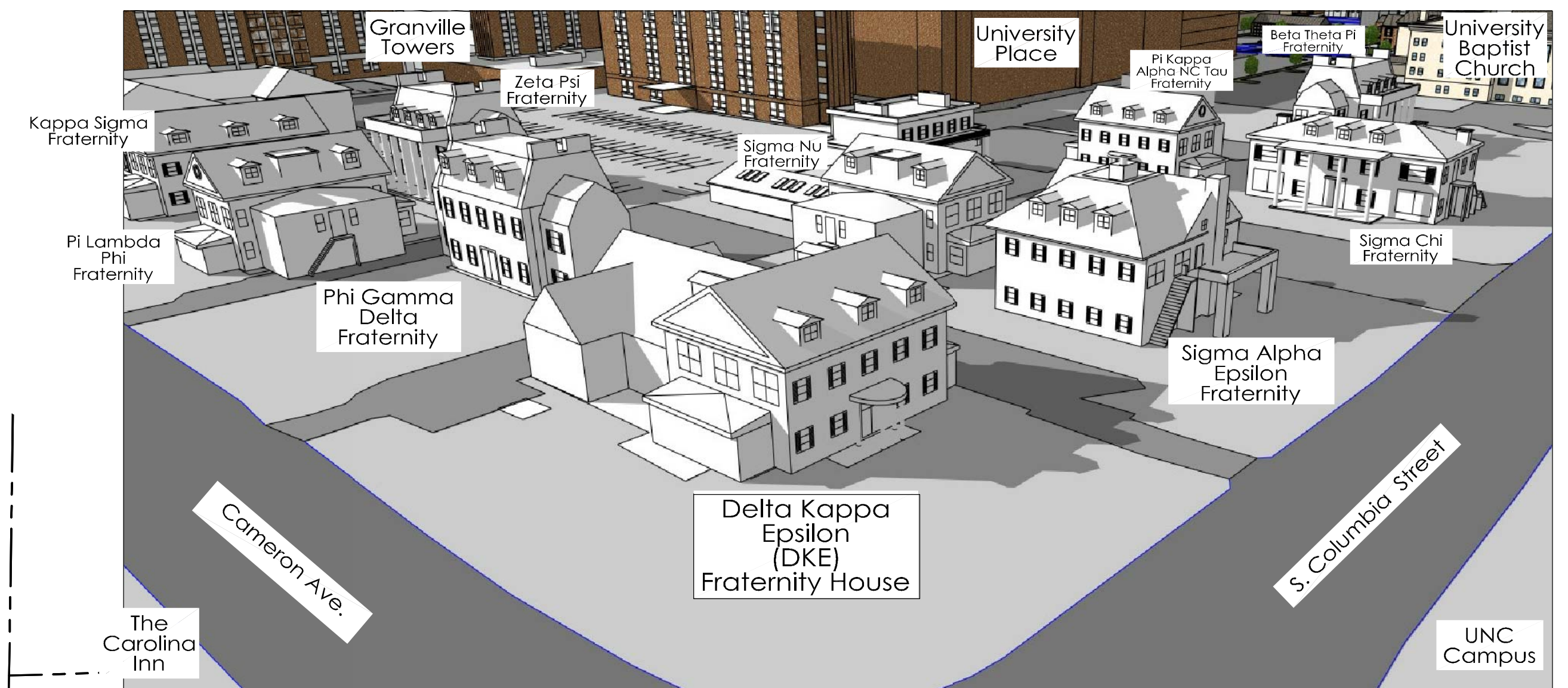
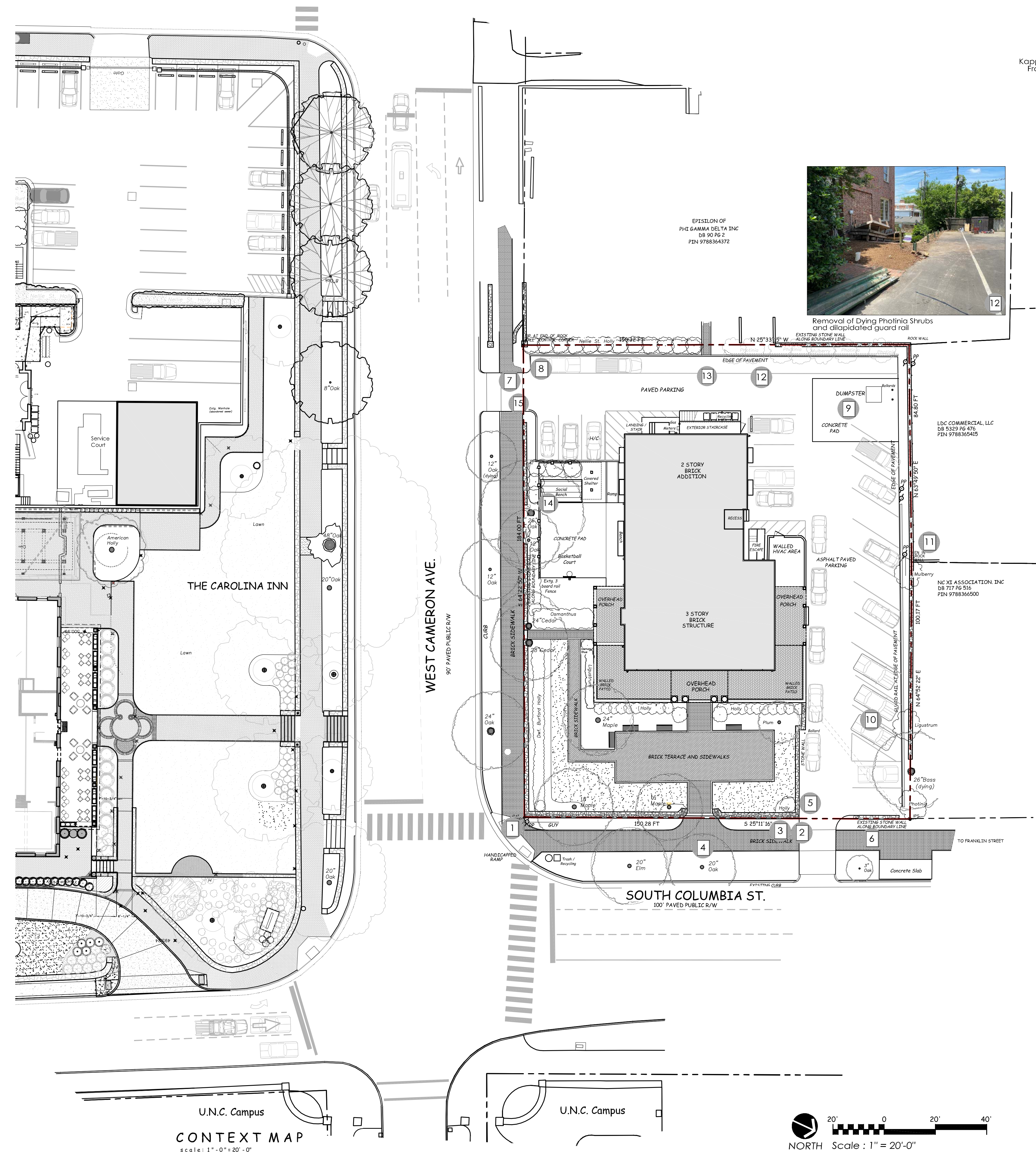


Examples of cable barrier rails and post details. The type on the left will be hidden within the existing holly hedge, and the type on the right will replace the existing guardrail near the dumpster.



Delta Kappa Epsilon Fraternity
DKE House
114 South Columbia Street
Chapel Hill, North Carolina





CONTEXT BIRD'S EYE VIEW not to scale



PHOTO VIEWS of Site



DUMPSTER SCREEN FENCE DETAIL
precedent example of solid wood screen fence



CABLE BARRIER RAIL and POST DETAIL
precedent example of Cable Barrier Rail for pedestrian (left picture) and vehicular guard (right picture) rail situation.

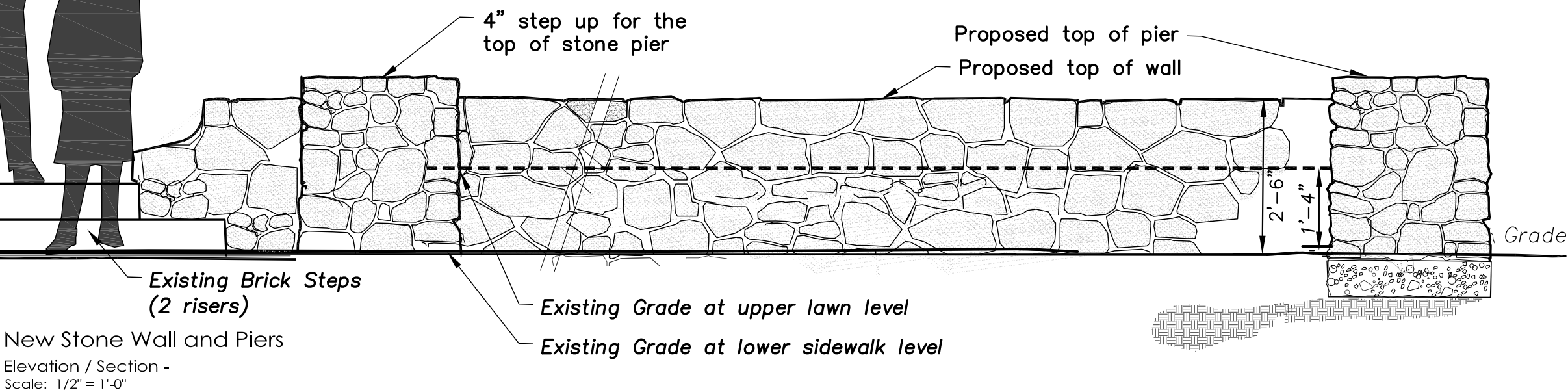


6 ft. hgt. Metal Picket Fence - Aluminum fence with 3" sq Posts.
Precedent picture -
example is on Cameron Ave. adjacent to Granville Towers parking lot

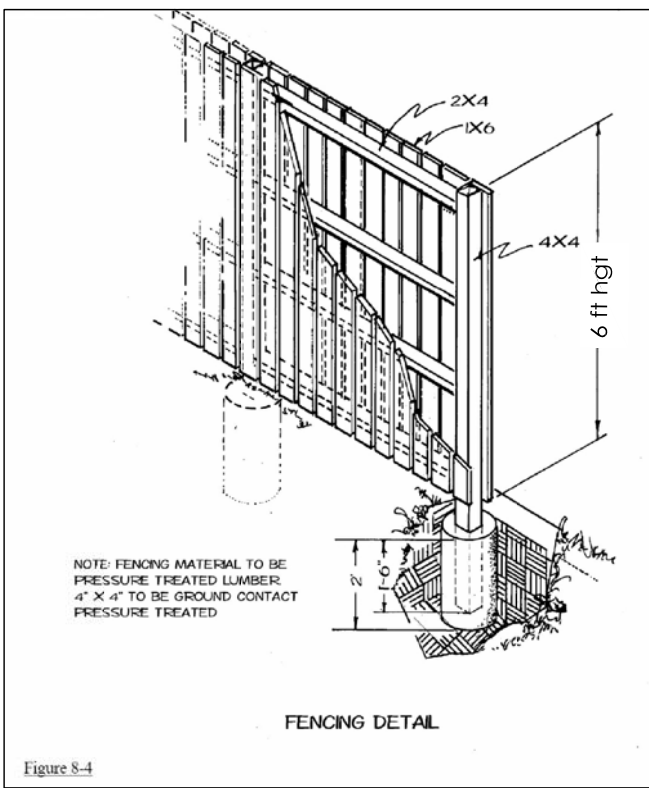


STONE WALL with low STONE PIERS
Typical stone pier to extend approx. 4" above top of new stone wall.
Native Chatham stone with <1" mortar joints

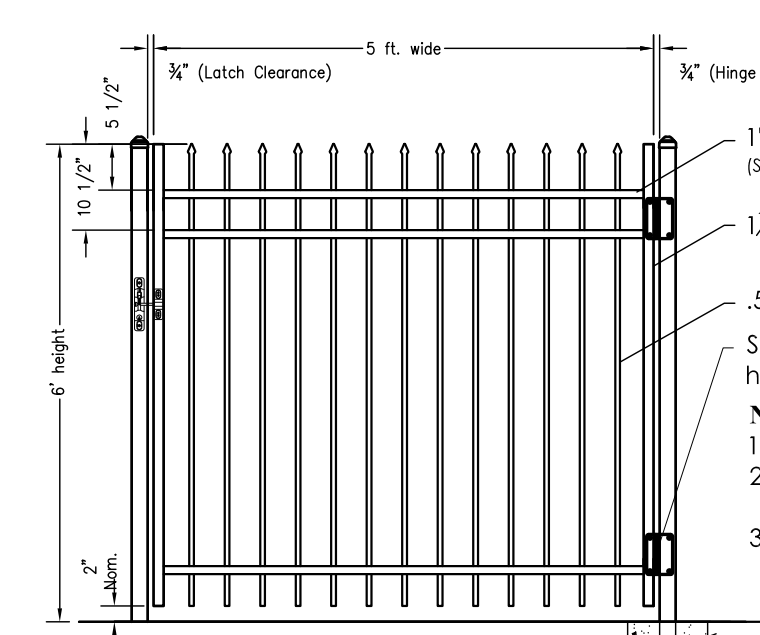
Flat faced rocks with squared off corners.
1" wide mortar joints - do not allow extra wide areas of mortar to show.
Large 'Anchor' rocks placed every 3rd or 4th rock to weight wall and provide structural stability for wall.



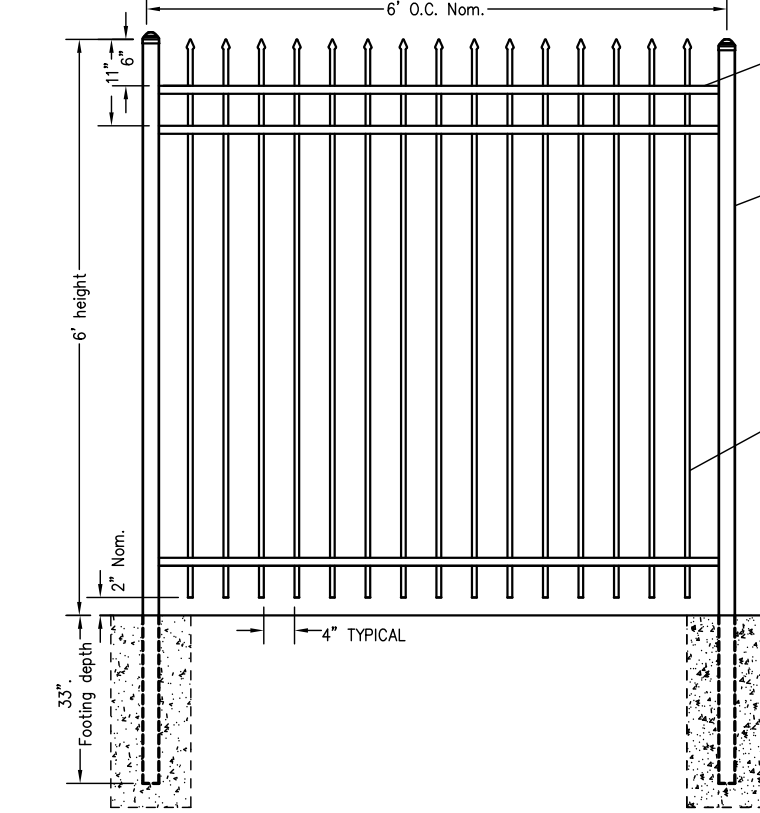
New Stone Wall and Piers
Elevation / Section -
Scale: 1/2" = 1'-0"



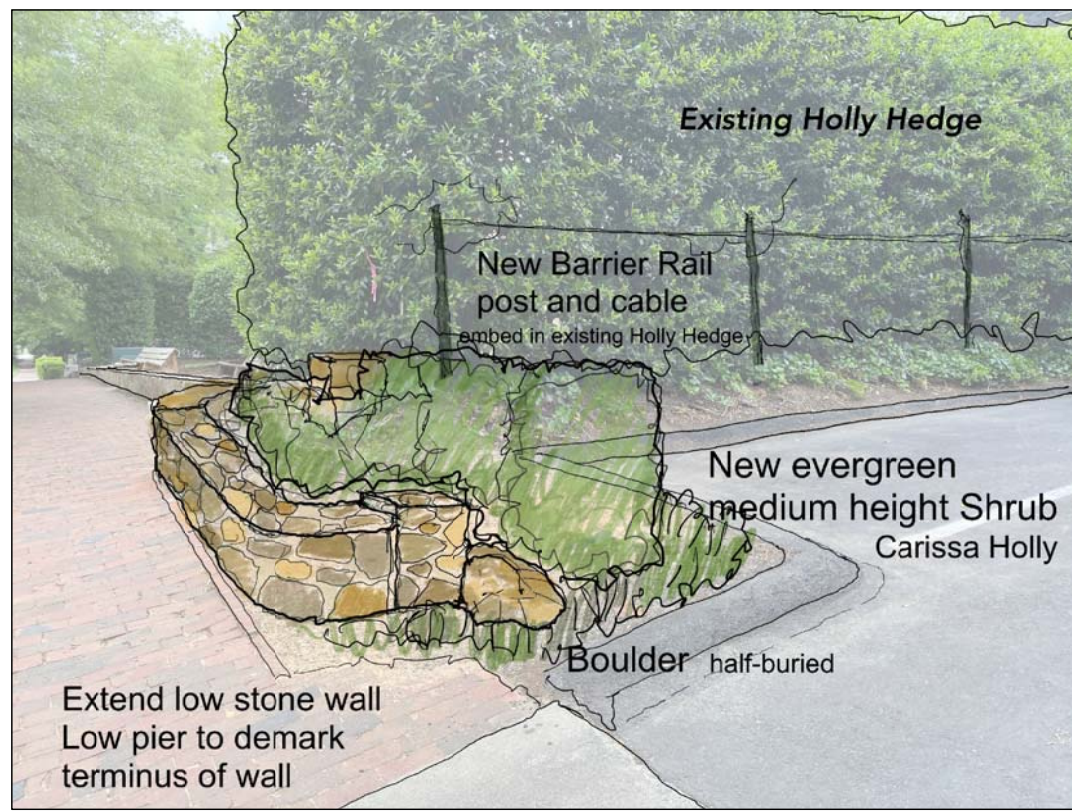
DUMPSTER SCREEN FENCE DETAIL
(modified from Town of Chapel Hill Design Manual)



METAL PICKET GATE DETAIL
scale: 1/2" = 1'-0"

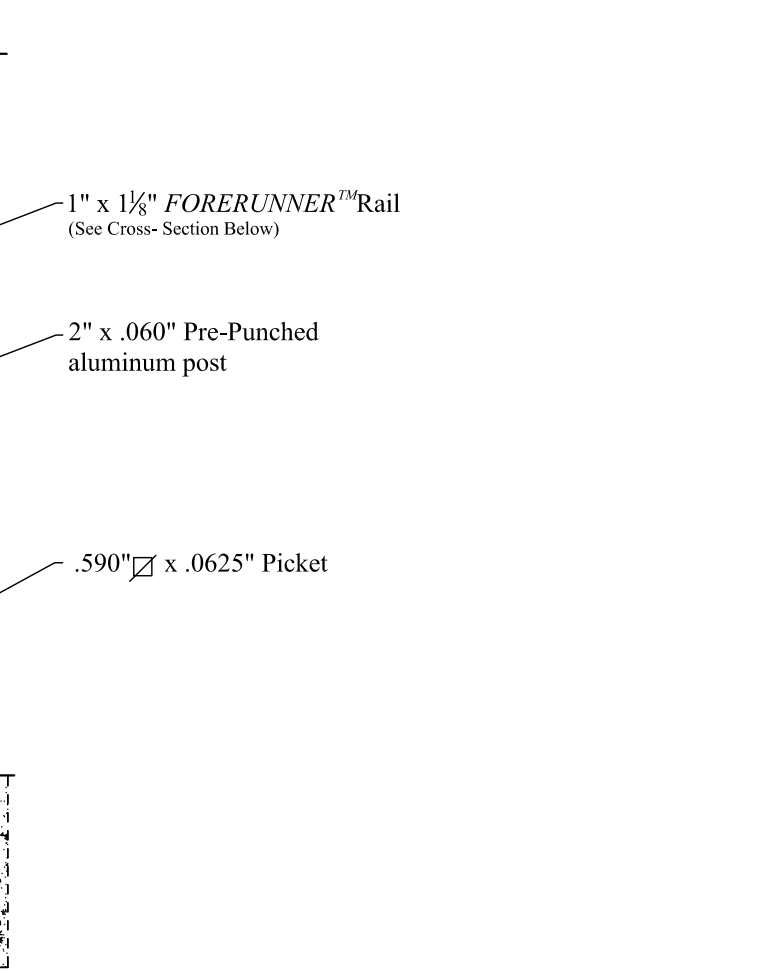


METAL PICKET RAIL DETAIL
scale: 1/2" = 1'-0"



Sketch of new stone wall with new stone pier and new low shrub plantings

Extend low stone wall
Low pier to demark terminus of wall



Sketch of new stone wall with new stone piers and new low evergreen shrub plantings



Sketch of new stone wall and stone piers with new low evergreen shrub plantings

New Stone Wall and stone piers
height to be 32 in. above grade
current wall is approx. 16 in. hgt.
Low evergreen shrub in bed in front of wall

Sketch of new stone wall with stone pier and transition to front walk with new low shrub plantings

New Stone Wall and Piers
Section
Scale: 3/4" = 1'-0"

Existing Holly Hedge
New Barrier Rail post and cable
Applied in existing Holly Hedge
New evergreen medium height shrub
Carissa Holly
Boulder half-buried
Extend low stone wall
Low pier to demark terminus of wall
Sketch of new stone wall with new stone pier and new low shrub plantings
New STONE WALL and STONE PIER to match existing hgt. with boulder
New CONCRETE PAVING to replace existing concrete for basketball court - minor drainage improvements.

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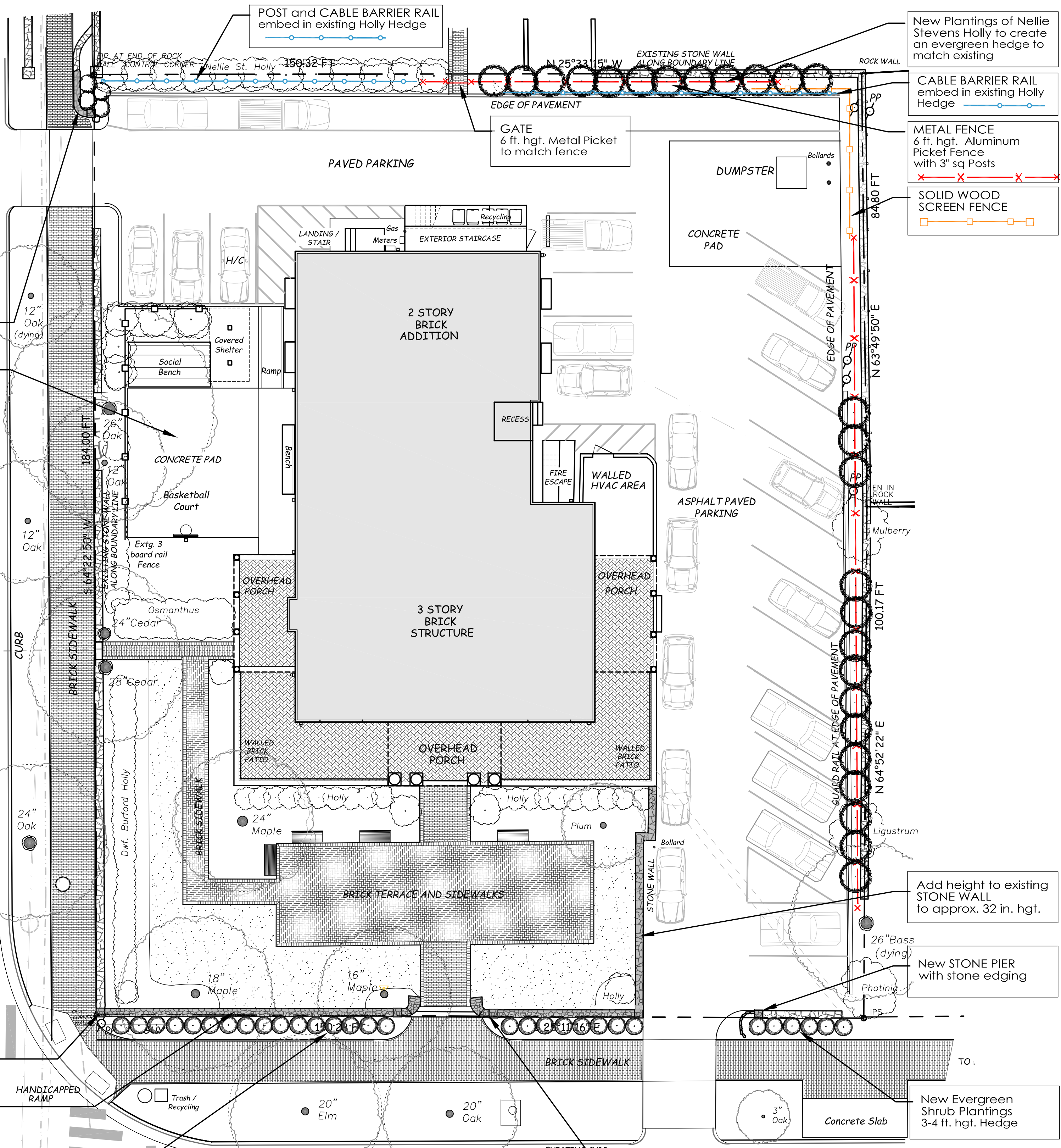
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West Chapel Hill Historic District (Boundary Increase)
Name of Property

Orange County, North Carolina
County and State

walls and an exterior brick fireplace and brick piers with wood pergola are located on the north end of the property, adjacent the parking lot for the University Baptist Church. Constructed in 1929, the Beta Theta Pi Fraternity is listed at the address as early as 1935.

Contributing Building – Annex, 1962 – Located at the rear right (northwest) corner of the property, the one-story, side-gabled frame building faces south to an uncovered wood deck. It has board-and-batten sheathing and sliding batten doors on the east elevation. A pop-up monitor centered on the roofline has vents in the gables. Listed as non-contributing in the individual National Register nomination for this property, the annex was constructed in 1962 as a social hall and thus, is within the period of significance for the West Chapel Hill Historic District Boundary Increase.

130-132 S. Columbia Street – Delta Kappa Epsilon Fraternity House – 1970

Non-Contributing Building

Located at the northwest corner of South Columbia Street and West Cameron Avenue, the two-and-a-half-story, side-gabled, Colonial Revival-style building is five bays wide and four bays deep with multiple wings at the rear. The building has a brick veneer, vinyl windows, a denticulated cornice, a slate roof, and an exterior brick chimney in the left (southeast) gable end. The entrance, a six-panel wood door flanked by colonettes and twelve-light sidelights has an arched transom and is located in an arched brick surround with concrete keystone and springers. The entrance is flanked by two narrow six-over-six vinyl windows. On each end of the façade is a vinyl tripartite window with nine-over-nine windows flanking a twelve-over-twelve window with flat-arch brick header with concrete keystone. Six-over-six vinyl windows at the second-floor level have soldier-course brick headers and concrete sills. Paired vinyl windows directly over the entrance have a wood balcony supported by sawn consoles. A two-story, pedimented portico shelters the center three bays of the façade with dentil molding at the cornice and pediment and full-height Corinthian columns. Four gabled dormers on the façade each have plain weatherboards, a slate roof, and a replacement arched six-over-six window flanked by flat pilasters.

One-story, hip-roofed porches on the left and right (northwest) elevations are supported by columns matching those on the front portico, but of a smaller scale. The left porch has a wood railing at the roofline. An uncovered brick terrace extends from the main porch across the full width of the façade and to each of the side porches. The rear of the building has three dormers matching those on the façade. A two-story, gabled hyphen at the right rear (west) connects to a two-story, side-gabled rear wing at the west, both present before 1993. The west wing has a brick veneer and pedimented gables on the north and south elevations with flush sheathing and arched vents in the gables. Vinyl windows are six-over-nine with paneled aprons at the first-floor level and six-over-six at the second floor. An exterior brick chimney and stair are located on the west elevation.

The hyphen has an inset entrance on the northwest elevation with a metal door to a service area and paired vinyl windows at the second-floor level. The southeast elevation is obscured by a one-story, front-gabled wing, constructed since 1992, that fills the space between the main block and west wing of the building. It has a brick veneer, two entrances, each with a vinyl transom, and flanking paired windows beneath an arched fanlight in the gable.

West Chapel Hill Historic District (Boundary Increase)
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A building appears on the site on the 1925 Sanborn map and the Beta Theta Pi Fraternity is listed at the address as early as 1935. The house was rebuilt after a fire destroyed the original fraternity house on the site in 1970 (Little).

Dogwood Drive

506 Dogwood Drive – R. S. Matthews House – 1938

Contributing Building

This one-story, side-gabled Ranch house is five bays wide and double-pile, with a front-gabled wing on the right (northeast) elevation, resulting in a T-shaped plan. The house has plain weatherboards, flush eaves on the gables, but deep overhangs on the other elevations, replacement grouped vinyl casement windows throughout, and an interior brick chimney centered on the front-gabled wing. The entrance, a five-light door with rectangular lights arranged vertically, is located on the right end of the façade and sheltered by an inset porch cut out of the front-gabled wing and supported by square columns. Windows at the front right (east) corner of the front-gabled wing are replacement fixed windows with operableoppers that wrap around the corner of the house. There is an inset, screened porch at the left rear (west corner). Designed by Rufus Nims, the house is said to be the first Ranch house in Chapel Hill. Each room has an outside door, reportedly because the first owner, R. S. Matthews, was claustrophobic (ncmodernist.org). It was sold several times, though Agnes Lepper lived in the house from 1951 to 1979.

507 Dogwood Drive – Fred and Thelma Dasheill House – c. 1957

Non-Contributing Building

This L-shaped, Minimal Traditional-style house has been significantly altered with the addition of projecting, shed-roofed window bays to the front-gabled wing and the addition of a shed-roofed carport on the left (northeast) elevation. The one-story, side-gabled house is two bays wide and double-pile with a prominent, two-bay-wide, front-gabled wing on the left elevation, resulting in an L-shaped plan. It has plain weatherboards and several original eight-over-eight wood-sash windows, though most have been replaced with one-over-one windows. The entrance, a six-panel wood door, is located on the left end of the side-gabled main block and is sheltered by a near-full-width, hip-roofed porch supported by slender columns. There is an interior brick chimney, a gabled ell at the right rear (at the south end of the southeast elevation), and a shed-roofed carport on the left elevation that is supported by square posts and has enclosed storage at the rear. The earliest known occupants are Fred Dasheill, professor at the University of North Carolina, and his wife, Thelma Dasheill in 1957.

508 Dogwood Drive – Clyde C. and Ann Carter House – c. 1955

Non-Contributing Building

This one-story, side-gabled Ranch house is six bays wide and double-pile with board-and-batten sheathing on the façade, asbestos siding on the side elevations, and original two-over-two horizontal-pane wood-sash windows throughout. It has been significantly altered with the construction of a front porch to shelter the entrance, a two-light-over-four-panel door, located near the center of the façade. The front-gabled porch is supported by square columns with wood shingles and a round vent in the gable. A projecting front-gabled bay on the left (southwest) end