

MEMORANDUM

TO: Chapel Hill Historic District Commission

FROM: Britany Waddell, Planning Director
Charnika Harrell, Senior Planner
Anna Scott Myers, Planner II

SUBJECT: 102 Fraternity Court: Certificate of Appropriateness (COA)
(9788-36-5626, HDC-26-20)

FILING DATE: May 29, 2026

DATE: August 11, 2026

COA SUMMARY

Matthew Davis, on behalf of Alpha Tau of Sigma Chi (property owner), requests a COA to remove the existing fire ladder on the west side of the house and install a metal staircase on the east side of the house.

EXISTING CONDITIONS

The property is zoned Office/Institutional-1 (OI-1) and is in the Cameron-McCauley Historic District.

BACKGROUND

May 29, 2026	The applicant submits a COA application for the work described above.
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DISCUSSION

The applicant has provided materials for the proposed metal staircase. The Commission should discuss whether the proposed work is or is not incongruous with the special character of the Cameron-McCauley Historic District.

The applicant must obtain any necessary zoning compliance and building permits if the commission finds that the change is not incongruous with the character of the district and approves a written decision for the proposed work.

NOTE

The [*Chapel Hill Historic Districts Design Principles and Standards*](#)¹ are incorporated into the record by reference.

ATTACHMENTS

1. [Special Character Essay – Cameron-McCauley Historic District \(pages 31-35\)](#)²

¹<https://www.chapelhillnc.gov/files/assets/town/v/1/planning/documents/plans-and-ordinances/overlay-district/ch-hd-design-principles-and-standards.pdf>

²<https://www.chapelhillnc.gov/files/assets/town/v/1/planning/documents/plans-and-ordinances/overlay-district/ch-hd-design-principles-and-standards.pdf>

2. Application Materials