

**Record No: HDC-26-20**

Historic District
Certificate of
Appropriateness
Status: Active
Submitted On: 5/27/2026

Primary Location

102 FRATERNITY CT
CHAPEL HILL, NC 27516

Owner

ALPHA TAU OF SIGMA CHI
Fraternity 102 Chapel Hill,
NC 27515

Applicant

 Matthew Davis
 919-593-6151
 sauntermusic@gmail.com
 1113 Sourwood Circle
Chapel Hill, NC 27517

Certificate of Appropriateness Form

Historic District *

Cameron-McCauley

Application Type*

—

Minor Work is exterior work that doesn't involve any substantial alterations, 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.

Major Work (Historic District Commission Review) includes all exterior changes to structures and features other than minor works.

You may contact HDC Staff Liaison(s) if you're unsure of the application type.

Briefly describe the proposed exterior changes. *

The west side of the house currently has an old and dangerous ladder that serves as the fire escape. The east side of the house has a steel staircase painted black for the fire escape, and we'd like to add a similar staircase to the left (west) side of the house. This would create a major improvement in overall safety and especially in the event of a fire. The style of the new staircase would match the style of the existing staircase and would be shielded by existing trees and landscaping, and we can plant new items if needed. The view is already obscured by the fraternity house next door, minimizing impact to visual appeal

Is this application for after-the-fact work?* 

No

Is this applicaiton a request for review after a previous denial?*

No

Major Work (Historic District Commission Review)



Applicant Authorization

Applicant Signature*

 Matthew H Davis
Feb 26, 2026

Relationship to Property Owner*

Other

If other, please explain relationship to property owner. *

Current President of the House
Corporation for the Alpha Tau chapter of
Sigma Chi



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705

phone (919) 968-2728
email planning@townofchapelhill.org
www.townofchapelhill.org

Property Owner Authorization for Historic District Certificate of Appropriateness (COA)

The current property owner must complete and sign this authorization form if someone else applies for a Certificate of Appropriateness on their behalf. Please submit a separate form per property owner.

Project Name	New steel fire escape staircase for Sigma Chi fraternity		
Property Address	102 Fraternity Ct, Chapel Hill, NC 27517		
Parcel Identifier Number(s) (PINs)	9788365626		
Property Owner Name (must match County tax records)	Alpha Tau of Sigma Chi		
Property Owner Address			
Property Owner Email	sauntermusic@gmail.com	Property Owner Phone	sauntermusic@gmail.com
Relationship to Applicant	President of the House Corporation		
If the property owner is an entity, provide detailed information regarding the principals of the entity. The House Corporation of the Alpha Tau Chapter of Sigma Chi is a 501-c(7)			
Property Owner Acknowledgement As the property owner, you may represent yourself or be represented by attorney; however, professionals such as architects, engineers, designers, and others may provide factual evidence and expert opinions so far as they are qualified, but not legal arguments on behalf of the property owner.			
Property Owner Authorization Statement The undersigned property owner hereby authorizes the application for Conditional Zoning District and certifies that, to the best of the owner's knowledge and belief, all information supplied with this application is true and accurate.			
Signature	<i>Matthew Davis</i>	Date	2/26/2026
Print Name	Matthew Davis		

Description of existing and proposed site conditions and architectural features

- The existing west side of the fraternity house has a steel ladder fire escape on the side of the house which is old and dangerous
- The east side of the house's fire escape is a steel staircase painted black which is much safer
- We'd like to add a similar steel staircase fire escape to the west side of the house to make a major safety improvement to building for the residents living there
- The west side of the house is already obscured by trees, landscaping, and the fraternity house next door, so any visual impact to the building is mitigated

Description previous additions, remodels, or alterations to the structure(s)

- The last alteration to the exterior structure, which went through town approval, was the addition of an improved gutter and drainage system

Description of all propose physical changes to the property

- Addition of staircase to the west side of the house. No other changes necessary are known at this time.
- Given the placement of the HVAC units, the staircase would walk down towards the front of the house instead of pointing to the rear

Identify materials to be used (siding, windows, trim, roofing, pavement, decking, fencing, light fixtures, etc.), including dimensions, manufacturer details, model numbers, and specifications, if applicable

- Steel staircase painted black, mirroring the existing staircase on the left side of the house
- Concrete footers to support the staircase
- See other attached supporting documentation for more detailed specifications

Identify and describe how the project meets all applicable design standards

- The relevant section of the design standards is 3.8 and there is no immediate or apparent conflict with the language in there and the proposed changes.

Alpha Tau Chapter at Sigma Chi History and Character of Subject Property

Provide details about the history and character of the subject property, including construction date and architect or carpenter, and historic district. Briefly note any significant events, persons and/or families associated with the property.

The fraternity house was originally built in 1923, with the original architect unknown. The most recent significant renovation occurred in 1995, moving the kitchen out of the basement up to the main floor, digging out the basement 2-3 feet to provide a higher ceiling, and adding lofts to the upstairs bedrooms to make the rooms more spacious.

The fraternity has seen thousands of UNC Chapel Hill students pass through its doors, including quarterbacks like TJ Yates as well as successful alumni such as Vaughn Moore and Chad Pike, both awarded the [2025 Distinguished Alumni Award by UNC](#) this past year.

The style and design of the fraternity house matches the other Greek fraternities on Fraternity Ct, and also fits the character of the McCauley Cameron historic district.

33880

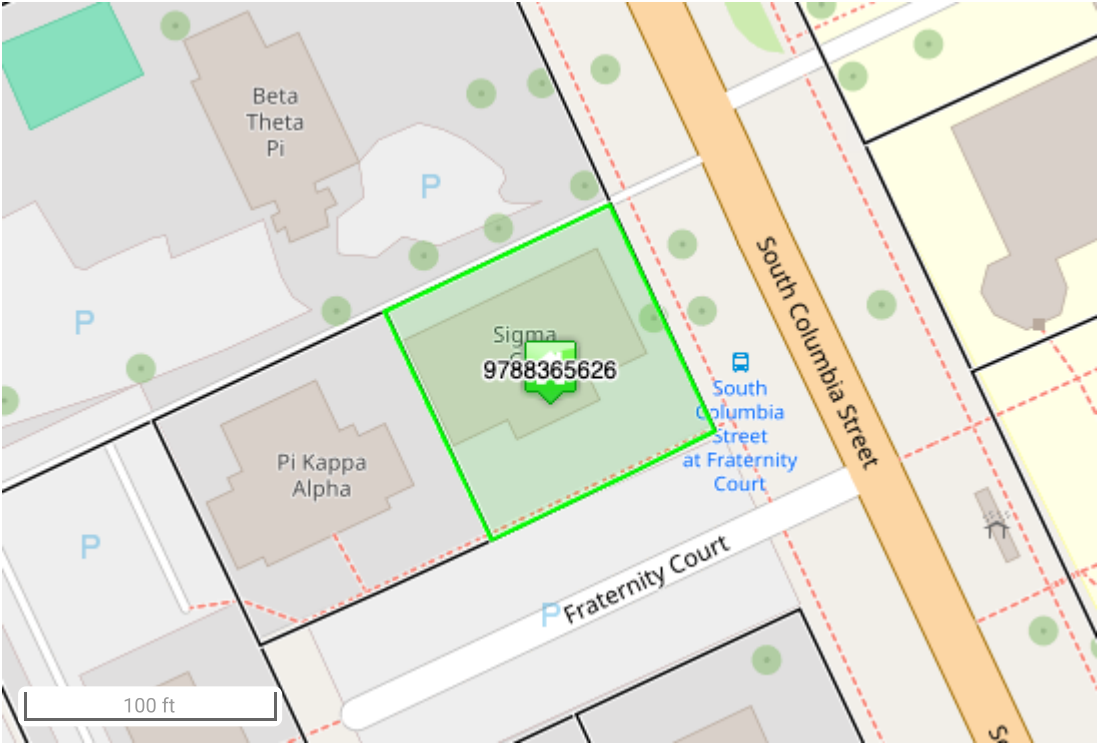
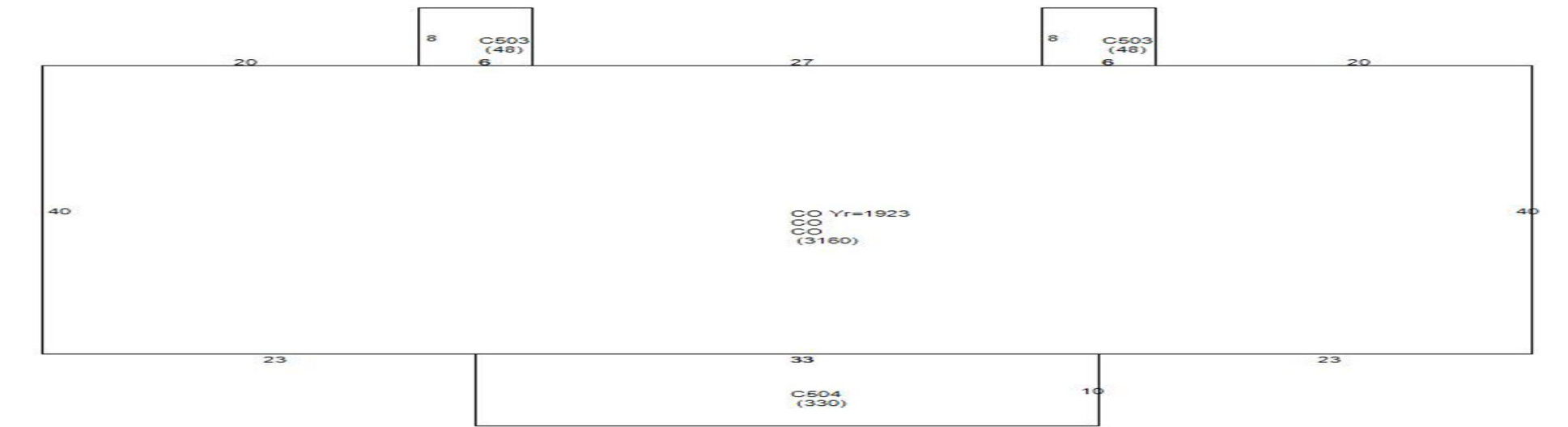
102 FRATERNITY CT

JANUARY 1ST OWNER MAILING ADDRESS

ALPHA TAU OF SIGMA CHI
321 W UNIVERSITY DR
CHAPEL HILL NC 27516

Total Assessed Value

\$2,248,300



KEY INFORMATION

Tax Year	2026		
Parcel ID	9788365626	Township	7 - CHAPEL HILL
Land Size	0.23	Land Units	AC
Rate Code	22		
District Codes	CH CHSchoolDst., G0 County, G2 Chapel Hill		
Property LUC	Multifamily-Improved		
Neighborhood	L006 - 7W CAMERON		
Legal Description	2 FRATERNITY COURT P A/32		
Exempt Type	-		

APPRAISAL DETAILS

Total Land	\$480,900
Ag Credit	-
Land	\$480,900
Building	\$1,767,400
Yard Items	\$0
Market Total	\$2,248,300
Total Assessed	\$2,248,300

RESIDENTIAL

BUILDING (1)			
Type	Fraternity	Total Value	\$1,767,400
Finished Sq Ft	9,480 sf	Style	-
Quality	Grade A-10	Condition	Average
Year Built	1923	Exterior Walls	
Full Bath	-	Roof Cover	
Half Bath	0	HVAC	
Bedrooms	0	Garage Type	-
Fireplace Count	-		

MISC IMPROVEMENTS

IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT	APPRAISED VALUE
No items to display			

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	10019.00	\$480,900

VALUE HISTORY

Property Context Plan

This Property Context Plan is submitted in support of a Certificate of Appropriateness application for the Sigma Chi Fraternity House at 102 Fraternity Ct, Chapel Hill, NC 27516. The proposed work is to replace the existing ladder-style fire escape with a stair-style fire escape on the existing building.

The subject property is located within the Fraternity Court area of Chapel Hill and is surrounded by other fraternity houses of similar institutional, residential, and historic campus-related use. This plan addresses the relationship of the Sigma Chi property to the nearby fraternity properties on Fraternity Court only.

The properties included in this plan are Sigma Chi at 102 Fraternity Ct, Pi Kappa Alpha at 106 Fraternity Ct, Alpha Epsilon Pi at 107 Fraternity Ct, Sigma Nu at 109 Fraternity Ct, and Sigma Alpha Epsilon at 112 Fraternity Ct.

The subject property is identified in Orange County tax records as Parcel #9788365626, owned by Alpha Tau of Sigma Chi, with a 2025 real property assessed value of \$2,248,300. The Orange County tax record lists the property location as 102 Fraternity Ct, Chapel Hill, NC 27516.

The Existing Conditions Survey prepared by Freehold Land Surveys, dated April 20, 2026, shows the subject property, existing building location, visible site improvements, and lot area information. The survey identifies the subject property as having 20,029 sq. ft. gross land area and 9,059.9 sq. ft. net land area for Lot 2.

The Town of Chapel Hill GIS map was reviewed to understand the general placement of the subject property in relation to nearby fraternity houses on Fraternity Court. Orange County real estate and tax records, along with publicly available property record information, were used to identify lot size, building floor area, and building scale. Building heights and building footprints are approximate. Building footprints are estimated by dividing reported building floor area by the estimated number of above-grade stories. These figures are provided for context only and should not be treated as survey measurements.

GIS Reference Image

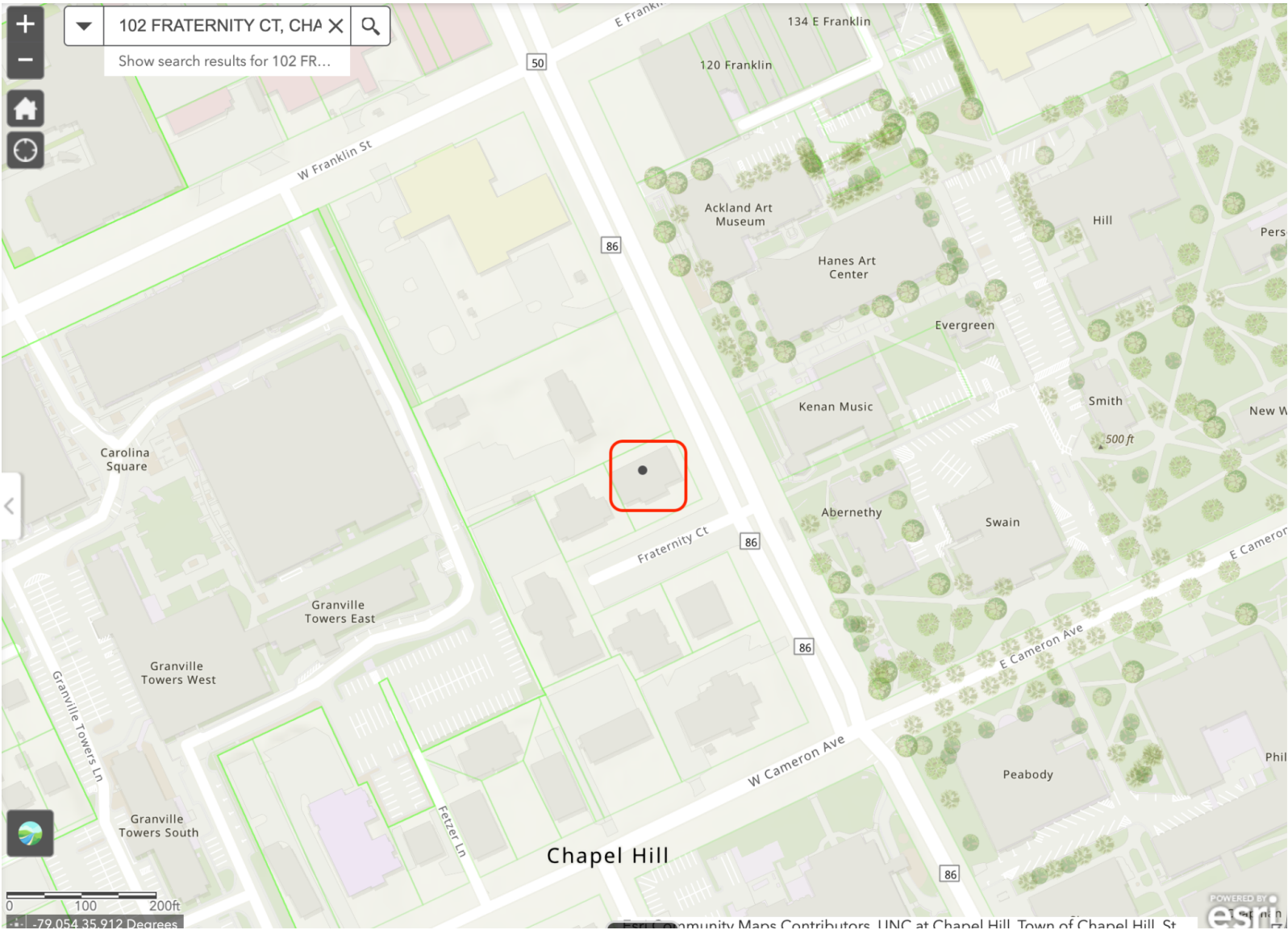


Figure 1. Town of Chapel Hill GIS screenshot showing the Fraternity Court setting around 102 Fraternity Ct.

Property Relationship Table

Property / Fraternity	Address	Relationship to 102 Fraternity Ct	Lot size	Building floor area	Estimated height	Estimated building footprint	General setback / lot placement description
Sigma Chi	102 Fraternity Ct	Subject property	20,029 sq. ft. gross land area; 9,059.9 sq. ft. net land area shown on survey	Approx. 9,480 sq. ft., public-record building area	Approx. 2 stories	Approx. 4,740 sq. ft., estimated	Existing fraternity house is located on the subject lot as shown on the Existing Conditions Survey. Proposed work is limited to replacing the existing ladder-style fire escape with a stair-style fire escape on the existing building.
Pi Kappa Alpha	106 Fraternity Ct	Adjacent / nearby fraternity property	0.23 acres, approx. 10,019 sq. ft.	Approx. 5,589 sq. ft., public-record building area	Approx. 2 stories	Approx. 2,795 sq. ft., estimated	Building is located on a nearby fraternity lot along Fraternity Court and contributes to the close fraternity-house setting around the subject property. Orange County PIN records list the parcel as 9788364642, with a parcel size of 0.23 acres and situs address of 106 Fraternity Ct.
Alpha Epsilon Pi	107 Fraternity Ct	Nearby / opposite fraternity property	Approx. 9,583 sq. ft.	Approx. 6,510 sq. ft.	Approx. 2.5 stories	Approx. 2,604 sq. ft., estimated	Building is located across or near Fraternity Court from the subject property and is part of the nearby fraternity-house setting. Public property data identifies the parcel as 9788365415, with a lot size of 9,583 sq. ft., building area of 6,510 sq. ft., and 2.5 stories.
Sigma Nu	109 Fraternity Ct	Nearby / opposite fraternity property	Approx. 0.55 acres, approx. 23,958 sq. ft.	Approx. 6,411 sq. ft., public-record building area	Approx. 2 stories	Approx. 3,206 sq. ft., estimated	Building is located nearby on Fraternity Court and helps frame the opposite-side setting for the subject property. Public property data lists a building area of approximately 6,411 sq. ft.; other public records may show larger gross area figures.
Sigma Alpha Epsilon	112 Fraternity Ct	Nearby fraternity property	0.23 acres, approx. 10,019 sq. ft.	Approx. 8,736 sq. ft.	Approx. 3 stories	Approx. 2,912 sq. ft., estimated	Building is located farther along Fraternity Court and is included as part of the nearby fraternity-house setting. Public property data identifies the parcel as 9788366500, with a lot size of 0.23 acres and total size of 8,736 sq. ft.

Notes on Measurements and Estimates

Lot size, building area, building height, and footprint figures are provided to show the relationship and relative scale of the subject property and nearby fraternity properties. The subject property lot information is based on the Existing Conditions Survey and Orange County tax record. Surrounding property data is based on Orange County records where available and public property record references where county assessment detail was not readily visible.

Building heights are approximate and based on visible stories and public property data. Building footprints are estimated by dividing reported building floor area by estimated number of above-grade stories. These footprint figures are approximate and are included only to show relative building scale for the Certificate of Appropriateness application.

Setback and lot placement descriptions are general. Exact setback distances are not provided for neighboring properties. The Existing Conditions Survey and Town of Chapel Hill GIS screenshot should be used as the visual plan reference showing the location of the Sigma Chi property in relation to the surrounding Fraternity Court properties.

Project Scope Statement

The proposed project is limited to the Sigma Chi Fraternity House at 102 Fraternity Ct. The work will replace the existing ladder-style fire escape with a stair-style fire escape. No changes are proposed to the surrounding fraternity properties. The purpose of this plan is to show the subject property in relation to the nearest, adjacent, and opposite fraternity properties on Fraternity Court.

Sources and Attachments

- Existing Conditions Survey, Freehold Land Surveys, dated April 20, 2026.
- Town of Chapel Hill GIS map screenshot supplied with this application.
- Orange County tax bill detail for 102 Fraternity Ct, BillPk=2556730.
- Orange County PIN inquiry for 106 Fraternity Ct, PIN 9788364642.
- Public property record references for 107, 109, and 112 Fraternity Ct, used for building area, story count, and lot size estimates where county assessment detail was not readily visible.

YEAR	TOTAL MARKET VALUE
2025	\$2,248,300
2024	\$1,451,200
2023	\$1,451,200
2022	\$1,451,200
2021	\$1,451,200
2020	\$1,431,400
2019	\$1,431,400
2018	\$1,431,400
2017	\$1,431,400
2016	\$1,051,329

NEIGHBORHOOD MEDIAN SALE PRICE

No data to display!

NEIGHBORHOOD - ASSESSED VALUES

Low

\$827,500

Median

\$2,392,750

High

\$35,005,300

NEIGHBORHOOD SALES BY TYPE

No data to display!

NEIGHBORHOOD - SALE PRICES

Biggest Sale

\$0

Average Home Price

\$0

Lowest Sale

\$0

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.**

Notes

- 1) This survey was performed without the benefit of a title report. This survey is subject to any facts and easements which may be disclosed by a full and accurate title search.
- 2) All distances are horizontal ground distances, unless otherwise noted. All areas by coordinate computation.
- 3) This property is not in a flood hazard zone per DFIRM panel 9788, map #3710978800K, effective 2017-11-17.
- 4) This property is not within the Jordan Lake Watershed Protection District per Town of Chapel Hill GIS.
- 5) This property is within the Cameron-McCauley Historic District (HD-2) per Town of Chapel Hill GIS.
- 6) This property is zoned OI-1 per Town of Chapel Hill GIS.
- Dimensional Standards per Town of Chapel Hill LUMO Sec. 3.8.1.
- Min. Street Setback: 24'
- Min. Interior Setback: 8'
- Min. Solar Setback: 11'
- Max. Building Height, Setback: 29'
- Max. Building Height, Core: 60'
- 7) This property may be subject to a Duke Power Company Right-of-Way Agreement per D.B. 1355, Pg. 14.
- 8) No record of easement for joint use asphalt drive found at the time of this survey.

PIN: 9788-36-3774
WOOLIN FOUNDATION, INCORPORATED
LEGAL DESC: "W/S S. COLUMBIA ST."
D.B. 5781, PG. 61
P.B. 112, PG. 79

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 130, PAGE 46); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION IS 1:10,000 OR BETTER; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 20th DAY OF APRIL, 2026.



S. COLUMBIA STREET
(VARIABLE WIDTH PUBLIC R/W)
TIE: 302.69'
S 41°16'05" E

NCGS GRID MONUMENT "BRICK WALL"

LOT 2

NET LAND AREA
9,959.9 S.F.
0.229 Acres

GROSS LAND AREA
10,955.9 S.F.
0.252 Acres

FRATERNITY COURT
(76.1' R/W) PER P.B. A, PG. 32

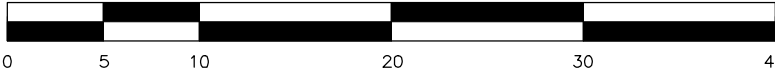
EXISTING CONDITIONS SURVEY

PROPERTY OF
ALPHA TAU OF SIGMA CHI
PROPERTY ADDRESS: 102 FRATERNITY COURT

LOT 2, "FRATERNITY COURT"
PIN REFERENCE: 9788-36-5626
DEED REFERENCE: D.B. 130, PG. 46
PLAT REFERENCES: P.B. A, PG. 32
P.B. 79, PG. 112

CHAPEL HILL TOWNSHIP
ORANGE COUNTY
NORTH CAROLINA

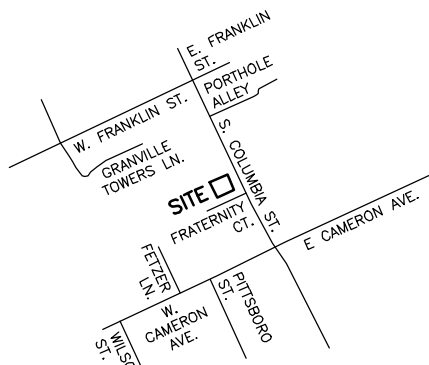
SCALE: 1" = 10' SURVEY DATE: APR. 09, 2026



Existing Impervious Surfaces	
TWO STORY BRICK W/ BASEMENT	3,169 S.F.
P/O JOINT USE ASPHALT DRIVE (ON SUBJECT PROPERTY)	1,229 S.F.
PAVERS PAD	448 S.F.
PORCH	340 S.F.
BRICK WALK 1 & P/O BRICK SIDEWALK (ON SUBJECT PROPERTY)	279 S.F.
CONCRETE PAD 1	248 S.F.
MORTARED STONE WALL 1	168 S.F.
BRICK WALK 2	165 S.F.
CONCRETE LOADING DOCK	151 S.F.
MORTARED STONE WALL 2	140 S.F.
MORTARED STONE WALL 3	69 S.F.
HVACs x6	54 S.F.
CONCRETE STEPS	46 S.F.
CONCRETE PAD 2	43 S.F.
GRAVEL STEPS	30 S.F.
CONCRETE UTILITY PAD	24 S.F.
MORTARED STONE WALL 4	24 S.F.
P/O CONCRETE WALL (ON SUBJECT PROPERTY)	2 S.F.
TOTAL	6,629 S.F.

LEGEND
CALC. CALCULATED POINT
EIP EXISTING IRON PIPE

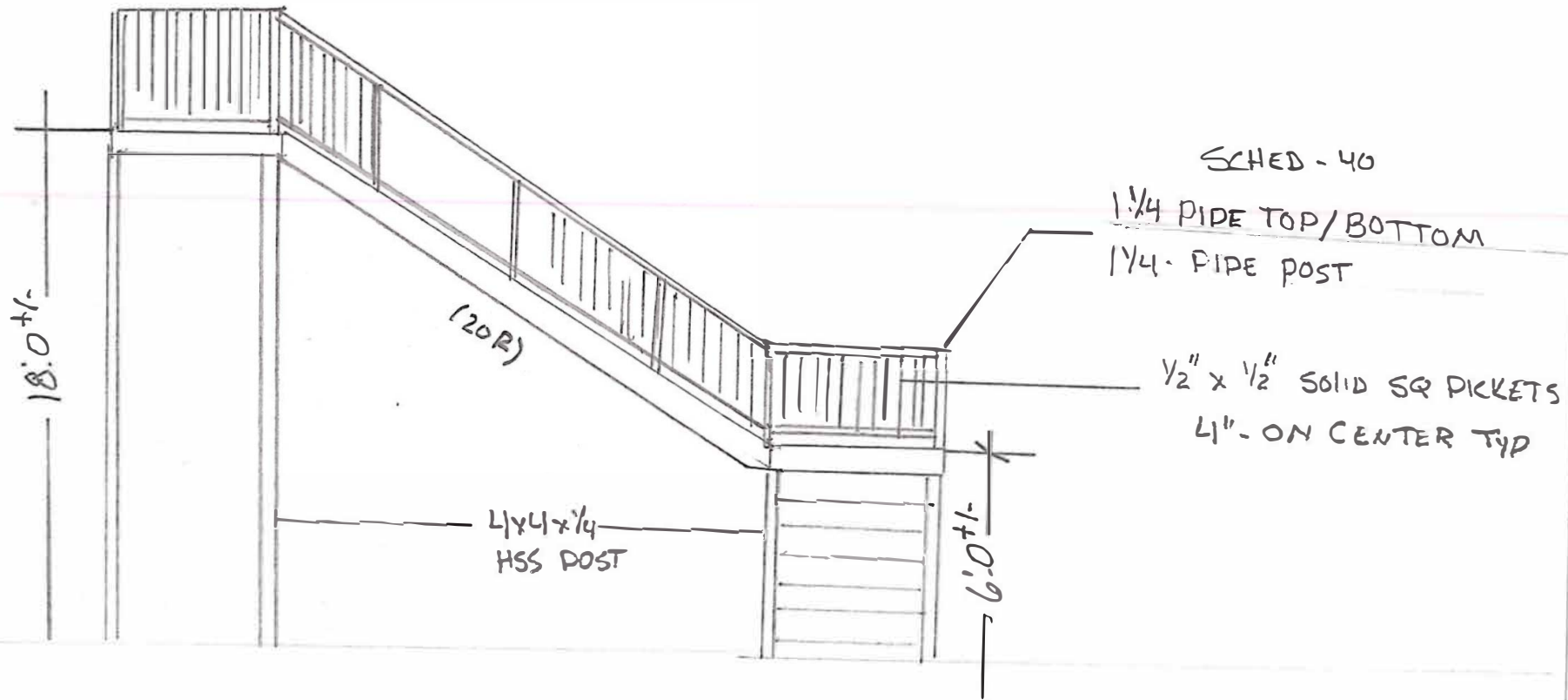
VICINITY MAP
Not to Scale



FREEHOLD LAND SURVEYS, INC. c-165

mailing address: P.O. BOX 188, CARRBORO, NC 27510
office address: 1777 FORDHAM BLVD. SUITE 104
CHAPEL HILL, NC 27514
phone: 919-929-8090
website: www.freeholdlandsurveys.com

STEPHEN M. HALLSTROM PROFESSIONAL LAND SURVEYOR L-5083 J15916



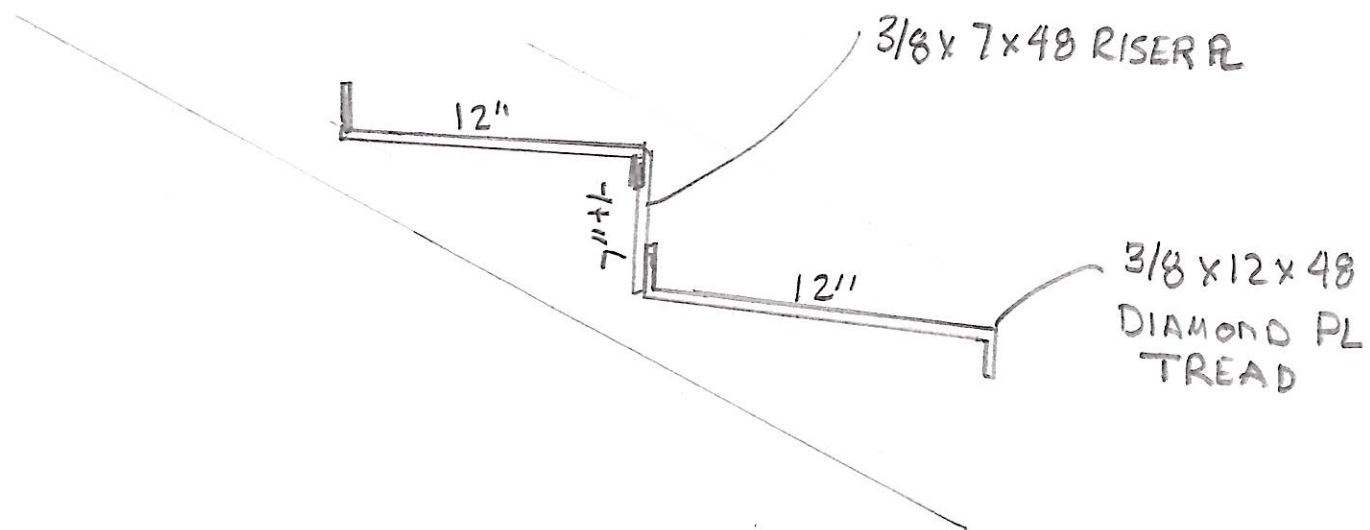
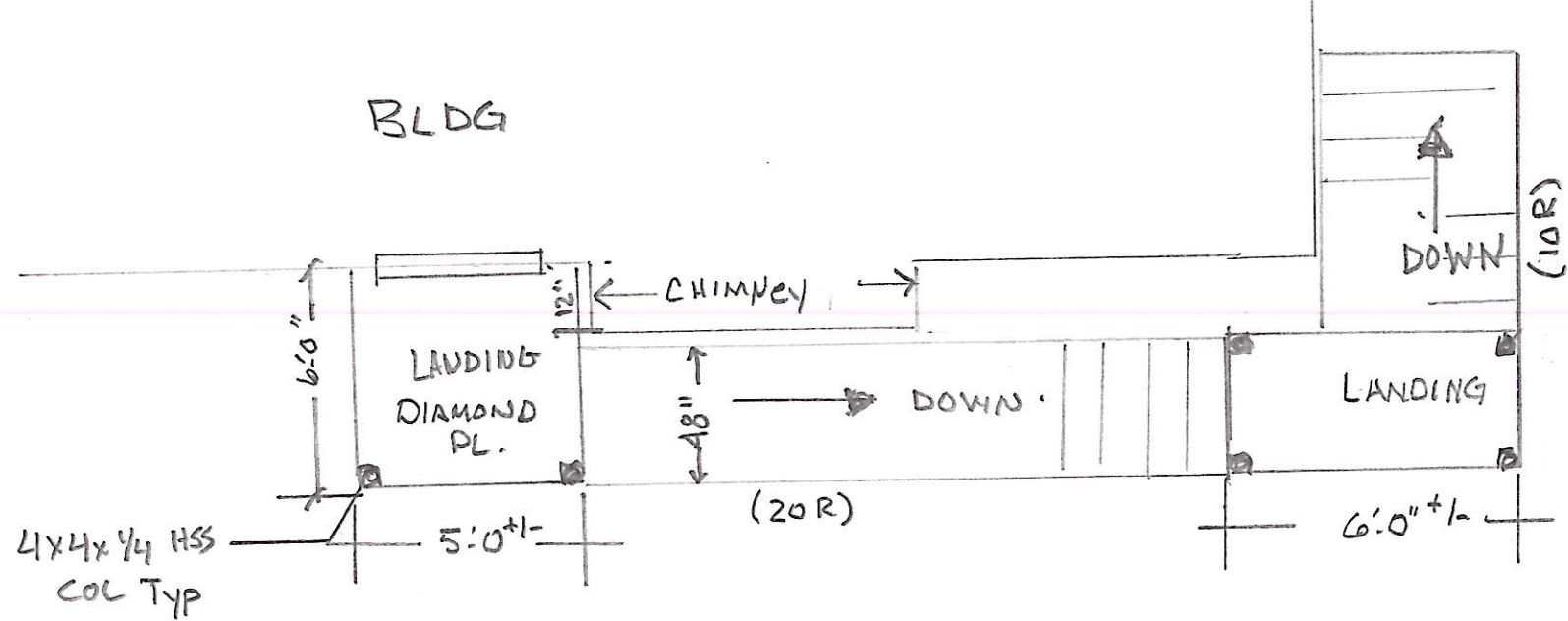
SIGMA FRATERNITY

5-26-26

1/2

Mockup of proposed staircase generated by AI





Sigma Chi Fraternity
S-26-26



West side – existing ladder fire escape





West side - Front of House – East side



East side – existing fire escape stairwell



Another house on fraternity court with a full fire escape staircase



And another house on fraternity court with a full fire escape staircase