

**TOWN OF CHAPEL HILL  
HISTORIC DISTRICT COMMISSION  
WRITTEN DECISION  
(HDC-25-4)**

**Subject Property:** 500 East Rosemary Street, Chapel Hill, NC  
**PIN#:** 9788-58-6692  
**Historic District:** Franklin-Rosemary Historic District  
**Property Owner:** H. Stewart Parker  
**Applicant:** Bret Horton

At its regular meeting on March 11, 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 6 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 500 East Rosemary Street, Chapel Hill, NC (PIN 9788-58-6692), is located within the Town’s Franklin-Rosemary Historic District and is zoned Residential-2 (R-2).
2. The Subject Property is owned by H. Stewart Parker (the “Owner”).
3. The certificate of appropriateness application (the “Application”) was submitted by Bret Horton (the “Applicant”) on February 11, 2025.
4. The Application sought approval to:
  - a. convert an approximately 320 sq. ft. screened porch into a sunroom with Marvin Elevate (fiberglass exterior/wood interior) casement windows, fixed windows, and a French door; and
  - b. install fiber-cement siding between the windows and doors; and
  - c. replacing the existing 255 sq. ft. wood, tongue-and-groove floor of the open porch with Wolf brand PVC capped tongue-and-groove porch flooring, with a board to match the existing floor.
5. The Application was scheduled for hearing by the HDC at its regular meeting on March 11, 2025. Notice of the HDC’s regular meeting was provided as required by law.

6. HDC Members Brian Daniels, David Hawisher, and Clarke Martin were absent from the March 11, 2025, meeting. All other HDC Members were present.
7. The staff report and application materials associated with the March 11, 2025, evidentiary hearing were entered into the record for the meeting.
8. During the March 11, 2025, evidentiary hearing, the Applicant testified and provided evidence showing:
  - a. The materials and design of the proposed screened porch and deck will complement the materials and design of the existing home on the Subject Property.
  - b. The proposed enclosed porch area will not be visible from the public right-of-way.
9. No additional 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 Franklin-Rosemary 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 \_\_\_\_ day of \_\_\_\_\_, 2025.

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Brian Daniels, HDC Chair