

**TOWN OF CHAPEL HILL  
HISTORIC DISTRICT COMMISSION  
WRITTEN DECISION  
(HDC-24-21)**

**Subject Property:** 510 E. Franklin St., Chapel Hill, NC  
**PIN#:** 9788-68-0229  
**Historic District:** Franklin-Rosemary Historic District  
**Property Owner:** Steven C. Sylvester & Patricia R. Sylvester  
**Applicant:** Steven Sylvester

At its regular meeting on September 10, 2024, after conducting a duly advertised quasi-judicial evidentiary hearing, and after considering the above-referenced application for certificate of appropriateness, the application materials, staff report, testimony, exhibits, and evidence presented at the hearing 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 6-0 to **APPROVE** a certificate of appropriateness for all elements of the application, subject to the condition that the window lights to be installed shall be 12 over 12 on the North, South, and West façades of the proposed enclosed porch as stipulated to by the Applicant, 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 510 E. Franklin, Chapel Hill, NC (PIN 9788-68-0229), is located within the Town’s Franklin-Rosemary Historic District, and is zoned Residential-2 (R-2).
2. The Subject Property is owned by Steven C. Sylvester & Patricia R. Sylvester (the “Owner”).
3. The certificate of appropriateness application (the “Application”) was submitted by Steven Sylvester (the “Applicant”) on July 29, 2024.
4. The Application sought approval to convert an existing screened side porch on the west elevation into an enclosed space using glass Marvin windows and transoms.
5. The Application was scheduled for hearing by the HDC at its regular meeting on September 10, 2024. Notice of the HDC’s regular meeting and evidentiary hearing was provided as required by law.
6. HDC Deputy Vice Chair Nancy McCormick was absent from the September 10, 2024, meeting and evidentiary hearing. All other HDC members were present.

7. The staff report, application materials, and presentation materials were all entered into the record.

8. At the evidentiary hearing, HDC Members indicated that they did not have any conflicts of interest and the Applicant did not object to participation in the evidentiary hearing, deliberation, or decision by any Member of the HDC.

9. At the evidentiary hearing, an oath was administered to the Applicant.

10. At the evidentiary hearing, the Applicant presented testimony and a PowerPoint presentation describing the proposed work, and generally provided evidence that:

- a. There are other similar enclosed porches throughout the Franklin-Rosemary Historic District;
- b. The proposed divided light windows, as revised during the evidentiary hearing, are similar in character to the existing original windows on the primary structure.

11. No public comment or other witness testimony was received by the HDC.

12. No evidence was presented in opposition to the Application.

### Conclusions

1. Based upon the uncontroverted competent, material, and substantial evidence submitted 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 Districts 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 subject to the condition that the window lights to be installed shall be 12 over 12 on the North, South, and West façades of the proposed enclosed porch, as stipulated to by the Applicant.

This the \_\_\_ day of \_\_\_\_\_, 2024.

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Brian Daniels, HDC Chair