



HDC-25-4

Historic District
Certificate of
Appropriateness
Status: Active
Submitted On: 2/7/2025

Primary Location

500 E ROSEMARY ST
CHAPEL HILL, NC 27514

Owner

PARKER H STEWART TRUSTEE
E ROSEMARY ST 500 CHAPEL
HILL, NC 27514

Applicant

Bret Horton
 919-619-2258
 bret@brethorton.com
 1308 Broad St
Durham, NC 27705

Certificate of Appropriateness Form

Historic District

Franklin-Rosemary

Application Type Check all that apply

Minor Work is exterior work that does 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 Chapel Hill Historic Districts Design Principles & Standards (“Principles & Standards”) (p. 9-11) for a list of minor works. Please contact Town Staff to confirm if you believe the project is classified as “minor work.”

Historic District Commission Review includes all exterior changes to structures and features other than minor works

Maintenance or Repair Work

Minor Work (Defined by Design Standards)

Historic District Commission Review

COA Amendment

Written Description

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. Consider including additional materials to illustrate your project, such as: - Photos and specifications for proposed exterior materials such as siding, trim, roof, foundation materials, windows, etc. - Renderings of the proposed work - Spec sheets

We propose to enclose an existing +/- 319 sf screened porch, turning it into a sunroom. The room will be enclosed with Marvin Elevate (fiberglass exterior/wood interior) casement windows, fixed windows, and a french door. Trim between the windows and doors will be fiber-cement trim boards. The roof will remain the as is.

We propose that the exist. +/- 255 sf wood, tongue-and-groove floor of the open porch be replaced with Wolf brand pvc capped, tongue-and-groove porch flooring, with a board width to match the existing.

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

No

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

No

Applicable HDC Design Standards

Page / Standard #	Topic
123/4.5	4. New Construction

Brief Description of the Applicable Aspects of Your Proposal

The windows and doors proposed to enclose the existing screened porch are hidden from street view, and the screened porch is not original to the house. These doors and windows are not important in defining the overall historic character of the district. The window sizes, in particular the casement windows, are similar in size to windows of the existing house. The proposed articulation of window and door openings is different from what is found on the existing house, however this is a different type of room (a sunroom) than the existing house. Windows and doors are to be fiberglass exterior/wood interior.

Page / Standard #

Topic

126/4.6

4. New Construction

Brief Description of the Applicable Aspects of Your Proposal


The proposed replacement flooring of the existing open porch is to be compatible in terms of appearance (tongue-and-groove, width, appearance) with the non-original wood tongue-and-groove flooring. However, a PVC product has been proposed because the floor is susceptible to repeated moisture infiltration and rot.

Property Owner Information

Property Owner Name

Property Owner Signature

H Stewart Parker

 H Stewart Parker
Feb 7, 2025

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 73

Chapel Hill Historic District Boundary Increase and
Additional Documentation
Orange County, North Carolina

500 E. Rosemary – House – c. 1920, c. 2000

C – Building

This one-and-a-half-story, front-gabled, Colonial Revival-style house is three bays wide and triple-pile with hip-roofed dormers on the right (west) and left (east) elevations. The building has plain weatherboards, flared eaves, partial cornice returns, and two interior brick chimneys. It has six-over-six wood-sash windows, six-light casement windows in the dormers, and narrow vents in the gables. The replacement front door has a classical surround with fluted pilasters and is sheltered by a flat-roofed porch supported by columns with a geometric wood railing. The house has been enlarged with the construction of a one-and-a-half-story, front-gabled wing at the right rear (southwest). The wing is three bays deep with weatherboards, six-over-six windows, and hip-roofed dormers matching those on the original house. A one-story screened porch at the rear (south) of the rear wing connects to a one-and-a-half-story, front-gabled garage wing that also matches the form and finishes of the original house with overhead garage doors on its left elevation. A low stone retaining wall extends across the front of the property. According to Sanborn maps, the house was constructed between 1915 and 1925. The rear additions were constructed between 1992 and 2006.

506 E. Rosemary – House – c. 1917

C – Building

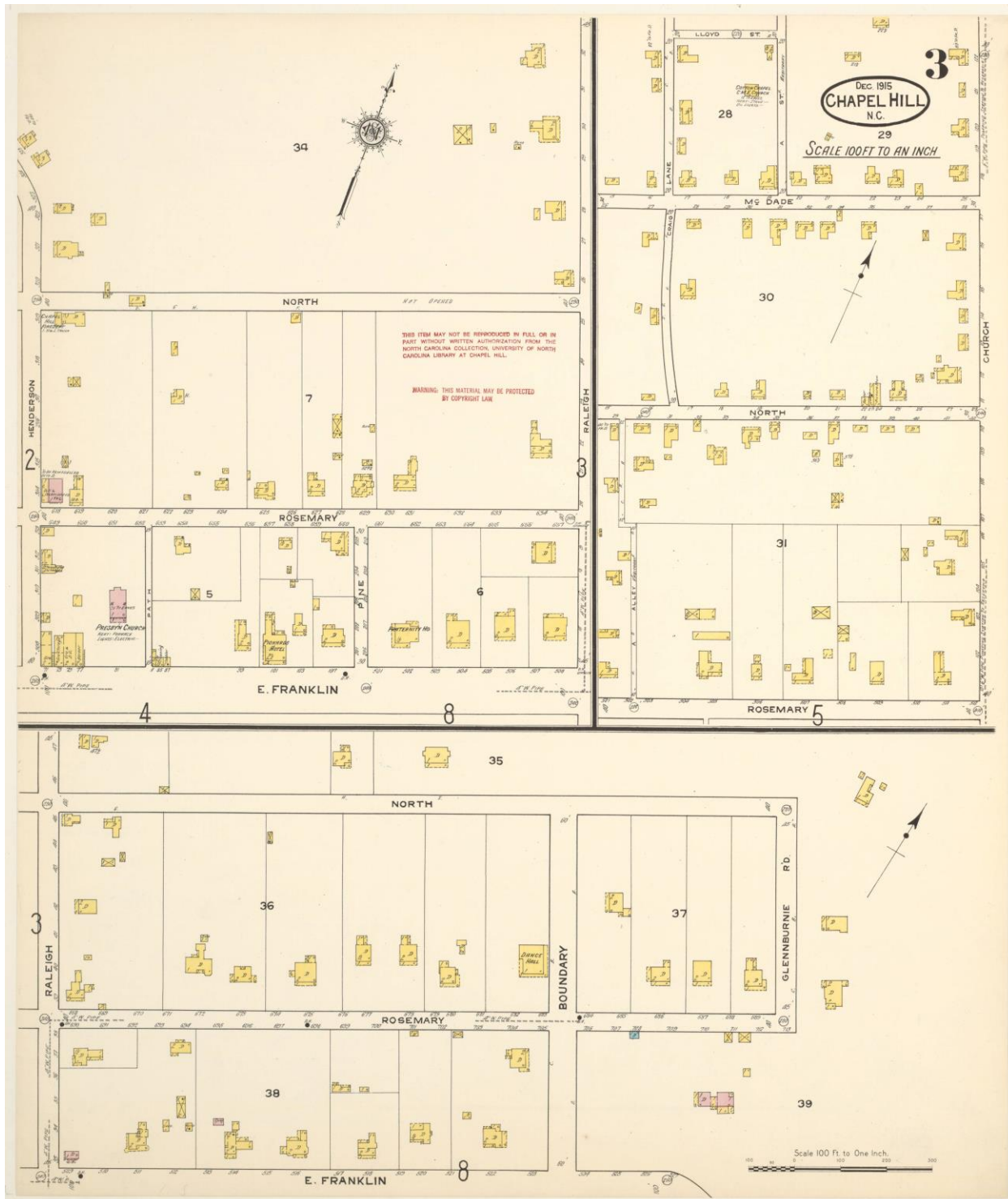
This large, two-story, hip-roofed, Colonial Revival-style house is three bays wide and triple-pile with hip-roofed dormers on the façade and side elevations. The house has plain weatherboards, a dentil cornice, a slate roof, and an exterior brick chimney on the right (west) elevation. It has eight-over-one wood-sash windows with tripartite windows on the first-floor façade consisting of six-over-one windows flanked by four-over-one windows, and grouped four-light casement windows in the dormers. The six-panel door has a four-light transom and is sheltered by an arched front porch supported by square, paneled columns. A one-story, hip-roofed porch on the right elevation is supported by paneled square columns and is accessed by two pairs of twelve-light French doors with four-light transoms; it has been enclosed with screens. A one-story, hip-roofed bay on the left (east) elevation has a nine-light-over-one-panel door with a three-light transom. A low stone wall extends across the front of the property with stone piers marking the entrance. County tax records date the building to 1917 and Sanborn maps confirm that the building was constructed between 1915 and 1925.

C-Building – Garage, c. 1920 – Hip-roofed frame garage with two open garage bays on the north elevation and a hip-roofed, covered area projecting from the front left (northeast) that is partially enclosed with wood lattice.

510 E. Rosemary – House – c. 1950, c. 1995

NC – Building

Set back from the street with gravel parking in front of the house, this one-story, gable-on-hip-roofed Ranch house is six bays wide with a gable-on-hip-roofed wing projecting from the center of the façade. The house has German-profile weatherboards, vinyl windows, and an interior brick chimney. There is a three-sided projecting bay centered on the front-gabled wing that has been added since 1992. Flanking the bay are two inset porches, each supported by a chamfered post with sawn brackets and sheltering a six-panel door. A similar form appears on the 1915 Sanborn map, though county tax records



1915 Sanborn (house not built yet)

500 East Rosemary Street

HOUSE

c. 1920, c. 2000

This one-and-a-half-story, front-gabled, Colonial Revival-style house is three bays wide and triple-pile with hip-roofed dormers on the right (west) and left (east) elevations. The building has plain weatherboards, flared eaves, partial cornice returns, and two interior brick chimneys. It has six-over-six wood-sash windows, six-light casement windows in the dormers, and narrow vents in the gables. The replacement front door has a classical surround with fluted pilasters and is sheltered by a flat-roofed porch supported by columns with a geometric wood railing. The house has been enlarged with the construction of a one-and-a-half-story, front-gabled wing at the right rear (southwest). The wing is three bays deep with weatherboards, six-over-six windows, and hip-roofed dormers matching those on the original house. A one-story screened porch at the rear (south) of the rear wing connects to a one-and-a-half-story, front-gabled garage wing that also matches the form and finishes of the original house with overhead garage doors on its left elevation. A low stone retaining wall extends across the front of the property. According to Sanborn maps, the house was constructed between 1915 and 1925. The rear additions were constructed between 1992 and 2006.

In the 2015 survey, this was deemed a Contributing Building..

SOURCE: Heather Wagner Slane, National Register of Historic Places

Nomination: Chapel Hill Historic District Boundary Increase and Additional Documentation, Orange County, OR1750 (Raleigh, NC: North Carolina State

Historic Preservation Office, 2015), courtesy of the North Carolina State Historic Preservation Office.

According to Orange County property data as of 2021:

Plot size: 0.27 acres

Building size: 2,925 sq. ft.

Ratio: Building/Plot: 0.249

For link to this information:

<https://property.spatalest.com/nc/orange/#/property/9788586692>

For link to 1925-1959 Sanborn maps and map data for this property:

<https://unc.maps.arcgis.com/apps/webappviewer/index.html?id=711a3b4017eb48c0acffc90cf2472f57&level=8¢er=-79.0483,35.91680>

Cite this Page:

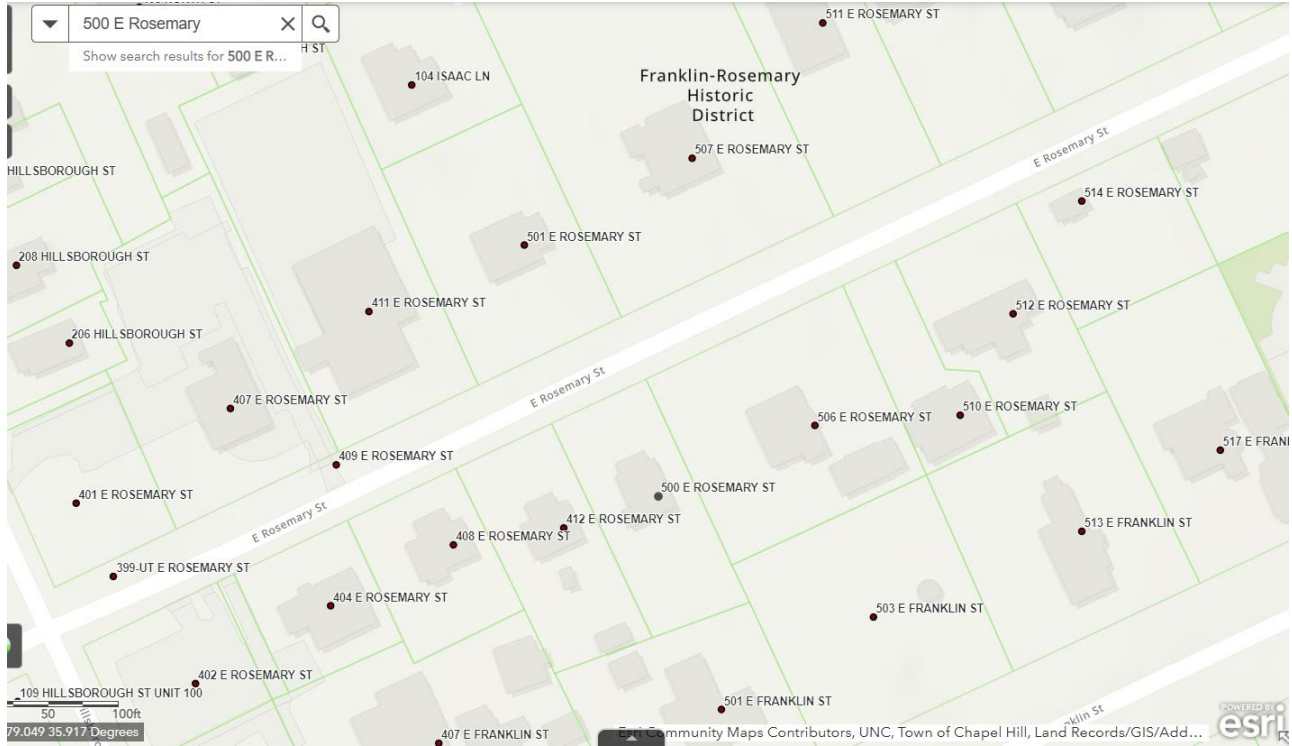
“500 East Rosemary Street,” *Historic Chapel Hill*, accessed February 11, 2025, <https://www.historicchapelhill.org/items/show/1559>.

Published on Sep 14, 2020. Last updated on Jun 29, 2021.





Information about Context



<p><i>500 East Rosemary</i> Height: Approximately 28'-9" Net Land Area: 11,761.2 sf Floor Area: 2,925 sf FAR: 0.25 Building Footprint: 2,593 sf</p>	<p><i>501 East Rosemary</i> Height: Approximately 34' Net Land Area: 17,859.6 sf Floor Area: 3,348 sf FAR: 0.19 Building Footprint: 1,982 sf</p>
<p><i>412 East Rosemary</i> Height: Approximately 30' Net Land Area: 12,196.8 sf Floor Area: 3,168 sf FAR: 0.26 Building Footprint: 2,194 sf</p>	<p><i>506 East Rosemary</i> Height: Approximately 32' Net Land Area: 22,215.6 sf Floor Area: 3,784 sf FAR: 0.17 Building Footprint: 2,651 sf</p>

Photographs



North elevation, as seen from Rosemary Street



View from across Rosemary Street, looking at house and neighboring house to the east



View from across Rosemary Street, looking at house and neighboring house to the west.



East elevation, looking north towards Rosemary Street



East elevation



East elevation, looking north towards Rosemary Street



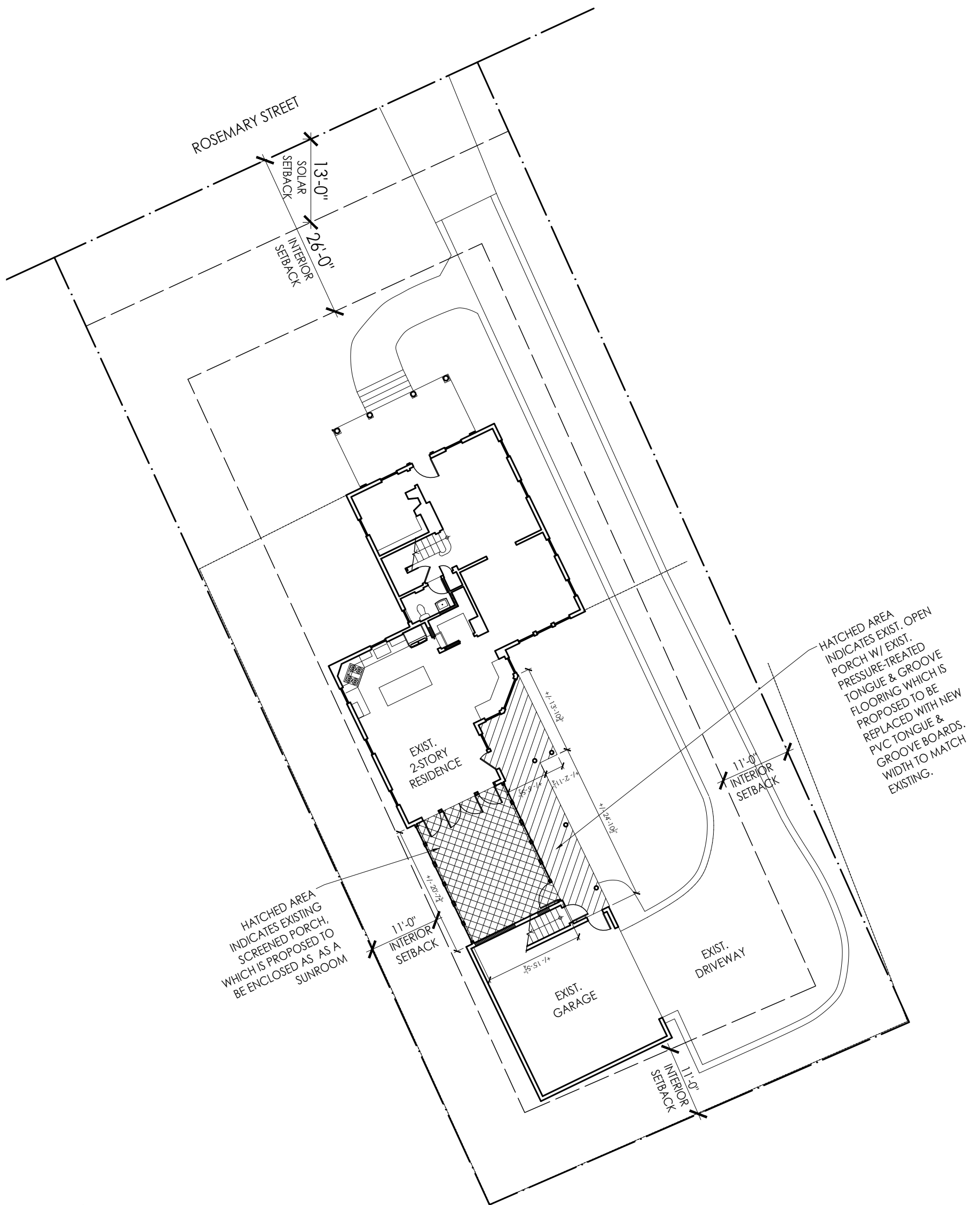
West elevation, looking south



Open porch, looking north towards Rosemary Street



Open porch, looking south



1
A1

Site Plan

1/16"=1'-0"



Bret Horton Architect

1308 Broad Street
Durham, NC 27705
919.619.2258

Renovations to Parker Residence

500 East Rosemary St.
Chapel Hill, NC 27514

DATE 2.7.25

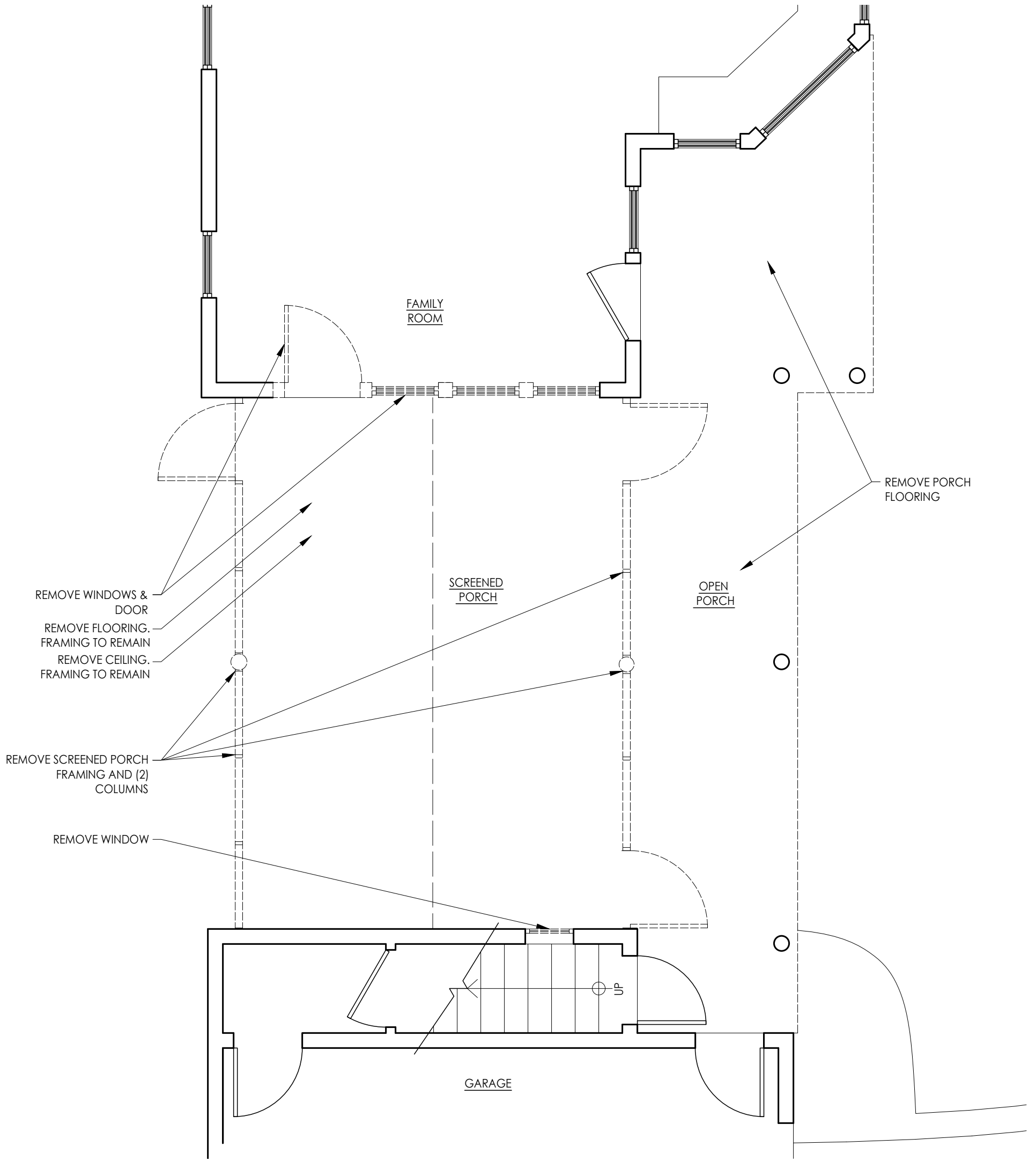
SCALE 1/16" = 1'-0"


DRAWN

PROJ. NO.

SHEET

A1

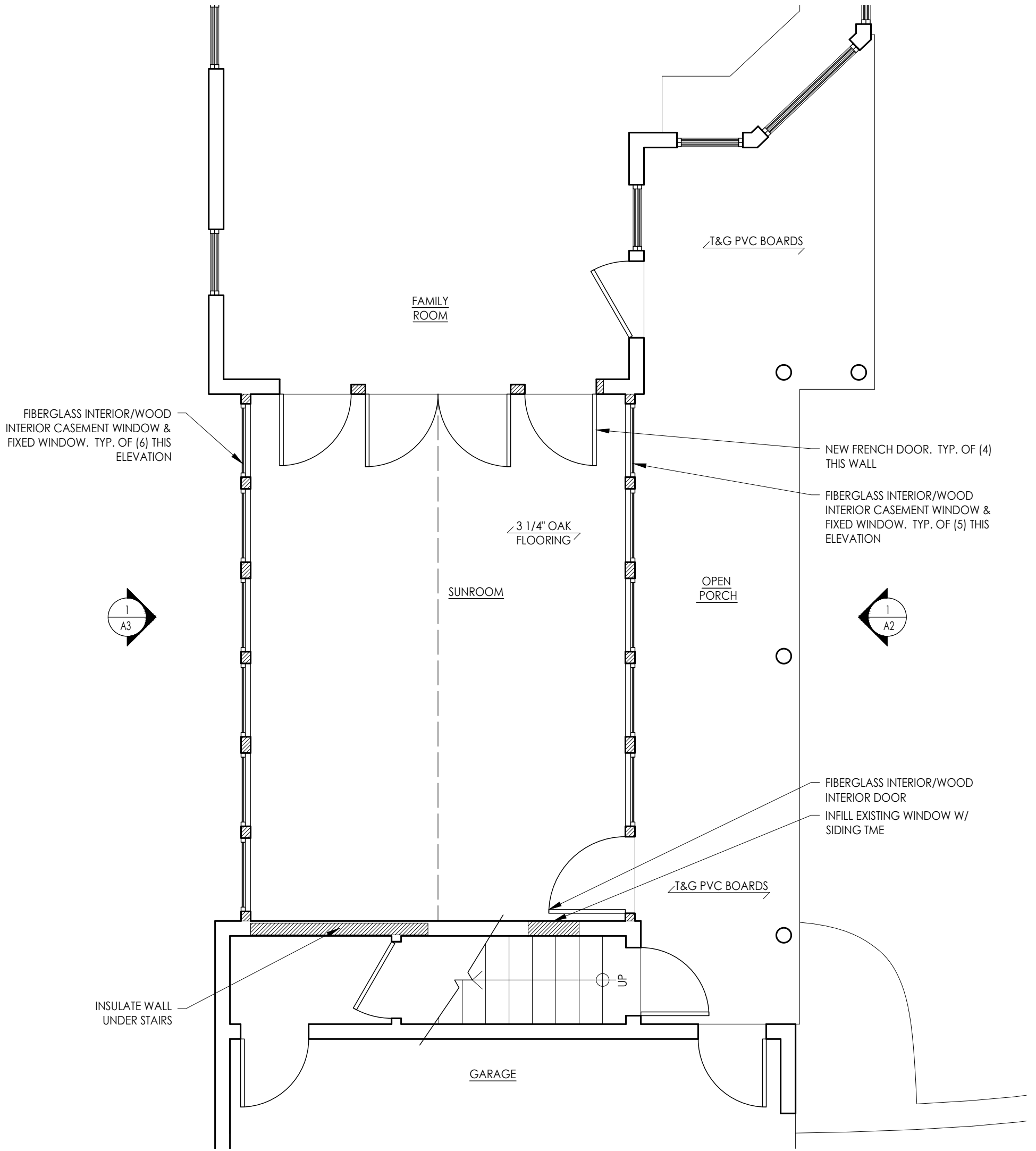



1
A4
DEMOLITION PLAN
 1/4"=1'-0"
 0 1' 2' 3' 4' 8' 12'

Bret Horton Architect
 1308 Broad Street
 Durham, NC 27705
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**Renovations to
 Parker Residence**
 500 East Rosemary St.
 Chapel Hill, NC 27514

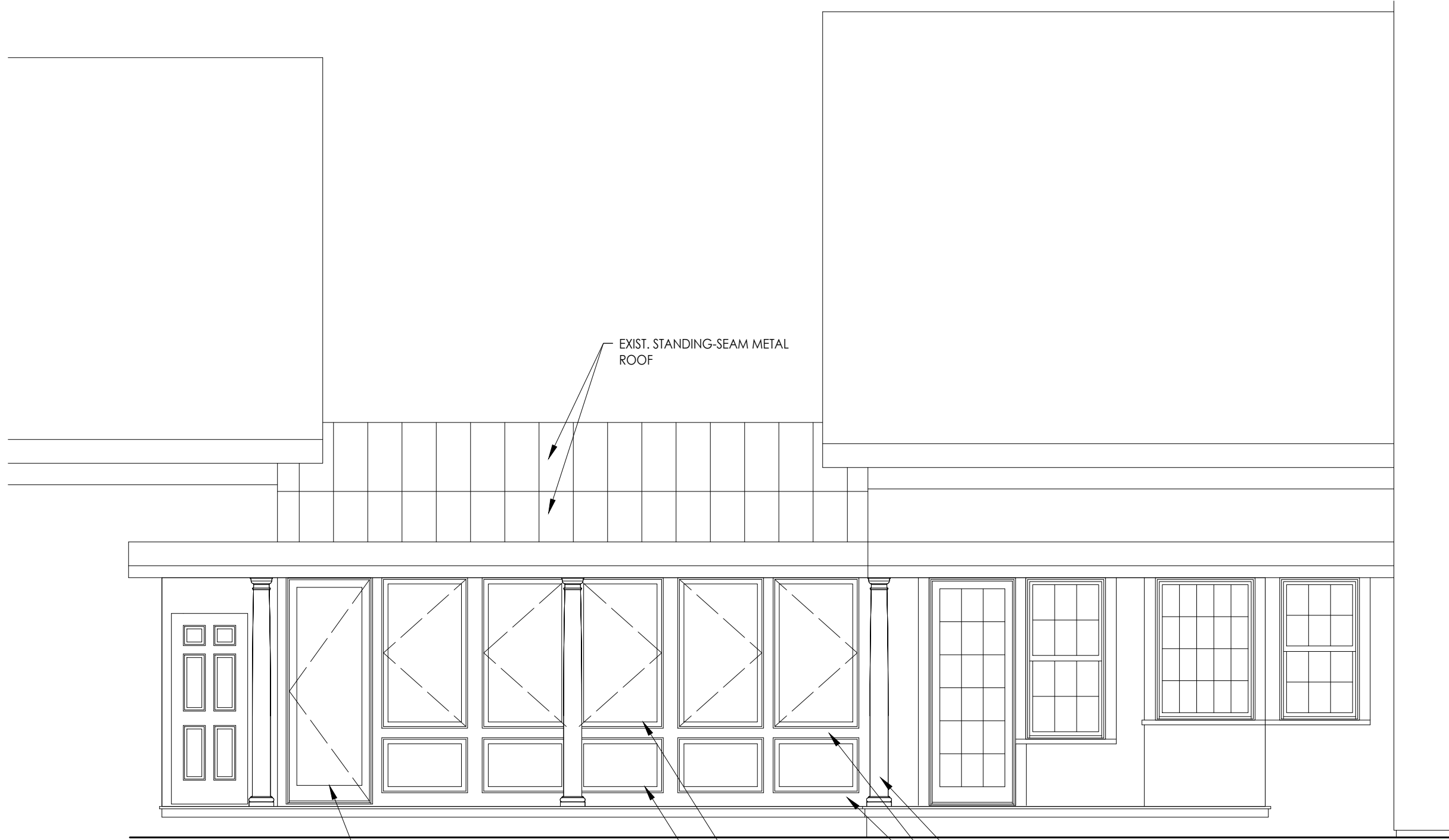
DATE	2.12.25	SHEET
SCALE	1/4" = 1'-0"	A4
DRAWN		
PROJ. NO.		



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**Renovations to
 Parker Residence**
 500 East Rosemary St.
 Chapel Hill, NC 27514

DATE	2.12.25	SHEET
SCALE	1/4" = 1'-0"	
DRAWN		A5
PROJ. NO.		



EXISTING GARAGE

SCOPE OF PROJECT

EXISTING HOUSE

FIBERGLASS INTERIOR/WOOD
INTERIOR DOOR

FIBERGLASS INTERIOR/WOOD
INTERIOR CASEMENT WINDOW.
TYP. OF (5) THIS ELEVATION

FIBERGLASS INTERIOR/WOOD
INTERIOR FIXED WINDOW. TYP. OF
(5) THIS ELEVATION

EXIST. COLUMN SUPPORTING EXIST.
COVERED PORCH. TYP. OF (3)

FIBER-CEMENT TRIM, TYP.

1
A2

EAST ELEVATION

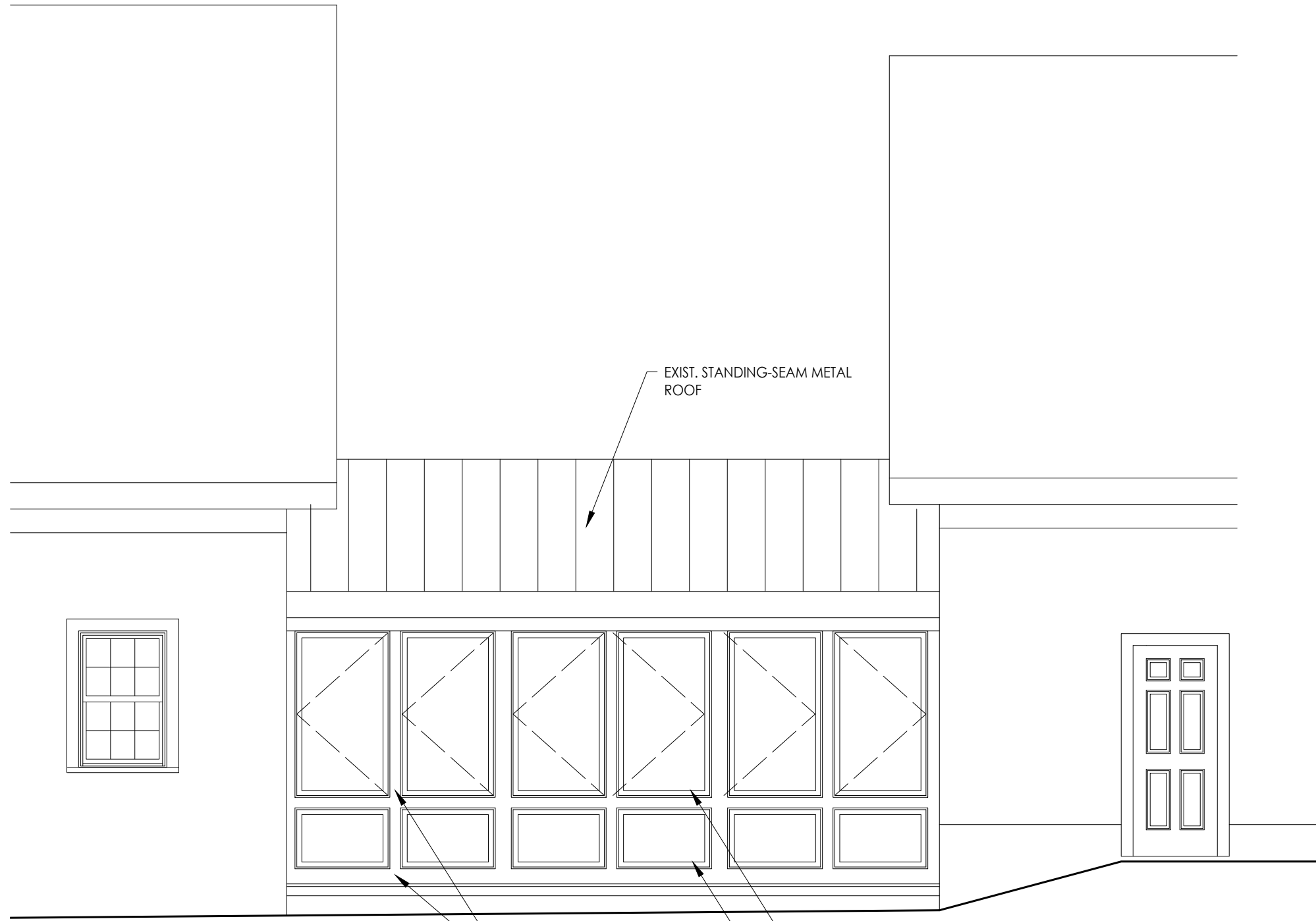
1/4"=1'-0"



DATE 2.7.25 SHEET
SCALE 1/4" = 1'-0" A2
DRAWN
PROJ. NO.

Renovations to
Parker Residence
500 East Rosemary St.
Chapel Hill, NC 27514

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EXISTING HOUSE

SCOPE OF PROJECT

EXISTING GARAGE

FIBER-CEMENT TRIM, TYP.

FIBERGLASS INTERIOR/WOOD
INTERIOR CASEMENT WINDOW.
TYP. OF (6) THIS ELEVATION

FIBERGLASS INTERIOR/WOOD
INTERIOR FIXED WINDOW. TYP. OF
(6) THIS ELEVATION

1
A3

WEST ELEVATION

1/4"=1'-0"



DATE 2.7.25 SHEET

SCALE 1/4" = 1'-0"

DRAWN

PROJ. NO.

A3

Renovations to
Parker Residence

500 East Rosemary St.
Chapel Hill, NC 27514

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WHY MATERIALS MATTER

THE MARVIN MATERIALS DIFFERENCE: ULTREX® FIBERGLASS

Choosing the right materials for windows and doors is important when it comes to long-term appearance and performance. Ultrex, an innovative fiberglass material pioneered by Marvin over 25 years ago, was one of the first premium composites on the market. However, not all composites are created equal.

Some companies use materials with fundamentally different properties and performance values to produce a composite material. But, Ultrex is different. High density woven fibers bound by a thermally-set resin makes Ultrex more resistant to pressure and temperature than vinyl-based composites. With such different materials grouped in the composites category, it becomes important to know what sets them apart.



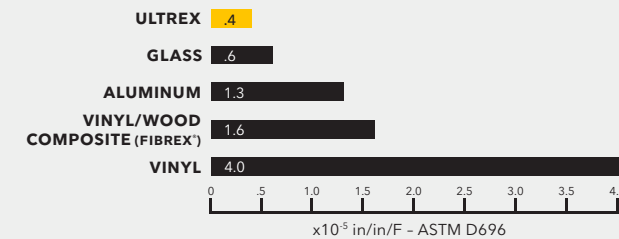
TEMPERATURES MAY FLUCTUATE, BUT ULTREX FIBERGLASS WON'T

Ultrex expands and contracts at virtually the same rate as glass, so it works with glass rather than against it. This means seals aren't as prone to leaking, and windows aren't subjected to sagging issues like other composites.

This is especially true when compared to vinyl, which can distort in extreme heat and crack in fluctuating temperatures. Ultrex resists distortion even at temperatures up to 285°F. Rapid temperature change doesn't phase Ultrex. From -30°F to 70°F, a 6-foot stile changes less than 1/32 inch in length.

EXPANSION MEASUREMENT

Ultrex expands and contracts at virtually the same rate as glass.

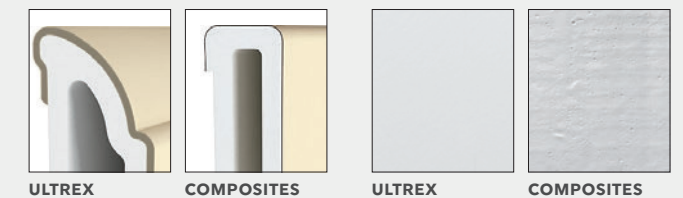


INDUSTRY'S BEST FIBERGLASS FINISH FOR LASTING BEAUTY

Ultrex is the first and only fiberglass finish to be verified to AAMA's 624 voluntary finish specifications for fiber reinforced thermoset profiles (fiberglass).

Windows and doors made with Ultrex resist scratches, dings, and marring more than vinyl. Our proprietary, mechanically bonded acrylic finish is up to three times thicker than painted competitive finishes, and it resists UV degradation up to five times longer than vinyl—even on dark colors.

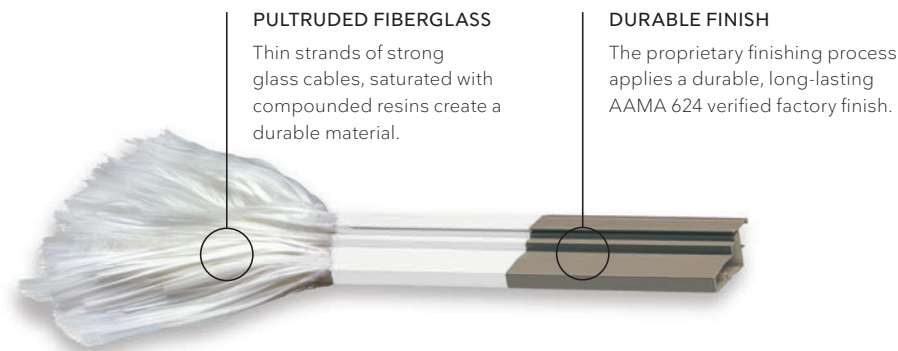
ACRYLIC CAP



STRENGTH AND STABILITY OF ULTREX

Ultrex pultruded fiberglass has a tensile strength 8x stronger than vinyl and 3x stronger than non-fiberglass vinyl/wood composites. Windows and doors made with Ultrex bend and flex less, resist cracking and separating, and stand up better to everyday wear and tear.

The exceptional strength and stability of Ultrex eases installation and establishes a secure, long-lasting fit that stays square and true, year after year.



Casement and Direct Glaze windows in Stone White

CASEMENT + AWNING



Casement windows with Matte Black hardware



Casement windows in White

CASEMENT + AWNING

- Multi-point sequential locking system provides superior PG50 performance rating with single lever operation.
- Interior screen features an aluminum surround and concealed pressure mounting points for ease of operation and enhanced aesthetics.
- Operating, transom, and picture units available.
- Folding handle neatly stows out of the way. Stainless steel coastal hardware available.
- Casement available in standard and special sizes up to 3 feet wide by 6 feet high.
- Awning available in standard and special sizes up to 4 feet wide by 4 feet high.
- Coordinating Picture and Transom windows also available.
- Narrow frame option with 3 ¼ inch insert replacement frame, flat sill, and through jamb installation.



CASEMENT + AWNING



CASEMENT NARROW FRAME + AWNING NARROW FRAME



Available with IZ3
(Excludes Narrow Frame option)

DOUBLE HUNG



Double Hung windows in Designer Black with Matte Black hardware



Double Hung window in White with White hardware

DOUBLE HUNG

- Equipped with a standard full screen; optional half screen is available.
- Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless.
- Sash lock provides a positive detent, reassuring the user that the window is either locked or unlocked.
- Up to PG50 performance rating.
- Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkrail heights.
- Available in standard and special sizes up to 4 feet 6 inches wide by 7 feet high.
- Coordinating Picture and Transom windows also available.
- Double Hung Insert option features ¾ inch insert replacement frame with through jamb installation and up to PG40 performance rating.



DOUBLE HUNG



DOUBLE HUNG INSERT



 Available with IZ3
(Excludes Insert option)

INSWING FRENCH DOOR



Inswing French door with Northfield hardware in Matte Black



Inswing French doors in White with custom hardware

INSWING FRENCH DOOR

- Secure and stable stainless steel multi-point locking system.
- Precision built in 1/4 inch increments.
- Available in 1-, 2-, or 3-panel configurations.*
- Multiple configurations up to 6 feet wide by 8 feet high.
- Bronze or Beige sill available.
- PG30 performance rating standard.
- PG50 performance rating optional on 1- and 2-panel configurations.



INTERIOR



EXTERIOR



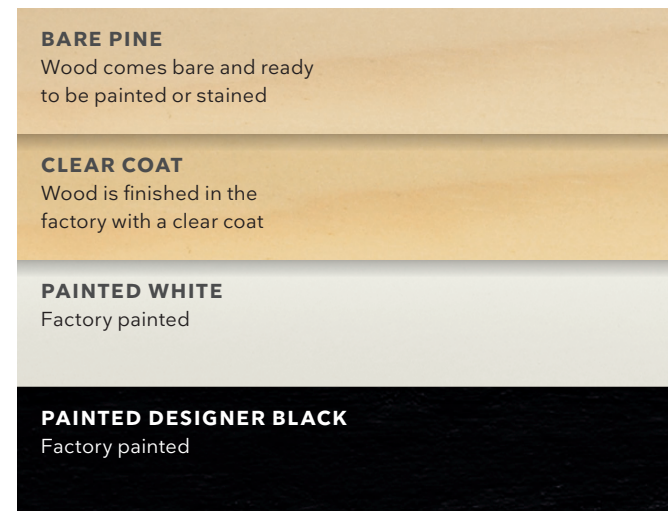
DOOR HINGE SHOWN IN SATIN NICKEL

DESIGN OPTIONS

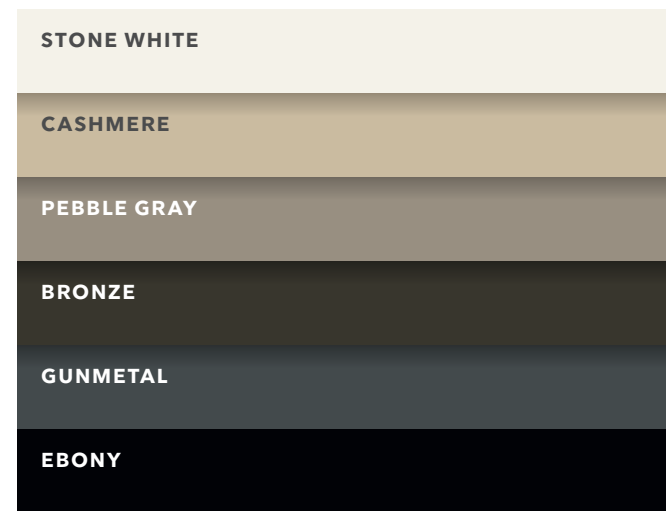
INTERIOR AND EXTERIOR FINISHES

Elevate windows and doors features rich pine interiors and a durable, strong, and fully paintable Ultrex® fiberglass exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics. Elevate Round Tops include the extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking.

WOOD INTERIOR FINISHES



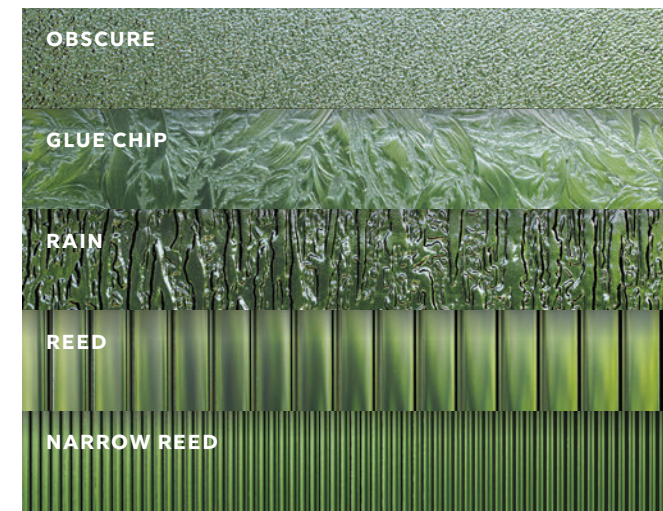
FIBERGLASS EXTERIOR COLORS



GLASS OPTIONS

Glass is available with Standard Dual Pane or optional Triple Pane on select products. Available with Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones. Laminated glass is also offered in products designed specifically for hurricane zones.

DECORATIVE GLASS



DIVIDED LITES

GRILLES-BETWEEN-THE-GLASS (GBG)

Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Bronze, Gunmetal or Ebony exterior.*

SIMULATED DIVIDED LITE (SDL)

Bars permanently adhered to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.



GRILLES-BETWEEN-THE-GLASS



SIMULATED DIVIDED LITE

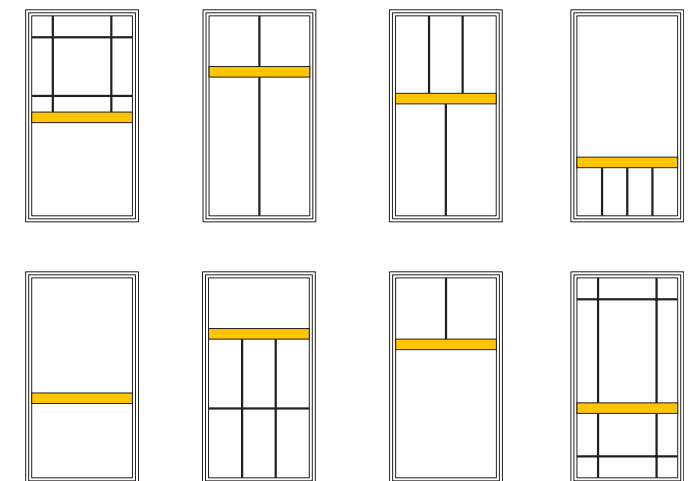
For the proposed window replacement.

SIMULATED CHECKRAIL

Simulated Checkrail is the perfect solution when aesthetics call for the beauty of a double hung, but operation, egress, or performance demand another solution.

You specify placement of the horizontal simulated checkrail bar and the lite cut patterns above and below.

These illustrations offer a sampling of 7/8" Simulated Divided Lite (SDL) patterns that can be selected in combination with the 2 1/32" Simulated Checkrail on Casement, Awning, Glider, Direct Glaze Rectangle, Picture windows, and all Elevate doors.



* Not available in polygons except direct glaze rectangles.

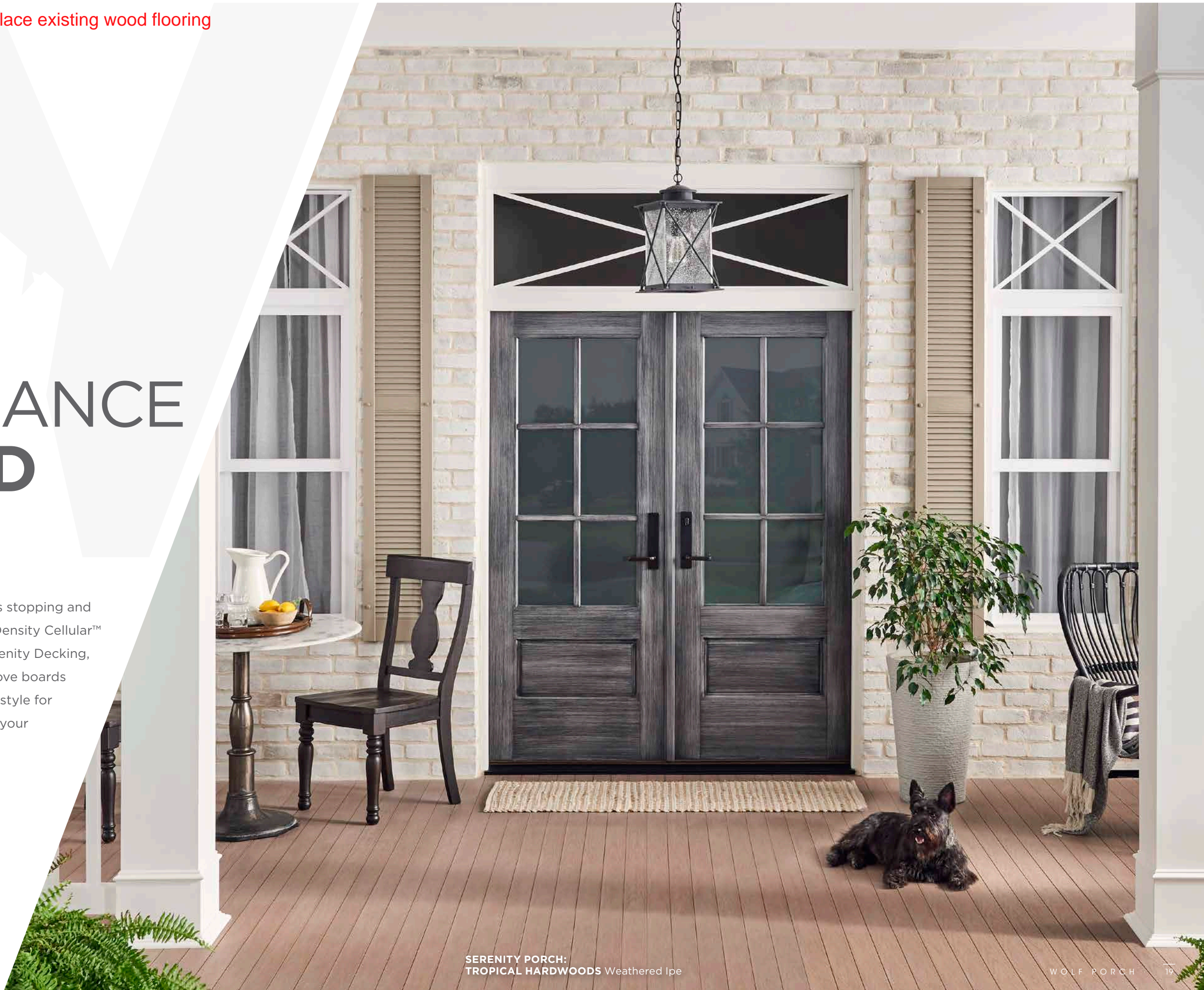
* Argon gas not available in high elevations where capillary tubes are required.

Proposed flooring for open porch, to replace existing wood flooring

WOLF SERENITY™ PORCH
HIGH-DENSITY CELLULAR™ TECHNOLOGY

SOLID PERFORMANCE FROM END TO END

Create a comfortable porch that provides serious stopping and staying power. Wolf Serenity™ Porch with High-Density Cellular™ Technology offers the same benefits as Wolf Serenity Decking, only it features narrower-width, tongue-and-groove boards that create a solid surface area in the customary style for porches. Wolf Serenity Porch offers curb appeal your neighbors will surely envy.



SERENITY PORCH:
TROPICAL HARDWOODS Weathered Ipe

COLLECTIONS

TROPICAL HARDWOODS

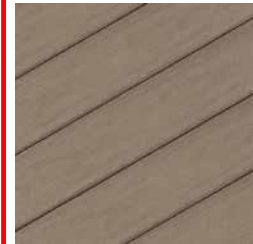
Rich, variegated colors with natural woodgrain texture



Amberwood



Silver Teak



Weathered Ipe

SEASIDE

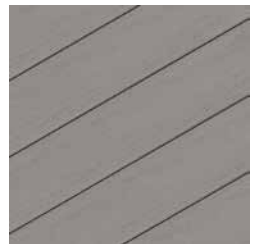
Cool, solid coastal tones



Harbor Grey

AMERICANA

¾" x 3 ⅛" planks are the perfect replacement for worn-out wood porch



Pewter



FEATURES

- » Premium ASA **COLORWATCH100®** Technology provides industry-leading color retention
- » Installs like tongue-and-groove flooring
- » Highly resistant to staining and fading
- » Surface impervious to moisture
- » Mold and mildew resistant
- » Resists rotting, delaminating, splitting and cracking
- » Strong and durable
- » 1" x 3 ⅛" planks available in 10', 12' and 16' lengths*
- » ICC Code Compliant – ESR-2824 (Tropical Hardwoods and Seaside only)



*Americana collection is ¾" x 3 ⅛" planks.