



CITY OF WILSON
Historic Preservation Commission Staff Report

Case # **2010-2-1**

Agenda Item # II. B. 1

TO: Historic Preservation Commission Members

FROM: Planning Staff

SUBJECT: Staff findings for a request by Rachel Mullins for a Certificate of Appropriateness for installation of: new covered front porch over existing stoop with 4"x4" wooden columns with white vinyl sleeves, and vinyl porch railing at the property located at **215 Raleigh Road** (on Wilson County Tax Parcel 3722-03-1870) in a B-4 zone.



In its review of the request, the City Planning Staff made the followings "findings of fact" and suggests that the Historic Preservation Commission, likewise, include these among any specific "findings of fact" that they make regarding this case. Any such "findings of fact" should be made by separated motions(s) and vote(s) prior to any motion and vote to grant or deny the Certificate of Appropriateness (COA).

NOTE TO HPC Members: The Commission shall determine which facts should be adopted, what conditions should be attached to any Certificate, and whether or not the COA, with the proposed conditions, should be granted.

FACT 1: The subject property, 215 Raleigh Road, is located along Raleigh Road and is identified as Wilson County tax parcel # 3722-03-1870. The subject property is located in a B-4 zone, and the Broad-Kenan Historic District.

FACT 2: The Broad-Kenan National Register Historic District nomination, prepared in 1988, describes the subject property as follows:

#189 Henry Culbreth House
215 Raleigh Road
Contributing

Circa 1935 Tudor revival house with dominant front-facing entry gable; cross-plan form; aluminum sided.

- FACT 3: Staff presents the following additional description: white vinyl-sided house, black shutters, curvilinear roof line with asphalt shingles, front-facing chimney. There is also an existing white vinyl picket fence along the front of the property at the sidewalk.
- FACT 4: All three structures facing Raleigh Road in this block, including the subject property, are contributing houses.
- FACT 5: On January 6, 2009, staff was advised that unauthorized exterior work was being done. A Stop Work Order was issued and violation notice was sent. The property owner and contractor were notified, and work ceased.
- FACT 5: With a Stop Work Order having been issued, the COA application for the proposed work must be reviewed as though the work has not begun.
- FACT 6: The owner and contractor applied for a COA on January 7, 2009, requesting the proposed covered front porch, and vinyl hand rail.
- FACT 7: Section 8.42 of the City of Wilson Zoning Ordinance Part VI. Certificate of Appropriateness (COA), C. Commission review procedure. #3. states that, "The commission shall take action on the application considering the following features when determining incongruity, based on the guidelines in effect (hereby referenced):
- a) Architectural style including local or regional architectural traditions;
 - b) General form or design, including building height, massing, roof shape, size and scale;
 - c) General arrangement of exteriors of a building or other structure, including setbacks and placement, relationship to other buildings, orientation, and spacing;
 - d) Kind and texture of building materials
 - e) Expression of architectural features, such as porches, lintels, cornices, brick bond, and foundation materials;
 - f) Type, style, proportion, location, positioning, pattern and sizes of all windows, doors, lighting fixtures, and other appurtenant features;
 - g) Style, material, size and location of outdoor advertising signs;
 - h) Color and its application;
 - i) Significant and landscape features including ground cover, paving, effect of trees, etc.;
 - j) Significant natural or archaeological features; and
 - k) Structural condition and soundness.
- OPINION 1: It is the opinion of staff that criteria f) -k) identified in FACT 7 above are not applicable to the determination of incongruity, based on the Commission Guidelines, as it relates to this proposed project.
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RE: Front Porch

PROPOSAL: Applicant proposes to erect a covered front porch over existing stoop.

OPINION 2: Applicable Criteria:

- a) architectural style
- b) general form & design
- c) setback
- d) kind and texture of building materials
- e) expression of architectural features

GUIDELINES:

Design Guidelines for Exterior Entrances and Porches

- 1) Preserve and maintain character-defining architectural elements and details of entrances, porches, porte cocheres, and balconies including form and configuration, roofs, cornices, piers, lattice, flooring, porch supports, columns, capitals, plinths, ceilings, rails, balusters, steps, brackets, and other decorative trim work.
- 2) Repair entrances and porches, their details and features, using accepted preservation methods, including patching, consolidating, reinforcing, or splicing only the deteriorated portions and retaining as much original material as possible.
- 3) If a feature or detail must be replaced, replace only the deteriorated portion matching the original in design, scale, size, shape, pattern, composition, color, texture, finish, and materials.
- 4) If a porch feature or detail is missing, replace it, based on documentary or physical evidence, with features that match as closely as possible in design, scale, size, shape, pattern, composition, color, texture, finish, and materials.
- 5) It is inappropriate to remove a significant entrance or porch feature; rather it shall be repaired or replaced in-kind.
- 6) Damaged wood floors may be repaired in-kind or completely replaced with tongue-and groove flooring or 5/4" decking boards. It is inappropriate to use concrete as a replacement material for historic wood porch flooring.
- 7) It is inappropriate to enclose a front porch or balcony. If a side or rear porch enclosure is necessary, it shall be of transparent materials such as glass or screen wire. Installation shall be recessed behind the railing and columns.
- 8) It is appropriate to remove existing non-historic porch enclosures to restore the original appearance of an open porch.
- 9) It is inappropriate to introduce exterior entrances, porches, and details unless they existed historically. Replication of missing entrances and porches shall be based on documentary or physical evidence.
- 10) Porches that were historically without balustrades and now require them to meet a code requirement may install a porch balustrade with a top and bottom rail and vertical balusters placed 6" on center and constructed of wood or wrought iron and simple in design so that it does not portray a false sense of history.
- 11) It is appropriate to paint all visible entrance and porch features. Treated wood shall be painted or sealed following an adequate drying period (approx. 6 months).
- 12) It is appropriate to install wall mounted mailboxes near the front entrance of historic homes in accordance with USPS regulations.
- 13) It is inappropriate to replace historically wooden porch supports and railings with metal or iron supports and railings.

FACT 8: Applicant proposes to construct a covered stoop on the existing brick porch floor which is currently 60" wide and 60" deep with two steps up to the existing porch floor from the brick walkway that leads up to the house.

FACT 9: The owner has applied for a building permit to construct a covered porch at the front entrance.

FACT 10: The setbacks for the proposed covered porch, based on the zoning ordinance, require a front setback of 30' and a side setback of 15'. The sketch plan confirms

that the proposed covered porch meets the required setbacks for a B-4 zoning district.

FACT 11: Applicant proposes white vinyl siding on the front facing gable of the proposed covered porch to match the existing vinyl siding on the house.

FACT 12: Applicant proposes a 4/12 roof pitch, covered with asphalt shingles to match those on the house.

FACT 13: Applicant proposes 4"x4" wooden columns with white vinyl sleeves to match existing vinyl fence on the property. Each 8' segment of the existing fence is anchored with 4"x4" white vinyl posts with finial caps.

OPINION 3: Staff recommends bulkier supports (6"x6") with similarly scaled curved brackets to create a stronger visual presence for the front entrance of the house, more typical of the Tudor style.

FACT 14: Surrounding properties feature porch supports of the following types: classical Doric columns, square columns, and paired columns on bases or plinths.

FACT 15: Wood and fiberglass columns have previously been permitted on porch modifications.

OPINION 4: Curved brackets at the top of the proposed porch would reflect the arched front door, and would be more consistent with the curvilinear features of similar Tudor properties. Brackets should be of the same proportion as the porch supports.

FACT 16: Many surrounding properties in the Broad-Kenan Historic District feature covered front porches with curvilinear ceilings.

RECOMMENDATION: Approval subject to bulkier 6x6 supports, and curved brackets to reflect the curved front door entrance.

RE: Porch Railing

PROPOSAL: Applicant proposes to install white vinyl porch railing.

OPINION 5: Applicable Criteria:

- a) architectural style
- d) materials
- e) architectural features
- h) color
- k) structural condition and soundness

FACT 17: Applicant proposes to have a white vinyl hand rail to connect from the front of the house to the porch column, continuing down the steps.

COMMENT:

The Historic Preservation Commission needs to determine the following:

1. is the application complete?
2. is there evidence to suggest the proposed improvements are not incongruous?
3. are there mitigating factors to suggest that the proposed improvements are incongruous?

If there is such evidence, you must make a specific finding of such (by separate motion and vote) and must specifically cite such evidence in any motion to deny the Certificate.

MOTIONS:

RECOMMENDATION: Staff recommends you proceed as follows:

- Move to conclude that the application is complete (motion, second and vote).
- Move that FACTS 1-19, in the staff report be adopted as “findings of fact” of the Historic Preservation Commission (motion, second and vote):

Front Porch

If you wish to approve (as recommended by staff) the request pertaining to the proposed porch:

- Move to determine that construction of the proposed porch would be not incongruous with the character of the subject property.
- Move to grant Certificate of Appropriateness 2010-2-1 for proposed porch subject to the following conditions. (motion, second, and vote):
 1. The applicant or owner of the property shall fully comply with all of the requirements of the Certificate together with any other applicable state or local rules, ordinances, laws and regulations of whatever nature.
 2. If any of the conditions affixed to the Certificate or any part thereof shall be held invalid or void, then the Certificate shall become void and of no effect.
 3. The applicant shall provide 6x6 porch supports.
 4. The applicant shall provide curved brackets to reflect the curved front door entrance.

If you wish to deny the request for the porch:

- Move to determine that the construction of the proposed porch would be incongruous with the character of the subject property.
- Move to deny Certificate of Appropriateness 2010-2-1 for the proposed porch.

Porch Railing

If you wish to approve (as recommended by staff) the request pertaining to the porch railing:

- Move to determine that installation of the proposed porch railing would be not incongruous with the character of the subject property.
- Move to grant Certificate of Appropriateness 2010-2-1 for proposed porch railing subject to the following conditions. (motion, second, and vote):
 1. The applicant or owner of the property shall fully comply with all of the requirements of the Certificate together with any other applicable state or local rules, ordinances, laws and regulations of whatever nature.
 2. If any of the conditions affixed to the Certificate or any part thereof shall be held invalid or void, then the Certificate shall become void and of no effect.

If you wish to deny the request for the porch railing:

- Move to determine that the installation of the proposed porch railing would be incongruous with the character of the subject property.
- Move to deny Certificate of Appropriateness 2010-2-1 for the proposed porch railing.