

DATE: January 12, 2022

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-19-21
<u>Applicant:</u>	Robert & Jennifer Rogers
<u>Location of subject property:</u>	238 Union St. N
<u>Staff Report prepared by:</u>	Kristen Boyd-Sullivan, Sr. Planner

BACKGROUND:

- The subject property, 238 Union St. N, is designated as a “Fill” structure in the North Union Street Historic District. (Exhibit A).
- Date of Construction: 1954-55
- “Two-story, brick Colonial style house with five-bay façade and rounded, one-story, wrought-iron portico. Harmonious landscaping, including the retention of mature shade trees, keeps this house from being considered an intrusion (Exhibit A).
- Applicant is requesting a Certificate of Appropriateness to:
 - Add an enclosed second floor screened porch and roof over the existing sunroom on the rear of the house (Exhibit B).

DISCUSSION:

The owners have submitted for a Certificate of Appropriateness to add an enclosed screened porch over the existing first floor sunroom on the rear of the house (Exhibit B). The sunroom was added in 2007 under case H-09-07 (Exhibit F). As can be seen on the image of the rear façade, metal railing currently bounds the second-floor balcony atop the sunroom. The balcony has access from the interior of the home by means of a single swinging door. The applicants would like to cover and screen this area in order to have a covered outdoor area, enclosed by screening. The 12' x 20' room will be enclosed with wood post framing and standard railing with square wooden balusters painted to match the existing house. Porch screening will be attached to the exterior of the wood framing to fully enclose the new porch as an outdoor, unheated, addition. All wood posts, wood boxing and trim will match the details of the existing house (Exhibits B, D and E). A shed style roof, with matching composition shingles is also proposed (Exhibits B and D). As depicted on the rendering, the proposed roof would not obscure the existing dormer or chimney.

ATTACHMENTS

Exhibit A: Historic Inventory Information
Exhibit B: Application for Certificate of Appropriateness
Exhibit C: Subject Property Map
Exhibit D: Elevation Sketch
Exhibit E: Images
Exhibit F: Previous Condition Images

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS:

Chapter 5 – Section 2: New Addition Construction

- New addition design for historic structures shall be compatible with the size, scale, color, material and character of the neighborhood, the building and its environment.
- Site new additions as inconspicuously as possible, preferably on the rear elevations where historic character defining features are not damaged, destroyed, or obscured.
- Inset additions from rear building corners to differentiate them from the existing building to reduce public visibility.
- Design additions so they are compatible with the existing building in height, massing, roof form and pitch.
- Reduce the visual impact of an addition on a historic building by limiting its scale and size. Do not overpower the site or substantially alter the site's proportion of built area to green space.
- New additions should be installed in such a manner that would allow the home to be reverted to its original state without damaging historic features.
- New additions should be compatible in character but use a contemporary design in order to differentiate additions from the historic structure.
- Select exterior surface siding and details that are compatible with the existing building in material, texture, color, and character.

Chapter 5 -- Section 6: Porches

- Enclosure of side or rear porches and balconies is discouraged. If enclosure of a side or rear porch is required for a new use, design the enclosure so that the historic character and features of the porch are preserved.

Chapter 5 – Section 7: Roofing

- Existing patterns of roofs are usually pitched with variations in steepness, shapes, orientations and combinations.
- Materials are usually consistent over the entire structure, although there are changes in material where there are changes in steepness or shapes.
- Typical roofing materials used are tin, copper, slate, tiles, wood, and composition shingles.
- New construction should avoid A-frame, dome, shed and flat-alone roof shapes.
- Use materials in new construction that are consistent with the style of the building; materials should be unobtrusive in texture as well as color.
- Roof shapes, textures, and material should be compatible with the new construction as well as the immediate buildings.

RECOMMENDATION:

1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:

- City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
- Completed project will be photographed to update the historic properties survey.