



# Historic Preservation Commission Meeting Agenda Item Submittal

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Item To Be Considered: **Certificate of Appropriateness/205 S. Walnut Street**

Board Meeting Date: **April 18, 2023**

Prepared By: **Rebecca Brehmer – Projects/Planning Coordinator**

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**Overview:** Brad and Kenna Phillips, the new owners of 205 S. Walnut Street, have requested exterior alterations and full renovation of the home. The house is zoned R6SF and is not a contributing structure to the Historic District due to the number of original features taken out. The applicants state the reason for the request is due to extensive damage done to the home by hurricane Florence in 2018. The newly adopted massing standards will not be applicable to this project, as the structure is not changing in form.

**Background Attachment(s):**

- 1: Staff Report
- 2: COA-2023-03 application and report
- 3: Section 3 Roofs, Section 5 Windows and Doors, Section 6 Porches and Entrances, Section 7 Brickwork and Masonry, Section 8 Foundations, Section 10 Paint and Exterior Colors, Section 14 Fences and Walls.
- 4: Aerial location map
- 5: National register description of the home

**Recommended Action:**

- 1: Hold a public hearing
- 2: Approve COA-2023-03 for exterior alterations at 205 S. Walnut Street and make a motion based on the standards provided.

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**Action:** \_\_\_\_\_

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## **Staff Report**

Based on the National Register of Historic Places description, the home was built in 1904 and is a “three-bay I-house with one-story front porch, ell, rear addition, side carport, modern fenestration, and aluminum siding. Robert Lee Smith built the home for Irvin, an employee of the Swansboro Land and Lumber Company.”

The owners of the property have been very corporative and pleasant to work with in compiling information for this significant restoration. The Phillips have met with John Wood at the state preservation office as well as a PE and general contractor to create the optimal restoration plan. To ensure the structural integrity of the home, they plan to repair/replace the foundation with brick and replace the entire roof with a standing seam metal roof, in shade dove grey, with stainless steel connectors as well as add gutters and downspouts to divert rainwater. The concrete slabs on the front and back porches as well as the driveway and carport will be removed and replaced with wood flooring to create a wraparound “L” shaped porch. The concrete slabs were a factor in what caused extensive water damage during hurricane Florence and the removal is important in ensuring the integrity of the work being done. To improve the aesthetics of the home, the applicants propose to replace all windows with fiberglass/wood clad white windows, install custom made steel doors both in the front and back of the home, and replace siding with fiber cement lap siding in the shade solar white. There is an adjoining shed on their property that the applicants plan to renovate and convert into a detached front-loading garage with the same roof and siding as proposed on the house. As far as landscaping is concerned, the town staff will work with applicants’ aside from the removal of two Bradford pear trees that are diseased, and roots are causing damage to the structure of the home. Lastly, the applicants propose to add a low black aluminum fence with brick columns 4 feet in height to surround the property.