

## MEMORANDUM

**TO:** ARCHITECTURAL REVIEW BOARD  
**FROM:** Kate Schwartz, Historic Resources Planner  
**DATE:** March 4, 2020 (for the March 9, 2020 hearing)  
**SUBJECT:** Certificate of Appropriateness for exterior alteration at 221 Princess Anne Street

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### ISSUE

Debra Joseph requests to make alterations to this residence including enclosing an inset porch on the north side elevation of a rear one-story addition.

### RECOMMENDATION

Approval of the request for a Certificate of Appropriateness with the following conditions:

1. Final selections, including windows and the stair railing, must be verified by the Historic Resources Planner as being in accordance with the information presented prior to building permit approval and installation.
2. The beadboard paneling and all trim must be constructed of wood with a smooth finish.
3. Trim details at the bottom of the new wall will match those on the south side of the house.
4. The applicant should consider incorporating the turned posts located at each end of the porch into the new wall in order to maintain the clear delineation of this space.

### APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

*Exterior Architectural Elements – Porches and Steps (Historic District Handbook, pg. 96)*

7. Avoid enclosing porches on primary elevations. In addition, avoid enclosing important secondary porches in a manner that changes the building's historic character.

### BACKGROUND

This two-story, wood-framed dwelling was constructed c.1890 in the Colonial Revival style. Clad in weatherboard and topped by a side-gabled, standing seam metal-clad roof, the structure rests on a low brick foundation. A molded frieze board and dentil molding tops the façade below the eave. A full-width, one-story, flat-roofed porch with dentil molding and supported by square columns spans the façade. Two-over-two, wood, double-hung sash windows with louvered wood shutters are typical. A one-light, single, paneled wood door with one-light transom is centered on the façade. This is a contributing structure in the Historic District.

The applicant proposes to enclose an inset porch on the north side elevation. Several additions project from the rear of this residence. Historic maps show that a porch was constructed on this side of the house by 1902. By 1927, porches had been extended around three sides of the projecting rear additions. Approval was granted by the ARB in 1998 to replace sliding glass doors enclosing the porch on the south side of the house. These were replaced by beadboard wall panels with two-over-two, wood, double-hung sash windows above. The original porch columns were retained to separate each wall section, and each section was topped by a single-light transom.

The applicant plans to mirror this appearance on the north side by removing the porch railing and decking and constructing a new exterior wall to enclose the porch. The lower portion of the wall would be clad in beadboard and the upper portion of the wall would be enclosed by two two-over-two, wood, double-hung sash windows matching those on the south side. At the right side of this new wall, the existing porch door would be brought forward and reinstalled at the top of the entry stairs. The single-light transom above the windows would not be included due to the reduced height of this porch compared to the other side of the house. A simple iron railing consisting of a top bar and support posts would be installed surrounding two sides of the brick entry stoop, and a handrail would be installed to one side of the steps. The applicant has not provided further details on the railing as the goal is to use a salvaged iron railing.

Enclosing this secondary porch would not alter this building’s historic character; however, some conditions and considerations are recommended to ensure that the alteration is consistent with the district standards:

5. Final selections, including windows and the stair railing, must be verified by the Historic Resources Planner as being in accordance with the information presented prior to building permit approval and installation.
6. The beadboard paneling and all trim must be constructed of wood with a smooth finish.
7. Trim details at the bottom of the new wall will match those on the south side of the house.
8. The applicant should consider incorporating the turned posts located at each end of the porch into the new wall in order to maintain the clear delineation of this space.

Approval of the request with conditions is recommended.

**APPROVAL CRITERIA**

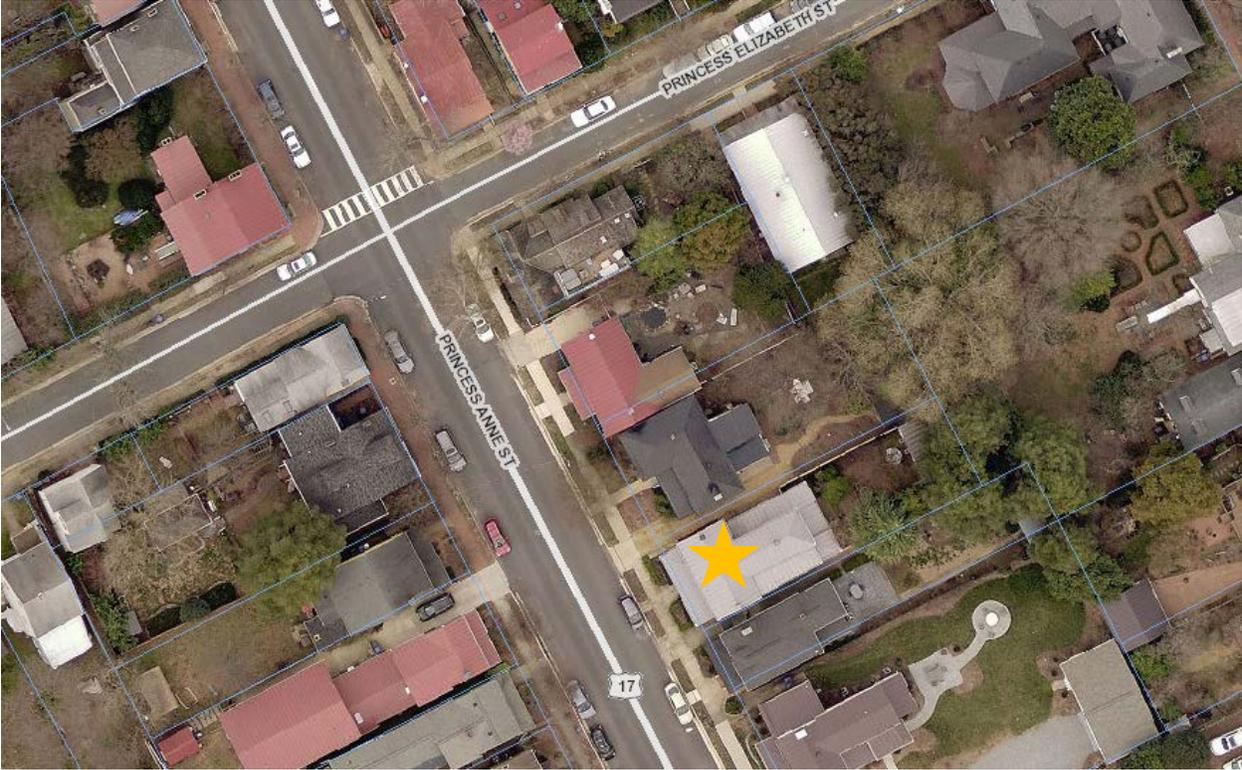
Criteria for evaluating proposed changes are found in City Code § 72-23.1(D)2 and are based on the United States Secretary of the Interior’s Standards for Rehabilitation.

S	D	NA	S – satisfies    D – does not satisfy    NA – not applicable
X			(1) Every reasonable effort shall be made to provide a compatible use for a property by requiring minimal alteration of the building, structure, or site and its environment, or by using a property for its originally intended purposes.

X			(2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural features should be avoided when possible.
X			(3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no basis and which seek to create an earlier appearance shall be discouraged.
X			(4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
X			(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
		X	(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement of missing architectural features should be based on historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
		X	(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
		X	(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
X			(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
X			(10) Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

## Attachments:

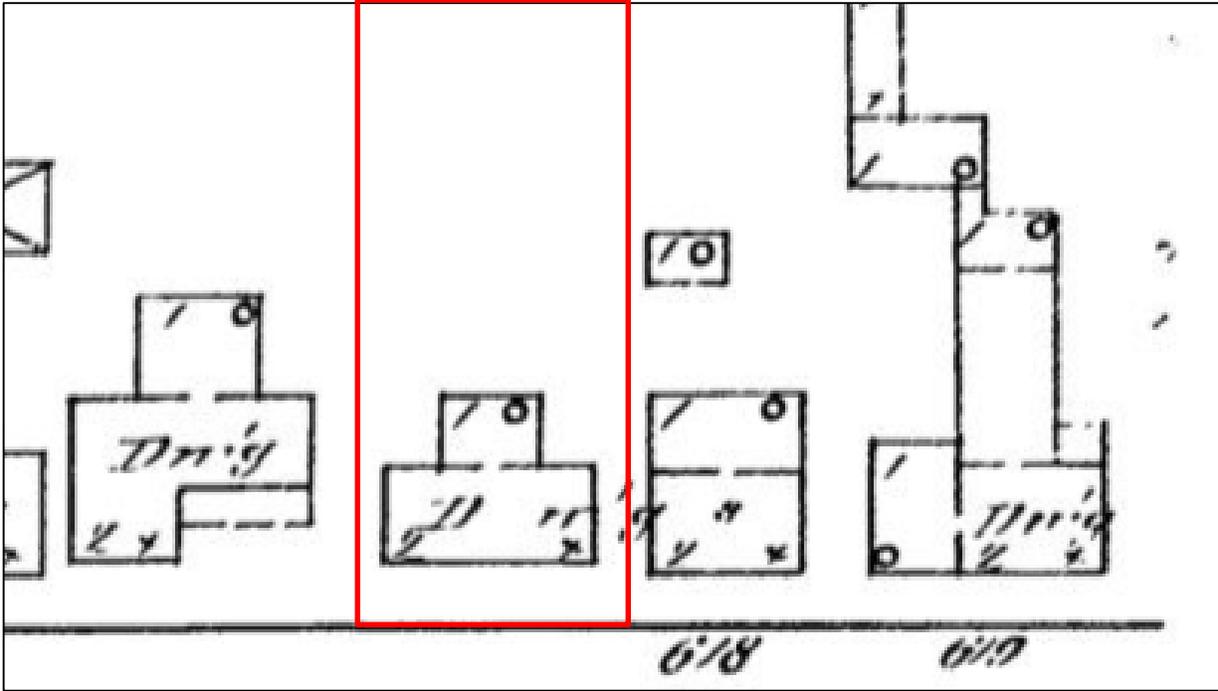
1. Aerial photograph and front elevation view
2. Sanborn Fire Insurance maps
3. Existing conditions and explanation of alterations



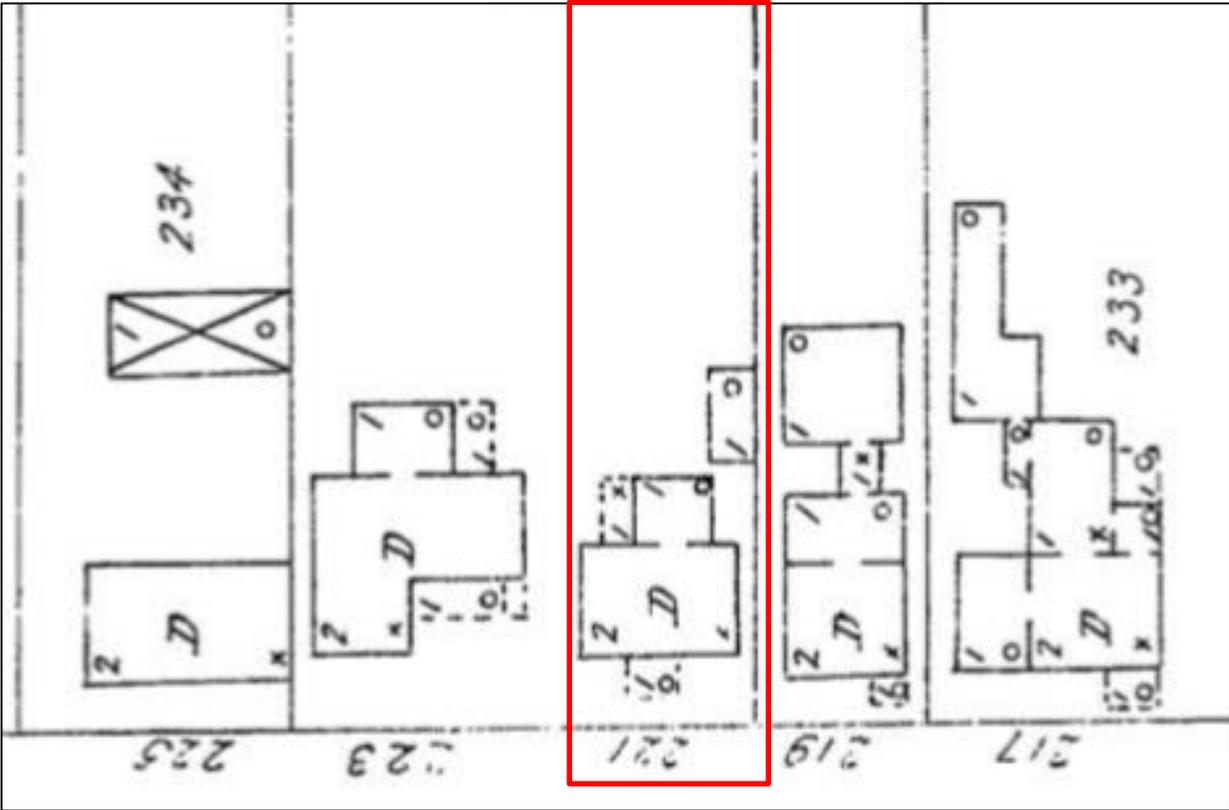
AERIAL



FRONT (WEST) ELEVATION



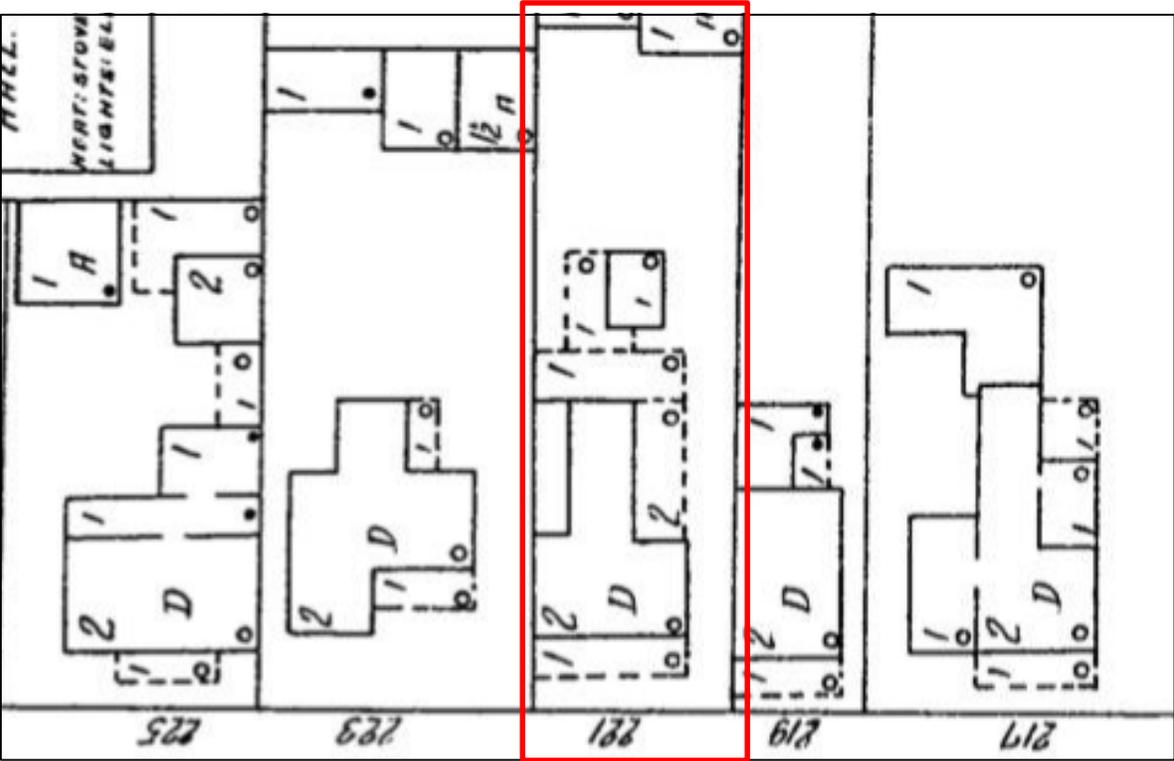
1891 Sanborn Fire Insurance Map



1902 Sanborn Fire Insurance Map



1912 Sanborn Fire Insurance Map



1927 Sanborn Fire Insurance Map



View from Princess Anne Street. Inset porch at north side to be enclosed.



Inset side porch to be enclosed.  
Salvaged iron railing to be installed on two sides of the brick stoop and along the side of the steps.





Existing wood door to be reinstalled in new exterior wall.



View of enclosed porches on south side elevation





Detail of enclosed porch on south side elevation

New exterior wall on south elevation to include beadboard paneling, matching windows above, and trim details to match this wall.



EXTERIOR ALTERATI,  
221 PRINCE



① CURRENT VIEW -  
LEFT SIDE OF HOUSE

PORCH DIMENSIONS

79" W x 130" L x 92" H

② ALTERATIONS -

- REMOVE RAILING
- BRING DOOR OUT TO CURRENT OPENING
- CLOSE IN AREA TO MATCH RIGHT SIDE OF HOUSE - SEE ③ AND ④
- ADD RAILING TO STAIRS - SEE ①



V - PORCH  
ANNE ST.



③ RIGHT SIDE OF HOUSE

CLOSE UP OF RIGHT SIDE. →  
ALTERED LEFT PORCH TO HAVE  
WINDOWS PLACED TO LEFT OF  
DOOR OPENING

④

