

Historic Preservation Commission – Staff Report
3rd Floor Committee Room –Fred Turnage Municipal Building
6:00 p.m. Regular Meeting
March 28,2023

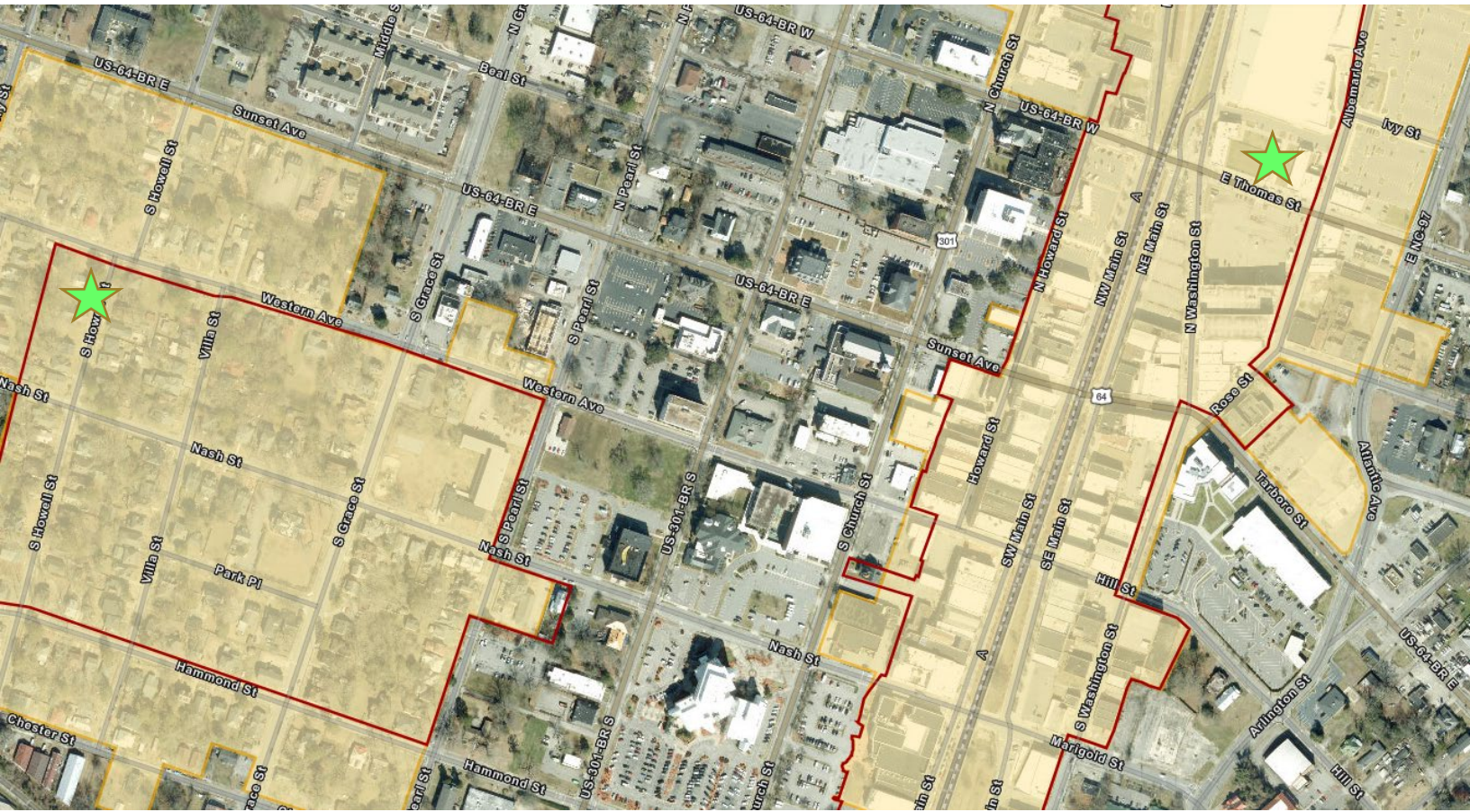


ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL

AGENDA MAP INDEX

Rocky Mount, North Carolina

March 28, 2022



Local Historic District



National Register District



Subject Site



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL

AGENDA
ROCKY MOUNT HISTORIC PRESERVATION COMMISSION MEETING
MARCH 28, 2023 AT 6:00 P.M.
COMMITTEE ROOM, THIRD FLOOR, FREDERICK E. TURNAGE MUNICIPAL BUILDING

Board Membership

Voting: Mike Latham (Chair), Adrienne Copland (Vice-Chair), Sam Johnson, Josie Davis, Raymond Gantt Jr., Roslyn Haynes, Bianca Costa-Davis, Emmette Burke, Bill Johnson

Staff: Stephanie Goodrich, Senior Planner
Samantha Andelin, Administrative Assistant

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes (January 24, 2022)

5. Public Hearings

5.1 Certificate of Appropriateness (Major Work)

- a.** Requested Action: Commercial Signage
Location: 152 E Thomas Street
Historic District: Central City
Land Use: Commercial
Property Owner(s): City of Rocky Mount
Applicant(s): Stephanie Mitchell
Case Manager: Stephanie Goodrich, Senior Planner
- b.** Requested Action: Door Replacement and relocation
Location: 204 S Howell Street
Historic District: Villa Place Local Historic District
Land Use: Residential
Property Owner(s): Adrienne Copland
Applicant(s): Adrienne Copland
Case Manager: Stephanie Goodrich, Senior Planner

6. Commission Review

6.1 Certificate of Appropriateness (Minor Work)

Mural SE Main at Marigold

6.2 National Districts and Landmarks

6.3 Events

6.4 Miscellaneous

7. Next Meeting Date: April 25, 2023

MINUTES OF THE
ROCKY MOUNT HISTORIC PRESERVATION COMMISSION
MEETING HELD JANUARY 24, 2023, AT 6:00 PM
IN THE FREDERICK E. TURNAGE MUNICIPAL BUILDING, THIRD FLOOR, COMMITTEE ROOM

MEMBERS PRESENT

MICHAEL LATHAM, CHAIR
ADRIENNE COPLAND, VICE-CHAIR
BILL JOHNSON
BIANCA COSTA-DAVIS
SAMUEL JOHNSON

MEMBERS ABSENT

RAYMOND GANTT, JR.
EMMETTE BURKE
JOSIE DAVIS
ROSLYN HAYNES

STAFF PRESENT

STEPHANIE GOODRICH, SENIOR PLANNER ADMINISTRATOR
SAMANTHA ANDELIN, ADMINISTRATIVE ASSISTANT

GUESTS

1. Call to Order

Mike Latham, Chair, called the meeting to order at 6:02 p.m. on Tuesday, January 24, 2023.

2. Roll Call

Samantha Andelin, Administrative Assistant, conducted the roll call and a quorum was present. Members Raymond Gantt, Jr., Emmette Burke, Josie Davis and Roslyn Haynes were not present.

3. Approval of Agenda

Bianca Costa-Davis made a motion to adopt the agenda as presented. The motion was seconded by Samuel Johnson and the Commission passed the motion unanimously.

4. Approval of Minutes

Adrienne Copland made a motion to approve the minutes from the November 22, 2022 meeting as presented. The motion was seconded by Bianca Costa-Davis and the motion passed without opposition.

5. Public Hearing

The Chairperson announced the beginning of the public hearing portion of the meeting. Per North Carolina law anyone planning to speak regarding the application(s) is to be sworn in. Stephanie Goodrich was sworn in accordingly.

5.1 Certificate of Appropriateness (Major Work)

5.1a	Requested Action:	Exterior alterations, Rear porch Addition
	Location:	301 S Grace Street
	Historic District:	Villa Place
	Land Use:	Transitional
	Property Owner(s):	Christian Fellowship Home
	Applicant(s):	Rick Thomason
	Case Manager:	Stephanie Goodrich, Senior Planner

Mrs. Goodrich advised that an excerpt from the National Register District Nomination form, 1999 states: *William H. Newell House c. 1917. The frame, two-story, three-bay transitional Queen Anne Colonial Revival style dwelling features a yellow painted brick veneer on the first story, a hip slate roof, a hipped dormer with Union Jack casements, exposed rafter tails, two interior end chimneys, large side bay wings, kicked eaves at the junction of the second story, and a hip-roofed porch with brick posts and clustered plain posts. Fenestration consists of nine-over-one sash windows, a trabeated entrance with leaded glass transom and sidelights, and leaded glass transoms over the front windows. Vinyl siding covers the second story, covering the original wood shingles. Local architect H.S. Pool designed this house for William H. Newell, an executive with the Atlantic Coast Line Railroad, about 1910.*

Mrs. Goodrich stated that this request is to add a wooden rear porch onto the property over the existing stairs and stoop. The new construction will include a 10 x 10' deck, a 7' x 6' landing and steps.

Mrs. Goodrich advised that staff recommends approval for all work proposed. There will be no removal of historic fabric, the deck and landing will not harm the integrity of the original structure, and the deck would be removable without damage to the original structure. It will not detract from the historic character of the house and the design meets the intent of the standards and guidelines.

The Chair asked if the applicant was present to answer questions. They were not.

Samuel Johnson and Mike Latham asked if the applicant was planning on running the decking over the HVAC system. Mrs. Goodrich stated that was her understanding.

Mrs. Goodrich stated that the applicant had not been issued a permit and inspectors are asking for an engineered drawing of the deck design.

Mike Latham asked if the deck would be attached to the house. Mrs. Goodrich stated that it would not be attached, it would only be on the risers.

Adrienne Copland asked if the deck was intended to be a permanent addition. Mike Latham stated that as long as it is not attached it would not be considered permanent. Mrs. Goodrich stated that the entire site is looked at as being historic, however, anything built on the site would be a historic structure manmade. If the deck lasted 50 plus years it would become part of the historic fabric, but it is highly unlikely it would.

There was discussion among the Committee regarding the railing. After such discussion the Board agreed that the railing on the back would need to match the front since it may be visible from the street and the house is on a corner lot.

There was discussion among the Committee regarding the steps. After such discussion the Board agreed that the steps should not extend no more than three feet from the plane of the deck.

The Chair summarized the evidence and facts and noted there was no evidence in opposition to the application; therefore, the public comment portion of the hearing was announced closed.

Samuel Johnson made a motion for the findings-of-fact. The motion was seconded by Bianca Costa-Davis stating based upon the evidence that has been presented in the application and during the public hearing, the Commission finds that the construction of the deck on the property with conditions is compatible with the Historic District guidelines, and upon voting, the motion passed unanimously.

Samuel Johnson made a motion for approval of the COA to construction of a deck subject to the conditions that it is not attached to the building, that the deck not exceed the size of 10' x 10', and not extend over the HVAC equipment, that it include a railing and post of the same design and height as are on the front porch and that the steps from the landing do not extend more than three feet beyond the outside plane of the deck. The motion was seconded by Adrienne Copland, and upon voting, the motion passed unanimously.

5.1b	Requested Action:	Apply Vinyl Siding
	Location:	326 Villa Street
	Historic District:	Villa Place
	Land Use:	Residential
	Property Owner(s):	Tawanna Powell
	Applicant(s):	Tawanna Powell
	Case Manager:	Stephanie Goodrich, Senior Planner

Mrs. Goodrich advised that this request has been pulled by the applicant.

6. Commission Review

6.1 Certificate of Appropriateness (Minor Work)

135 SE Main Street – Double doors that were both less than three feet. They had to replace it with one three foot swing out door and side panel.

801 Hill Street – Tudor revival style with a sunroom with a flat roof that had not been maintained properly and had caused water damage and rot. Because of the danger it proposed the Planning Administrator approved the demolish of that portion. The homeowner did not want to replace with another flat roof because of the prior problems. They replaced it with a parapet wall so that from the front it does look similar to what was demolished. They also replaced the windows.

6.2 National Districts and Landmarks

None

6.3 Events

None

6.4 Miscellaneous

Preservation month is May. Mrs. Goodrich stated if the Commission wanted to do anything please let her know. One idea was meeting with Neighborhood Association Presidents to talk about types of problems the Commission encounters with new owners or owners who just don't know the process.

Mike Latham stated that his term ends August 2024, however, he is not interested in being President as he and his wife had recently retired.

7. Next Meeting Date

February 28, 2023

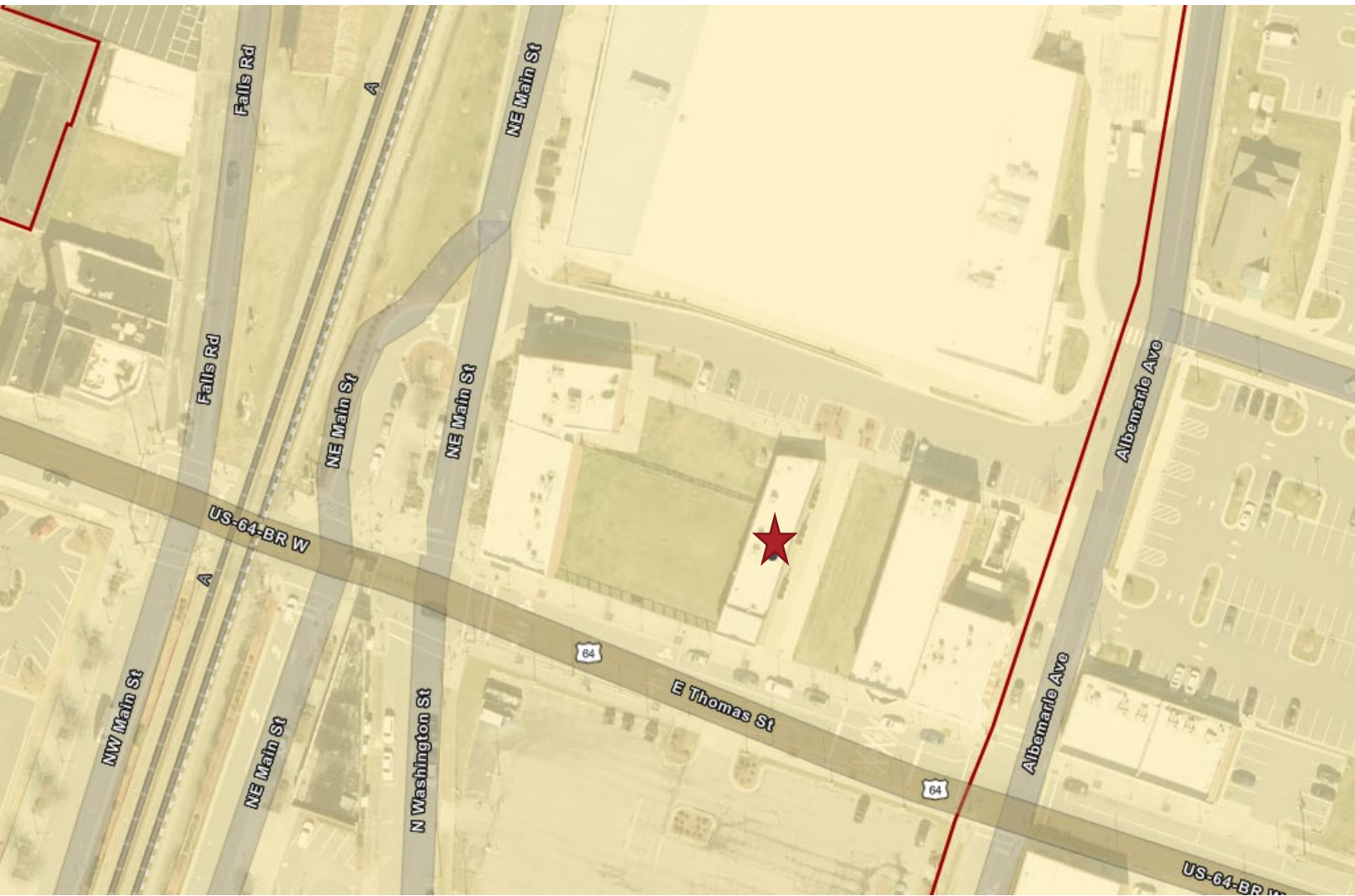
8. Adjournment

There being no further business the meeting was adjourned at 6:54 p.m.

Respectfully submitted,

Rocky Mount Historic Preservation Commission
Stephanie Goodrich

Public Hearing



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



Local Historic District



National Register District

Requested Action: Commercial Signage
Location: 152 E Thomas Street
Historic District: Central City
Land Use: Commercial
Property Owner(s): CORM
Applicant(s): Stephanie Mitchell
Case Manager: Stephanie Goodrich, Senior Planner

DETAILS OF PROPOSED REQUEST:

This request is to add commercial signage to the commercial property.
The signage would be placed on the side façade that opens up to the sidewalk and grassy area on the east part of the building.

NRHP excerpt:

Manhattan Theater, ca. 1935, Contributing Building, Code A

122 E. Thomas Street

One-and-one-half-story brick building constructed as the Manhattan Theater to serve the African American community. This theater is first listed in the 1936 city directory. Since 1980, the Art Deco marquee has been removed, the ticket windows and one entrance enclosed, and the façade's central fluted section, which extends into a stepped parapet, infilled with stucco. Two small octagonal windows pierce the parapet.

APPLICABLE DESIGN GUIDELINES:

Chapter 2 – Site and Setting

2.7 Signs

1. Protect, retain, and preserve historic signs with appropriate preservation methods. Remove non-historic signs and sign structures which are abandoned.
2. Commercial signage should not be placed on a building façade (excluding windows and doors) at street level (under 8').
3. New designed signs including graphics in windows and on awnings, must be compatible with the overall building scale and must not cover a large portion of the building façade. It is not appropriate to install signs which obscure windows or major architectural elements.
4. Rooftop signage is not permitted.
5. Construct new signs of traditional signage materials such as wood, stone, and metal. Contemporary sign materials, such as plastic and vinyl are discouraged, but not prohibited.
6. Select colors and text for new signs that are compatible with the historic building and streetscape where the sign is located.
7. Install small, flush-mounted historical information signs (less than three feet square) so that architectural features are not damaged or concealed. Locate holes for fasteners in the mortar joints only on masonry buildings.
8. Place freestanding signs appropriately, such as on well landscaped ground bases or low standards.
Internally illuminated signs are discouraged but not prohibited. When used, internally illuminated signs may not: exceed 16 square feet in size; extend more than four feet in length or height; have any flashing or moving elements; or damage any historic materials or obscure

any significant feature of the building façade. Any wall-mounted internally illuminated sign should be placed in a location originally intended for signage, if any, and holes for fasteners should be placed in mortar joints. Projecting internally-illuminated signs should be compatible with other adjacent signage and the mounting hardware should be an attractive and integral part of the sign design and should not use transparent facing.

NOTE: Signage proposed is permissible under the land development codes. Applicant must ensure that the hanging sign is 9' above grade.

STAFF ANALYSIS:

Staff is recommending approval because the application meets the intent of the Rocky Mount Standards and design guidelines and is compatible with the character of the overall district and adjoining properties


BRADS & STILES
BY STEPHANIE, LLC



152


BRADS & STILES
BY STEPHANIE, LLC

Hours
Tues - Sat
9am - 5:30pm
Sun - Mon
Closed

Application for a CERTIFICATE OF APPROPRIATENESS

ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



Street address of property: <u>152 E. Thomas Street</u>		Date: <u>2-16-2023</u>	
Historic District property is located in: <u>Central City</u>			
Street Address:			
Property Owner(s):		Applicant Name: <u>Stephanne Mitchell</u>	
Applicant Mailing Address: <u>100 milestone Court</u>			
City: <u>Rocky Mount</u>	State: <u>NC</u>	Zip Code: <u>27801</u>	Daytime Telephone: <u>252-406-0824</u>
Applicant Email Address: <u>mmitchell899@yahoo.com</u>			
Lot Dimensions: Width _____ Length _____ Total Area in Sq.Ft. _____			
Project Categories (check all that apply):			
<input checked="" type="checkbox"/> Exterior Alteration	<input type="checkbox"/> New Construction	<input type="checkbox"/> Addition	<input type="checkbox"/> Demolition <input type="checkbox"/> Tree Removal

I understand that all applications that require review by the Commission's Certificate of Appropriateness must be submitted by 5:00 p.m. on the application deadline otherwise consideration will be deferred to the following Commission meeting. An incomplete application cannot be accepted.

Applicant Signature: Stephanne Mitchell Date: 2-16-2023

A fee of \$25.00 (or \$50.00 for an after-the-fact) must be submitted with this application to the Department of Development Services so your request may be placed on the agenda.

SUPPORTING INFORMATION:

Attach 8 1/2" x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete (mark N/A if item is not applicable).

- ☐ Written Description. Describe below, clearly and in detail, the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.).
- ☐ Description of material (provide samples if appropriate).
- ☐ Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.
- ☐ Photographs of existing conditions.
- ☐ Drawings showing proposed work. Include one set of full-size drawings when available.
 - o Plan drawings.
 - o Elevation drawings showing the new façade(s).





ROCKY MOUNT
DEVELOPMENT SERVICES
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Local Historic District



National Register District

Requested Action: Relocate rear door, replace front door.
Location: 204 S Howell Street
Historic District: Villa Place
Land Use: Residential
Property Owner(s): Adrienne Copland
Applicant(s): Adrienne Copland
Case Manager: Stephanie Goodrich, Senior Planner

DETAILS OF PROPOSED REQUEST:

This request is to change the location of the rear door and replace both front and rear doors.

NHRP Excerpt:

Johnson House. The frame, one-story, front-gable bungalow exhibits plain siding, two interior brick chimneys, exposed rafter tails, knee braces and a front gable porch with battered posts on brick bases. Fenestration consists of eight-over-one Craftsman style sash windows and a glazed and paneled door. a. C Garage. ca. 1923. Frame, front gable one-car garage with plain siding and exposed rafter tails. The house was built circa 1923. The earliest known occupant of the house is William S. Johnson, a pharmacist with H.L. Hicks Drug Company in 1925.

APPLICABLE DESIGN GUIDELINES:

Chapter 3 – Renovation and Alteration

3.2 Primary Exterior Surfaces

3.5 Windows and Doors

1. Retain and preserve openings and details of original doors and window including thresholds, sashes, glass, lintels, sills, trim, shutters, hardware, and molding.
2. Repair original doors, windows, and frames by patching, splicing, or reinforcing deteriorated sections. Employ the use of epoxy consolidants to reinforce and rebuild deteriorated wood or replace only damaged sections with new wood.
3. If replacement of window or door element is necessary, replace only the deteriorated element to match the original in terms of dimension, configuration, material, size, detail, location, and style.
4. Replacement of original historic doors and windows for the sole purpose of improving thermal performance is not encouraged and must closely match the scale characteristics and detail of the original window. Avoid replacement of transparent glazing in windows and doors with tinted glazing. It is not appropriate to paint transparent or translucent glazing.
5. Do not introduce exterior window shutters or blinds where no evidence exists of their original use on the historic structure. Replacement shutters or blinds should be of wood and should relate proportionately to the window opening and should be mounted so that they are operable.
6. If storm windows are used, choose ones that are coated with paint or a baked enamel to match the color scheme of the house. Installation should be such that the existing windows and frames are not damaged or obscured.
7. Select screen or storm doors that are wood, complement the style of the exterior door, and do not obscure the exterior door. Stiles and rails of both doors should align. Metal storm doors are not appropriate on historic buildings.

8. Avoid painting exterior doors and matching storm or screen doors that were historically stained, varnished, or false grained.
9. Avoid placement of new doors and windows if they would diminish the original design of building or damage historic materials and features. Keep new doors and windows compatible with original or existing units in positioning, proportion, and details.
10. Avoid filling in existing door or window openings if it would change or diminish the character of the historic building.
11. Avoid the installation of plastic or metal awnings over windows, doors, and porches. Fabric awnings may be used in a manner that would not conceal architectural features or damage the character of the historic building.
12. If skylights or additional attic dormers are desired, place them on sides of the house that are not visible from a street.

STAFF ANALYSIS:

Staff is recommending approval because the application meets the intent of the Rocky Mount Standards and design guidelines and is compatible with the character of the overall district and adjoining properties. There is physical evidence that the door placement on the rear has been altered over time and is not historic.

Application for a CERTIFICATE OF APPROPRIATENESS

ROCKY MOUNT
DEVELOPMENT SERVICES
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Street address of property: 204 S Howell Street		Date: 2-10-2023	
Historic District property is located in: Villa Place			
Street Address: 204 S Howell Street			
Property Owner(s): Hola Aloha Group LLC		Applicant Name: Adrienne Copland	
Applicant Mailing Address: 3661 Sunset Ave, PMB227			
City: Rocky Mount	State: NC	Zip Code: 27804	Daytime Telephone: 2529048203
Applicant Email Address: racnc252@gmail.com			
Lot Dimensions: Width <u>50</u> Length <u>98</u> Total Area in Sq.Ft. _____			
Project Categories (check all that apply):			
<input checked="" type="checkbox"/> Exterior Alteration	<input type="checkbox"/> New Construction	<input type="checkbox"/> Addition	<input type="checkbox"/> Demolition <input type="checkbox"/> Tree Removal

I understand that all applications that require review by the Commission's Certificate of Appropriateness must be submitted by 5:00 p.m. on the application deadline otherwise consideration will be deferred to the following Commission meeting. An incomplete application cannot be accepted.

Applicant Signature: *Adrienne Copland* Date: 2-10-2023

A fee of \$25.00 (or \$50.00 for an after-the-fact) must be submitted with this application to the Department of Development Services so your request may be placed on the agenda.

SUPPORTING INFORMATION:

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- ☐ Description of material (provide samples if appropriate).
- ☐ Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.
- ☒ Photographs of existing conditions.
- ☒ Drawings showing proposed work. Include one set of full-size drawings when available.
 - o Plan drawings.
 - o Elevation drawings showing the new façade(s).

ROCKY MOUNT
DEVELOPMENT SERVICES
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- ☐ Please prepare your application in black ink on 8 1/2" x 11" paper so it can be copied for Commission members.

see attached

see attached

Application Number: _____	Date Received: _____	Staff Initials: _____
Minor Work Authorized Signature: _____		Date: _____
Fee of \$ _____ paid on ____/____/____		Staff Initials _____

Description of Work for 204 S Howell Street

-Move location of rear door.

I believe the existing rear doorway was moved to that location sometime in the past in order to enclose the rear porch and create a 3rd bedroom. This existing doorway enters a small pantry which is impractical, and not typical of historic floor plans from the 1920s. Also, the exterior trim/casing around the doorway does not match the trim on the front door in style, proportions, or placement against the clapboards. The now-enclosed rear porch was most likely the original location of the rear doorway. I have exposed much of the original floor plan and it suggests that my proposed location of the door is most likely where the rear door was originally located, and is typical of floor plans from that time period. The existing doorway will be closed up and covered with clapboards to match the rest of the house. The existing rear wooden steps will be removed. The new doorway will get exterior trim/casing to match the front door in style, proportions, and placement against the clapboards. New wooden steps will be added underneath the new doorway according to code requirements.

-Add historically appropriate rear door.

There is not currently a rear door. The proposed door will be a salvaged historic door, 34" x 80" with glass in the upper half and three horizontal panels in the lower half. The existing exterior light fixture will be moved to the new location if it is still operable. In the photo, it is the red door.

-Add historically appropriate front door.

There is not currently a front door. The proposed door will be a salvaged historic door, 36" x 82" with a 4-over-4 craftsman lite pattern in the upper half and three horizontal panels on the lower half. The lite pattern matches that of the existing windows on the house. In the photo it is the blue door.









Existing



Proposed

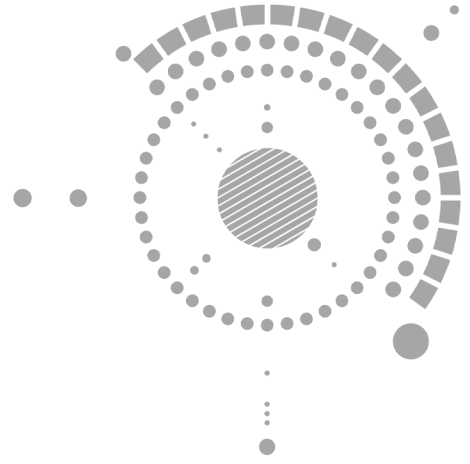


Existing



Proposed





GENERAL COMMISSION REVIEW



Proposed Music Mural – 110 Marigold Street (Corner of Marigold and SE Main Street)

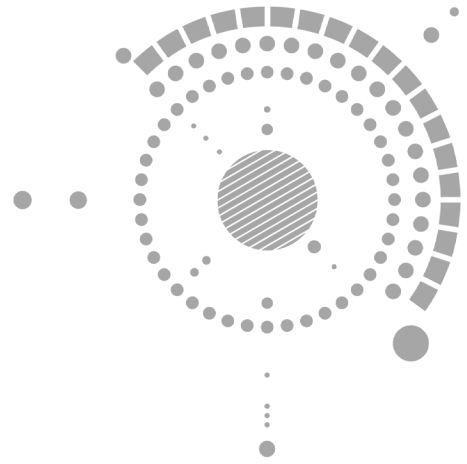
The Rocky Mount and Twin County area has been home to a great variety of musicians through the years. **Downtown Renaissance, Inc. (DRI)** is proposing a mural to complement the existing Thelonious Monk mural while showcasing additional talents from this area. The artists being featured in the proposed mural are George Higgs, jazz guitarist; Kay Kyser, nationally known big band leader and TV personality; Milton Bulluck, Golden Platter and local performer; Brenda and Dan Crocker, organizers and leaders of The Tar River Orchestra and Chorus; Luther Barnes, nationally known gospel singer; and, Patsy Gilliland, singer and Director of the Tar River Children's Chorus. All of the artists featured have been inducted into the Twin County Hall of Fame. A QR code will be added on the mural that will take you to the Twin County Hall of Fame website where the bios of these artists and other artists from this area can be seen.

DRI and the building owner have completed/signed a "Mural Easement Agreement.

Mural Design: Marion Weathers

Artist: TBD





ATTENTION:

The next regular meeting of the
City of Rocky Mount
Historic Preservation Commission
is scheduled for
Tuesday, April 25 at 6pm
City Hall.

