LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 1928 S. Mint Street

SUMMARY OF REQUEST: Front Porch

APPLICANT/OWNER: Tyson and Rebecca Presnell

Details of Proposed Request

Existing Conditions
The existing structure is a 1.5 story Bungalow constructed in 1927. Architectural features include a side gable roof with two small shed roof dormers, a full width front porch with brick piers and columns wrapped in vinyl. Siding material is vinyl. Adjacent structures are 1 – 1.5 story single family houses. Lot size is approximately 50’ x 150’. Existing brick is painted.

Proposal
The proposal changes to the columns, ceiling and railing on the front porch. After removing the vinyl wrap, it was discovered that the front porch columns are not columns but pieces of wood assembled to create a base for the vinyl wrap. The proposed front porch columns are square 8x8 with a cap and base. The existing ceiling is plywood and requested to change to beadboard. The right-side of the porch will receive a new railing. Originally, only the right-side had, and needed, a railing. All materials to be wood.

Design Guidelines – Porches, page 4.8
1. Retain porches that are critical to defining the design and integrity of the historic district. Keep porches open to provide shade and reduce heat gain during warm weather.
2. Repair and replace only damaged elements of porches by matching the materials, methods of construction, and details of the existing original fabric. Avoid stripping porches and steps of original materials and architectural features such as handrails, balusters, columns, and flooring.
3. Reconstruct missing elements based on physical or photographic detail including all details and materials.
4. Do not enclose porches on a primary elevation or alter a front porch that reorients the entrance away from the street elevation.
5. Enclosure of side porches and balconies is discouraged. If enclosure of a side porch or balcony is required for a new use, the enclosure should be designed to ensure that the historic character and features of the porch are preserved.
6. Any porch enclosure that is permitted should be designed to be reversible and removal of original features should be minimal.
7. Original or historic porch railing designs may need to be adapted to meet the building code. The use of booster rails may be an appropriate solution to make the original balustrade code-compliant.

Staff Analysis
Staff has the following concerns with the proposal:

1. The proposal is not incongruous with the District and meets the guidelines for Porches, 4.8 above.
2. Porch Rails: Additional information needed about the height of the proposed rail. If height is 36” to meet code, then the design will be out of proportion with the front porch brick piers and front windows. Recommend adjusting the height and massing of the porch rail to historic proportions and add a booster rail to meet code, per Porches, 7.2, item 7.
3. Minor revisions may be reviewed by staff (such as the porch rail design).
Existing Conditions

Front - Original

Left

Right - Original (Rail)

Right
Existing Conditions, cont.
Context/Adjacent Structures

1923 South Mint Street

1932 South Mint Street

1924 South Mint Street

1632 South Mint Street

449 West Boulevard
Survey
Architectural Details – Columns

Current Conditions
Architectural Details - Columns

- Wood cap
- Square 8x8 treated post wrapped with 3/4" wood, for a total of 9-1/4" overall post size (7.75" + .75" + .75").
- Wood base
- Existing 1'-8" 3/2" brick pier
- Existing masonry foundation
- Wood beam

Dimensions:
- 7' 8 1/4"
Architectural Details – Beadboard Porch Ceiling

Vinyl

Plywood

Requesting Beadboard
Architectural Details - Side Rail

Before

Current

Porch View

Street View

2x4 TREATED

2x2 TREATED