OLD WILSON HISTORIC DISTRICT
(PIN 3722-22-6922)

The Anderson Apartments
503 Vance Street

Anderson House
207 Bragg Street

Prepared by City of Wilson,
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DESCRIPTION

The “Anderson Apartments”, as they are known, is a nine unit apartment complex. Each unit is two-story, and contains three bedrooms and one bath upstairs, and a small kitchen, dining room and living room with a corner fireplace on the main floor. Also included on the parcel, is a two-story home that faces Bragg Street, which may at one time have been a duplex but appears to have been most recently used as a single family dwelling. A common parking area is located behind the apartments.

This property was developed by brothers Stephen W. and Wade H. Anderson. Stephen was a prominent businessman (later president of P.L. Woodard and Company and the Contentnea Guano Company) and Wade was a prominent Wilson physician and president of the Moore-Herring Hospital.

Anderson Apartments:
This handsome row of two-story, brick and stucco apartments was erected circa 1922. The Colonial Revival structure contains nine townhouses, arranged in symmetrical pairs flanking a slightly larger center unit. Each pair is six bays wide and has a central, two-bay, projecting entrance. The central entrance has a hipped roof, while the others, two on each side, have gable roofs. Molded and boxed cornices return at the gable to enframe an applied wreath and swag motif. The paired entrances are sheltered beneath porches carried by Tuscan columns and stuccoed walls, creating a pleasant rhythm with the rest of the brick-veneered first floor. This story contains six-over-six sash windows with stuccoed blind arches, stone keystones and spring blocks, and brick sills and lintels. A brick soldier course defines the separation of the brick first story and the stuccoed second story, which also contains six-over-six windows. Interior chimneys separate each pair of townhouses and stuccoed exterior end chimneys with decorative inset brickwork in the stack flank each end of the building. The rear elevation is also broken by projecting bays and features rear porches with wooden posts. Each interior is pleasantly finished in a modest Colonial Revival fashion. French doors separate the front parlor from the rear dining room. The parlor mantel is supported by Tuscan columns. An open stringer stair with square newel and balusters rises to the three bedrooms and one bath on the second story.

Anderson House:
One of the most intact examples of the several similar gable front, two-story frame dwellings built at the turn-of-the-century and the early twentieth century as rental or speculative property, this dwelling was built ca 1918. Steven Anderson lived here briefly before his marriage in 1919. This two-bay-by-two-bay structure is characterized by the dominant front gable roof. The house’s boxed cornice returns to enframe twin, peaked louvered vents and a triangle of decorative wood shingles at the top of the front façade. The front porch extends across the first story and features its original turned posts shading the front door and paired widows. Single windows are found on the rest of the house. A large brick interior chimney with corbelled cap pierces the roof. A rear ell with an enclosed porch along the right elevation completes the house. The home may have been used as a duplex at one time.
PLANNING/ZONING COMMENTS

Urban Residential (UR):
The Urban Residential District is established to accommodate a variety of housing types in a neighborhood setting. The regulations of this district are intended to provide areas of the community for those persons desiring urban-sized lots and multifamily structures in relatively high density neighborhoods within walking or biking distance from mixed-use centers.

Overlay Districts:
This parcel is located within the Old Wilson local historic district and the Residential Conversion Zone overlay districts. Any changes in design or materials of a building located within an historic district, is subject to review by the Historic Preservation Commission (§ 8.42). The purpose of the residential conversion zone is to encourage the conversion or reuse of existing structures in the peripheral residential area surrounding the downtown (§ 8.37).

PROPOSED USE
The apartment building and house are surrounded by residential structures, both single- and multi-family, which lends them to residential use.

I. DWELLING-MULTIFAMILY A building or portion thereof containing three or more dwelling units on a single lot where each unit has a separate entrance from the outside or through a common vestibule. A multifamily structure where dwelling units are available for lease or rent for less than one month shall be considered lodging.

   a. This use (Dwelling-Multi-Family) is permitted in the UR (Urban Residential) zone subject to conditions in Section 3.2.2 (Multi-family uses in these districts shall be subject to discretionary design review in accordance with Chapter 5). As this is an existing structure, this condition does not apply.

II. DWELLING-TOWNHOME A building with two or more residential units, located side by side, with common walls between the units and where each unit has a separate entrance from the outside and occupies a separate lot. Townhomes typically have one primary yard (rear) and a small front setback to provide some landscaping.

   a. This use (Dwelling-Townhome) is permitted by right in the UR (Urban Residential) zone.
**UDO Off-Street Parking Requirements:**

“The number of off-street parking spaces required herein shall be provided on the same lot with the principal use and the required number of off-street parking spaces specified for each use shall be considered as the absolute minimum as per Section 9.4.1. An off-street parking space shall be no less than 160 square feet in area with adequate ingress and egress space provided (§5.5). All off-street parking must comply with the appropriate provisions of the N.C. State Building Code and the Americans with Disabilities Act (§5.9.d)” See also “Alternative I” described above.

1.5 Parking Spaces per unit are required for multi-family uses.

**Landscaping Requirements:**

Dumpsters, loading docks, mechanical equipment and utility structures shall be completely screened from view from public and publically-accessed streets and any adjacent residential or mixed-use properties to a height of 1 foot above the structure or 8 feet, whichever is less, by a wall or planted hedge. A device is considered out of view of the public street if it is within the 45 degree angles projected from the building, except on a corner lot or lot with public drives along more than one side. Where a Type B buffer exists or is installed along adjacent property lines, this shall be considered sufficient screening from adjacent properties.

The landscaping and design of any parking lot within a locally designated historic district shall require review and approval of a certificate of appropriateness from the Historic Preservation Commission prior to construction (§12.D.6).

**General Site Requirements:**

a. Parking must be a dust-free surface and packed;
b. One bike rack is required on site;
c. Overhead Electric lines and other utilities must go underground to minimize obstructions in the parking areas;
d. Locate gas lines to create accessible surface for maintenance.
HISTORIC PRESERVATION PLANNING COMMENTS
The following exterior changes will likely be necessary in the rehabilitation of this property, and may be approved administratively by preservation staff.

Anderson Apartments:
   a. Re-shingle main roof;
   b. Repair/replace roof on front/rear porches;
   c. Replacement of broken glass in windows and doors;
   d. Replacement of 7 inappropriate windows;
   e. Repair stucco as necessary;
   f. Installation of HVAC units;
   g. Installation of underground electric/utilities at rear of structure;
   h. Design/installation of rear parking areas.

Bragg Street residence:
   a. Installation of new back entrance door;
   b. Replacement of broken window glass.

CONSTRUCTION STANDARDS COMMENTS
We would treat this as two properties, if the project for the single family dwelling does not require any structural repair or renovations where the cost is not more than $15,000, building permit will not be required unless there is structural repair that would require a permit at any cost. A permit would be required on any work that applies to the apartments.

SITE AND CONSTRUCTION PLANS
All development plans shall be drawn to scale by a registered engineer, land surveyor, architect, designer or similarly qualified professional, as determined by policy established by the TRC, and shall contain all the information required by the City of Wilson ordinances, policies of the TRC including, but not limited to, the general requirements outlined in Chapter 15.