

STAFF REPORT
for
AUGUST 7, 2019 HRC MEETING

Case #: COA2019-075
Staff: Heather M. Bratland

Applicant: Hayes Wauford, Wilson-Covington Construction Co.
Owner: Lauren and Henry Parker

LOCATION

District: West End Historic Overlay District #374
Street: 800 West End Boulevard
Building: Glenn-Angelo-Walker House
Local Historic
Landmark#: n/a

REQUEST(S)

- Capping of concrete steps

APPLICABLE SECTIONS OF DESIGN REVIEW GUIDELINES

West End Historic Overlay District Design Review Guidelines
(Please refer to the applicable sections of the *Guidelines*, as detailed in the staff comments.)

PROJECT DESCRIPTION/ELEMENTS

Please refer to the information provided with the application.

STAFF COMMENTS

The applicant requests permission to cap the existing concrete steps at the front porch with 2 ¼" thick, buff Tennessee sandstone treads and to parge the concrete risers to match the color of the rock landscape steps. The existing concrete steps are not original, nor do they replicate the original design or material. The porch steps at the time of the National Register designation in 1986 were wooden with bullnose treads, which overhung the risers.

The existing stairs have settled several inches, creating gaps at the brick cheek walls and below the porch decking. Because of settling, the rise at the last step is higher than what is allowed by Code, creating a trip hazard. The tread depth of 11" meets Code requirements but is uncomfortably shallow. The proposed treads will be 12" deep, creating a safer step surface and a drip edge.

STAFF FINDING

Commission staff finds that the work is not incongruous with the character of the West End Historic Overlay District because:

- 1) The original wooden steps are completely missing from the front porch. The proposed redesign of the replacement steps, adding 2 ¼" thick, buff Tennessee sandstone treads and parging on the risers, is compatible in location, configuration, dimension, scale, materials, and texture with the character of the house and the District. The location, configuration, overall dimensions, and scale of the steps will not be changed from the historical condition. As originally designed, the materials and appearance of the porch stairs were distinct from the lower set of landscape stairs. The proposed redesign maintains this distinction by using slab stone with an overhang on the treads, rather than fieldstone held together with mortar as the lower steps do. The overhang of the new stone treads will recreate the shadow line that was characteristic of the original wooden bullnose

treads. The smooth texture of the slab sandstone and parging reference the smooth texture of the original wooden stairs, rather than the coarse and varied texture of the fieldstone landscape steps. Stone and parging are materials commonly found in West End steps and are compatible with the house and District. (*Walkways, Steps, and Railings*, West End Guideline 5)

STAFF RECOMMENDATION

Based on the preceding finding, staff recommends that the Commission approve COA2019-075 at the Glenn-Angelo-Walker House, located at 800 West End Boulevard within the West End Historic Overlay District (PIN# 6825-75-3848.00), with the following conditions:

- 1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 2) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work, that qualifies as a minor work, prior to commencement of that portion of the project; and
- 3) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.