

STAFF REPORT
for
FEBRUARY 5, 2020 HRC MEETING

Case #: COA2020-009
Staff: Heather M. Bratland

Applicant: Teresa Grossi

LOCATION

District: West End Historic Overlay District #183
Street: 1001 West Fifth Street
Building: James S. Easley House
Status: Contributing
Local Historic
Landmark#: n/a

REQUEST(S)

- Construction of a screened porch

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

Per the *West End Historic Overlay District Report*, the James S. Easley House is a weatherboarded frame house with pedimented gables and a wrap-around porch.

STAFF FINDINGS

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

- 1) The proposed screened porch is located on the west façade, a secondary façade that has already been altered somewhat by installation of a double-leaf, modern glazed door and construction of a deck, which this screened porch will replace. The primary character-defining facades are the street-facing north and east facades. The new porch will not obscure, damage, or destroy any character-defining features. Its design includes a hipped roof, shingled to match the house. The porch will be constructed of painted wood with a wood floor, wooden deck guardrails, and stairs facing away from the street. Painted wooden lattice will enclose and screen the area beneath the porch and painted barge boards and soffits will finish the roof at the porch perimeter. The design preserves the historic character of the building and is compatible with it. (*Entrances, Porches, Enclosures, and Balconies*, West End Guideline 7)

STAFF RECOMMENDATION

Based on the preceding finding, staff recommends that the Commission approve COA2020-009 at the James S. Easley House, located at 1001 West Fifth Street, within the West End Historic Overlay District (PIN# 6825-86-1766.00), 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.