

STAFF REPORT
for
SEPTEMBER 2, 2020 HRC MEETING

Case #: COA2020-093
Staff: Heather Bratland

Applicant: Michelle Coyne, Michelle Mitchell, LLC

LOCATION

District: West End Historic Overlay District #41
Street: Northeast corner of Spring and West Sixth Streets, Winston-Salem
Building: Greenspace
Status: Noncontributing
Local Historic
Landmark#: n/a

REQUEST(S)

- Construction of a duplex

APPLICABLE SECTIONS OF DESIGN REVIEW GUIDELINES

West End Historic Overlay District Design Review Standards
(Please refer to the applicable sections of the *Standards*, 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 construct a duplex on a vacant lot at the northeast corner of West Sixth and Spring Streets. Historically, this lot was occupied by a two-story single-family house with a porch facing onto Spring Street.

STAFF FINDINGS

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

- 1) The duplex is sited with a covered porch and single, central entrance facing Spring Street. It is located in the center of the lot with a standard setback. These aspects of its siting are consistent with the lot development pattern along Spring Street. A one-car wide, integrally-tinted concrete driveway will lead straight to the rear of the lot, where an asphalt residential parking lot will be located in an area of low visibility. The parking lot will be screened around three sides with vegetation. The lot slopes down toward the rear, which will be addressed with a taller foundation toward the rear of the duplex, rather than significant grading. A stone retaining wall that runs parallel to the southern property line will remain as is. (*New Construction*, West End Standards 1 and 2; *Driveways and Parking Areas*, West End Standards 4-7)
- 2) The two-story, five-bay rectilinear street façade of the duplex is consistent with Spring Street's contributing buildings in terms of its height, form, size, scale, massing, proportion, and roof form. All but two of the contributing houses in this block of Spring Street are two stories in height. Its simple rectangular form, size, scale, and proportions are similar to other Colonial Revival buildings on the block. The eclectic combination of Colonial Revival forms and fenestration patterns with Craftsman porch details is demonstrated in the neighboring J.J. Gentry House.

Hipped roofs are found commonly throughout the West End. The use of historic forms and details is compatible with the District, while the use of modern materials differentiates the building as a new feature. (*New Construction*, West End Standards 4 and 8)

- 3) The wooden, six-panel door with sidelights and the six-over-six, simulated divided light wood windows with permanently applied exterior muntins and wooden shutters are compatible in material, proportion, pattern, and detail with the windows and doors of contributing buildings in the West End. The symmetrical fenestration pattern also follows traditional Colonial Revival patterns in terms of spacing, placement, scale, orientation, proportion, and size. (*New Construction*, West End Standards 5 and 6)
- 4) The roof will be clad with architectural shingles in Estate Gray. The walls will be clad with smooth-finished HardiePlank lap siding, with staggered edge HardieShingles in the porch pediment. The foundation will be clad with standard modular bricks. Porch lattice, sawn balustrades, tongue-and-groove flooring, and posts will be constructed of wood, as will the windows, doors, and shutters. The materials and finishes are consistent with surrounding buildings in composition, scale, module, pattern, detail, texture, and finish. (*New Construction*, West End Standard 7)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2020-093 at the Greenspace located at the northeast corner of Spring and West Sixth Streets, within the West End Historic Overlay District (PIN 6825-97-8806.00), 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.