

STAFF REPORT for OCTOBER 7, 2020 HRC MEETING

Case #: COA2020-103
Staff: Michelle M. McCullough

Applicant: Michael Stuart

LOCATION

District: West End Historic Overlay District #153
Streets: 901 West Fourth Street
Buildings: Zevely House
Status: Contributing
Local Historic
Landmark#: 13

REQUEST(S)

- Enclosure of attached patio

APPLICABLE SECTIONS OF DESIGN REVIEW GUIDELINES AND STANDARDS

*Forsyth County Design Review Guidelines for Local Historic Landmarks, West End Historic Overlay District Design Review Standards, and the Secretary of the Interior's Standards for Rehabilitation (Please refer to the applicable sections of the **Guidelines and Standards**, as detailed in the staff comments.)*

PROJECT DESCRIPTION/ELEMENTS

Please refer to the information provided with the application.

STAFF COMMENTS

The Zevely House was moved in 1974 from its original site at 734 Oak Street, where it was endangered, and falling into decay, to the lot at 901 West Fourth Street in the West End neighborhood. The main body of the house was completely restored on both the exterior and interior, and a conjectural front porch and compatible rear wing were added. On October 4, 1976, the Zevely House was designated a Local Historic Landmark and in 1986 is was listed as a contributing property in the National Register Nomination for the West End Historic District. The Landmark ordinance designated the 1815 Zevely House located on Lot 102, Block 113 as a historic building. The kitchen addition to the rear of the historic house was not included in the designation. The patio to the west of the historic building was built at some point between 1974 and 1986. The photographs from the survey that were part of the West End Historic District National Register Nomination show that the property had a covered patio to the west of the historic building. In 2019, the owners of the Zevely House received a Minor Work COA to replace the patio roof that had been destroyed by a tree that was uprooted in a storm. This current application is to enclose that covered patio.

STAFF FINDINGS

Commission staff finds that the work is not incongruous with the character of the Landmark and District because:

- 1) The proposed work includes enclosing the existing covered 60'x 80' patio with wood 10-lite French doors with transoms which will act as walls, and 1'x 6' cedar planks at the two fireplace locations on the west elevation to match the gable ends. The wood will be painted to match the historic building. The patio is attached to the historic building at the kitchen addition by a covered connector. This connector is open-air and will not be altered during this project. The enclosure will not destroy any historic materials, features, or spatial relationships that characterize the property.

The new work is differentiated from the historic building because it is physically separated by a connector that connects the noncontributing kitchen addition to the covered patio. The proposed enclosure walls are built to be transparent, with 10-lite French doors. The enclosure is compatible with the historic materials, features, size scale, and proportions of the Landmark, protecting the integrity of the property and its environment. (*Secretary of the Interior's Standards for Rehabilitation*, Standard #9)

- 2) The proposed work is not specifically addressed in any of the Standards in the Entrances, Porches, Enclosures, and Balconies section of the *West End Historic Overlay District Design Review Standards*. However, the enclosure of the existing porch is not incongruous with the special character of the District. (*Entrances, Porches, Enclosures, and Balconies*, West End Standard 14)
- 3) The proposed project encloses an existing covered patio that is connected to the kitchen addition of the Zevely House. The work will not affect or cover any features that contribute to the overall historic character of the building, nor will it remove any historic detail or feature. (*Porches, Entrances, Balconies, and Enclosures*, Landmark Guidelines 1 and 2; *Entrances, Porches, Enclosures, and Balconies*, West End Standards 1, 9, 10, and 11)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2020-103 at the Zevely House, located at 901 West Fourth Street, Local Historic Landmark #13, in the West End Historic Overlay District (PIN# 6825-86-5790.00), 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.