

STAFF REPORT
for
FEBRUARY 3, 2021 HRC MEETING

Case #: COA2021-006
Staff: Heather M. Bratland

Applicant: Jake Kennedy

LOCATION

District: West End Historic Overlay District #475
Street: 1100 block of West Fourth Street (odd), Winston-Salem
Building: Vacant Lot
Status: Noncontributing
Local Historic
Landmark#: n/a

REQUEST(S)

- New construction

APPLICABLE SECTIONS OF DESIGN REVIEW STANDARDS

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

This parcel consists of two legal lots, which will be subdivided into three new lots. This single-family residential proposal is for the northernmost of the three lots, adjacent to 1183 West Fourth 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 single family house is sited with a covered porch and single, central entrance facing West Fourth 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 West Fourth Street. A one-car wide, gravel driveway will lead straight to the rear of the lot, where a gravel parking pad will be located directly behind the house in an area of low visibility. The lot slopes down toward the rear, which will be addressed with a taller foundation toward the rear of the house, rather than significant grading. (*New Construction*, West End Standards 1-3; *Driveways and Parking Areas*, West End Standards 4-7)
- 2) The one and one-half story, three bay house has a large gable end dormer with a tripartite window in the center of the roof. The Craftsman bungalow is consistent with West Fourth Street's contributing buildings in terms of its height, form, size, scale, massing, proportion, and roof form. Its simple form, size, scale, and proportions are similar to other Craftsman buildings on the block. Side gable roofs and large dormers are found commonly throughout the West End, as are exposed rafter tails. 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) A screened porch constructed with a pressure-treated deck elevated on pressure-treated posts, simple wood picket railings, and a pressure-treated stair providing access to the rear yard will be located in an area of low visibility. It will have an end gable roof with exposed rafter tails. (*New Construction, West End Standards 9*)
- 4) The two-panel door with three lights and the three-over-one, simulated divided light aluminum-clad wood windows with permanently applied exterior muntins are compatible in material, proportion, pattern, and detail with the windows and doors of contributing buildings in the West End. The symmetrical fenestration pattern on the street façade also follows traditional Craftsman patterns in terms of spacing, placement, scale, orientation, proportion, and size. The single-car carriage-style overhead garage door will be constructed of steel. (*New Construction, West End Standards 5 and 6*)
- 5) The roof will be clad with black architectural shingles. The walls will be clad with smooth-finished HardiePlank lap siding. The foundation will be clad with standard modular bricks. Porch columns will be wood on top of brick piers. 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 COA2021-006 at the vacant lot located in the 1100 block of West Fourth Street (odd side), within the West End Historic Overlay District (PIN 6825-75-7070.00), 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* and photo documentation of the completed project to HRC staff within ten (10) days of its completion.