

STAFF REPORT

JANUARY 5, 2022 HRC MEETING

Case #: COA2022-001
Staff: Heather M. Bratland

Applicant: Peter and Jacquelyn Hatch
LOCATION

District: West End Historic Overlay District #212
Street: 709 Manly Street, Winston-Salem
Building: Cabaniss House
Status: Contributing
Local Historic
Landmark#: n/a

REQUEST(S)

- Construction of an addition

APPLICABLE DESIGN REVIEW STANDARDS

West End Historic Overlay District Design Review Standards available at:
<https://www.cityofws.org/DocumentCenter/View/4089>

STAFF COMMENTS

According to the *West End Historic Overlay District Report*, the Colonial Revival Cabaniss House was built in 1922. It is sheathed with clapboard and has a two-story saltbox form.

STAFF FINDINGS

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

- 1) The one-story addition will be located on the rear façade, and it will not be visible from the street. No highly visible character-defining features will be impacted. No site topography or character-defining site features will be changed or removed. The addition could be removed in the future without damage to the form of the existing structure. The addition will not visually overpower the house, and it will be a full story shorter than the existing structure. The clapboard siding, reuse of an original window, roof shingles, and cornice returns are compatible with the historic building. The use of modern brick for the foundation and the joint in the foundation walls will differentiate the addition from the original house. (*Additions*, West End Standards 1-6)

STAFF RECOMMENDATION

Based on the preceding finding, staff recommends that the Commission approve COA2022-001 at the Cabaniss House, located at 709 Manly Street (PIN 6825-88-5415), within the West End Historic Overlay District, 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.