

## STAFF REPORT MARCH 2, 2022 HRC MEETING

**Case #:** COA2022-010  
**Staff:** Heather M. Bratland

**Applicant:** Hayes Wauford, Wilson-Covington  
**LOCATION**

District: West End Historic Overlay District #383  
Street: 914 West End Boulevard, Winston-Salem  
Building: Dr. Eugene P. Gray House  
Status: Contributing  
Local Historic  
Landmark#: n/a

### **REQUEST(S)**

- Construction of an outbuilding

### **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 Craftsman-style Dr. Eugene P. Gray House was built ca. 1916. The house is described as having a steep clipped gable roof, 6-over-1 windows, a porch with paired Classical posts connected by trellis-like infill, and replacement siding.

The property owner has received a special use permit to place an oversized accessory structure on the lot and a variance for a portion of the required left- and right-side setbacks, both from the Winston-Salem Zoning Board of Adjustment. (See attachments.)

### **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 outbuilding will be located at the rear of the lot, adjacent to the alley. This is an area of low visibility that is consistent with the historic relationship of garages and outbuildings to the house and the site. The footprint of the outbuilding is substantially smaller than the footprint of the house, and it does not significantly reduce the open space of the existing lot. The peak of the roof is 16' 1" above grade, with a partial basement below grade, which is lower than the 2 ½ story high roofline of the house. (*Garages and Accessory Buildings*, West End Standards 1 and 4; *New Construction*, West End Standards 1 and 4)
- 2) Construction of the proposed outbuilding will maintain the tiered topography of the site, where the alley is at 880', sitting 14' higher than the house at 866'. Construction will not impact any character-defining site features or significant West End vistas or views. Disturbance of the terrain will be minimized by the use of a partial, rather than full, basement. (*New Construction*, West End Standards 2 and 3)
- 3) The proposed outbuilding is compatible with surrounding outbuildings in terms of its basic cubic form with rectilinear extension, human-scaled proportions, and hipped and gable roof forms. (*New Construction*, West End Standards 2 and 3)

- 4) The centered and paired 6-over-1 double-hung windows; paired, solid-wood paneled doors; and single 4-light casement window are compatible with fenestration found on contributing buildings in the West End in terms of spacing, placement, scale, orientation, proportion, and size. The aluminum clad windows will have simulated, divided-light upper sashes with spacer bars between the glass; muntin size will match the windows on the house. The doors and windows are compatible with the house and contributing West End buildings in terms of material, proportion, pattern, and detail. (*New Construction*, West End Standards 5 and 6)
- 5) The brick foundation and basement walls will be constructed from a blend of Old Carolina brick to match the foundation of the house. The upper walls will be clad with painted, smooth-finished Hardie Plank lap siding with a 5" exposure to match the house. The roof will be clad with architectural shingles to match the house. The posts, trim, and lattice will be painted, millable PVC with a smooth finish to match the profiles and dimensions of the trim on the house. The pent roof over the basement doors will be finished with wooden brackets and exposed wooden rafters with tails, a detail common to Craftsman buildings in the West End. The open carport ceiling will be painted, tongue-and-groove beadboard, a traditional porch ceiling treatment found throughout the West End. The metal and glass, Craftsman-style light fixtures are consistent with fixtures found on contributing buildings in the West End. The materials and finishes for the proposed outbuilding are compatible with the special character of the West End in terms of scale, module, pattern, detail, texture, and finish. However, the modern composition of the materials will differentiate the proposed outbuilding from original outbuildings in the West End. (*New Construction*, West End Standards 7 and 8)
- 6) Two new stairways will navigate the slope from the carport down to the basement, and then to the rear yard. The proposed stairways will be constructed of concrete with concrete sidewalls. A simple painted metal railing will be located to one side of the longer stair run. The stairs are scaled to the size of the carport and follow the natural topography; neither the stairs nor the railing will have an impact on any historic site features. (*Walkways and Steps*, West End Standard 7; *Railings in the Landscape*, West End Standard 3)
- 7) A 2'-high brick retaining wall will allow for the creation of a flat area approximately 4' deep in front of the doors to the basement of the outbuilding. The wall will have a minimal impact on the site topography and will not impact any historic site features. It is compatible with the site in setback, size, height, and scale. (*Retaining and Other Landscaping Walls*, West End Standards 5 and 9)

### **STAFF RECOMMENDATION**

Based on the preceding findings, staff recommends that the Commission approve COA2022-010 at the Dr. Eugene P. Gray House, located at 914 West End Boulevard (PIN 6825-75-2421), 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.



NORTH CAROLINA )  
 )  
FORSYTH COUNTY )

WINSTON-SALEM ZONING BOARD OF ADJUSTMENT

ORDER )  
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SPECIAL USE PERMIT APPLICATION

CASE NUMBER #Z2100524

On September 2, 2021, the Winston-Salem Zoning Board of Adjustment (“ZBA”) conducted, in the above referenced matter, a public hearing in accordance with the statutes and case law pertaining to quasi-judicial proceedings for the issuance of special use permits. During the hearing, Elizabeth Colyer, Zoning Plans Examiner, presented the staff report and recommendation (hereinafter “staff report”). Evan Kistler, of Wilson Covington, appeared in support of the application. No one was present to testify in opposition to the application.

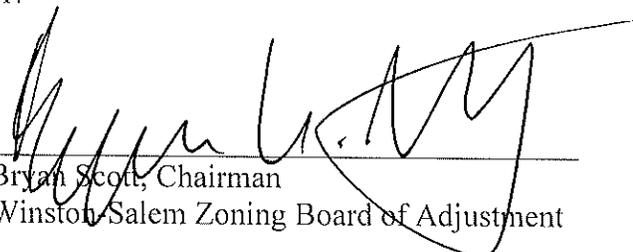
After presentation of all testimony and evidence, the Winston-Salem Zoning Board of Adjustment, based upon the staff report, testimony and evidence presented at the hearing, finds:

- (1) That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved. The proposed detached carport is shown on the site plan to the rear of the existing home and would not likely be visible from West End Boulevard. The proposed structure is located on the site with direct access to an alley that provides off-street parking to the home.
- (2) That the use meets all required conditions and specifications. The site plan shows that the proposed carport will be set back 122 feet from the front property line, 3.5 feet from the right (south) side, 3 feet from the left (north) side, and about 20 feet from the rear property line. The front and rear setbacks are compliant, a variance request has been submitted for required side setbacks. The proposed structure exceeds the maximum allowed area by approximately 119 square-feet. Any applicable conditions would be met at the time of permitting.
- (3) That the use will not substantially injure the value of adjoining or abutting property; and
- (4) That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with *Legacy*. *Legacy 2030* recommends single-family residential use of the subject property and generally supports the preservation and character of Historic Overlay Districts. The Petitioner proposes to construct an oversized accessory building on an existing lot to provide rear parking amenities in keeping with the pedestrian oriented character of the surrounding neighborhood comprised primarily of multistory homes on smaller lots built in the late 1800s to early 1900s.

Based upon the foregoing findings of fact, the Winston-Salem Zoning Board of Adjustment hereby grants a special use permit for the placement of an oversized accessory structure on a .20-acre tract of land located at 914 West End Boulevard, per plan on file, subject to the following condition:

- (1) That a variance of the required left and right side setbacks and a certificate of appropriateness be obtained prior to the construction of the accessory structure.

This the 7<sup>th</sup> day of September, 2021.

  
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Bryan Scott, Chairman  
Winston-Salem Zoning Board of Adjustment