Project Overview

**Project Title:** 800 West End - Garage Removal  
**Application Type:** 01.16) Application for Certificate of Appropriateness  
**Workflow:** 01.16) Application for Certificate of Appropriateness

**Jurisdiction:** City of Winston-Salem  
**State:** NC  
**County:** Forsyth

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### 01.16) Application for Certificate of Appropriateness

**Address of Subject Property:**
- 800 West End BLVD (6825-75-3848.000)  
- 800 WEST END BLVD (6825-75-3848.000)

**PIN(s) of subject property:**
- 800 West End BLVD (6825-75-3848.000)  
- 800 WEST END BLVD (6825-75-3848.000)

**Local Historic Landmark?**: No

**Landmark Name (If applicable. Type "N/A: if not):**

**Local Historic District:** West End

**Is this an "After the Fact" COA application?**: No

**Prior COA case # (if applicable):**

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### Project Description

**COA Project Intent and Background Statement (click "help" for description):**

The intent is to remove the existing detached garage along the rear property line adjoining the alley. The structure shows significant deterioration, settling, structure deficiencies, repairs and changes over the years, and is not suitable for restoration or remodel. The owners intend to reconstruct a similar structure to serve as an additional living space for the main home.

**COA Scope of Work (click the "help" button for description):**

To demolish and remove the existing detached garage, later deck and stairs, and later parking area from the property. The garage will be selectively demolished and items of note will be saved to be reused where possible or stored for later use. This includes brick, bead board, siding, and window sash. Note that the existing parking area, stairs, and landing system were later additions to the property.

The existing garage will be photographed and as built drawings including floor plans and elevations provided to the HRC per Demolitions Standard 3.

This structure is not visible from West End Boulevard and is only visible from the rear yard area of the property in question and a short stretch of the alley behind due to a much larger structure sitting immediately to the south of it on the adjoining property.

The structure itself shows significant settling and deterioration. The floor system is 8 to 9 inches out of level in many locations. This is due to insufficient piers and termite damage and rot underneath the structure. Due to its location along the alleyway it would appear water has been infiltrating along the back side for many years causing erosion underneath the building. Visible termite damage and rot is present in this area of decking boards along the alleyway near where the owners keep their trash bins.
The roof has sustained damage at some point and the rear facing was covered with tar paper instead of shingles. The repair shows that there is still framing damage underneath and water infiltrating in this area causing rot.

The siding on the structure has been replaced in many areas over the years and these areas of new wood show rot and decay.

The cost to restore and renovate this structure would be significant given the amount of deterioration it has sustained and due to the fact it sits level with the alleyway behind. It would be very difficult to keep water out of the finished space of the building due to its initial siting on the property. In addition, the later wood stairs, deck, and lattice system are visually overwhelming to the rear of the property and it is the owners intent with the new work to create a more conforming access to the new parking area and detached structure.

COA Compliance with Design Review Standards and/or Guidelines (Copies of the Design Review standards for each district can be found online here: https://www.cityofws.org/1397/Publications):

IN keeping with the West End Historic Overlay Guidelines 2020, Demolition page 43.

1. Demonstrate that attempts to save the building have been exhausted. If demolition is unavoidable, all significant architectural details shall be salvaged prior to demolition.

Wilson-Covington has worked on the main home and with these owners for the last 6 years. This has included studies on how to possibly save the building. The extent of settling and deterioration to not allow that to be feasible due in part to the initial siting of the building and how later modifications have altered the rear of the site. Architectural elements including brick, bead board interior to the building, window sash and siding will be salvaged.

2. Demolition of buildings in the District built after 1930 will not be delayed if the demolition (a) will not adversely affect the special character of the District; and (b) the building has no individual historical or architectural significance.

The original home was built in 1915. We do not have evidence as to when the garage/outbuilding was constructed but would assume it was prior to 1930.

3. Document the building and site so that a permanent record of the building is made prior to its demolition. Photographs, measured drawings of all elevations and floor plans, and written documentation that portray the building on its original site shall be provided by the applicant and made a part of the files of the Commission.

The above work will be completed and submitted to the Commissions prior to commencement of any work.
4. Clear the lot of construction debris and plant vegetation or otherwise maintain the lot once the building has been demolished.

All debris will be removed from the site. Pending the approval of a separate application for reconstruction of a new detached structure the site will be graded, seeded and sowed.

Project Contacts

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<th>Applicant Full Name: Hayes Wauford</th>
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<th>Owner Full Name (If not the applicant): Henry Yates Parker</th>
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COA Consent Statement

We, the applicant and owner (if not the applicant), do hereby make an application for a Certificate of Appropriateness (COA) for the following project to be undertaken within the boundaries of a Historic District, Historic Overlay District, or Local Historic Landmark.

We understand that all required information must be submitted for this application to be considered complete, assigned a case number, and either (a) processed by staff as a minor work project, or (b) placed on the agenda of the Forsyth County Historic Resources Commission. By applying for a COA and signing below, we give permission to staff of Winston-Salem/Forsyth County Planning & Development Services to enter upon the property to (1) post signage at the property regarding a pending COA application and (2) inspect the property for any reason related to this application and/or an issued COA. We understand that an interior inspection may be necessary for proposed changes to the interior of a Local Historic Landmark.
Rear/Alley Facade

North Facade
View underneath. Note the pier deflecting significantly and daylight in rear where water has infiltrated.

Roof system settling and rot
Later repairs along with termite damage at far right side of photo

Rot along decking boards at rear of building
Removal of stairs for later deck, stairs. Also note new siding at the right side of photo

New siding, roof framing, and roof decking on south half of building
View of building to the south which blocks view of this structure coming down alleyway

Rear roof
Example of settling- 9"

Showing support of existing parking pad out of landscape block along with later decking
Later decking, stairs, and lattice system