Project Overview

Project Title: 800 West End- New Accessory Building
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

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):
Landmark Number (if applicable. Type "N/A: if not):
Are you amending a previously submitted COA?: No
Is this an "After the Fact" COA application?: No
Prior COA case # (if applicable):

Project Description

COA Project Intent and Background Statement (click "help" for description):
Construction of a new Accessory Building in place of the existing deteriorated garage to serve as an additional living space to the home for family members along with a covered parking area next to it. The building will include a small kitchen, bedroom, bathroom, laundry and living space.

COA Scope of Work (click the "help" button for description):
Construction of a new covered parking area along with an accessory building to serve as additional space for the home. This will include a kitchen, bathroom, bedroom, laundry and living space. The footprint of the new accessory building will be similar to the existing deteriorated garage. The parking area will be covered. The existing stone walls and stones steps will be retained.

The foundation of the new structure will be rock to match that existing on the property and in West End. It will be terraced to utilize the existing rock walls (this is a change from the elevation drawing wrongly showing brick). The structure will be wood framed. The siding will be Hardie plank siding with a 5 reveal to match what is on the garage and home currently. The windows will be Andersen E-Series with True Divided Lite Grilles with clad exteriors and wood interiors as previously approved for other projects in the district. The trim will be PVC or Azek to match that on the garage currently in dimension and style. The window style will be four over four double hung to match that on the home currently. The windows in the bedroom will be casement style to also match those on the home in certain areas. The doors to the carport will be 10-lite doors to match those on the proposed screen porch enclosure.
There will be a storage area on the rear of the carport with 5 panel doors to access storage for bikes and outdoor equipment. This will be underneath the proposed carport roof.

The roof system will be a hip roof as found in the district and similar to that on the existing deteriorated garage.

The slab in the proposed carport will be concrete with a broom finish for safety and to match those found in the district.

The existing rafter end details will be maintained on the proposed new construction with exposed rafter tails. Gutters and downspouts will be white to match the fascia and be as unobtrusive as possible.

All work will be done to protect and work around the existing trees. We do not foresee and damage to these.

The new retaining walls will be faced with stone veneer to match the existing stone and the joints will be finished to match the existing.

No shutters will be installed on the home (ignore incongruous shutters on rendering) to match the existing home.

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):

Garages and Accessory Buildings

2. Replace a completely missing, deteriorated, damaged, or incongruous garage or accessory building with a new building based on accurate documentation of the original design, or a new design compatible with the special character of the property and District.- The existing garage is deteriorate beyond feasible restoration. See earlier COA application.

3. Locate new garages and accessory buildings in the rear yard or areas of low visibility. Locate and orient new garages and accessory buildings consistently with the historic relationship of garages and accessory buildings to the principal building and the site- the new structure is sited at the existing location and is on a low visibility portion of the property from West End Boulevard.

4. Limit the size and scale of garages and accessory buildings so that the integrity of the principal building and open space of the existing lot are not significantly reduced. New garages and accessory buildings shall have rooflines below those of the principal building.- the new roofline will be well below the main home and in keeping with the existing garage roofline

Masonry

1. Retain and preserve masonry, stucco, and pebbledash walls, features, and materials that contribute to the special character of a building.- existing stone walls and stairs will be maintained and added onto

4. Replace a completely missing, deteriorated, damaged, or incongruous masonry, stucco, or pebbledash surface with a new
feature based on accurate documentation of the original design, or a new design compatible with the special character of a building- new rock walls will match existing in color, size, mortar joint size, color, and finish.

Wood

4. If using wood is not feasible, or a wood feature is proved susceptible to continuous deterioration, then a compatible substitute material may be considered. The substitute material shall convey the same appearance as the surviving components of the historic feature.- new exterior siding and trim will be Hardie Plank Siding to match existing in size and reveal as well as Azek or PVC trim to match existing in size and finish. This will allow for better maintenance of the building due to the lower quality of modern, fast grown wood.

Roofs

1. Retain and preserve roofs, roof forms, and roof materials, including functional and decorative features such as eaves, cresting, overhangs, rafter tails, crown molding, dormers, chimneys, cupolas, and comices that contribute to the special character of a building. Removing highly visible roof features, such as dormers, chimneys, cornices, crests, brackets, rafter tails, and cupolas, is inappropriate- we will be using a hip roof to match the existing style on the garage. Finish will be asphalt shingles to match the main home. Exposed rafter tails to match the existing will be used in the new construction.

7. Locate modern features, such as skylights, roof ventilators, solar panels, and satellite dishes, in areas of low visibility. Vent stacks will be painted to match roof color.

Windows and Doors

6. If repairing a historic window is not feasible, then modern replacement windows may be considered. The new windows shall convey the same appearance and functionality; i.e. casement for casement, double hung for double hung, as the historic windows. True-divided light and simulated-divided light windows are appropriate in areas of high visibility. Simulated-divided light windows are typically manufactured with permanently applied interior and exterior muntins, with a spacer bar between the glass. It is inappropriate to use windows with munting grilles between the glass in areas of high visibility.- New windows and doors will be Andersen Full Divide Lite with a spacer bar to act similarly to Simulated Divide Lites as previously approved for use in the District. The exterior will be white clad to match the trim on the home. Style will be in keeping with the lite arrangement of those on the home.

New Construction

1. Site new construction to be compatible with surrounding buildings that contribute to the overall character of the District in terms of setback, orientation, and spacing.- the site of the proposed building and carport is the same location as the existing garage and parking pad.
2. Design new construction so that the overall character of the site, site topography, character-defining site features, and significant District vistas and views, if any, are retained. - the existing sight lines will be maintained and the grade will not be changed.

3. Limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources. - site disturbance will be limited to the footprint of the building and carport pad.

4. Design new buildings and their street facades to be compatible with surrounding buildings that contribute to the overall character of the District in terms of height, form, size, scale, massing, proportion, and roof shape. - the building and carport have been designed to match the style of the existing garage and home.

5. Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with the surrounding buildings that contribute to the special character of the District. - the openings are in keeping with those on the home.

6. Select windows and doors for proposed new buildings that are compatible in material, proportion, pattern, and detail with the windows and doors of surrounding buildings that contribute to the special character of the District. - the windows and doors (see above) are in keeping with the District.

7. Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in the surrounding buildings that contribute to the special character of the District in terms of composition, scale, module, pattern, detail, texture, and finish. - Materials are in keeping with the existing home and District - see above.

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**Project Contacts**

**Applicant Full Name:** Hayes Wauford

**Applicant Address:**

**Applicant Phone:** [redacted]

**Applicant Email Address:** hayes@wilsoncovington.com

**Owner Full Name (If not the applicant):** Yates Parker

**Owner Address:**

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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.
FOUNDATION PLAN
Existing parking pad and garage as viewed from north in alley

View from West End Boulevard
View from side yard

Stairs to be retained
Siding

1. Hardie Plank Lap Siding Smooth to replicate dressed wooden siding common to the period of the home and what we believe is underneath the later aluminum siding now on the home
2. Exposure to be 5" to replicate that on the home

Windows

1. Andersen E-Series Double Hung Windows
2. Full Divided Lite Grilles (see below)- these include a spacer bar
3. Exterior Mutton Detail Below- Width to match the existing home