## Project Overview

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Title:</strong></td>
<td>800 West End- Screen Porch Enclosure</td>
</tr>
<tr>
<td><strong>Jurisdiction:</strong></td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td><strong>Application Type:</strong></td>
<td>01.16) Application for Certificate of Appropriateness</td>
</tr>
<tr>
<td><strong>State:</strong></td>
<td>NC</td>
</tr>
<tr>
<td><strong>Workflow:</strong></td>
<td>01.16) Application for Certificate of Appropriateness</td>
</tr>
<tr>
<td><strong>County:</strong></td>
<td>Forsyth</td>
</tr>
<tr>
<td><strong>Address of Subject Property:</strong></td>
<td>800 West End BLVD (6825-75-3848.000)</td>
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<tr>
<td><strong>PIN(s) of subject property:</strong></td>
<td>800 West End BLVD (6825-75-3848.000)</td>
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<tr>
<td><strong>Local Historic Landmark?</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Landmark Name (if applicable. Type &quot;N/A: if not):</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Landmark Number (if applicable. Type &quot;N/A: if not):</strong></td>
<td>N/A</td>
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<tr>
<td><strong>Are you amending a previously submitted COA?:</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Is this an &quot;After the Fact&quot; COA application?:</strong></td>
<td>No</td>
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## Project Description

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

The intent of the project is to enclose and existing screen porch area on the rear of the home to be a keeping room off of the kitchen as well as an entry door with cubbies and drop zone. This is a low-visibility facing of the home being on the rear of the structure.

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

The existing foundation and roof structure will remain and not be modified. The existing concrete stairs will remain as is and the new entry door will be moved slightly to the left as faced from the north. The existing screen panels will be removed and new framed walls installed to enclose the space. The existing lower trim band will be retained.

New Hardie Board lap siding to match the exposure (5) and profile of the wood siding on the home will be installed. New trim elements out of Azek or PVC will be installed to match the existing in size and profile. New Andersen E-Series windows and door will be installed. The windows will be 10-lite casement windows to match those on the home. The door will be 8-lite with sidelites and transom. The windows and doors will be clad with a white finish to match existing trim with wood interiors. The existing fascia will be retained. The existing gutters will be retained and downspouts removed and reinstalled to allow for construction.

**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](https://www.cityofws.org/1397/Publications):**

From the 2020 West End Guidelines

- Masonry
1. Retain and preserve masonry, stucco, and pebbledash walls, features, and materials that contribute to the special character of a building- we will retain masonry foundation and concrete stairs

Wood

1. Retain and preserve wood cladding and features that contribute to the special character of a building, including, but not limited to, siding, shingles, cornices, architraves, bays, turrets, arches, brackets, entablatures, fascias, moldings, pediments, columns, balustrades, trim, finials, and storefronts.- We will retain the lower trim band and upper soffit and fascia

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.- manmade siding and trim elements will be the same size and profile of existing wood elements on the home. This is also a low-visibility facing of the home.

Roof

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 cornices 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 retain the roof and gutters as is.

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 muntin grilles between the glass in areas of high visibility.- new windows and doors will use simulated divided lites with spacer bar to match the true divided lites windows in the home as closely as possible.

ENTRANCES, PORCHES, ENCLOSURES, AND BALCONIES

6. Enclosure of areas beneath porches with materials compatible with the special character of the building is inappropriate, unless it obscures character-defining features.- materials are in keeping with the guidelines- see above

8. New entrances, porches, enclosures, and balconies located in areas of low visibility are appropriate.- this is on the rear of the home. It is not visible from West End and barely visible from the...
alley in the rear due to the grade of the site

Project Contacts

Applicant Full Name: Hayes Wauford
Applicant Address:

Applicant Phone: 1
Applicant Email Address:

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

Owner Phone Number (if not the applicant):
Owner Email Address:

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.
Existing Screened Porch

View from West End Boulevard
Siding

1. Hardie Plank Lap Siding Smooth to replicate dressed wooden siding on the existing 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