

STAFF REPORT AUGUST 3, 2022 HRC MEETING

Case #: COA2022-070
Staff: Heather M. Bratland

Applicant: Hayes Wauford, Wilson Covington Construction

LOCATION

District: West End Historic Overlay District #374
Street: 800 West End Boulevard, Winston-Salem
Building: Glenn-Angelo-Walker 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 FINDINGS

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

- 1) The applicant proposes to replace the deteriorated outbuilding with a new outbuilding using a design that is compatible with the special character of the property and West End. Like the historic outbuilding, the new outbuilding will combine a finished living space with an area for the storage of vehicles – a carport instead of a garage. The outbuilding will have a hipped roof clad with asphalt shingles, which is consistent with the roof form of the historic outbuilding and main house. Rafter tails will be exposed as they are on the historic outbuilding. The outbuilding will be sheathed with Hardie plank siding with a 5” reveal to match the reveal dimension on the house and historic outbuilding. The foundation will be rock to match that of the house, and the carport floor will be concrete. (*Garages and Outbuildings*, West End Standard 2; *New Construction*, West End Standard 7)
- 2) The outbuilding will be constructed on the site of the former Servant’s House, which is at the rear of the lot adjacent to the alley. This location is in an area of low visibility. Both the location and orientation of the proposed outbuilding are consistent with the historic relationship of garages and accessory buildings to the house and site. Construction will not require alteration of the site topography or any character-defining site features. (*Garages and Accessory Buildings*, West End Standard 3; *New Construction*, West End Standards 1 and 2)
- 3) The proposed outbuilding is similar in footprint to the size and scale of the historic outbuilding. The integrity of the house and open space of the lot will not be significantly reduced. The roofline is a single story in height, which is consistent with the height of the historic outbuilding and below the height of the principal structure. (*Garages and Accessory Buildings*, West End Standard 4)
- 4) The applicant proposes to install aluminum clad wooden four-over-four and six-light casement windows in living space. The windows will have simulated divided lights with permanently applied interior and exterior muntins and a spacer bar. The window forms match double-hung and casement windows found in the house. The five panel and multi-light French doors are historic forms found throughout the West End. The spacing, placement, scale, orientation, proportion, and

size of the window and door openings - and the material, pattern, and detail of the windows and doors - are compatible with surrounding buildings that contribute to the special character of the West End. (*New Construction*, West End Standards 5 and 6)

- 5) The outbuilding will be discernable from historic buildings in the West End because it will replicate historic forms in modern materials, including PVC trim details; simulated divided light, aluminum clad windows; and Hardie plank siding. (*New Construction*, West End Standard 8)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2022-070 located at 800 West End Boulevard (PIN 6825-75-3848), within the West End Historic Overlay District, with the following conditions:

- 1) The applicant shall use Hardie plank with a smooth finish for all siding;
- 2) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 3) 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
- 4) 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.