

STAFF REPORT

AUGUST 3, 2022 HRC MEETING

Case #: COA2022-068
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 Servant's House
Status: Contributing
Local Historic Landmark#: n/a

REQUEST(S)

- Demolition of the Servant's House

APPLICABLE DESIGN REVIEW STANDARDS

West End Historic Overlay District Design Review Standards available at:
<https://www.cityofws.org/DocumentCenter/View/4089>

STAFF COMMENTS

This contributing outbuilding is described in the *West End Historic Overlay District Report* as a "hip-roofed and weatherboarded former servant's house with a stuccoed addition. It appears contemporary with the house [ca. 1913]."

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 demolish the Servant's House. Per the application, "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." The applicant has demonstrated that rehabilitation is impractical. The applicant plans to salvage brick, beadboard, window sashes, and siding. The applicant will submit to the Historic Resources Commission photographs and as built drawings, including floor plans and elevations. (*Demolition*, West End Standards 1 and 3)

STAFF RECOMMENDATION

Based on the preceding finding, staff recommends that the Commission approve COA2022-068 located at 800 West End Boulevard (PIN 6825-75-3848), within the West End Historic Overlay District, with the following conditions:

- 1) Demolition shall be delayed for three hundred sixty-five (365) days or until the applicant has demonstrated to Commission staff compliance with the salvage and documentation requirements of the Standards, whichever comes first;
- 2) The applicant shall clear the lot of all construction debris and maintain it after demolition;
- 3) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;

- 4) 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
- 5) 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.