

STAFF REPORT AUGUST 3, 2022 HRC MEETING

Case #: COA2022-071
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)

- Enclosure of a screened porch

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 enclose the existing screened porch, which is a modern addition located in the rear yard. As a component of the project, a portion of the existing first floor exterior wall will be demolished to create an 11' 8" x 8' opening between the existing kitchen and new space. This addition is in an area of low visibility, and it cannot be seen from the street. There will not be any impact on the site topography or site features. The addition could be removed in the future without an impact to the form and integrity of the historic house. The addition is both more narrow and shorter than the historic house. It does not visually overpower the historic house. No highly visible character defining features of the house will be destroyed, damaged, obscured, or radically changed. (*Additions, West End Standards 1-3, 5-6*)
- 2) The applicant proposes to sheathe the addition in Hardie plank with a 5" reveal to match the reveal of the house clapboards. New trim will be constructed from PVC to match the existing trim in size and detail. The applicant proposes to install aluminum clad wooden ten-light casement windows to match casement windows on the house. The windows will have simulated divided lights with permanently applied interior and exterior muntins and a spacer bar. An eight-light French door with divided light sidelights and transom will be installed at the existing concrete stairs. The materials are compatible with the historic materials of the house but differentiated from them. (*Additions, West End Standard 4*)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2022-071 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.