STAFF REPORT
APRIL 12, 2023 HRC MEETING

Case #: COA2023-020
Staff: Heather M. Bratland
Applicant: Chris Jones, Chris Jones Construction Inc.

LOCATION
District: West End Historic Overlay District
Street: 114 Piedmont Avenue, Winston-Salem
Building: W.H. Sharp House #498
Status: Contributing
Local Historic Landmark#: n/a

REQUEST(S)
- Expansion of an existing rear addition

APPLICABLE DESIGN REVIEW STANDARDS
West End Historic Overlay District Design Review Standards available at:
https://www.cityofws.org/DocumentCenter/View/4089

STAFF COMMENTS
The West End Historic Overlay District Report describes the W.H. Sharp House as nearly square. The 1917 Sanborn Fire Insurance map confirms that the house did not originally have any rear porches or extensions.

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 expand the first floor of an existing rear addition, which is located in an area of low visibility. Currently, the second floor of the addition overhangs the first floor. The applicant proposes to bring the walls of the first floor out to sit directly under the walls of the second floor. The existing door and windows will be reinstalled in the new walls in the same locations. The exterior of the first floor will be clad in clapboard to match the second-floor cladding; corner boards will be installed to match the second-floor detailing. The rear wall of the expanded addition will be supported on wooden posts wrapped in brick to match the foundation of the house. (Additions, West End Standards 1-6)

STAFF RECOMMENDATION
Based on the preceding findings, staff recommends that the Commission approve COA2023-020 at 114 Piedmont Avenue (PIN 6825-74-3979) within the West End Historic Overlay District, with the following conditions:

1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;

2) 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
3) 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.