

**STAFF REPORT
for
JUNE 5, 2019 HRC MEETING**

Case #: COA2019-048
Staff: Heather M. Bratland

Applicant: William Benton, West End Renaissance Residence Development LLC
Owner: William Benton, West End Renaissance Residence Development LLC

LOCATION

District: West End Historic Overlay District #620
Street: 252 Glade View Court
Building: Merrill House
Local Historic
Landmark#: n/a

REQUEST(S)

- Construction of a single-family residence

APPLICABLE SECTIONS OF DESIGN REVIEW GUIDELINES

West End Historic Overlay District Design Review Guidelines
(Please refer to the applicable sections of the *Guidelines*, as detailed in the staff comments.)

PROJECT DESCRIPTION/ELEMENTS

Please refer to the information provided with the application.

STAFF COMMENTS

On July 18, 2012, the Historic Resources Commission approved comprehensive residential redevelopment of land surrounding the former YWCA in the West End Historic Overlay District. The approval was conditioned on review and approval of the design and placement of each new house, the use of tree protection measures, and compliance with the UDO provisions regarding tree protection. Six new houses are under construction or have been completed. For Lot 8 at The Glade, 252 Glade View Court, the architect proposes a 2-story, brick residence with a wraparound porch, an entrance facing West End Boulevard, and a garage facing Glade View Court.

STAFF FINDINGS

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

- 1) The Merrill House relates to its site and repeats patterns established in the West End. The west elevation presents the appearance of a main entrance to West End Boulevard, with a garage entrance facing the interior of the development. There is no significant vegetation on the site, and there will be no major reshaping of land contours. (*New Construction*, West End Guideline 1)
- 2) Lot coverage for the Merrill House is similar to existing buildings on the west side of Glade View Court and throughout the West End. (*New Construction*, West End Guideline 2)
- 3) The Merrill House setbacks are consistent with existing buildings on Glade View Court, as are the width of its sideyards. The setbacks are uniform with the block and establish a feeling of order and coherence. (*New Construction*, West End Guideline 3)

- 4) The spacing of the Merrill House in the center of the lot conforms to the spacing of existing buildings on Glade View Court. (*New Construction, West End Guideline 4*)
- 5) The Merrill House faces the same direction as existing houses on the west side of Glade View Court. (*New Construction, West End Guideline 5*)
- 6) The two-story height of the Merrill House is consistent with the height of existing structures on Glade View Court. (*New Construction, West End Guideline 6*)
- 7) The scale of the Merrill House is consistent with existing structures on Glade View Court and in the West End. (*New Construction, West End Guideline 7*)
- 8) The basic shape and form of the Merrill House is that of a traditional residential structure and is compatible with houses on Glade View Court and throughout the West End. (*New Construction, West End Guideline 8*)
- 9) The combination of hipped and gable roof forms are similar to the roofs of houses on Glade View Court, as are the architectural shingles. (*New Construction, West End Guideline 9*)
- 10) The exterior architectural components, including the deep roof overhangs, Tuscan columns and metal railings at the porch, raised panel shutters, brick window headers and sills, simulated divided-light windows, and frieze, are compatible with the Merrill House and the West End. (*New Construction, West End Guideline 10*)
- 11) The Merrill House uses brick cladding, one of the most prevalent exterior surface treatments in West End. The dormer windows will be clad in smooth Hardie Artisan siding, which is an acceptable material for new construction when it has a similar texture, appearance, and reveal dimension to wood siding. The doors and shutters will be constructed of painted wood, a traditional building material found in the West End. Porch columns, flooring, railing posts, and trim elements will be constructed using composite materials, which will have an appearance and texture that is compatible with the houses on Glade View Court. The appearance of the steel garage doors is compatible with the houses on Glade View Court. (*New Construction, West End Guideline 11*)
- 12) The Hinkley Bromley lanterns are compatible in design, size, finish, and scale with the West End. (*Lighting, West End Guideline 3*)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2019-048 at the Merrill House, located at 252 Glade View Court within the West End Historic Overlay District (PIN# 6825-76-2594.00) 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.