Project Overview

Project Title: Major Work  Jurisdiction: City of Winston-Salem
Application Type: 01.16) Application for Certificate of Appropriateness  State: NC
Workflow: 01.16) Application for Certificate of Appropriateness  County: Forsyth

01.16) Application for Certificate of Appropriateness

Address of Subject Property:
- 207 GLADE VIEW CT (6825-76-3138.000)
- 6825-76-3138 (Unverified)

PIN(s) of subject property:
- 207 GLADE VIEW CT (6825-76-3138.000)
- 6825-76-3138 (Unverified)

Local Historic Landmark?: No  Landmark Name (if applicable. Type "N/A: if not):
Landmark Number (if applicable. Type "N/A: if not):
Are you amending a previously submitted COA?: No  Local Historic District: West End
Is this an "After the Fact" COA application?: No  Prior COA case #: (if applicable):

Project Description

COA Project Intent and Background Statement (click "help" for description):
The requested COA is for the construction of a new, two-story home with an attached garage that is to be located on an existing lot within the Glade at West End Development.

COA Scope of Work (click the "help" button for description):
The scope of work will include site preparation, construction of the new house and garage, landscaping around the house, and the construction of the driveway and sidewalk.

COA Compliance with Design Review Standards and/or Guidelines (Copies of the Design Review standards for each district can be found online here: https://www.cityofws.org/1397/Publications):
The proposed home was designed in accordance with the West End Historic Overlay District Design Review Standards-Changes to the Building Exterior - New Construction.

The construction will be compatible with, but differentiated from other historic architecture in the West End District. The house design will be consistent in scale, architectural style, and building materials with houses previously constructed in the Glade at West End and will be harmonious with other historic homes located in the district.

The design of the house is consistent with the Standards for Design including:
1. Site character, setback, orientation, and a minimum disturbance to topography and vegetation. The existing trees along Glade Street will be preserved.
2. The overall character of the design is consistent with existing homes in terms of its height, architectural forms, scale, proportion, and roof shapes.

3. The spacing, scale, orientation, proportion, and size of window and door openings are consistent with the existing houses in the neighborhood and they are appropriate for the scale of the proposed house.

4. The materials and finishes for the new house are compatible with historic materials and finishes found in the neighborhood's existing houses in terms of scale, pattern, detail, texture, and finish. An summary of the exterior finishes includes the following:

   - Pinehall brick-Tidewater
   - Wood-Painted fiber cement products (James Hardie) will be used in lieu of wood trim and soffit materials
   - Aluminum clad windows with simulated divided lights
   - "Certainteed" three-tab fiberglass roof shingles
   - "Trex" deck materials
   - "Column Post" calcium carbonate (marble dust) and polyester resin exterior columns
   - "Perennial" wood and hand/deck rails
   - Concrete drive from existing Glade View Court

5. The home design does not copy an existing historic home in the district, but its shapes and forms are consistent with the architectural vocabulary that exists in the Glade at West End and the homes in the surrounding West End neighborhood.

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**Project Contacts**

**Applicant Full Name:** Bud Clark  
**Applicant Address:** West End Renaissance Residence Development LLC  
1105 Brookstown Avenue  
Winston Salem, NC 27101  

**Applicant Phone:**  
**Applicant Email Address:**

**Owner Full Name (If not the applicant):**  
**Owner Address:** West End Renaissance Residence Development LLC  
1105 Brookstown Avenue  
Winston Salem, NC 27101  

**Owner Phone Number (if not the applicant):**  
**Owner Email Address:** clark@salemsenior.com

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**COA Consent Statement**

We, the applicant and owner (if not the applicant), do hereby make an application for a Certificate of Appropriateness (COA) for the following project to be undertaken within the boundaries of a Historic District, Historic Overlay District, or Local Historic Landmark.
We understand that all required information must be submitted for this application to be considered complete, assigned a case number, and either (a) processed by staff as a minor work project, or (b) placed on the agenda of the Forsyth County Historic Resources Commission. By applying for a COA and signing below, we give permission to staff of Winston-Salem/Forsyth County Planning & Development Services to enter upon the property to (1) post signage at the property regarding a pending COA application and (2) inspect the property for any reason related to this application and/or an issued COA. We understand that an interior inspection may be necessary for proposed changes to the interior of a Local Historic Landmark.
PROJECT DESCRIPTION:
Spec House #2 is the most recent design for the Glade at West End Condominium and Single Family Development project located at Lot 10, 207 Glade View Court in Winston-Salem. Previously, seven (7) single family homes have been designed, built, and are now occupied by their owners.

Spec House #2 is a new, 4,238 square foot, three (3) bedroom, two (2)-story design with a crawl space that varies in depth according to the slope at Lot 10 in the development. The house includes a two (2)-car, attached garage. Also, the house has a covered porch on the South side facing Glade Street and a porch on the North side facing Glade View Court.

The house is designed to be compatible with the West End neighborhood in terms of Architectural style, scale, and the general building materials. The material palate will be consistent with the seven (7) completed houses in the development. In general, the exterior building materials include face brick, cementitious lap siding and panels, wood porch railings, composite columns, aluminum clad simulated divided light windows, and fiberglass roof shingles. Exterior lighting was selected for its compatibility with the Architectural scale and style. Other details and information includes the following:

RELOCATION:
The property was partially graded during the renovation of the YMCA Administration Building and the construction of Glade View Court. There are no features on the property that will be disturbed.

DEMOLITION:
Not Applicable

EXTERIOR ALTERATION:
Not Applicable

LANDSCAPING:
There is no significant vegetation that will be disturbed or removed on the site. A landscaping plan will be submitted for review and approval.

NEW CONSTRUCTION: See attachments for the following:
Site Plan
Photographs
Specifications
Architectural Drawings

SITE PHOTOGRAPH 04

SITE PHOTOGRAPH 05
The Glade at West End

SPEC HOUSE #2

WEST END RENAISSANCE
RESIDENCE DEVELOPMENT LLC

ADDRESS:
207 Glade View Court
Mountford, North Carolina 27753

METROPOLIS ARCHITECTURE

ADDRESS:
27127 S. 27127
Winston-Salem, North Carolina

JULY 4, 2022

SHEET NUMBER
DSP101

NOTE:
These drawings are intended for internal use only. Authorization to reproduce or copy a portion of any drawing or diagram without written permission of an authorized person is strictly prohibited.
NORTH ELEVATION

SCALE: 1/8" = 1'-0"
Artisan Lap Siding

Artisan lap siding is a premium exterior product that combines elegant aesthetics with the unrivaled durability of James Hardie siding. This unique product line opens the door to unlimited possibilities giving architects, builders and homeowners alike the opportunity to express themselves through the highest standards in design.

**Details**
- Celect vinyl deep shadow lines
- Ability to create custom corners

**CERTAINTEED ROOF SHINGLES**

- **01** Siding
- **04** Time
- **07** Kids
- **08** Certainteed Roof Shingles

**FEATURES AND BENEFITS**

- Offering a complete line of round smooth, fluted, and non-tapered columns as well as square smooth, fluted, raised panel, recessed panel and recessed panel pilaster posts.
- Extremely durable products manufactured with calcium carbonate (marble dust), polyester mat and several other ingredients to produce high strength load-bearing parts.
- Decorative Caps are lead-bearing, same material as column, no nails required.
- Consistent smooth finish that requires little sanding.
- Unprecedented detail on all capitals and bases for true “Classic Replication”

**COLUMN POST PORCH COLUMNS**

- All columns have mortar architectural proportions in taper and fluting.
- Heavy-duty packaging with reinforced ends to ensure the product arrives ready to use.
- Popular styles and sizes can be produced in industry best lead-times.
- All components are supplied in-house giving Column & Post exceptional quality control.
- Ability to develop a wide range of new products.
- Dedicated staff with many years of design, composites and production experience in the business.

**NOTE:** Final paint colors to be selected

**COLUMNS**

- Well-proportioned and versatile

**SPECIAL FINISHES**

- Hardie Lap Siding
- Note: final paint colors to be selected

**SPECIFICATIONS**

- High-quality materials
- Precisely cut and assembled
- Guaranteed to perform

**ADDRESS:**

207 Glade View Court
Winston-Salem, North Carolina 27127

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**Oconee Collection**

Our Oconee Collection brings together classic design with cutting-edge technologies that will add value to your home with improved safety and security while maximizing energy efficiency and comfort. Our proprietary line of glass provides:

**Details**
- **Glass:** LowE24, LowE49, LoE49 with Argon Gas or Triple Glazed Glass
- **Finish:** Black, White, Oak, Mahogany, and more
- **Width:** 36" - 118" in 6" increments
- **Height:** 84" - 100" (36" and 48" for French doors)

**Specifications**

**Configurations**

To view the complete collection, visit our website at [www.ourdoor.com](http://www.ourdoor.com). For more information, contact us at 1-800-123-4567.

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**GRILLES**

**WALK-THROUGH GUIDELINES**

1. Installation:
   - Inspect the area where the grate is to be installed to ensure proper alignment.
   - Cut the opening to fit the grate, leaving a clearance of at least 1/8" around the grate edges.
2. Consultation:
   - Schedule an appointment to discuss your needs with a professional installer.
3. Maintenance:
   - Regular cleaning and maintenance recommended to maintain optimal performance.

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**WEATHERSHIELD WINDOWS**

**WEATHERSHIELD WINDOWS**

**SUITE A901**

**ADDRESS:**

207 GLADE VIEW COURT
WINSTON-SALEM, NORTH CAROLINA 27127

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PERENNIAL WOOD DECK RAILING 07

AZEK PORCH DECKING 04

HINKLEY GARAGE DOOR LIGHTING 01

PARK HARBOR EXTERIOR ENTRANCE LIGHTING 02

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