

STAFF REPORT

SEPTEMBER 7, 2022 HRC MEETING

Case #: COA2022-078
Staff: Heather M. Bratland

Applicant: Keith Wales, Jr. AIA

LOCATION

District: West End Historic Overlay District #317 & #363
Street: 1012 Glade Street and 1001 West Fourth Street, Winston-Salem
Building: Pilot Life Insurance Co. & Petree, Stockton and Robinson Law Offices
Status: Noncontributing
Local Historic Landmark#: n/a

REQUEST(S)

- Installation of a pergola and gazebo

APPLICABLE DESIGN REVIEW STANDARDS

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

STAFF COMMENTS

The Pilot Life Insurance Building and the Petree, Stockton & Robinson Law Office are located on the site of the Hotel Zinzendorf, which opened and was destroyed by fire in 1892, and the ca. 1910 Hanes-Hill House that was subsequently built on the land. The Hanes-Hill House was demolished ca. 1950. The Pilot Life Insurance Building (ca. 1960s) and Petree, Stockton & Robinson Law Office (1980) are noncontributing to the West End.

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 construct a gazebo and pergola as focal points in the open space adjacent to the intersection of West Fourth and Glade Streets. Both pergolas and gazebos have roots in the ancient world and were features found in nineteenth and twentieth century American gardens. The gazebo design references the unique and steeply pitched roofs found on the turrets of the Hotel Zinzendorf, which occupied this site in 1892. The pergola is based on the one located in Reynolda Gardens, which is contemporaneous with West End's period of significance. However, detailing is simplified as compared to historic models to differentiate the work as modern. The materials specified for the gazebo include red brick column bases; a brushed concrete floor; cast stone base caps; painted wood, fiber cement trim, and fiber reinforced plastic; and asphalt shingles. A metal lantern will hang from the ceiling. The pergola will be constructed from painted wood, fiber cement trim, and fiber reinforced plastic. These materials are compatible with historic materials and finishes in the West End in terms of scale, module, pattern, detail, and texture but differentiated from historic materials in composition. (*Landscape Features*, West End Standard 3; *New Construction*, West End Standard 7 and 8)
- 2) The lawn and raised terrace where the pergola is to be located will be connected with a new set of curved granite steps. Brick site walls with cast stone caps will be installed at the head of the lawn on either side of the granite steps to create a focal point at the pergola and terminate the view. This treatment references the low walls at the pergola in Reynolda Gardens, and the site wall design will match existing site walls at the western end of the lawn. The walls are compatible

with the site in terms of setback, size, scale, and height. Next to the site walls, new concrete steps will navigate the small rise from the lawn and connect the sidewalks that encircle the lawn to new concrete sidewalks that will provide accessible paths to the area under the pergola. All materials are appropriate for hardscaping in the West End and will match the existing materials at the lawn. (*Walkways and Steps*, West End Standards 4 and 5; *Retaining and Other Landscaping Walls*, West End Standards 4, 5, and 7)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2022-078 located at 1012 Glade Street (PIN 6825-76-9375) and 1001 West Fourth Street (PIN 6825-76-8026), 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.