# Project Overview

| **Project Title:** Glade at West End: New Single-Family House Construction at 260 Glade View Ct. | **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:** 260 Glade View CT (6825-76-3519.000) | **PIN(s) of subject property:** 260 Glade View CT (6825-76-3519.000) |
| **Local Historic Landmark?**: No | **Landmark Name (If applicable. Type "N/A: if not):** |
| **Landmark Number (if applicable. Type "N/A: if not):** | **Local Historic District: West End** |
| **Are you amending a previously submitted COA?**: No | **Prior COA case #: (if applicable):** |
| **Is this an "After the Fact" COA application?**: No |

## 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. There are no existing trees in the construction zone.
2. The overall character of the 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 face brick
   - Wood-Painted fiber cement products (James Hardie) will be used in lieu of wood trim and soffit materials
   - “Weathershield” 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  
**Applicant Phone:**  
**Applicant Email Address:**

**Owner Full Name (If not the applicant):**  
**Owner Address:**  
**Owner Phone Number (if not the applicant):**  
**Owner Email Address:**

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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:
Messenkopt Residence is the most recent design for the Glade at West End Condominium and Single Family Development project located at Lot 5, 260 Glade View Court in Winston-Salem. Previously, seven (7) single family homes have been designed, built, and are now occupied by their owners. An eighth (8th) single family home has been designed and approved by the Historic Landmark Commission and is preparing to be built.

Messenkopt Residence is a new, 5,977 square foot, three (3) bedroom, two (2)-story design with a basement. The house includes a two (2)-car, attached garage. Also, the house has a covered entry porch on the North side facing Clover Street and an additional covered porch facing Glade Street.

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

PROJECT DESCRIPTION:
THE GLADE AT WEST END
Messenkopf
West End Renaissance
Residence Development LLC

Address:
260 Glade View Court
Winston-Salem, North Carolina 27103

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THE GLADE AT WEST END
MESSENKOPF
WEST END RENAISSANCE
RESIDENCE DEVELOPMENT LLC

PROJECT:
THE GLADE AT WEST END
MESSENKOPF
WEST END RENAISSANCE
RESIDENCE DEVELOPMENT LLC

ADDRESS:
260 GLADE VIEW COURT
WINSTON-SALEM, NORTH CAROLINA 27103

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EXTERIOR RENDERING

DRAWING:
HISTORIC RESOURCE COMMISSION

DATE:
SEPTEMBER 6, 2022

SHEET NUMBER:
A800
CERTAINTEED FIBERGLAS SHINGLES
HARDEE TRIM BOARD AND SOFFIT
HARDEE ARTISAN SERIES SIDING
CERTAINTEED FIBERGLAS SHINGLES
COLUMN AND POST COLUMNS
WEATHERSHIELD WINDOW AND DOORS SIGNATURE SERIES
DOUBLERHUNG, CASEMENT, AND FIXED WINDOWS
WEATHERSHIELD WINDOW AND DOORS SIGNATURE SERIES
DOUBLERHUNG, CASEMENT, AND FIXED WINDOWS
PINE HALL BRICK
COLUMN AND POST COLUMNS
TREX SELECT DECKING
PERIMIAL WOOD RAILS
THE GLADE AT WEST END
MESSENKOPF
WEST END RENAISSANCE RESIDENCE DEVELOPMENT LLC
PROJECT:
ADDRESS:
SEPTEMBER 6, 2022
3710 GLADE VIEW COURT
WINSTON-SALEM, NORTH CAROLINA 27103
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45'-4"
17'-4"
14'-0"
14'-0"
5'-0"
1'-4"
8'-8"
8'-8"
21'-4"
14'-0"
1'-4"
THE GLADE AT WEST END
MESSENKOPF
WEST END RENAISSANCE
RESIDENCE DEVELOPMENT LLC

ADDRESS:
THE GLADE AT WEST END
MESSENKOPF
WEST END RENAISSANCE
RESIDENCE DEVELOPMENT LLC

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CERTAINTEED ROOF SHINGLES

Columbus P400

HARDIE
Our Ocone Collection

- Signature Doors -

Specifications

- Choose a door
- Door Frame
- Door Opener
- Screen Door
- Storm Door

AMARR GARAGE DOORS 01

MINIMUM EXTERIOR DOORS 04

WEATHERSHIELD WINDOWS 07

DRAWS: SEPTEMBER 6, 2022

THE GLADE AT WEST END

MESSENKOPF

WEST END RENAISSANCE RESIDENCE DEVELOPMENT LLC

ADDRESS: 260 GLADE VIEW COURT, WINDSOR, NORTH CAROLINA 27193

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