

# STAFF REPORT

## OCTOBER 5, 2022 HRC MEETING

**Case #:** COA2022-089  
**Staff:** Heather M. Bratland

**Applicant:** Bud Clark, West End Renaissance Residence Development LLC

### **LOCATION**

District: West End Historic Overlay District  
Street: 260 Glade View Court, Winston-Salem  
Building: #621  
Status: Noncontributing  
Local Historic  
Landmark#: n/a

### **REQUEST(S)**

- Construction of a single-family house

### **APPLICABLE DESIGN REVIEW STANDARDS**

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

### **STAFF COMMENTS**

This vacant parcel is part of the former grounds of the YWCA, which is being redeveloped into a small group of single-family houses.

### **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 single-family house on a lot on the west side of Glade View Court that sits approximately 40' above Carolina Avenue. The setback, spacing, and orientation of the house on the lot are compatible with those of nearby buildings that contribute to the character of the West End. The site has already been partially graded and disturbance will be minimal. The site character, topography, and vistas and views will not be substantially altered. The site does not have any character-defining site features. (*New Construction, West End Standards 1-3*)
- 2) The 2 story on basement height, rectilinear form, hipped roof, and 4-bay width of the house are compatible in height, form, size, scale, massing, proportion, and roof shape with surrounding buildings that contribute to the special character of the West End. The doors and windows are arranged asymmetrically with paired French doors and single and triple three-over-one windows at the basement; an open porch with triple three-over-one window and a French door and an enclosed porch with two triple windows on the first floor; and a quadruple window on the second floor. The sidewalls use an asymmetrical arrangement of banked and single three-over-one windows mixed with fixed and casement windows, which is typical for secondary facades. The spacing, placement, scale, orientation, proportion, and size of the window and door openings is compatible with surrounding buildings that contribute to the special character of the West End. (*New Construction, West End Standards 4-5*)
- 3) The proposed windows are aluminum clad wood windows with simulated divided light muntins that use permanently applied interior and exterior grilles. These window details are the same as those required for replacement windows on contributing structures in the West End. The

proposed doors are constructed from wood in a French door style, which is found commonly in the West End. The material, proportion, pattern, and details of the windows and doors are compatible with surrounding buildings that contribute to the special character of the West End. (*New Construction*, West End Standard 6)

- 4) The proposed house will be clad with Pinehall Brick's Tidewater series at the basement, painted, smooth finished Hardie Artisan lap siding on the main body of the house, and Certainteed Landmark series asphalt shingles. Painted Hardie fiber cement products will also be used for soffit and trim details. Porch railings with square balusters will be constructed from Perennial Wood, a treated Southern pine, and painted. Square, paired porch posts are a resin and marble dust composite and will be painted. Porch decking will be square-edge Trex. Garage doors will be steel with a factory-finished paint and glass windows. The light fixtures are designed in a Craftsman style with metal cages and frosted glass lanterns. The materials and finishes are compatible with, yet discernable from, historic materials and finishes found in surrounding historic buildings in terms of composition, scale, module, pattern, detail, texture, and finish. (*New Construction*, West End Standards 7-8)

### **STAFF RECOMMENDATION**

Based on the preceding findings, staff recommends that the Commission approve COA2022-089 located at 260 Glade View Court (PIN 6825-76-3519), 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.