On October 5, 2022, the Forsyth County Historic Resources Commission (“Commission”) conducted, in the above referenced matter, a public hearing in accordance with the statutes and case law pertaining to quasi-judicial proceedings for the issuance of certificates of appropriateness. During the hearing, Heather Bratland, Historic Resources Officer, presented the staff report, findings, and recommendation. Marty Marion of Metropolis Architecture PLLC appeared to present testimony and evidence in support of the application. Ashley Merrill appeared to present testimony and evidence in opposition to the application.

After presentation of all testimony and evidence, the Forsyth County Historic Resources Commission, based upon the evidence presented in the application and during the hearing, finds that the proposed 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 windows 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)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2022-089 for work 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.

This the sixth day of October, 2022.

Mary Catherine Berry, Chair
Forsyth County Historic Resources Commission
CERTIFICATE OF APPROPRIATENESS

Date: October 5, 2022
CASE #: COA2022-089

On October 5, 2022, the Forsyth County Historic Resources Commission approved the issuance of this Certificate of Appropriateness (COA) on the application for the following work at vacant lot located at 260 Glade View Court in the West End Historic Overlay District.

- Construction of a single-family house

Approval of this item was granted subject to 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, which qualify as 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.

This COA runs with the property upon which the work is to be performed. The COA does not serve in any manner as a certification by the HRC or the Winston-Salem/Forsyth County Planning Division that the applicant or anyone else has the authority to be on the subject property to perform the approved work. You should perform your own due diligence to confirm whether you have the legal authority to be on the property to perform the approved work.

This Certificate of Appropriateness expires on October 5, 2025.

Mary Catherine Berry, Chair
Forsyth County Historic Resources Commission

The scope of work for this project must meet all other applicable building codes and ordinances. Any additional approvals or permits from the City must be obtained prior to initiating work.