STAFF REPORT
AUGUST 7, 2023 HRC MEETING

Case #: COA2023-067
Staff: Heather M. Bratland
Applicant: West End Renaissance Residence Development LLC c/o Trent Adams

LOCATION
District: West End Historic Overlay District
Street: 255 Glade View Court, Winston-Salem
Building: House #611
Status: Noncontributing
Local Historic Landmark#: n/a

REQUEST(S)

• New 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 east side of Glade View Court. The lot drops approximately 20' from east to west. 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 1 ½ story on basement height, rectilinear form, side gable roof, and 5-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 four-over-four windows, three single four-over-four windows, and a single-leaf door with sidelights behind a three-bay porch at the first floor; and an end-gable dormer with three four-over-four windows on the second floor. The secondary facades use an asymmetrical arrangement of banked and single four-over-four windows mixed with paired six-light casement windows and single-leaf doors, 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 several traditional configurations with true-divided-
light windows, which are 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 Old Yorktown brick series at the basement, painted, smooth finished Hardie Artisan smooth siding in a board-and-batten configuration on the main body of the house and shakes in the gable ends, and Certainteed Landmark Pro series asphalt shingles in Moire Black. 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. Tapered 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 factory-finished paint. The light fixtures are a lantern style with seeded glass. 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 COA2023-067 at 255 Glade View Court (PIN 6825-76-4479) within the West End Historic Overlay District, with the following conditions:

1) Within six (6) months of the issuance of this Certificate of Appropriateness, the applicant shall install granite curbing to match adjacent historic granite curbing in three (3) locations in the Glade Street right-of-way where entrances and exits to the YWCA property were previously located, remove the concrete apron, and restore the planting strip;

2) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;

3) 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

4) 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.