CERTIFICATE OF APPROPRIATENESS

Date: April 3, 2019 CASE #: COA2019-023

On April 3, 2019, the Forsyth County Historic Resources Commission approved the issuance of this Certificate of Appropriateness (COA) on the application for the following work at the David Reid House, Local Historic Landmark #42, located at 1820 South Main Street, Winston-Salem.

Interior alterations at the attic and dining room

Approval of this item granted **<u>subject to the following conditions</u>**:

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

Kevin Owen, Chairman

Forsyth County Historic Resources Commission

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NORTH CAROLINA)) FORSYTH COUNTY)	FORSYTH COUNTY HISTORIC RESOURCES COMMISSION
ORDER)	CERTIFICATE OF APPROPRIATENESS
)	CASE NUMBER COA2019-023

On April 3, 2019, 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. John Edwards of John Edwards Signature Homes, applicant, appeared to present testimony and evidence in support of the application. No one 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 Local Historic Landmark because:

- 1) The creation of an eating bar and wall opening between the dining room and the kitchen will not alter or remove any significant features of the dining room, which include its fireplace, trim work, and hardwood floors. While the opening and counter will be styled with details consistent with the historic property, it will clearly be a modern feature and will not create a false historical appearance. (*Building Interiors*, Landmark Guidelines 1, 2, and 7)
- 2) The existing stairs to the attic do not provide Code-compliant access to the attic, which is necessary if the space is to be finished. Although the treads and risers of the widened stairs will be modern materials, the original railing and newel post will be reused, and the back of the stair will be finished in bead board as it is now. None of the moldings or decorative woodwork in the stair hall need to be altered to accommodate the widened stair. Once complete, the widened stair will have an appearance consistent with its current appearance. (Building Interiors, Landmark Guidelines 1 and 2; Accessibility, Life Safety, and Code Requirements, Landmark Guideline 2)
- 3) Renovating the attic to create three finished rooms and an unfinished storage space will not negatively impact any character-defining features of the house and will preserve attic-level windows. The original framing, including the remnants of the turret that once graced the northeast corner of the house, will not be altered. However, collar ties that were installed to support the roof when the turret was removed will be leveled. The wooden windows at the attic level will be removed, repaired using traditional materials and techniques, and reinstalled. The use of drywall and carpet as finish materials will distinguish this part of the house from the historic areas, avoiding creation of a false historical appearance.

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(Building Interiors, Landmark Guidelines 2 and 7; Windows and Doors, Landmark Guidelines 1-4)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2019-023 at the David Reid House, Local Historic Landmark #42, located at 1820 South Main Street (PIN#: 6834-38-5136.00), 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* and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

This the fourth day of April, 2019.

Kevin G. Owen, Chair

Forsyth County Historic Resources Commission