

CERTIFICATE OF APPROPRIATENESS

Date: May 1, 2019

CASE #: COA2019-015

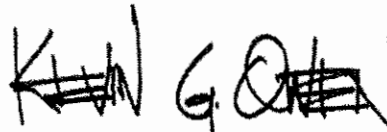
On May 1, 2019, the Forsyth County Historic Resources Commission approved the issuance of this Certificate of Appropriateness (COA) on the application for the following work at the Apartment Building located at 109-115 West End Boulevard, Winston-Salem, in the West End Historic Overlay District.

- Exterior porch, stair, and patio replacements

Approval of this item granted subject to the following conditions:

- 1) The applicant shall install Hardie Board on the front porch stair sidewalls. The Hardie Board shall be 3.5 inches in width and lapped;
- 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* 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

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.

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NORTH CAROLINA)
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FORSYTH COUNTY)

FORSYTH COUNTY HISTORIC RESOURCES COMMISSION

ORDER)
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CERTIFICATE OF APPROPRIATENESS

CASE NUMBER COA2019-015

On March 6, 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. Teresa Drummond, owner and applicant, John Merschel, representative of the West End Association, and Will Knott appeared to present testimony and evidence in support of the application. No one appeared to present testimony and evidence in opposition to the application.

The public hearing was continued to the May 1, 2019 meeting of the Commission to allow the applicant an opportunity to submit elevation drawings of the front and sides of the structure. Heather Bratland, Historic Resources Officer, presented the updated staff report, findings, and recommendation. Teresa Drummond, owner and applicant, and John Merschel, representative of a committee of the West End Association, appeared to present testimony and evidence in support of the application. No one appeared to present testimony and evidence in opposition to the application.

The applicant amended her application as follows:

- 1) The applicant requested approval for the installation of lapped Hardie Board, 3.5 inches in width, on the front porch stair sidewalls; and
- 2) The applicant removed the proposed repoured concrete walkways, brick landscape stairs, and the brick retaining walls from her 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 current entry porch and concrete stair on the street façade are structurally failing. The stair has dropped and is pushing into the brick foundation of the porch. This is evident in the large horizontal crack in the concrete above the top stair and in the damage to the brickwork at the top of the stair. The brick foundation for the porch will be repaired, and the brick and concrete stair will be removed. Wooden porches and entry stairs are a very common feature of the West End. The houses on either side of this property both have wooden porches, with wooden steps, columns, railings, and floors. Reconstructing this entry porch with painted wood columns and railings, Hardie Board cladding of the stair

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sidewalls, and composite stair treads and porch flooring will connect the property visually to neighboring homes and the West End as a whole. The new porch and stair designs are compatible in design, style, dimension, and detail with the property and District. The new hipped roof form is consistent with the form of the roof on the main block of the building. (*Noncontributing Structures*, West End Guidelines 1 and 3; *Entrances, Porches, Enclosures, and Balconies*, West End Guidelines 4 and 5)

- 2) Neither the first-floor concrete patios nor the metal railings are character-defining features of the site. The stone retaining walls are one of the few features of the property that are characteristic of the West End. Retention of the stone walls will maintain this property's visual connection to the District. The structure of the first floor porches will be placed inside the stone retaining walls, screening the support posts from view. The porch columns and railings are compatible in design, style, dimension, detail, texture, and material with the property and District. The composite wood porch floor is also compatible. (*Noncontributing Structures*, West End Guidelines 1 and 3; *Walls*, West End Guideline 1; *Entrances, Porches, Enclosures, and Balconies*, West End Guideline 4)
- 3) The 8' width of the second-floor side porches maintains the limits of the original outdoor living space of the property. It is not uncommon for houses in the West End to include porches that extend beyond the plane of sidewalls. The stairs will be reconstructed in their current location. The porches and stairs will be constructed with painted wood and composite decking. The proposed porches are compatible in style, design, dimension, and material with the property and the District. The use of composite material for the stair and porch floors is also compatible. (*Noncontributing Structures*, West End Guidelines 1 and 3; *Entrances, Porches, Enclosures, and Balconies*, West End Guidelines 3, 4 and 7)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2019-015 at the Apartment Building located at 109-115 West End Boulevard, within the West End Historic Overlay District (PIN#: 6835-08-0198.00), with the following conditions:

- 1) The applicant shall install Hardie Board on the front porch stair sidewalls. The Hardie Board shall be 3.5 inches in width and lapped.
- 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* and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

This the second day of May, 2019.

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A handwritten signature in black ink, appearing to read "KEVIN G. OWEN". The letters are somewhat stylized and overlapping.

Kevin G. Owen, Chair
Forsyth County Historic Resources Commission