

CERTIFICATE OF APPROPRIATENESS

Date: June 5, 2019
CASE #: COA2019-048

On June 5, 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 Merrill House, located at 252 Glade View Court in the West End Historic Overlay District.

- Construction of a single-family residence

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.

Handwritten signature of Kevin Owen in black ink.

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.

NORTH CAROLINA)
)
FORSYTH COUNTY)

FORSYTH COUNTY HISTORIC RESOURCES COMMISSION

ORDER)
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CERTIFICATE OF APPROPRIATENESS

CASE NUMBER COA2019-048

On June 5, 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. Commission member Michael Ryden was recused. During the hearing, Heather Bratland, Historic Resources Officer, presented the staff report, findings, and recommendation. John Merschel, on behalf 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.

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 Merrill House relates to its site and repeats patterns established in the West End. The west elevation presents the appearance of a main entrance to West End Boulevard, with a garage entrance facing the interior of the development. There is no significant vegetation on the site, and there will be no major reshaping of land contours. (*New Construction*, West End Guideline 1)
- 2) Lot coverage for the Merrill House is similar to existing buildings on the west side of Glade View Court and throughout the West End. (*New Construction*, West End Guideline 2)
- 3) The Merrill House setbacks are consistent with existing buildings on Glade View Court, as are the width of its sideyards. The setbacks are uniform with the block and establish a feeling of order and coherence. (*New Construction*, West End Guideline 3)
- 4) The spacing of the Merrill House in the center of the lot conforms to the spacing of existing buildings on Glade View Court. (*New Construction*, West End Guideline 4)
- 5) The Merrill House faces the same direction as existing houses on the west side of Glade View Court. (*New Construction*, West End Guideline 5)
- 6) The two-story height of the Merrill House is consistent with the height of existing structures on Glade View Court. (*New Construction*, West End Guideline 6)
- 7) The scale of the Merrill House is consistent with existing structures on Glade View Court and in the West End. (*New Construction*, West End Guideline 7)

- 8) The basic shape and form of the Merrill House is that of a traditional residential structure and is compatible with houses on Glade View Court and throughout the West End. (*New Construction*, West End Guideline 8)
- 9) The combination of hipped and gable roof forms are similar to the roofs of houses on Glade View Court, as are the architectural shingles. (*New Construction*, West End Guideline 9)
- 10) The exterior architectural components, including the deep roof overhangs, Tuscan columns and metal railings at the porch, raised panel shutters, brick window headers and sills, simulated divided-light windows, and frieze, are compatible with the Merrill House and the West End. (*New Construction*, West End Guideline 10)
- 11) The Merrill House uses brick cladding, one of the most prevalent exterior surface treatments in West End. The dormer windows will be clad in smooth Hardie Artisan siding, which is an acceptable material for new construction when it has a similar texture, appearance, and reveal dimension to wood siding. The doors and shutters will be constructed of painted wood, a traditional building material found in the West End. Porch columns, flooring, railing posts, and trim elements will be constructed using composite materials, which will have an appearance and texture that is compatible with the houses on Glade View Court. The appearance of the steel garage doors is compatible with the houses on Glade View Court. (*New Construction*, West End Guideline 11)
- 12) The Hinkley Bromley lanterns are compatible in design, size, finish, and scale with the West End. (*Lighting*, West End Guideline 3)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2019-048 at the Merrill House, located at 252 Glade View Court, within the West End Historic Overlay District (PIN# 6825-76-2594.00), 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 sixth day of June, 2019.

A handwritten signature in black ink that reads "KEVIN G. OWEN". The letters are somewhat stylized and there are some horizontal lines through the letters, possibly indicating a signature that was written over a printed name.

Kevin G. Owen, Chair
Forsyth County Historic Resources Commission