CERTIFICATE OF APPROPRIATENESS
Date: August 7, 2019
CASE #: COA2019-074

On August 7, 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 Jones-Heath House, located at 1210 West Fourth Street in the West End Historic Overlay District.

- After-the-fact installation of a new window

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.

Sunny Stewart, Acting 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.
On August 7, 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. Randy Hatteberg of RMH Properties, LLC, 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 West End Historic Overlay District because:

1) The proposed window opening is located in the rear portion of the southern sidewall, a noncharacter-defining elevation. The new window opening and window do not compromise the architectural integrity of the house. The new window will have permanently applied exterior muntins in an 8/1 pattern, which matches the design of existing historic windows in the sidewall. The size and trim details of the new window will be consistent with the overall design of the building, including its original detailing. *(Fenestration: Windows and Doors, West End Guideline 12)*

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2019-0074 at the Jones-Heath House, located at 1210 West Fourth Street within the West End Historic Overlay District (PIN# 6825-84-0899.00), 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 form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.