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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 COA2019-062

On September 4, 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. Jeff Soriano, applicant, Brice Shearbourne, and Mike Fradin appeared to present testimony and evidence in support of the application. John Merschel, representative of the West End Association, Will Knott, and Margaret Hermann 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 First Street Fence is incongruous with the character of the West End Historic Overlay District because:

- 1) The First Street Fence, as-built, is 48” high. It is not appropriate to introduce fences taller than 42” in areas that are highly visible from street level. (*New Fences in Highly Visible Areas from Street Level*, West End Guideline 6)
- 2) The First Street Fence is a shadowbox fence with dog-eared vertical boards. To construct a shadowbox fence, vertical boards are nailed onto alternating sides of the horizontal support members, creating a wooden privacy fence. The design of new fences should be compatible with the style or period of the building and appropriate with the period of significance of the neighborhood. Inappropriate styles of fencing in highly visible areas include board-and-batten fencing. Both board-and-batten and shadowbox fences are types of vertical board fencing consistent in style and period with post-WWII suburban development; vertical board fencing is not compatible with the style or period of the West End Historic Overlay District, a City Beautiful era, picturesque streetcar suburb. (*New Fences in Highly Visible Areas from Street Level*, West End Guidelines 2 and 5)

It is further found that the Planting Plan is not incongruous with the character of the West End Historic Overlay District because:

- 3) Rhododendron, azalea, boxwood, Leyland cypress, podocarpus, aucuba, and Japanese holly will be planted between the patio/retaining wall and sidewalks along First Street and West End Boulevard. Azalea and rhododendron are native plants that will grow to a height of 4’ to 10’, screening the patio at eye level. The aucuba and podocarpus will reach similar heights. The size and scale of the proposed materials are appropriate to the surrounding environment. (*Vegetation*, West End Guideline 4)

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- 4) The topography of the slope in the sideyard, dropping toward First Street and the rear lot line, will not be altered. (*Vegetation*, West End Guideline 3)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby denies COA2019-062 as it pertains to the First Street Fence and approves COA2019-062 as it pertains to the Planting Plan, both at the James House, located at 923 West End Boulevard, within the West End Historic Overlay District (PIN# 6825-75-1244.00), 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.

This the fifth day of September, 2019.

A handwritten signature in black ink, appearing to read "KEVIN G. OWEN". The signature is stylized with some overlapping lines and is positioned above a horizontal line.

Kevin G. Owen, Chair
Forsyth County Historic Resources Commission

CERTIFICATE OF APPROPRIATENESS

Date: September 4, 2019

CASE #: COA2019-062

On September 4, 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 James House, located at 923 West End Boulevard in the West End Historic Overlay District.

- Implementation of the Planting Plan, as described in the Master Landscape Plan

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.

A handwritten signature in black ink, appearing to read "KEVIN G. OWEN". The signature is stylized with some overlapping strokes.

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.