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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 COA2019-131

On December 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. John Merschel, representative of the West End Association, appeared to present testimony and evidence in support of the application. Will Knott 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 West End Historic Overlay District because:

- 1) The applicant proposes to remove a maple tree from the rear yard. The maple tree is extraordinarily close to the house and dropped a large branch during a storm. The owner is concerned that the tree is dangerous to people on the premises. Removal of a tree is allowed when a tree is dangerous. (*Vegetation*, West End Guideline 5)
- 2) The applicant proposes to construct a 12’ x 28’ concrete parking pad in the rear yard, adjacent to the house. The new parking area is not visible from the street. (*Parking-Residential*, West End Guidelines 1, 3, 4, and 5)
- 3) The applicant proposes to construct a 12’ x 28’ wooden deck with a stained wood plank floor and painted railings at the rear façade of the house. The deck will be supported above the parking pad on 6” x 6” posts. The railing design will include square balusters and posts. The deck will include a set of stairs on the side opposite the driveway to provide access to the rear yard. The deck intersects the house at the junction between the basement and first floor. It will not damage or obscure any character-defining details or features. The deck will be installed at an appropriate location and will be built with appropriate materials. (*Decks and Patios*, West End Guidelines 1-4)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2019-131 at the Robert L. Hatcher House, located at 835 Carolina Avenue, within the West End Historic Overlay District (PIN# 6825-77-7921.00), with the following conditions:

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

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DEC - 5 2019

- 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 December, 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 or a signature that was written over a signature.

Kevin G. Owen, Chair
Forsyth County Historic Resources Commission

CERTIFICATE OF APPROPRIATENESS

Date: December 4, 2019

CASE #: COA2019-131

On December 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 Robert L. Hatcher House, located at 835 Carolina Avenue in the West End Historic Overlay District.

- After-the-fact construction of a parking pad and removal of a maple tree
- Construction of a deck

Approval of this item granted **subject to 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 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.

This Certificate of Appropriateness expires on December 3, 2022.



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.