

CERTIFICATE OF APPROPRIATENESS

Date: January 2, 2020

CASE #: COA2020-003

On January 2, 2020, the Forsyth County Historic Resources Commission approved the issuance of this Certificate of Appropriateness (COA) on the application for the following work at the Joseph R. Fletcher House, located at 1124 West Fourth Street in the West End Historic Overlay District.


- Construction of a 1-story, rear addition

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 January 2, 2023.



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 COA2020-003

On January 2, 2020 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 Cernak and Lori Cernak, applicants, 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 West End Historic Overlay District because:

- 1) The proposed addition will be attached to the rear of the house at the locations of the earlier porch enclosure and the 1940s addition. The 1940s addition and porch enclosure are not identified as contributing features in the *West End Historic Overlay District Report*. It will not be visible from the street. It will not impact the ca. 1906 original structure or any significant site features. No character-defining features of the building will be destroyed, obscured, or radically changed. If this addition were removed in the future, the essential form of the original structure would be preserved and maintained. (*Additions*, West End Guidelines 1, 2, 5, and 6)
- 2) The design of the addition clearly is subordinate to the historic house and compatible with it. At 50 square feet and 1 story in height, it will not diminish or visually overpower the house. The roof of the existing 1940s addition will extend to become the roof of the proposed addition. New wooden clapboards and a modern window that matches the size and muntin pattern of the original 1/1 windows will be installed at the rear. (*Additions*, West End Guidelines 3 and 4)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2020-003 at the Joseph R. Fletcher House, located at 1124 West Fourth Street, within the West End Historic Overlay District (PIN#6825-75-6533.00), 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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- 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 third day of January, 2020.

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