Application for 908 A and B Carolina Ave Addition

Contractor   Craig Shoe Inc.
Designer     Ashley Carros, Carros Design
Property Management  College Corner Properties
Owner       Goodwood Misadventure LLC
             Ashley and Jim Carros
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Forsyth Historic Resource Commission:
Attn: Heather Bratland

908 Carolina Avenue A & B

Minor Work Description:

1) Repair stairs and brick walk on both sides of the house where bricks have crumbled due to age and water damage to pervious paver side patio garden. Resurface concrete and replace defective brick.
2) Replace old broken railing detached from walk structure. See attached steel and metal system pic #2.
3) Improve drainage and water flow away from the home. New gutters to be black in color pic #2.
4) Repair right side brick wall beside driveway damaged from growth of maple tree. The wall is bowing and possibly compromised. Visible damage pic #3.
5) Paint main floor brick of duplex unit-SW #7073 Network Gray picture #0.

Major Work:

1) New Construction addition for bathroom and closet on the end of both units to match original construction. Floor plans attached.
2) Front porch structural and visual improvements, adding road facing gable end. Gable end to consist of board and batten HardiPlank or similar, estate gray in color picture #8 in file. Covered porch at each entrance. Covered porch ceiling to be metal and be slate gray in color to blend in with gable end. Four support columns on front porch. Columns to be 10" X 10" fiberglass. Painted with SW6257 Gibraltar.
3) Install privacy fence on right side facing approximately 45’ on top of new retaining wall. Privacy fence to be wood similar to fence at corner of Sunset.
4) Replace windows with Atrium style #150, black in color.

Plan attached.

Exterior Alterations:

5) Stone veneer on brick side walls of driveway and lower garage door surround picture #9
6) Paint brick on main level. Color on brick -7073 Network Gray (SW) with Doors in 6257 Gibraltar (SW) photo included of colors selected.
ESTATE GRAY
Items included for review
1) Site Plan (Scaled plan on file in permitting office)
2) Survey
3) Architectural plan for bathroom addition and covered porch front
4) Pictures
Location Map
Not to scale

Legend

Boundary Line
Unsurveyed Line
Cleanout
Water Meter
Fire Hydrant
Gas Meter
Power Meter
Utility Pole
Aerial Utility
Guy Wire
Fence

Site Plan
908 Carolina Avenue
Winston Township
Forsyth County, North Carolina
PIN 6825-77-8428
Deed Book 3489, Page 3904
Plat Book 8, Page 84
March 13, 2020
Jerry W. Ellis, PLS
ENCOMPASS
Surveying & Engineering, PC
Firm # C-4644
1133 Riverpointe Drive
East Bend, NC 27018
(336)816-1889

Owner: Goodwood Misadventures, LLC
2720 Reynolds Rd., Ste C
Winston-Salem, NC 27106

GRAPHIC SCALE
1 inch = 40 ft.

NOTE:
1) This property subject to any easements, agreements, or rights-of-way of record prior to date of this map which were not apparent at time of inspection and might otherwise be disclosed by an attorney in title opinion which was in effect when this plan was made and issued by Encompass Surveying & Engineering, PC. There may be easements or other matters of record affecting this property not shown herein.
2) All distances are measured horizontal ground distances unless specifically noted otherwise.
3) Boundary and improvements taken from prior survey by Encompass S & E, PC on August 22, 2019.
This letter concerns today’s Structural inspection of the existing retaining walls and Front walk ways at the above referenced duplex.

The inspection revealed the following:

- The Backyard approximately 2′-8″ tall Concrete Masonry Unit, CMU, retaining wall had some horizontal to stair-stepped cracks in the wall; about 12′ of the left side of the wall had rotated towards the house
- The right yard approximately 2′ high CMU retaining wall at the property line was shifting and/or leaning and was presumed to have no footing
- The driveway retaining walls had spalling brick and stair-stepped cracks
- The wrap around porch foundations had horizontal settlement cracks in the brick; the footings for the side porches were presumed to be just below grade

We would recommend the following:

- Replace the rotated portion of the Backyard retaining wall, per the attached sketch, S1
- Apply a water based silane/siloxane water repellent and then brush on an approved water based elastomeric joint sealant where the CMU cracks have occurred in the remainder of the Rear retaining wall. Then, periodically monitor the Rear retaining wall and if the cracks should ever return and exceed 3/8″ wide then another structural inspection would be warranted.
- Replace the right yard approximately 2′ high CMU retaining wall at the property line, per the attached sketch, S1
- Remove the driveway retaining walls and side porches and replace, per the attached sketch, S1

Please let me know if you have any additional concerns.
November 26, 2019

Re: 908 A&B Carolina Ave
Winston-Salem, NC

Regards,

Kevin R. Adams, P.E.
Consultant

Enc.
#5 Application for West End Historical Approval

Forsyth County Historic Resources Commission

Certificate of Appropriateness Application
Major Work

Property Address: 908 Carolina Ave NE  
TAX PIN#: 8825-77-8428

Local Historic Landmark:  □ Yes  [√] No  
Landmark Name: ________________________________

Local Historic or Historic Overlay District:  □ No  [√] Old Salem  [√] Bethabara  [√] West End

Name of Applicant: Ashley Carros - Goodwood Misadventure LLC

Email Address:  ________________________________  
Mailing Address: ________________________________

Property Owner (if different from above):  ________________________________  
TelephoneNumber (Daytime): ________________________________

Mailing Address (Street or Box):  ________________________________

City:  ________________________________  State:  ________________________________  Zip: ________________________________

Type of Work (Check all that apply):

□ Relocation  □ Exterior Alteration  □ New Construction or Addition

□ Demolition  □ Landscaping/Site Alteration  □ Interior Alteration (Local Historic Landmarks Only)

Is this an after-the-fact application (an application for a project that has been initiated or completed prior to obtaining the required COA from the Commission in violation of the UDO)?  □ Yes  [√] No

The application is not complete without the required fee.

Submission Requirements Checklist

The application along with all supporting information must be filed at least twenty-one (21) days prior to the next regularly scheduled meeting of the Forsyth County Historic Resources Commission. The Commission meets the first Wednesday of each month at 4:00 pm in the Public Meeting Room, Room 530, Fifth Floor, Bryce A. Stuart Municipal Building, 100 East First Street, Winston-Salem, NC.

☑ Sixteen (16) Copies of Application. Submit sixteen (16) copies of the application and all supporting documentation. Additionally, a digital file of the application and supporting documentation, including photographs, is encouraged and may be submitted via email or on DVD format. Please contact Commission staff for details on digital submission information. Commission staff can review digital submission; however, a COA will not be processed until an original signed application is received.

☑ Detailed Description of Project. Attach a detailed description of the activity for which you are seeking a Certificate of Appropriateness. Handwritten descriptions will not be accepted.

☑ Drawings, Samples, Site Plans, Specifications, Etc. Submit plans, elevations, photographs, or other illustrative information necessary to explain the application. Such information may include detailed plans showing existing and proposed conditions, material samples or product information, descriptions of building materials, landscaping/site plans, photographs, etc. Architectural drawings, construction details, landscape plans, etc. must be legible, but printed on paper no larger than 11"x17". Refer to the reverse side of this form for further details on information to be submitted.

☑ List of Adjoining Property Owners (not applicable for Local Historic Landmark properties). Submit a list of the names, mailing addresses, and tax block/lot numbers of property owners within 100 feet on all sides of the property, including across the street. This information may be obtained from the Forsyth County Tax Office at (336) 703-2300 or on the county’s website at http://www.forsythnc.gov/geo.aspx.

Note: Applications that do not provide adequate documentation or required materials will be noted as incomplete and may result in delays in the Commission’s hearing of the application and/or denial of the request. Revisions made to the application after the submitted deadline and prior to the Commission hearing may be continued to the following month’s hearing. The Commission reserves the right to require additional information if it believes that the submission of such information is necessary to understand the nature of the intended activity.

Signature of Applicant/Contact: ________________________________

Date: 06/13/2020
Information To Be Submitted With Application

Relocation
- Describe any site features that will be altered or disturbed, including foundations, walls, fences, driveways, walks, vegetation, etc.
- If the structure is to be relocated within a District or Landmark property, describe the new site and any proposed changes, and submit a site plan, landscape plan, etc. of the relocated structure on the proposed new site.

Demolition
- Describe any site features that will be altered or disturbed, including foundations, walls, fences, driveways, walks, vegetation, etc.
- Describe in what condition the site will be left after demolition.

Exterior Alteration
Describe clearly and in detail all work to be done. Include the following items where appropriate:
- Sketches, photographs, specifications, product literature, or other description of proposed exterior changes. Scaled drawings will be required for major changes in design for such items as roofs, façades, porches, or prominent architectural features.
- Paint color selections (Old Salem, Bethabara, and Local Historic Landmarks).
- Color and type of brick and/or mortar to be used.
- Samples of proposed materials when the original material will not be retained.
- Description of construction methods.

Landscaping/Site Alteration
Describe clearly and in detail all work to be done. Include the following items where appropriate:
- Site information including the location of trees (6" dbh* in the Old Salem and Bethabara Historic Districts, and on Local Historic Landmark properties; 8" dbh in the West End Historic Overlay District), parking areas (including driveways), walls, fences, outbuildings, or other such features where major site improvements are proposed.
- Landscape plan with measured distances/dimensions for new parking areas or other major site alterations.
- For landscape plantings, descriptions of proposed species.
- Provide approximate diameter of trees 6" dbh and larger (Old Salem, Bethabara, Local Historic Landmarks) and 8" dbh and larger (West End) proposed for removal, as well as the species and reason(s) for the request.

New Construction or Addition
Describe the nature of the proposed project. Include the following items where appropriate:
- Site plan showing building footprint and distances to property lines.
- Scaled evaluation drawings of each facade, including description of fenestration and specifications that clearly show the proposed appearance of the project.
- Photograph(s) of the site.
- Paint color selections (Old Salem, Bethabara, and Local Historic Landmarks).
- Specifications, samples, and/or other description(s) of materials to be used.
- Drawings and description(s) of site alterations including fences, walls, walks, lighting, mechanical equipment, pavement, patios, decks, etc.
- In the case of reconstructing a documented historic structure, submit a summary of the history of the site. Historical documentation and physical evidence regarding the proposed reconstruction should be submitted.

Interior Alteration (Local Historic Landmarks only)
- Sketches, photographs, specifications, product literature, or other description of proposed changes to the interior space. Accurate scaled drawings will be required for major alterations.
- Paint color selections.
- Samples of proposed materials when the original material will not be retained.
- Description of construction methods.

* dbh = diameter at breast height (4 1/2' from ground level)

Return Application To:
Historic Resources Commission PO Box 2511 Winston-Salem, North Carolina 27102
#6 Photos

Add a finished photo of the front of 908 painted in the colors