

NORTH CAROLINA)
)
FORSYTH COUNTY)

FORSYTH COUNTY HISTORIC RESOURCES COMMISSION

ORDER)
)
)

CERTIFICATE OF APPROPRIATENESS

CASE NUMBER COA2020-053

On July 1, 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. Craig Shoe, 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 replacement windows and doors are a modern Craftsman style that will make the building more compatible with the character of the District. The rearrangement of door and window openings on the sidewalls of the duplex will not impact its architectural character, as the arrangement is utilitarian and not stylistic. (*Noncontributing Structures*, Guideline 3)
- 2) The proposed horizontal cable railings are an updated version of the utilitarian square bar metal railings that exist. They are consistent with the utilitarian style of the structure. (*Noncontributing Structures*, Guideline 3)
- 3) The roof will be reframed to create a traditional end gable roof, instead of the existing hip-on-gable roof. As part of the reframing, the ridge of the roof will be brought forward, creating a pediment in the space above the roof return. The pediment will be infilled with board and batten HardiePanel. The gable roof will be covered with architectural shingles, and the street-facing roof return in standing seam metal. Four square fiberglass posts will support the roof over the entry porch. The reframed roof, the materials selected for the roof and pediment, and the creation of a front porch reference the Craftsman style of architecture, and materials and building features traditionally used in West End. This will help the building become more compatible with the character of West End. (*Noncontributing Structures*, Guideline 3)
- 4) Painting the brickwork will not damage it, as it is hard-fired modern brick. Painting will also assist in visually masking repairs and areas of infill. (*Noncontributing Structures*, Guideline 3)

RECEIVED

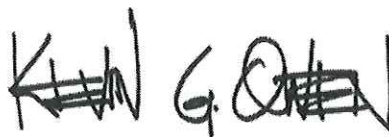
JUL 02 2020

- 5) Applying stone veneer to the garage surround and retaining walls adjacent the driveway will blend the building with the District by visually referencing a material found throughout the West End on foundations and retaining walls. (*Noncontributing Structures*, Guideline 3)
- 6) The one-story, rear addition will not be visible from the street, and it is quite modest in size. The materials used on the addition will match the materials used elsewhere on the Duplex. (*Additions*, Guidelines 3, 4, and 5)
- 7) The proposed 72"-high fence on the right-side property line will run perpendicular to the street and be set high off the sidewalk, so it will not be highly visible. The horizontal board fence is consistent with the horizontal cable railing and simplified Craftsman style of the Duplex; it will be constructed of metal and wood. (*New Fences in Areas of Low Visibility from Street Level*, Guidelines 1 and 2)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2020-053 at the Duplex, located at 908 Carolina Avenue, within the West End Historic Overlay District (PIN 6825-77-8428.00), 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* and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

This the second day of July, 2020.



Kevin G. Owen, Chair
Forsyth County Historic Resources Commission

CERTIFICATE OF APPROPRIATENESS

Date: July 1, 2020
CASE #: COA2020-053

On July 1, 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 Duplex, located at 908 Carolina Avenue in the West End Historic Overlay District.

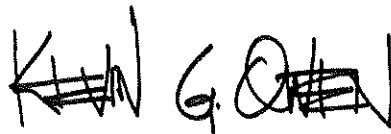
- After-the-fact façade redesign and rear addition

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* 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 July 1, 2023.



Kevin Owen, Chair
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.