

NORTH CAROLINA )  
 )  
FORSYTH COUNTY)

FORSYTH COUNTY HISTORIC RESOURCES COMMISSION

ORDER )  
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CERTIFICATE OF APPROPRIATENESS

CASE NUMBER COA2020-069

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. Brett Oliver, consulting landscape architect, and Paul Wollner, Senior Pastor of Augsburg Lutheran Church, appeared to present testimony and evidence in support of the application. Sarah Remy, neighbor, Robert Hegarty, neighbor; and George Bryan, West End resident, 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 existing downslope from West Fifth Street to Pilot View Street will be filled and regraded to create a smooth safe surface for use of the space. Nevertheless, the overall site topography will not be altered. Mature trees will be retained. With the creation of a drainage swale and the use of pervious pavers, the ability of the property to remove excess water will be improved, increasing soil stability and the potential of the space to support the growth of vegetation. Stone and landscape boulders are appropriate ground covers for West End. (*Vegetation*, Guidelines 1, 2, 3 and 10)
- 2) The granite seatwalls and retaining wall at the western property line will not impact any historic fabric. The walls are compatible with the site in setback, size, and scale. Stone is a preferred material for new walls. (*Walls*, Guidelines 4 and 5)
- 3) The plaza will be paved with square pavers that have water permeable joints. The pavers will be set within an area defined by an 8” wide band of concrete. Pavers are an appropriate material for patios. (*Decks and Patios*, Guideline 5)
- 4) A 42” high steel picket fence with steel and granite posts will surround the amphitheater on all sides except where it abuts the existing addition to the church. The fence will have a double gate that can be accessed from the West Fifth Street sidewalk, and a single gate at the plaza. The new fence will not impact any historic fabric. It is compatible with the site in setback, size, and scale. The design of the fence is compatible with the style and character of the church and is appropriate for an institutional building in West End. Steel

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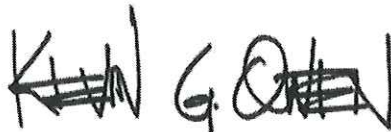
is a preferred fence material. (*New Fences in Highly Visible Areas from Street Level*, Guidelines 1, 2, 4, and 6)

- 5) Four posts with overhead string lighting will light the plaza. String lighting was invented in 1884 and was fairly affordable by 1914. The string lighting is compatible with the human scale and historic character of the West End. The footlights in the granite steps are in an unobtrusive location, as are the directional lights aimed at the trees. Lighting three trees in the new amphitheater will not detract from the overall historic character of the site or streetscape. (*Lighting*, Guidelines 3, 4, and 6)
- 6) The following trees have been selected for installation: river birch, American sycamore, willow oak, eastern red cedar, eastern redbud, Carolina cherry laurel, and Nellie Stevens holly. The following shrubs have been selected: gardenia, inkberry, Otto Luyken laurel, George Tabor azalea. The following grasses, groundcovers, and perennials have been selected: silver sceptre sedge, pink muhlyrass, dwarf fountain grass, mooncreeper cotoneaster, big blue lily turf, blue pacific shore juniper, purple coneflower, bloody cranesbill, and catmint. All of the selected trees are native to North Carolina or commonly found in the state. The scales of the materials are appropriate for the site and the specific locations selected for each plant type. (*Vegetation*, Guideline 4)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2020-069 at the site of the J.J. Easley House, located at 851-855 West Fifth Street, within the West End Historic Overlay District (PIN 6825-97-0223.00), 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.



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Kevin G. Owen, Chair  
Forsyth County Historic Resources Commission

# CERTIFICATE OF APPROPRIATENESS

Date: July 1, 2020

CASE #: COA2020-069

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 site of the J.J. Easley House, located at 851-855 West Fifth Street in the West End Historic Overlay District.


- Master landscape plan

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.



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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.*