

RECEIVED

JUL 02 2020

NORTH CAROLINA)
)
FORSYTH COUNTY)

FORSYTH COUNTY HISTORIC RESOURCES COMMISSION

ORDER)
)
)

CERTIFICATE OF APPROPRIATENESS

CASE NUMBER COA2020-070

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. Katy Carroll, property owner, and George Bryan, neighbor, 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 exterior cladding on the house was a mix of wooden weatherboards and T1-11 plywood sheeting, with wooden shakes on the bay projecting over the entry porch. The cladding and trim elements were water damaged and rotten in areas. Termites had also damaged the cladding and structural members. The wooden cladding was replaced with wood-grain, fiber-cement lapped siding with fiber-cement shakes at the projecting bay. Damaged trim pieces were replaced with composite and fiber cement trim to match the existing dimensions and profiles. The bead board ceiling was replaced in-kind. All siding and trim was painted, consistent with the original exterior finish. (*Wood*, Guidelines 2, 3, and 5)
- 2) Two side doors were replaced, one at the second floor on the left side and one at the first floor on the right side. The main entry door, which was installed in the 1980s and is damaged on the interior from cigarette smoke and resident cats, was also replaced. The single-leaf replacement doors are simple – two recessed panels surmounted by six lights. The replacement doors are consistent in design, location, size, pane and panel configuration, trim, detail, style and material with the building and West End. (*Fenestration: Windows and Doors*, Guidelines 5 and 9)
- 3) The replacement stairs to the second floor and new stairs to the rear yard are both designed to allow safe access to areas of the building for tenants. Both sets of painted, pressure-treated wood stairs are located inconspicuously on side facades, and neither obscures or damages any character defining features. The stairs are compatible in scale, materials, detail, and finish with the building. They are a reversible installation and could be removed without damage to the building or porch. (*Safety, Accessibility, and Code Requirements*, Guidelines 2-5)

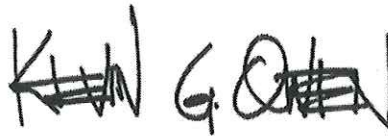
RECEIVED

JUL 02 2020

- 4) The roof shape, lines, and pitch were retained and restored, including the removal of the addition that sat on top of the entry porch roof. The roof was repaired by reinforcing undersized and damaged rafters and replacing rotten sheeting. The dark gray architectural shingles are an appropriate material with which to clad the roof. (*Roofs*, Guidelines 1, 2, and 4)
- 5) The removal of a nonoriginal deck and access door on the rear of the building has no impact on its historic character. Further, the roof on which the deck sat was not designed or constructed to support such a load, so its removal aids in the preservation of the building. (*Decks and Patios*, Guideline 1; *Fenestration: Windows and Doors*, Guideline 15)
- 6) The existing chimney masonry was repaired, and a solid cap was placed over it to prevent water infiltration. A small cricket was constructed behind the chimney to encourage water runoff and decrease the damaging impact of water infiltration. (*Roofs*, Guideline 5)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2020-070 at the Harry L. Shaner House, located at 240 North Sunset Drive, within the West End Historic Overlay District (PIN 6825-65-5998.00).

This the second day of July, 2020.



Kevin G. Owen, Chair
Forsyth County Historic Resources Commission

CERTIFICATE OF APPROPRIATENESS

Date: July 1, 2020
CASE #: COA2020-070

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 Harry L. Shaner House, located at 240 North Sunset Drive in the West End Historic Overlay District.

- After-the-fact exterior rehabilitation

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 September 29, 2020.

A handwritten signature in black ink that reads "KEVIN G. OWEN". The signature is written in a stylized, cursive-like font with some capitalization and a few crossed-out letters.

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.