

STAFF REPORT
for
AUGUST 5, 2020 HRC MEETING

Case #: COA2020-085
Staff: Michelle M. McCullough

Applicant: Andrew Harrison Brown

LOCATION

District: N/A
Streets: 500 Factory Row
Buildings: John Ackerman House
Status: N/A
Local Historic
Landmark#: 77

REQUEST(S)

- **Construction of an outbuilding**

APPLICABLE SECTIONS OF DESIGN REVIEW GUIDELINES

Forsyth County Design Review Guidelines for Local Historic Landmarks **(Please refer to the applicable sections of the *Guidelines*, as detailed in the staff comments.)**

PROJECT DESCRIPTION/ELEMENTS

Please refer to the information provided with the application.

STAFF COMMENTS

The application was amended by email to include a wood shingle roof and unpainted siding with unpainted trim and black painted doors.

STAFF FINDINGS

Commission staff finds that the work is not incongruous with the character of the Landmark because:

- 1) The proposed outbuilding will be sited on the property behind the historic home, a location where an outbuilding once stood, evident by historic photographs. This location will not diminish or compromise the character of the Landmark building and conforms to the historic patterns of building setback, spacing, and orientation that are characteristic of the specific Landmark site. (*Additions, Landmark Guidelines 1-3*)
- 2) The proposed outbuilding is a one and a half stories and the structure's height will be no more than 17'. The dimensions will be similar to the original building footprint, approximately 22' x 30'. This size and scale of the proposed outbuilding will not visually overpower the Landmark building or significantly alter the historic relationship of built to unbuild area of the Landmark setting. (*Additions, Landmark Guideline 4*)
- 3) The proposed outbuilding will be designed to appear as a workshop/barn. The roof is a front gable with a shed extension and will have wood shingles. The siding and trim will be unpainted Eastern White Pine. The windows will be wood, six-over-six double hung windows with one large wood barn-style door and two wood pedestrian doors. The design of the proposed outbuilding is compatible with the Landmark building and site in massing, form, proportion, height, roof shape, relationship of solid areas to openings in the exterior wall, and door and window proportions,

materials and details. The design is compatible in materials with the historic materials of the Landmark building with regard to composition, size, shape, pattern, texture, scale, detail, color, and surface finish. (*Additions*, Landmark Guidelines 5-7)

- 4) The proposed outbuilding will not be a true reconstruction; however, the design is similar to other outbuildings that were built in Salem. (*Additions*, Landmark Guideline 8)
- 5) The construction of the proposed outbuilding limits excavation and site grading and will not damage any existing buildings or require the removal of any trees or other significant vegetation. (*Additions*, Landmark Guideline 9)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2020-085 at the John Ackerman House, located at 500 Factory Row, Local Historic Landmark #77 (PIN# 6835-23-1471.00), with the following conditions:

- 1) The outbuilding shall not have painted trim;
- 2) The roof shall be wood shingles;
- 3) The applicant shall stop construction and contact staff if during the project any archaeological resources are discovered;
- 4) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 5) 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,
- 6) 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.