

NORTH CAROLINA)
) FORSYTH COUNTY HISTORIC RESOURCES COMMISSION
 FORSYTH COUNTY)
)
 ORDER) CERTIFICATE OF APPROPRIATENESS
) CASE NUMBER COA2020-103
)

On October 7, 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, Michelle McCullough, Historic Resources Officer, presented the staff report, findings, and recommendation. Freddy Lee, property owner, 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 and the Local Historic Landmark because:

- 1) The proposed work includes enclosing the existing covered 60’x 80’ patio with wood 10-lite French doors with transoms which will act as walls, and 1’x 6’ cedar planks at the two fireplace locations on the west elevation to match the gable ends. The wood will be painted to match the historic building. The patio is attached to the historic building at the kitchen addition by a covered connector. This connector is open-air and will not be altered during this project. The enclosure will not destroy any historic materials, features, or spatial relationships that characterize the property. The new work is differentiated from the historic building because it is physically separated by a connector that connects the noncontributing kitchen addition to the covered patio. The proposed enclosure walls are built to be transparent, with 10-lite French doors. The enclosure is compatible with the historic materials, features, size scale, and proportions of the Landmark, protecting the integrity of the property and its environment. (*Secretary of the Interior’s Standards for Rehabilitation*, Standard #9)
- 2) The proposed work is not specifically addressed in any of the Standards in the Entrances, Porches, Enclosures, and Balconies section of the *West End Historic Overlay District Design Review Standards*. However, the enclosure of the existing porch is not incongruous with the special character of the District. (*Entrances, Porches, Enclosures, and Balconies*, West End Standard 14)
- 3) The proposed project encloses an existing covered patio that is connected to the kitchen addition of the Zevely House. The work will not affect or cover any features that contribute to the overall historic character of the building, nor will it remove any historic detail or feature. (*Porches, Entrances, Balconies, and Enclosures*, Landmark Guidelines)

1 and 2; *Entrances, Porches, Enclosures, and Balconies*, West End Standards 1, 9, 10, and 11)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2020-103 at the Zevely House, located at 901 West Fourth Street, Local Historic Landmark #13, in the West End Historic Overlay District (PIN# 6825-86-5790.00), 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 form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

This the eighth day of October, 2020.



Mary Berry, Acting Chair
Forsyth County Historic Resources Commission