

STAFF REPORT
for
NOVEMBER 4, 2020 HRC MEETING

Case #: COA2020-114
Staff: Michelle M. McCullough

Applicant: Friends of Oddfellows Cemetery, Inc.

LOCATION

District: N/A
Streets: 2881 Shorefair Drive
Buildings: Odd Fellows Cemetery
Status: N/A
Local Historic
Landmark#: 120

REQUEST(S)

- Construction of an outbuilding

APPLICABLE SECTIONS OF DESIGN REVIEW GUIDELINES AND STANDARDS

*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 FINDINGS

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

- 1) The proposed outbuilding is sited on the cemetery property at the end of the driveway adjacent to the existing building. The proposed outbuilding does not compromise or diminish the character of the landmark site and there is no loss of significant site features. (*New Construction and Reconstruction, Landmark Guidelines #1 and 2*)
- 2) The proposed outbuilding is a 10'x16', one story building and will not visually overpower the landmark site or significantly alter the historic relationship of built to unbuilt area of the landmark setting. (*New Construction and Reconstruction, Landmark Guideline #3*)
- 3) The Landmark is a cemetery; therefore, there is no Landmark building to compare compatibility with on the site. There is another noncontributing outbuilding on site. The proposed outbuilding will be used to store maintenance equipment and supplies to maintain the cemetery, while the existing outbuilding will be used as a meeting and event space. The proposed outbuilding is compatible with historic site because of the simple design, scale, massing, form, proportion, height, roof shape, scale, size of door and window openings, material, color, and surface finish. (*New Construction and Reconstruction, Landmark Guidelines #5-7*)
- 4) There will be no extensive excavation or site grading, and no loss of mature trees. No known graves exist at the proposed location for the outbuilding. (*New Construction and Reconstruction, Landmark Guideline #9*)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2020-114 at the Odd Fellows Cemetery, located at 2881 Shorefair Drive, Local Historic Landmark #120 (PIN#6835-32-4240.00), with the following conditions:

- 1) The applicant shall stop construction and contact staff if during the project any archaeological resources or human remains are discovered;
- 2) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 3) 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,
- 4) 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.