

NORTH CAROLINA)
)
FORSYTH COUNTY)

FORSYTH COUNTY HISTORIC RESOURCES COMMISSION

ORDER)
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CERTIFICATE OF APPROPRIATENESS

CASE NUMBER COA2020-111

On November 4, 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. Robin “Ginny” Norton, property owner, appeared to present testimony and evidence in support of the application. John Merschel, on behalf of the full board of the West End Association, 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 applicant has provided evidence to show that it is not feasible to repair the slate roof or replace it with slate because of the “unavailability of skilled craftsmen”. Per the application:

In October 2014, a 100 year old tree fell on the right side of our house (facing 5th street). The damage was significant particularly to the entire right and right front facing side of the house. The insurance company hired a slate roofing company from Durham to replace most of the right facing side of the roof. The work performed has caused problems since installation, typical of the experience we have had with slate roof contractors. In the greater Winston Salem area there is one contractor, Preferred Roofing. With greater than 30% of the slate damaged/worn, flashing deteriorated, and all hips/valley’s needing to be addressed, the roof needs to be replaced. After much work and time spent trying to get the one contractor to our home for an assessment – 5 left messages, email, Facebook messages- we received no return calls. At this point, we need to get the roof replaced and moving to an alternative material provides us with more contractors to use for installation and ongoing maintenance. – Ginny Norton

(*Roofs*, West End Standards 4; *Appendix A – Glossary of Terms*, West End Feasibility Circumstance 2)

- 2) The applicant proposes to replace the slate with DaVinci tiles. The existing roof slates are uniform in width, a rectangular shape, and dark grey in color. DaVinci tiles are made of resin and molded from slates to exhibit the natural contours of natural slate. Like natural

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slate, the tiles vary slightly in color from one tile to the next. The tiles will be dark grey in color, a uniform width of 12", and ½" thick at the butt ends. DaVinci tiles have been approved by the State Historic Preservation Office and National Park Service as a substitute material for slates on a tax credit rehabilitation project in Statesville. All flashing, drip edges, and trim will be replaced with new copper that matches the existing features. The roof form and detailing, including the brackets and chimneys, will be retained and preserved. The substitute material conveys the same appearance as the historic material, and the new material is compatible with the special character of the building. (*Roofs*, West End Standards 1, 3, and 4)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2020-111 at the P. Oscar Leak House located at 1101 Glade Street, within the West End Historic Overlay District (PIN 6825-86-0556.00), 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 fifth day of November, 2020.



Kevin G. Owen, Chair
Forsyth County Historic Resources Commission

CERTIFICATE OF APPROPRIATENESS

Date: November 4, 2020

CASE #: COA2020-111

On November 4, 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 Robert L. Hatcher House, located at 835 Carolina Avenue in the West End Historic Overlay District.

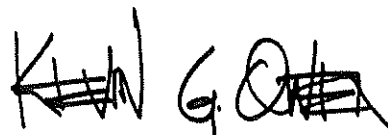
- **Replacement of the slate roof**

Approval of this item was 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, which qualify as 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 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 November 4, 2023.



Kevin G. 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.