

NORTH CAROLINA)
) FORSYTH COUNTY HISTORIC RESOURCES COMMISSION
 FORSYTH COUNTY)
)
 ORDER) CERTIFICATE OF APPROPRIATENESS
)
) CASE NUMBER COA2021-006

On February 3, 2021, 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. Jake Kennedy, property owner, appeared to present testimony and evidence in support of the application. John Merschel, on behalf of the West End Association, and Jim Taber, neighbor, 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 single family house is sited with a covered porch and single, central entrance facing West Fourth Street. It is located in the center of the lot with a standard setback. These aspects of its siting are consistent with the lot development pattern along West Fourth Street. A one-car wide, gravel driveway will lead straight to the rear of the lot, where a gravel parking pad will be located directly behind the house in an area of low visibility. The lot slopes down toward the rear, which will be addressed with a taller foundation toward the rear of the house, rather than significant grading. (*New Construction*, West End Standards 1-3; *Driveways and Parking Areas*, West End Standards 4-7)
- 2) The one and one-half story, three bay house has a large gable end dormer with a tripartite window in the center of the roof. The Craftsman bungalow is consistent with West Fourth Street’s contributing buildings in terms of its height, form, size, scale, massing, proportion, and roof form. Its simple form, size, scale, and proportions are similar to other Craftsman buildings on the block. Side gable roofs and large dormers are found commonly throughout the West End, as are exposed rafter tails. The use of historic forms and details is compatible with the District, while the use of modern materials differentiates the building as a new feature. (*New Construction*, West End Standards 4 and 8)
- 3) A screened porch constructed with a pressure-treated deck elevated on pressure-treated posts, with simple picket railings and a pressure-treated stair providing access to the rear yard, will be located in an area of low visibility. It will have an end gable roof with exposed rafter tails. (*New Construction*, West End Standards 9)
- 4) The two-panel door with three lights and the three-over-one, simulated divided light aluminum-clad wood windows with permanently applied exterior muntins are compatible

in material, proportion, pattern, and detail with the windows and doors of contributing buildings in the West End. The symmetrical fenestration pattern on the street façade also follows traditional Craftsman patterns in terms of spacing, placement, scale, orientation, proportion, and size. The single-car carriage-style overhead garage door will be constructed of steel. (*New Construction*, West End Standards 5 and 6)

- 5) The roof will be clad with black architectural shingles. The walls will be clad with smooth-finished HardiePlank lap siding. The foundation will be clad with standard modular bricks. Porch columns will be wood on top of brick piers. The materials and finishes are consistent with surrounding buildings in composition, scale, module, pattern, detail, texture, and finish. (*New Construction*, West End Standard 7)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2021-006 at the vacant lot, located in the 1100 block of West Fourth Street (odd side), within the West End Historic Overlay District (PIN 6825-75-7070.00), 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 fourth day of February, 2021.

A handwritten signature in black ink, appearing to read "KEVIN G. OWEN". The signature is stylized with some overlapping lines and is positioned above a horizontal line.

Kevin G. Owen, Chair
Forsyth County Historic Resources Commission

CERTIFICATE OF APPROPRIATENESS

Date: February 3, 2021

CASE #: COA2021-006

On February 3, 2021, the Forsyth County Historic Resources Commission approved the issuance of this Certificate of Appropriateness (COA) on the application for the following work at the vacant lot located in the 1100 block of West Fourth Street (odd) in the West End Historic Overlay District.

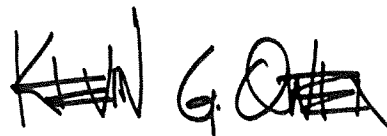
- **New construction**

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 February 3, 2024.



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.