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 FORSYTH COUNTY) FORSYTH COUNTY HISTORIC RESOURCES COMMISSION
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 ORDER) CERTIFICATE OF APPROPRIATENESS
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) CASE NUMBER COA2021-012

On March 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. Michael Sandman, representative of the applicant, and Christine Richardson, 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 incongruous with the character of the West End Historic Overlay District because:

- 1) The Azek composite boards do not match the historic floor in-kind, and the applicant has not provided evidence to show that repair of the porch floor is not feasible. A basement extends under the existing porch. Previously, the wooden tongue-and-groove porch floor was the only roof for this space. A home inspection identified mold on the building materials and wood frame in the basement under the porch, potentially caused by water infiltration through the porch floor. A floor joist pocketed into the brick foundation was found to be rotted out from water infiltration. The applicant has not provided sufficient information to demonstrate that the use of a substitute material on top of a waterproof membrane is necessary to address the water infiltration. (*Entrances, Porches, Enclosures, and Balconies*, West End Standards 3 and 5; *Appendix A-Glossary of Terms*, West End Feasibility Circumstance 3)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby denies COA2021-012 at the Charles P. Johnston House, located at 1404 Clover Street, within the West End Historic Overlay District (PIN 6825-76-1898.00).

This the fourth day of March, 2021.



Kevin G. Owen, Chair
 Forsyth County Historic Resources Commission