

STAFF REPORT
for
AUGUST 4, 2021 HRC MEETING

Case #: COA2021-051
Staff: Michelle M. McCullough

Applicant: Andrew Harrison Brown

LOCATION

District: N/A
Streets: 500 Factory Row
Buildings: John Ackerman House
Status: N/A
Local Historic
Landmark#: 77

REQUEST(S)

- **Construction of a rear-yard outbuilding**

APPLICABLE DESIGN REVIEW STANDARDS

Forsyth County Design Review Guidelines for Local Historic Landmarks available at <https://www.cityofws.org/DocumentCenter/View/3463/06-23-2014-Local-Historic-Landmark-Design-Review-Guidelines-PDF>

STAFF FINDINGS

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

- 1) The proposed outbuilding will be sited on the property behind the historic home, a location close to where an outbuilding once stood, evident by historic photographs. This location will not diminish or compromise the character of the Landmark building and conforms to the historic patterns of building setback, spacing, and orientation that are characteristic of the specific Landmark site. (*New Construction and Reconstruction*, Landmark Guidelines 1-3)
- 2) The proposed outbuilding is one and a half stories, and the structure's height will not exceed 19'. The dimensions are approximately 30' x 30'. This size and scale of the proposed outbuilding will not visually overpower the Landmark building or significantly alter the historic relationship of built to unbuild area of the Landmark setting. (*New Construction and Reconstruction*, Landmark Guideline 4)
- 3) The proposed outbuilding will be designed to appear as a workshop/barn. The roof is a front gable with a shed extension and will have wood shingles. The siding and trim will be unpainted Eastern White Pine. The windows will be wood. Eleven of the windows will be six-over-six, twelve lite - double hung windows; and two of the windows will be nine-lite casement windows. There will be one large wood barn-style door, one smaller wood door on the second story, and two wood pedestrian doors. The design of the proposed outbuilding is compatible with the Landmark building and site in massing, form, proportion, height, roof shape, relationship of solid areas to openings in the exterior wall, and door and window proportions, materials and details. The proposed materials are compatible with the historic materials of the Landmark building in composition, size, shape, pattern, texture, scale, detail, color, and surface finish. (*New Construction and Reconstruction*, Landmark Guidelines 5-7)

- 4) The proposed outbuilding will not be a true reconstruction; however, the design is similar to other outbuildings that were built in Salem. (*New Construction and Reconstruction*, Landmark Guideline 8)
- 5) The construction of the proposed outbuilding limits excavation and site grading and will not damage any existing buildings or require the removal of any trees or other significant vegetation. (*New Construction and Reconstruction*, Landmark Guideline 9)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2020-051 at the John Ackerman House, located at 500 Factory Row, Local Historic Landmark #77 (PIN# 6835-23-1471.00), with the following conditions:

- 1) The applicant shall stop construction and contact staff for further direction, if during the project any archaeological resources 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.