On August 4, 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, Michelle McCullough, Historic Resources Officer, presented the staff report, findings, and recommendation. Andrew Harrison Brown, applicant, 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 not incongruous with the character of the Local Historic 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 and maps. 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 the built to unbuilt 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)

6) The proposed project will retain and preserve the visual, spatial, and associative characteristics of the landmark’s setting that contribute to the overall historic character of the landmark building and site. (Setting, Landmark Guideline 1)

7) The proposed project maintains and protects the visual, spatial, and associative characteristics of the landmark’s setting through traditional methods. (Setting, Landmark Guideline 2)

8) The proposed outbuilding is in a location and configuration that is compatible with the visual, spatial, and associative characteristics of the landmark’s setting. (Setting, Landmark Guideline 3)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2021-051 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.

This the fifth day of August, 2021.

Kevin G. Owen, Chair
Forsyth County Historic Resources Commission
CERTIFICATE OF APPROPRIATENESS
Date: August 4, 2021
CASE #: COA2021-051

On August 4, 2021, the Forsyth County Historic Resources Commission approved the issuance of this Certificate of Appropriateness (COA) on the application for the following work at John Ackerman House located at 500 Factory Row, Local Historic Landmark 77:

- Construction of a rear-yard outbuilding

Approval of this item was granted subject to 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.

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 August 4, 2024.

[Signature]

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.