

# CERTIFICATE OF APPROPRIATENESS

Date: September 1, 2021

CASE #: COA2021-063

On September 1, 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 House, located at 111 South Sunset Drive in the West End Historic Overlay District.

- **After-the-fact porch remodel**

Approval of this item was granted subject to the following condition:

- 1) The wooden porch elements shall be painted within three (3) months of the issuance of this Certificate of Appropriateness.

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 December 1, 2021.

A handwritten signature in black ink, appearing to read "KEVIN G. OWEN". The signature is written in a stylized, cursive-like font with some overlapping letters.

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Kevin G. Owen AIA, 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.*

NORTH CAROLINA )  
 ) FORSYTH COUNTY HISTORIC RESOURCES COMMISSION  
FORSYTH COUNTY)

) CERTIFICATE OF APPROPRIATENESS  
ORDER )  
 )  
CASE NUMBER COA2021-063

On September 1, 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. Elizabeth Scalf, 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 after-the-fact porch remodel is not incongruous with the character of the West End Historic Overlay District because:

- 1) The deteriorated and sinking concrete steps and porch will be replaced with a painted wood porch floor and steps. A painted wood porch floor and steps are compatible with the style and character of the simple house and the special character of the West End. *(Noncontributing Structures, West End Standard 3)*
- 2) The wooden porch railings will be replaced with a railing constructed of painted wooden posts and handrails with black aluminum balusters. The neo-traditional style of the railings is compatible with the simple character of the mid-20<sup>th</sup>-century cottage, and it is compatible with, yet differentiated from, the historic character of contributing West End porch railings. *(Noncontributing Structures, West End Standard 3)*
- 3) The porch roof will be changed from a shed roof to an end-gable roof. The roof will be sheathed with standing seam metal because it is not possible to match the faded asphalt shingles. The roof form is compatible with the character of the house and the West End. Standing-seam metal is an appropriate material for roofing in the West End. The West End includes historic houses that combine metal porch roofs with a different shingle material on the main body of the house. This treatment is consistent with the character of the house and the West End. *(Noncontributing Structures, West End Standard 3)*
- 4) The porch ceiling and fascia will be finished with white vinyl beadboard. The house is clad with vinyl siding, as is the existing porch ceiling and fascia. The use of vinyl for these features is consistent with the character of the house. *(Noncontributing Structures, West End Standard 3)*

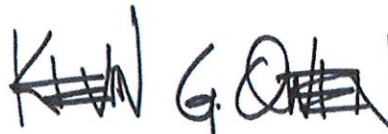
Further, the Forsyth County Historic Resources Commission finds that the after-the-fact replacement of landscape railings is incongruous with the character of the West End Historic Overlay District because:

- 1) The pipe railings at the steps between the driveway and front yard will be replaced with railings constructed of painted wooden posts and handrails with aluminum balusters, which will match the porch railings. Metal and wood are appropriate materials for railings in areas of high visibility. The railings are located in an area of high visibility and are not compatible with existing railings that are congruous with the character of the West End. Existing railings that are compatible with the character of the West End blend with the landscape and are visually unobtrusive, constructed with minimal post dimensions, and only located on one side of the stairs. (*Railings in the Landscape*, West End Standards 1 and 2)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2021-063 with respect to the after-the-fact porch remodel and denies COA2021-063 with respect to the after-the-fact replacement of railings in the landscape, all at the House, located at 111 South Sunset Drive, within the West End Historic Overlay District (PIN 6825-64-9803.00), with the following condition:

- 1) The wooden porch elements shall be painted within three (3) months of the issuance of this Certificate of Appropriateness.

This the second day of September, 2021.



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Kevin G. Owen, Chair  
Forsyth County Historic Resources Commission