On March 2, 2022, 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. Hayes Wauford, Executive Vice President of Wilson-Covington, applicant, and Jennifer DiEduardo, 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 not incongruous with the character of the West End Historic Overlay District because:

1) The proposed outbuilding will be located at the rear of the lot, adjacent to the alley. This is an area of low visibility that is consistent with the historic relationship of garages and outbuildings to the house and the site. The footprint of the outbuilding is substantially smaller than the footprint of the house, and it does not significantly reduce the open space of the existing lot. The peak of the roof is 16’ 1” above grade, with a partial basement below grade, which is lower than the 2 ½ story high roofline of the house. (Garages and Accessory Buildings, West End Standards 1 and 4; New Construction, West End Standards 1 and 4)

2) Construction of the proposed outbuilding will maintain the tiered topography of the site, where the alley is at 880’, sitting 14’ higher than the house at 866’. Construction will not impact any character-defining site features or significant West End vistas or views. Disturbance of the terrain will be minimized by the use of a partial, rather than full, basement. (New Construction, West End Standards 2 and 3)

3) The proposed outbuilding is compatible with surrounding outbuildings in terms of its basic cubic form with rectilinear extension, human-scaled proportions, and hipped and gable roof forms. (New Construction, West End Standards 2 and 3)

4) The centered and paired 6-over-1 double-hung windows; paired, solid-wood paneled doors; and single 4-light casement window are compatible with fenestration found on contributing buildings in the West End in terms of spacing, placement, scale, orientation, proportion, and size. The aluminum clad windows will have simulated, divided-light upper sashes with spacer bars between the glass; muntin size will match the windows on the
house. The doors and windows are compatible with the house and contributing West End buildings in terms of material, proportion, pattern, and detail. *(New Construction, West End Standards 5 and 6)*

5) The brick foundation and basement walls will be constructed from a blend of Old Carolina brick to match the foundation of the house. The upper walls will be clad with painted, smooth-finished Hardie Plank lap siding with a 5” exposure to match the house. The roof will be clad with architectural shingles to match the house. The posts, trim, and lattice will be painted, millable PVC with a smooth finish to match the profiles and dimensions of the trim on the house. The pent roof over the basement doors will be finished with wooden brackets and exposed wooden rafters with tails, a detail common to Craftsman buildings in the West End. The open carport ceiling will be painted, tongue-and-groove beadboard, a traditional porch ceiling treatment found throughout the West End. The metal and glass, Craftsman-style light fixtures are consistent with fixtures found on contributing buildings in the West End. The materials and finishes for the proposed outbuilding are compatible with the special character of the West End in terms of scale, module, pattern, detail, texture, and finish. However, the modern composition of the materials will differentiate the proposed outbuilding from original outbuildings in the West End. *(New Construction, West End Standards 7 and 8)*

6) Two new stairways will navigate the slope from the carport down to the basement, and then to the rear yard. The proposed stairways will be constructed of concrete with concrete sidewalls. A simple painted metal railing will be located to one side of the longer stair run. The stairs are scaled to the size of the carport and follow the natural topography; neither the stairs nor the railing will have an impact on any historic site features. *(Walkways and Steps, West End Standard 7; Railings in the Landscape, West End Standard 3)*

7) A 2’-high brick retaining wall will allow for the creation of a flat area approximately 4’ deep in front of the doors to the basement of the outbuilding. The wall will have a minimal impact on the site topography and will not impact any historic site features. It is compatible with the site in setback, size, height, and scale. *(Retaining and Other Landscaping Walls, West End Standards 5 and 9)*

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2022-010 at the Dr. Eugene P. Gray House, located at 914 West End Boulevard (PIN 6825-75-2421), within the West End Historic Overlay District, 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 third day of March, 2022.

Mary Catherine Berry, 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.