

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

Received
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- 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.

A handwritten signature in black ink that reads "Mary Catherine Berry". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

Mary Catherine Berry, Chair
Forsyth County Historic Resources Commission

CERTIFICATE OF APPROPRIATENESS

Date: March 2, 2022

CASE #: COA2022-010

On March 2, 2022, the Forsyth County Historic Resources Commission approved the issuance of this Certificate of Appropriateness (COA) on the application for the following work at the Dr. Eugene P. Gray House, located at 914 West End Boulevard in the West End Historic Overlay District.

- **Construction of an outbuilding**

Approval of this item was granted **subject to 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, which qualify as 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 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 March 2, 2025.



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.