

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

) CERTIFICATE OF APPROPRIATENESS
ORDER)
) CASE NUMBER COA2022-054

On August 3, 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. Kevin Hampton, 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 West End Historic Overlay District because:

- 1) The applicant proposes to install a 35’ x 15.5’ in-ground pool in the side yard to the south of the house. The pool equipment will be installed next to the south wall of the house where it will be screened behind existing vegetation. While not a defined area of low visibility, the side yard is located at an elevation of 882’, which is higher than the surrounding rights of way. West End Boulevard varies from 872-874’ in elevation in front of the house. A high stone retaining wall at the back of the sidewalk supports the elevated house and yard, which is reached by a set of double steps. Forsyth Street is approximately 878’ in elevation at the location of the pool; the stone retaining wall continues to support the elevated yard at the back of the sidewalk. Significant mature vegetation screens views to the location of the pool from the public rights of way. The pool will be located in the ground and below a direct line of sight, minimizing its visibility from the public rights of way. The installation of an in-ground pool in this screened and elevated location is not incongruous with the special character of the West End. (*Accessory Features: Commercial Trash Receptacles and Recreational Features*, West End Standard 2; *Accessory Features: Structural and Mechanical Systems*, West End Standard 1)

- 2) The applicant proposes to install a 4’ high, black aluminum picket fence approximately 10’ behind the existing retaining walls along West End Boulevard and Forsyth Street. The fence will be located behind the existing vegetation. The fence will turn back toward the house on West End Boulevard to connect to its southwest corner. A 6’ high section of fence with a gate will run along the south side of the front porch to the corner of the house. A 4’ high section of fence with a double gate will connect the southeast corner of the house to the outbuilding. Along Forsyth Street, the 4’ high fence will turn north to connect to the southeast corner of the outbuilding. This fence will fully enclose the side yard as required by Code when a pool is constructed. The fence design, height, and level of transparency

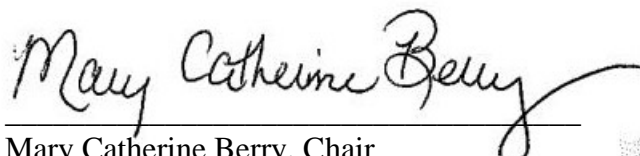
are appropriate for the location of the fence. It will not impede the view of the house from the right-of-way. Aluminum is an appropriate material for a fence adjacent to the street. The design of the fence minimizes its impact on the special character of the property and West End. (*Fences*, West End Standards 2-4)

- 3) The applicant proposes to pave a 20' x 40' area around the pool with a red concrete paver that mimics brick, which will match the existing pavers used for the driveway and parking area. Although it will connect to the driveway and parking area, a fence will prevent the new paved area from being used for car parking. The pavers will be laid in a herringbone pattern to match the pattern of existing paving on the property. The paved area will be located in the side yard behind the front façade of the house. Concrete pavers are an appropriate paving material, and the paving is compatible with the special character of the house and site. (*Decks, Terraces, and Patios*, West End Standards 2 and 3)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2022-054 for work at 814 West End Boulevard (PIN 6825-75-1656), within the West End Historic Overlay District, with the following conditions:

- 1) The vegetative buffers along West End Boulevard and Forsyth Street shall be maintained to screen the pool for as long as a pool remains on the property in the side yard;
- 2) No commercial, contractor, or manufacturer signs shall be posted on the fence;
- 3) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 4) 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
- 5) 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 fourth day of August, 2022.



Mary Catherine Berry, Chair
Forsyth County Historic Resources Commission

CERTIFICATE OF APPROPRIATENESS

Date: August 3, 2022

CASE #: COA2022-054

On August 3, 2022, the Forsyth County Historic Resources Commission approved the issuance of this Certificate of Appropriateness (COA) on the application for the following work at Plumly-Hanes House, located at 814 West End Boulevard in the West End Historic Overlay District.

- Installation of a pool, fence, and paving

Approval of this item was granted **subject to the following conditions:**

- 1) The vegetative buffers along West End Boulevard and Forsyth Street shall be maintained to screen the pool for as long as a pool remains on the property in the side yard;
- 2) No commercial, contractor, or manufacturer signs shall be posted on the fence;
- 3) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 4) 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,
- 5) 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 3, 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.