On April 12, 2023, 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. No one 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 has provided evidence to show that it is not feasible to replace the metal shingle roof because of the “unavailability of skilled craftsmen.” Per the applicant:

   *We attempted to find a skilled contractor to replace the tin shingles in kind but we have been unsuccessful. We reached out to numerous contractors that confessed they were not interested in taking this job, citing numerous reasons including difficulty of sourcing the materials, the crew was too old, it's too specialized, etc. Another firm that seemed promising having recently completed a similar project at the Ludlow house said they wouldn't be doing this type of work in the future based on their experience.*

   *(Roofs, West End Standard 4; Appendix A-Glossary of Terms, West End Feasibility Circumstance 2)*

2) The tin shingles are rusted and visibly deteriorated, causing the roof to leak. The applicant proposes to replace the tin shingles on the main roof and the asphalt shingles on the front porch with architectural asphalt shingles. The proposal includes steel replacements of the drip edge; valley, step, and counter flashing; and the hip and ridge trim. The asphalt shingles have depth, texture, and size that are compatible with the appearance of the tin shingles and character of the Gregg House. *(Roofs, West End Standards 3 and 4)*

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2023-024 at 909 West End Boulevard (PIN 6825-65-9481) 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 form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

This the twelfth day of April, 2023.

Mary Catherine Berry, Chair
Forsyth County Historic Resources Commission
On April 12, 2023, the Forsyth County Historic Resources Commission approved the issuance of this Certificate of Appropriateness (COA) on the application for the following work at the Gregg House at 909 West End Boulevard, located in the West End Historic Overlay District.

- Replacement of the tin and asphalt shingle roof with asphalt shingles

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, 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 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 April 13, 2026.

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.