

NORTH CAROLINA)
)
FORSYTH COUNTY)

FORSYTH COUNTY HISTORIC RESOURCES COMMISSION

ORDER)
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CERTIFICATE OF APPROPRIATENESS

CASE NUMBER COA2020-093

On September 2, 2020, 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. Henneh Khan, Project Manager, Michelle Mitchell LLC, and John Merschel, representing the West End Neighborhood Association, 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 duplex is sited with a covered porch and single, central entrance facing Spring Street. It is located in the center of the lot with a standard setback. These aspects of its siting are consistent with the lot development pattern along Spring Street. A one-car wide, integrally-tinted concrete driveway will lead straight to the rear of the lot, where an asphalt residential parking lot will be located in an area of low visibility. The parking lot will be screened around three sides with vegetation. The lot slopes down toward the rear, which will be addressed with a taller foundation toward the rear of the duplex, rather than significant grading. A stone retaining wall that runs parallel to the southern property line will remain as is. (*New Construction*, West End Standards 1 and 2; *Driveways and Parking Areas*, West End Standards 4-7)
- 2) The two-story, five-bay rectilinear street façade of the duplex is consistent with Spring Street’s contributing buildings in terms of its height, form, size, scale, massing, proportion, and roof form. All but two of the contributing houses in this block of Spring Street are two stories in height. Its simple rectangular form, size, scale, and proportions are similar to other Colonial Revival buildings on the block. The eclectic combination of Colonial Revival forms and fenestration patterns with Craftsman porch details is demonstrated in the neighboring J.J. Gentry House. Hipped roofs are found commonly throughout the West End. The use of historic forms and details is compatible with the District, while the use of modern materials differentiates the building as a new feature. (*New Construction*, West End Standards 4 and 8)
- 3) The wooden, six-panel door with sidelights and the six-over-six, simulated divided light wood windows with permanently applied exterior muntins and wooden shutters are

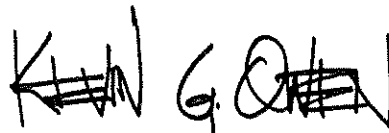
compatible in material, proportion, pattern, and detail with the windows and doors of contributing buildings in the West End. The symmetrical fenestration pattern also follows traditional Colonial Revival patterns in terms of spacing, placement, scale, orientation, proportion, and size. (*New Construction*, West End Standards 5 and 6)

- 4) The roof will be clad with architectural shingles in Estate Gray. The walls will be clad with smooth-finished HardiePlank lap siding, with staggered edge HardieShingles in the porch pediment. The foundation will be clad with standard modular bricks. Porch lattice, sawn balustrades, tongue-and-groove flooring, and posts will be constructed of wood, as will the windows, doors, and shutters. The materials and finishes are consistent with surrounding buildings in composition, scale, module, pattern, detail, texture, and finish. (*New Construction*, West End Standard 7)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2020-093 at the Greenspace, located at the northeast corner of Spring and West Sixth Streets, within the West End Historic Overlay District (PIN 6825-97-8806.00), 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 third day of September, 2020.

A handwritten signature in black ink, appearing to read "KEVIN G. OWEN". The signature is stylized with some overlapping lines and is positioned above a horizontal line.

Kevin G. Owen, Chair
Forsyth County Historic Resources Commission

CERTIFICATE OF APPROPRIATENESS

Date: September 2, 2020

CASE #: COA2020-093

On September 2, 2020, the Forsyth County Historic Resources Commission approved the issuance of this Certificate of Appropriateness (COA) on the application for the following work at the Greenspace, located at the northeast corner of West Sixth and Spring Streets in the West End Historic Overlay District.

- **Construction of a duplex**

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 September 2, 2023.



Kevin G. Owen, 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.