



Minutes
Forsyth County
Historic Resources Commission
June 2, 2021
4:00 P.M.
City Hall Council Chamber, Room 230
101 North Main Street, Winston-Salem

MEMBERS PRESENT: Donna Abernethy, Kaky Berry, Chad Gadberry, Ted Guenther, Emma Haney, Sunny Stewart, Tina Thacker

MEMBERS ABSENT: C.J. Idol, Alanna Meltzer-Holderfield, Kevin Owen, LeAnn Pegram, Janet Shill

STAFF PRESENT: Heather Bratland, Michelle McCullough, David Reed
Attorney Jerry Kontos

I. APPROVAL OF MINUTES

A. Approval of May 5, 2021 Minutes

Motion: Mr. Guenther moved approval of the May 5, 2021 minutes.

Second: Ms. Abernethy

Vote: Unanimous

II. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. Simon Gatto, LMI Builders
916 West Fourth Street, Winston-Salem
Wachovia Bank & Trust
West End Historic Overlay District #154
Request: Construction of an addition
COA2021-037

Staff Comments: Ms. Bratland presented the staff report. She also presented a map showing the location of the property and photographs of the property.

Staff Findings

Commission staff finds that the project is not incongruous with the character of the West End Historic Overlay District because:

- 1) The George Black brick used in the original 1950 bank building is a distinctive material and example of craftsmanship. The addition will be constructed on the north façade, using the drive-through canopy from 1988 as a roof. A doorway into the addition will be created at the location of the drive-through window, minimizing the loss of the George Black brick. Where the George Black brick will be a part of an interior wall, it will be left uncovered and function as an accent wall. The historic character of the property will be retained and preserved. The removal of distinctive material will be avoided and examples of craftsmanship that characterize the property will be preserved. (*Noncontributing Structures*, West End Standard 2; *Secretary's Standards*, Rehabilitation Standards 2 and 5)

- 2) The design of the addition is compatible with, yet differentiated from, the original building. The applicant proposes to use Old Carolina Brick Company handmade brick laid in Flemish bond, which is compatible in appearance with the original George Black brick. The parged foundation, broom-finished concrete stoop, and the proposed entry door are also compatible with the building. The simulated divided light windows with lunette windows above differentiate the addition from the original bank building, which has small, segmentally-arched window openings without lunettes. The addition will not destroy historic materials, features, and spatial relationships that characterize the property. (*Noncontributing Structures*, West End Standard 2; *Secretary's Standards*, Rehabilitation Standard 9)
- 3) The essential form and integrity of the building would be unimpaired if the addition were removed in the future. (*Noncontributing Structures*, West End Standard 2; *Secretary's Standards*, Rehabilitation Standard 10)

Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve COA2021-037 at Wachovia Bank & Trust, located at 916 West Fourth Street, within the West End Historic Overlay District (PIN 6825-86-5451.00), 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* and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

Public Comment

Speaking in Favor of the Application: Simon Gatto, LMI Builders, 2236 Queen Street, Winston-Salem, NC, Contractor, was affirmed for testimony and spoke in support of the application.

Speaking in Opposition to the Application: None.

Commission Discussion

The Commission discussed the application.

Findings of Fact

Ms. Thacker moved that based upon the evidence presented in the application and during the hearing, the Forsyth County Historic Resources Commission finds that the proposed project is not incongruous with the character of the West End Historic Overlay District because:

- 1) The George Black brick used in the original 1950 bank building is a distinctive material and example of craftsmanship. The addition will be constructed on the north façade, using the drive-through canopy from 1988 as a roof. A doorway into the addition will be created at the location of the drive-through window, minimizing the loss of the George Black brick. Where the George Black brick will be a part of an interior wall, it will be left uncovered and function

as an accent wall. The historic character of the property will be retained and preserved. The removal of distinctive material will be avoided and examples of craftsmanship that characterize the property will be preserved. (*Noncontributing Structures*, West End Standard 2; *Secretary's Standards*, Rehabilitation Standards 2 and 5)

- 2) The design of the addition is compatible with, yet differentiated from, the original building. The applicant proposes to use Old Carolina Brick Company handmade brick laid in Flemish bond, which is compatible in appearance with the original George Black brick. The parged foundation, broom-finished concrete stoop, and the proposed entry door are also compatible with the building. The simulated divided light windows with lunette windows above differentiate the addition from the original bank building, which has small, segmentally-arched window openings without lunettes. The addition will not destroy historic materials, features, and spatial relationships that characterize the property. (*Noncontributing Structures*, West End Standard 2; *Secretary's Standards*, Rehabilitation Standard 9)
- 3) The essential form and integrity of the building would be unimpaired if the addition were removed in the future. (*Noncontributing Structures*, West End Standard 2; *Secretary's Standards*, Rehabilitation Standard 10)

Second: Mr. Gadberry
Vote: Unanimous

Certificate of Appropriateness

Ms. Haney moved that based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2021-037 at Wachovia Bank & Trust, located at 916 West Fourth Street, within the West End Historic Overlay District (PIN 6825-86-5451.00), 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 and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

Second: Mr. Guenther
Vote: Unanimous

III. **MINOR WORK REPORT**

IV. **OTHER APPLICATIONS AND NOMINATIONS**

- A. At their next meeting, the County Commissioners will be voting on whether to recommend listing the Elizabeth and Bowman Gray Jr. House in the National Register of Historic Places. The National Register Advisory Committee for NC will be meeting on June 10 to make their recommendations, which will then go to the National Park Service for final approval.

- B. Twin City Motor Company will go to City Council for designation as a Local Historic Landmark on June 7.
- C. Michelle updated the Commission on a private project to list the Winston-Salem Downtown Historic District in the National Register of Historic Places.

V. **COMMITTEE REPORTS**

A. Historic Marker Committee

1. There will be a mini-unveiling July 19 for the Peter Clemmons House. The Village of Clemmons will be managing the logistics. There will also be an unveiling for Oak Crest and the Winston-Salem Rescue Squad but will not be until the fall.
2. No unveiling for the County.
3. There have been discussions of an event this fall put on by the neighbors of Reynolda Park.
4. There will be a replacement marker for the Colored Baptist Orphanage Home as it has been damaged a second time.

B. Education Committee

VI. **STAFF REPORT**

- A. Heather updated the Commission on Jeff Soriano's appeal of the denial of COA2020-091 before the City of Winston-Salem Zoning Board of Adjustment. The Board heard testimony and continued the case until June 3, 2021.
- B. There will be no meeting in July. The August meeting will be in the original location of the fifth floor meeting room at the Bryce A. Stuart Building.
- C. There is a possibility of an HRC retreat early in 2022.
- D. Michelle gave an update on the grant program and the upcoming transition to accepting applications for COAs through IDT Plans.

VII. **FOR THE GOOD OF THE ORDER**

NEXT MEETING: August 4, 2021

This agenda is available in alternative media forms for people with disabilities. Individuals with disabilities who require assistance or special arrangements to participate in programs and activities of the Historic Resources Commission are encouraged to contact the Planning Department at least 72 hours in advance so that proper accommodations can be arranged. For information, call 336-727-8000 (727-8319 TTY).