On April 3, 2019, the Forsyth County Historic Resources Commission approved the issuance of this Certificate of Appropriateness (COA) on the application for the following work at the Office Building located at 421 Summit Street, Winston-Salem, in the West End Historic Overlay District.

- Widening of the Summit Street sidewalk

Approval of this item 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 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.

Kevin Owen, Chairman
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.
On April 3, 2019, 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 Eratland, Historic Resources Officer, presented the staff report, findings, and recommendation. Tadhg O’Gara, 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. Jeff Fansler, Deputy Director of Transportation for the City of Winston-Salem, addressed questions of the Commission.

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 West End Historic overlay District because:

1) The entire concrete sidewalk will be repoured to match the color, material, texture, pattern and tooling of surrounding concrete sidewalks. The historic granite curbing will be removed and replaced at the edge of the extended sidewalk. (*Public Rights-of-Way and Alleys, West End Guideline 4*)

2) The installation of exposed aggregate planters with hollies will introduce vegetation in the location of a traditional planting strip, between the sidewalk and street. The exposed aggregate finish and color of the planters is consistent with the architectural style and character of the Office Building, a Modern commercial building. (*Public Rights-of-Way and Alleys, West End Guideline 6*)

3) The 2'-wide loop-style bike racks are small in size and very simple in design. The galvanized steel finish is compatible with the Modern commercial building. (*Accessory Features: Trash Containers, Dumpsters, and Recreational Facilities, West End Guideline 3*)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2019-024 at the Office Building, located at 421 Summit Street within the West End Historic Overlay District (PIN#: 6825-86-7809.00), 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.

This the fourth day of April, 2019.

Kevin G. Owen, Chair
Forsyth County Historic Resources Commission