

RECEIVED

SEP - 5 2019

NORTH CAROLINA)
)
FORSYTH COUNTY)

FORSYTH COUNTY HISTORIC RESOURCES COMMISSION

CERTIFICATE OF APPROPRIATENESS

ORDER)

CASE NUMBER COA2019-085

On September 4, 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 Bratland, Historic Resources Officer, presented the staff report, findings, and recommendation. Hayes Wauford, on behalf of Wilson-Covington Construction Company, applicant, Wade Robinson, prospective business owner at the property, and John Merschel, representative of the West End 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) A new fire-rated steel door with a fire/wire glass panel in its upper half and a steel stair providing access between the fire door and ground will be installed on the plain, rear façade of the building, which faces the parking lot on Burke Street. While the new door and stair will be visible from Burke Street, the rear façade is a largely blank, utilitarian wall, and it is not a character-defining elevation of the building. No character-defining features or finishes will be damaged by the installation. The creation of the new entrance is a reversible alteration, and it does not compromise the any historic entrances or porches. (*Safety, Accessibility, and Code Requirements*, West End Guidelines 2, 4, and 5)
- 2) The painted fire stairs will have stringers and platforms built of I-beams, decking of diamond plate steel, and a railing of ¾” vertical steel bars with 2 ½” flat-stock top rails. The simple and utilitarian design will be compatible in scale, materials, details, and finish with the utilitarian nature of the rear façade of the historic structure. (*Safety, Accessibility, and Code Requirements*, West End Guideline 3)
- 3) The HVAC units will be located on the roof but set back from roof edge a minimum of 6’. This installation is in an area of low visibility that will avoid any change in the appearance of the building and any sight lines to the HVAC units from the ground. The steel ladder that will provide access to the HVAC units for maintenance and repair is a simple design and will be located on the rear of the building. (*Structural and Mechanical Systems*, West End Guidelines 1 and 2)

RECEIVED

SEP - 5 2019

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2019-085 at Joyner's West End Grocery, located at 854/858 West Fourth Street, within the West End Historic Overlay District (PIN# 6825-86-9502.00), 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 fifth day of September, 2019.

A handwritten signature in black ink that reads "KEVIN G. OWEN". The letters are somewhat stylized and there are some horizontal lines through the letters, possibly indicating a signature that was written over a printed name or a signature that was written over a signature.

Kevin G. Owen, Chair
Forsyth County Historic Resources Commission

CERTIFICATE OF APPROPRIATENESS

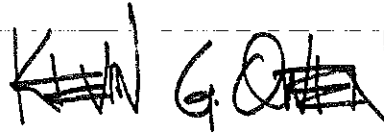
Date: September 4, 2019

CASE #: COA2019-085

On September 4, 2019, the Forsyth County Historic Resources Commission approved the issuance of this Certificate of Appropriateness (COA) on the application for the following work at Joyner's West End Grocery, located at 854/858 West Fourth Street in the West End Historic Overlay District.

- Installation of egress measures
- Installation of HVAC units on the roof

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.