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DEC - 5 2019

NORTH CAROLINA)
) FORSYTH COUNTY HISTORIC RESOURCES COMMISSION
FORSYTH COUNTY)

ORDER)
) CERTIFICATE OF APPROPRIATENESS
)
) CASE NUMBER COA2019-128

On December 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. Kevin Owen was recused from consideration of the application. During the hearing, Heather Bratland, Historic Resources Officer, presented the staff report, findings, and recommendation. David Hillman 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 West End Historic Overlay District because:

- 1) The applicant proposes to change the panels in the existing free-standing box sign. The panels are approximately 10’ x 4’ and are mounted on a sign box that sits on a 16’ pole. The sign is indirectly lit by four lamps on goosenecks. This sign does not comply with the new signage regulations in the Unified Development Ordinances (UDO) and so must be removed by June 30, 2022. Changing out the panels will allow the applicant to advertise the new business during the period of design for a sign that will meet the requirements of the Commission and UDO. The new panels will include the wording West End Poke with the “O” formed by a fish over a bowl with chopsticks. The sign does not obstruct the building, and the simple style of the sign is congruous with the style of the building. (*Signage-General*, West End Guidelines 2 and 6; *Signage-Nonresidential*, West End Guideline 5)
- 2) The applicant proposes a new metal sign on a wood frame over the entry door. The sign will be 78” wide x 36” high. The sign is comparable in size to the former sign for Alex’s Café, and it will be in the same location. It will include the wording West End Poke with the “O” formed by a fish over a bowl with chopsticks. The sign will be lit by two lamps on goosenecks. The sign is compatible in size, scale, and character with the building, and it is constructed of traditional materials. It will be indirectly lit. It does not cover any major architectural details or ornamental features. (*Signage-General*, West End Guidelines 2, 3, 5, and 6; *Signage-Nonresidential*, West End Guideline 1)

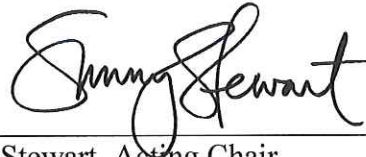
Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2019-128 at the I Can’t Believe It’s Yogurt! Store, located at 750 Summit Street, within the West End Historic Overlay District (PIN# 6825-78-6174.00), with the following conditions:

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- 1) The free-standing box sign shall be removed in its entirety or be brought into compliance with the sign ordinance amortization requirements on or before June 30, 2022;
- 2) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 3) 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
- 4) 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 December, 2019.



Sunny Stewart, Acting Chair
Forsyth County Historic Resources Commission

CERTIFICATE OF APPROPRIATENESS

Date: December 4, 2019

CASE #: COA2019-128

On December 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 the I Can't Believe It's Yogurt! Store, located at 750 Summit Street in the West End Historic Overlay District.

- Installation of signage

Approval of this item granted **subject to the following conditions:**

- 1) The free-standing box sign shall be removed in its entirety or be brought into compliance with the sign ordinance amortization requirements on or before June 30, 2022;
- 2) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 3) 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
- 4) 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 December 3, 2022.



Sunny Stewart, Acting 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.