

RECEIVED

FEB - 6 2020

NORTH CAROLINA)
)
FORSYTH COUNTY)

FORSYTH COUNTY HISTORIC RESOURCES COMMISSION

ORDER)
)
)

CERTIFICATE OF APPROPRIATENESS

CASE NUMBER COA2020-012

On February 5, 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. Keith Edward Wales Jr., AIA, applicant, 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) The addition of windows, fixed and operable, to the second floor of the building will better integrate the building with the West End, where large expanses of masonry unbroken by windows are uncommon and vertical louvers screening windows are unprecedented. Instead of the upper floors of the building turning away from the street as a private retreat, they will address the street and bring the building into conversation with the neighborhood. The simple, rectilinear, aluminum and glass windows, arranged asymmetrically without any surrounding trim or embellishment, are compatible with and characteristic of the midcentury Modern style of the building. Replacement of the existing windows and storefront will maintain its appearance and architectural integrity. (*Noncontributing Structures*, West End Guidelines 1 and 3)
- 2) Although the Guidelines do not permit painting of historic brick because of the great potential to harm or destroy soft, historic brick, the same concerns do not apply to the modern, hard-fired brick of which this building is comprised. Painting the brick is a treatment compatible with the style and character of the building. (*Noncontributing Structures*, West End Guideline 3)
- 3) The third floor addition is differentiated from the existing building but compatible with it in style and character. The flat-roofed addition replicates the rectilinear massing of the existing structure and uses the same brick on its west and north facades, where it will continue the existing building line vertically. However, on the east and south facades, where the building is adjacent to Summit and 4 ½ Streets, the addition is stepped back to recede from public view, reducing its visual impact from the corner. These facades are clad in a mixture of flush fiber cement panels and fixed storefront windows and doors that

RECEIVED

FEB - 6 2020

replicate those on the floor below. This addition will read as a contemporary alteration to the office building because of its footprint, extensive use of glazing, and the use of fiber cement panels. Nevertheless, it will blend with it stylistically through the repetition of rectilinear forms, the use of brickwork, aluminum framed windows, and the flat roof. (*Noncontributing Structures*, West End Guideline 3)

- 4) Removal of the sidewalk and curb inside the private parking area will have no impact on the character of the property. Planting of a dogwood tree will bring welcome vegetation to the parking area and visually break up the expanses of hard surfaces behind the building. (*Parking – Nonresidential*, West End Guideline 3)
- 5) The bike racks that will be installed in the parking lot and on the east façade are small accessory features that do not compromise the integrity of the building or lot. (*Trash Containers, Dumpsters, and Recreational Facilities*, West End Guideline 3)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2020-012 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 form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

This the sixth day of February, 2020.



Kevin G. Owen, Chair
Forsyth County Historic Resources Commission

CERTIFICATE OF APPROPRIATENESS

Date: February 5, 2020

CASE #: COA2020-012

On February 5, 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 Office Building, located at 421 Summit Street in the West End Historic Overlay District.

- Building rehabilitation and rooftop addition

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 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 February 5, 2023.



Kevin 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.