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NORTH CAROLINA)
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FORSYTH COUNTY)

FORSYTH COUNTY HISTORIC RESOURCES COMMISSION

ORDER)
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CERTIFICATE OF APPROPRIATENESS

CASE NUMBER COA2021-056

On August 4, 2021, 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 Wales Jr. AIA, 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.

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 historic character of the property will be retained and preserved. The simple rectilinear form and clean lines of the Modernist design will be retained and preserved, as will the brick cladding and steel columns at the storefront. While the glass and aluminum storefront and second floor window on the Summit Street façade will be replaced, the new storefront and window will replicate the materials and design of the existing fenestration and maintain its pattern of vertical modules, while complying with current building code. The removal of the sun louvers at the second floor of the Summit Street façade will not diminish the building’s historic character. The brick will be painted, maintaining the original appearance of a darker shade on the recessed lower floor and a lighter color above. Painting the modern, hard-fired brick will not damage the material. (*Noncontributing Structures*, West End Standard 2; *Secretary’s Standards*, Rehabilitation Standards 2, 5, and 7)

- 2) Both original openings on the Summit Street façade will include operable casement windows at the southern bays, necessitating new horizontal framing members. Two additional entry doors for commercial tenant spaces will be added at the ground floor of the Summit Street façade. These minor alterations from the original door and window configuration will differentiate the new work from the old. Three new single-bay openings will be punched into the second floor of the Summit Street façade, and they will be compatible in size and shape with the historic modules. The single module configuration differentiates these openings from the multi-module historic openings. Like the storefront and historic window openings, these will be infilled with aluminum and glass casement and fixed windows. The new windows and doors are compatible with the historic materials, features, size, scale, and proportion. (*Noncontributing Structures*, West End Standard 2; *Secretary’s Standards*, Rehabilitation Standard 9)

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- 3) On the 4 ½ Street façade, a flush metal egress door will be installed at the ground level. At the rear façade, two obsolete mechanical louvers will be removed and the openings infilled with matching brick. Neither of these alterations will destroy historic material that characterizes the property. A band of aluminum and glass casement windows will be installed in an existing second floor window opening on the rear façade. Two new openings will be cut into the second-floor brick of the rear façade and infilled with a mixture of fixed panes and doors. The rectilinear shape of the openings is compatible with the historic character of the building, as are the materials and design of the new doors and windows. However, the difference in size from the historic module differentiates this work from the original. (*Noncontributing Structures*, West End Standard 2; *Secretary's Standards*, Rehabilitation Standard 9)
- 4) In the parking lot, a wooden stockade fence screening mechanical equipment will be removed. In the same area of the lot, a brick wall with painted-steel fence inset will be installed to create a screened outdoor recreation area adjacent to the second-floor residential space. The new wall is compatible with the site and property in terms of size, height, scale, and materials; it will not impact the site topography or any historic site features. Metal is an appropriate material for fences in an area of low visibility. (*Walls*, West End Standards 5 and 9; *Fences*, West End Standard 4)
- 5) A small patio composed of porcelain pavers, a porcelain paver walkway, a brick fireplace, planting areas, and an above-ground pool will be installed inside the walled area, which is within the area of low visibility and screened from view. The patio is compatible with the special character of the building and site; tile is an appropriate paving material. The walkway is an appropriate scale, and it will not impact the site topography or any historic site features. The brick fireplace will be constructed adjacent to the building and can be removed without damaging it. The pool will not be visible to the public; therefore, it will not be incongruous with the special character of the West End. (*Decks, Terraces, and Patios*, West End Standards 3 and 4; *Noncontributing Structures*, West End Standard 2; *Walkways and Steps*, West End Standard 7; *Accessory Features: Commercial Trash Receptacles and Recreational Features*, West End Standards 2 and 4)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2021-056 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,

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- 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 fifth day of August, 2021.

A handwritten signature in black ink that reads "KEVIN G. OWEN". The letters are somewhat stylized and slanted.

Kevin G. Owen, Chair
Forsyth County Historic Resources Commission

CERTIFICATE OF APPROPRIATENESS

Date: August 4, 2021

CASE #: COA2021-056

On August 4, 2021, 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.

- **Adaptive reuse**

Approval of this item was 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, which qualify as 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 August 4, 2024.



Kevin G. Owen AIA, 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.