Project Title: 1001 W. Fourth St. - Events Space Gazebo and Pergola
Jurisdiction: City of Winston-Salem
Application Type: 01.16) Application for Certificate of Appropriateness
State: NC
Workflow: 01.16) Application for Certificate of Appropriateness
County: Forsyth

Address of Subject Property: 1001 W Fourth ST (6825-76-8026.000)
PIN(s) of subject property: 1001 W Fourth ST (6825-76-8026.000)
Local Historic Landmark?: No
Landmark Name (if applicable. Type "N/A: if not):
Landmark Number (if applicable. Type "N/A: if not): Local Historic District: West End
Prior COA case # (if applicable):

Project Description

COA Project Intent and Background Statement (click "help" for description):
Situated at the intersection of W. 4th St. and Glade St., the project location looks to create a congruous and refined garden focal point within the heart of the West End Historic District. The project site is directly across from the Grace Court park. The law firm of Kilpatrick Townsend & Stocktons campus in Winston-Salem occupies the site of the famed Zinzendorf Hotel. The Zinzendorf Hotel was built at the height of the Gilded Age in 1890-1891, and the hotel sought to establish Winston as a major resort town. The hotel caught fire on Thanksgiving Day in 1892 and burned to the ground within 2 hours. Years past without the site being further developed until the John Wesley Hanes (1903) and Pleasant Huber Hanes (1915) homes were built upon the former hotel site. The former site of the hotel is now occupied by a campus with three primary buildings: the P.H. Hanes House, the single-story modern masonry Petree Building (1954), and the Kilpatrick Townsend Stockton Building (1980).

The project seeks to create an outdoor events space that not only provides functionality to the firms campus but also provides a graceful visual focal point to the intersection of Glade St. and W. 4th St. As designed by Jacob Lott Ludlow in 1890 this intersection, which once had the front entry to the Zinzendorf Hotels, occupies a notable place within the West end Historic District. Our project seeks to enhance this focal point with a garden, gazebo, formal lawn, and pergola. The adjacent Grace

COA Scope of Work (click the "help" button for description):
The renovation of the site has already been partially completed. The formal lawn and site amenities were laid out by MLA Landscape Architects. The lawn, firepit, sidewalks (partial), and terraced steps have already been completed. This project will involve adding a new gazebo at the top of the terraced steps. The raised area at the end of the formal lawn will be provided with site walls, access steps, sidewalks, and a new pergola. Planting shown in the imagery is suggested and will be selected by the owner at a future date.
Court has a distinct gazebo as well, but its character is hidden from the road and the project site. Since the two gazebos are not within eyesight of each other, they will not be competing for prominence.

**COA Compliance with Design Review Standards and/or Guidelines** (Copies of the Design Review standards for each district can be found online here: https://www.cityofws.org/1397/Publications):

The project does not have any historic rehabilitation or reconstruction in the scope of work. The project does have a highly visible character, so congruence with the character of the West End Historic District is a compliance requirement. Elements within the project, as well as the overall character, are designed to call upon local historic precedents without creating a false historicism.

**Masonry, Stucco, and Pebbledash** (Referenced Standards; 7)

The project uses red brick for site walls capped with a cast stone cap. The masonry and cast stone are to match the previously approved material for the site walls in color, bonding, and jointing. The base of the gazebo will be masonry with cast stone caps to match the existing site walls as well. The masonry base was chosen for its congruence with the site. The sidewalks, floor of the gazebo, and sidewalk steps are all made of standard broom finished concrete to match the existing site.

**Wood** (Referenced Standards; 7,8)

The project uses pressure treated wood, fiber cement trim, and fiber reinforced plastic elements to construct the two proposed structures. The completely exterior nature of the project necessitates the use of materials that have a strong resistance to rot and decay. The use of the three materials listed above allows the contractor to construct a durable building for the client. The details and joinery used will mimic historic trim work in their layering and careful execution. There is no vinyl, molded plastic, or pressed metal elements within the trimwork. All elements will be finished with a high quality exterior grade paint. The paint will serve to unify the elements and create the appearance of painted wood trim throughout the project.

**Roofs** (Referenced Standards; 8)

The project team has elected to honor the history of the site by pulling in elements from historic buildings. The elements are utilized in a way that references the past without creating a false historic appearance. The Zinzendorf Hotel provides a precedent for the gazebo by pulling the roof form off the hotel's corner turrets. We studied creating a shingle style gazebo based heavily on the Zinzendorf Hotel. It was not pursued because of its lack of aesthetic appeal. The high-pitched octagonal roof of the hotel's turret, with its 14:12 pitch, provided a striking departure point to develop the rest of the design upon. To keep from appearing too historicist, the roofing is asphalt shingle to match the adjacent buildings of the campus. This will create a more congruent
appearance with the surrounding area. The pergola does not have
a traditional roof, but does pull precedent from the local Reynolda
house gardens. The team felt that this subdued form would create
a backdrop to the site while accentuating the gardens. The roof
features of each of the structures has the proportion and layout of
historic elements without the elaborate details of the true historic
elements. By reducing the elements of cornice, frieze, and
architrave to their basic forms the over-all effect is to mediate
between the ages and styles of the adjacent building on the site.

New Construction (Referenced Standards; 1, 2, 3, 4, 7, 8, 9)

The proposed project conforms to the Standards for new
construction is several areas. The overall setback of the elements
is typical and congruous with the residential architecture of the
Glade St. area of the West End historic District. Given the central
placement on the curve of the road and the lack of adjacent
structures, the orientation is in keeping with the nature of the
neighborhood. The gazebo itself provides a terminus to the vista
along W. 4th St. as it transitions from a pedestrian commercial
zone to a primarily residential neighborhood. The disturbance to
the site is very limited to shallow foundations in previously
developed ground and adding soil around previous features. The
form, scale, height, and proportion of the proposed structures are
compatible with the character of the adjacent buildings. Most of
the adjacent homes have a variety of columns supporting wide
porches. The double columns supported on masonry bases is a
regular feature within the Glade St. neighborhood. Many of the
historic columns are Corinthian and Doric. Our project utilizes
their proportionality without the intricate detailing. That detailing
would be out of place at the scale and spacing of both gazebo
and pergola columns. The simplified details gives each structure
a compatibility with the adjacent structures without copying any
particular one of them.

Public Rights-of-way (Referenced Standards; 1, 4, 7)

The sidewalks and yards proposed and the ones they connect to
are an integral part of the design and character of the site. The
project utilizes the existing topography of the site; using its
color to highlight some portions and provide privacy in other
areas. No major topographical chances are proposed. The
project does not have granite curbing within its scope of work.

Walkways and Steps (Referenced Standards; 1, 4, 5)

The walkways created within the site and connecting to the larger
neighborhood are a defining feature of the project. The existing
sidewalks will be retained to the greatest extent possible. New
concrete sidewalks and sidewalk steps will be installed to match
the existing sidewalks. Any repairs to existing sidewalks will be to
match adjacent materials. There is not asphalt walkways
proposed within the project.

Retaining and Landscape Walls (Referenced Standards; 1, 4, 5,
6, 7)

The proposed site walls match the existing site walls within the
They are made from red brick masonry with the same bond and joints as the existing with cast stone caps. The size, height, and configuration of the site walls will match the existing site walls. The high visibility of the walls are congruous with the character of the site walls throughout the West End Historic District. The site walls have the same setback and massing as the existing site walls and are congruous with the character of the neighborhood by following the topography of the site.

**Landscape Features (Referenced Standards; 1, 2)**

The landscape features of the project, which include existing terracing to be expanded are typical and congruous with the character of the neighborhood. There is no use of inappropriate materials as listed in the guidelines within the project.

**Exterior Lighting (Referenced Standards; 1, 3, 4)**

The project is proposing the installation of a single hanging lantern within the gazebo. This lantern has a character compatible with the character of the neighborhood by replicating the hanging lanterns seen on the front porches throughout the district. The lanterns are most prevalent in front doors of the Greek Revival homes, such as those adjacent to the project site. The project is sensitive to its prominent location and seeks to create a warm and inviting atmosphere to enhance the character of the neighborhood. Much of the character of the neighborhood is enjoyed during the twilight hours by neighbors, walkers, and commuters. The project team felt that not providing and appropriate light would diminish the positive impact of the project.

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**Project Contacts**

**Applicant Full Name:** Keith Wales Jr.  
**Applicant Address:**

**Applicant Phone:**

**Owner Full Name (If not the applicant):** Kilpatrick Townsend and Stockton PLLC  
**Owner Address:**

**Owner Phone Number (If not the applicant):**

**Owner Email Address:**

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**COA Consent Statement**

We, the applicant and owner (if not the applicant), do hereby make an application for a Certificate of Appropriateness (COA) for the following project to be undertaken within the boundaries of a Historic District, Historic Overlay District, or Local Historic Landmark.

We understand that all required information must be submitted for this application to be considered complete, assigned a case number, and either (a) processed by staff as a minor work project, or (b) placed on the agenda of the Forsyth County Historic Resources Commission. By applying for a COA and signing below, we give permission to staff of Winston-Salem/Forsyth County Planning & Development Services to enter upon the property to (1) post signage at the property regarding a pending COA application and (2) inspect the property for any reason related to this application and/or an issued COA. We understand that an interior inspection may be necessary for proposed changes to the interior of a Local Historic Landmark.
KILPATRICK TOWNSEND AND STOCKTON EVENTS SPACE

WEST END HISTORIC PRESERVATION COMMITTEE REVIEW
PROJECT INTENT AND BACKGROUND
Situated at the intersection of W. 4th St. and Glade St., the project location looks to create a congruous and refined garden focal point within the heart of the West End Historic District. The project site is directly across from the Grace Court park. The law firm of Kilpatrick Townsend & Stockton's campus in Winston-Salem occupies the site of the famed Zinzendorf Hotel. The Zinzendorf Hotel was built in 1890-1891 at the height of the Gilded Age, and the hotel sought to establish Winston as a major resort town. The hotel caught fire on Thanksgiving Day in 1892 and burned to the ground within 2 hours. Years past without the site being further developed until the John Wesley Hanes (1903) and Pleasant Huber Hanes (1915) homes were built upon the former hotel site. The former site of the hotel is now occupied by a campus with three primary buildings: the P.H. Hanes House, the single-story modern masonry Petree Building (1954), and the Kilpatrick Townsend Stockton Building (1980).

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KEY
1. EXISTING SIGN
2. EXISTING BLACK METAL FENCE
3. EXISTING BLACK FENCE GATE
4. EXISTING ASPHALT PARKING LOT
5. EXISTING FORMAL LAWN
6. EXISTING CONCRETE WALKWAY
7. EXISTING MASONRY FIREPIT
8. EXISTING GRANITE STEPS
9. EXISTING MASONRY WALLS WITH CAST STONE CAPS
10. NEW MASONRY WALL WITH CAST STONE CAP TO MATCH EXISTING
11. NEW GRANITE STEPS TO MATCH EXISTING
12. CAST-IN-PLACE CONCRETE WALKWAY STEPS
13. NEW GRASS TERRACE
14. NEW CONCRETE WALKWAY
15. NEW 15' DIA. GAZEBO
16. NEW PERGOLA

1/8" = 1'-0"
The renovation of the site has already been partially completed. The formal lawn and site amenities were laid out by MLA Landscape Architects. The lawn, firepit, sidewalks (partial), and terraced steps have already been completed. This project will involve adding a new gazebo at the top of the terraced steps. The gazebo’s roof has the same pitch and configuration as the corner turret of the Zinzendorf Hotel. Its masonry base ties it to the existing site as it reaches gracefully toward the sky. The raised area at the end of the formal lawn will be provided with site walls, access steps, sidewalks, and a new pergola. Planting shown in the imagery is suggested and will be selected by the owner at a future date.
The project does not have any historic rehabilitation or reconstruction in the scope of work. The project does have a highly visible character, so congruence with the character of the West End Historic District is a compliance requirement. Elements within the project, as well as the overall character, are designed to call upon local historic precedents without creating a false historicism.

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New Construction (Referenced Standards; 1, 2, 3, 4, 7, 8, 9)

The proposed project conforms to the Standards for new construction in several areas. The overall setback of the elements is typical and congruous with the residential architecture of the Glade St. area of the West End historic District. Given the central placement on the curve of the road and the lack of adjacent structures, the orientation is in keeping with the nature of the neighborhood. The gazebo itself provides a terminus to the vista along W. 4th St. as it transitions from a pedestrian commercial zone to a primarily residential neighborhood. The disturbance to the site is very limited to shallow foundations in previously developed ground and adding soil around previous features. The form, scale, height, and proportion of the proposed structures are compatible with the character of the adjacent buildings. Most of the adjacent homes have a variety of columns supporting wide porches. The double columns supported on masonry bases is a regular feature within the West End Historic District. Many of the historic columns are Corinthian and Doric. Our project utilizes their proportionality without the intricate detailing. That detailing would be out of place at the scale and spacing of both gazebo and pergola columns. The simplified details gives each structure a compatibility with the adjacent structures without copying any particular one of them.

Public Rights-of-way (Referenced Standards; 1, 4, 7)

The sidewalks and yards proposed and the ones they connect to are an integral part of the design and character of the site. The project utilizes the existing topography of the site; using its character to highlight some portions and provide privacy in other areas. No major topographical changes are proposed. The project does not have granite curbing within its scope of work.

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The walkways created within the site and connecting to the larger neighborhood are a defining feature of the project. The existing sidewalks will be retained to the greatest extent possible. New concrete sidewalks and sidewalk steps will be installed to match the existing sidewalks. Any repairs to existing sidewalks will be to match adjacent materials. There is not asphalt walkways proposed within the project.

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The project is proposing the installation of a single hanging lantern within the gazebo. This lantern has a character compatible with the character of the neighborhood by replicating the hanging lanterns seen on the front porches throughout the district. The lanterns are most prevalent in front doors of the Greek Revival homes, such as those adjacent to the project site. The project is sensitive to its prominent location and seeks to create a warm and inviting atmosphere to enhance the character of the neighborhood. Much of that character in the neighborhood is enjoyed during the twilight hours by neighbors, walkers, and commuters. The project team felt that not providing an appropriate light would dimmish the positive impact of the project.
KEY
1. EXISTING MASONRY SITE WALL WITH CAST STONE CAP
2. PAINTED GAZEBO COLUMN
3. GAZEBO MASONRY BASE WITH CAST STONE CAP TO MATCH EXISTING
4. PAINTED PERGOLA COLUMN
5. PAINTED PERGOLA BEAMS
6. ASPHALT SHINGLE GAZEBO ROOF TO MATCH ADJACENT BUILDINGS ON SITE
7. PAINTED BEAMS AND TRIM
8. CAST IN PLACE CONCRETE WALKWAY STEPS
9. NEW GRANITE STEPS TO MATCH EXISTING
10. NEW MASONRY SITE WALL WITH CAST STONE CAP TO MATCH EXISTING

GAZEBO ELEVATION
KEY
1. EXISTING MASONRY SITE WALL WITH CAST STONE CAP
2. PAINTED GAZEBO COLUMN
3. GAZEBO MASONRY BASE WITH CAST STONE CAP TO MATCH EXISTING
4. PAINTED PERGOLA COLUMN
5. PAINTED PERGOLA BEAMS
6. ASPHALT SHINGLE GAZEBO ROOF TO MATCH ADJACENT BUILDINGS ON SITE
7. PAINTED BEAMS AND TRIM
8. CAST IN PLACE CONCRETE WALKWAY STEPS
9. NEW GRANITE STEPS TO MATCH EXISTING
10. NEW MASONRY SITE WALL WITH CAST STONE CAP TO MATCH EXISTING
KEY
1. GRANITE STEPS
2. CONCRETE GAZEBO PAD AND WALKWAY
3. FIREPIT AND CONCRETE WALKWAY
4. BUSINESS SIGN AND BLACK FENCING
5. BLACK ALUM. FENCING WITH FINIALS
6. CAST METAL OUTDOOR LANTERN (HERWIG LIGHTING, #414)
7. ASPHALT SHINGLE ROOFING AT 1200 GLADE ST.
8. ASPHALT SHINGLE ROOFING AT 1001 W. FOURTH ST.
9. MASONRY SITE WALL WITH CAST STONE CAP