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JUN - 2 2021

NORTH CAROLINA)
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FORSYTH COUNTY)

FORSYTH COUNTY HISTORIC RESOURCES COMMISSION

ORDER)
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CERTIFICATE OF APPROPRIATENESS

CASE NUMBER COA2021-037

On June 2, 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. Simon Gatto of LMI Builders, 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 George Black brick used in the original 1950 bank building is a distinctive material and example of craftsmanship. The addition will be constructed on the north façade, using the drive-through canopy from 1988 as a roof. A doorway into the addition will be created at the location of the drive-through window, minimizing the loss of the George Black brick. Where the George Black brick will be a part of an interior wall, it will be left uncovered and function as an accent wall. The historic character of the property will be retained and preserved. The removal of distinctive material will be avoided and examples of craftsmanship that characterize the property will be preserved. (*Noncontributing Structures*, West End Standard 2; *Secretary’s Standards*, Rehabilitation Standards 2 and 5)
- 2) The design of the addition is compatible with, yet differentiated from, the original building. The applicant proposes to use Old Carolina Brick Company handmade brick laid in Flemish bond, which is compatible in appearance with the original George Black brick. The parged foundation, broom-finished concrete stoop, and the proposed entry door are also compatible with the building. The simulated divided light windows with lunette windows above differentiate the addition from the original bank building, which has small, segmentally-arched window openings without lunettes. The addition will not destroy historic materials, features, and spatial relationships that characterize the property. (*Noncontributing Structures*, West End Standard 2; *Secretary’s Standards*, Rehabilitation Standard 9)
- 3) The essential form and integrity of the building would be unimpaired if the addition were removed in the future. (*Noncontributing Structures*, West End Standard 2; *Secretary’s Standards*, Rehabilitation Standard 10)

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Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2021-037 at Wachovia Bank & Trust, located at 916 West Fourth Street, within the West End Historic Overlay District (PIN 6825-86-5451.00), 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 and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

This the third day of June, 2021.

Mary Catherine Berry

Mary Catherine Berry, Acting Chair
Forsyth County Historic Resources Commission

CERTIFICATE OF APPROPRIATENESS

Date: June 2, 2021

CASE #: COA2021-037

On June 2, 2021, the Forsyth County Historic Resources Commission approved the issuance of this Certificate of Appropriateness (COA) on the application for the following work at Wachovia Bank & Trust, located at 916 West Fourth Street in the West End Historic Overlay District.

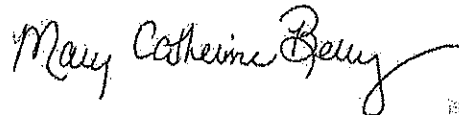
- **Construction of an addition**

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 June 2, 2024.



Mary Catherine Berry, 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.