

RECEIVED

SEP - 5 2019

NORTH CAROLINA)
)
FORSYTH COUNTY)

FORSYTH COUNTY HISTORIC RESOURCES COMMISSION

)
ORDER)
)

CERTIFICATE OF APPROPRIATENESS

CASE NUMBER COA2019-082

On September 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. During the hearing, Heather Bratland, Historic Resources Officer, presented the staff report, findings, and recommendation. Patrick Welsh, Project Manager for T2pm, applicant, and Rev. Paul Wollner, Senior Pastor of Augsburg Evangelical Lutheran Church, appeared to present testimony and evidence in support of the application. John Merschel, representative of the West End Association, George Edwards, representative of Preservation Forsyth, and Will Knott, 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 incongruous with the character of the West End Historic Overlay District because:

- 1) The West End “embodies the distinctive characteristics of the architecture of the late nineteenth and early twentieth centuries.” The J. J. Easley House is a late Victorian frame house and was classified as a contributing structure to the West End Historic Overlay District at the time of designation in 1992. Although the original windows were replaced prior to 2012, the clipped gables, porches, projecting bay window, and overall form of the J. J. Easley House remain unchanged from the time of designation. The J. J. Easley House has value toward maintaining the character of the West End Historic Overlay District. (N.C.G.S. §160A-400.14)
- 2) The applicant has not demonstrated that all possibilities for saving the J. J. Easley House have been exhausted. (*Demolition*, West End Guideline 1)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2019-082 at the J. J. Easley House, located at 851-855 West Fifth Street, within the West End Historic Overlay District (PIN# 6825-97-0223.00), with the following conditions:

- 1) Demolition of the J. J. Easley House shall be delayed for a period of 365 days from the date of approval. During such delay, Historic Resources Staff will direct the owner and applicant to organizations that may assist with efforts to save the structure;
- 2) Prior to demolition or relocation, the applicant shall provide Historic Resources Staff with a comprehensive set of digital interior and exterior photographs, one printed set of interior and exterior photographs, dimensioned floor plan and elevation drawings, and a dimensioned site plan;

RECEIVED

SEP - 5 2019

- 3) If the J. J. Easley House is relocated within the West End Historic Overlay District, the *Guidelines for New Construction* shall be followed. If the J. J. Easley House is relocated outside of the West End Historic Overlay District, the applicant shall inform staff of its new location;
- 4) Prior to issuance of a demolition permit, the applicant shall document in writing to the Historic Resources Commission all efforts the owner has made to save the structure;
- 5) Prior to issuance of a demolition permit, all distinctive architectural elements and usable building materials shall be offered for salvage;
- 6) Following demolition or relocation, the lot shall be immediately cleared of construction debris and shall be replanted or otherwise maintained;
- 7) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies; and
- 8) The applicant shall submit photo documentation of the completed project to HRC staff within ten (10) days of its completion.

This the fifth day of September, 2019.

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

Kevin G. Owen, Chair
Forsyth County Historic Resources Commission

CERTIFICATE OF APPROPRIATENESS

Date: September 4, 2019

CASE #: COA2019-082

On September 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 J. J. Easley House, located at 851-855 West Fifth Street in the West End Historic Overlay District.

- Demolition of the J. J. Easley House

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.

A handwritten signature in black ink, appearing to read "KEVIN G. OWEN". The signature is written in a cursive, somewhat stylized font with some overlapping letters.

Kevin Owen, Chairman
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.