

STAFF REPORT SEPTEMBER 7, 2022 HRC MEETING

Case #: COA2022-077
Staff: Heather M. Bratland
Applicant: Joe Bircher, Walter Robbs

LOCATION

District: West End Historic Overlay District #84
Street: 500 North Broad Street, Winston-Salem
Building: (Former) Gas Station
Status: Noncontributing
Local Historic
Landmark#: n/a

REQUEST(S)

- Demolition of the building

APPLICABLE DESIGN REVIEW STANDARDS

West End Historic Overlay District Design Review Standards available at:
<https://www.cityofws.org/DocumentCenter/View/4089>

STAFF COMMENTS

This noncontributing building is described in the *West End Historic Overlay District Report* as a “small brick veneer gas station with a truncated hip roof, a two-bay service area, and a front canopy” built ca. 1950. The Sanborn Fire Insurance Map from 1917 shows a house on the lot. Camel City Service Station No. 11 opened on this site in 1929. A newspaper article from May 31, 1929, and city directory entry from 1930 confirm the presence of a filling station on the site within the period of significance. There appears to be an earlier building encased within a new brick façade and pent roof, which unify a southern addition and canopy with the older structure. The older structure is most evident from the rear where terra cotta coping defines the parapets. The construction date of ca. 1950 was estimated at the time of designation, and no research was done to determine if this older structure may date from the period of significance. Therefore, staff recommends documentation of this noncontributing resource prior to demolition.

STAFF FINDINGS

Commission staff finds that the project is not incongruous with the character of the West End Historic Overlay District because:

- 1) The applicant proposes to demolish the (Former) Gas Station, and N.C.G.S. §160D-949(a) prohibits denial of an application for a certificate of appropriateness authorizing the demolition of a building within the West End. Per the *West End Historic Overlay District Report*, the building post-dates that period of significance and does not contribute to the character of the West End. However, there is no documentation that establishes the estimated construction date of 1950, and a filling station was constructed on this site in 1929. Photographs show that several structures are wrapped within the brick façade and pent roof, including one that uses common construction techniques from the period of significance. (*Demolition*, West End Standards 2 and 3)

STAFF RECOMMENDATION

Based on the preceding finding, staff recommends that the Commission approve COA2022-077 located at 500 North Broad Street (PIN 6825-97-4532), within the West End Historic Overlay District, with the following conditions:

- 1) Demolition shall be delayed for three hundred sixty-five (365) days or until the applicant has submitted to Commission staff detailed photographic documentation of the interior and exterior of the structure with a focus on the northern structure, whichever comes first;
- 2) The applicant shall clear the lot of all construction debris and maintain it after demolition;
- 3) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 4) 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
- 5) 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.