

Received
September 8, 2022

NORTH CAROLINA)
)
FORSYTH COUNTY)

FORSYTH COUNTY HISTORIC RESOURCES COMMISSION

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ORDER)
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CERTIFICATE OF APPROPRIATENESS

CASE NUMBER COA2022-077

On September 7, 2022, 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. Paul Wollner, Senior Pastor of Augsburg Lutheran Church, and John Bircher of Walter Robbs, applicant, appeared to present testimony and evidence in support of the application. Jeff MacIntosh 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 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 the 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)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2022-077 for work 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;

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- 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.

This the seventh day of September, 2022.

A handwritten signature in black ink that reads "Mary Catherine Berry". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

Mary Catherine Berry, Chair
Forsyth County Historic Resources Commission

CERTIFICATE OF APPROPRIATENESS

Date: September 7, 2022

CASE #: COA2022-077

On September 7, 2022, the Forsyth County Historic Resources Commission approved the issuance of this Certificate of Appropriateness (COA) on the application for the following work at (former) Gas Station, located at 500 North Broad Street in the West End Historic Overlay District.

- Demolition of the building

Approval of this item was granted **subject to 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, which qualify as 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.

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 September 8, 2025.



Mary Catherine Berry, 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.