

**MINUTES**  
**FORSYTH COUNTY HISTORIC RESOURCES COMMISSION**  
**JUNE 3, 2009**  
**4:00 P.M.**  
**BRYCE A. STUART MUNICIPAL BUILDING**  
**PUBLIC MEETING ROOM, ROOM 530**  
**100 EAST FIRST STREET, WINSTON-SALEM**

MEMBERS PRESENT: Janet Banzhof, Seth Brown, Jamie Moore, Rick Pender,  
Laura Phillips, Michael Phillips, Julie Poplin, Sharon  
Richmond, Jeff Sowers

MEMBERS ABSENT: Jeff Harbinson, Norris Hutchins, Mark Maxwell

STAFF PRESENT: Kelly Bennett, Michelle McCullough, LeAnn Pegram

PRESIDING: Michael Phillips, Chairman

Mr. Phillips called the meeting to order. Commission members stated their names for the record. Mr. Phillips welcomed those present.

**I. APPROVAL OF MAY 6, 2009 MINUTES**

Motion: Mr. Brown  
Second: Ms. Phillips  
Vote: Unanimous

**II. CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

**A. West End Historic Overlay District**

1. Mobrix, LLC, Applicant  
Summit Street Pharmacy (Inventory #99)  
492 West End Boulevard  
Request: Installation of Signage (Mural)  
Case #: W004-09

Ms. Pegram was sworn for testimony and presented the staff report, describing the application in detail. She presented a map showing the location of the property and photographs of the property.

Staff Comments: Ms. Pegram stated that, in part, Commission staff found the application was not incongruous with the character of the District for the following reason:

While the *Guidelines* stated that wall signs were not recommended for walls that had not previously contained a sign, the proposed wall sign for the north (side) elevation would be applied to an already painted stucco finish, rather than an unpainted masonry surface. Removal of such a sign in the future could be readily achieved by repainting the north (side) elevation, with no damage to the surface.

However, Commission staff was concerned about the size, scale, and general nature of the proposal. In the photo rendering of the proposed sign, it appeared the image would cover most of the north elevation of the building. The *Guidelines* did not regulate painting, and therefore if a property owner simply wanted to paint an artistic image on a building, such as a portrait on an elevation of a residential structure, it could be done without a Certificate of Appropriateness. This particular application requested the installation of the painting as a mural – an artistic image. However, in addition to its artistic qualities, the image was also an advertising sign for the business located on the site. With that being said, the application then required COA review under the “Signage” *Guidelines*.

Staff Recommendation: Ms. Pegram stated that based on the preceding comments, the Commission had several options to consider with regard to the application.

- 1) Approve the application as submitted.
- 2) Approve with application with a condition that the Commission or Commission staff limit the size of the signage to a certain percentage or square footage of coverage area.
- 3) Deny the application.

### Regulations

- 1) If a Certificate of Appropriateness (COA) was issued for the application, it would expire June 3, 2010. If a building permit was required to perform the approved work, such permit had to be obtained within one year from the date of COA issuance. Failure to comply with the one-year time limit would expire the COA. Commission staff could renew the COA within twelve months of original issuance. All other renewals of an expired COA could only be made by the Commission.
- 2) The applicant had to note that the scope of work for the project had to meet all other applicable building codes and ordinances. Any additional approvals or permits from the City had to be obtained prior to initiating work. The applicant needed to consult with the City Inspections Division at 336-727-2628 prior to beginning the project.
- 3) It was the applicant's responsibility to contact Commission staff regarding any and all conditions to which a COA was subject. That was a requirement of

COA issuance. Additionally, the applicant had to contact Commission staff if, in the process of commencing the project, unknown circumstances arose, which could result in changes, alterations, or modifications.

### Public Comment

Speaking in Favor of the Application:

Charles Von Isenburg, 717 Manly Street, Winston-Salem was sworn for testimony, and spoke in favor of the application. James Frinak, 490 West End Boulevard, Winston-Salem was sworn for testimony, and spoke in favor of the application. Jim Keegan, Winston-Salem, was sworn for testimony, and spoke in favor of the application. Alisa Keegan, 1261 West Fourth Street, Winston-Salem, was sworn for testimony, and spoke in favor of the application.

Speaking in Opposition to the Application: None

### Commission Discussion

The Commission discussed the application. During this discussion, Ms. McCullough was sworn for testimony and answered questions from the Commission.

### Finding of Fact

Ms. Phillips moved that based upon the evidence that had been presented in the application and during the public meeting, the Commission find that the application was incongruous with the character of the West End Historic Overlay District because to the Commission's knowledge there had not been a painted sign on the side of that commercial building. The size and scale was out of character with signs and the human scale of the West End Historic Overlay District.

Second: Mr. Brown  
Vote: Unanimous

### Certificate of Appropriateness

Ms. Poplin moved that based on the preceding Finding of Fact, the Commission deny a COA to Mobrix, LLC, for Installation of Signage (Mural) at Summit Street Pharmacy (Inventory #99), located at 492 West End Boulevard in the West End Historic Overlay District for the reasons specified in the Finding of Fact made previously.

Second: Ms. Phillips  
Vote: Unanimous

2. St. Paul's Episcopal Church, Applicant  
St. Paul's Episcopal Church (Inventory #'s: 111, 194)

520 Summit Street  
Request: Miscellaneous Landscape Work  
Case #: W005-09

Ms. Pegram remained sworn for testimony and presented the staff report, describing the application in detail. She presented a map showing the location of the property and photographs of the property.

Staff Comments: Ms. Pegram stated that overall, staff found that the application was not incongruous with the character of the District because:

- 1) The existing chain link fence was not in keeping and was incongruous with the character of the property and District.
- 2) The trees along Jersey Avenue appeared to be volunteer species and did not contribute to the character of the streetscape.
- 3) The small degree of grading proposed would not negatively impact the appearance of the District, would not result in drainage/soil stability issues, and would improve the overall appearance of the streetscape.

However, staff did find that removal of the portion of retaining wall along Pilot View Street would be incongruous with the character of the property and District, as it was an original contributing component of West End's significant landscape design. The applicant had suggested as an alternative, that the wall be kept and shrubbery be planted atop the wall. Commission staff believed this to be a suitable alternative and found that it would be in keeping with the *Guidelines* and the District.

Staff Recommendation: Based on the preceding comments, staff recommended that the Commission grant a COA to St. Paul's Episcopal Church for miscellaneous landscape work (to include removal of the existing chain link fence along Pilot View Street, retention of the stone retaining wall along Pilot View Street and the planting of shrubbery, the removal of trees and slope regrading along the vacant lot at Jersey Avenue & Pilot View Street) at the St. Paul's Episcopal Church property, located at 520 Summit Street in the West End Historic Overlay District, with the following conditions:

- 1) that the stone retaining wall along Pilot View Street be retained;
- 2) that Commission staff review and approve any repair work to the aforementioned stone retaining wall to ensure that any work matched the existing wall in stone configuration, mortar color, width, and placement;
- 3) that Commission staff review and approve the species of shrubbery (which had to be indigenous to the region) to be planted atop the stone retaining wall on Pilot View Street; and,

- 4) that Commission staff review and approve any revisions or deviations to any portion of the as-submitted work prior to commencement of that portion of the project.

### Regulations

- 1) If a Certificate of Appropriateness (COA) was issued for the application, it would expire June 3, 2010. If a building permit was required to perform the approved work, such permit had to be obtained within one year from the date of COA issuance. Failure to comply with the one-year time limit would expire the COA. Commission staff could renew the COA within twelve months of original issuance. All other renewals of an expired COA could only be made by the Commission.
- 2) The applicant had to note that the scope of work for the project had to meet all other applicable building codes and ordinances. Any additional approvals or permits from the City had to be obtained prior to initiating work. The applicant needed to consult with the City Inspections Division at 336-727-2628 prior to beginning the project.
- 3) It was the applicant's responsibility to contact Commission staff regarding any and all conditions to which a COA was subject. That was a requirement of COA issuance. Additionally, the applicant had to contact Commission staff if, in the process of commencing the project, unknown circumstances arose, which could result in changes, alterations, or modifications.

### Public Comment

Speaking in Favor of the Application: Anne Lewis, 2660 Faculty Drive, Winston-Salem was sworn for testimony, and spoke in favor of the application. John Markle, 520 Summit Street, Winston-Salem was sworn for testimony, and spoke in favor of the application. Brenda Pernelli, 517 Thurston Avenue, Winston-Salem was sworn for testimony, and spoke in favor of the application.

Speaking in Opposition to the Application: None

### Commission Discussion

The Commission then discussed the application.

### Finding of Fact

Ms. Phillips moved that based upon the evidence that had been presented in the application and during the public meeting, the Commission find that the application was not incongruous with the character of the West End Historic Overlay District for the reasons stated in the staff report.

Second: Ms. Richmond

Receiving a friendly amendment, Ms. Phillips and Ms. Richmond amended their motion and second to include a condition presented orally at the meeting to be indicated as #5 and which read as follows:

5. If it was determined in the course of the work that there may be some erosion or soil stability issues, that the applicant develop a proposal to address that issue and that Commission staff review and approve that before that was done.

Vote: Unanimous

#### Certificate of Appropriateness

Mr. Sowers moved that based on the preceding Finding of Fact, the Commission grant a COA to St. Paul's Episcopal Church, for miscellaneous landscape work at St. Paul's Episcopal Church, located at 520 Summit Street in the West End Historic Overlay District, subject to the conditions specified in the Finding of Fact made previously.

Second: Mr. Brown

Vote: Unanimous

3. Thomas W. Holland, Applicant  
Porter-Guin House (Inventory #:231)  
601 Jersey Avenue  
Request: Comprehensive Window Replacement & Rear Door/Transom Replacement  
Case #: W006-09

Ms. Pegram remained sworn for testimony and presented the staff report, describing the application in detail. She presented a map showing the location of the property and photographs of the property.

Staff Comments: Commission staff, in most cases, did not recommend the replacement of original windows in contributing buildings within the West End Historic Overlay District. In that particular instance staff found that window replacement, in selected locations, may not be incongruous with the character of the District because:

- 1) Certain windows appeared to be in a deteriorated condition.
- 2) The proposed new windows would closely approximate the existing windows in design, location, size, pane configuration, and style.

Further, the proposed rear door was appropriate in design with the architectural style of the house, was located on the rear elevation, and not highly visible from the public view.

For those reasons, Commission staff also found that the use of an aluminum-clad transom as a replacement for the existing rear door transom, was not incongruous with the character of the District.

### Staff Recommendation

The Commission had several options to consider with regard to the application.

- 1) Approve the application as submitted.
- 2) Approve the application with a condition to only replace certain windows, door, and transom, as determined by the Commission or Commission staff.
- 3) Deny the application.

### Regulations

- 1) If a Certificate of Appropriateness (COA) was issued for the application, it would expire June 3, 2010. If a building permit was required to perform the approved work, such permit had to be obtained within one year from the date of COA issuance. Failure to comply with the one-year time limit would expire the COA. Commission staff could renew the COA within twelve months of original issuance. All other renewals of an expired COA could only be made by the Commission.
- 2) The applicant had to note that the scope of work for the project had to meet all other applicable building codes and ordinances. Any additional approvals or permits from the City had to be obtained prior to initiating work. The applicant needed to consult with the City Inspections Division at 336-727-2628 prior to beginning the project.
- 3) It was the applicant's responsibility to contact Commission staff regarding any and all conditions to which a COA was subject. That was a requirement of COA issuance. Additionally, the applicant had to contact Commission staff if, in the process of commencing the project, unknown circumstances arose, which could result in changes, alterations, or modifications.

### Public Comment

Speaking in Favor of the Application: Zack Rothrock, 4385 Styers Ferry Road, Winston-Salem was sworn for testimony, and spoke in favor of the application.

Speaking in Opposition to the Application: None

### Commission Discussion

The Commission then discussed the application.

### Finding of Fact

Ms. Poplin moved that based upon the evidence that had been presented in the application and during the public meeting, the Commission find that the application was not incongruous with the character of the West End Historic Overlay District because of those reasons set forth in the Staff Report and subject to staff recommendation #2 which specifically stated "Approve the application with a condition to only replace certain windows, door, and transom, as determined by the Commission or Commission staff," and also that all windows on the front elevation be repaired not replaced.

Second: Ms. Phillips  
Vote: Unanimous

### Certificate of Appropriateness

Mr. Sowers moved that based on the preceding Finding of Fact, the Commission grant a COA to Thomas W. Holland, for Comprehensive Window Replacement and Rear Door/Transom Replacement at the Porter-Guin House (Inventory #231), located at 601 Jersey Avenue in the West End Historic Overlay District, subject to the conditions specified in the Finding of Fact made previously.

Second: Ms. Richmond  
Vote: Unanimous

## **B. Old Salem Historic District**

1. Lou and Ellen Blancato, Applicants  
Philip Reich House  
813 South Church Street  
Request: Fence Construction  
Case #: S001-09

Ms. Pegram remained sworn for testimony and presented the staff report, describing the application in detail. She presented a map showing the location of the property and photographs of the property.

Staff Comments: Staff found that the application was not incongruous with the character of the District because:

- 1) The proposed stacked, snake rail fence was appropriate for the interpretative period of the property and District, when fencing served primarily a utilitarian purpose; and,

- 2) Construction details and proposed materials were presented, and were in keeping with similar construction throughout the Old Salem Historic District.

Staff Recommendation: Based on the preceding comments, staff recommended that the Commission grant a COA to Lou and Ellen Blancato for the construction of a stacked, snake rail fence along the rear (east) property line of the Philip Reich House property, 813 South Church Street, located in the Old Salem Historic District, with the following condition:

- 1) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work prior to commencement of that portion of the project.

### Regulations

- 1) If a Certificate of Appropriateness (COA) was issued for the application, it would expire June 3, 2010. If a building permit was required to perform the approved work, such permit had to be obtained within one year from the date of COA issuance. Failure to comply with the one-year time limit would expire the COA. Commission staff could renew the COA within twelve months of original issuance. All other renewals of an expired COA could only be made by the Commission.
- 2) The applicant had to note that the scope of work for the project had to meet all other applicable building codes and ordinances. Any additional approvals or permits from the City had to be obtained prior to initiating work. The applicant needed to consult with the City Inspections Division at 336-727-2628 prior to beginning the project.
- 3) It was the applicant's responsibility to contact Commission staff regarding any and all conditions to which a COA was subject. That was a requirement of COA issuance. Additionally, the applicant had to contact Commission staff if, in the process of commencing the project, unknown circumstances arose, which could result in changes, alterations, or modifications.

### Public Comment

Speaking in Favor of the Application: None.

Speaking in Opposition to the Application: None

### Commission Discussion

The Commission then discussed the application.

Finding of Fact

Ms. Phillips moved that based upon the evidence that had been presented in the application and during the public meeting, the Commission find that the application was not incongruous with the character of the Old Salem Historic District for the reasons stated in the staff report with the condition also stated in the staff report.

Second: Mr. Sowers  
Vote: Unanimous

Certificate of Appropriateness

Mr. Brown moved that based on the preceding Finding of Fact, the Commission grant a COA to Lou and Ellen Blancato, for Fence Construction at the Philip Reich House, located at 813 South Church Street in the Old Salem Historic District, subject to the condition specified in the Finding of Fact made previously.

Second: Ms. Phillips  
Vote: Unanimous

**III. MINOR WORK COA APPROVALS****A. West End Historic Overlay District**

1. Jeff Zillner & Bill Brewer, Applicants  
M.H. Willis House (Inventory #379)  
813 West End Boulevard  
Request: Removal of Dangerous White Pine on Front Northeast Portion of Property; Planting of Ornamental Trees, Shrubs, & Shade-Tolerant Perennials in Front Northeast Portion of Property; Removal of Damaged Maple Tree in Front Yard; Planting of Two-Foot Privet Hedge Adjacent to Front Porch; Addition of Mortared, Edge-Set Brick Border along Existing Front Walk; Creation of Two Brick-Edged Semi-Circular Planting Beds with Small Boxwood Hedge in Front Yard; Removal & Replacement of Dogwood Trees Located in Right-of-Way Planting Strip (to require prior approval from City's Urban Forester); and, Removal and Replacement of Rear Deck.  
Case #: MWW008-09
2. Helen & Derek Parsonage, Applicants  
Parrish-McDermott House (Inventory #315)  
1412 Brookstown Avenue  
Request: Removal of One Dead Sweet Gum Tree Located in the Rear Portion of the Property; and, Removal of Damaged Cedar Tree Located near the Front Northeast Portion of the Property.  
Case #: MWW009-09

3. Matt & Caroline Ankerson, Applicants  
J. Harold Early House (Inventory #333)  
1408 Clover Street  
Request: Front Porch Repair/Renovation  
Case #: MWW010-09
4. Margaret & Jackson, Applicants  
Rufus E. Johnson House (Inventory #505)  
150 Piedmont Avenue  
Request: Removal of Dead Tree in Rear Yard; Removal and Replacement of Driveway and Existing Concrete Garage Pad; and, Addition of Three Stone Steps to Side Yard of Property.  
Case #: MWW011-09
5. Mike Tyson, Applicant  
Bost-Dunnagan House (Inventory #525)  
1037 West End Boulevard  
Request: Removal of Dangerous Oak Tree Located in Front Southeast Portion of Property  
Case #: MWW012-09
6. Margaret Hermann, Applicant  
Jones-Maddry-McIver House (Inventory #500)  
122 Piedmont Avenue  
Request: Installation of Wrought Iron Handrails  
Case #: MWW013-09
7. Scharme Shown, Applicant  
William S. Shepherd House (Inventory #387)  
903 West End Boulevard  
Request: Installation of Wrought Iron Handrail and Selected Stucco Repair  
Case #: MWW014-09

**B. Old Salem Historic District**

1. City of Winston-Salem, Applicant  
Right-of-Way Adjacent to 1000 South Main Street  
Request: Removal of Maple Tree  
Case #: MMS005-09

**IV. COMMITTEE REPORTS**

**A. Education Committee**

Jonathan Kunz, a Planning intern, was introduced.

Historic Preservation Month was extremely successful with over 500 people attending the various events.

**B. Historic Marker Committee**

There was great attendance from the Commission and the public for the Happy Hill marker unveiling. It was a very good event.

**C. Old Salem/Bethabara Design Review Guidelines Revision Committee**

There was nothing new to report.

**V. UNFINISHED BUSINESS**

**A. Proposed Bethania Historic Overlay District Discussion**

Ms. Pegram stated that the date for Commission comments on the draft had passed. She stated that staff would now establish a schedule and begin review.

Mr. Brown then invited Commission members to Bethania's 250th anniversary celebration.

**VI. NEW BUSINESS**

Forsyth County approved its budget, which included some funding for the relocation of Red Bank School.

The Community Appearance Commission was accepting applications for awards, which would be presented at its Biennial Awards Ceremony.

The annual report for 2008 has been completed and is included in your June packet.

**VII. OTHER BUSINESS**

Ms. Richmond announced upcoming events in Kernersville, which may be of interest to the Commission.

With no further business, the meeting was adjourned.