



Minutes
Forsyth County Historic Resources Commission
March 1, 2023
4:00 p.m.
Bryce A. Stuart Municipal Building
Arnold G. King Public Meeting Room, 5th Floor
100 East First Street, Winston-Salem

MEMBERS PRESENT: Kaky Berry, Chair; C.J. Idol, Vice-Chair; Scott Binkley; Edwin Bouldin; Chad Gadberry; Janet Shill; Tina Thacker; Nicole Townsend-Green

MEMBERS ABSENT: Emma Haney; Veronica Kromm; LeAnn Pegram; Noah Reynolds

STAFF PRESENT: Kelly Bennett; Heather Bratland; Michelle McCullough; Tiffany White
Deputy City Attorney Jerry Kontos

I. APPROVAL OF MINUTES

A. Approval of February 1, 2023 Meeting Minutes

MOTION by Ms. Thacker to approve the February 1, 2023, minutes.

SECOND: Mr. Bouldin

Vote: Unanimous

II. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

A. Karie Chrisler, Ward Construction
533 Summit Street, Winston-Salem
John E. Coleman House
West End Historic Overlay District #110
Contributing
Request: Installation of a rear yard fence
COA2023-009

Staff Comments: Ms. Bratland presented the staff report. She also presented a map showing the location of the property and photographs of the property.

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 install a brick and metal fence in the rear yard. Approximately 120' of fencing will stretch along the northern property line from the driveway to the northeast corner of the lot; 100' of fencing will run along the eastern, or rear, property line to the southeastern corner of the lot. An approximately 7' long section of fence will extend from the southern side of the house to the southern property line in the side yard. The proposed fence will be constructed with seven 5' tall, square brick piers on the northern property line, and two matching piers at the 7' section of fence connecting the house to the southern property line. The piers will support 4' high sections of aluminum fencing with vertical pickets. The brick proposed to be used to clad the piers was previously site paving. The fence along the rear property line will be 4' high aluminum fencing with vertical pickets; there will be no piers on the rear property line. The design of the fence is compatible with the monumental character of the Coleman House and its prominent location in the West End on Summit Street. Aluminum fencing is appropriate for use in high-visibility areas and adjacent to the street, as are brick landscaping walls. The fence will not impede the view to the Coleman House from the right-of-way. (*Fences, West End Standards 2-4; Retaining and Other Landscaping Walls, Standard 4, 5, and 7*)

Staff Recommendation

Based on the preceding finding, staff recommends that the Commission approve COA2023-009 at 533 Summit Street (PIN 6825-87-6582) within the West End Historic Overlay District, with the following conditions:

- 1) No commercial, contractor, or manufacturer signs shall be posted on the fence;
- 2) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 3) 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
- 4) 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.

Public Comment

Speaking in Favor of the Application: John Knudson, 533 Summit Street, Winston-Salem, NC 27101, property owner. Van Bateman, Ward Construction, 720 Park Centre Drive, Suite B, Kernersville, NC 27284.

Speaking in Opposition to the Application: None.

Commission Discussion

Chair Berry closed the public hearing. The Commission discussed the application.

Commission Findings of Fact

Ms. Thacker moved that, based upon the evidence presented in the application and during the public hearing, the Commission find that the proposed project is not incongruous with the character of the West End Historic Overlay District because:

- 1) The applicant proposes to install a brick and metal fence in the rear yard. Approximately 120' of fencing will stretch along the northern property line from the driveway to the northeast corner of the lot; 100' of fencing will run along the eastern, or rear, property line to the southeastern corner of the lot. An approximately 7' long section of fence will extend from the southern side of the house to the southern property line in the side yard. The proposed fence will be constructed with seven 5' tall, square brick piers on the northern property line, and two matching piers at the 7' section of fence connecting the house to the southern property line. The piers will support 4' high sections of aluminum fencing with vertical pickets. The brick proposed to be used to clad the piers was previously site paving. The fence along the rear property line will be 4' high aluminum fencing with vertical pickets; there will be no piers on the rear property line. The design of the fence is compatible with the monumental character of the Coleman House and its prominent location in the West End on Summit Street. Aluminum fencing is appropriate for use in high-visibility areas and adjacent to the street, as are brick landscaping walls. The fence will not impede the view to the Coleman House from the right-of-way. (*Fences, West End Standards 2-4; Retaining and Other Landscaping Walls, Standard 4, 5, and 7*)

SECOND: Ms. Shill
Vote: Unanimous

Certificate of Appropriateness

Mr. Idol moved that based on the preceding findings of fact, the Commission approve COA2023-009 at 533 Summit Street (PIN 6825-87-6582) within the West End Historic Overlay District, with the following conditions:

- 1) No commercial, contractor, or manufacturer signs shall be posted on the fence;
- 2) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 3) 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

- 4) 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.

SECOND: Ms. Thacker
Vote: Unanimous

- B. Louis Blancato Jr.
817 South Church Street, Winston-Salem
Philip Reich Shop
Local Historic Landmark #27
Old Salem Historic District OS Lot #20
Contributing
Request: Installation of railing
COA2023-013

Staff Comments: Ms. McCullough presented the staff report. She also presented a map showing the location of the property and photographs of the property.

Staff Findings

Commission staff finds that the project is not incongruous with the character of the Old Salem Historic District and the Local Historic Landmark and District because:

- 1) The proposed project requests the installation of two black, wrought iron handrails. The handrails will be located at the front entrance porch. The handrails are designed to match the one at the rear entrance. The design is a simple volute or scrolled end with a flare tip, a design found throughout the District. The height will be 34" and the length 48". The new railings are designed to be compatible in location, design, pattern, spacing, configuration, dimension, size, scale, materials, finish, color, and detail with the character of the Landmark building, site, and the District. (*Architectural Metals*, Landmark Guideline 6 and *Railings*, Old Salem Guideline 4)

Staff Recommendation

Based on the preceding finding, staff recommends that the Commission approve COA2023-013 located at 817 South Church Street (PIN 6835-32-4144), Local Historic Landmark #27, 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 form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

Public Comment

Speaking in Favor of the Application: None.

Speaking in Opposition to the Application: None.

Commission Discussion

Chair Berry closed the public hearing. The Commission discussed the application.

Commission Findings of Fact

Mr. Idol moved that, based upon the evidence presented in the application and during the public hearing, the Commission find that the proposed project is not incongruous with the character of the Old Salem Historic District and the Local Historic Landmark because:

- 1) The proposed project requests the installation of two black, wrought iron handrails. The handrails will be located at the front entrance porch. The handrails are designed to match the one at the rear entrance. The design is a simple volute or scrolled end with a flare tip, a design found throughout the District. The height will be 34" and the length 48". The new railings are designed to be compatible in location, design, pattern, spacing, configuration, dimension, size, scale, materials, finish, color, and detail with the character of the Landmark building, site, and the District. (*Architectural Metals*, Landmark Guideline 6 and *Railings*, Old Salem Guideline 4)

SECOND: Mr. Gadberry
Vote: Unanimous

Certificate of Appropriateness

Mr. Bouldin moved that based on the preceding findings of fact, the Commission approve COA2023-013 located at 533 Summit Street (PIN 6835-32-4144), Local Historic Landmark #27, within the Old Salem Historic District, 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 form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

Mr. Bouldin amended his motion to correct the street address from 533 Summit Street to 817 South Church Street.

SECOND: Ms. Shill
Vote: Unanimous

- C. Adam Spear
102 South Cherry Street, Winston-Salem
Rogers House
Local Historic Landmark #40
Request: Alterations and after-the-fact alterations of the exterior and interior of the building and site
COA2023-014

Mr. Bouldin noted that he was the project architect for enclosure of the east (Cherry Street) porch in 1979. The Commission agreed that Mr. Bouldin was not required to recuse himself.

Staff Comments: Ms. McCullough presented the staff report. She also presented a map showing the location of the property and photographs of the property.

Staff Findings 1

Commission staff finds that the following proposed work is not incongruous with the character of the Local Historic Landmark because:

- 1) The application requests restoration of the open front porch on the east (Cherry Street) elevation by removing the 1979 plexiglass enclosure. This removal would create an open porch as was originally designed on the house. (*Porches, Entrances, Balconies and Enclosures*, Landmark Standard 1)
- 2) The application requests to remove and replace the non-original existing east (Cherry Street) porch floor. The existing ½" plywood floorboards would be replaced with a 1"x6" tongue and groove board. The new floorboards are compatible in design with the historic building in style, scale, size, dimension, detail, design, and material. (*Porches, Entrances, Balconies and Enclosures*, Landmark Standard 6)
- 3) The application requests to remove and replace the original porch railings and balusters on the east and north porches, facing Cherry and First Streets, due to deterioration and current building code requirements. The replacement railing and balusters will be the same design and material as the original, with a height change to meet

current building code. (*Porches, Entrances, Balconies and Enclosures*, Landmark Standard 5 and *Accessibility, Life Safety, and Code Requirements*, Landmark Standards 1, 2, and 6)

- 4) The application requests to install two exterior wall sconces at the center entrance on the west elevation, facing Marshall Street. The lights are made of metal and seeded glass and are 15" in height by 6.2" in width. The lights will replace two existing flood lights that are mounted in the soffit. The new lights will be limited in number and compatible with the historic building and site in terms of materials, design, scale, color, and lighting brightness (*Exterior Lighting*, Landmark Standards 4-7)
- 5) The application requests to remove and replace an asphalt shingle roof that is not original to the house and appears to have been installed prior to the 1981 Landmark designation. The design and style of the original roof material are unknown. The new roof will be the same material as the existing, which is a compatible substitute material with the historic building in material, size, scale, and detail. There will be no changes to the roof form. (*Roof*, Landmark Standard 6)
- 6) The application requests to install new walkways from the parking lot, to the south, to the front sidewalk on the east side of the property and to the west (Marshall Street) side of the property, tying into the paving in the yard. The walkway will be constructed of brick to match the walkway in the east (Cherry Street) yard. The locations, configurations, materials, and scale are compatible with the Landmark building and site. (*Walkways, Driveways and On-Site Parking*, Landmark Standard 7)
- 7) The application requests to remove a modern sliding glass door and windows that enclosed the central porch on the (west) Marshall Street elevation and replace them with a set of wood French doors with ten lights flanked by side lights. The 1912 and 1950 Sanborn maps show an open porch at this location. However, no documentation of the historic porch is known to exist, and it has been enclosed for decades. The new door is an appropriate method of enclosure and is compatible with the historic building in design, location, material, size, scale, proportions, pane, and pane configuration, style, color, and detail. (*Windows and Doors*, Landmark Standard 6 and *Porches, Entrances, Balconies and Enclosures*, Landmark Standard 6)
- 8) The application requests to remove and replace a set of severely deteriorated wood shutters that were located on the third level on the east (Cherry Street) elevation. The replacement shutters will match the original shutters in design, size, style, and material. (*Wood*, Landmark Standard 5)
- 9) The application requests to remove an interior partition wall on the first floor, south east office area, that was installed in the 1979 renovations. The removal of the wall returns the space to its original spatial configuration. (*Building Interiors*, Landmark Standard 1)
- 10) The application requests to remove and replace a cinder block retaining wall on the north and west sides of the property adjacent to Marshall and First Streets. The new wall will be constructed of brick that matches the brick used in the newly constructed wall on the east side of the property facing Cherry Street. The wall will be 46" in height and 15.5" wide, and is proposed to have a flat surface with a running bond brick pattern and a bullnose cap. It is not proposed to have any piers, decorative features, or internal lighting. The portions of the wall that run with the back of the sidewalk, parallel to First and Marshall Streets, are compatible with the historic building and site in material, scale, configuration, color, dimensions detail, and finish. It will not obscure, damage, or destroy any original or significant building or structural features. It will be consistent in height with other walls on the historic site. (*Fences and Walls*, Landmark Standards 7 and 8)
- 11) The application requests to remove and replace the original wood clapboard siding due to extreme deterioration. The new siding will match the historic siding in material, size, dimension, detail, color, and finish. (*Exterior Walls and Trim*, Landmark Standard 5)
- 12) The application requests to remove two original wood windows. The windows are located on the south elevation of the northwest ell and the north elevation of the southwest ell. The windows face the center of the site. They are not located on a prominent elevation, and they are not highly visible from the Marshall Street. The window openings will be sided over to match the wood clapboards proposed to be installed on the house. The new siding will match the historic siding in material, size, dimension, detail, color, and finish. (*Windows and Doors*, Landmark Standard 8 and *Exterior Walls and Trim*, Landmark Standard 5)

Staff Recommendation 1

Based on the preceding findings, staff recommends that the Commission approve the work described in Staff Findings 1-12 and issue COA2023-014 at 102 South Cherry Street (PIN 6835-15-6438), Local Historic Landmark #40, with the following conditions:

- 1) The applicant shall not remove or replace any wood features on the north or east porches other than the railings, balusters, and east porch floor unless a COA for such removal or replacement is issued;
- 2) The applicant shall install the new porch flooring with the butt ends facing out toward the edge of the porch;
- 3) The replacement balustrades at the north and east porches shall be 36" in height to meet current building code requirements;
- 4) The applicant shall only construct the portions of the retaining wall that run along the back of the sidewalk parallel to First and Marshall Streets;
- 5) The applicant shall submit a new Certificate of Appropriateness application if any grading of more than 4" is required for any work;
- 6) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 7) 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
- 8) 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.

Staff Findings 2

Commission staff finds that the following proposed work is incongruous with the character of the Local Historic Landmark because:

- 13) The application requests to install red reinforcing mortar over the historic brick foundation. It is not appropriate to cover or replace historic masonry features or surfaces with contemporary substitute materials. (*Masonry*, Landmark Standard 6-8 and *Exterior Walls and Trim*, Landmark Standard 7)
- 14) The application requests removal of a historic window on the first floor of the northwest ell adjacent to the door, and an original second floor window and an original window over the center porch, both on the west (Marshall Street) elevation. The windows are visible from Marshall Street and located on a prominent elevation. Windows that contribute to the overall historic character of the building should be retained and preserved along with all details and finishes. It is not appropriate to cover or eliminate a historic window on a prominent elevation or a location that is visible from the street. (*Windows and Doors*, Landmark Standards 1, 2, and 8)
- 15) The application requests the removal and replacement of the stairs to the enclosed porch at the center of the west (Marshall Street) elevation of the house due to severe damage. No evidence of damage was submitted with the application. Even if said evidence were present, if all or part of the historic entrance and porch feature is too damaged or deteriorated to repair, the replacement shall match the original in material, design, dimension, detail, and finish. Replacement of only the deteriorated section instead of the entire feature is allowed. It is not appropriate to eliminate a historic entrance or porch on a location that is highly visible. The proposed replacement brick steps and terrace do not match the original steps in material, design, dimension, detail, and finish. It is not appropriate to add entrance and porch features, surfaces, or details to a historic building in an attempt to portray a false historic appearance. (*Porches, Entrances, Balconies and Enclosures*, Landmark Standards 1, 2, 5, 8, and 10)
- 16) The application requests the removal and replacement of the lattice work and porch at the north end of the west (Marshall Street) elevation. The 1912 and 1950 Sanborn map both show that this rear porch existed. Entrances and porches that contribute to the overall historic character of a Landmark should be retained and preserved. The features, details, and finishes of historic entrances and porches should be retained and preserved. (*Porches, Entrances, Balconies and Enclosures*, Landmark Standards 1, 2, 5, 8, and 10)

- 17) The application requests the removal and replacement of the exterior door at the northwest addition. The application does not provide sufficient details and evidence that work is necessary and complies with the Landmark Standards.
- 18) The application requests the installation of foundation vents. The application does not provide sufficient details and evidence that work complies with the Landmark Standards.
- 19) The application requests installation of an exterior door from the foyer to the east facing side of the porch. The application does not provide sufficient details and evidence that work complies with the Landmark Standards.
- 20) The application requests the removal and replacement of all trim that is deteriorated. The application does not provide sufficient details and evidence that trim is too deteriorated or damaged to repair and that the work, therefore, is necessary and complies with the Landmark Standards. The application does not demonstrate that the new trim will match the existing trim in design, dimension, and detail.
- 21) The application requests the installation of judge molding to interior walls. The application does not provide sufficient details and evidence that work complies with the Landmark Standards.

Staff Recommendation 2

Based on the preceding findings staff recommends that the Commission deny the work in Staff Findings 13-21 in COA2023-014 located at 102 South Cherry Street (PIN 6835-15-6438), Local Historic Landmark #40.

Public Comment

Speaking in Favor of the Application: Adam Spear, Spear Cherry Street Holdings LLC, 118 South Cherry Street, Suite A, Winston-Salem, NC 27101, applicant and property owner.

Speaking in Opposition to the Application: None.

Commission Discussion

Chair Berry closed the public hearing. The Commission discussed the application.

Commission Findings of Fact

Mr. Idol moved that, based upon the evidence presented in the application and during the public hearing, the Commission find that the proposed restoration of the open front porch on the east (Cherry Street) elevation; the removal and replacement of the non-original existing east (Cherry Street) porch floor; the removal and replacement of the original porch railings and balusters on the east and north porches, facing Cherry and First Streets; the installation of two exterior wall sconces at the center entrance on the west elevation, facing Marshall Street; the removal and replacement of an asphalt shingle roof that is not original to the house; the installation of new walkways from the parking lot, to the south, to the front sidewalk on the east side of the property and to the west (Marshall Street) side of the property, tying into the paving in the yard; the removal of a modern sliding glass door and windows that enclosed the central porch on the west (Marshall Street) elevation and replacement with a set of wood French doors with ten lights flanked by side lights; the removal and replacement of a set of severely deteriorated wood shutters located on the third level on the east (Cherry Street) elevation; the removal of an interior partition wall on the first floor, south east office area; the removal and replacement of a cinderblock retaining wall on the north and west sides of the property adjacent to Marshall and First Streets; the removal and replacement of the original wood clapboard siding; and the removal of two original wood windows on the south elevation of the northwest ell and the north elevation of the southwest ell are not incongruous with the character of the Local Historic Landmark because:

- 1) The application requests restoration of the open front porch on the east (Cherry Street) elevation by removing the 1979 plexiglass enclosure. This removal would create an open porch as was originally designed on the house. (*Porches, Entrances, Balconies and Enclosures*, Landmark Standard 1)
- 2) The application requests to remove and replace the non-original existing east (Cherry Street) porch floor. The existing ½" plywood floorboards would be replaced with a 1"x6" tongue and groove board. The new floorboards are compatible in design with the historic building in style, scale, size, dimension, detail, design, and material. (*Porches, Entrances, Balconies and Enclosures*, Landmark Standard 6)
- 3) The application requests to remove and replace the original porch railings and balusters on the east and north porches, facing Cherry and First Streets, due to deterioration and current building code requirements. The replacement railing and balusters will be the same design and material as the original, with a height change to meet

current building code. (*Porches, Entrances, Balconies and Enclosures*, Landmark Standard 5 and *Accessibility, Life Safety, and Code Requirements*, Landmark Standards 1, 2, and 6)

- 4) The application requests to install two exterior wall sconces at the center entrance on the west elevation, facing Marshall Street. The lights are made of metal and seeded glass and are 15" in height by 6.2" in width. The lights will replace two existing flood lights that are mounted in the soffit. The new lights will be limited in number and compatible with the historic building and site in terms of materials, design, scale, color, and lighting brightness (*Exterior Lighting*, Landmark Standards 4-7)
- 5) The application requests to remove and replace an asphalt shingle roof that is not original to the house and appears to have been installed prior to the 1981 Landmark designation. The design and style of the original roof material are unknown. The new roof will be the same material as the existing, which is a compatible substitute material with the historic building in material, size, scale, and detail. There will be no changes to the roof form. (*Roof*, Landmark Standard 6)
- 6) The application requests to install new walkways from the parking lot, to the south, to the front sidewalk on the east side of the property and to the west (Marshall Street) side of the property, tying into the paving in the yard. The walkway will be constructed of brick to match the walkway in the east (Cherry Street) yard. The locations, configurations, materials, and scale are compatible with the Landmark building and site. (*Walkways, Driveways and On-Site Parking*, Landmark Standard 7)
- 7) The application requests to remove a modern sliding glass door and windows that enclosed the central porch on the (west) Marshall Street elevation and replace them with a set of wood French doors with ten lights flanked by side lights. The 1912 and 1950 Sanborn maps show an open porch at this location. However, no documentation of the historic porch is known to exist, and it has been enclosed for decades. The new door is an appropriate method of enclosure and is compatible with the historic building in design, location, material, size, scale, proportions, pane, and pane configuration, style, color, and detail. (*Windows and Doors*, Landmark Standard 6 and *Porches, Entrances, Balconies and Enclosures*, Landmark Standard 6)
- 8) The application requests to remove and replace a set of severely deteriorated wood shutters that were located on the third level on the east (Cherry Street) elevation. The replacement shutters will match the original shutters in design, size, style, and material. (*Wood*, Landmark Standard 5)
- 9) The application requests to remove an interior partition wall on the first floor, south east office area, that was installed in the 1979 renovations. The removal of the wall returns the space to its original spatial configuration. (*Building Interiors*, Landmark Standard 1)
- 10) The application requests to remove and replace a cinder block retaining wall on the north and west sides of the property adjacent to Marshall and First Streets. The new wall will be constructed of brick that matches the brick used in the newly constructed wall on the east side of the property facing Cherry Street. The wall will be 46" in height and 15.5" wide, and is proposed to have a flat surface with a running bond brick pattern and a bullnose cap. It is not proposed to have any piers, decorative features, or internal lighting. The portions of the wall that run with the back of the sidewalk, parallel to First and Marshall Streets, are compatible with the historic building and site in material, scale, configuration, color, dimensions detail, and finish. It will not obscure, damage, or destroy any original or significant building or structural features. It will be consistent in height with other walls on the historic site. (*Fences and Walls*, Landmark Standards 7 and 8)
- 11) The application requests to remove and replace the original wood clapboard siding due to extreme deterioration. The new siding will match the historic siding in material, size, dimension, detail, color, and finish. (*Exterior Walls and Trim*, Landmark Standard 5)
- 12) The application requests to remove two original wood windows. The windows are located on the south elevation of the northwest ell and the north elevation of the southwest ell. The windows face the center of the site. They are not located on a prominent elevation, and they are not highly visible from the Marshall Street. The window openings will be sided over to match the wood clapboards proposed to be installed on the house. The new siding will match the historic siding in material, size, dimension, detail, color, and finish. (*Windows and Doors*, Landmark Standard 8 and *Exterior Walls and Trim*, Landmark Standard 5)

Mr. Idol moved that, based upon the evidence presented in the application and during the hearing, the Commission further finds that proposed installation of a red reinforcing mortar over the historic brick foundation; the removal of a historic window on the first floor of the northwest ell adjacent to the door, and an original second floor window and an original window over the center porch, both on the west (Marshall Street) elevation; the removal and replacement of the stairs to the enclosed

porch at the center of the west (Marshall Street) elevation; the removal and replacement of the lattice work and porch at the north end of the west (Marshall Street) elevation; the removal and replacement of the exterior door at the northwest addition; the installation of foundation vents; the installation of an exterior door from the foyer to the east facing side of the porch; the removal and replacement of all trim that is deteriorated; and the installation of judge molding to interior walls are incongruous with the character of the Local Historic Landmark because:

- 13) The application requests to install red reinforcing mortar over the historic brick foundation. It is not appropriate to cover or replace historic masonry features or surfaces with contemporary substitute materials. (*Masonry*, Landmark Standard 6-8 and *Exterior Walls and Trim*, Landmark Standard 7)
- 14) The application requests removal of a historic window on the first floor of the northwest ell adjacent to the door, and an original second floor window and an original window over the center porch, both on the west (Marshall Street) elevation. The windows are visible from Marshall Street and located on a prominent elevation. Windows that contribute to the overall historic character of the building should be retained and preserved along with all details and finishes. It is not appropriate to cover or eliminate a historic window on a prominent elevation or a location that is visible from the street. (*Windows and Doors*, Landmark Standards 1, 2, and 8)
- 15) The application requests the removal and replacement of the stairs to the enclosed porch at the center of the west (Marshall Street) elevation of the house due to severe damage. No evidence of damage was submitted with the application. Even if said evidence were present, if all or part of the historic entrance and porch feature is too damaged or deteriorated to repair, the replacement shall match the original in material, design, dimension, detail, and finish. Replacement of only the deteriorated section instead of the entire feature is allowed. It is not appropriate to eliminate a historic entrance or porch on a location that is highly visible. The proposed replacement brick steps and terrace do not match the original steps in material, design, dimension, detail, and finish. It is not appropriate to add entrance and porch features, surfaces, or details to a historic building in an attempt to portray a false historic appearance. (*Porches, Entrances, Balconies and Enclosures*, Landmark Standards 1, 2, 5, 8, and 10)
- 16) The application requests the removal and replacement of the lattice work and porch at the north end of the west (Marshall Street) elevation. The 1912 and 1950 Sanborn map both show that this rear porch existed. Entrances and porches that contribute to the overall historic character of a Landmark should be retained and preserved. The features, details, and finishes of historic entrances and porches should be retained and preserved. (*Porches, Entrances, Balconies and Enclosures*, Landmark Standards 1, 2, 5, 8, and 10)
- 17) The application requests the removal and replacement of the exterior door at the northwest addition. The application does not provide sufficient details and evidence that work is necessary and complies with the Landmark Standards.
- 18) The application requests the installation of foundation vents. The application does not provide sufficient details and evidence that work complies with the Landmark Standards.
- 19) The application requests installation of an exterior door from the foyer to the east facing side of the porch. The application does not provide sufficient details and evidence that work complies with the Landmark Standards.
- 20) The application requests the removal and replacement of all trim that is deteriorated. The application does not provide sufficient details and evidence that trim is too deteriorated or damaged to repair and that the work, therefore, is necessary and complies with the Landmark Standards. The application does not demonstrate that the new trim will match the existing trim in design, dimension, and detail.
- 21) The application requests the installation of judge molding to interior walls. The application does not provide sufficient details and evidence that work complies with the Landmark Standards.

SECOND: Mr. Gadberry
Vote: Unanimous

Certificate of Appropriateness

Mr. Gadberry moved based on the preceding findings, that the Commission hereby:

- 1) Approve application number COA2023-014 with respect to the restoration of the open front porch on the east (Cherry Street) elevation; the removal and replacement of the non-original existing east (Cherry Street) porch floor; the removal and replacement of the original porch railings and balusters on the east and north porches, facing Cherry and First Streets; the installation of two exterior wall sconces at the center entrance on the west elevation, facing Marshall Street; the removal and replacement of an asphalt shingle roof that is not original to the house; the

installation of new walkways from the parking lot, to the south, to the front sidewalk on the east side of the property and to the west (Marshall Street) side of the property, tying into the paving in the yard; the removal of a modern sliding glass door and windows that enclosed the central porch on the west (Marshall Street) elevation and replacement with a set of wood French doors with ten lights flanked by side lights; the removal and replacement of a set of severely deteriorated wood shutters located on the third level on the east (Cherry Street) elevation; the removal of an interior partition wall on the first floor, south east office area; the removal and replacement of a cinderblock retaining wall on the north and west sides of the property adjacent to Marshall and First Streets; the removal and replacement of the original wood clapboard siding; and the removal of two original wood windows on the south elevation of the northwest ell and the north elevation of the southwest ell, and grant a certificate of appropriateness for said work at 102 South Cherry Street, Local Historic Landmark #40, subject to the following conditions:

- i. The applicant shall not remove or replace any wood features on the north or east porches other than the railings, balusters, and east porch floor unless a COA for such removal or replacement is issued;
 - ii. The applicant shall install the new porch flooring with the butt ends facing out toward the edge of the porch;
 - iii. The replacement balustrades at the north and east porches shall be 36" in height to meet current building code requirements;
 - iv. The applicant shall only construct the portions of the retaining wall that run along the back of the sidewalk parallel to First and Marshall Streets;
 - v. The applicant shall submit a new Certificate of Appropriateness application if any grading of more than 4" is required for any work;
 - vi. The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
 - vii. 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
 - viii. 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.
- 2) And deny application number COA2023-014 with respect to the installation of a red reinforcing mortar over the historic brick foundation; the removal of a historic window on the first floor of the northwest ell adjacent to the door, and an original second floor window and an original window over the center porch, both on the west (Marshall Street) elevation; the removal and replacement of the stairs to the enclosed porch at the center of the west (Marshall Street) elevation; the removal and replacement of the lattice work and porch at the north end of the west (Marshall Street) elevation; the removal and replacement of the exterior door at the northwest addition; the installation of foundation vents; the installation of an exterior door from the foyer to the east facing side of the porch; the removal and replacement of all trim that is deteriorated; and the installation of judge molding to interior walls at 102 South Cherry Street, Local Historic Landmark #40.

SECOND: Mr. Idol
Vote: Unanimous

The Commission recessed at 6:00 p.m. and came back into session at 6:07 p.m.

III. MINOR WORK REPORT

There were no comments on the Minor Work Report.

IV. OTHER NOMINATIONS/PUBLIC HEARINGS

V. COMMITTEE REPORTS

A. Historic Marker Committee

1. Salem Cemetery marker from 2020 received and installed
2. St. Benedict the Moor Catholic Church marker ordered on February 16
3. Next meeting November 15, 2023
4. Dr. Charlie Brady Hauser marker text review

Ms. Bratland presented the revised text for the Dr. Charlie Brady Hauser historic marker, as follows:

Dr. Charlie Brady Hauser, a decorated WWII veteran, was arrested in Mt. Airy for testing segregation laws on an interstate Greyhound bus in 1947, eight years before Rosa Parks. A lifelong teacher, he earned an Ed.D. at the University of Pennsylvania. He was a professor at Winston-Salem State University from 1956-1977 and chairman of the Department of Education from 1968-1976. He developed the CIAA 1.6 Rule Prediction Table, establishing academic eligibility for incoming college athletes. A two-term state legislator from 1983-1986, Dr. Hauser was active in numerous social, political, arts, educational, mental health, and volunteer organizations in Forsyth County.

Mr. Idol moved that the Commission approve the text as presented by staff.

SECOND: Ms. Shill
Vote: Unanimous

Council Member Annette Scippio offered comments on the importance of Dr. Hauser and his family to the city.

B. Education Committee

1. Next meeting March 28, 2023, at 3:30 p.m.

C. Diversity, Equity, and Inclusion Committee

1. Appointment of Courtney Mack

Chair Berry appointed Ms. Mack to the DEI Committee based on its recommendation.

2. We Built This exhibit update

Ms. McCullough updated the Commission on the dates that this exhibit will be in Winston-Salem, the cohosting role of the African American Heritage Initiative Committee and plans for opening weekend at Union Station on May 5/6.

3. Heritage Neighborhoods proposal

Ms. Bratland informed the Commission that the Heritage Neighborhoods program proposal would be going to the Community Development/Housing/General Government Committee of the Winston-Salem City Council in May.

4. Next meeting March 8, 2023, at 4:00 p.m.

VI. STAFF REPORT

A. Introduction of Kelly Bennett and Tiffany White, Principal Planners for CPACC Team

Staff introduced Mr. Bennett and Ms. White and explained the composition of the Comprehensive Planning and Community Character (CPACC) Team.

B. Thomas B. Smothers U. S. Army Reserve Center Memorandum of Agreement

Ms. McCullough informed the Commission that its comments came too late to be incorporated into the MOA. However, she also let them know that Winston-Salem will be the next owner of the facility and that there are no plans to demolish the building at this time.

C. Cleveland Avenue Homes Public Housing Complex Memorandum of Agreement

Ms. McCullough reminded the Commission that the MOA mitigating the impact of demolition of Cleveland Avenue Homes would include creation of a bibliography of resources documenting post-New Deal federal legislation in Winston-Salem, including the location of those resources and recommendations regarding priorities for digital archiving.

D. HRC 2022 Annual Report

Staff distributed the 2022 Annual Report and asked for assistance with presenting the annual report to the CCPB and local elected bodies.

1. Bethania – Ms. Thacker
2. Clemmons – Mr. Binkley
3. Kernersville – Mr. Idol
4. Lewisville – Mr. Reynolds
5. Rural Hall – Ms. Thacker
6. Winston-Salem – Ms. Berry

Staff will send an email recruiting volunteers for Forsyth County, Walkertown, and the City-County Planning Board.

E. Unmarked Initiative project website launched

Ms. Bratland informed the Commission that the Cultural Heritage and Archaeology Research Group at Wake Forest had launched the website documenting their work mapping and recording historic cemeteries in Forsyth County.

F. UDO Amendment re. HRC Structure at CCPB on March 9

Ms. Bratland informed the Commission that she will be presenting UDO-CC22, which will convert the archaeologist/landscape architect/arborist/planner/surveyor and architectural historian/historic preservationist seats on the Commission to at-large seats. She also shared a chart documenting the composition of eight commissions in peer communities and noted that only Durham has professional categorical seats.

VII. FOR THE GOOD OF THE ORDER

NEXT MEETING: April 12, 2023