



**Minutes**  
**Forsyth County Historic Resources Commission**  
**May 3, 2023**  
**4:00 p.m.**  
**Bryce A. Stuart Municipal Building**  
**Arnold G. King Public Meeting Room, 5<sup>th</sup> Floor**  
**100 East First Street, Winston-Salem**

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

MEMBERS ABSENT: Veronica Kromm; LeAnn Pegram

STAFF PRESENT: Heather Bratland; Michelle McCullough; Deputy City Attorney Jerry Kontos

Chair Berry called the meeting to order at 4:00 p.m. Chair Berry was informed that Ms. Shill resigned from her seat on the Commission because she has sold her local historic landmark property.

**I. APPROVAL OF MINUTES**

A. Approval of April 12, 2023 Meeting Minutes

MOTION by Mr. Idol to approve the April 12, 2023, minutes.

SECOND: Mr. Bouldin

Vote: Unanimous

**II. CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

A. Nate Goldesberry, Applicant  
133 West End Boulevard, Winston-Salem  
Elizabeth J. Reedy House  
West End Historic Overlay District #14  
Contributing  
**Request: After-the-fact construction of a retaining wall**  
**COA2023-038**

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 incongruous with the character of the West End Historic Overlay District because:

- 1) The retaining wall is constructed from modern landscaping blocks, which is not an appropriate material for retaining walls in an area of high visibility. (Retaining and Other Landscaping Walls, West End Standard 8)

Staff Recommendation

Based on the preceding finding, staff recommends that the Commission deny COA2023-038 at 133 West End Boulevard (PIN 6825-98-9179) within the West End Historic Overlay District.

Public Comment

Speaking in Favor of the Application: Nate Goldesberry, 133 West End Boulevard, Winston-Salem, NC 27101, property owner; Nicole Pisciotta, 133 West End Boulevard, Winston-Salem, NC 27101, property owner; and Theresa Drummond, 141 West End Boulevard, Winston-Salem, NC 27101, neighbor.

Speaking in Opposition to the Application: None

## Commission Discussion

Chair Berry closed the public hearing. The Commission discussed the application. At the request of the applicant, Chair Berry reopened the public hearing to hear additional testimony.

Mr. Idol moved that the application for COA2023-038 be continued to the June 7, 2023, meeting and that the applicant supply a revised application to staff by May 17, 2023.

SECOND: Mr. Gadberry  
Vote: Unanimous

- B. Monica Wray Cameron, Applicant  
418 West End Boulevard, Winston-Salem  
Commercial Building  
West End Historic Overlay District #96  
Noncontributing  
**Request: Exterior renovation, addition, and installation of signage**  
**COA2023-039**

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 *West End Historic Overlay District Report* classified the building as noncontributing. The oldest part of the building was built in 1948, after the end of the West End period of significance. It was built by Henry Miller, the owner of Miller Steel Products, as a commercial building for his business. There is no known architect associated with the building, and no significant events or people are associated with the building. It is not a noncontributing building with individual architectural or historical significance. (*Noncontributing Structures*, West End Standard 3)
- 2) The applicant proposes to alter and rehabilitate the existing structure by reducing the width of the window in the west wing and infilling the opening with a stucco-finished wall to match the existing exterior treatment; building a new concrete stoop with railing at the replaced entry door on the west façade; relocating and replacing a window on the west façade; enhancing the raised parapet walls with a geometric pattern in stucco relief; creating a stepped parapet at the east building; installing fabric awnings above the windows facing West End Boulevard and the west façade door; installing shutters at the new west façade window; and installing new lighting. The alterations will be compatible with the commercial character and style of the building and will make the building more compatible with other commercial buildings along this section of West End Boulevard and Reynolda Road. (*Noncontributing Structures*, West End Standard 3)
- 3) The applicant proposes to construct a 700 square foot addition on the east side of the building that will create a symmetrical façade facing West End Boulevard and provide space for an accessible entrance. The addition will repeat the pattern of solids and voids from the renovated West End Boulevard façade and will be finished with stucco to match the existing exterior treatment. On the new east façade, a gable-roofed porch supported on stucco posts and roofed with standing seam metal will shelter the entry doors. Two full-height French doors will create an accessible entrance, while a single nine-light over panel door will provide access to the office. New lighting and a fabric awning over the office door will match details on the west façade. The addition will be compatible with the commercial style and character of the building. (*Noncontributing Structures*, West End Standard 3)
- 4) The applicant proposes to install an acrylic sign on the stepped parapet at the center of the building. It will be lit by soft, indirect light from gooseneck lamps. The sign will be constructed from sturdy contemporary materials. The sign will be compatible with the size, scale, and design of the building and site. It will not block streetscape views or impact any significant architectural features. It will not shadow or overpower other structures, and it will be removable. It will be integrated into the design of the façade. (*Signs*, West End Standards 1-5, 8, and 11)
- 5) The applicant proposes to create an accessible entrance from the parking lot by installing a concrete ramp between stuccoed curb walls and a concrete walkway across the east façade of the building. The ramp will include a wrought iron handrail on one side. The ramp will be compatible with the scale, materials, details, finish, character, and

massing of the building. The ramp will be unobtrusive and have a simple design. A set of concrete steps with a wrought iron handrail will connect the public sidewalk to the new concrete walkway. The new walkway and steps will be compatible with existing walkways and steps that contribute to the character of the West End, and they will not require alteration to the site topography. Concrete is an appropriate material for walkways and steps. (*Safety, Accessibility, and Code Requirements*, West End Standards 2, 3, and 5; *Walkways and Steps*, West End Standards 4 and 5)

### Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve COA2023-039 at 418 West End Boulevard (PIN 6825-88-1546) within the West End Historic Overlay 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.

### Public Comment

Speaking in Favor of the Application: Monica Wray Cameron, 2734 Spring Garden Road, Winston-Salem, NC 27106, applicant.

Speaking in Opposition to the Application: None.

### Commission Discussion

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

### Commission Motion

Mr. Reynolds moved that the following Order be entered in COA2023-039:

On May 3, 2023, 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. Monica Wray Cameron, applicant, appeared to present testimony and evidence in support of the application. No one 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 work is not incongruous with the character of the West End Historic Overlay District because:

- 1) The *West End Historic Overlay District Report* classified the building as noncontributing. The oldest part of the building was built in 1948, after the end of the West End period of significance. It was built by Henry Miller, the owner of Miller Steel Products, as a commercial building for his business. There is no known architect associated with the building, and no significant events or people are associated with the building. It is not a noncontributing building with individual architectural or historical significance. (*Noncontributing Structures*, West End Standard 3)
- 2) The applicant proposes to alter and rehabilitate the existing structure by reducing the width of the window in the west wing and infilling the opening with a stucco-finished wall to match the existing exterior treatment; building a new concrete stoop with railing at the replaced entry door on the west façade; relocating and replacing a window on the west façade; enhancing the raised parapet walls with a geometric pattern in stucco relief; creating a stepped parapet at the east building; installing fabric awnings above the windows facing West End Boulevard and the west façade door; installing shutters at the new west façade window; and installing new lighting. The alterations will be compatible with the commercial character and style of the building and will make the building more compatible with other commercial buildings along this section of West End Boulevard and Reynolda Road. (*Noncontributing Structures*, West End Standard 3)

- 3) The applicant proposes to construct a 700 square foot addition on the east side of the building that will create a symmetrical façade facing West End Boulevard and provide space for an accessible entrance. The addition will repeat the pattern of solids and voids from the renovated West End Boulevard façade and will be finished with stucco to match the existing exterior treatment. On the new east façade, a gable-roofed porch supported on stucco posts and roofed with standing seam metal will shelter the entry doors. Two full-height French doors will create an accessible entrance, while a single nine-light over panel door will provide access to the office. New lighting and a fabric awning over the office door will match details on the west façade. The addition will be compatible with the commercial style and character of the building. (*Noncontributing Structures, West End Standard 3*)
- 4) The applicant proposes to install an acrylic sign on the stepped parapet at the center of the building. It will be lit by soft, indirect light from gooseneck lamps. The sign will be constructed from sturdy contemporary materials. The sign will be compatible with the size, scale, and design of the building and site. It will not block streetscape views or impact any significant architectural features. It will not shadow or overpower other structures, and it will be removable. It will be integrated into the design of the façade. (*Signs, West End Standards 1-5, 8, and 11*)
- 5) The applicant proposes to create an accessible entrance from the parking lot by installing a concrete ramp between stuccoed curb walls and a concrete walkway across the east façade of the building. The ramp will include a wrought iron handrail on one side. The ramp will be compatible with the scale, materials, details, finish, character, and massing of the building. The ramp will be unobtrusive and have a simple design. A set of concrete steps with a wrought iron handrail will connect the public sidewalk to the new concrete walkway. The new walkway and steps will be compatible with existing walkways and steps that contribute to the character of the West End, and they will not require alteration to the site topography. Concrete is an appropriate material for walkways and steps. (*Safety, Accessibility, and Code Requirements, West End Standards 2, 3, and 5; Walkways and Steps, West End Standards 4 and 5*)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2023-039 at 418 West End Boulevard (PIN 6825-88-1546) within the West End Historic Overlay 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.

SECOND: Mr. Idol  
Vote: Unanimous

C. Adam Spear, Applicant  
102 South Cherry Street, Winston-Salem  
Rogers House  
Local Historic Landmark #40  
**Request: After-the-fact alterations of the entire building  
COA2023-041**

Staff Comments: Ms. McCullough presented the staff report re. whether application COA2023-041 represents a substantial change from denied application COA2023-014.

#### Staff Findings

Commission staff finds that the application is a substantial change from COA2023-014, as it relates to the following portions of the application: brick foundation; window replacement; exterior stair replacement; removal of porch and lattice work at the north end of the west elevation; removal and replacement of exterior door at the northwest addition; installation of foundation vents; removal and replacement of exterior trim; and installation of molding on the interior walls because a complete application has been submitted that provides sufficient details and/or evidence of the work that a finding can now

be made whether or not it meets the Standards. Moreover, the application provides new designs or alterations to the previously submitted COA.

### Staff Recommendation

Based on the preceding findings, staff recommends that the Commission consider application number COA2023-041.

### Public Comment

Speaking in Favor: Austin Hayes, 562 West Second Street, Winston-Salem, NC 27101, property manager.

Speaking in Opposition: None

### Commission Discussion

Chair Berry closed the public hearing.

Mr. Idol moved that based upon the evidence presented in the application and during the public hearing, the Commission find that application number COA 2023-041 as it relates to the following portions of the application: brick foundation; window replacement; exterior stair replacement; removal of porch and lattice work at the north end of the west elevation; removal and replacement of exterior door at the northwest addition; installation of foundation vents; removal and replacement of exterior trim; and installation of molding on the interior walls makes a substantial change in plans for the proposed work from that of application number COA 2023-014 because a complete application has been submitted that provides sufficient details and/or evidence of the work that a finding can now be made whether or not it meets the Standards. Moreover, the application provides new designs or alterations to the previously submitted COA.

SECOND: Mr. Gadberry  
Vote: Unanimous

Staff Comments: Ms. McCullough presented the staff report for application COA2023-041. She also presented a map showing the location of the property and photographs of the property.

### Staff Findings

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

- 1) The application requests the removal and replacement of the lattice work and porch at the north end of the west elevation, facing Marshall Street. The application proposes to add an enclosed porch addition and a ramp. The enclosed addition will be of wood clapboard siding to match the existing siding on the building and the roof will be replaced to match the existing porch roof. A brick landing and ramp will replace the wood porch floor and brick steps. Fully enclosing the brick landing and ramp eliminates the Building Code requirements for railing. The new addition is compatible with the visual and spatial character of the Landmark's setting and does not compromise the overall Landmark setting or necessitate the loss of significant site features. The addition is compatible with the architectural character of the Landmark building and is located in the most non-character-defining elevation of the Landmark site. The size and scale of the addition is modest and does not visually overpower the Landmark building or significantly alter the historic relationship of built to unbuilt area of the Landmark setting. The addition design is compatible with the Landmark building in massing, form, proportions, color, height, and roof shape. The addition is compatible in material with the historic materials of the Landmark building with regard to size, shape, pattern, texture, scale, detail, color, and surface finish. The addition will not portray a false historic appearance. The addition is constructed so that the initial loss of historic building fabric is minimized, and it is structurally self-supporting and could be removed in the future with minimal damage to the Landmark building. (*Additions*, Landmark Standards 1-5, and 7-10)
- 2) The application requests to install two exterior wall sconces at the northwest ell flanking the exterior door 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)
- 3) The application requests to remove the glass block window at the northwest ell facing Marshall Street. The window opening will be sided over to match the wood clapboards installed on the house. The new siding will match the

historic siding in material, size, dimension, detail, color, and finish. The window appears to not be an original window due to the use of glass block which was first introduced by Owens-Illinois Glass Company to the American public in 1933 at the Chicago Century of Progress Exhibition. (*Windows and Doors*, Landmark Standard 8 and 9 and *Exterior Walls and Trim*, Landmark Standard 5)

- 4) The application requests the retention of a well found adjacent to the northwest ell facing Marshall Street. The well was originally covered by a portion of the porch and was opened at ground level. The application requests to expand the height above ground with brick. The above ground portion of the well will be 29" in height and 42" in circumference. The exterior surface of the well will be surewalled to match the foundation of the house. Current Code requires a well opening to be covered for safety reasons. The application requests to cover the well opening with a clear, ¼" piece of plexiglass to meet this requirement. The cover will also protect this archaeological feature of the Landmark site. The construction of the new portion of the well is compatible with and does not alter or diminish the visual, spatial, and associative characteristics of the Landmark's setting. (*Archaeological Features*, Landmark Standards 1-4; *Setting*, Landmark Standards 2-4; *Exterior Walls and Trim*, Landmark Standard 5; and *Accessibility, Life Safety, and Code Requirements*, Landmark Standards 1, 2, and 7)
- 5) The application requests the removal and replacement of the stairs to the enclosed porch at the center of the west elevation, facing Marshall Street, due to severe deterioration and noncompliance with current Building Code. The application proposes to remove the brick stair and metal railing and install a brick landing and central staircase that meets current Building and Life Safety Codes. The current Code requires a landing of at least 5'x5' and requires that the landing avoids falling hazards, on the sides, if that landing is centered. The new landing and staircase is a new feature that is compatible with, but differentiated from, the historic building in style, detail, texture, pattern, design, color, and material. The scale, size, and dimension are larger to accommodate current Building Code but is constructed in such a manner that if removed in the future, the essential form and integrity of the historic building and site would be unimpaired. The railing is a new feature that is in a design that is compatible with the historic building and site in material, size, scale, design, color, finish, and detail. (*Accessibility, Life Safety, and Code Requirements*, Landmark Standards 1-7; *Porches, Entrances, Balconies, and Enclosures*, Landmark Standards 5 and 11; *Architectural Metals*, Landmark Standard 6)
- 6) The application requests removal of a historic four lite window, on the first floor of the southwest ell, facing Marshall Street. Although retention of all historic windows is preferable, the loss of one window on the rear of the building, where there are similar such windows remaining on the house, to allow for rehabilitation of the building, should be considered. The application states that the two original windows that have been removed, one on the second floor of the northwest ell and one over the center porch, both facing Marshall Street will be returned to their original locations. Therefore, there is only the loss of the one original window on the elevation facing Marshall Street, minimizing the loss of historic building fabric. (*Additions*, Landmark Standard 9)
- 7) The application submitted new photographic evidence that the foundation had a mortar skim coat applied to the foundation at some point in time. Both the skim coat and bricks are severely deteriorated. To address the deterioration without removing the original bricks, the application requests to install a thicker, reinforcing mortar over the historic brick foundation. The foundation will be painted to match the color at the time of the Landmark designation, a dark red. The application also proposes to screen the foundation with vegetation plantings around the entire perimeter of the house. The work repairs the damaged and deteriorated historic masonry foundation with a technique to reinforce and consolidate. (*Masonry*, Landmark Standards 4 and 10)
- 8) The application requests installation of five 17.5"x10" foundation vents constructed of metal with a minimal pattern. They will be installed 20" off the ground where there are existing holes in the foundation for ventilation purposes. The application requests to screen the foundation with vegetation plantings around the entire perimeter of the house. The foundation vents are installed in appropriate and unobtrusive locations and are not highly visible due to the proposed vegetative screening. (*Utilities and Energy Retrofit*, Landmark Standard 7)
- 9) The application requests the installation of judge molding to interior walls throughout the first and second floors. There is physical evidence that molding existed at some point in time, however no documentation of the design was found. The application requests to install molding that is a new design that is compatible with the historic building in material, size, scale, and detail. (*Building Interiors*, Landmark Standard 6)
- 10) The application requests to remove a set of steps on the north elevation, facing First Street, and construct a railing to match the existing across the opening. Due to the heavy vehicular traffic on Cherry and First Streets, the property owner would like to eliminate the pedestrian path to the north side of the house. This entrance is not the main and/or formal entrance to the building. The porch and exterior door will remain. The porch balustrade will be the same design; however, the height will be changed to 36" to meet current Building Code requirements. (*Accessibility, Life*

*Safety, and Code Requirements*, Landmark Standards 1, 2, and 6; *Porches, Entrances, Balconies, and Enclosures*, Landmark Standards 1, 2, 5, 8, and 11)

- 11) The application requests removal of a window and trim on the north elevation, facing First Street. The window is partially covered with a small addition that was constructed at an unknown date. However, it was constructed by the time of the Landmark designation. There exists an adjacent window with the same trim that is fully visible and functional that will remain on the north elevation. This window is east of the addition. The trim will be reused on the building at a location where the trim has deteriorated beyond repair, therefore, there will be a minimum loss of historic building fabric. (*Additions*, Landmark Standard 9)
- 12) The application requests the removal and replacement of all trim that is deteriorated. The new trim is proposed to match the original in material, design, dimension, detail, color, and finish. (*Exterior Walls and Trim*, Landmark Standard 5)
- 13) The application requests the installation of two new HVAC returns on the first floor in the main entrance hall and a room at the rear of the building. The new openings will be covered with Code required vent covers. The covers will be painted white to match the walls and minimize the visual impact of the new HVAC equipment. (*Utilities and Energy Retrofit*, Landmark Standard 7)
- 14) The application requests to install a new 2"x6"x10" piece of wood over the small addition on the north elevation, facing First Street. The wood will be covered with copper flashing to assist with preventing the water from infiltrating the side of the building and causing deterioration of the wood features. (*Exterior Walls and Trim*, Landmark Standard 4)
- 15) The application requests to remove an interior staircase that was installed 15 years ago that is located in a secondary southern facing room and two restrooms that were installed at an unknown date on the second floor at the rear of the building. The application proposes to create, at the rear, of the house a room that has a two-story opening. There will be six can lights and two recessed speakers installed in the ceiling. The ceiling is drywall and therefore the installation will not damage historic material. The rooms at the rear of the house and the staircase were not stated as significant spaces or features in the Landmark designation. All significant interior spatial configurations, features, and details or significant building interiors that contribute to the overall historic character of the building, particularly in significant public spaces, will be retained and preserved. (*Building Interiors*, Landmark Standards 1 and 2)
- 16) The application requests the removal and replacement of the exterior door at the northwest addition. The new door is proposed to be of solid wood (pine), in a four-panel design with no glazing, and is the same size as the original door. The original door is missing, and the proposed door is a new feature that is compatible with the historic building in design, location, material, size, scale, proportion, panel configuration, style, and detail. (*Windows and Doors*, Landmark Standards 6 and 9)
- 17) The application requests to remove deteriorated wood floors and replace them with new wood flooring that will match the original in material, design, dimension, detail, and finish. (*Building Interiors*, Landmark Standard 5)

#### Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve COA2023-041 at 102 South Cherry Street (PIN 6835-15-6438), Local Historic Landmark #40, with the following conditions:

- 1) The approved exterior trim work shall be installed to match the exterior trim work in material, design, dimension, detail, color, and finish as depicted in Exhibit A;
- 2) The surewall coating on the well shall be painted the same color as the foundation of the house;
- 3) The vegetation planted around the perimeter of the house to screen the foundation shall be installed per the site plan and maintained. Any and all diseased/dead vegetation shall be replaced immediately;
- 4) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 5) 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

- 6) 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: Austin Hayes, 562 West 2<sup>nd</sup> Street, Winston-Salem, NC 27101, property manager and Adam Spear, 118 South Cherry Street, Winston-Salem, NC 27101, property owner.

Speaker as an Expert Witness: Jamie Roe, P.O. Box 2511, Winston-Salem, Senior Plans Examiner.

Speaking in Opposition to the Application: None

The applicant asked to amend the application by removing the portion that discussed the uncovering and construction of a well at the rear yard. The Commission agreed.

#### Commission Discussion

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

#### Commission Motion

Mr. Idol moved that based upon the evidence presented in the application and during the hearing, the Commission find that the proposed work is not incongruous with the character of the Local Historic Landmark, as detailed in staff findings 1-3 and 5-17, incorporated herein, and further that the Commission approve application number COA2023-041 at 102 South Cherry Street (PIN 6835-15-6438), Local Historic Landmark #40 and grant a certificate of appropriateness with the following conditions:

- 1) The service ramp walls shall be constructed from wood lattice and not wood clapboards;
- 2) The foundation vents shall be painted to match the foundation;
- 3) The approved exterior trim work shall be installed to match the exterior trim work in material, design, dimension, detail, color, and finish as depicted in Exhibit A;
- 4) The vegetation planted around the perimeter of the house to screen the foundation shall be installed per the site plan and maintained. Any and all diseased/dead vegetation shall be replaced immediately;
- 5) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 6) 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
- 7) 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.

And finally, the Commission directs Counsel to bring an order reflecting the above to the June 7, 2023, Commission meeting for review and approval.

SECOND:

Mr. Reynolds

Vote:

For: Kaky Berry; C.J. Idol; Scott Binkley; Edwin Bouldin; Emma Haney; Noah Reynolds;  
Tina Thacker; Nicole Townsend-Green

Against: Chad Gadberry

The Commission took recess from 6:23-6:30 p.m.



D. Joe Williams, Applicant  
848 West Fifth Street Winston-Salem  
Rosenbacher House  
Local Historic Landmark #106  
West End Historic Overlay District #163  
Contributing  
**Request: Signage installation**  
**COA2023-042**

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 application is not incongruous with the character of the District and Landmark because:

- 1) The proposed project introduces two new freestanding signs, which are compatible with the Landmark building, site, and District in terms of style, time-period, materials, design, size, scale, and color. The proposed signage and posts are a simple design made of high-density urethane. The signposts will be 5' 6" in height from ground level. The sign panels will be 72" wide x 36" high. (*Signage*, Landmark Standards 4 and 5 and *Signage*, West End Standards 1, 2, 5, 6 and 10)
- 2) The proposed project introduces new signage in a location that does not diminish or compromise the historic character of the Landmark building or site. One sign is located on the front yard adjacent to the entrance steps in the terraced portion of the yard. The sign is below porch level and does not conceal significant architectural features or details. The second sign is in the rear of the property adjacent to the parking area and 4 ½ Street. This sign does not conceal significant architectural features or details. The new signs does not shadow or overpower adjacent structures. (*Signage*, Landmark Standard 6 and *Signage*, West End Standards 2 and 3)
- 3) The proposed project introduces new signage that is removable. (*Signage*, Landmark Standard 7 and *Signage*, West End Standard 4)

### Staff Recommendation

Based on the preceding findings, staff recommends that the Commission approve COA2023-042 at the Rosenbacher House, Local Historic Landmark #106, 848 West Fifth Street (PIN: 6825-87-9090.00), located in the West End Historic Overlay District, with the following conditions:

- 1) The signs shall be removed if the building remains completely vacant for a period longer than 180 days or is returned to a residential use. Said removal shall occur within 30 days thereof. When the sign is removed, the surface to which it was attached shall be repaired or restored to eliminate any evidence of the removed sign;
- 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 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: None.

Speaking in Opposition to the Application: None.

### Commission Discussion

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

## Commission Motion

Mr. Gadberry moved that the following Order be entered in COA2023-042:

On May 3, 2023, 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, Michelle McCullough, Historic Resources Officer, presented the staff report, findings, and recommendation. No one appeared to present testimony and evidence in support of the application. No one 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 Local Historic Landmark and the West End Historic Overlay District because:

- 1) The proposed project introduces two new freestanding signs, which are compatible with the Landmark building, site, and District in terms of style, time-period, materials, design, size, scale, and color. The proposed signage and posts are a simple design made of high-density urethane. The signposts will be 5' 6" in height from ground level. The sign panels will be 72" wide x 36" high. (*Signage*, Landmark Standards 4 and 5 and *Signage*, West End Standards 1, 2, 5, 6 and 10)
- 2) The proposed project introduces new signage in a location that does not diminish or compromise the historic character of the Landmark building or site. One sign is located on the front yard adjacent to the entrance steps in the terraced portion of the yard. The sign is below porch level and does not conceal significant architectural features or details. The second sign is in the rear of the property adjacent to the parking area and 4 ½ Street. This sign does not conceal significant architectural features or details. The new signs does not shadow or overpower adjacent structures. (*Signage*, Landmark Standard 6 and *Signage*, West End Standards 2 and 3)
- 3) The proposed project introduces new signage that is removable. (*Signage*, Landmark Standard 7 and *Signage*, West End Standard 4)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2023-042 at the Rosenbacher House, Local Historic Landmark #106, 848 West Fifth Street (PIN: 6825-87-9090.00), located in the West End Historic Overlay District, with the following conditions:

- 1) The signs shall be removed if the building remains completely vacant for a period longer than 180 days or is returned to a residential use. Said removal shall occur within 30 days thereof. When the sign is removed, the surface to which it was attached shall be repaired or restored to eliminate any evidence of the removed sign;
- 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 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

### III. MINOR WORK REPORT

Mr. Reynolds made a correction on an address: the Womble House is on North Stratford Road not South Stratford.

### IV. OTHER NOMINATIONS/PUBLIC HEARINGS

#### A. Nomination of the Coan-Gray House to the National Register of Historic Places

Ms. Bratland presented information about the Coan-Gray House.

Chair Berry opened the public hearing. No one spoke in support of the designation; no one spoke in opposition to the designation. Chair Berry closed the public hearing.

MOTION by Ms. Thacker to recommend that City Council find that the Coan-Gray House meets the criteria for listing in the National Register.

Second: Mr. Idol  
Vote: Unanimous

**V. COMMITTEE REPORTS**

A. Historic Marker Committee

Ms. Bratland updated the Commission on the Historic Marker Committee activities.

1. St. Benedict the Moor Catholic Church
  - a. Applicant Gerald McKoy passed away on March 30
2. Boston Cottage Co. unveiling on May 20 at 3:00 p.m.
  - a. Mr. Bouldin volunteered to be the speaker at the unveiling.
3. Boston Community marker has arrived!
4. Next meeting November 15, 2023

B. Education Committee

Staff updated the Commission on the Education Committee activities. There is an opening on the Committee for a Commission member due to Ms. Shill leaving the Commission. No one volunteered, so it will be addressed again at the June meeting.

1. Next meeting May 15 at 3:30 p.m.

C. Diversity, Equity, and Inclusion Committee

Staff updated the Commission on the Diversity, Equity, and Inclusion Committee activities.

1. Next meeting May 30 at 3:00 p.m.

**VI. STAFF REPORT**

A. UDO Amendment re. HRC Structure at CD/H/GG on May 8, 2023

Ms. Bratland updated the Commission on the UDO Amendment.

B. Annual Report Presentations

May 4 at 2:00 p.m. – Forsyth County	Janet, Heather, Michelle
May 8 at 7:00 p.m. – Rural Hall	Tina, Michelle
May 10 at 7:00 p.m. – Bethania	Tina, Heather
May 11 at 7:00 p.m. – Lewisville	Nicole, Michelle
May 25 at 7:00 p.m. – Walkertown	Veronica, Heather, Michelle

C. Annual Commission Retreat

Staff proposed holding the Commission Retreat either September 15<sup>th</sup> or 29<sup>th</sup>. Mr. Reynolds indicated that he was not available on the 15<sup>th</sup>. Staff will email asking which date is best for the Commission Members.

**VII. FOR THE GOOD OF THE ORDER**